

Site H7: Land North and South of London Road Heritage Impact Assessment



Client:
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1. Introduction

- 1.1 This Heritage Impact Assessment has been prepared by Place Services for Basildon Borough Council. This document provides an assessment of heritage impact for Site H7 ("the Site") as referred to in the Local Plan. The policy pertaining to H7 is located in **Appendix A**. The location and extent of the Site is shown in Figure 1.

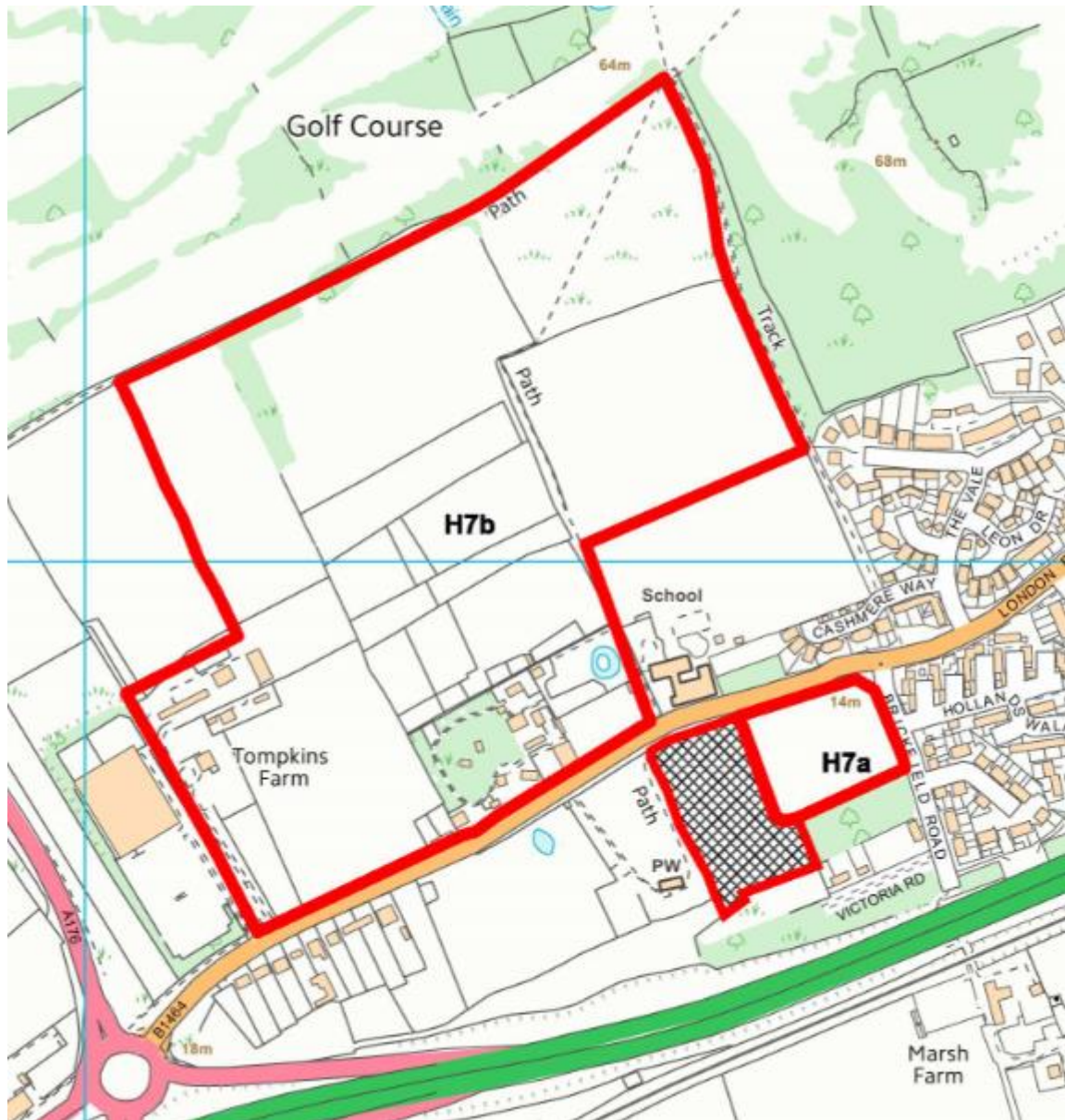


Figure 1: Location Plan

- 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 comprises of two development areas. H7A is approximately 1.032 hectares (ha) in extent, centred on Ordnance Survey Grid Reference TQ 71620 86852. H7B approximately 23.113 hectares (ha) in extent, centred on Ordnance Survey Grid Reference TQ 71301 86991.
- 1.7 The Site H7A is located to the south of London Road adjacent to the residential area west of Brickfield Road. The hatched area in Figure 1 represents strategic open space. The Site H7B is located to the north of London Road. It is largely formed of fields. There are no designated heritage assets within the Site.
- 1.8 To the north boundary of Site H7A is London Road, to the south is the A13, to the east is All Saints Church and to the west is of the Site is Brickfield Road.
- 1.9 The north boundary of the H7B Site is formed by Basildon Golf Course. To the south boundary is London Road. The east of the Site abuts Basildon Golf Course and Vange Primary School and Nursery. To the west is A176 Nether Mayne.

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 and surrounding area. A photographic record of the visit was made during the visit, and 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 There are no designated heritage assets within the Site.
- 3.3 The following are located outside of the Site:
 - Church of All Saints, Grade II* listed (List Entry ID: 1122235)
- 3.4 The locations of the designated heritage assets are identified on **Figure 2** and are also reproduced in **Appendix E**.

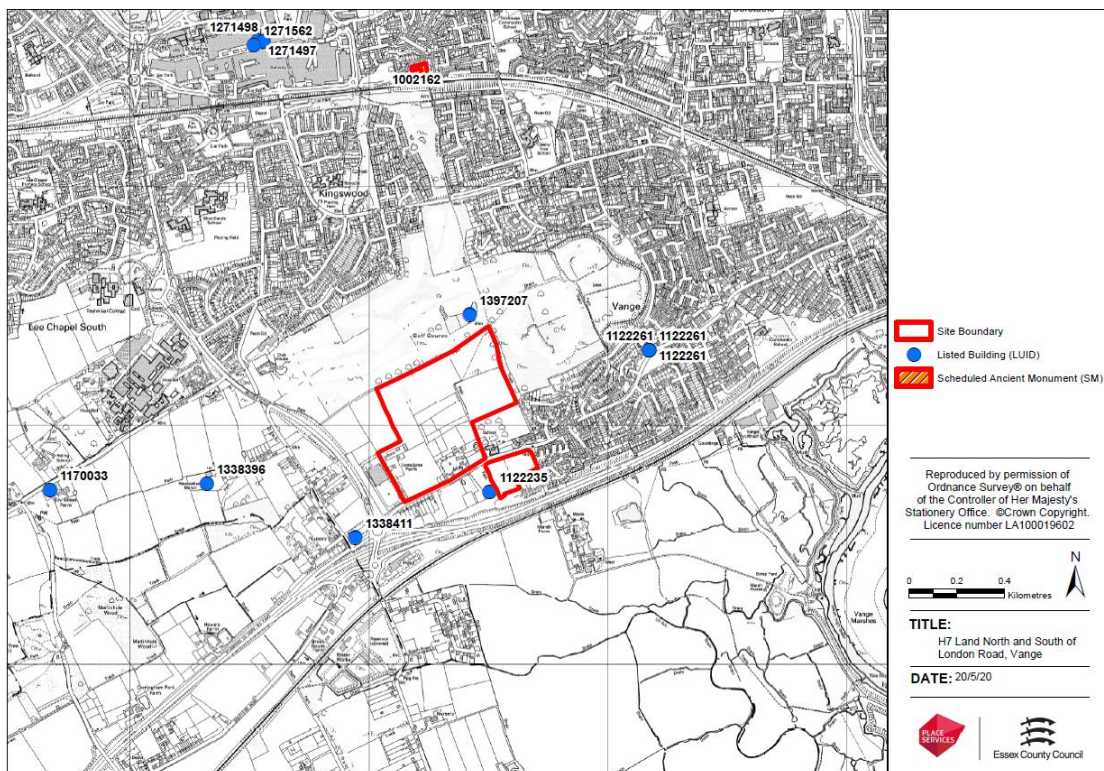


Figure 2 Overall plan of the Site showing designated heritage assets

Non-Designated Heritage Assets considered relevant to the assessment

- 3.5 No non-designated built heritage assets have been identified as being relevant to this assessment. There are a number of features recorded on the Historic Environment Record within the 1.5 km Study Area. Features identified on the HER are referenced in the archaeological overview below. A map noting the location of HER monuments/events 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 A Historic Environment Characterisation Survey has been undertaken for Basildon District. The Site falls within Historic Environment Characterisation Area (HECA) 11 Westley Heights to Vange Area and sub area HECZ 11.2 One tree Hill. This describes the study area as:

HECZ 11.2: One Tree Hill

- 3.8 **Summary:** This zone consists of a line of higher ground dissected by shallow valleys; it forms the south-eastern side of the Langdon Hills which commands wide views of the Thames Estuary. This zone contains evidence for the survival of complex multi-period archaeology.
- 3.9 **Historic Landscape Character:** This area of higher ground forms the south-eastern side of the Langdon Hills, there are wide views over the Thames Estuary. The geology comprises sandy Claygate Beds which form the higher areas, overlying London Clay. Historically the settlement pattern comprised individual dispersed halls, farmsteads and the occasional cottage. The fields pattern is rectilinear and are ancient, possibly middle Saxon, in origin. Some plotland development took place in the first half of the 20th century, particularly in the area to the west of Vange Hall. A golf course forms a large component of the modern landscape of the zone, and there are a number of areas of secondary woodland on former plotlands.
- 3.10 **Archaeological Character:** The relatively undisturbed nature of much of the zone means that there has been little archaeological fieldwork within it, conversely however, there is the potential for the survival of archaeological deposits. Certainly, the location on the higher ground overlooking the estuary would have made it a favoured location in the prehistoric and early historic periods. Clear evidence for multi-period occupation has been identified during recent archaeological evaluation in the Dry Street area. Here there was sporadic activity in the Neolithic and Bronze Age, in the Iron Age, the landscape was parcelled up by the creation of a ditched system of rectilinear fields which continued in use and was adapted in the Roman period. The site was also occupied in the early Anglo-Saxon period, possibly using the existing Roman field system. The medieval and post-medieval settlement pattern was sparse and highly dispersed. All Saints Church, Vange is prominently located on the escarpment above the river and is



recorded as having a deserted medieval village around it. There are a number of other Listed Buildings in the zone. A19th early 20th century brickworks are recorded at Vange.

Historical and Archaeological Background

- 3.11 **Prehistoric (Palaeolithic – Iron Age):** Vange's location, close to the estuary on a raised plateau, would have provided a favourable place for early settlers with access to various resources and the intertidal zone via the channel. To the northeast of H7, both Palaeolithic and Neolithic flints have been identified during construction works (EHER 7114 and 7115). The earliest material excavated at Dry Street is Neolithic flint workings although the small quantities potentially indicates a Neolithic agrarian landscape with no evidence of settlement (EHER 47778).
- 3.12 There is a late focus of Bronze Age activity at Vange; Two bronze Age hoards, one being a founder's hoard, have been encountered in close proximity east of H7 with another findspot of a celt located at Merricks Marsh (EHER 47041, 7064 and 7063). During the evaluation of a site at Nethermayne in 2006, small quantities of residual fire-cracked flints and Late Bronze Age pot sherds were discovered in Roman and Early Saxon pits suggesting nearby occupation (EHER 49502). Struck flints and Early to Middle Iron Age pot sherds were also found at Nethermaynes.
- 3.13 Both finds and features identified in and around Vange provide further evidence for Iron Age occupation. Findspots of Iron Age pottery have been discovered at Vange Hill as well as at Nethermayne (EHER 7113, 7065). Later excavations at Dry Street, Basildon led to the discovery of Iron Age ditched field system of rectilinear fields which continued in use into the Roman period (EHER 47779) and a small settlement dating to the same period.
- 3.14 A large D-shaped mound located within Great Grass Marsh is widely interpreted as the remains of a salt production site of Late iron Age or Romano-British date (EHER 46900).
- 3.15 **Roman:** Evidence for Roman activity in and around Vange is currently localised at the excavations at Nethermayne, Kingswood and Dry Street, Basildon largely as a result of little development. The Roman site at Nethermayne was limited to Late Roman occupation with features comprising pits, ditches (indicative of a rectilinear field system) and findspots (EHER 49502). At Dry Street, however, site features and pottery assemblages showed two phases of occupation dating from the Late Iron Age/Early Roman to later Roman suggesting an expansion of the settlement. Although no Roman buildings were identified at the site; a reasonable quantity of ceramic building material was found suggesting the presence of buildings within the vicinity (EHER 47779).
- 3.16 Further indications of Roman occupation include evidence of salt making during the Roman period at Vange Creeks and Fobbing Marshes and other findspots; These include a Bronze coin of Gratian discovered at Merricks Farm, a coin at Vange wharf and a Roman jug at Dry Street Farm (EHER 7081, 7068 and 5120). During ditch excavation the remains of a red hill (salt production site), were encountered at Vange Marsh North (EHER 46185).



- 3.17 **Anglo-Saxon/ Medieval:** Occupation at Nethermayne continued and early Saxon pits, ditches and artefacts were largely distributed in the same area as the Roman features indicating a degree of continuity between the two periods (EHER 49502). This was similarly the case at the Dry Street excavations where Anglo-Saxon activity was early in date with evidence of domestic occupation and weaving (EHER 47780). As Anglo-Saxon sites remain rare in Essex these sites are of regional significance.
- 3.18 The Church of All Saints, Vange, which dates to the twelfth century and was later remodelled in the fifteenth century is located immediately adjacent to H7 (EHER 17456 and 26770). Within H7 and surrounding the church, an enclosure and earthworks, potentially indicating the remains of a Deserted Medieval Settlement has been identified (EHER 14750, 17458).
- 3.19 The area was sub-divided into a distinctive co-axial rectilinear field pattern which is thought to have originated in the mid-late Saxon period. The Domesday Book records that in 1066 Vange had (in addition to the manorial lord) 6 villagers, 9 smallholders and 1 slave suggesting a landscape of dispersed occupation and farmsteads. The Scheduled Ancient Monument of Basildon Hall, a homestead moat likely dating to at least the twelfth century, lies to the north of the search area; though partially filled in, the dry ditch remains preserved (LUID1002162, EHER 7109).
- 3.20 The later medieval sites at Vange mainly consist of water management assets in the Vange and Fobbing marshland, comprising sea walls or ditches (EHER 46186 and 48408.) The marshland which lies to the south and south west of H7 would have been extensively altered, remodelled and improved during the medieval and post-medieval periods and these alterations remain in preserved earthworks, raised trackways, settlement mounds and livestock enclosures (EHER 48407 and 48408). Medieval activity within the marshlands has also been identified by pottery finds and a buried land surface found at Vange Marsh North (EHER 5121 and 46186).
- 3.21 **Post-Medieval and Modern:** Historic maps, and documentary evidence, indicate that the medieval pattern of dispersed farmsteads and manorial sites continued into the post-medieval period. Vange Hall, Hawkesbury Manor and Basildon Hall, named as Barstable Hall, are both visible north of H7 on the Chapman and Andre Map of 1777 (Figure 3) (EHER 27211, 26772). This map also shows the farmsteads of Little Gobions, Kiln Farm, Dry Street Farmhouse and Gouldings Farm (EHER 45740, 26757, 45889). The agricultural landscape focussed around the marshland was used as arable (if dry) and as pasture, and cultivation marks in the form of ridge-and-furrow have been identified at Vange (EHER 46901, 46905).

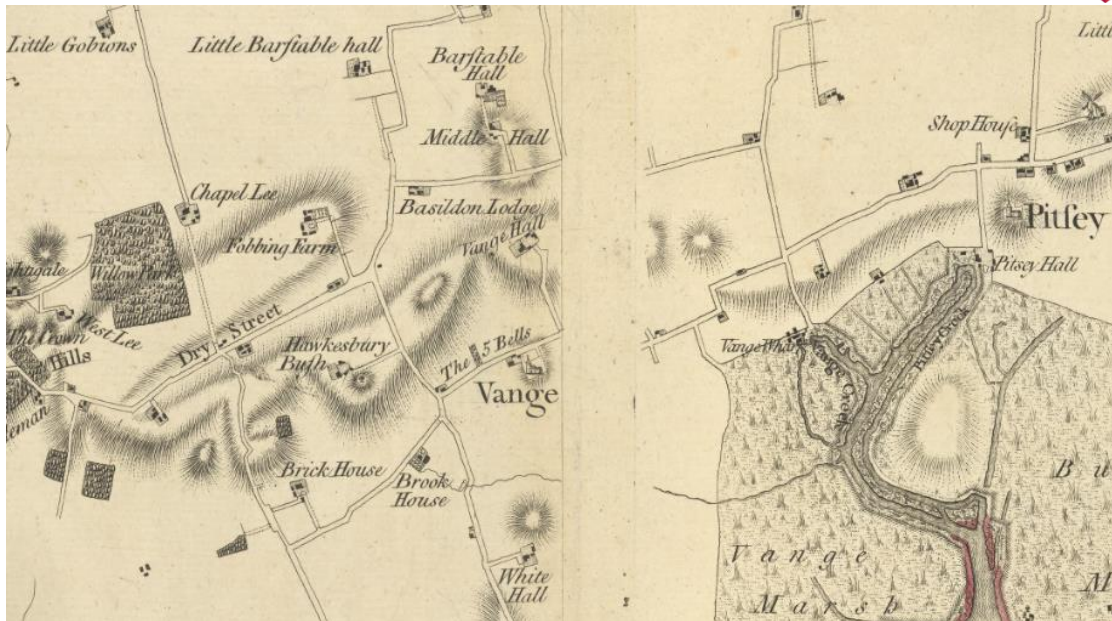


Figure 3 Chapman and Andre Extract (1777)

- 3.22 Vange Church (The Church of All Saints) and The Five Bells inn are visible near to the H7 site (EHER 17457, 26771). A complex of buildings are located at Vange Wharf including Vange Wharf Farm where both Vange Creek and Pitsey Creek would have provided perfect access to the wider marshland and eventually the Thames River (EHER 47618). Both Vange and Pitsea churches are seamarks located on high land to be visible from the Thames. All towers/spires were different facilitating easier location for mariners coming up the River.
- 3.23 The late nineteenth and early twentieth century saw an exploitation of the marshlands for brickworks and several brickfields were located in Vange (EHER 15477, 15478, 15479). Kiln Farm (EHER 45740), due to its name, was likely linked with Vange brickfields. Similar to the medieval period, sea walls and ditches had a crucial place within the marsh reclamation in the seventeenth century (EHER 45741, 45890, 45891, 46903).

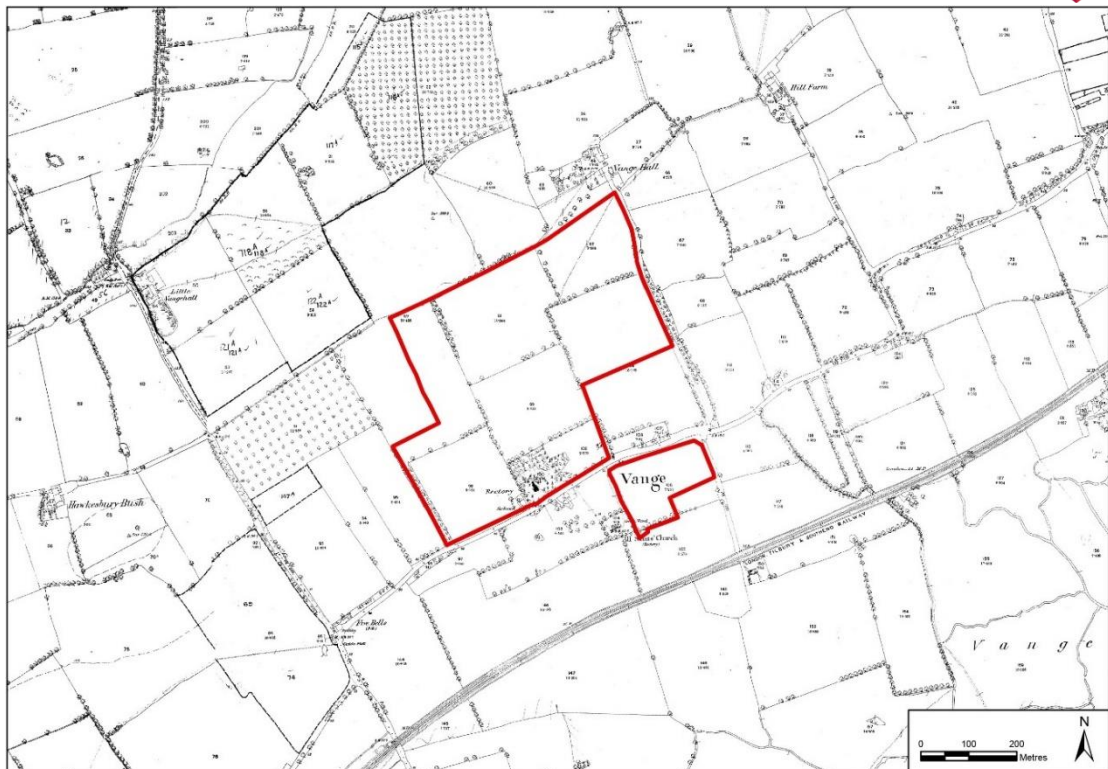


Figure 4 Extract from the OS 1st Edition 6' map (1881)

- 3.24 The first edition Ordnance Survey (OS) Map 6" (**Error! Reference source not found.**4) shows a rectory and associated school within the boundary of H7 which would have been associated with All Saints' Church on the opposite side of the road. Despite the creation of the London, Tilbury and Southend Railway, the predominate nature of the historic landscape remains a distinctive co-axial rectilinear field pattern of agricultural fields with some evidence of eighteenth-century enclosure and dispersed farmsteads within it. The north-eastern boundary of H7 is largely formed by the access road to Vange Hall. There are large farmsteads with a number of ancillary buildings at both Vange and Little Vange Hall.

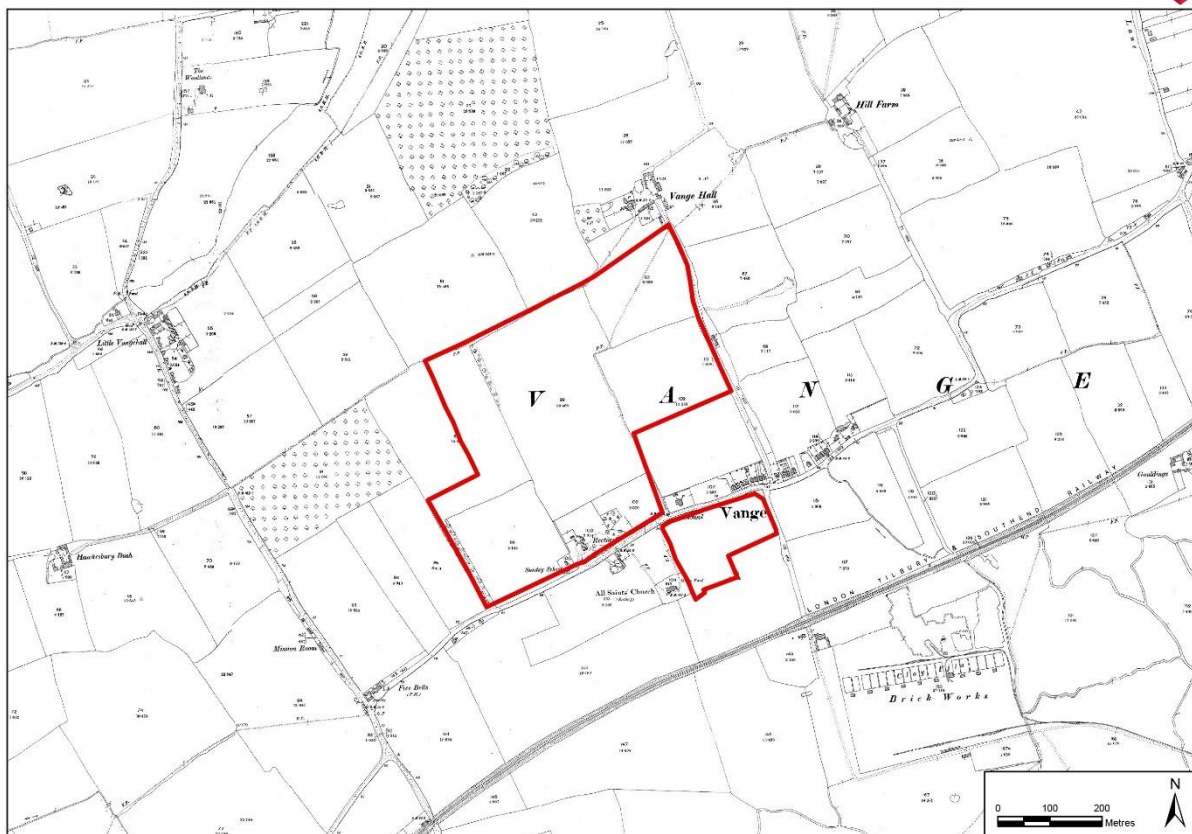


Figure 5 Extract from the OS 2nd edition 6” map (1897)

3.25 The second edition Ordnance Survey map of 1897 (Figure 5) shows the location of the Site within a largely unchanged fieldscape. Settlement density is however beginning to alter, with linear development along the northern boundary of the main road at Vange. Brickworks along with a number of claypits are located south of the railway line making use of the transport links and proximity to the marshes.

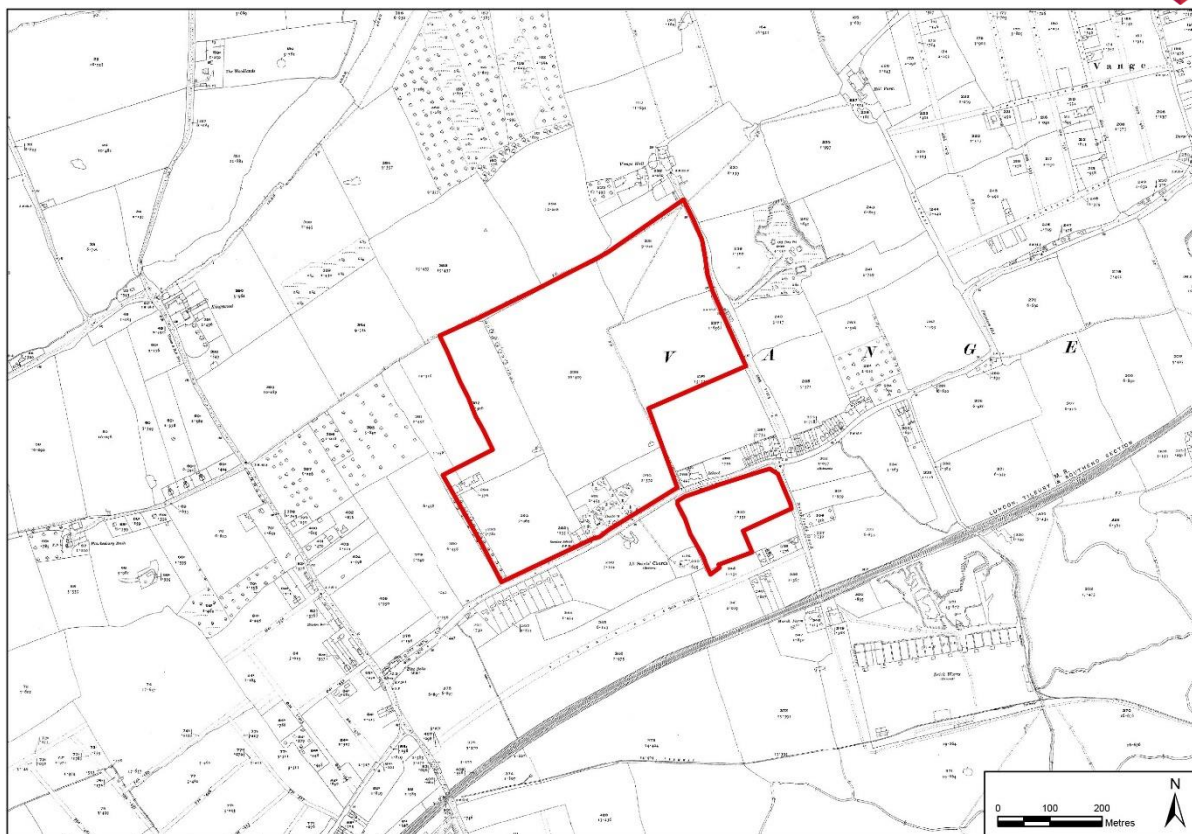


Figure 6 Extract from the OS 3rd edition 6” map (1923)

3.26 The third edition Ordnance Survey map of 1923 (Figure 6) shows a number of changes to the landscape. The beginnings of areas of plotland development are evident throughout the area, although not directly within H7. This growth in development is likely to have followed the end of the First World War in 1918. An old clay pit is visible to the east of H7, likely associated with the brickworks.

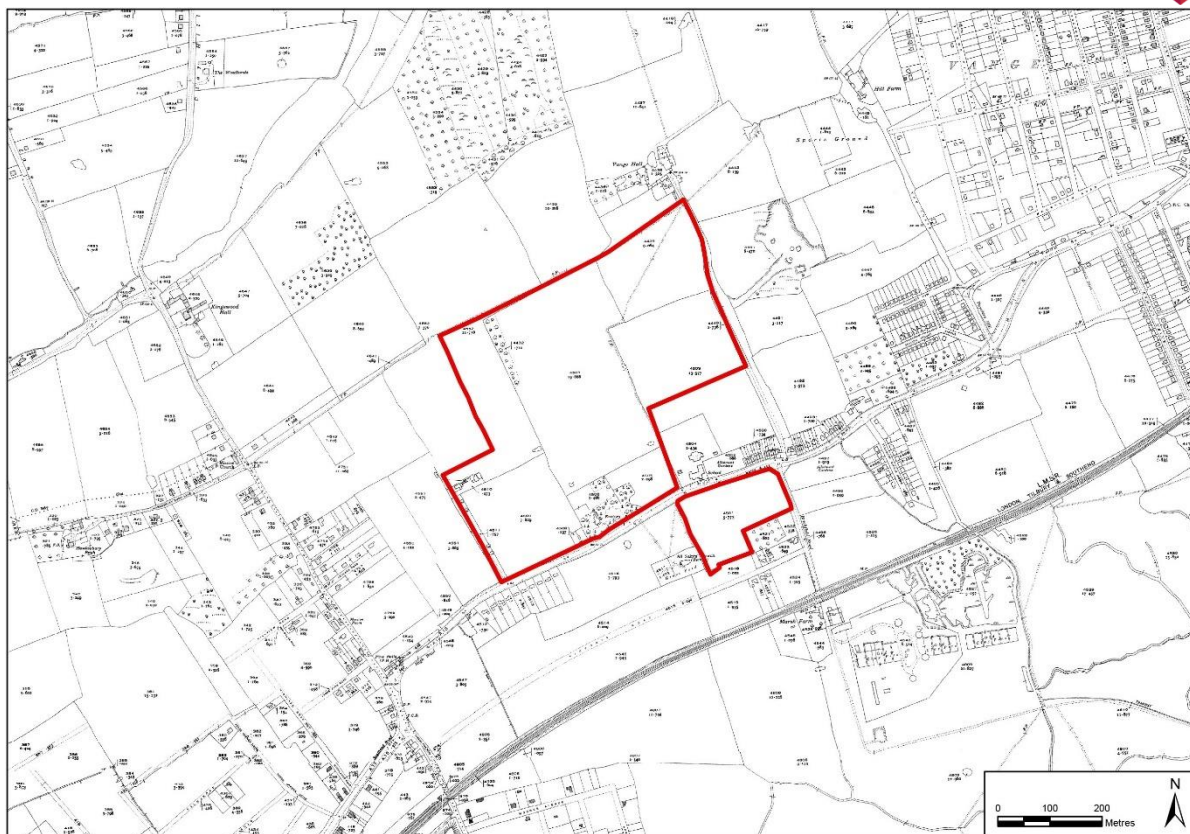


Figure 7 Extract from the OS 4th edition 25" map, (c.1938)

- 3.27 The fourth edition Ordnance Survey map shows continued plotland development to the west of H7 largely following London Road (Figure 7), though there remains no development of the H7 site itself.
- 3.28 Basildon to the east of H7 was the largest of the Mark 1 New Towns created in the post-War period to absorb the expanding population of London; the new town was to incorporate the existing settlements of Laindon, Langdon Hills, Pitsea and Vange
- 3.29 Within the study area, but outside the Site a number of World War Two defensive structures are recorded in association with the anti-tank GHQ line (EHER 8893). These include two areas of anti-glider ditches located at Vange Service Reservoir and Vange Marshes (EHER 15619 and 14752), and a Heavy Anti-Aircraft gun site 'TN10 Vange' (EHER 14748). Built in 1938, the Cold War Anti-Aircraft Operations Room, or AAOR at Marsh Farm, Vange consisted of four gun emplacements, the Command Post, Officers Mess, Sergeants Mess, Gun Stores, Operations Room, Barrack Block, Radar Hut, Engine Room, Cooking and Dining Block, Ablutions and Pump House - totalling around twenty-three buildings. In all, around twelve buildings and structures survive, plus the gun emplacements and Command Post beneath the mounds, and the two pillboxes (EHER 46706). A Cold War Nuclear Monitoring Post is also located just east of H7 near to the quarry pit (EHER 46675).
- 3.30 Built on the site of the former rectory (within H7B), Basildon Zoo opened in 1973. It was home to a range of exotic animals, including lions, reptiles and monkeys, and also contained a miniature railway. After the Zoo faced criticism over the condition of the animal enclosures, it was closed in 2001. A garden centre



and pet shop opened within part of the site, however much of the zoo remained vacant and the structures still survive. ¹⁰

¹⁰ Matthew Critchell, "Pictures from the Past: Exotic Animals At Basildon Zoo", *Basildon Standard*, 2016 <<https://www.basildonstandard.co.uk/news/14568597.pictures-from-the-past-exotic-animals-at-basildon-zoo/>>



4. Site Assessment

4.1 A site visit was undertaken on the 16th June 2020. An additional Site visit was undertaken on 30th November 2020 to address requested clarifications. The visit comprised of 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 clear and sunny. The Site was accessed from London Road B1464.

General Description

4.2 The Site is divided into two plots; H7A (figure 6) comprises of the land immediately adjacent to All Saints Church south of London Road. It is bounded to the north by London Road, the east by All Saints Church, the south by a buffer of mature trees and the A13 and the west by housing development. The topography of Site H7A forms a moderate hill, sloping down from All Saints Church to the housing development. The Site is arable land with mature trees and hedgerow surrounding it. The topography of the land affords long views west out from the Site towards the Thames marshes.

4.3 H7B (figure 7 -10) is located to the north side of London Road (B1464) and comprises largely of fields, with a natural incline towards the north boundary of the Site. The north and east of the site is bounded by Basildon Golf Course, to the west the Site is bounded by arable land and the A176, and to the south is Vange Primary school and London Road. The southern end of the Site is positioned on a lower ground level, with a natural incline up to the golf course. The small plot adjacent to Vange Primary School fronting London Road is the former site of Basildon Zoo.



Figure 6 View of H7A Site from east boundary looking west



Figure 7 view from within Site H7B looking to the north boundary



Figure 8 View from within the H7B Site of open fields looking south



Figure 9 View from within former site of Basildon Zoo looking north east



Figure 10 View from north east field of H7B looking south across to H7A and All Saints Church

- 4.4 There are no designated heritage assets within the Site. The Site comprises of relatively undeveloped fields, with the exception of the former site of Basildon Zoo and Tompkins Farm. During the site visit it was not possible to access the land surrounding Tompkins Farm.
- 4.5 Historically, a Rectory existed on the site of Basildon Zoo which was likely associated with the All Saints Church. Rectory Cottages, formerly a Sunday School associated with the Rectory, are located to the west of the site of Basildon Zoo along the south boundary of H7B fronting London Road. Although the cottages have undergone many modern alterations, the footprint of the dwellings relate to historic maps, and there is potential for the structure of the cottages to have a historic core. However, development of the Site is not considered to impact the cottages as their setting has been heavily compromised by the loss of the Rectory and development of Basildon Zoo. Therefore, there is no further consideration of the cottages within this assessment.

- 4.6 There is one designated heritage asset located outside of the Site; the Grade II* listed Church of All Saints (figure 11). The Church is located immediately west of the H7A boundary, located on high ground and enclosed by trees and hedgerow which affords the church an isolated setting. There are views of Church of All Saints from within the allocated Site.



Figure 11 View of Grade II* listed Church of All Saints

- 4.7 Vange Primary School (figure 12) is located to the southeast of the Site. The school was originally constructed in the late nineteenth century and is considered a non-designated heritage asset. The setting of the primary school has been compromised by the modern additions to the rear, and development of the Site will not affect setting of the school. Therefore, no further consideration will be given to the asset within this assessment.



Figure 12 View of Vange Primary School

5. Assessment of Significance

Significance Criteria

- 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.

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



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:

- **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.

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

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/>

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



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 There are no above ground features within H7A associated with known archaeological features that were noted during the Site visit. There are no known archaeological features within site H7B.
- 5.10 With the exception of land associated with former Basildon Zoo, which was historically a Rectory, the 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 Pre-historic, Roman or Saxon evidence within the Site. 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 to survive. This cannot be confirmed without further investigation.



- 5.12 The Church of All Saints located to the west of H7A is evidence of occupation within the Site during the Medieval and Post-Medieval periods. As such, there is considered to be high potential for features to survive associated with this activity, especially at the south of the Site.
- 5.13 The HER records an enclosure and earthwork surrounding the church and extending into the area of H7A which has been interpreted as the potential site of a deserted medieval village. The location of the church within this enclosure would potentially have formed the focus of settlement and may have been established within an existing settlement in the twelfth century. This cannot be confirmed without further investigation.

Designated Heritage Assets Outside the Site

Church of All Saints

- 5.14 The Church of All Saints (figure 13) is a Grade II* listed church of Norman origin. It is constructed in Ragstone and flint. The earliest parts of the church date from the twelfth century, with alterations from subsequent centuries, such as the fifteenth century windows to the north and south side of the nave. The last alterations occurred in the nineteenth century.
- 5.15 The church is of high significance which is drawn from its architectural, historical and cultural value. It is simple in form and a fine example of Essex country church architecture. It is the oldest church in Basildon and remains largely unaltered, demonstrating local and traditional construction techniques. Although the church is no longer used for regular worship, it continues to act as a focal point for community interaction and furthers our understanding of historic land use.
- 5.16 The setting also contributes greatly to the significance of the church. The church is set on top of a hill; the graveyard and church are surrounded by mature trees which offer a strong sense of isolation. Whilst not visible from the church, the noise of the A13 is heard around the Site and this factor detracts from the ambience and tranquillity of the church's setting. Although this factor will not always be relevant as there are peak times of traffic usage on the A-Road. A site visit in November has provided an opportunity to experience the site when trees are not in leaf. This has revealed that there is good permeability of views to the wider landscape, including across both H7A and H7B, These views afford an appreciation of the church's isolated setting and topographical prominence, an important attribute of its setting which is shown on historic maps. The fields to the east (H7A) and west as well as the dense trees to south act as a buffer zone between the church and encroaching development which would alter the context of the heritage asset. The undeveloped fields immediately surrounding the church, including H7A allow for a continued appreciation and understanding of the church's historic isolated and rural setting.



Figure 13 Church of All Saints

6. Potential Impact of Development

- 6.1 This section assesses the potential impact of development within the Site 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.
- 6.2 The potential impact of 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 immediate environs of the Site, since the Bronze Age. The evidence indicates 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 archaeological 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 Within H7A the assessment has identified the presence of an earthwork enclosure which is interpreted as a possible deserted medieval village associated with the church. Any development on this part of the site would destroy the earthwork and settlement contained within it. As such it is recommend that a scheme of archaeological evaluation is undertaken which is informed by the results of a geophysical survey and trial trenching. However, as outlined below we do recommend that no development is undertaken in this field considering the potential archaeological impact and the impact on the setting of the church as discussed below.
- 6.6 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 remainder of the Site to reveal further features of significance has not yet been fully understood. As such it is

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

recommend that a scheme of archaeological evaluation is undertaken which is informed by the results of a geophysical survey.

Heritage Assets outside the Site (Indirect Impact)

Church of All Saints

- 6.7 The undeveloped land of H7A Site makes a significant contribution to the setting of the church (figure 14). It permits long views out across the agrarian landscape in the immediate setting. Development of this site would severely detract from the isolated setting of the church. Whilst it is accepted that the setting has already been intrusively altered by noise from the A13, the heritage asset has largely retained its isolated context, particularly in terms of experience, which is observed on historic maps as early as 1777. This is a heritage asset which is experienced in a rural context, as it has been since at least the eighteenth century, and likely since it was constructed. The allocation proposes built form on east part of H7A and strategic open space on the west part, adjacent to the church. As such, regardless of the specific land use, this development will completely remove the agrarian context from the east side of the church which is the most prominent agricultural land in the immediate environs, The built form will result in adverse environmental changes to the setting of the church and the change in adjacent land use will alter its context. Development of Site H7A is likely to result in considerable 'less than substantial harm' given the proximity to the listed church. It is recommended that Site H7A should not be allocated for residential development. There is no potential to mitigate the development in H7A given the development will remove the agrarian land use, which contributes to its setting and significance, in the immediate vicinity of the heritage asset. The screening of development is also not considered to mitigate harm given the development removes views across agricultural land from the church.
- 6.8 Development of H7B Site will also cause potentially minor harm to the setting of the church, although the H7B Site makes a limited contribution to the setting of the church and development has moderately compromised the setting of the church to the north. The level of this harm will be dependent on the details of the masterplan, but the harm may range from moderate 'less than substantial harm' through to (with appropriate mitigation/design detail) low 'less than substantial harm'.
- 6.9 Additionally, development of H7B would be emphasised due the gradient of the land. Existing views from the church looking north are of undeveloped and verdant landscape which contributes to the historic rural setting of the church (figure 15). 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. Consideration should be given to winter views which Site H7B features a lot more prominently from the church due to increased permeability.

- 6.10 The setting of the church and how harm to the setting can be minimised should be considered. The specific harm to the significance of this designated heritage asset will need to be assessed as a detailed masterplan is developed.



Figure 14 Views from All Saints Church looking east to H7A Site



Figure 15 Views from All Saints Church looking north to H7B Site



Figure 16 Views from All Saints Church looking west

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 H7 ("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 outside the Site:
- Church of All Saints (List Entry ID: 1122235);
- 7.4 No non-designated built heritage assets have been identified as being relevant to this assessment. 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.
- 7.5 With the exception of the former site of the Rectory which later sited Basildon Zoo, historic assessment has found that the Site has historically comprised of agricultural land and remained undeveloped.
- 7.6 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.
- 7.7 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.
- 7.8 The presence of a potential deserted medieval village within an enclosure indicates a high potential for significant archaeological deposits within H7A.
- 7.9 As there are no designated heritage assets within the Site boundary 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 The Church of All Saints will be impacted by development of the Site. Development of H7A Site will result in considerable 'less than substantial harm' as it will detract from the isolated and agrarian setting of the church by encroaching development to the boundary of the churchyard. It is recommended that Site H7A is not allocated for residential development.
- 7.11 With regard to the development of H7B Site, the extent of the impact will largely depend upon the extent of development and how existing views from the church will change the verdant landscape to a suburban context. The level of harm will be less than substantial with regard to the NPPF and will at least be low;



this could rise to moderate/large depending on the extent to views are impacted by development. Harm that arises from the development of H7B can be reduced through appropriate masterplan design.

- 7.12 In summary, the development of this Site will cause less than substantial harm to the setting of Church of All Saints. 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. Assessment has also highlighted more limited harm to the heritage asset will arise from development of Site H7B than it will from H7A, which is considered the more sensitive area for development.

Recommendations

- 7.13 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 and trial trenching in limited areas.
- 7.14 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 Church of All Saints should also be provided at an early stage to establish how the setting of the twelfth century church will be upheld if the surrounding landscape is developed.
- 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
Historic England	2017	The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)
Historic England	2019	Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.
Archaeology South-East	2020	<i>Land West of Basildon Hospital, Dry Street, Basildon</i>
Archaeology South-East	2016	<i>Land at Nethermayne, Kingswood</i>
CGMS	2017	<i>Land at Nethermayne, Kingswood</i>
CGMS	2019	<i>Plot 3A, Nethermayne, Kingswood</i>
Colchester Archaeological Trust	2006	<i>Evaluation at Dry Street, Basildon</i>
ECC Field Archaeology Unit	2006	<i>Vange Wick (east) reservoir</i>
Essex County Council	2011	<i>Basildon Borough Historic Environment Characterisation Report</i>
Basildon Standard	2016	< https://www.basildonstandard.co.uk/news/14568597.pictures-from-the-past-exotic-animals-at-basildon-zoo/ >

Appendices A: Legislation & Policy

Policy E6: Land North and South of London Road

This allocation forms an extension to Vange with good access to local amenities, schools, Basildon Hospital and the Town Centre. Land to the north and south of London Road is identified as being capable of delivering residential development, open space, as well as an extension to Vange Primary School which abuts the northern part of the allocation.

The 24.5ha allocation comprises two development areas and is capable of delivering around 650 new homes. The first development area, hereafter referred to as H7a, is located to the south of the London Road immediately adjacent to the existing urban area and Brickfield Road and covers approximately 1ha. The second development area, hereafter referred to as H7b, is around 23.5ha in size and located to the north of the London Road. This parcel comprises the former Basildon Zoo which benefits from extant consent for low density housing and neighbouring land at Tompkins Farms.

H7a will require a strong physical landscape buffer to the south of the site to manage the effects of noise and air pollution arising from the A13. Open space provision is to be located on land adjacent to the Grade II* Listed All Saints Church which will remain within the extent of the Green Belt. This will help to preserve its historic setting and value despite the new development.

Development within H7b will also require a landscape buffer towards the south west of the site to manage the effects of noise and pollution arising from the A13 and Five Bells junction. Development should avoid causing harm to the Local Wildlife Site (LoWS) designations surrounding the site, and existing open land adjacent to these designations should be retained for biodiversity enhancements improving the development's integration with its surroundings and reduce its visual impact with adjacent open land.

These development areas are within close proximity to Basildon Meadows SSSI and Langdon Hills Country Park and mitigation will be required through contributions towards recreation amenities in response to expected increases in visitor numbers. All development proposals will need to be accompanied by ecological assessments, and any harm identified to any national and local wildlife designations will need to be addressed in accordance with policy NE4.

CLH Pipeline System (CLH-PS) has provided a location plan extract of its pipeline apparatus which may be affected by housing allocations in the borough. This plan shows that H7 is in close proximity to CLH-PS apparatus. CLH-PS has standard requirements for crossing or working in close proximity to its pipelines, in order to ensure that the existing fuel pipeline crossing the Borough can be accommodated within the design of new development, together with any accompanying mitigation that might be required, It is therefore expected that the



design and layout of development on this site must be in accordance with CLH-PS requirements for proposed development sites, and must be carried out in consultation with CLH-PS.

The development areas 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, which includes the provision of sufficient land for the proposed expansion to Vange Primary School in H7b. Development 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 area to serve the residents of the site, unless the NHS determine that on-site provision is required.

Utility providers have indicated that these sites are well served by existing power supply networks, but improvements will need to be made to the drainage capacity to accommodate growth. They are also in a Critical Drainage Area. Compliance with policy CC4 is therefore essential in relation to these sites, as is the need for Anglian Water to be satisfied that the nearby 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.

In terms of highways, access arrangements for these sites will need to be in accordance with the *Local Transport Plan Development Management Policies*. As such it is expected that access to H7a, will be secured from the existing Brickfield Road. Access for H7b will utilise existing access for the former Basildon Zoo and a second access point onto London Road. In order to ensure that there is sufficient highways capacity within the local area to accommodate growth in this location, junction improvements at the A13/A176 Five Bells Interchange North will be required. Development in this location will be expected to make a contribution towards these improvements, and also contribute towards improvements to cycling and public transport provision within the vicinity of the site in order to facilitate a modal shift towards active and sustainable transport modes.

Policy H7 Land North and South of London Road, Vange

Land to the south of London Road, Vange, as identified on the Policies Map with the notation H7a, will be developed for high quality housing at a density of 35duph to provide around 35 homes; and land to the north of London Road, Vange, as identified on the Policies Map with the notation H7b, will be developed for high quality housing at a density of 35duph to provide around 615 homes.

Access to these sites must be secured in accordance with the policies of the Highways Authority. Access to H7a should be secured from the existing Brickfield Road, and H7b should utilise existing, as well as create a new access onto London Road.



Development area H7b will be expected to provide sufficient land to support the expansion of Vange Primary School. The development areas will also be expected to meet the full costs of expanding the primary school, and providing sufficient on-site early years provision to accommodate the needs of the development.

Development area H7b will be required to include open space provision within its area. H7a will be required to provide open space provision adjacent to All Saints Church, as identified on the Policies Map.

In order to ensure that development on these sites is well screened from noise and air pollution arising from the A13, and in order to limit harm to the open landscape and wildlife designations to the north, landscape buffers should be provided to the southern boundary of H7a and to the south-western and northern boundaries of H7b. Where appropriate, these landscape buffers should be multi-functional and also seek to deliver open space, ecological and surface water management benefits.

The design and layout of development must take into account the existing fuel pipelines in close proximity to the site. Consideration will be given to the requirements of CLH Pipeline System, in order to ensure safe working in close proximity to buried CLH-PS pipelines

Development on these sites will be required to make contributions to mitigate the impact it will have on the nearby Basildon Meadow SSSI and Langdon Hills Country Park to the west.

Development on these sites will be required to contribute towards and be aligned with improvements to the nearby A13/A176 Five Bells Interchange North.

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 these sites 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 Descriptions

Entry Name: Church of All Saints

List entry Number: 1122235

Date first scheduled: 04 July 1995

Details

A small ragstone and flint church of Norman origin, with nave and chancel. The south wall of the nave has the remains of a Norman window. At the west end there is a small timber bell turret, weatherboarded, with a pyramid shingled roof. Roof tiled. There is a C15 window on the north and south sides of the nave and the south door is of the C15. There is also a C15 rood loft staircase. The roof is of cambered tie beam and king posts, the centre post is of the C15, with moulded cap and base, there is a castellated well plate of similar date. The font is C12, with a square bowl supported on 5 columns, one side has chevron ornamentation. The chancel has C17 wall monuments. (RCHM 1)

Entry Name: The Five Bell Inn

List entry Number: 1338411

Date first scheduled: XXXX

Details

An early C18 timber-framed and weatherboarded building with a later addition on the east end, and a single storey addition at the west end, formerly the forge. The front has C19 alterations and additions. 2 storeys. Casement windows, the ground storey has a canted bay. Roof to the main block tiled, with 2 gabled dormers and to the forge pantiled.

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>

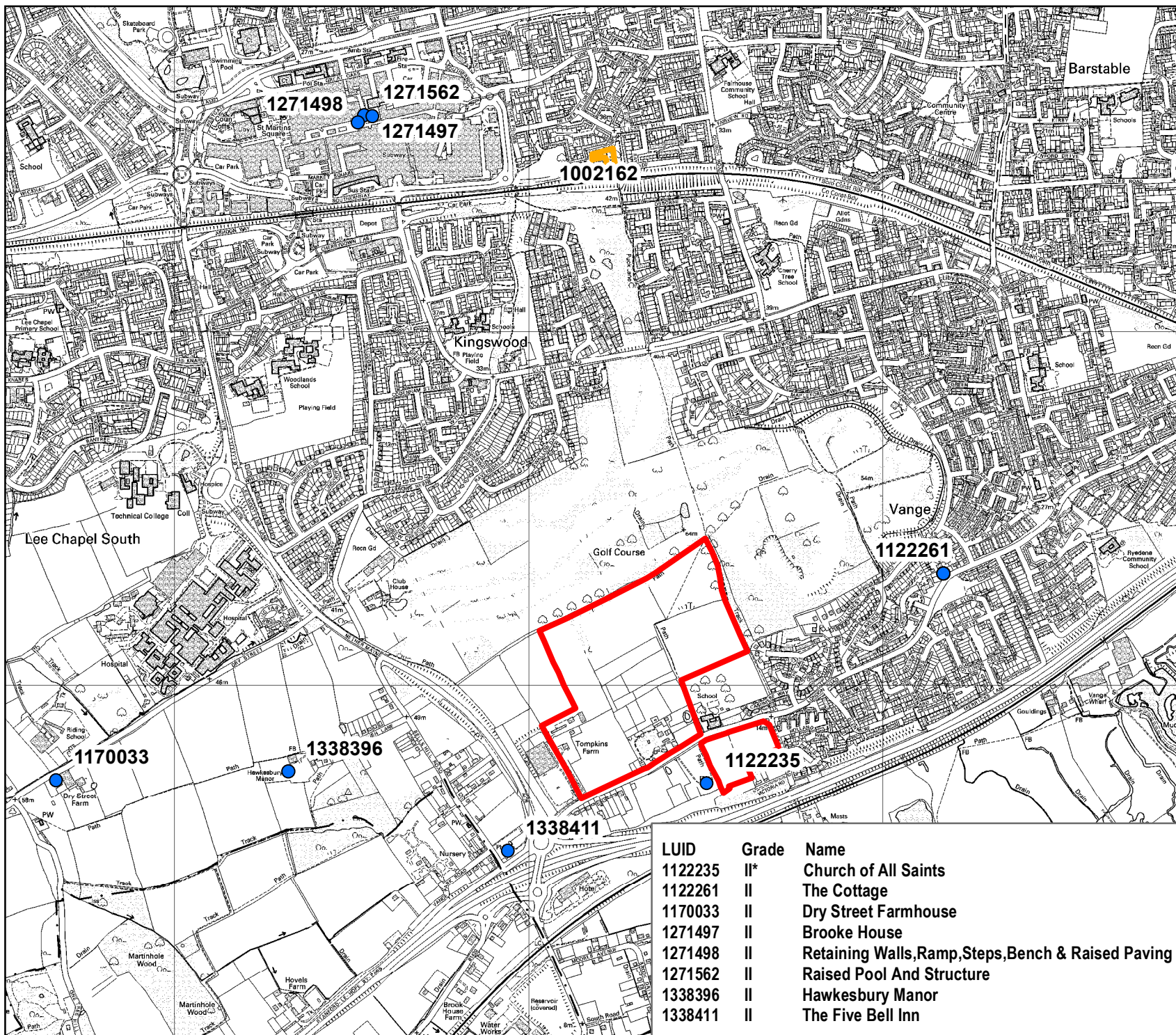
¹⁷ Department for Communities and Local Government, February 2019. *National Planning Policy Framework*




Appendices E: HER Maps & Gazetteer

HER No.	Site Name	Period	Summary
5120	Langdon Hills-Near Dry Street Farm	Roman	In 1928 a jug, said to be Roman, was found in a pond 0.25 miles north of Dry Street Farm.
5121	Langdon Hills-Near Dry Street Farm	Medieval	Medieval jug found in 1928.
7063	Vange, Merrick's Marsh	Bronze Age	Bronze Age celt found at Merrick's Marsh, Vange. NGR approximate.
7064	Vange	Bronze Age	Bronze Age founders hoard dated 1000-750 BC.
7065	Vange - exact NGR not known	Iron Age	Iron Age sherds from Vange - not plotted
7068	Vange Wharf (North of)	Iron Age	Roman coin found near Vange.
7081	Vange - Merricks Farm	Roman	Bronze coin of Gratian found c400 yds south east of the farm in 1957.
7109	Basildon Hall	Medieval	Homestead Moat
7113	Vange Hill	Iron Age	Iron Age pottery.
7114	Vange Hill	Palaeolithic	Palaeolithic implement found.
7115	Vange Hill	Mesolithic	Mesolithic implements found.
14748	WWII HAA Gun Site "TN10 Vange", Marsh Farm, Vange	Modern	WWII HAA Gun Site.
14750	Enclosure North-West of Marsh Farm	undetermined	Circular extract feature at corner of modern church boundary, Vange Church..
14752	Anti glider ditches on Vange Marshes	Modern	WWII anti glider ditches.
15477	Three brickworks in Vange	Post Medieval	Operating 1880 to 1922
15478	Vange Brick Fields	Post Medieval	Late C19/early C20 brick fields.
15479	Vange Brick Fields	Post Medieval	Brickworks at Wharf Lane
17456	All Saints Church, Vange	Medieval	Description of Church.
17457	All Saints Church, Vange	Post Medieval	Description and findings of the church
17458	Area around All Saints Church, Vange - Possible site of DMV	Medieval	Findings of circumstantial evidence
26757	Dry Street Farmhouse	Post Medieval	Early C18 timber framed house.
26761	The Cottage	Post Medieval	Early C19 pair of timber framed cottages.
26770	Church of All Saints, Vange	Medieval	C12 church, remodelled in C15.
26771	The Five Bells Inn	Post Medieval	Early C18 timber framed building.
26772	Vange Hall	Post Medieval	C18 red brick farmhouse. Believed to have been demolished.
27211	Hawkesbury Manor	Post Medieval	Mid/late C18 timber framed house.
39254	Retaining walls, ramp, steps, staircase, bench and raised paving	Modern	Mid C20 designed townscape.

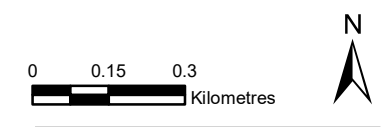
45740	Kiln Farm, Vange	Post Medieval	Site of post-medieval Kiln Farm, shown on 1777 map
45741	Sea-wall, Vange Marsh North	Post Medieval	Post-medieval sea-wall
45743	Earthwork bank, Vange Golf Course	undetermined	Linear bank, shown on OS map, still visible on ground. Date and function unknown.
45744	Sea-wall, Vange Wick marsh	Post Medieval	Possible 17th century sea-wall
45889	Gouldings Farm, Vange	Post Medieval	Post-medieval farmstead
45890	Sea-wall, Vange	Post Medieval	Post-medieval sea-wall on Vange Wharf Marsh
45891	Track and structure, Wharf Marsh, Vange	Post Medieval	Post-medieval track leading to structure on saltings, Vange Wharf Marsh
46185	Vange Marsh North	Roman ?	Although no dating evidence was recovered a possible Roman red hill and pit were exposed during groundworks.
46186	Vange Marsh North, Basildon	Medieval - Modern	Medieval pottery and burnt grain found in old land surface layers and channels
46675	Cold War Nuclear Monitoring Post, Vange	Modern	A Cold War Nuclear monitoring post
46706	Cold War Anti-Aircraft Operations Room, or AAOR at Marsh Farm, Vange	Modern	Cold War AAOR
46900	D-shaped mound at Great Grass Marsh	Iron Age - Roman or Medieval	D-shaped mound at Great Grass Marsh
46901	Sub-rectangular mound	undetermined	Sub-rectangular mound at Vange Wick Marsh
46902	Ridge-and-Furrow marks at Vange Wick	Post Medieval	Ridge-and-Furrow marks at Vange Wick
46903	Sub-rectangular basin that may have been modified	Post Medieval	Sub-rectangular basin at Vange Wick that may have been modified
46905	Ridge-and-Furrow cultivation marks at Vange Wick	Post Medieval	
47041	Late Bronze Age hoard from Vange - No NGR	Bronze Age	Late Bronze Age hoard from Vange - NGR is general area of Vange and not exact
47618	Vange Wharf Farm	Post Medieval	Post-medieval farmstead
47778	Dry Street, Basildon	Neolithic - Bronze Age	Occasional finds of pottery and flints.
47779	Dry Street, Basildon	Iron Age - Roman	An IA ditched system of rectilinear fields which continued in use into the Roman period
47780	Dry Street, Basildon	Early Medieval	The site was occupied in the early Anglo-Saxon period
49502	Land at Nethermayne, Kingswood, Basildon		Evaluation recorded prehistoric, Iron Age, Roman and Early Saxon remains during this earlier fieldwork. Excavation revealed twenty-four pits of varying sizes and three short lengths of ditch, mostly spread

			across its north end. The earliest dated remains
49504	Land west of Basildon Hospital, Dry Street, Basildon		Nine evaluation trenches were excavated in the north of the current site revealing made ground deposits over the majority of the area of the site. The natural geology was only revealed in Trenches 5 and 6 along the north boundary of the site. No archaeolo
14752	Anti glider ditches on Vange Marshes	Modern	
15619	Vange Service Reservoir	Post Medieval	WWII anti glider ditches.
18784	Vange Wells	Modern	Late C19 service reservoir built by Southend Waterworks Co. Ltd.
19608	Martinhole Wood, Langdon Hills Country Park	undetermined	Two capped wells associated with the Vange Wells Company run by Mr Cash
48407	Fobbing and Vange Marshes 7.1	Medieval - Post Medieval	The woodland has an earthwork bank and ditch features
48408	7.2 Fobbing and Vange Marshes	Medieval - Post Medieval	A small area of grassland located to the east of Vange Wharf alongside Pitsea
51665	A Portable Antiquities Scheme findspot of unknown date.		A Portable Antiquities Scheme findspot of unknown date.



-  Listed Building (LUID)
-  Site Boundary
-  Scheduled Ancient Monument (SM)

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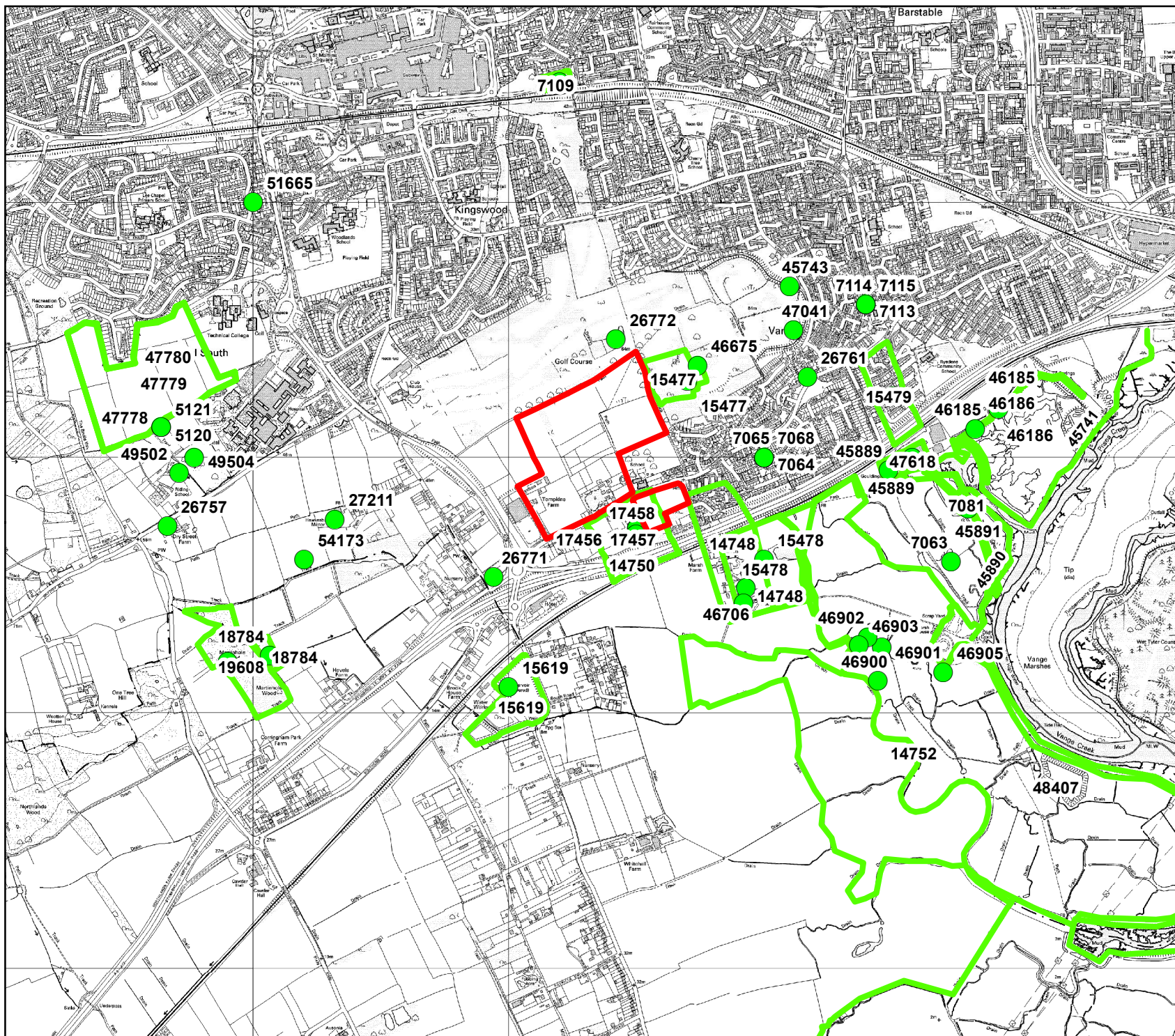






TITLE:
H7 Land North and South of
London Road, Vange

DATE: 20/5/20

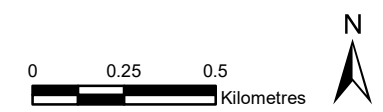
LUID	Grade	Name
1122235	II*	Church of All Saints
1122261	II	The Cottage
1170033	II	Dry Street Farmhouse
1271497	II	Brooke House
1271498	II	Retaining Walls,Ramp,Steps,Bench & Raised Paving
1271562	II	Raised Pool And Structure
1338396	II	Hawkesbury Manor
1338411	II	The Five Bell Inn





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

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