
Appendices

Appendix 1

Heritage Impact Assessment (CgMs, April 2019)



HERITAGE IMPACT ASSESSMENT

LAND AT CHIPPING ONGAR
CHIPPING ONGAR
ESSEX

APRIL 2019

Local Planning Authority:
Epping Forest District
Council

Site centred at:
TL 55789 03300

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CONTENTS

	Executive Summary
1.0	Introduction and Proposed Development
2.0	Statutory and Planning Policy Framework
3.0	The Site and its Context
4.0	Archaeological and Historical Background
5.0	Setting Assessment
6.0	Conclusions

Sources Consulted

LIST OF ILLUSTRATIONS

Fig. 1	Site location
Fig. 2	HER Data – Designated and Non-designated Monuments (Data from the EHER)
Fig. 3	HER Data – Scheduled Monument and Listed Buildings only (Data from the EHER)
Fig. 4	HER Data – Events (Data from the EHER)
Fig. 5	LiDAR Data Plot
Fig. 6	1777 Chapman & Andre
Fig. 7	1789 Plan of Castle Farm
Fig. 8	1799 Ordnance Survey Drawing
Fig. 9	1841 Chipping Ongar Tithe Map
Fig.10	1873-74 Ordnance Survey
Fig.11	1897 Ordnance Survey
Fig.12	1923 Ordnance Survey
Fig.13	1934 Castle Farm Sales Particular
Fig.14	1960 Ordnance Survey
Fig.15	1983 Ordnance Survey
Fig.16	2000 Aerial View (Google Earth)
Fig.17	2009 Aerial View (Google Earth)
App. A	Indicative Masterplan
App. B	Designated Heritage Assets discounted from further consideration

EXECUTIVE SUMMARY

- Land to the east of Chipping Ongar, Chipping Ongar, Essex has been assessed to consider the impact of a proposed housing development on the setting of surrounding heritage assets and any below ground archaeological assets.
- The total study site comprises 72.103 ha and is presented on the reports figures as the red line area. The entirety of the study site is shown as the redline area on Figure 1. However, it should be noted that the proposed development, as shown the illustrative masterplans prepared as part of the examination process, would be smaller than the total area considered in this assessment.
- Due to the discrete nature of the proposed development environment impacts on non-designated and designated heritage assets are only considered within a 300m search radius. The area is largely secluded and a true appreciation of the area to be developed is only gained by accessing the trackways passing through the study site. Views from the A414 are completely obscured by a 3m+ high hedgerow on a bank, views from High Ongar are obscured by a series of woodland copses and a dense hedgerow marking the parish boundary between High Ongar and Chipping Ongar. Long distance views of the site are obtainable, intermittently, from Mill Lane to the south however these points of visibility are located c. 0.5km to the south. The site cannot be viewed from Chipping Ongar unless standing beyond the hedgerows and vegetation marking the Conservation Area boundary.
- The mound, comprising the Motte, at Castle Ongar is densely wooded and there are only limited views from the Scheduled Monument towards the proposed development site and toward Chipping Ongar.
- It is concluded that the proposed development will have no impact on the settings of the majority of the designated heritage assets within a 300m radius of the site boundary. The lack of impact is largely due to the secluded nature of the proposed development site and the inward-looking nature of the Chipping Ongar Conservation Area, within which the majority of the heritage assets are located.
- It is concluded that the proposed development will result in less than substantial harm to the significance of the Scheduled Monument at Ongar Castle, arising from development within its wider rural setting. However, embedded mitigation measures have been identified and included within the Indicative Masterplan to minimise any such impacts. There will also be a limited impact to the significance of the Chipping Ongar

Conservation Area. The setting and significance of the surrounding Listed Buildings would be preserved by the proposed development.

1.0 INTRODUCTION AND PROPOSED DEVELOPMENT

- 1.1 This Heritage Impact Assessment has been prepared by CgMs Heritage to consider the potential impacts arising from the proposed allocation, and subsequent development, of land east of Chipping Ongar, Essex.
- 1.2 The assessment considers land to the east of Chipping Ongar Castle, Chipping Ongar, Essex, comprising the site (also referred to as the study site). The study site is shown at Figure 1 and is c.72 hectares in extent and is centred at TL 55789 03300 (Figure 1). The land is located to the east of the village of Chipping Ongar, south of Chelmsford Road (A414) and comprises agricultural land consisting of several fields separated by hedgerows.
- 1.3 This Assessment builds on previous detailed assessment work undertaken by CgMs and is presented as an update to the Heritage Statement prepared in 2016. It has been prepared to respond to the Indicative Masterplan prepared by Studio LK which demonstrates how development of the study site might be brought forward. This Masterplan has been informed by the detailed assessment work previously undertaken by CgMs and includes a number of mitigation measures to minimise any potential adverse impact to the significance of the surrounding heritage assets.
- 1.4 This Heritage Statement considers the impact of the development proposals directly on below ground non-designated assets and considers the indirect impacts of the development proposals on Designated Heritage Assets within a 300m area surrounding the site. This includes the Chipping Ongar Conservation Area and the Scheduled Monuments and Listed Buildings located within it.
- 1.5 In accordance with central and local government policy and guidance on archaeology and planning, and guidance from Historic England, this assessment considers the impact of the proposed development on the setting and significance of identified Designated Heritage Assets (DHA) with reference to the embedded mitigation measures included within the Indicative Masterplan.
- 1.6 The assessment therefore enables relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering, and/or heritage solutions to any cultural heritage potential identified. This document is sufficient to inform the proposed allocation of the site for residential-led development.

Proposed Development

- 1.7 The outline plan of the proposed development is presented in Appendix A. This Indicative Masterplan was prepared by Studio LK following assessment work undertaken by CgMs in 2016. It includes a number of embedded mitigation measures to minimise any potential adverse impact to the significance of relevant heritage assets. Most notably this includes a substantial buffer zone of circa 220 metres from the Scheduled Ongar Castle and a number of designed sightlines within the development area to retain and frame views to the Castle.
- 1.8 The majority of the site boundaries are formed by hedgerows. The development proposals include the retention of all existing hedges subdividing the site and around the perimeter of the site, with additional planting to reinforce existing screening.
- 1.9 No development is proposed along the course of the River Rodding, forming the eastern boundary of the application area, or the wetland and woodland areas flanking it. No development is proposed along the course of the Cripsey Brook forming the southern boundary of the application area.

2.0 STATUTORY AND PLANNING POLICY FRAMEWORK

2.1 Statutory Framework

Planning (Listed Building and Conservation Areas) Act, 1990

2.1.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out policies relevant to the protection of Listed Buildings and conservation areas and their setting. The following policies are relevant to the site:

- **Section 66(1) states: 'In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.**
- Section 69 of the Act requires local authorities to define as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and Section 72 gives local authorities a general duty to pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area' in exercising their planning functions. However, unlike the parallel duty under Section 66 there is no explicit protection for the setting of conservation areas.

2.2 Policy Background

National Planning Policy Framework (NPPF)

2.2.1 Government policy in relation to the historic environment is outlined in section 16 of the National Planning Policy Framework (NPPF) (published February 2019), entitled *Conserving and Enhancing the Historic Environment*. This section provides guidance for local planning authorities (LPA), property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment

- Conservation of England's heritage assets in a manner appropriate to their significance, and
- Recognition of the contribution that heritage assets make to our understanding of the past.

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

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

2.2.4 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. No such designated heritage assets are present within the site.

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

2.2.6 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.2.7 Paragraphs 189-197 of the NPPF set out the approach to be adopted for assessing heritage assets in order their significance, the impact of proposed development on that **significance and the need to avoid or minimise conflict between a heritage asset's conservation and proposed development, can be understood.**

2.2.8 In specific relation to Designated Heritage Assets (DHA), paragraph 195 of the NPPF states that, where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.

2.2.9 Paragraph 196 states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

2.2.10 Paragraph 197 states that, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage assets.

2.3 National Planning Guidance

Planning Policy Guidance (PPG)

2.3.1 The NPPF is supported by the Planning Policy Guidance (PPG). In relation to the historic environment, paragraph 18a-001 states that the appropriate conservation of heritage **assets forms one of the 'Core Planning Principles' of the NPPF.**

2.3.2 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

2.3.3 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.

- 2.3.4 The PPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no inter-visibility with each other. There may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.3.5 Paragraph 18a-013 **concludes that the contribution of setting to an asset's significance** is not dependent on public access. The ability to access and experience a setting will vary over time. LPAs may need to consider the implications of cumulative change, and **the fact that developments which detract from a DHA's significance may threaten its on-going conservation by damaging its economic viability.**
- 2.3.6 The key test in NPPF paragraphs 195-196 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the PPG provides additional guidance on substantial harm stating that whether a proposal causes substantial harm will be a judgment for the decision taker. Substantial harm is a high test, which may not arise in many cases. It is not the scale of the development that is being assessed, but the **degree of harm to the asset's significance.**
- 2.3.7 Paragraph 18a-020 of the PPG outlines what is meant by public benefits, in relation to Paragraph 196 of the NPPF. Public benefits can be anything that delivers economic, social or environmental progress, flowing from the proposed development. They should be of benefit to the public at large, but do not always have to be visible or accessible to the public in order to be genuine public benefits.

Overview: Historic Environment Good Practice Advice in Planning

- 2.3.8 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. GPA1: The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans. GPA2: Managing Significance in Decision-Making includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. GPA 3: The Setting of Heritage Assets replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2016), HEA2: Making Changes to

Heritage Assets (February 2016), HEA3: The Historic Environment and Site Allocations in Local Plans (October 2015), and HEA4: Tall Buildings (December 2015).

GPA1: The Historic Environment in Local Plans (March 2015)

2.3.9 2.22 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

2.3.10 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2015) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

2.3.11 **As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting** is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

2.3.12 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. **Historical and cultural associations may also form part of the asset's setting, which can** inform or enhance the significance of a heritage asset.

2.3.13 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated

that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

2.3.14 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

2.3.15 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

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

2.4 Local Planning Policy

- 2.4.1 The relevant Development Plan framework is provided by the Epping Forest District Council Combined Local Plan (1998) and Local Plan Alterations (2006). It includes the following relevant policy.

POLICY HC1 – SCHEDULED MONUMENTS AND OTHER ARCHAEOLOGICAL SITES

ON SITES OF KNOWN OR POTENTIAL ARCHAEOLOGICAL INTEREST, PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT WHICH WOULD NOT ADVERSELY AFFECT NATIONALLY IMPORTANT REMAINS, WHETHER SCHEDULED OR NOT, OR THEIR SETTINGS.

THE COUNCIL WILL ALSO REQUIRE:

- (i) THE RESULTS OF AN ARCHAEOLOGICAL EVALUATION TO BE SUBMITTED AS PART OF ANY APPLICATION;
- (ii) THE PRESERVATION IN SITU, AND PROVISION FOR THE APPROPRIATE MANAGEMENT, OF THOSE REMAINS AND THEIR SETTINGS CONSIDERED TO BE OF PARTICULAR IMPORTANCE;
- (iii) PROVISION FOR RECORDING AND/OR EXCAVATION BY A COMPETANT ARCHAEOLOGICAL ORGANISATION PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, WHERE IN SITU PRESERVATION IS NOT JUSTIFIED.

- 2.4.2 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.4.3 In accordance with national and local planning policy, this Setting Assessment seeks to clarify the impact of the proposed development on the surrounding Designated Heritage Assets, the level and significance of the impact, and to identify the need or otherwise for mitigation measures.

3.0 THE SITE AND ITS CONTEXT

3.1 Location

3.1.1 The Study Site is located to the east of the village of Chipping Ongar, south of the Chelmsford Road (A414) and comprises several fields separated by hedgerows. The area is surprisingly secluded and a true appreciation of the area to be developed is only gained by accessing the trackways passing through the study site. Views from the A414 are completely obscured by a 3m+ high hedgerow on a bank, views from High Ongar are obscured by a series of woodland copses and a dense hedgerow marking the parish boundary between High Ongar and Chipping Ongar. Long distance views of the site are obtainable, intermittently, from Mill Lane to the south. However these points of visibility are located c. 0.5km to the south. The site cannot be viewed from Chipping Ongar unless standing beyond the hedgerows and vegetation marking the Conservation Area boundary. The site cannot be viewed from Ongar Castle.

3.1.2 The solid geology underlying the site is the London Clay Formation comprising Clay, Silt and Sand. No geotechnical work has occurred on the site however, if present, superficial geological deposits are likely to consist of Glacial Head deposits comprising Gravel, Sand, Silt and Clay.

3.2 Topography

3.2.1 The site is located on a spur, Ongar Castle occupies the highest point, with the topography comprising an east facing slope dropping from c. 57m to c. 40m AOD, the base of the slope is marked by the River Roding which lies in part within the study areas eastern boundary and a south facing slope dropping from c. 57m to c. 40m AOD, the base of the slope is marked by the Cripsey Brook which forms the sites southern boundary.

3.2.2 Apart from the River Roding which forms the sites eastern boundary no other bodies of water or water courses are present within the site. The Cripsey Brook, located c. 50m south of the site, flows from west to east to join the River Roding flowing north to south c. 125m to the east of the site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSEMENT OF SIGNIFICANCE

4.1 Timescales used in this report:

Prehistoric

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD 43	-	410	
Anglo Saxon/Early Medieval	AD 410	-	1066	
Medieval	AD 1066	-	1485	
Post Medieval	AD 1486	-	1749	
Modern	AD 1750	-	Present	

4.2 Introduction

4.2.1 What follows comprises a review of archaeological findspots within a 300m radius of the study site, also referred to as the study area, held on the Essex Historic Environment Record (EHER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day. This Assessment was provided in 2016 and has not been updated as part of the wider updates to this Statement undertaken in 2019.

4.2.2 In terms of relevant designated heritage assets, as defined above in paragraph 2.6 and as shown on Figure 2, no World Heritage Sites, Historic Battlefield or Historic Wreck sites lie within the study site or its immediate vicinity.

4.2.3 A Scheduled Monument, Ongar Castle (National Reference 1002189) is located 210m to the west of the site (Figures 2 and 3).

4.2.4 No previous archaeological investigation has occurred within the proposed development area.

4.2.5 The map regression demonstrates that the site has remained as open or agricultural land until the present day.

4.2.6 This chapter considers the heritage resource, primarily non-designated assets whereas Chapters 5 and 6 subsequently considers the potential impacts on designated heritage assets.

4.3 Prehistoric - Palaeolithic and Mesolithic

4.3.1 There is no evidence for human activity within the study area through either the Palaeolithic or Mesolithic periods.

4.3.2 The archaeological potential for archaeological assets of this period to be present on the site must therefore be regarded as low.

4.4 Neolithic, Bronze Age and Iron Age

4.4.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

4.4.2 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

4.4.3 No archaeological assets from the later prehistoric periods are recorded within the site boundary or the 300m search radius. Previous archaeological mitigation, a watching brief during replacement of the Ongar Sewage Scheme, to the south-east of the study site noted flint blades and struck flakes. However, no definitive dates for the assemblage other than a generic prehistoric date is given and throughout no prehistoric features were observed.

4.4.4 To the north of Ongar Castle (MEX1038635) a line of 4 circular cropmarks are interpreted as ring ditches. Circular crop marks are generally prehistoric in date marking the sites of ploughed out barrows (burial mounds) however, on this occasion the line appears to be too straight and the cropmarks might be a result of later medieval or Post-Medieval land management (small fish ponds or dew ponds).

4.4.5 In view of the above, the potential of the study site for the prehistoric periods can be identified as generally low. Small quantities of residual artefacts may conceivably be present but this is considered unlikely.

4.5 Roman

4.5.1 The HER does not record any archaeological assets of the Roman period definitive of settlement either within or adjacent to the site.

4.5.2 Metal detecting to the east of the site (MEX1043262 and MEX1047134, Figure 2) has recorded a gold coin, a silver coin and bronze brooch of Roman date however the Portable Antiquities Scheme (PAS) only records a general location.

4.5.3 A Roman coin is also noted (PAS) within the western bailey of Ongar Castle (MEX40445).

4.5.4 Considerable debate has occurred with regard to the presence, or otherwise, of evidence for Roman settlement on the site of the Church of St Martin (MEX14659), to the west of the site. Roman construction materials, brick and tile, are noted within the fabric of the church and its presence has been used to argue for the presence of a nearby Roman structure or settlement with supposed further Roman foundations within the churchyard. However, there is no archaeological evidence for permanent Roman settlement or a structure within Chipping Ongar. Furthermore, despite its longevity of use, no Roman artefacts or evidence of structural remains has been reported as a result of grave digging in the churchyard.

4.5.5 Roman building material has been found in the earthen embankments comprising the town defences. The lack of any proven evidence for Roman settlement or structures in Chipping Ongar provides a strong argument for this material being imported from elsewhere.

4.5.6 The nearest recorded Roman roads are c. 3.74km to the north-west and 9.34km to the south-west of Chipping Ongar it is therefore unlikely that a settlement developed here during the Roman period. It is possible that the Roman construction material found in the fabric of the church and in the town defences was imported from elsewhere in the Medieval period (when both were constructed).

4.5.7 **The Portable Antiquities Scheme (PAS), which records metal detector finds and 'stray' artefacts found by members of the public, notes a Roman Brooch which has been given**

a generic grid reference to the east of the study site (MEX1047134). However, no evidence for structures or occupation deposits is noted in association with the brooch.

- 4.5.8 The archaeological potential of the study site for the Roman period can be categorised as generally low. Evidence of agricultural activity and land division could conceivably be present but is regarded as highly unlikely.

4.6 Anglo Saxon & Medieval

- 4.6.1 No finds or features of Anglo-Saxon date have been identified within the study area search radius. Consequently a low potential can be evidenced for this period at the study site itself.
- 4.6.2 The HER makes reference to a possible Anglo-Saxon enclosure located to the south of Ongar Castle (MEX30315 at TL 5527 0284) however, despite intrusive investigation (MEX23759), no evidence for its existence has been found.
- 4.6.3 Documentary evidence demonstrates that the earliest settlement was at High Ongar, to the north-east (MEX1036656). In the earliest documentation High Ongar is referred to as Great or Old Ongar. Chipping Ongar may have been founded and was carved out from the manor of High Ongar at some time in the 11th or 12th centuries. Chipping Ongar is referred to in the older documents as Little or Castle Ongar.
- 4.6.4 Ongar, Old English *Anger*, means pastureland and implies a cleared area within a largely wooded landscape. Domesday notes that the manor of Chipping Ongar supported 1000 pigs indicating extensive woodlands where the local population were **allowed 'pannage' (pigs feeding on forest litter)**.
- 4.6.5 The main focus of Medieval activity is the construction of the Norman planned town and Ongar Castle. Almost no literature or documentary references are available with regard to the foundation and construction of the castle although this is believed to have commenced in the mid-12th century. The castle comprises the motte, a large bailey to the west, a much smaller poorly defined bailey to the east. The Medieval settlement believed to have been founded at the same time was protected by encircling earthworks projected from the western bailey defences. The Castle, western bailey and part of the town defences comprise the Scheduled Monument (National ref 1002189); the eastern bailey is not scheduled.
- 4.6.6 Very little archaeological investigation has occurred either at the castle or in the village of Chipping Ongar; this is largely due to the lack of development in the area. However,

where small scale interventions have occurred features observed and artefacts noted are dated no earlier than the 12th/13th centuries.

4.6.7 The study site can be considered likely to have a theoretical archaeological potential for the Medieval period, due to its proximity to Ongar Castle. However, this is likely to comprise evidence for agricultural practices and land division only. The focus of Medieval activity can conclusively be regarded as being confined within the Castle and Town defences constructed in the late 11th to mid-12th century.

4.7 Post Medieval and Modern (including map regression exercise)

4.7.1 Early maps show the study site to the east of the settlement of Chipping Ongar within open or agricultural land (Figure 6, 1777 Chapman and Andre) and the Plan of Castle Farm (Figure 7, 1789). The site remains unchanged on the Ordnance Survey Drawing (Figure 8, 1799).

4.7.2 The Chipping Ongar Tithe Map (Figure 9, dated 1841) identifies numerous small fields within the site boundary. The fields comprise a mixture of meadows and arable.

4.7.3 The 1873-74 Map (Ordnance Survey, Figure 10) shows little change although the four fields in the northern part of the proposed development area have been amalgamated into a single unit. The site remains unchanged in 1897 (Figure 11, Ordnance Survey), 1923 (Figure 12, Ordnance Survey) and in 1960 (Figure 14, Ordnance Survey).

4.7.4 Throughout the Post-medieval and modern periods Chipping Ongar remains a small agricultural settlement retaining a fairly static population. At this time the village was noted for the large number of inns supporting the coaching industry. Between 1905 and 1975 the Hallsford Bridge Brickworks (MEX1036666) to the south-west of the site was in operation.

4.7.5 The Castle Farm Sales Particular, dated 1934 (Figure 13) only identifies those areas for sale in detail however the land division within these Lots remain unchanged from the 1923 edition of the Ordnance Survey. Of interest it is noted that at this time a proposed North Orbital Road is annotated passing through the site area and is on the same alignment as the proposed Relief Road (Figure 18).

4.7.6 The settlement expanded further as a London commuter town, until its closure in 1994 **Chipping Ongar was the terminus for London Underground's Central Line, the line now terminates at Epping c. 7 miles to the west.**

4.7.7 The 1983 Ordnance Survey (Figure 15,) shows a rationalisation of the field system within the site. The undated cropmarks noted in the HER (MEX15130) within the site boundary largely comply with the pre-1983 field boundaries.

4.7.8 No subsequent changes have occurred within the site, as shown on the aerial views dated 2000 and 2009 (Google Earth, Figures 16 and 17) or the current site survey (Figure 18).

4.7.9 The potential of the study site for the Post Medieval and Modern periods can be identified as low.

4.8 Negative/Neutral Evidence

4.8.1 Previous archaeological investigation within the 300m search radius is presented in Figure 4.

4.8.2 The site has not been archaeologically evaluated however the cropmarks identified following a review of aerial photographs in 2002 match with former field boundaries that were present in 1960 and removed prior to 1983 (Figures 2, 5, 14 and 15)

4.8.3 To the west of the site, archaeological evaluation on the site of a supposed Saxon Enclosure, predating the Norman Motte and Bailey (MEX23759) found no evidence for earlier settlement.

4.8.4 An extensive series of archaeological investigations was undertaken within Stoney Great Park (EEX58226) with no significant archaeological features recorded.

4.8.5 Figure 5 is a LiDAR (Light Detection and Ranging) image and detects no major structures or landscape features within the proposed development area. The image does confirm the presence of some of the linear features observed as cropmarks on aerial photographs (MEX15130) however, the supposed ring ditches are not detected by LiDAR (MEX1038635).

4.9 Assessment of Significance

4.9.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) **enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.**

4.9.2 **There are no heritage assets of 'significance' (as defined in NPPF) on the site.**

- 4.9.3 A review of the non-designated assets within the site boundary has identified cropmarks which appear to comply with field boundaries removed between 1960 and 1983. These features are of very minor local significance only.

5.0 SETTING ASSESSMENT

5.1 Introduction and Methodology

5.1.1 The following section includes a detailed assessment of the likely impact to the setting and significance of the surrounding Designated Heritage Assets (DHA). This assessment **is undertaken in accordance with the '5-step' process** established as best practice by Historic England in GPA3.

5.1.2 The first stage of this process is to identify all heritage assets potentially affected by the proposed development. Figure 3 shows the distribution of Designated Heritage Assets (DHAs) within 300m. Assets within the study area comprise:

- 74 Grade II Listed Buildings
- 1 Grade 1 Listed Building
- 1 Scheduled Monument
- 2 Conservation Areas

5.1.3 However, the majority of these DHAs share no visual, historical or functional association with the study site. It is therefore considered that the study site does not form part of their setting and the proposed allocation and subsequent development of the study site will have no impact on their significance. They have subsequently been excluded from further consideration in this assessment. A full list of those DHAs excluded from further consideration and a summary for the rationale behind this is included as Appendix B. The majority of these have been excluded because they are located on the High Street, within the centre of the Chipping Ongar Conservation Area. This road is linear and inward-looking with little very few views afforded out to either the east (the direction of the site) or west. As such these buildings will not be affected by the proposed development. However, consideration is given to them, together with all other Listed Buildings within the Chipping Ongar Conservation Area, as part of the broader assessment of the Conservation Area below.

5.1.4 The proposed development does have the potential to affect the setting and significance of the following DHAs:

- Ongar Castle (Scheduled Monument; NHL 1002189)
- Castle Farm Granary (Grade II Listed Building; NHL 1337499)
- Castle Farm Barn (Grade II Listed Building; NHL 1168146)
- Chipping Ongar Conservation Area

5.1.5 All of these DHAs were assessed within the previous CgMs Heritage Statement and the purposes of this section is to provide a more detailed assessment of the potential impact to their significance with specific regard to the Indicative Masterplan. It should be noted that all of the identified DHAs are located within the Chipping Ongar Conservation Area. As such elements of their settings do overlap, while they may also contribute to the significance of one another. These matters are considered below.

5.1.6 Section 5.2 will assess how, and to what extent, their settings currently contribute to the significance of these DHAs, in accordance with Step 2 of GPA3. Steps 3 and 4, which include an assessment of impact and any relevant mitigation measures included in the proposed development, will be provided at Section 5.3 of this Assessment. A summary of the identified impacts and how they relate to the legislation and policy framework outlined in Section 2.0 of this report is provided at Section 6.0. This is to enable the decision makers to provide a fully-informed decision in relation to the appropriateness of this proposed allocation.

5.2 Assessment of Significance

Ongar Castle

5.2.1 The Scheduled Monument comprises the surviving earthworks of a Norman motte and bailey castle. The original Castle was likely constructed in the 12th century by Richard de Lucy, the High Sherriff of Essex. The keep was rebuilt in the sixteenth century before being demolished in the eighteenth century.

5.2.2 The Scheduled elements of the Motte and Bailey Castle (the Motte, Western Bailey and Town Defences) are entirely overgrown and heavily wooded. The spatial layout and form of the earthworks, dated to the mid-12th century, cannot be appreciated from near distance and from the proposed development site appears as a small wood. When observing the Monument from Mill Lane 0.5km to the east it is not possible to differentiate between the trees growing on the monument and those dispersed throughout Chipping Ongar and along the edge of the Conservation Area as a whole.

5.2.3 The proper form of the eastern bailey which was once an integral part of the monument cannot be fully appreciated as an earthwork, although a series of small ponds follow the line of the defensive ditch. Trees and vegetation either side of the former line of the moat provide additional screening between the Motte and the proposed development site.

- 5.2.4 The Scheduled Monument has a very close intimate setting of hedgerows and mature tree growth, which serve as the immediate setting of the Motte and how it is experienced. The study site forms part of the extended setting of the Castle.
- 5.2.5 There are limited views of the north-eastern part of the proposed development site from the north-eastern edge of the Scheduled Monument. However, throughout the summer months the north-eastern quadrant of the development site is partially screened by leaf cover within the hedgerows separating the monument from the site, whereas the south-eastern site quadrant is not visible at any time.
- 5.2.6 The development proposals are located on farmland associated with the castle estate, in particular with Castle Farm and not Ongar Castle. The farmland is therefore associated with the farm and potential impacts on it should be considered in this context (Castle Farm itself is not listed).
- 5.2.7 **At the castle's foundation in the mid-12th century** it is possible that the Motte overlooked open land sloping down toward the River Roding. However, it cannot be discounted that the land was already subdivided into fields belonging to High Ongar to the east, from which the manorial lands forming Chipping Ongar were carved. Much of the layout of the historical field system has been degraded.
- 5.2.8 The site therefore comprises undeveloped, agricultural land to the east of the Castle. However, the current overgrown nature of the Castle heavily obscures any appreciation of its historic use from the site, with the planting visually tying in with surrounding vegetation. As such while its elevated nature means that the Castle does perform a landmark function, being visible above the neighbouring and intervening development, it is not possible to appreciate or understand its historic role or the significance of Ongar Castle from within the site. This is particularly evident in views from further east where the topography limits views to the monument. The site is subsequently considered to make a limited contribution to the overall significance of Ongar Castle.

Castle Farm Granary

- 5.2.9 The Granary dates from the eighteenth century and was constructed as part of the development of Castle Farm. It has, however, been markedly altered since its original construction. It now comprises a simple timber-framed structure that sits on saddlestones and is finished with weatherboarding. It has a 20th century corrugated asbestos roof. The significance of the Barn is primarily derived from its historic interest as an agricultural building developed during the agricultural revolution of the eighteenth

century, when enclosure allowed for more efficient means of farming and agricultural production.

5.2.10 The building forms part of a small cluster of former agricultural buildings that sit in the shadow of Ongar Castle, which gives the farm complex its name. The farmstead is no longer in agricultural use and now comprises a range of former agricultural buildings in different uses. Together with the Barn, discussed below, it appears to have been constructed as part of a larger planned, or model farm in the eighteenth century.

5.2.11 The Scheduled Castle to the west and dense planting to the east, together with the neighbouring built form, provides an enclosed and inward looking setting to the Listed Building. Its relationship with the other buildings within the farmstead is a key element of its setting, with this grouping demonstrating the historic use of the Granary and its functional relationship with the other component parts of the farmstead.

5.2.12 The site is located beyond this to the east and shares an historic functional association with the Listed Building as part of its wider agricultural surrounds and relates positively to the former use and role of the Listed Building. However, the legibility of this is limited with the enclosed immediate setting meaning that views between the Granary and the site are prevented by the intervening vegetation.

5.2.13 This means that while the historic use of the building can still be experienced from within its enclosed, immediate setting (despite it no longer serving an active agricultural use) the relationship with the wider agricultural land and the site is not legible. It is not possible to experience or appreciate the historic role of the building from within the site and the site is not appreciable from the Listed Building. However, the historic relationship and wider agricultural use means that it does make a slight contribution to the significance of Castle Farm Granary.

Castle Farm Barn

5.2.14 Castle Farm Barn was constructed in the 18th century and is a timber-framed and weatherboarded barn of 5 bays. It appears to be contemporary with the Granary, discussed above, and forms part of the same planned farmstead. As with the Granary **the building's significance is principally derived from its historic interest as an 18th century agricultural building.**

5.2.15 The setting of the Barn is very similar to the Granary, with the two buildings forming integral components of this historic farmstead. However, the surrounding planting means that their setting is visually constrained beyond these immediate surrounds. Therefore, while the site shares an historic functional association with the Barn and

provides a degree of agricultural context, this is not legible from the Listed Building and the site makes only a slight contribution to its significance.

Chipping Ongar Conservation Area

5.2.16 Chipping Ongar Conservation Area encompasses a large area of the town including the Scheduled Castle. It includes a wealth of Listed Buildings which date predominantly from the 18th and 19th centuries, although some have substantially earlier origins. The Conservation Area is predominantly linear in form with much of the built development lining High Street, the main thoroughfare that runs approximately north-south through the settlement. The main exception to this is to the east where the Conservation Area also includes the Scheduled Ongar Castle and Castle Farm (both discussed above) together with some intervening development. Most notably this includes the Grade I Listed Church of St Martin, which was originally constructed in the 11th century.

5.2.17 A brief Conservation Area Leaflet was prepared by the Council in 1998, while the **Council's website** summarises the significance of the Conservation Areas as follows:

*'The form and layout of the historic core of the town have changed little since the medieval period. A weekly market started in the 12th century and the market place is still apparent as the widest part of the High Street between Wren House and Manor House. The town was an important staging place for travellers from London to **East Anglia and by 1848 coaches departed on a daily basis from the King's Head Inn.** The railway service to London, which opened in 1865, brought prosperity and change to the town with a wealth of Victorian buildings, including a police station (now demolished), Budworth Hall and the local water works.*

*The character of the High Street derives from: the strong building lines; the gentle **curve of the street which offers a series of attractive vistas; 'pinch point' buildings** which mark entry/exit points to the former town enclosure; views into the surrounding countryside; and prominent public buildings which form local landmarks'.*

5.2.18 It is evident that the significance of the Conservation Area is drawn particularly from its historic interest, most recognisable in the form of the Normal Motte and Bailey Castle, the nearby Norman church and the largely preserved medieval street layout; together with its architectural interest which is strongly drawn from the range of historic buildings within the Conservation Area, the majority of which share a strong building line and utilise timber framing.

- 5.2.19 As demonstrated by the historic mapping at Figures 1-17 the setting of the Conservation Area has undergone a number of changes during the 20th century. This can be clearly seen to the north and south where post-war residential development has expanded the settlement and provided increased development in depth. Within the immediate vicinity of the Conservation Area (and indeed within the Conservation Area) more limited development has also occurred which has diverged from the historic settlement pattern. This is most notable at Stanley Place to the southeast of the Conservation Area.
- 5.2.20 This post-war development has altered the historic linear settlement pattern of Chipping Ongar and the setting of the Conservation Area, with the rural context having been eroded. However, it should be noted that to the immediate east and west of the Conservation Area the land remains predominantly undeveloped and rural. In addition the visual impact of this later development is limited and from within the Conservation Area Chipping Ongar remains experienced as a historic and well-defined linear settlement.
- 5.2.21 The site is located to the east of the Conservation Area and forms part of these wider rural surrounds. However, the visual connection between the site and the Conservation Area is limited. The Conservation Area Leaflet identifies 8 character areas within the Conservation Area and, of those, the site shares intervisibility with only 1: No.3 – The Castle. This character area includes Ongar Castle and the nearby buildings, including those at Castle Farm, all of which are assessed above. The Castle is the dominant feature of this Character Area and provides views over the surrounding agricultural land to the east, including the site which comprises largely undeveloped agricultural land. However, the limited appreciation of the Scheduled Monument and its historic interest means that any contribution made to its significance is limited, while the contribution to the wider Conservation Area is similarly limited. It is also not possible to understand or appreciate the connection between the Castle and the wider settlement from within the site.
- 5.2.22 The remainder of the Conservation Area, particularly that lining High Street, is generally enclosed and inward looking. A combination of the local topography and vegetation restrict views into and out of the Conservation Area and the study site does not **accordingly form an integral or key element of the Conservation Area's setting**. Its contribution is therefore limited to the rural context it provides and the views permitted from and to Ongar Castle. The contribution of the site to the significance of the Conservation Area as a whole is slight.

5.3 Assessment of Impact

5.3.1 The previous Heritage Statement prepared by CgMs identified a number of mitigation measures to minimise any potential adverse impacts arising from the proposed development of the site. These are set out at Paragraphs 1.7-1.9 of this Assessment and include:

- Retention of existing planting and hedgerows and reinstatement or strengthening where necessary
- 220m development off-set to retain the immediate rural setting of Ongar Castle and the Listed Buildings at Castle Farm
- Provision of viewing corridors to the Castle

5.3.2 The proposed development will also include the retention and reuse of the majority of the buildings within Castle Farm, with new uses provided for the two Listed Buildings. This offers the potential for elements of enhancement, including finding a long-term viable use for these DHAs. In addition, the proposals would include increased public access to the Scheduled Castle and its surrounds which, together with the provision of public open space and interpretation boards would enable increased understanding of and interaction with this important Scheduled Monument. Discussions are currently ongoing with Historic England relating to a programme of improvement works to the Monument that may come forward in conjunction with the development.

Ongar Castle

5.3.3 The site forms part of the wider rural surrounds of the Castle and the proposed development would alter the current limited views from and to it. However, as discussed in Section 5.2 the nature of these views is currently limited and they do not permit a detailed understanding or appreciation of its historic role. From within the site the Castle is identified only by the slight rise in the treeline, but it is not discernible as a historic defensive feature. Therefore the reduction or loss of these views would not affect the ability to appreciate the historic and archaeological interest of the Scheduled Monument. The provision of the identified, retained views would also enable a continued experience of the Scheduled Monument from within the site and, it is hoped, in conjunction with planned vegetation removal as part of the ongoing management of the Monument will allow for a greater appreciation of the Castle.

5.3.4 The development would also alter the relationship between the Castle and the wider rural landscape. As discussed at paragraph 5.2.7 it is likely, although not certain, that the Castle would have originally overlooked open, sloping land to the east which would

have aided its defensive function. However, this land has been changed and is now a series of agricultural field parcels. When combined with the vegetation that now surrounds the Castle this has limited the legibility of its historic defensive role and relationship with the surrounding land. The loss of this wider rural context would further limit this appreciation, although the provision of an extensive buffer zone and additional vegetation would soften the visual impact and retain an immediate rural setting. This would allow for an appreciation of its scale and form in close views, particularly if permitted alongside vegetation clearance.

- 5.3.5 Overall, therefore it is considered that the reduction in the wider real surrounds and alteration of views from and to the Castle would result in a low level of less than substantial harm to the significance of Ongar Castle. As such paragraph 196 of the NPPF would be engaged which would require this limited impact to be balanced against the wider public benefits of the allocation and subsequent development of the site. Subject to current discussions with Historic England, these benefits are likely to include vegetation clearance, increased public access and interpretation boards to assist engagement with the Scheduled Monument.

Castle Farm Granary and Barn

- 5.3.6 The similar significance and largely shared setting of these 2 Listed Buildings means they are assessed together below. The proposals would include the provision of a new **'hub' area that would allow for the conservation and re-use** of the Listed Buildings as small employment units or similar. This would provide a viable use and help to conserve the buildings for the future.
- 5.3.7 The wider development would include the partial development of the historic landholding and farmland associated with these buildings. However, while this would lead to the loss of some rural context, the historic association between the farm buildings and the site is no longer legible due to their enclosed immediate setting and cessation of their agricultural use. The provision of a large buffer area and additional planting would limit the visual impact on the buildings and retain their immediate rural surrounds. As such it is considered that the proposed allocation would have no impact on the significance of Castle Farm Granary and Barn and may offer the opportunity for their enhancement and long-term conservation.

Chipping Ongar Conservation Area

- 5.3.8 The impacts to the Conservation Area will be limited to a change in those views available of the Castle and the vegetation to its east. The remainder of the Conservation Area is sufficiently screened by intervening vegetation and built form. Therefore the proposals would reduce the wider rural context of the Conservation Area, but it would

have a very limited impact on the current experience of the Conservation Area or the ability to appreciate its significance. In particular the key features of its significance, including the variety of built form along the High Street and the interaction between the Castle and wider settlement would not be affected. As discussed at paragraphs 5.3.3-5 the proposals would, however, affect the setting and significance of the Castle which is **a key element of the Conservation Area's significance and its character and appearance**. Therefore while any impacts would remain relatively localised, there would still be a low level of less than substantial harm to the significance of the Conservation Area as a whole. Paragraph 196 would consequently be engaged requiring this harm to be weighed against the wider public benefits of the proposed development, which include the provision of housing and the direct heritage benefits discussed in paragraph 5.3.5.

Summary

- 5.3.9 The proposed allocation of land within the study site for the construction of up to 600 dwellings with associated landscaping, infrastructure and community facilities would result in less than substantial harm to the significance of Ongar Castle, a Scheduled Monument, and the Chipping Ongar Conservation Area. As discussed at paragraphs 1.7 and 5.3.1 the proposals include a number of embedded mitigation measures to assist in minimising this harm.
- 5.3.10 An alternative masterplan has also been prepared to provide a reduced scheme of 225 units. This would retain the principles established by the masterplan for the larger development, with the proposed residential development focused to the north of the study site, retaining a large expanse of open space to the east of the Castle and Conservation Area. The reduced quantum of development and retention of a greater expanse of open space would necessarily reduce the potential impacts of the proposed allocation on the significance of these designated heritage assets.

6.0 CONCLUSIONS

- 6.1 Land to the east of Chipping Ongar, Essex has been assessed to consider the impact of a proposed housing development on the setting of surrounding heritage assets.
- 6.2 The assessment has identified that the potential for previously unknown archaeological assets to be present within the proposed development area, for all periods of human activity, is regarded as low. The known heritage assets are presented in Figure 2 and 3.
- 6.3 The area of proposed development is relatively secluded and self-contained and a true appreciation of the area to be developed is only gained by accessing the trackways passing through the proposed development area (blue line). Views from the A414 are completely obscured by a 3m+ high hedgerow on a bank, views from High Ongar are obscured by a series of woodland copses and a dense hedgerow marking the parish boundary between High Ongar and Chipping Ongar. Long distance views of the site are obtainable, intermittently, from Mill Lane to the south however these points of visibility are located c. 0.5km to the south. The site cannot be viewed from Chipping Ongar unless standing beyond the hedgerows and vegetation marking the Conservation Area boundary.
- 6.4 Due to the discrete nature of the proposed development environment impacts on non-designated and designated heritage assets are only considered within a 300m search radius. The area is largely secluded and a true appreciation of the area to be developed is only gained by accessing the trackways passing through the study site. Views from the A414 are completely obscured by a 3m+ high hedgerow on a bank, views from High Ongar are obscured by a series of woodland copses and a dense hedgerow marking the parish boundary between High Ongar and Chipping Ongar. Long distance views of the site are obtainable, intermittently, from Mill Lane to the south however these points of visibility are located c. 0.5km to the south. The site cannot be viewed from Chipping Ongar unless standing beyond the hedgerows and vegetation marking the Conservation Area boundary.
- 6.5 The mound, comprising the Motte, at Castle Ongar is densely wooded and there are only limited views from the Scheduled Monument towards the proposed development site and toward Chipping Ongar.
- 6.6 It is concluded that the proposed development will have no impact on the settings of the majority of the designated heritage assets within a 300m radius of the site boundary. The lack of impact is largely due to the secluded nature of the proposed

development site and the inward-looking nature of the Chipping Ongar Conservation Area, within which the majority of the heritage assets are located.

- 6.7 It is concluded that the proposed development will result in less than substantial harm to the significance of the Scheduled Monument at Ongar Castle, arising from development within its wider rural setting. However, embedded mitigation measures have been identified and included within the Indicative Masterplan to minimise any such impacts. There will also be a limited impact to the significance of the Chipping Ongar Conservation Area. The setting and significance of the surrounding Listed Buildings would be preserved by the proposed development. An additional Indicative Masterplan has also been developed for a reduced scheme of 225 dwellings which would further reduce any potential adverse impacts to the significance of these designated heritage assets.
- 6.8 The identified, less than substantial harm to two Designated Heritage Assets means that paragraph 196 of the NPPF would be engaged. This requires this limited identified harm to be weighed against the wider public benefits of the proposed development. These public benefits include important heritage benefits, comprising the conservation and re-use of the Listed Buildings within Castle Farm and a programme of conservation works to the Scheduled Ongar Castle, together with increased public access to this Monument.

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3. Cartographic

Hodskinson map of 1787

Chipping Ongar St Mary Tithe Map, 1839

Ordnance Survey, 1881

Ordnance Survey, 1903

Ordnance Survey, 1926

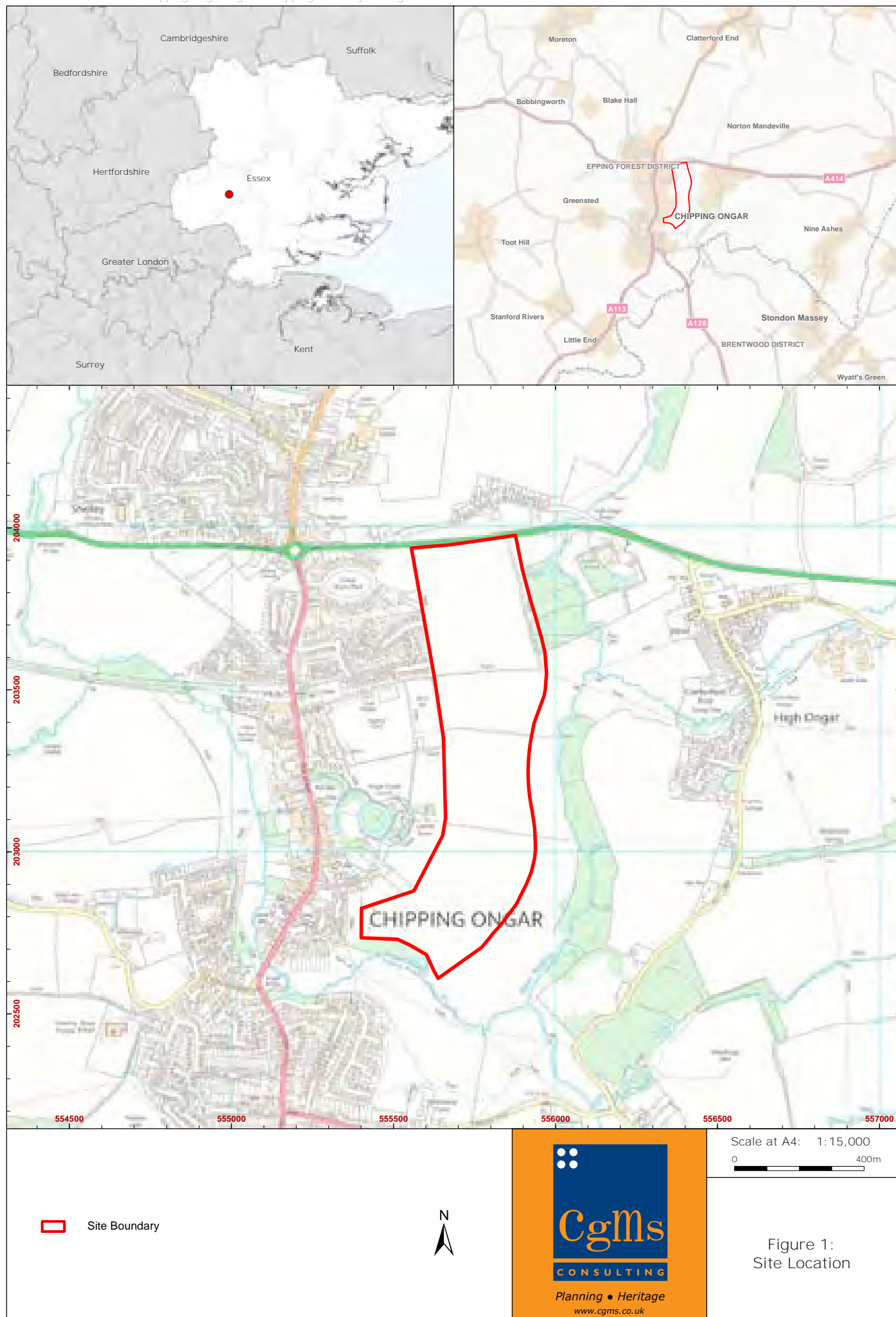
Ordnance Survey, 1958

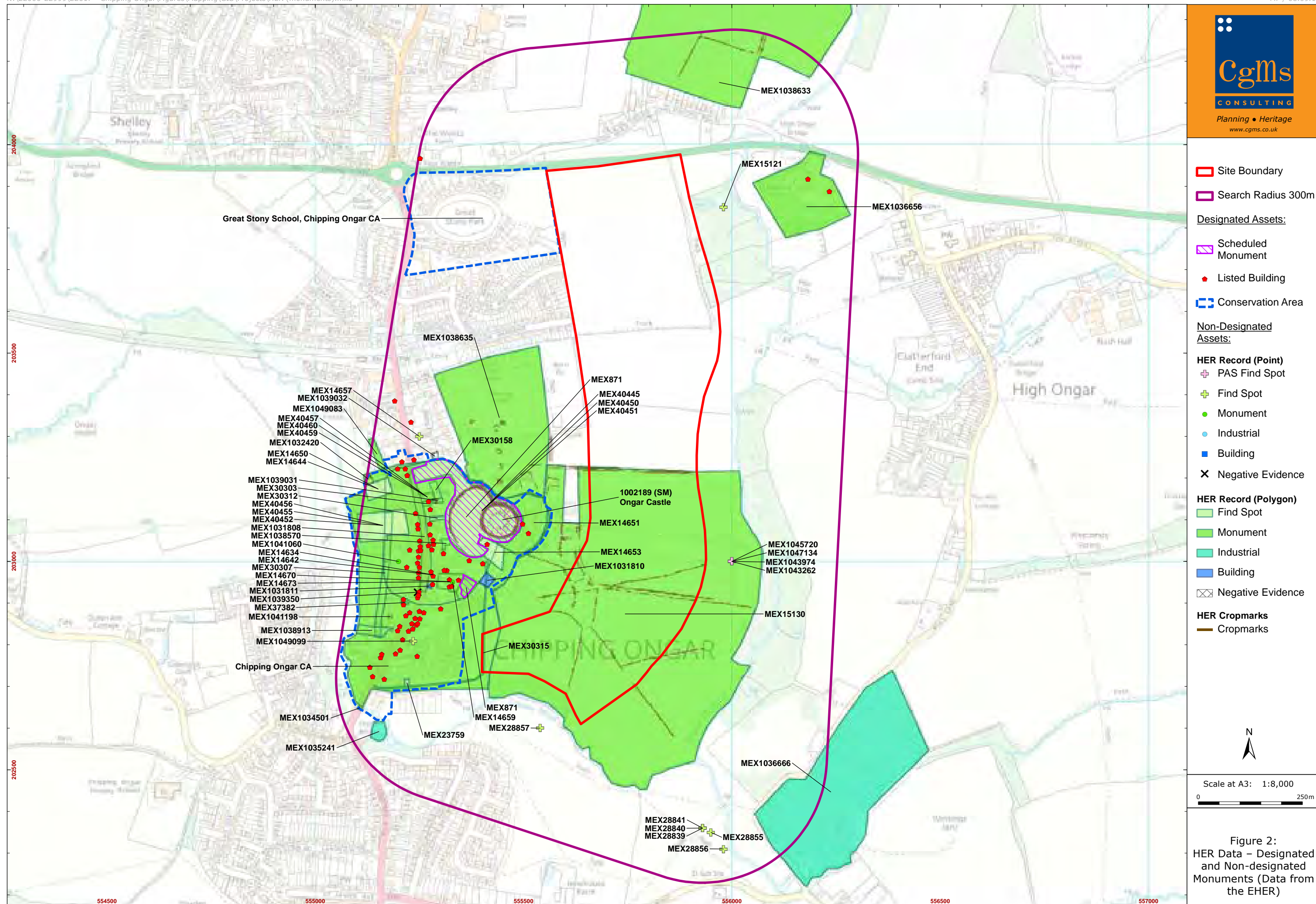
Ordnance Survey, 1977-80

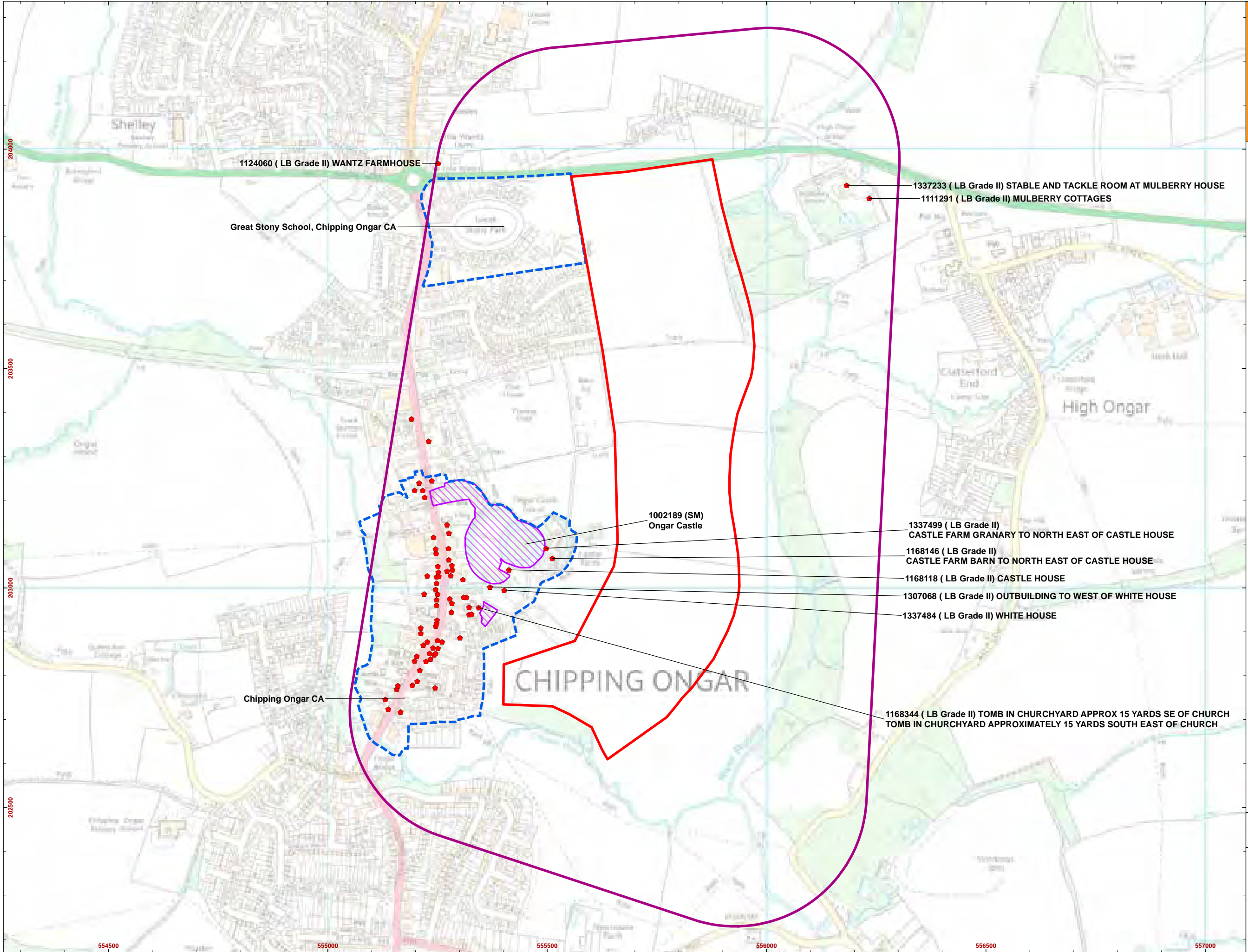
Ordnance Survey, 1989

Google Earth, 2000

Google Earth, 2011







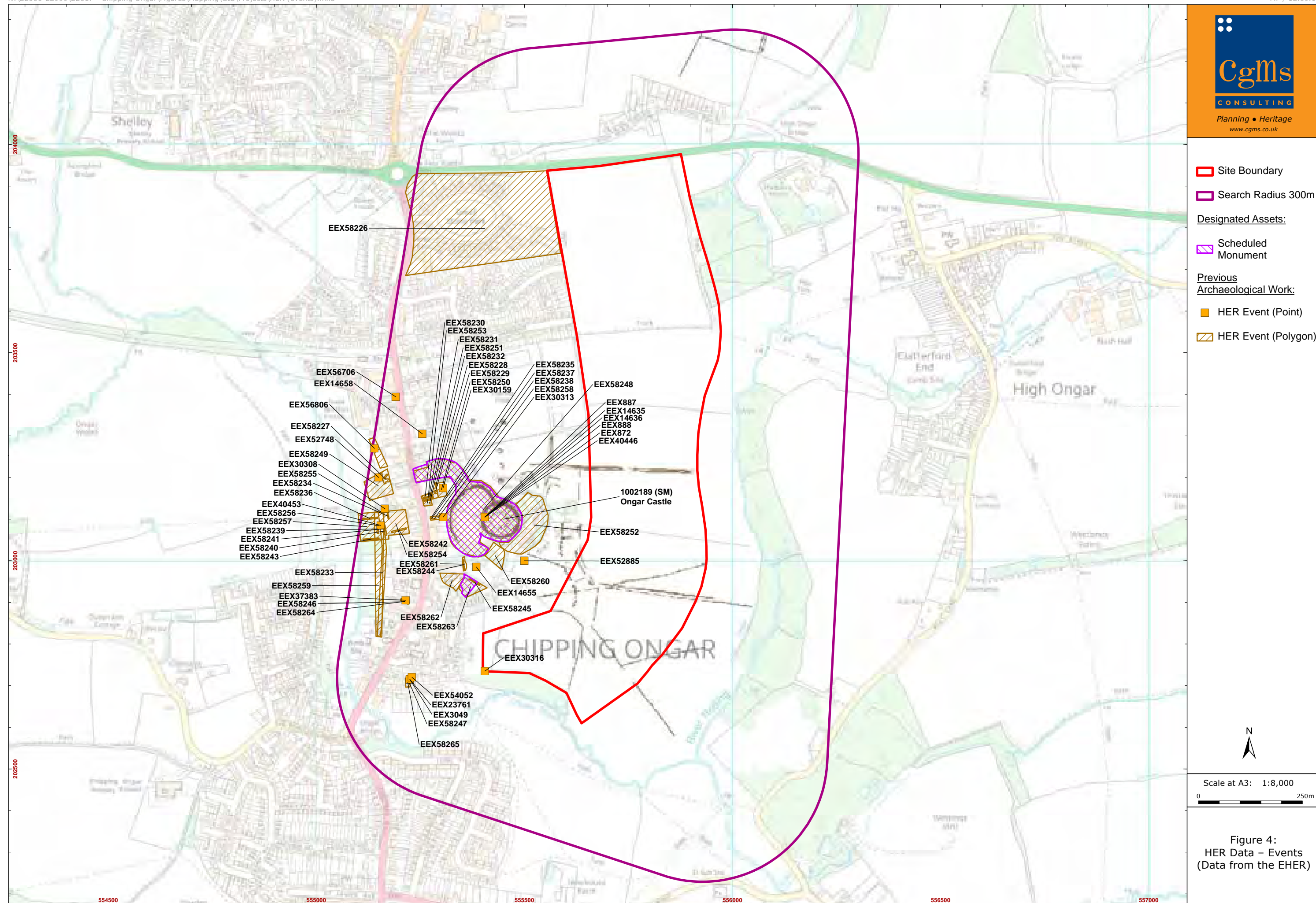
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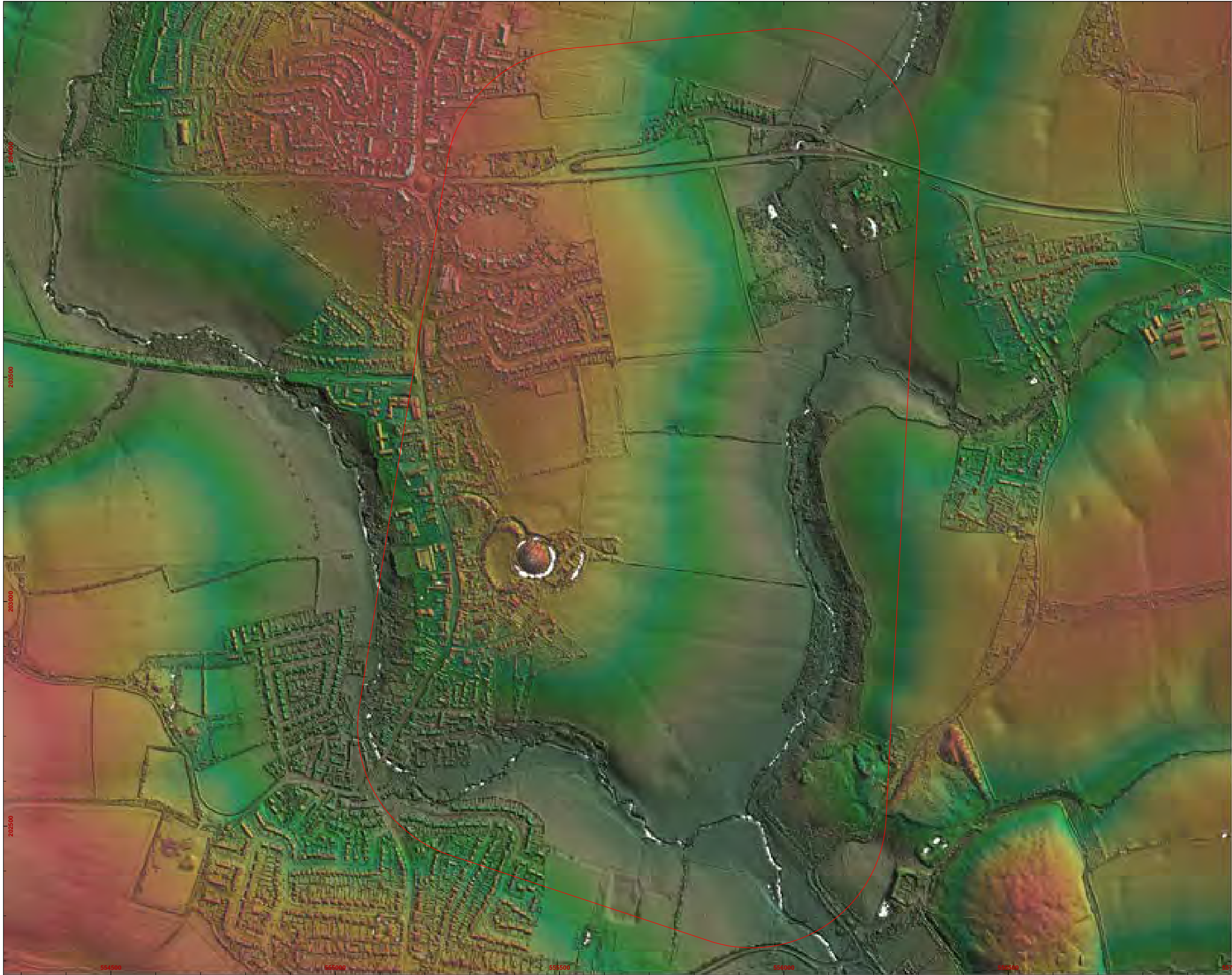
- Site Boundary
- Search Radius 300m
- Designated Assets:
 - Scheduled Monument
 - Listed Building
 - Conservation Area



Scale at A3: 1:8,000
0 250m

Figure 3:
Scheduled Monuments
and Listed Buildings






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 Search Radius

LIDAR DATA

Data Type: DSM

Resolution: 0.5M

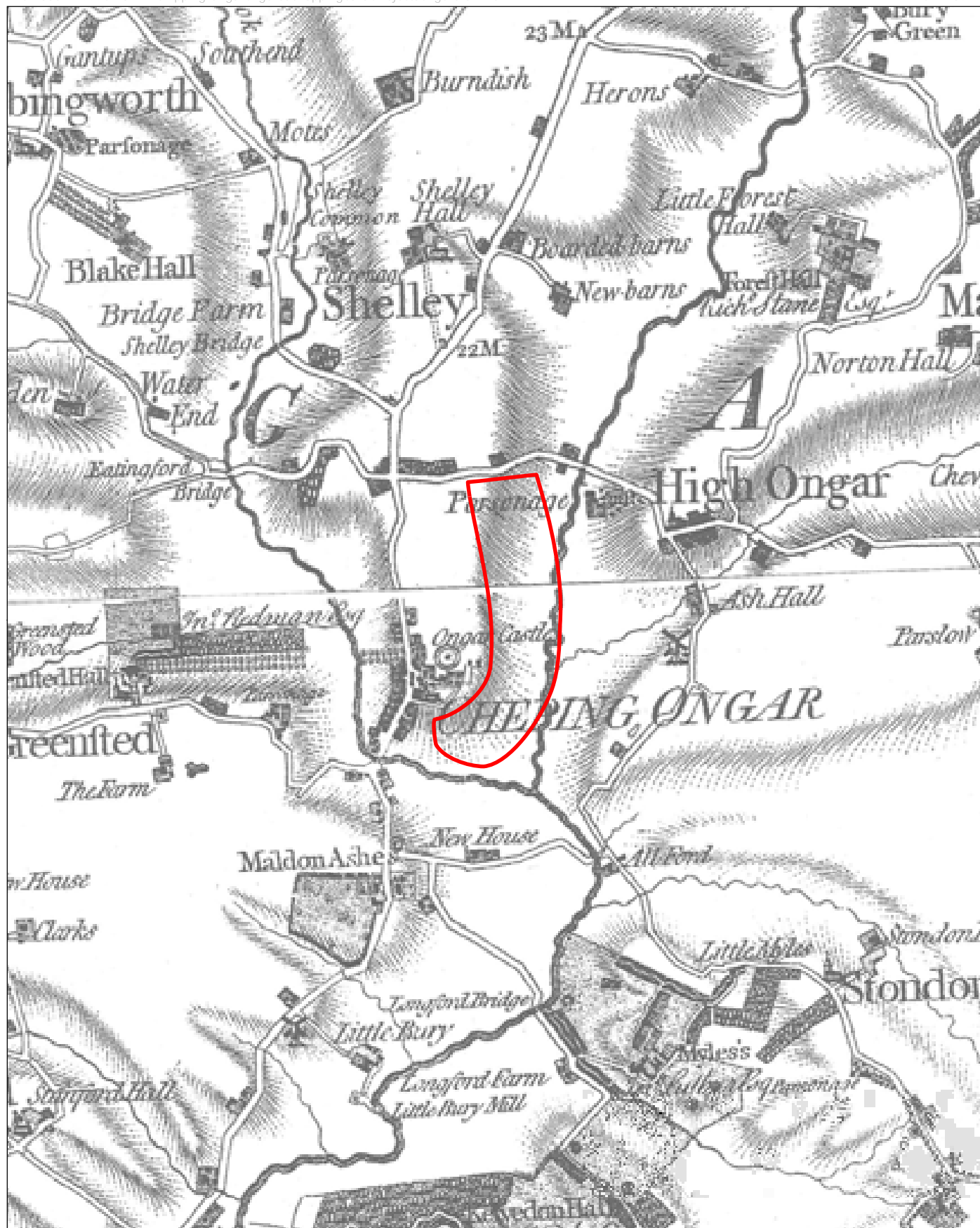
 Direction of Illumination




Scale at A3: 1:8,000

0 250m

Figure 5:
LiDAR Data Plot



 Approximate Site Location




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Scale at A4: 1:25,000



Figure 6:
1777 Chapman & Andre



 Approximate Site Location



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Scale at A4: 1:6,500



Figure 7:
1789 Plan of Castle Farm



 Approximate Site Location

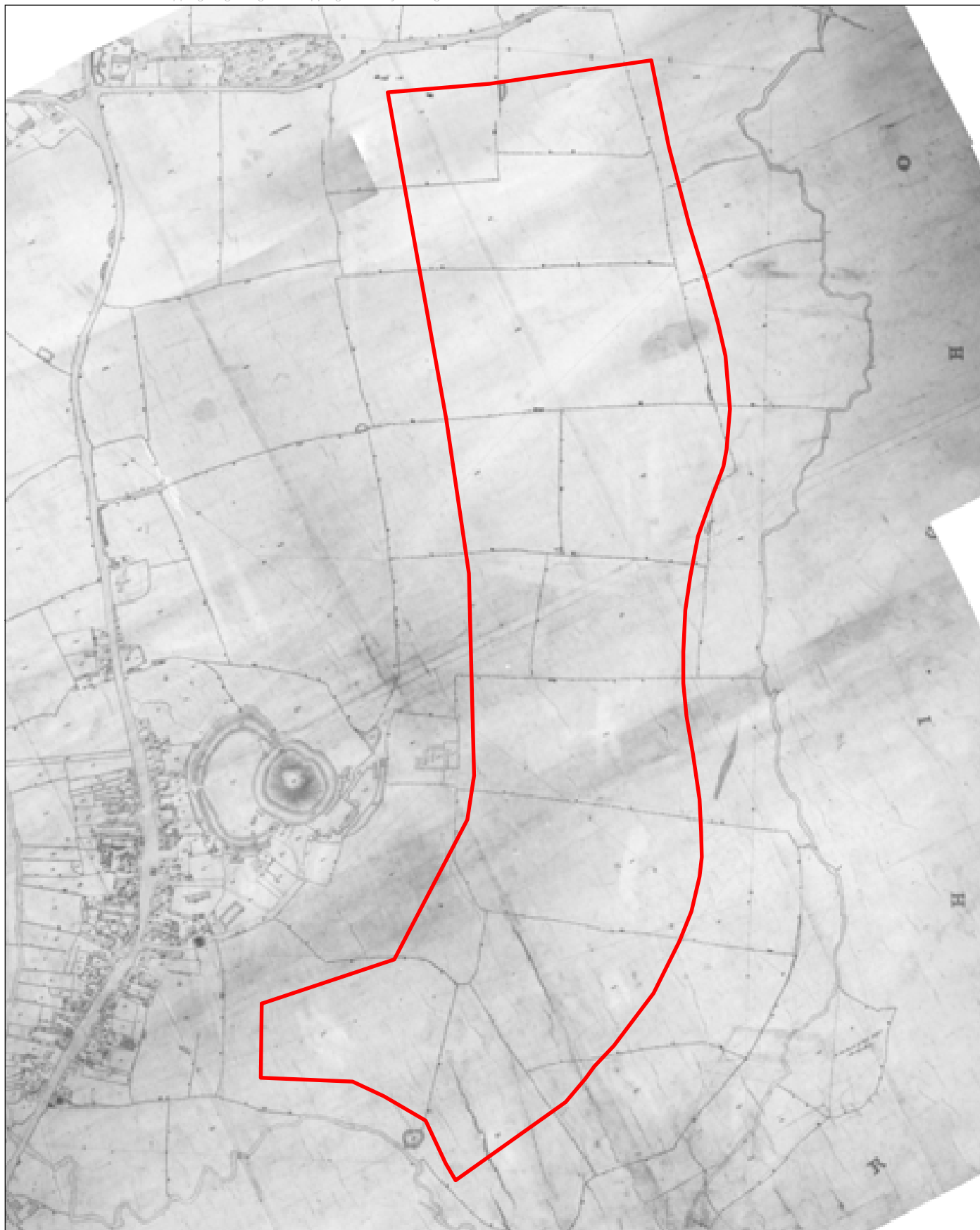


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Scale at A4: 1:15,000



Figure 8:
1799 Ordnance Survey
Drawing



 Site Boundary



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Scale at A4: 1:6,500



Figure 9:
1841 Chipping Ongar
Tithe Map



 Site Boundary



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Scale at A4: 1:6,500



Figure 10:
1873-74 Ordnance
Survey



 Site Boundary

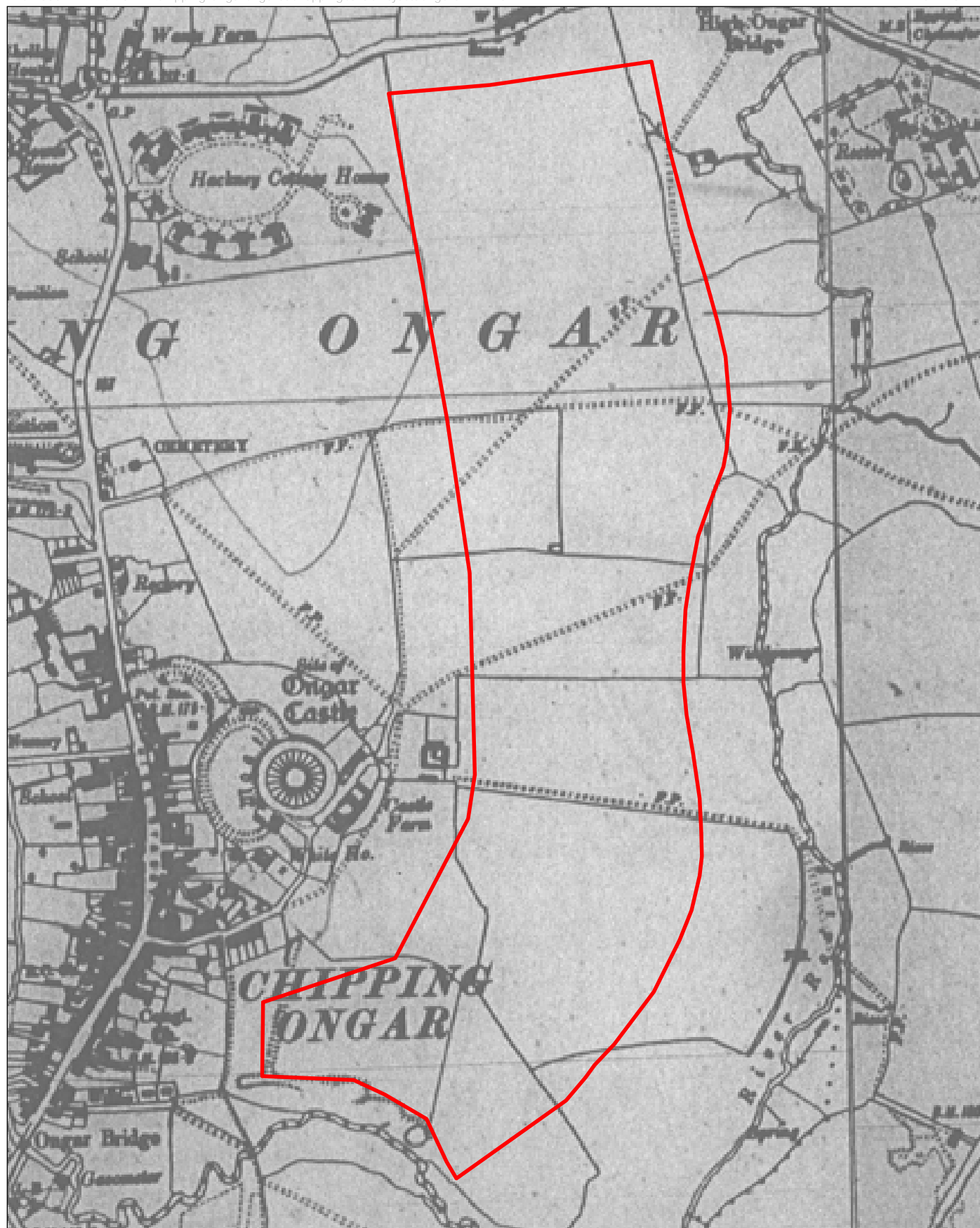


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Scale at A4: 1:6,500



Figure 11:
1897 Ordnance Survey



 Site Boundary



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Scale at A4: 1:6,500



Figure 12:
1923 Ordnance Survey



 Site Boundary

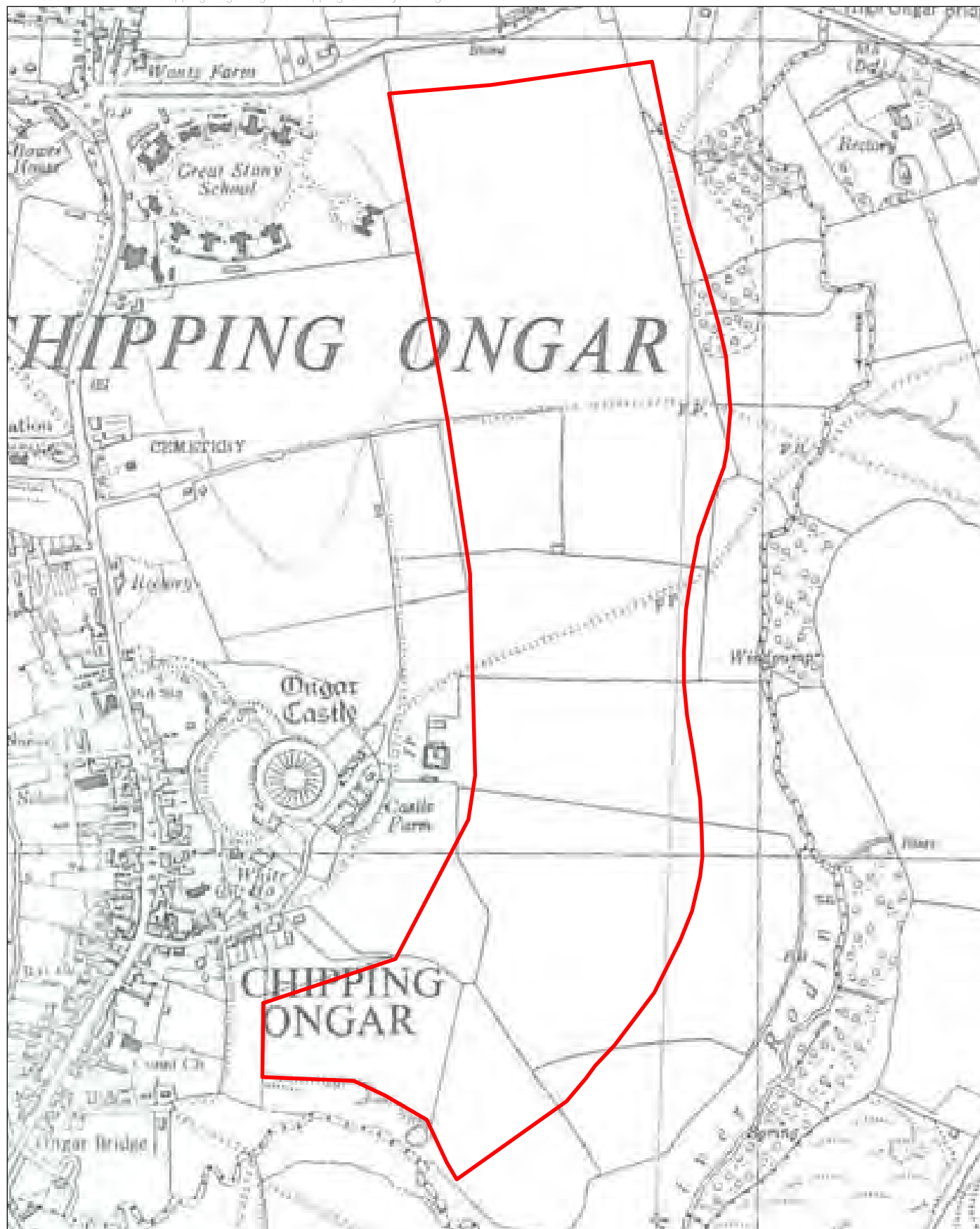


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Scale at A4: 1:6,500



Figure 13:
1934 Castle Farm Sales
Particular



 Site Boundary

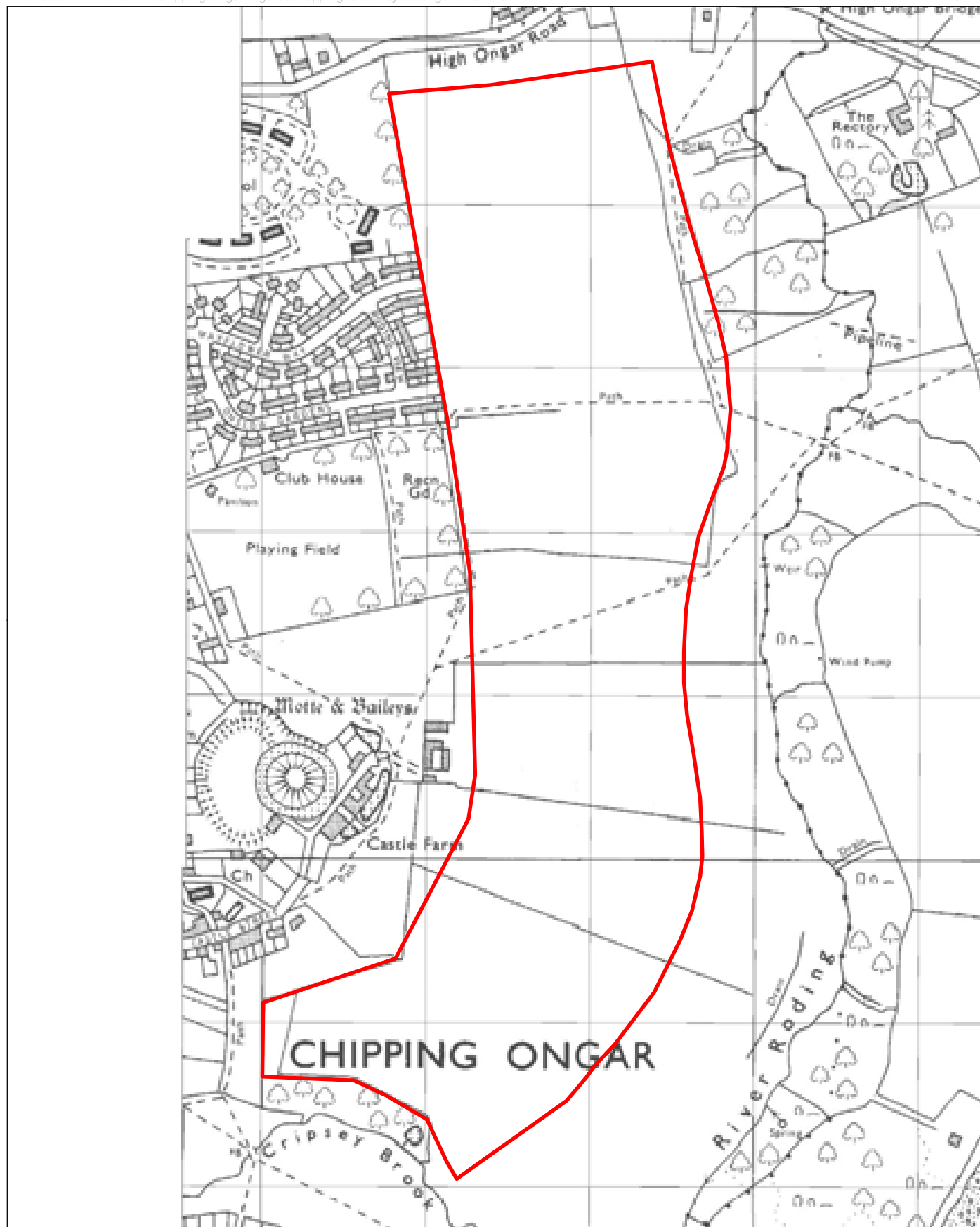


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Scale at A4: 1:6,500



Figure 14:
1960 Ordnance Survey



 Site Boundary



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Scale at A4: 1:6,500



Figure 15:
1983 Ordnance Survey



 Site Boundary



Scale at A4: 1:6,500



Figure 16:
2000 Aerial View
(Google Earth)



 Site Boundary



Scale at A4: 1:6,500



Figure 17:
2009 Aerial View
(Google Earth)



DO NOT SCALE FOR CONSTRUCTION PURPOSES:
Use figured dimensions only. All dimensions to be checked on site prior to start of works. Report any discrepancies in writing to the Contract Administrator for confirmation before proceeding.

Drawing may be based on 3rd party survey information and no liability can be accepted for the accuracy of this information.

NOTES

- Proposed Tree
- Existing On-Site Mature Tree
- Existing Hedgerow
- Essex Way

- 1 Football Pitch
- 2 Leisure Centre, Trampolining, Climbing Wall, Children's Indoor Play Area, Library, Town Council Office, Community Police Drop-in Centre
- 3 Skateboard Park and Play Area
- 4 Car Parking
- 5 Pre-School :120 Stalls
- 6 Local Museum, Information and Tourist Centre
- 7 Employment and Retail Area
- 8 Employment / Artisan Units

N

0.0 m 12.5 m 25.0 m 50.0 m 75.0 m 100.0 m 125.0 m 150.0 m 175.0 m

1:2500

D	11/03/2019	VP	MASTERPLAN REVISED IN LINE W/ CLIENT COMMENTS
C	06/02/2019	VP	MASTERPLAN REVISED
B	30/10/2018	RD	CLIENT COMMENT
A	30/10/2018	RD	FIRST ISSUE

REV	DATE	BY	NOTES

ARCHITECT

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web: www.studiolk.co.uk

CLIENT

PROJECT

CHIPPING ONGAR

DRAWING TITLE

INDICATIVE MASTERPLAN
OPTION 2

DRAWING PURPOSE

CLIENT COMMENTS

DATE	SCALE	SHEET SIZE	DIRECTOR	DRAWN BY
06/02/19	1:2500	@ A1	LK	RD

DRAWING NO.	REV
00371/ SK / 001	D

00371-SK-001.DWG / 06/02/2019 / User121 / 200583

List Entry	Name	Grade	Grid Reference	Distance from site (m) or High Street
1111291	MULBERRY COTTAGES	II	TL 56234 03887	NE 350
1123969	MANOR HOUSE	II	TL 55308 03019	On High Street
1124033	GEORGE YARD, TO REAR OF NUMBER 171; SHEILAS	II	TL 55248 03025	On High Street
1124034	GEORGE YARD, OUTBUILDING AT REAR OF NUMBER 171 AND SHEILAS	II	TL 55227 03027	On High Street
1124035	P J CARTER	II	TL 55248 03010	On High Street
1124036	PEARCES BAKERS, SWORDERS ONGAR INSURANCE	II	TL 55246 02996	On High Street
1124037	GREYLANDS	II	TL 55250 02986	On High Street
1124038	BRICK GARDEN WALL TO REAR OF NUMBER 159 (GREYLANDS)	II	TL 55220 02986	On High Street
1124039	J W M BOUGH CHEMIST	II	TL 55248 02973	On High Street
1124040	NICHOLAS FAULKNER THE CHOCOLATE BOX	II	TL 55248 02960	On High Street
1124041	THE ONGAR BELL PUBLIC HOUSE	II	TL 55249 02926	On High Street
1124042	HOCKINGS BAKERY, J DWYER AND BOWDEN AND SON	II	TL 55246 02913	On High Street
1124043	113, HIGH STREET	II	TL 55212 02896	On High Street
1124044	A V SURRIDGE	II	TL 55198 02834	On High Street
1124045	39, HIGH STREET	II	TL 55131 02746	On High Street
1124060	WANTZ FARMHOUSE	II	TL 55252 03967	NW 300
1124063	THE RECTORY	II	TL 55230 03334	On High Street
1124064	ONGAR HOUSE	II	TL 55276 03125	On High Street
1124065	180 AND 182, HIGH STREET	II	TL 55284 03041	On High Street
1124066	WREN HOUSE	II	TL 55316 02978	On High Street
1124067	ST MARTINS COTTAGE	II	TL 55283 03051	On High Street
1124068	OLD CORNER SHOP	II	TL 55278 02975	On High Street
1124069	HOMELEA	II	TL 55261 02877	On High Street
1124070	108, HIGH STREET	II	TL 55251 02862	On High Street

1124071	IRON RAILINGS AND GATE TO FRONT GARDEN OF NO 102	II	TL 55232 02851	On High Street
1124072	82-88, HIGH STREET	II	TL 55210 02812	On High Street
1124073	UNITED REFORMED CHURCH	II	TL 55245 02772	On High Street
1124074	CENTRAL HOUSE	II	TL 55208 03239	On High Street
1124075	BUDWORTH HALL	II	TL 55241 03115	On High Street
1124076	W E COLE AND HAIRDRESSING BY ERIC	II	TL 55247 03078	On High Street
1124077	KISMET INDIAN RESTAURANT	II	TL 55253 03026	On High Street
1124094	ALLIANCE BUILDING SOCIETY AND MESSERS ROGETT, WAKEFIELD	II	TL 55301 02886	On High Street
1168118	CASTLE HOUSE	II	TL 55413 03041	W 300
1168269	THE COCK TAVERN	II	TL 55272 03144	On High Street
1168286	198-204, HIGH STREET	II	TL 55275 03090	On High Street
1168314	IRON RAILINGS TO ST MARTINS COTTAGE	II	TL 55322 02939	On High Street
1168344	TOMB IN CHURCHYARD APPROX 15 YARDS SE OF CHURCH	II	TL 55344 02955	Between High Street and Castle Street
1168353	134-140, HIGH STREET	II	TL 55282 02945	On High Street
1168369	102, HIGH STREET	II	TL 55243 02847	On High Street
1168375	96, HIGH STREET	II	TL 55234 02838	On High Street
1168385	LIVINGSTONE COTTAGES	II	TL 55204 02787	On High Street
1168441	BUILDING TO SOUTH OF LT BENSONS OCCUPIED BY A R CALDWELL AND CO LTD	II	TL 55221 03206	On High Street
1168475	AUDREY RUTH, WORLEYS AND GODFREY	II	TL 55246 03089	On High Street
1168501	THE KINGS HEAD PUBLIC HOUSE	II	TL 55252 03036	On High Street
1168571	117, HIGH STREET	II	TL 55212 02909	On High Street
1168584	107 AND 109, HIGH STREET	II	TL 55227 02877	On High Street
1168595	THE PRESBYTERY	II	TL 55203 02844	On High Street
1168609	31 AND 33, HIGH STREET	II	TL 55138 02724	On High Street
1249511	K6 TELEPHONE KIOSK TO WEST OF NUMBERS 180 AND 182	II	TL 55272 03038	On High Street

1263692	IRON RAILINGS TO CHURCHYARD AT CHURCH OF ST MARTIN	II	TL 55328 02940	Between High Street and Castle Street
1306932	51, HIGH STREET	II	TL 55157 02769	On High Street
1306999	BARNCROFT	II	TL 55193 02778	On High Street
1307007	LITTLE BENSONS	II	TL 55216 03222	On High Street
1307018	104 AND 106, HIGH STREET	II	TL 55246 02851	On High Street
1307054	RAILINGS AND GATE TO FRONT GARDEN TO 114 HOMELEA	II	TL 55250 02880	On High Street
1307061	174, 176 AND 178, HIGH STREET	II	TL 55280 03028	On High Street
1307066	PREMISES OF JACKMANS OFFICE EQUIPMENT TO REAR OF WREN HOUSE	II	TL 55310 02979	On High Street
1307068	OUTBUILDING TO WEST OF WHITE HOUSE	II	TL 55370 03002	W 350
1334949	AUXILLIARY BUILDINGS TO REAR OF ONGAR STATION	II	TL 55191 03385	On High Street
1337233	STABLE AND TACKLE ROOM AT MULBERRY HOUSE	II	TL 56183 03917	NE 300
1337484	WHITE HOUSE	II	TL 55402 02995	W 300
1337485	CHURCH OF ST MARTIN	I	TL 55322 02956	Between High Street and Castle Street
1337486	146 AND 148, HIGH STREET	II	TL 55283 02965	On High Street
1337487	IRON GATE AND RAILINGS TO FRONT GARDEN OF NUMBER 104 AND 106	II	TL 55240 02863	On High Street
1337488	90, HIGH STREET	II	TL 55224 02833	On High Street
1337489	40, HIGH STREET	II	TL 55166 02717	On High Street
1337490	OUTBUILDING TO REAR OF LITTLE BENSONS	II	TL 55198 03222	On High Street
1337491	SHOPPERS PARADISE	II	TL 55251 03049	On High Street
1337511	129, HIGH STREET	II	TL 55248 02919	On High Street
1337512	GREENWOOD KEEN-PARTS THE ROYAL OAK PUBLIC HOUSE	II	TL 55218 02870	On High Street
1337513	53, HIGH STREET	II	TL 55160 02777	On High Street
1337521	HERMITAGE COTTAGE	II	TL 55237 03244	On Castle Street

1337522	190-194, HIGH STREET	II	TL 55276 03064	On High Street
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Appendix 2

Option 1 Masterplan (Studio LK, April 2019)



DO NOT SCALE FOR CONSTRUCTION PURPOSES:
Use figured dimensions only. All dimensions to be checked on site prior to start of works. Report any discrepancies in writing to the Contract Administrator for confirmation before proceeding.

Drawing may be based on 3rd party survey information and no liability can be accepted for the accuracy of this information.

NOTES

- Site boundary
- Essex Way
- Existing hedgerow
- Existing on-site mature tree
- Proposed tree
- Proposed football pitch
- Proposed area set aside to provide amenities

PHASE 1
225 Dwellings

PHASE 1:
Area 1
225 dwellings
8.8 ha
25.5 dph

N
0.0 m 12.5 m 25.0 m 50.0 m 75.0 m 100.0 m 125.0 m 150.0 m 175.0 m
1:2500

G	24/04/2019	VP	DRAWING PURPOSE REVISED
F	23/04/2019	VP	PHASE 1 ROAD AND LABELS REVISED
E	18/04/2019	VP	MASTERPLAN REVISED IN LINE WITH CLIENT COMMENTS
D	11/03/2019	VP	MASTERPLAN REVISED IN LINE WITH CLIENT COMMENTS
C	06/02/2019	VP	MASTERPLAN REVISED
B	30/10/2018	RD	CLIENT COMMENT
A	30/10/2018	RD	FIRST ISSUE

REV	DATE	BY	NOTES	
ARCHITECT				
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CLIENT				
PROJECT				
CHIPPING ONGAR				
DRAWING TITLE				
INDICATIVE MASTERPLAN PHASE 1				
DRAWING PURPOSE				
FOR INFORMATION				
DATE	SCALE	SHEET SIZE	DIRECTOR	DRAWN BY
23/04/19	1:2500	@A1	LK	VP
DRAWING NO.				REV
00371/ SK / 001				G
00371-SK-001.DWG / 24/04/2019 / Lkwh121 / 211244				

Appendix 3

Option 2 Masterplan (Studio LK, April 2019)



DO NOT SCALE FOR CONSTRUCTION PURPOSES:
Use figured dimensions only. All dimensions to be checked on site prior to start of works. Report any discrepancies in writing to the Contract Administrator for confirmation before proceeding.
Drawing may be based on 3rd party survey information and no liability can be accepted for the accuracy of this information.

NOTES

- Site boundary
- Essex Way
- Existing hedgerow
- Existing on-site mature tree
- Proposed tree
- Proposed football pitch
- Proposed area set aside to provide amenities

PHASE 1
225 Dwellings

PHASE 2
425 Dwellings

TOTAL
650 Dwellings

PHASE 1:
Area 1
225 dwellings
8.8 ha
25.5 dph

PHASE 2:
Area 2
98 dwellings
3.2 ha
30.5 dph

PHASE 2:
Area 3
255 dwellings
8.0 ha
32 dph

PHASE 2:
Area 4
72 dwellings
3.0 ha
24 dph

N
1:2500
0.0 m 12.5 m 25.0 m 50.0 m 75.0 m 100.0 m 125.0 m 150.0 m 175.0 m

A	24/04/2019	VP	FIRST ISSUE
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REV	DATE	BY	NOTES

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STUDIO LK

CLIENT

PROJECT
CHIPPING ONGAR

DRAWING TITLE
INDICATIVE MASTERPLAN
PHASE 2

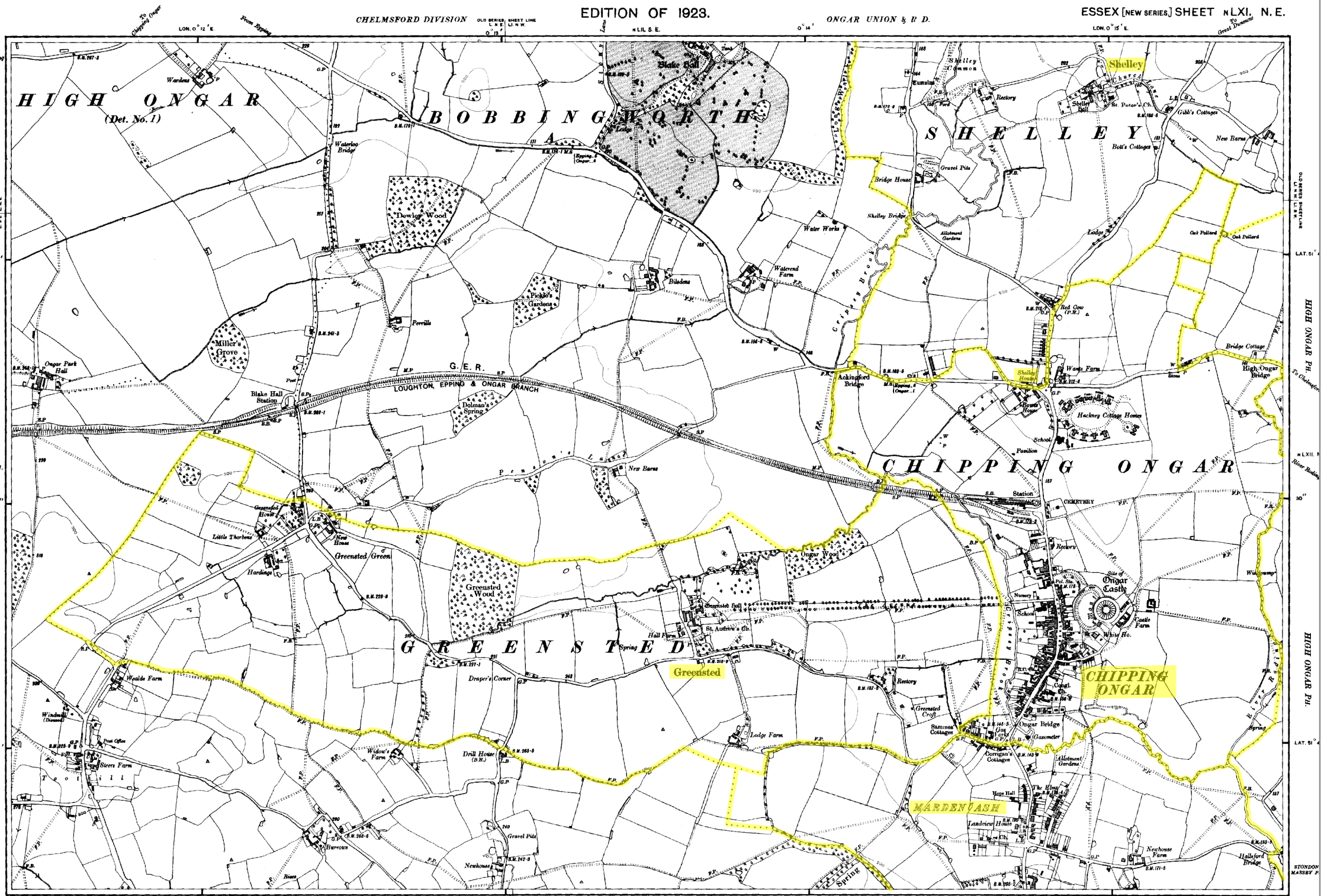
DRAWING PURPOSE
FOR INFORMATION

DATE 23/04/19	SCALE 1:2500	SHEET SIZE @A1	DIRECTOR LK	DRAWN BY VP
DRAWING NO. 00371/ SK / 002	REV A			

00371-SK-002.DWG / 24/04/2019 / L100121 / 203117

Appendix 4

Figures 1-4 (LDA Design, April 2019)



LDĀ DESIGN

PROJECT TITLE

EPPING FOREST LOCAL PLAN EXAMINATION
MATTER 15, POLICY P4: ONGAR

DRAWING TITLE

Figure 1:
1923 Ordnance Survey

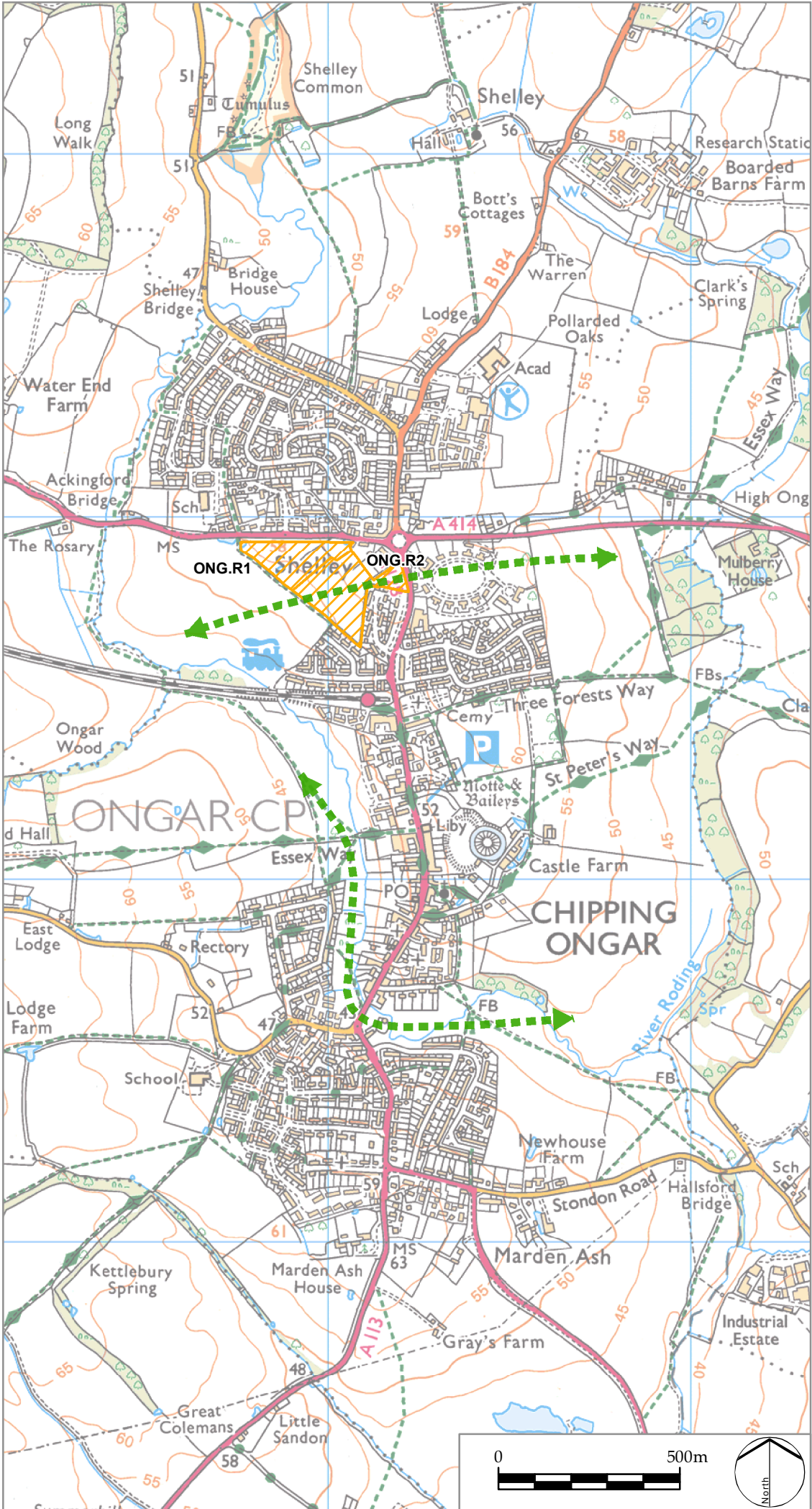
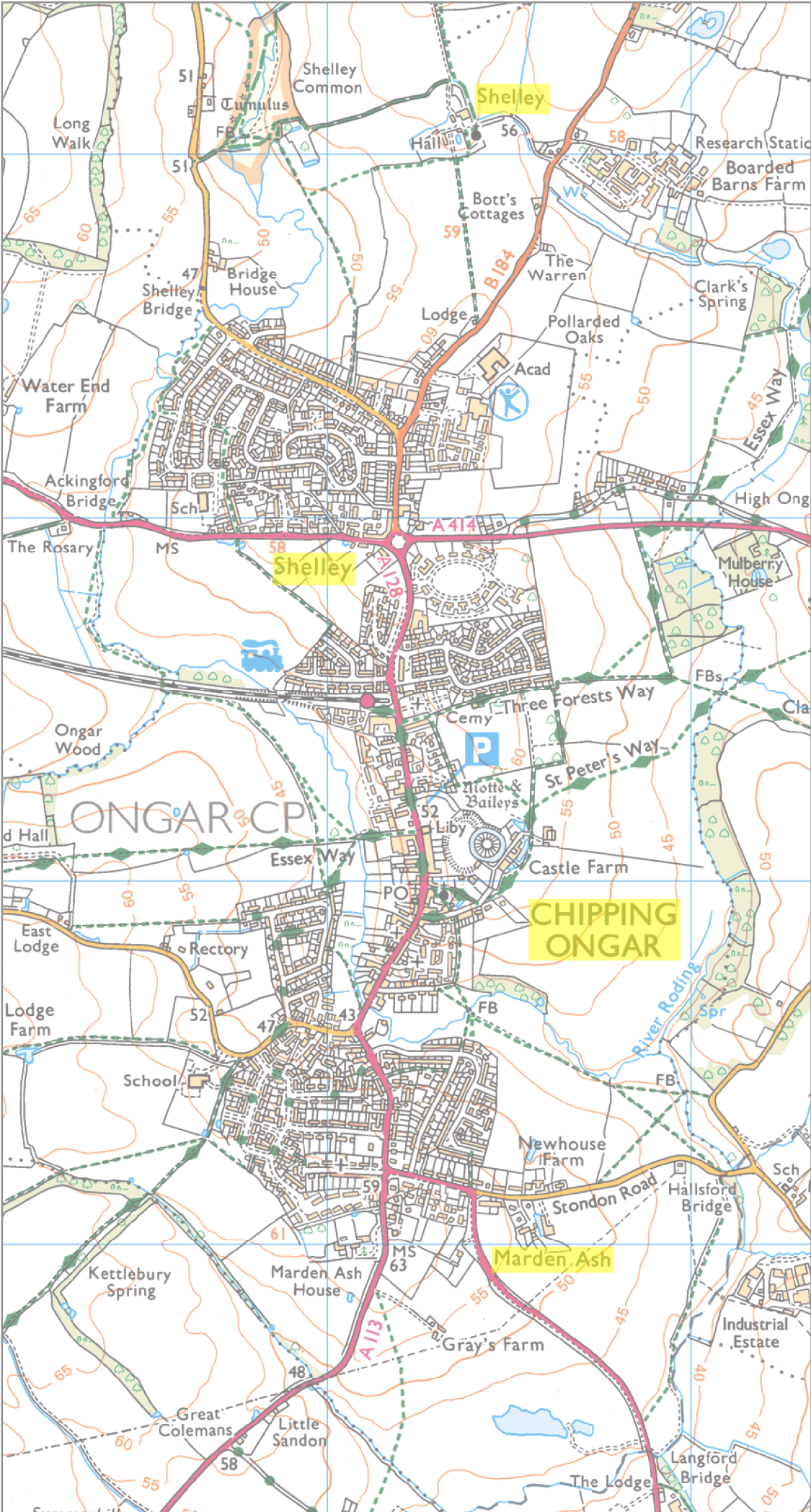
ISSUED BY	Peterborough	T: 01733 310 471
DATE	April 2019	DRAWN VW
SCALE @A3	1:17,000	CHECKED ChC
STATUS	Draft	APPROVED ChC

DWG. NO. 6813_001

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2008

Sources: Ordnance Survey



LEGEND

Green gaps

Residential Allocations R1 and R2

LDA DESIGN

PROJECT TITLE
EPPING FOREST LOCAL PLAN EXAMINATION
MATTER 15, POLICY P4: ONGAR

DRAWING TITLE
Figure 2:
1:25,000 Ordnance Survey

ISSUED BY	Peterborough	T: 01733 310 471
DATE	April 2019	DRAWN VW
SCALE @A3	1:15,000	CHECKED ChC
STATUS	Draft	APPROVED ChC

DWG. NO. 6813_002

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources: Ordnance Survey



LEGEND

 Green gaps

 Residential Allocations R1 and R2

PROJECT TITLE

EPPING FOREST LOCAL PLAN EXAMINATION
MATTER 15, POLICY P4: ONGAR

DRAWING TITLE

Figure 3:
Aerial Photograph

ISSUED BY	Peterborough	T: 01733 310 471
DATE	April 2019	DRAWN VW
SCALE @A3	1:15,000	CHECKED ChC
STATUS	Draft	APPROVED ChC

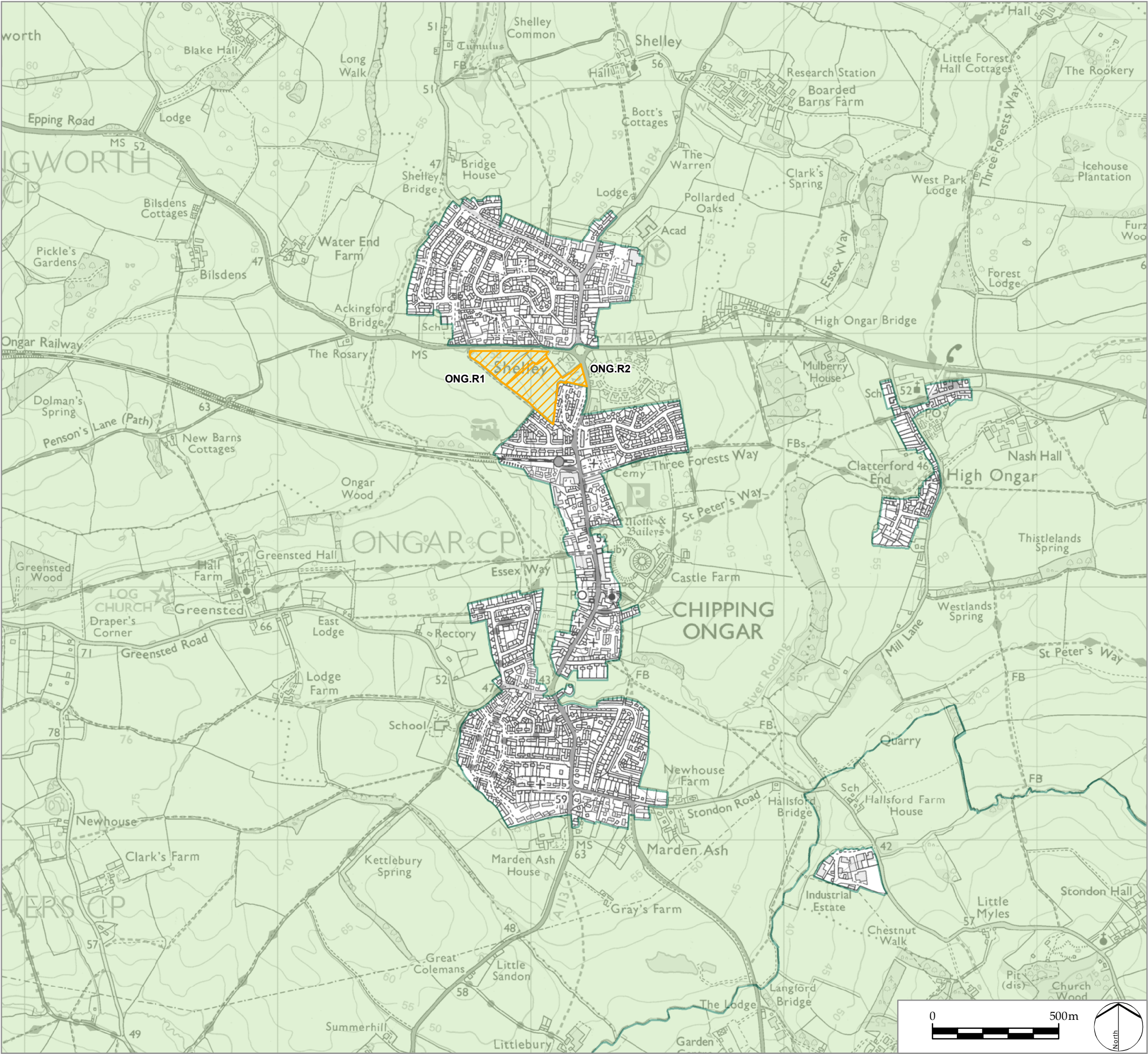
DWG. NO. 6813_003

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources: Esri

X:\JOBS\6813_EPPING_FOREST_LP\GIS\PROJECTS\6813_004.MXD



LEGEND

Residential Allocations R1 and R2

Green Belt

LDA DESIGN

PROJECT TITLE
EPPING FOREST LOCAL PLAN EXAMINATION
MATTER 15, POLICY P4: ONGAR

DRAWING TITLE
Figure 4:
Green Belt

ISSUED BY	Peterborough	T: 01733 310 471
DATE	April 2019	DRAWN VW
SCALE @A3	1:15,000	CHECKED ChC
STATUS	Draft	APPROVED ChC

DWG. NO. 6813_004

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources: Ordnance Survey, DCLG