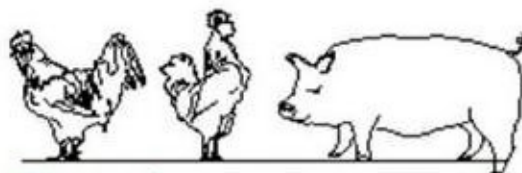


LAND NORTH OF REDHOUSE FARM, WIX, ESSEX

HERITAGE STATEMENT



Ian Pick Associates Ltd
Specialist Agricultural & Rural Planning Consultants



Ecology
Archaeology
Arboriculture
Landscape Architecture

Written by:	BS
Checked by:	JS
Date:	12/04/2022
Ref:	IPA22575 AHA
Revision:	-

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1.0 Non-Technical Summary

- 1.1. A desk based archaeology and heritage assessment has been completed for a site lying north of Redhouse Farm, Wix, Essex. The Essex HER and relevant local and national archives were consulted together with online sources. These sources informed a site visit in March 2022.
- 1.2. The proposals include three new poultry units and related infrastructure to lie in parts of two arable fields east of the Wix's main settlement. This follows an earlier application and development of an area immediately west of the current site. No known features of heritage significance would be adversely affected and the landscape is not of historical significance.
- 1.3. The wider area is rich in archaeological remains given aerial photographic evidence. No cropmark site would be affected by the proposals, but known remains indicate the area was settled in the prehistoric and later periods. Nonetheless, the site area is most likely to have been agricultural. Cultivation over recent centuries is likely to have truncated any sub-surface remains relating to earlier activity.
- 1.4. Given some archaeological potential, the Essex archaeological advisor to Tendring may request some archaeological evaluation to confirm the archaeological potential of the site area. Given the relatively small area affected and likely truncation, it is suggested that such investigation could be completed as a condition of planning permission. Any sub-surface remains are unlikely to be of greater than local significance and could be dealt with through further investigation.
- 1.5. A number of listed buildings lie within the wider study area and include a Grade I listed church to the east and several Grade II listed farmhouses and cottages. However, none of these listed buildings has a strong relationship with the site and all lie at some distance from the site and are screened by vegetation or structures. The proposals would not therefore adversely affect the significance of any listed or otherwise significant heritage asset or an appreciation of that significance.

2.0 Introduction, Purpose and Context

Introduction

- 2.1 ACD Environmental has been commissioned by Ian Pick Associates to carry out an archaeological and heritage assessment for land north of Redhouse Farm, Wix, Essex, hereinafter referred to as the 'site'. This follows earlier work for a now developed area immediately to the west.
- 2.2 The affected parts of the site comprise areas in the south east of a large arable field (Appendix 2) and consists of three additional single storey poultry units and related infrastructure. Associated access would run through a field to the south, off Oakley Road, but is already in place. The site lies east of Wix, a dispersed settlement between Manningtree and Harwich. Further arable land lies north and east of the site, with a newly planted area of woodland to the south. To the west two poultry units and a service building have recently been constructed.

Purpose

- 2.3 The purpose of this Statement is to ascertain the archaeological and heritage value of the site and identify any nearby heritage assets which might be harmed. The assessment considers how the proposed development scheme may affect both known and potential assets, as well as any setting which enhances their significance.
- 2.4 In particular, the relationship between the site and the closest designated heritage assets, all listed buildings, and potential sub-surface archaeological remains are assessed. Where adverse effects are identified, suitable mitigation is suggested.

3.0 Methodology

Background Data Search

- 3.1. Information on previously recorded heritage assets, findspots and past archaeological investigation has been obtained from Essex Historic Environment Record (HER). The data search has been undertaken for a kilometre radius centred on the site in March 2022.
- 3.2. The following sources have also been consulted and, where relevant, the information provided has been incorporated with acknowledgement within this report.
 - Essex Record Office in Chelmsford;
 - Historic England Archive in Swindon;
 - Historic England National Heritage List for England (NHLE) online; and
 - Tendring District Council (TDC) website.
- 3.3. The Historic England Archive and Essex Record Office hold secondary sources and the former also a national collection of aerial photographs which provides information about the land use post-Second World War and can indicate sub-surface remains. The Record Office holds historic maps too. The NHLE records designated heritage across the country including listed buildings, scheduled monuments and registered landscapes. Tendring District Council's website holds information on local planning policies, conservation areas and locally listed structures.

Site Visit

- 3.4. The site was visited in March 2022, following an earlier visit to the same area in 2019. Both the site itself and its environs were considered during the visits to identify any heritage assets or potential assets within the site and also to consider if development of the site would have an adverse effect on the setting of any designated or otherwise important heritage assets.

Evaluation and Impact Assessment

- 3.5. Having defined the known and potential constraints to development of the site, the impacts of the proposed scheme have been predicted, taking into account different stages and activities within the development process. Further mitigation is recommended as appropriate.

4.0 Baseline Information

- 4.1. This review of baseline information has been informed by data held by Essex Historic Environment Record (HER) and Historic England relating to previously identified heritage. Appendix 1 provides a gazetteer of referenced HER sites and Appendix 2 reproduces their locations. No new records have been added to the HER for the study area in the last three years.
- 4.2. Sections below also review relevant information provided by Historic England's NHLE and held at Historic England's Archive and Essex Record Office, including historic maps and aerial photographs. References and sources are detailed in Appendix 3.

Context

- 4.3. The application area is centred at NGR TM 1835 2850 and the main site extends across a total area of approximately 4.5 hectares. The main site area consists of the south east corner of a large arable field, with access across a second field located to the south and north of Oakley Road. Beyond the site to the north and east lie further areas of cultivated land. The access to the south is already in place, in a field which is now planted with saplings and not currently cultivated. The access serves a recently developed pair of poultry units and associated structures.
- 4.4. The site and land surrounding it lies on Thames Group clay, silt and sand (BGS viewer). The superficial deposits are not recorded by BGS. A watercourse runs from east to west along the southern main site boundary and superficial alluvium is recorded along its course.
- 4.5. The main site field is gently sloping and rises from circa 15 metres Above Ordnance Datum in the south to 25 metres in the north. However, new structures would lie in an area which is relatively level and limited to circa 15 metres AOD.

Designated Sites

- 4.6. Many of the records held by the Essex HER for the study area relate to listed buildings. The closest of these to the site is HER 34690 which records the 18th century Grade II listed 'The White House' (Appendix 2). This brick classical house lies 300 metres south west of the proposed access off Oakley Road, but half a kilometre from the area to be developed.
- 4.7. Almost a kilometre west of the site, two small Grade II listed cottages lie close to each other (HERs 34688 and 34689, Plate 1). One is dated to 1665, whilst the other is thought to be 15th century in origin. Both are timber framed with weather-boarded or plaster walls and thatched roofs.
- 4.8. Approximately half a kilometre east of the site, Great Oakley Lodge and an associated barn are both Grade II listed (HERs 34354 & 34355). The Lodge is thought to have origins around 1600 with later extensions and is in a mix of vernacular materials. The barn is later and was thatched until the late 20th century.
- 4.9. To the south of the site and 600 metres from it lies the Grade II listed Parkers Farm farmhouse (HER 34691). It is also thought to have 17th century origins and to have been extended several times since and has a mix of plaster and brick as well as a tile roof.
- 4.10. The only other designated heritage asset which might be affected is the Grade I listed All Saints Church, Great Oakley's parish church (HER 3037, Plate 2). This medieval and later structure is in flint and stone, with a tile roof. It lies west of the main settlement at Great Oakley, but is approximately a kilometre south east of the site.
- 4.11. No other designated heritage assets such as conservation areas, registered landscapes or scheduled monuments lie within the study area or in such proximity to the site that they might be adversely affected by the proposals.

Non-designated HER Sites

- 4.12. The majority of other useful HER records for the study area relate to cropmark features observed on aerial photographs. Unusually, only one of these is ascribed a possible date: this is a small enclosure with central feature which is thought to reflect the site of a medieval moat (HER 47090). These remains lie nearly a kilometre north of the site.
- 4.13. Four other cropmark sites lie within the study area and although these are not ascribed a period, three of them include circular features or ring ditches which are often the remains of ploughed-out burial mounds of Bronze Age date, or prehistoric or Roman hut circles.



Plate 1: 15th century Spring Cottage, looking south



Plate 2: All Saints Church, Great Oakley, looking east

- 4.14. The closest cropmark to the site is HER 17386, 300 metres to the north west of the wider site area (Appendix 2). This feature was not associated with any other cropmarks, but does have a dark feature within the ring which may reflect a burial pit.
- 4.15. North of the site, HER 48542 records a cropmark which has been interpreted as part of a trackway, but which may be relatively recent in origin. South of the site and Whitehouse Farm, HERs 3158 and 3169 record a complex of cropmarks including a likely enclosure, pits and further ring ditches which may well reflect late prehistoric or Roman remains.
- 4.16. A small number of located finds also indicate human activity in the area from prehistory. More than a kilometre north west of the site, HER 3072 records the find of a Bronze Age palstave, an implement similar to an axe and thought by its design to be Middle Bronze Age in origin.

- 4.17. Approximately 400 metres east of the site, HER 45463 records the find of Roman coarseware pottery sherds and bone during land drainage on a farm. These were exposed by the farmer in 2001 and the site then visited by an archaeologist to note what was evident, so only limited information was secured.
- 4.18. Half a kilometre to the south east of the site, metal detecting has led to the recovery of an 8th century silver seal (HER 18338). HER 18337, south of Parkers Farm, records the recovery of a medieval harness fitting too.
- 4.19. A number of other metal detecting finds are recorded by the HER data supplied, but are not located more precisely than to a kilometre grid square. Amongst the finds recorded for the study area are three Iron Age or Roman brooches and a Roman key.
- 4.20. Other HER records within the study area are limited to the site of a post-medieval windmill shown on Chapman and Andre's 1777 map at White House (HER 3102) and the site of a Victorian to Edwardian brick and tile works at Wix (HER 15696). Although 'Event' records were also supplied by Essex HER, these related to the metal detecting and Roman finds noted under HERs 18337, 1338 and 45463 above.

Historic Maps

- 4.21. Chapman and Andre's late 18th century map of Essex confirms that Oakley Road and farmsteads at Redhouse Farm, The White House and White House and Parkers farms were in place. No detail is shown for the site itself and most of the farms are not named, although The White House is marked as 'Mill Farm'.
- 4.22. The earliest detailed historical mapping for the site are circa 1840 Tithe maps and awards for Wix and Ramsey parishes. However, the map held for the latter is a poor mid-20th century photograph copy and the name and use of the site field is not discernable. The western edges of the main site area would have lain in the arable 'Five Corners' in Wix parish.

4.23. The first edition six inch to the mile Ordnance Survey map of the 1870s confirms most of the site would have lain within one field in Ramsey parish at that time (Appendix 2). The parish boundary had likely been straightened to align with the site's eastern boundary, but has since been lost. Parkers Farm is marked as 'Fisher's Farm' and both it, 'White House Farm' and 'White House' are shown with orchards and other trees enclosing them. The later Ordnance Survey maps dating to 1898, 1925 and 1936 show no substantive change.

Aerial Photographs

4.24. A search previously completed at the Historic England Archive provided thirty vertical and oblique images of the site and its environs. Images were available from all decades and from between 1946 and 2005, complementing the historic maps.

4.25. Images of the site and its environs indicate that it was in arable cultivation throughout the 20th century and still divided into the fields shown on pre-war maps until the 1970s. The ring ditch north of the site is just discernible on a vertical image of 1978.

4.26. Ten oblique images dated to between 1979 and 1986 and show the ring ditch with internal pit recorded as HER 17386. Nothing else is apparent surrounding this cropmark. A much more extensive complex of cropmarks is apparent on other oblique images covering the area where HERs 3158 and 3169 are located. Several enclosures of varying size are apparent, with other more irregular features which may be natural. The morphology of these cropmarks suggest that they reflect later prehistoric or Roman field systems.

Other Sources

4.27. Few secondary sources referring to Wix or Great Oakley were available at either of the archives visited. There are references to 'Wykes' in the 10th century and Oakley by the Domesday Survey (Reaney 1935). Wix Priory was founded in 1123 and dissolved in the Reformation (Rudds 1997, Bettley & Pevsner 2007).

4.28. Pevsner does not mention any of the buildings detailed above except All Saints Church. Despite a detailed early 20th century survey of Essex by the Royal Commission on the Historic Monuments of England, this makes no mention of any site or structure close to the site and again concentrates on the religious structures of Wix and Great Oakley (RCHME 1922). The Victoria County History volume on Roman Essex notes the find of pottery and a quernstone at Wix Lodge, but this lies three kilometres west of the site (Pugh 1913).

Site Survey Results

4.29. The site and its environs were visited in March 2022 to check for any heritage assets or features of interest within the site and its relationship with designated heritage assets nearby. Current land use was also considered.

4.30. The location of proposed new structures lies on the southern edge of what is now a single arable field under a young cereal crop (Plate 3). A small area of hardstanding with a 'mobile home' lie in the south west of the area (Plate 4). Nothing of any note was apparent within the field which is bonded on the eastern and southern sides by strong hedgerows.

4.31. West of the site lies a recently developed pair of poultry units of the type proposed within the site (Plate 4). East of these are hoppers for feed and associated structures, including a small barn to the north, all within a low fence. The single storey units were inconspicuous beyond the hedgerow to their south, even in March (Plate 5).

4.32. In what was a single arable field to the south, proposed access off Oakley Road is already in place as a wide gravelled track serving buildings to the west of the site (Plate 6). The watercourse running east west between these two fields appeared to be semi-dry and straightened where visible.

4.33. Beyond the site, The White House lies on higher ground to the south, but was almost completely obscured by vegetation surrounding it (Plate 7). It appears to face eastwards and has a number of structures surrounding it in other directions too.

4.34. Redhouse Farm itself appears to have lost its farmhouse, with a single storey post-war bungalow now in place. Older brick former farm buildings lie south of this, but are in turn screened from the site by modern metal fencing. To the west, the two listed cottages face north and have very limited settings given planting within their grounds and those of modern houses to either side.



Plate 3: View across site from south west

4.35. Visits to both Wix and Great Oakley churches confirmed that there is no inter-visibility between these and the site. The area has gently rolling topography and considerable planting which ensures the same is also the case for listed buildings at Parker's Farm and Great Oakley Lodge to the east and other Wix listed buildings well to the west. Indeed, Parker's Farm and Great Oakley Lodge are also screened from the site by more modern structures (Plate 8).



Plate 4: Poultry facilities west of site



Plate 5: View of existing poultry unit, looking north west



Plate 6: View north east towards site from Oakley Road



Plate 7: View from site access towards White House



Plate 8: Great Oakley Lodge Farm, looking north east

5.0 Planning Policy Context

- 5.1. This section summarises the relevant national and local planning policies, as well as other reference documents, relevant to the assessment of effects on heritage assets. The duty to preserve or enhance the setting of listed buildings and conservation areas contained within sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is a statutory consideration for the local planning authority.
- 5.2. A 2014 Court of Appeal ruling in *Barnwell Manor Wind Energy Ltd v East Northants District Council*, English Heritage and the National Trust made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework (DCLG 2012).

National Planning Policy

- 5.3. The *National Planning Policy Framework* (NPPF) has been revised three times in recent years, the only updates since it was originally published in 2012 (DCLG 2012, MHCLG 2021). The policy wording for Historic Environment remains very similar, albeit that the order of certain paragraphs and numbering has changed. Heritage assets are still defined in the NPPF glossary as any designated or undesignated element of the historic environment which is identified as being of such significance that it is a material consideration in the planning process.
- 5.4. In determining applications which cause harm to heritage assets directly, or indirectly, through affecting a complementary setting, the NPPF now recommends that 'great weight' should be given to their conservation when reaching a planning decision (Paragraph 199).

- 5.5. The more important the asset, the greater the weight that should be ascribed. As heritage assets are irreplaceable, it is noted that any harm or loss should require clear and convincing justification. It notes that 'substantial harm' to or loss of designated heritage assets of the highest significance (Grade I and II*) should be 'wholly exceptional' and that it should be 'exceptional' for Grade II listed buildings and conservation areas (Paragraph 200).
- 5.6. Paragraph 202 clarifies that, where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing an optimal viable use.
- 5.7. Paragraph 203 notes that effects on the significance of non-designated heritage assets, which confusingly includes 'locally listed buildings', require a balanced judgement weighing the scale of impact on the significance of the heritage asset against the benefits of the proposed development. Where heritage assets are to be lost, Paragraph 205 confirms that an appropriate record of the elements to be lost should be provided and both disseminated and archived by the developer.

Local Policy

- 5.8. The adopted local policy includes relevant policies in the recently adopted 2013 to 2033 Local Plan (TDC 2021 and 2022). Policies PPL 7 and PPL 9 in Section 2 of the Local Plan relate to archaeology and listed buildings respectively. These policies echo the NPPF and earlier Local Plan in requiring that the potential affect of proposals on archaeological remains and both listed buildings and their settings is considered through appropriate assessment.
- 5.9. Although not explicitly relating to the historic environment, Policy PPL 3: The Rural Landscape requires that proposals do not cause '*overriding harm to the character and appearance of the rural landscape*' including, amongst other elements, harm to the setting of rural settlements and native hedgerows and designated and non-designated heritage assets and historic landscapes.

Guidance

- 5.10. Historic England's *Historic Environment Good Practice Advice in Planning Guidance Note 3 – The Setting of Heritage Assets, 2nd Edition* confirms that setting is not a heritage asset, nor a heritage designation in itself, though land within a setting may itself be designated (HE 2017). Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings.
- 5.11. The Guidance examines assessment of the effects of a development proposal on significant elements of setting and stresses that, although visual impacts are at the heart of such effects, other factors including noise, vibration and lighting can also harm setting.
- 5.12. An understanding of the heritage assets and the significance of their setting at an early stage can influence proposals in order to minimise adverse effects. A proposal may be re-located, better screened or designed to complement an asset's character where harm could be caused. The advice note also confirms that settings change over time and that it is important to understand this process and that those settings which have experienced least change will often enhance an asset's significance.
- 5.13. The Guidance sets out a five-step approach to considering setting in relation to development proposals. The assets which might be affected have to be identified and then the degree to which their setting enhances their significance or an appreciation of that significance is to be assessed.
- 5.14. Steps 3 and 4 require that the harm or benefits of the proposals are considered in relation to setting and that measures to avoid or minimise the harm are sought. A final, post-construction step is the documenting of the decisions made and post-development monitoring to confirm how accurate the assessment had been.

5.15. Given recent Appeal decisions in relation to the effect of development on highly visible assets such as churches, the new Guidance includes specific reference to these and states:

'Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.'

5.16. Usefully, the new Guidance no longer suggests the assessment of setting be informed by the Heritage Values approach set out by English Heritage in their 2008 *Conservation Principles* as this uses different terminology to the latest Guidance and NPPF (English Heritage 2008).

5.17. The approach to the assessment of setting is reiterated in *Historic Environment Good Practice Advice in Planning Guidance Note 2 – Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). This assessment follows both sets of advice and the relevant online *National Planning Policy Guidance*.

5.18. An appraisal of heritage assets which might be affected and the extent of their setting which contributes to their significance or supports appreciation of that significance is provided in Section 6 below.

6.0 Conclusions and Recommendations

- 6.1. A desk based archaeology and heritage assessment has been completed for a site north of Redhouse Farm, Wix, Essex on behalf of Ian Pick Associates Limited. This report accords with current policy and guidance to assess the potential effects of a proposal prior to a planning application being determined.
- 6.2. The Essex Historic Environment Record (HER), Essex Record Office and Historic England archives and website were consulted for information relating to the site and its environs. These and other online sources informed a site visit in March 2022 and follow completion of assessment for land to the immediate west in 2020.
- 6.3. The proposals would principally affect a small part of a single large arable field which has previously been cultivated and does not hold any extant features of interest. Hedgerows marking the site's southern and eastern boundaries would not be affected, with the site's access already in place.
- 6.4. The site is likely to have been cultivated or open ground in the medieval and post-medieval periods, with settlement lying to the west in Wix and east at Great Oakley. The present landscape is a post-medieval enclosed landscape of minimal historical landscape significance and most recently with a poultry facility built west of the proposed site.
- 6.5. Cropmark evidence including enclosures and ring ditches and more limited contemporary finds suggest that extensive remains of later prehistoric or Roman landscapes lie within the study area. A ring ditch has been identified north west of the site, although this may in itself indicate the vicinity was marginal as burial mounds were often sited on peripheral land.
- 6.6. Nonetheless, given indications of archaeological potential, the Essex County Council advisor to the Council may seek fieldwork evaluation of the site, although this does not appear to have been required for the earlier development.

- 6.7. Any remains which might be affected by the proposals are likely to have been truncated by more recent ploughing and it is suggested therefore that any further archaeological investigation could be secured as a condition of planning permission. Investigations might be limited to a watching brief during construction or initial trial trench evaluation ahead of development. It is unlikely that any sub-surface remains of greater than local significance would be affected and these could be dealt with through further investigation.
- 6.8. The only designated or otherwise significant heritage assets which might be harmed by the proposals through change to their setting are a small number of listed buildings including Grade II listed farmhouses and cottages and the Grade I church at Great Oakley which lies more than a kilometre south east of the site.
- 6.9. The closest listed buildings to the main site lie at least half a kilometre distant and include White House to the south west which faces away from the site and is screened by other structures and vegetation near it and on the edge of the site.
- 6.10. South of the site, Parker's Farm farmhouse also faces east and has later structures to its north, as well as being screened from the site by intervening vegetation and topography. At Great Oakley Lodge Farm east of the site, modern structures associated with a private airstrip shield a listed farmhouse and barn from the site.
- 6.11. The proposed development would also be screened from these designated heritage assets by proposed and maturing planting. Given this context, the proposals would not harm the significance of any of the closest listed buildings, nor an appreciation of that significance. This assessment has taken into account the likely additional traffic and other environmental changes which the proposals would create.
- 6.12. Other listed buildings considered lie approximately a kilometre from the site and are also enclosed by topography, vegetation and other structures. They also have no associative link with the site area. In light of this, it is concluded that the proposal would not harm the significance of any other heritage asset.

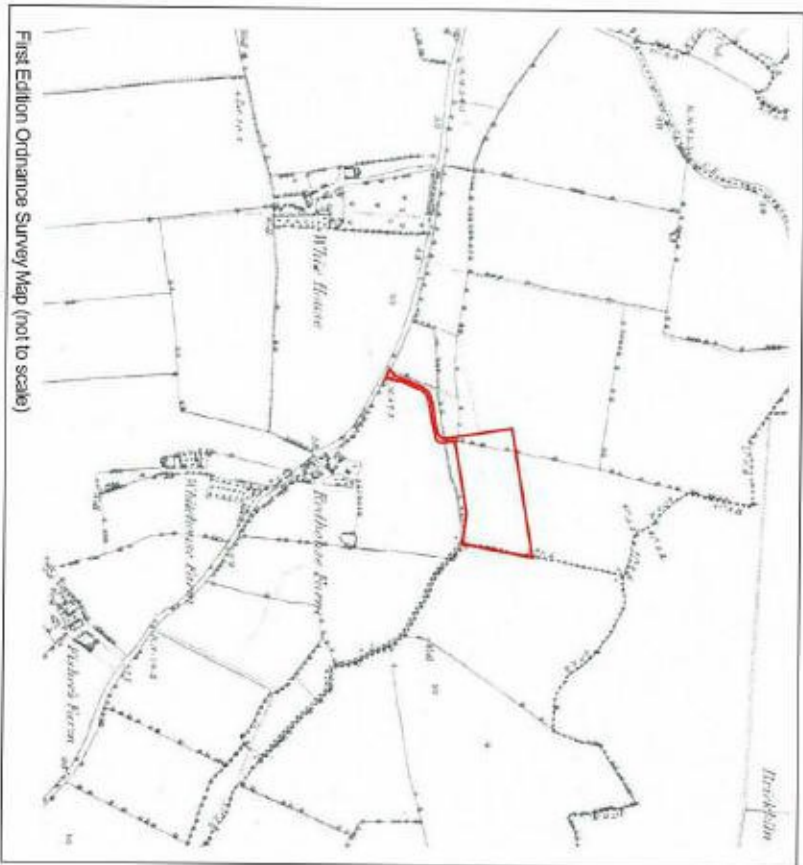
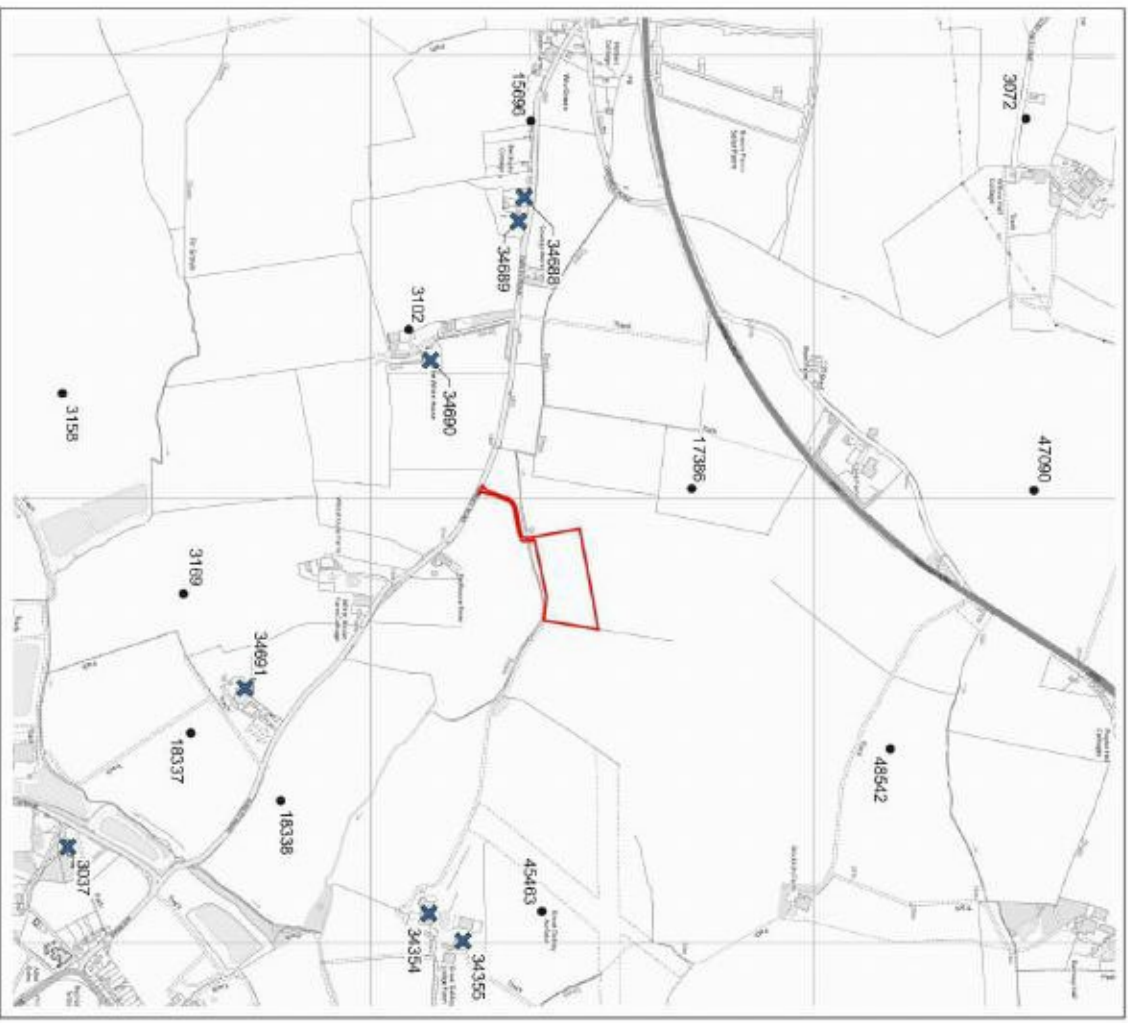
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Appendix 1: Essex Historic Environment Record Information

HER Ref.	NGR (TM prefix)	Period	Notes
3037	188 272	Medieval	All Saints Church, Great Oakley is Grade I listed and has 12 th century and later fabric. Flint, stone and tile.
3072	1710 2950	Bronze Age	Palstave or axe derivative findspot. Loop less palstave is thought to be Middle Bronze Age in date. No further information.
3102	176 281	Post-medieval	Site of windmill at White House as marked on late 18 th century map.
3158	178 273	Undated	Cropmarks noted on aerial photographs show a likely north to south trackway, pits and a ring ditch.
3169	1819 2767	Undated	Linear cropmarks noted on aerial photographs include a possible rectangular enclosure and ring ditch. Interpretation complicated by natural features.
15696	171 284	Post-medieval	Site of Wix brick and tile works thought to have been in operation between circa 1845 and 1910 and shown on historic maps.
17386	178 288	Undated	Cropmark of possible ring ditch with central pit noted on aerial photographs.
18337	185 276	Medieval	Findspot of bronze shield shaped horse harness piece found by metal detectorist. Traces of enameling.
18338	187 278	Anglo-Saxon	8 th century silver seal findspot from metal detecting.
34354	1898 2813	16 th century	Great Oakley Lodge is a Grade II listed timber framed house of circa 1600 origin with later extensions. A mix of timber framing, tile and slate roofing and brick and plaster. Barn to its north is separately listed (HER 34355).
34355	1900 2816	18 th century	Timber barn to north of Great Oakley Lodge (HER 34354) is also Grade II listed. Had a thatched roof, but now mix of asbestos and corrugated metal.
34688	1731 2834	17 th century	'Vista' is a timber framed house which is Grade II listed. Plaster rendered and thatch roofed, with '1666' date mark.
34689	1734 2833	15 th century	'Spring Cottage' is a Grade II listed timber framed cottage. Thatched roof and weatherboarding to elevations.
34690	1768 2812	18 th century	The White House is a gault brick Grade II listed house. Classical design and roof covered in tarpaulin when visited for re-listing.
34691	1842 2770	17 th century	Parkers Farmhouse is Grade II listed and has a later rear range. Mix of timber framing, plaster and brick and tile roofed.
45463	1894 2839	Roman	Coarseware pottery sherds and domestic rubbish observe during installation of land drain in 2001. Wood and timber also reported as exposed elsewhere.
47090	1798 2952	Medieval?	Cropmark of wide ditched enclosure of circa 80m x 60m with central marking may reflect ploughed out moated site.
48542	1855 2919	Undated	Cropmarks of short section of trackway noted on aerial images.

Appendix 2: Site and Identified Heritage



- LEGEND**
- Site boundary
 - X Listed building
 - Other HER record



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Scheme: Land North of Redhouse Farm, Wix, Essex

Plan 1: Site and Identified Heritage

ACD Ref: PIR22575-80 Figure No.: 1

Scale: As shown Drawn: KU Checked: BS



Appendix 3: References and Sources

- Bettley J. & Pevsner N. 2007 *The Buildings of England – Essex* New Haven
- Department for Communities and Local Government (DCLG) 2012 *National Planning Policy Framework* London
- English Heritage (EH) 2008 *Conservation Principles – Policy and Guidance for the for the Sustainable Management of the Historic Environment* London
- Historic England 2015 *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* London
- Historic England 2017 *Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment, 2nd Edition* London
- Ministry of Housing, Communities and Local Government 2021 *National Planning Policy Framework* (fourth edition) London
- Pugh R. 1913 *The Victoria County History of the Essex – Roman Essex*, vol. II London
- Reaney P. H. 1935 *The Place-Names of the Essex* Cambridge
- Royal Commission on the Historic Monuments of England (RCHME) 1922 *An Inventory of the Historical Monuments of Essex*, vol. III London
- Rudds D. 1997 *History of Wix Priory* Colchester
- Tendring District Council (TDC) 2021 *Tendring District Local Plan: 2013 – 2033 and Beyond – Section 1 (North Essex Authorities’ Shared Strategic Section 1 Plan)* Weeley
- Tendring District Council (TDC) 2022 *Tendring District Local Plan: 2013 – 2033 and Beyond – Section 2* Weeley

Maps

- Chapman and Andre's Map of Essex, 1777 (Sheet 10)
- Tithe maps and awards for Wix and Ramsey, circa 1840
- Six inch to the mile Ordnance Survey maps of 1874 & 1898 (Sheet XXIX.NE)
- Six inch to the mile Ordnance Survey maps of 1925 & 1936 (Sheets XXX.SE & XXX.SW)

Web Sources

- British Geological Survey online geology viewer accessed at <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
- Historic England's National Heritage List for England accessed at www.historicengland.org.uk/listing/the-list
- Maps of site accessed at National Library of Scotland at www.nls.uk
- Street Map Ordnance Survey map of area accessed at www.streetmap.co.uk
- Tendring District Council website accessed at www.tendring.gov.uk/planning



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**ECOLOGY * ARBORICULTURE
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