

# Brief Heritage Impact Assessment – Chelmer Mead, Little Dunmow

The following document highlights any heritage assets that could potentially be impacted by development in response to the call for sites, undertaken as part of the draft Local Plan. It considers the significance of these heritage assets, the contribution that setting makes to their overall significance and the likely effect of the proposed development on their setting and overall significance.

For the purposes of this report, the terms **heritage asset, setting and significance** are used in accordance with the definition set out in the National Planning Policy Framework Glossary, 2012 pg. 52-56.

The information used to compile this report has been obtained from the National Heritage List, available on the Historic England website, a review of the supporting documentation submitted by the applicants, including the indicative masterplans and a recent site visit conducted by the Conservation officer, in relation to the proposals and to inform this response.

With regards to wider heritage policy, governmental guidance and good practice guidance, this report takes into account the guidance set out in the National Planning Policy Framework (NPPF) 2012, in addition to the NPPG, Historic England's (H.E.) publication 'Conservation Principles: Policies and Guidance' (2008), the H.E. Good Practice Advice: 2 and 3 (GPA, 2015) and 'Making changes to Heritage Assets: HE Advice Note 2. The Historic Environment Record for Essex has also been consulted. In addition the report takes into consideration the policies set out in the current Uttlesford Local Plan, 2005; in particular policies ENV1 and ENV2.

The following assessment follows the staged approach to proportionate decision taking, as set out in the Historic England guidance document: *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 Published 2015 (GPA 3)*

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## 1.0 Record of heritage assets, and their setting, that would be affected by the proposed development

### 1.1 Listed Buildings

The following list details those heritage assets both within and outside of the site which are likely to be impacted by the proposal, in terms of their immediate or wider setting, and overall significance. This is not an exhaustive list of all designated and non-designated heritage assets in the locality, but focuses on those considered at present to be most susceptible to impact from the proposed development.

**Please note:** The list below references designated listed buildings only, and does not include curtilage listed buildings associated to the following, which might also be impacted by the proposed scheme. These should be considered and addressed as part of a wider detailed Heritage Impact Assessment referenced in Section 5.0.

Asset Details	List Description	List Ref.
Round House	Grade II. House, C19, octagonal, brick built with octagonal grey slate roof. 3 storeys with outer staircase, small paned casements. Steps lead up to C20 door with gabled porch. 2 red brick chimney stacks. Local landmark.	1112795
Clematis Cottage	Grade II. Cottage C17 or earlier. 1 storey, timber framed & plastered. Two level thatched roof with 4 eyebrow dormers, hipped to left. 5 window range of small paned casements. Gabled, open porch, board door.	1307091
Gremlin Cottage	Grade II. Cottage C17 or earlier. 1 storey and attics. Timber framed & plastered. Thatched roof with 3 curved dormers. 3 window range of casements with glazing bars. 6 panel door with slanting canopy with brackets. One off centre & one external red brick chimney stack	1322292
The Cottage	Grade II. Cottage C18 or earlier. 2 storey centre build with single storey to right & left. Timber framed & weather boarded, with pantiles to main roof & red plain tiles to single storey roofs. 4 range casement windows, some C19. 2 red brick chimney stacks to 2 storey build. Central C20 door with light.	1112802
Fitch of Bacon Public House	Grade II. Public House. C17 or earlier with extensions to right & left at rear. Hipped plain red tiled roof with gablets. Timber framed & plastered. 3	1307093

	<p>window range sash windows with glazing bars to first floor, 2 bay windows with brick plinths &amp; two 3 panel doors to ground floor. Central board relating Dunmow Fritch custom.</p>	
Monks Hall	<p>Grade II. House, C15, half H shape plan. Red plain tile roof. Timber frame part exposed and plastered. Exposed joists and brackets to both crosswing jetties and jowled storey posts. 2 Storeys and attics to crosswings. Single storey to centre hall 1:2:1: window range of diamond leaded casements. 2 Centre plank and muntin door in arched frame with added carvings. Square red brick chimney stack to central hall. RCHM6</p>	1112808
Cottage Immediately West of Monks Hall	<p>Grade II. Cottage. C17 or earlier. Timber framed and weatherboarded. 1 Storey and attic with thatched roof and 2 catslide slate dormers. 2 window range of small pane casements. Plank and muntin door to left with pentice board over. Centre square brick chimney stack.</p>	1307069
Rose Farm	<p>Grade II. House. Late C14 or early C15. Timber framed &amp; mainly weatherboarded with red plain tiled roof. Hall &amp; gabled crosswing with C17 gable porch, breaking forward in centre. 2 storey &amp; cellar with gabled dormer to main range. (Excerpt only)</p>	1168285
Rose Farm Cottages	<p>Grade II. House, now cottages. C16 or earlier with later additions &amp; alterations. Timber framed, part weatherboard, part plaster, with thatched roof of house &amp; crosswing &amp; outshot to left. 2 storeys. Mainly 3 window range of various casements, some C19. 3 plain board doors. Off centre square red brick chimney stack. R.C.H.M.8.</p>	1112803
Corner House	<p>Grade II. House. C17. with later additions &amp; alterations. House &amp; crosswing with 1/2 hip plain red tile roof. Timber framed &amp; plastered. 1 storey &amp; attic with gabled dormer to front &amp; 2 gabled dormers to right return. 3 range small paned casement windows. C20 door with small light at side. Square red brick chimney stack to right.</p>	1168291

Kings Barn House	Grade II. House. C17 or earlier with C20 additions & alterations. House with crosswing to left with thatched roof & dormer window and addition to right with plain red tiled roof. Mainly timber framed & plastered. 3 window range of casements. C20 gabled porch. Off centre square red brick chimney stack.	1112804
Ivy House	Grade II. House. Early C17 with later additions, L shape. 2 storeys & attic. Timber framed & plastered & modern pargetting. Red plain tile roof. 2 window range of leaded casements, some probably C17. Central 4 panel door with 2 lights. Flat canopy & brackets. Central concertina red brick chimney stack on a square base. Panel on front reads CIRCA1630. R.C.H.M,10.	1307060
Cartlodge 20 Metres West of Grange Farmhouse	Grade II. Cartlodge C18, timber framed with hipped thatched roof, vertical weatherboard clad. Side purlin roof.	1168322
Grange Farmhouse	Grade II. House, C17 or earlier with C18 wings and later additions and alterations. Timber framed and plastered with red plain tile roof. 2 storeys and attics. The main range has 2 crosswings breaking forward, both with catslide additions and with gabled turret to right crosswing.	1112809
Grange Farm Granary 60 Metres South of Farmhouse	Grade II*. Granary. Probably C15 or earlier, 4 bays with crown post roof, the centre crown post and tie beam highly moulded. Arch braces to tie beams. 2 remnant doorways with rudimentary ogee heads to either side of central tie beam.	1251436
3 Tombs to Bull Family, Approximately 60 to 66 Metres North West Corner of Church of St Mary the Virgin.	Grade II. Tombs. Group of 3 tombs, representative of the various types in the churchyard. North side, between trees: Approx. 100ft. from North wall of church.	1112811
Church of St Mary the Virgin	Grade I. Parish Church. Formerly the Lady Chapel C14, of the Augustinian Priory of St. Mary the Virgin, founded 1106 by Geoffrey Baynard. It is all that now remains above ground, the rest being demolished after the Dissolution 1536.	1307038
Priory Place	Grade II. House. Probably early C14. Hall with 2 crosswings. Timber framed and plastered, with exposed saltire	1112810

	bracing to crosswing gables and exposed brackets. Plain red tiled roof with 2 gabled dormers. 4 window range of diamond leaded casements.	
Thatched Cottage Between Brick House and Railway Bridge	Grade II. Cottage C17/C18 with C20 additions and alterations. Mainly 1 storey and attic with 3 flat head dormers, and thatched roof, with single storey pan-tiled addition to right. Timber framed and plastered. 5 window range of small paned casements. Enclosed gabled porch and integral garage to left. 2 redbrick chimney stacks.	1112806
Bayleys	Grade II. House. C16 or earlier with later additions & alterations. 2 storeys. Plain red tile roof. Timber framed & plastered house & crosswing, with exposed frame to jettied crosswing. Brick plinth. 4 window range of C17 square leaded casements with pentice boards over. C20 plain red tile clad porch on brackets& plank and muntin door. Off centre red brick chimney stack. RCHM11	1112805
Willows Cottage	Grade II. Cottage C17 with later additions and alterations. Timber framed with brick noggin infill. Thatched roof, hipped to left with two flat headed dormers. 1 storey and attic. C20 enclosed red tiled porch to right. 2 range diamond leaded casements. Central red brick chimney stack with original chimney. Extension to rear.	1112813
The Cottage	Grade II. Cottage C17, 2 storeys. Timber framed and plastered. Half hipped thatched roof, outshot to left. 3 small paned casements. Central red brick chimney stack.	1322294
Brights Cottage	Grade II. Cottage of 3 builds C17 and C19. 2 Storeys. Timber framed and plastered with left single storey build weatherboarded. Thatched roof. 3 range diamond leaded casement windows. 2 board doors, one with slanting porch and small brackets. 2 red brick chimney stacks. Plaster panel reads J.C. 1620.	1168349
Penash	Grade II. Cottage. C16 with later additions and alterations. Roofs part thatch part red plain tile. Timber	1112812

	framed and plastered. Mainly 1 storey and attic with single storied wing. 2 window range of leaded casements. Plain door, lean to extension to left, upper floor jettied. 2 red brick chimney stacks.	
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## 1.2 Conservation Areas

The **Little Dunmow Conservation Area** extends along the principle historic core of Little Dunmow village, and whilst it does not fall within the boundary of the proposed development site, the site boundary runs in close proximity to this and alongside it to the north, north-west and south-east.

## 1.3 Scheduled Ancient Monuments (S.A.M.)

There are **no Scheduled Ancient Monuments** within the boundary of the site, and none in close proximity to the boundary which are likely to be impacted by the proposed scheme.

## 1.4 Sites of Special Archaeological Interest (S.S.A.I.)

Asset ID	Site No.
171	1246
201	1339
169	1243
170	1248

Not all of the above sites fall within the boundary of the site, but all have the potential to be impacted by the proposed development, both in terms of impact to setting or excavation of surrounding ground.

## 1.5 Other features of note:

### 1.5.1 Public Footpaths

There are a small number of public footpaths and bridleways that would be impacted by the proposals, including paths which run across the proposed development site and adjacent to it. As such, views from these routes, currently largely in open countryside with views towards the neighbouring settlements of Little Dunmow and towards designated heritage assets are likely to be harmed as a result of development of the scheme proposed.

## 1.5.2 Important Views

There are a number of sensitive views that may be impacted by the proposed development. These include views from the public rights of way, bridleways and adopted roads towards heritage assets on the outskirts of Little Dunmow village, and towards the principle thoroughfare. Views into the Conservation Area are likely to be negatively impacted, particularly where this historic village is seen in the same plant as high-density modern residential development, thereby compromising the significance of the heritage assets and their historic setting. In addition, views out of the Conservation Area, particularly along The Street, where the surrounding countryside forms an integral part of the street scene, will be particularly sensitive to change.

In considering the impact of setting in relation to significance, the former is often associated with views. GPA3 states that 'contribution of setting to the significance of a heritage asset is often expressed by reference to views'. These views can include a *'variety of views of, across, or including that asset, and views of the surroundings from or through the asset'*.

In addition, views can contribute *'more to understanding the significance of a heritage asset'* and can include *'natural features'* which are 'particularly relevant'.

## 2.0 How, and to what degree, if at all, does the setting of these heritage assets contribute to the significance of these heritage assets?

2.1 GPA3 is clear that ‘setting is not a heritage asset’, but that its ‘importance lies in what it contributes to the significance of the heritage asset’. Its contribution can depend on a wide range of physical factors within the surroundings of the heritage asset, but can also include ‘perceptual and associational attributes pertaining to, the heritage asset’s surroundings’.

2.2 Below is a table listing the heritage assets that would be potentially impacted by the proposed development, their setting and the contribution this setting makes to their overall significance.

Asset Details	Type	Setting	Contribution to Significance
Round House	Listed Building	Immediate domestic setting set in wider rural, countryside setting.	Both immediate and wider setting inform the historic context and character of the heritage asset and contribute positively to its overall significance.
Clematis Cottage	Listed Building	Immediate domestic setting forming part of a historic, sporadic development on the outskirts of Little Dunmow village in a wider rural, countryside setting.	As above
Gremlin Cottage	Listed Building	Immediate domestic setting forming part of a historic village development in a wider rural, countryside setting.	As above
The Cottage	Listed Building	Immediate domestic setting forming part of a historic village development in a wider rural, countryside setting.	As above
Flich of Bacon Public House	Listed Building	Immediate commercial setting forming part of a historic village development in a wider rural, countryside setting.	As above
Monks Hall	Listed Building	Immediate domestic setting forming part of a historic village development in a wider rural, countryside setting.	As above
Cottage Immediately West of Monks Hall	Listed Building	Immediate domestic setting forming part of a historic village development in a wider rural, countryside setting.	As above
Rose Farm	Listed Building	Immediate domestic setting forming part of a historic	As above



		village development in a wider rural, countryside setting.	
Rose Farm Cottages	Listed Building	Immediate domestic setting forming part of a historic village development in a wider rural, countryside setting.	As above
Corner House	Listed Building	Immediate domestic setting forming part of a historic village development in a wider rural, countryside setting.	As above
Kings Barn House	Listed Building	Immediate domestic setting forming part of a historic village development in a wider rural, countryside setting.	As above
Ivy House	Listed Building	Immediate domestic setting forming part of a historic village development in a wider rural, countryside setting.	As above
Cartlodge 20 Metres West of Grange Farmhouse	Listed Building	Immediate agricultural setting forming part of farm complex in a wider rural, countryside setting.	As above
Grange Farmhouse	Listed Building	Immediate domestic setting forming part of an agricultural complex in a wider rural, countryside setting.	As above
Grange Farm Granary 60 Metres South of Farmhouse	Listed Building	Immediate agricultural setting forming part of farm complex in a wider rural, countryside setting.	As above
3 Tombs to Bull Family, Approximately 60 to 66 Metres North West Corner of Church of St Mary the Virgin.	Listed Building	Immediate churchyard setting in a wider rural, countryside setting.	As above
Church of St Mary the Virgin	Listed Building	Immediate ecclesiastical setting in wider rural, countryside setting.	As above
Priory Place	Listed Building	Immediate domestic setting and wider rural, countryside setting.	As above
Thatched Cottage Between Brick House and Railway	Listed Building	Immediate domestic setting and wider rural, countryside setting.	As above

Bridge			
Bayleys	Listed Building	Immediate domestic setting and wider, isolated rural, countryside setting.	As above
Willows Cottage	Listed Building	Immediate domestic setting and wider, isolated rural, countryside setting.	As above
The Cottage	Listed Building	Immediate domestic setting in a wider rural, countryside setting.	As above
Brights Cottage	Listed Building	Immediate domestic setting in a wider rural, countryside setting.	As above
Penash	Listed Building	Immediate domestic setting in a wider rural, countryside setting.	As above
171	Site of Special Archaeological Interest	Immediate residential character resulting from modern development set in wider rural countryside setting.	Wider historic rural setting contributes positively to its overall significance.
201	Site of Special Archaeological Interest	Overall wider rural countryside setting with principle transport route (A120) passing through the site.	Wider historic rural setting contributes positively to its overall significance.
169	Site of Special Archaeological Interest	Varied immediate setting incorporating residential development, church, cemetery and communal playing grounds, in a wider rural, countryside setting.	Historic immediate and wider setting contributes positively to its overall significance.
170	Site of Special Archaeological Interest	Immediate domestic setting in a wider rural, countryside setting.	Historic rural setting contributes positively to its overall significance.

### 3.0 What would be the effects of the proposed development on that significance, and would this be beneficial or harmful?

**Please note:** Heritage Assets that are considered to be most sensitive to the proposed development are listed below. Assets listed in section 1.0, where the impact is considered to be negligible, have been excluded below for ease of reference.

The following list is compiled with reference to the submitted masterplan. Subsequent revision to this plan may alter the resulting impact which should be re-assessed as necessary.

Asset Details	Impact to significance	Would this be beneficial or harmful?
Round House	Introduction of high-density residential development to the south-west of the heritage asset is likely to compromise its wider rural countryside setting, particularly when experienced on the approach east and west along Braintree Road.	Harmful
Clematis Cottage	Introduction of high-density residential development to the east and west of the site would compromise its wider rural countryside setting.	Harmful
Gremlin Cottage	Introduction of high-density residential development on the approach to the Street and to the east and west of the heritage asset would compromise its wider rural setting and historic context.	Harmful
The Cottage	Introduction of high-density residential development on the approach to the Street and to the east and west of the heritage asset would compromise its wider rural setting and historic context.	Harmful
Fritch of Bacon Public House	Introduction of high-density residential development on the approach to the Street and to the east and west of the heritage asset would compromise its wider rural setting and historic context.	Harmful
Monks Hall	Introduction of high-density residential development on the approach to the Street and to the west of the heritage asset would compromise its wider rural setting and historic context.	Harmful
Cottage Immediately West of Monks Hall	Introduction of high-density residential development on the approach to, and to the west of, the heritage asset would compromise its wider rural setting and historic context.	Harmful
Rose Farm	Introduction of high-density residential development on the approaches to the heritage asset would compromise its wider rural setting and historic context.	Harmful

Rose Farm Cottages	Introduction of high-density residential development on the approaches to the heritage asset would compromise its wider rural setting and historic context.	Harmful
Corner House	Introduction of high-density residential development on the approaches to the heritage asset, and on the land to the south, would compromise its wider rural setting and historic context.	Harmful
Kings Barn House	Introduction of high-density residential development on the approaches to the heritage asset, and on the land to the south, would compromise its wider rural setting and historic context.	Harmful
Ivy House	Introduction of high-density residential development on the approaches to the heritage asset, and on the land to the immediate east and south, would compromise its wider rural setting and historic context.	Harmful
Cartlodge 20 Metres West of Grange Farmhouse	Introduction of high-density residential development on the approach to the heritage asset, and on the land to the immediate north would compromise its wider rural setting and historic context.	Harmful
Grange Farmhouse	Introduction of high-density residential development on the approach to the heritage asset, and on the land to the immediate north would compromise its wider rural setting and historic context.	Harmful
Grange Farm Granary 60 Metres South of Farmhouse	Introduction of high-density residential development on the approach to the heritage asset, and on the land to the immediate north would compromise its wider rural setting and historic context.	Harmful
3 Tombs to Bull Family, Approximately 60 to 66 Metres North West Corner of Church of St Mary the Virgin.	Introduction of high-density residential development on the approaches to the heritage asset may compromise its wider rural setting and historic context.	Harmful
Church of St Mary the Virgin	Introduction of high-density residential development on the approaches to the heritage asset, and to the east in particular, may compromise its wider rural setting and historic context.	Harmful
Priory Place	Introduction of high-density residential development on the approaches to the heritage asset, and to the east in particular, may compromise its wider rural setting and historic context.	Harmful
Thatched Cottage Between Brick House and Railway	Introduction of high-density residential development on the approaches to the	Harmful

Bridge	heritage asset, and to the east, may compromise its wider rural setting and historic context.	
Bayleys	Introduction of high-density residential development on the approaches to the heritage asset, and to the immediate north, south and west would compromise its historic, isolated character and wider rural setting and historic significance.	Harmful
Willows Cottage	Introduction of high-density residential development on the approaches to the heritage asset, and to its west, south and east would compromise its wider rural setting and historic context.	Harmful
The Cottage	Introduction of high-density residential development on the approaches to the heritage asset and to the north and south would compromise its wider rural setting and historic context.	Harmful
Brights Cottage	Introduction of high-density residential development on the approaches to the heritage asset and to the north and south would compromise its wider rural setting and historic context.	Harmful
Penash	Introduction of high-density residential development on the approaches to the heritage asset and to the north west and the east would compromise its wider rural setting and historic context.	Harmful
171	<ul style="list-style-type: none"> <li>a) Introduction of further high-density residential development to the north and south-west may further compromise wider historic, rural setting.</li> <li>b) Excavation of surrounding land may better reveal evidence of historic archaeological activity and improve knowledge and interpretation of the context and significance of the asset.</li> </ul>	<ul style="list-style-type: none"> <li>a) Harmful</li> <li>b) Beneficial</li> </ul>
201	<ul style="list-style-type: none"> <li>a) Introduction of high-density residential development to the south-west would further compromise its wider historic, rural setting.</li> <li>b) Excavation of surrounding land may better reveal evidence of historic archaeological activity and improve knowledge and interpretation of the context and significance of the asset.</li> </ul>	<ul style="list-style-type: none"> <li>a) Harmful</li> <li>b) Beneficial</li> </ul>

	<p>c) Excavation of land may compromise archaeological evidence of historic activity and inhibit future understanding and interpretation of the context and significance of the asset.</p>	<p>c) Harmful</p>
169	<p>a) Introduction of further high-density residential development to the north and south-west may further compromise wider historic, rural setting.</p> <p>b) Excavation of surrounding land may better reveal evidence of historic archaeological activity and improve knowledge and interpretation of the context and significance of the asset.</p>	<p>a) Harmful</p> <p>b) Beneficial</p>
170	<p>a) Introduction of high-density residential development to the east would further compromise its wider historic, rural setting.</p> <p>b) Excavation of surrounding land may better reveal evidence of historic archaeological activity and improve knowledge and interpretation of the context and significance of the asset.</p>	<p>a) Harmful</p> <p>b) Beneficial</p>

## 4.0 How might enhancement be maximised, and any harm minimised or avoided?

### 4.1 Enhancement

Asset Details	Benefit	How would this be maximised?
171, 201, 169 and 170	Excavation of surrounding land may better reveal evidence of historic archaeological activity and improve knowledge and interpretation of the context and significance of the asset.	Defer to ECC Archaeological Advisor or suitably qualified persons.

### 4.2 Harm

Asset Details	Harm	How would this be avoided?
Round House	Introduction of high-density residential development to the south-west of the heritage asset is likely to compromise its wider rural countryside setting, particularly when experienced on the approach east and west along Braintree Road.	<ul style="list-style-type: none"> <li>Identify alternative site(s) for development</li> <li>Omit the area of land identified north of the A120 from the proposed site boundary.</li> <li>Provide a buffer, with well-established vegetation screening along the boundary of the A120.</li> </ul>
Clematis Cottage	Introduction of high-density residential development to the east and west of the site would compromise its wider rural countryside setting.	<ul style="list-style-type: none"> <li>Identify alternative site(s) for development</li> <li>Provide a buffer of open, communal land along the main road on the approach to the village and to the east and west of the heritage asset to enable its historic rural setting to continue to be interpreted.</li> </ul>
Gremlin Cottage	Introduction of high-density residential development on the approach to the Street and to the east and west of the heritage asset would compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>Identify alternative site(s) for development</li> <li>Provide a buffer of open, communal land along the main road on the approach to the village and to the east and west of the heritage asset to enable its historic rural setting to continue to be interpreted.</li> </ul>
The Cottage	Introduction of high-density residential	<ul style="list-style-type: none"> <li>Identify alternative site(s) for development</li> </ul>

	development on the approach to the Street and to the east and west of the heritage asset would compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>• Provide a buffer of open, communal land along the main road on the approach to the village and to the east and west of the heritage asset to enable its historic rural setting to continue to be interpreted.</li> </ul>
Flitch of Bacon Public House	Introduction of high-density residential development on the approach to the Street and to the east and west of the heritage asset would compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer of open, communal land along the main road on the approach to the village and to the east and west of the heritage asset to enable its historic rural setting to continue to be interpreted.</li> </ul>
Monks Hall	Introduction of high-density residential development on the approach to the Street and to the west of the heritage asset would compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer of open, communal land along the site boundary to the north and west of the heritage asset to enable its historic rural setting to continue to be interpreted from within and around its curtilage.</li> </ul>
Cottage Immediately West of Monks Hall	Introduction of high-density residential development on the approach to, and to the west of, the heritage asset would compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer of open, communal land along the site boundary to the north and west of the heritage asset to enable its historic rural setting to continue to be interpreted from within and around its curtilage.</li> </ul>
Rose Farm	Introduction of high-density residential development on the approaches to the heritage asset would compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer of open, communal land along principle approaches to the village to enable its wider historic rural setting to continue to be interpreted.</li> </ul>
Rose Farm Cottages	Introduction of high-density residential development on the approaches to the	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> </ul>



	heritage asset would compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>• Provide a buffer of open, communal land along principle approaches to the village to enable its wider historic rural setting to continue to be interpreted.</li> </ul>
Corner House	Introduction of high-density residential development on the approaches to the heritage asset, and on the land to the south, would compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer of open, communal land along principle approaches to the village and along the site boundary to the south of the heritage asset to enable its wider historic rural setting to continue to be interpreted.</li> </ul>
Kings Barn House	Introduction of high-density residential development on the approaches to the heritage asset, and on the land to the south, would compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer of open, communal land along principle approaches to the village and along the site boundary to the south of the heritage asset to enable its wider historic rural setting to continue to be interpreted.</li> </ul>
Ivy House	Introduction of high-density residential development on the approaches to the heritage asset, and on the land to the immediate east and south, would compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer of open, communal land along principle approaches to the village and along the site boundary to the south and east of the heritage asset to enable its wider historic rural setting to continue to be interpreted.</li> </ul>
Cartlodge 20 Metres West of Grange Farmhouse	Introduction of high-density residential development on the approach to the heritage asset, and on the land to the immediate north would compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer along the principle approach to the complex and alongside the southern boundary line to enable its wider historic rural setting to continue to be interpreted.</li> <li>• Consider appropriate uses for</li> </ul>

		<p>this part of the site. Commercial uses may be more sympathetic rather than high-density solely residential.</p>
Grange Farmhouse	<p>Introduction of high-density residential development on the approach to the heritage asset, and on the land to the immediate north would compromise its wider rural setting and historic context.</p>	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer along the principle approach to the complex and alongside the southern boundary line to enable its wider historic rural setting to continue to be interpreted.</li> <li>• Consider appropriate uses for this part of the site. Commercial uses may be more sympathetic rather than high-density solely residential.</li> </ul>
Grange Farm Granary 60 Metres South of Farmhouse	<p>Introduction of high-density residential development on the approach to the heritage asset, and on the land to the immediate north would compromise its wider rural setting and historic context.</p>	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer along the principle approach to the complex and alongside the southern boundary line to enable its wider historic rural setting to continue to be interpreted.</li> <li>• Consider appropriate uses for this part of the site. Commercial uses may be more sympathetic rather than high-density solely residential.</li> </ul>
Church of St Mary the Virgin	<p>Introduction of high-density residential development on the approaches to the heritage asset, and to the east in particular, may compromise its wider rural setting and historic context.</p>	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer along the principle approach to the heritage asset and alongside the site boundary line to the east to enable its wider historic rural setting to continue to be interpreted.</li> </ul>
Priory Place	<p>Introduction of high-density residential development on the approaches to the heritage asset, and to the east in particular, may</p>	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer along the principle approach to the</li> </ul>

	compromise its wider rural setting and historic context.	heritage asset and alongside the site boundary line to the east to enable its wider historic rural setting to continue to be interpreted.
Thatched Cottage Between Brick House and Railway Bridge	Introduction of high-density residential development on the approaches to the heritage asset, and to the east, may compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Omit the area of land identified east of the heritage asset from the proposed site boundary.</li> <li>• Provide a buffer, with well-established vegetation screening along the site boundary to the east.</li> </ul>
Bayleys	Introduction of high-density residential development on the approaches to the heritage asset, and to the immediate north, south and west would compromise its historic, isolated character and wider rural setting and historic significance.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Omit the area of land identified to the west and south of the heritage asset from the proposed site boundary.</li> <li>• Provide a buffer, with well-established vegetation screening along the site boundary to the north.</li> </ul>
Willows Cottage	Introduction of high-density residential development on the approaches to the heritage asset, and to its west, south and east would compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer along the site boundary surrounding the heritage asset to the east, south and west.</li> </ul>
The Cottage	Introduction of high-density residential development on the approaches to the heritage asset and to the north and south would compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer along the site boundary adjacent to the heritage asset.</li> </ul>
Brights Cottage	Introduction of high-density residential development on the approaches to the	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer along the site</li> </ul>

	heritage asset and to the north and south would compromise its wider rural setting and historic context.	boundary adjacent to the heritage asset.
Penash	Introduction of high-density residential development on the approaches to the heritage asset and to the north west and the east would compromise its wider rural setting and historic context.	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer along the site boundary adjacent to the heritage asset.</li> </ul>
171, 201, 169 and 170	<p>Introduction of further high-density residential development to the north and south-west may further compromise wider historic, rural setting.</p> <p>Excavation of surrounding land may better reveal evidence of historic archaeological activity and improve knowledge and interpretation of the context and significance of the asset.</p> <p>Excavation of land may compromise archaeological evidence of historic activity and inhibit future understanding and interpretation of the context and significance of the asset.</p>	<ul style="list-style-type: none"> <li>• Identify alternative site(s) for development</li> <li>• Provide a buffer and along the site boundary, and additional screening/ planning where possible adjacent to the heritage asset.</li> <li>• Undertake an agreed programme of archaeological investigation/ recording prior to commencement of works, to be agreed with ECC Archaeological Officer and findings to be formally recorded and made publically available via the HER (Historic Environment Record).</li> </ul>

## 5.0 Concluding recommendation

It is strongly recommended that a full Heritage Impact Assessment be commissioned with regards to the proposed development if this site is to be recommended.

The resulting impact of the development as proposed, upon the setting of the heritage assets is considered to be harmful and would compromise their overall significance. In response to this, the 'heritage' benefits arising from the scheme, not to be confused with public benefit, are unlikely in my view to mitigate this harm. The NPPF is clear in paragraph 132 that 'great weight should be given to the asset's conservation'.

However, it should be acknowledged that the proposed development would result in a significant public benefit in terms of new homes, and it could be argued that this would outweigh the relative harm to the setting of the aforementioned heritage assets. Nonetheless, these buildings represent a finite resource, and once such a scheme has been agreed and implemented, this harm cannot be undone.

As such, I would suggest that a full and independent Heritage Impact Assessment be carried out to inform any future masterplan, and that any subsequent proposal should take measures to address the concerns raised above, taking great care to avoid unnecessary and irreversible harm the significance of the heritage assets detailed above, and their wider setting. I would also strongly suggest that should the Local Authority feel minded to put forward the above site, the site boundary should be reconsidered and reduced to omit the northern most section to the south of Round House, and the two southernmost areas to the west of Bayleys. The former would appear dislocated from the principle development in my view and appear incongruous in relation to the wider cohesive scheme. In omitting the two southernmost areas, this would preserve the wider setting of a number of heritage assets and retain valuable separation between the historic village of Little Dunmow, and the heavily built-up development to the south-east, off Station Road which is important to the character of the historic settlement in my view.

In light of this, I would recommend strongly that the submitted indicative masterplan is revised, once this full heritage impact assessment has been carried out, and the layout of proposed housing detailed accordingly. Subject to these measures, and a revision of the site area, I consider that such as scheme could be achieved without causing substantial harm to the significance of the heritage assets detailed above. Where less than substantial harm would result, it is likely that the overall public benefit arising from the scheme would outweigh this.