



Heritage Statement

Land at Broadfields,
East Horndon,
Brentwood, Essex

September 2022 | Project Ref 6789B



HCUK Group is a multi-disciplinary environmental practice offering expert advice in archaeology, heritage, landscape, arboriculture, and planning. It began life in 2010 as Heritage Collective LLP, before becoming Heritage Collective UK Limited in 2014. In the coming years diversification saw the addition of Archaeology Collective, Landscape Collective and Planning Collective, before all strands came together to be branded under a single umbrella: HCUK Group, based on the acronym for the original company. A home working company since the beginning, we are pleased to employ a talented workforce of consultants and support staff, who are on hand to advise our clients.



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1. Introduction

- 1.1** This Heritage Statement has been prepared by HCUK Group on behalf of MM Properties (London) Limited. It concerns a parcel of land known as “Broadfields” on land to the west of Tilbury Road, East Horndon, Brentwood, Essex (henceforth referred to as “the Site”).
- 1.2** The proposals have been prepared for outline planning application with all matters reserved except access for development of up to 32,000 sqm of employment floorspace within Use Classes E(g), B2 and B8 including an enterprise hub of micro and small units for small businesses, an ultra-rapid electric vehicle charging facility for 16 cars and a children’s play area.
- 1.3** The Site is currently comprised of unused land that has become covered in scrub, brambles and vegetation. Immediately to the north of the Site is a raised embankment that carries the A127 road at a level above the Site. A modern housing estate can be seen on the corner with the A127, which appears to have been built on naturally elevated ground or ground that has been deliberately raised up. Land to the east of Tilbury Road/east of the Site, is currently being built-out (ref 19/00315/OUT, permitted April 2020).



Fig.1: Phase 1 - Site location plan

The Context

- 1.4** There are a number of designated heritage assets within 1km of the Site (given the low-lying nature of the proposed development a study area of 1km has been considered sufficient). All but three of the designated heritage assets identified have been scoped out of this assessment owing to either the nature of the Site, its location, topography and intervisibility with those assets or because those assets are not habitable buildings (i.e. monuments within a defined and specific setting).
- 1.5** This assessment focuses principally on the potential impact of the development on the significance, and setting, of Thorndon Hall Park and Garden (grade II* listed), where the southern extent of the designated area lies immediately adjacent to the Site, to the west, East Horndon Hall (grade II listed – approximately 340m to the east of the Site on the opposite side of Tilbury Road), and All Saints Church (grade II*), which located to the north-east of the Site on the opposite side of the A127 embankment.
- 1.6** Thorndon Hall RPG covers a large area, including various scheduled monuments and a grade II* listed property (Thorndon Hall) positioned within the northern half of the park. The majority of the RPG is located on the northern side of the elevated A127. Only a small portion of the park extends onto land south of the A127 (the A127 effectively cutting through the southern section of the parkland). The Site is located beyond the RPG but immediately to the east of it, as identified below, at Figure 2.

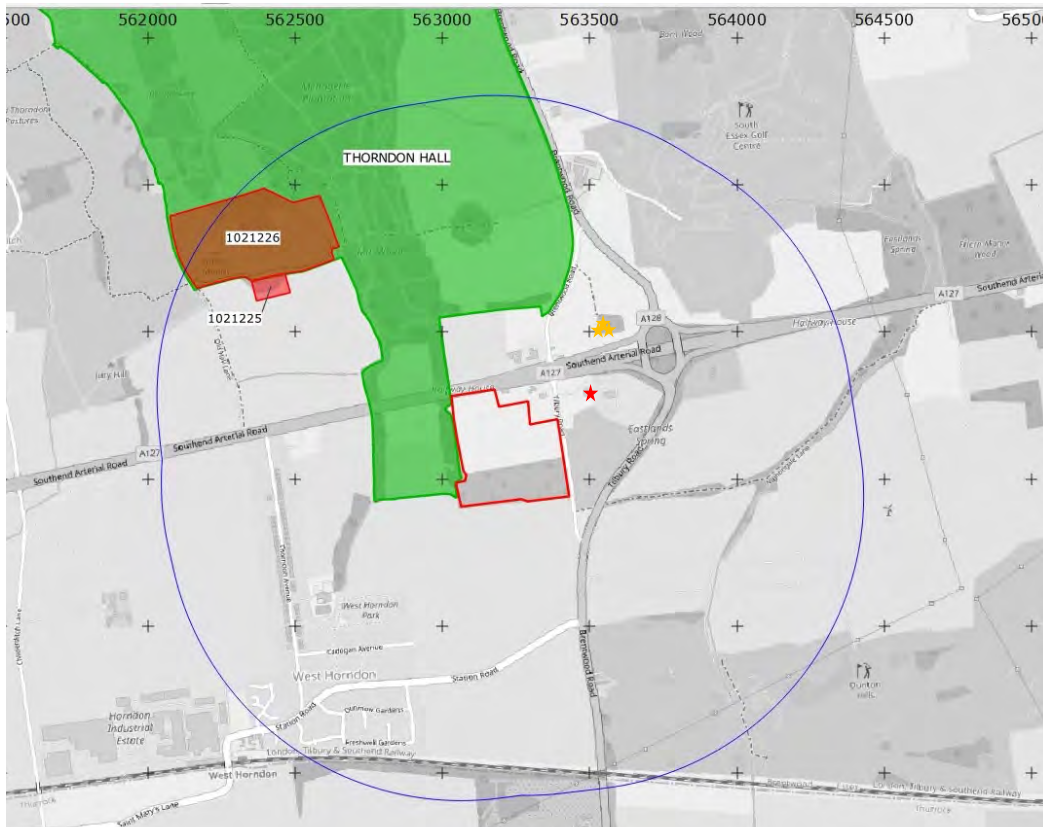


Fig. 2: Showing the approximate extent of the Site (red outline) along with Thorndon Hall RPG (GII* - green shaded area) and grade II listed East Horndon Hall to the east (red star), and the grade II* All Saints Church and associated group (amber stars) to the north and north-east.

1.7 Figure 2 identifies all designated heritage assets within 1km of the Site. This includes the grade II* listed Church of All Saints (to the north east) along with two grade II listed monuments within the associated churchyard (amber dots). A visit to the Site confirmed that intervisibility between the Site and All Saints is limited due to the presence of long-established woodland, which has been mapped since the end of the 16th century and is designated Ancient and Semi-Natural Woodland.

1.8 Given the high grading of All Saint’s Church, it has been given consideration within this assessment. The impact on the setting of the grade II monuments within All Saint’s Church yard is considered to be neutral, and consequently there will be no change to the significance of these assets and they have been given no further consideration within this assessment. Please refer to the LVIA (views 5 and 6 specifically), which accompanies this application for further clarification. The positioning of the church and associated churchyard in relation to the Site and,

most specifically the route of the A127, means that the Site does not feature in any principal views towards or of these assets.

Purpose of this Statement

- 1.9** The proposals are subject to planning permission and this Statement has been prepared to accompany that application. It should be read in conjunction with, and cross referenced against, the Archaeological Desk Based Assessment (February 2021, amended 2022), also prepared by HCUK Group.
- 1.10** This assessment identifies the relevant heritage assets, describes their significance and estimates the level of harm, if any, arising from the proposed change – in this case, the introduction of industrial units and offices on the Site. While it deals with heritage-specific matters relating to setting, the overall balancing exercise is a matter for comment by the planning consultants. This document should be read in conjunction with the Planning Statement, Archaeological DBA (also prepared by HCUK Group) and LVIA prepared by Neil Tully Associates.

2. Relevant Planning Policy Framework

2.1 The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹

2.2 For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³

2.3 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

2.4 The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

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.

2.5 Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

2.6 The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁴ The Scale of Harm is tabulated at Appendix 1.

2.7 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit. Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.8 Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.9 Relevant local policy is discussed in detail with the Planning Statement accompanying this application. Those policies particularly relevant to heritage matters have been set out below.

2.10 Brentwood’s replacement Local Plan (2005) remains the current development plan until it is replaced by the emerging Local Development Plan. Policy C16 is of

⁴ Bedford Borough Council v SCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

relevance stating that that “[p]roposals for development in the vicinity of a listed building will not be permitted where the proposals would be likely to detract from its character or setting.”

- 2.11** Brentwood’s Pre-Submission Local Plan (2019) is also of relevance. Section 6 includes discussion of heritage assets, with Policy HP19 covering conservation and enhancement of the historic environment.
- 2.12** Part A(a) of Policy HP19 notes that proposals affecting heritage assets and their setting will be required to “conserve, sustain and enhance designed and non-designated heritage assets including views into and out of conservation areas and their settings; and be sensitively sited and integrated in accordance with advice in accordance with national policy and guidance.”
- 2.13** Part A(b) of the same policy requires a Heritage Statement to be submitted in relation to the significance of heritage assets and potential impacts, and Part A(c) requires “clear justification or any works that would lead to harm of substantial harm to a heritage asset through detailed analysis.”
- 2.14** Policy HP20 deals specifically with listed buildings. Part A of that policy is of relevance, stating “[p]roposals for development affecting or within the vicinity of a listed building should be accompanied by a Heritage Statement that describes the significance of the listed building affected and includes full details of the siting, design, access arrangements and external appearance of the development so that it is possible to assess whether the proposals are sympathetic to its character and setting.”

3. Background and Development

Cartographic Evidence

- 3.1** The relevant cartographic evidence has been included at Appendix 2 for reference.
- 3.2** Cartographic evidence is particularly informative in this instance and this is due to the level of change around the Site itself and the nature of that change, which has principally come about through the addition of substantial infrastructure in the mid-20th century, namely the A127, Southend Arterial Road.
- 3.3** Appendix 2.2 (1598) shows the Site as part of a rural area. East Horndon Hall (referred to as “the manor of easte horndon”). A substantial tree belt is shown running north-south between the Site and the manor along the line of Tilbury Road today.
- 3.4** Appendix 2.3 (1777) shows the Site with Tilbury Road now present between the Site and East Horndon Hall and “Thordon Hall Farm” to the north. On this Chapman & Andre map, the green buffer between the Site and the designated area of Thorndon Hall RPG (referred to as “Hollow Bottom Shaw”) is visible.
- 3.5** Appendix 2.4-2.7 show very limited change on the Site or within its immediate surroundings. “Hollow Bottom Shaw” is identified on the late 19th and early 20th century mapping and East Hornden Hall, located to the east, is also shown with a group of farm buildings arranged around a central courtyard. The Site itself remains undeveloped.
- 3.6** By 1945 (Appendix 2.8) the change is significant. The A127 have been introduced and has cut dramatically through the countryside to the north of East Horndon Hall and the Site. Most significantly it has severed the southern portion of Thorndon Hall RPG from the associated land to the north. “Hollow Bottom Shaw” is still shown but has been detached from the associated green buffer to the north, referred to as “Thick Shaw.” In addition, a group of buildings has been introduced within the north-eastern corner, just outside the Site boundary, at the junction with the A127.

3.7 Some 20 years later in 1968 (Appendix 2.9) the infrastructure of the A127 has developed further, particularly to the east of East Horndon Hall, where a far more substantial junction has been constructed. Additional development is also apparent along the eastern edge of the Site and the western side of Tilbury Road.

3.8 The late 1960s and early 1970s arrangement shown at Appendix 2.9 remains relatively unchanged today, although further development has been introduced to the east of East Horndon Hall as demonstrated by the Google Earth images included at Appendix 2.10 and 2.11.

Historic Development

3.9 The development of the Site has been set out in detail within the Archaeological DBA that accompanies this application and has, therefore, not been repeated here. This assessment has been prepared drawing on the work undertaken for the DBA, which was also prepared by HCUK Group.

4. Statement of Significance

Assessment of Significance

4.1 This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 5 (Heritage Impact Assessment) and with the tabular methodology at Appendix 1.

East Horndon Hall, grade II

*TQ68NW TILBURY ROAD, East Horndon 723-1/11/130 East Horndon Hall
20/08/75*

II

House. C16 and C18, extended in C19 and C20. Originally timber-framed, now wholly clad in red brick in Flemish bond, roofed with handmade red clay tiles. Complex plan comprising (1) C16 timber-framed range aligned N-S, with axial stack at N end, (2) C18 cross-wing to S, extending to both sides, with internal stack at NW, (3) extension to N, c1900, (4) early C19 wing to E of main range, (5) C20 extensions to each side of it. 2 storeys. Most of the windows are C20 casements, mostly in original apertures. In the S elevation, on the ground floor, is one C18/early C19 casement of 12+4 lights with a segmental arch. In the E elevation of the E wing, on the ground floor, is one early C19 sash of 6+6 lights, and in the E elevation of the S cross-wing, on the first floor, is one early C19 tripartite sash of 2+2, 6+6 and 2+2 lights. C20 door to E. The S cross-wing has many blue headers. INTERIOR: the original main range forms one large room on the ground floor, of exceptional height, with 2 chamfered longitudinal beams with convex stops, and plain joists of vertical section, some of reused timber. A main post at the S end has been severed for an inserted doorway. Original studding is exposed in the E and S walls, infilled in the E wall with C20

ornamental brick nogging. Wide wood-burning hearth.

Listing NGR: TQ6348589295

- 4.2** An assessment of the significance of East Horndon Hall was previously undertaken by HCUK Group (then “Heritage Collective”) in 2019.
- 4.3** East Horndon Hall is a much-altered building as recognised in the list description above. In reality the building’s character has been substantially compromised through replacement uPVC windows and the various phases of 19th and 20th century extension. The ancillary buildings immediately to the rear/west are of no heritage value and were not built in sympathy with the listed building. The associated ranges to the south-east of the Hall have also long since been lost and replaced by hard standing and the existing light industrial sheds.
- 4.4** The Hall clearly retains some historic fabric of note, which accounts for its grade II designation but there is evidence, externally, of unsympathetic alteration and extension, which has compromised the building’s original architectural integrity.
- 4.5** East Horndon Hall is of historic value in so far as it survives as one of the original buildings on the Site and was part of a group (no longer appreciable) with All Saints Church (to the north) and a rectory (no longer present).
- 4.6** Through consideration of observations made on site and cartographic evidence, and without having been inside the building, East Horndon Hall does not survive as a particularly good example of its type. It has been heavily compromised physically and its setting has been irreparably altered through the introduction of the A127 and associated infrastructure.
- 4.7** Today, the setting of East Horndon Hall, from where the building can be best appreciated is relatively limited and generally confined to within close proximity of the property itself. Its gardens have been retained and are now almost entirely enclosed by mature trees preventing views towards or from the Hall. The existing development to the east, beyond the immediately boundary to the Hall, which forms part of the Site, does not contribute positively to the building’s setting. The amount of hard standing close to the Hall has a negative influence on what is left of its setting. Boundary treatment and the introduction of the A127 and associated

development have reduced the contribution made by the land to the south of the Hall to its setting.

Thorndon Hall Registered Park and Garden, grade II*

- 4.8** The list description for Thorndon Park can be found here, <https://historicengland.org.uk/listing/the-list/list-entry/1000314> or at Appendix 1 of the Archaeological DBA accompanying this application.
- 4.9** As previously, an assessment of the significance of this RPG was previously undertaken by HCUK Group (then “Heritage Collective”) in 2019.
- 4.10** The RPG is of high historical significance, as identified within the list description (see link above). The designated area extends south and a small portion of it is adjacent to the Site. This part of the RPG is of a notably lesser quality than the majority of the designated area and does not retain a real sense of its association with the park. This is largely due to the construction of the A127, which cuts through this portion of the park with embankments built up, so the road is slightly elevated. The only indication of the connection of this portion of land to the RPG is visible principally through aerial photography and mapping, where the boundary trees stop on one side of the A127 and then continue on the other, as evident in Figure 1 included previously.
- 4.11** The A127 is also lined with mature trees, which further prevent views into and out from not only the Site but also the southern portion of the RPG. On the ground there is no surviving sense of it having formed part of the more formal landscape design association with Thorndon Hall.
- 4.12** There is a thick cluster of trees referred to as “Hollow Bottom Shaw” between the Site to the east and the southern part of the RPG, to the west. This creates a distinct physical and visual green buffer between the two and is part of the post-medieval landscape associated with the parkland on the northern side of the A127. This is well established and is a defined feature between the designated parkland and the Site.

All Saints Church, grade II*

4.13 All Saints Church is of very high architectural value through its date and level of survival (see Appendix 1 for an extract from the list description). It is of high historic interest. The full list description includes the following comment,

this remarkable church has had a chequered history of decay, theft and vandalism. In 1970, declared redundant, and extensive conservation began, leading to adoption by the Redundant Churches Fund (now The Churches Conservation Trust). Excavation then revealed fragments of indurated conglomerate under chancel/S chapel arcade reinforcing plan evidence of probable earlier Saxon/Norman building. The Church of All Saints forms a group with the stable (qv) and Freman monument (qv), both in the churchyard. (The Buildings of England: Pevsner N: Essex: 1965-: 168).

4.14 All Saints Church is best appreciated from within its grounds and from the immediate surroundings to the north of the A127. There is little to no evidence of its previous visual relationship with East Horndon Hall or the rectory (no longer evident).

4.15 As demonstrated through the cartographic evidence, included within the appendix, the relationship between East Horndon Hall and the church has been all but eroded through the construction of the A127. The church is now in an isolated position on the northern side of the Southend Arterial Road and there is very limited intervisibility between the church and the Site (to the west of East Horndon Hall). The Site is not appreciable from the church or churchyard. The church is currently unused.

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter, and the tabular GPA3 assessment in Appendix 3.

5.2 The proposed scheme seeks to redevelop the Site to provide new employment floorspace comprising of new industrial and logistics buildings with associated landscaping (please refer to the drawings accompany this application).

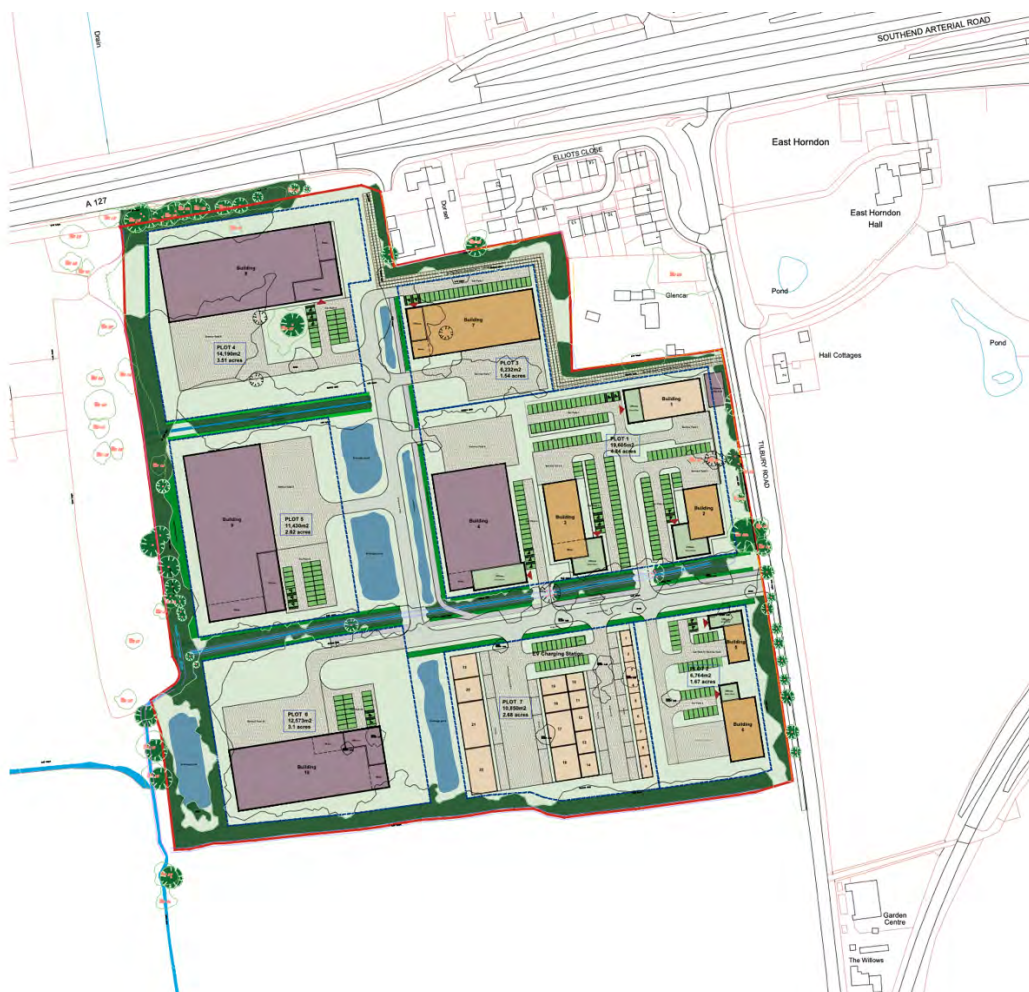


Fig.3: Illustrative Site plan

- 5.3** Both the significance of the three designated heritage assets considered within this assessment and their settings have been discussed at Section 3 and Appendix 3. The proposed scheme acknowledges the agricultural surroundings of the Site and proximity to the southern element of Thorndon Hall Park and Garden as well as East Horndon Hall, around 360m to the east. The units have been designed to sit within their context without being overly dominant or conspicuous and this has been achieved through placement and design detail.
- 5.4** The Site follows a similar approach to the scheme that has achieved consent and is currently being built out on the opposite side of Tilbury Road, south of East Horndon Hall (where HCUK Group also provided heritage consultancy services).
- 5.5** The proposed units at Broadfields vary in scale, with the smaller structures located towards the eastern side of the Site, closer to Tilbury Road and the larger units located within the western half of the Site.
- 5.6** A substantial green buffer exists between the Site and the southern portion of Thorndon Hall RPG, in part made up by the post-Medieval feature referred to as “Hollow Bottom Shaw” and further added to as part of the proposals.
- 5.7** The units on the Site will be well-spaced with a centrally located and access road from Tilbury Road to the east.
- 5.8** The Site has an extremely limited relationship with the East Horndon Hall, which is located on the eastern side of Tilbury Road. It forms part of the building’s much wider setting historically. The setting of East Horndon Hall has, however, been subject to considerable change over a long period of time as discussed previously. Today, this building’s setting is relatively limited and defined by its immediate environs, including the associated garden extending west from the house up to the Tilbury Road boundary. The presence of new industrial units (to the east and south), farm development, modern housing and the A127 (to the north) have all encroached on the previously rural/agricultural surroundings of East Horndon Hall. As such, the proposed development of the Site, which does not and has never been integral in allowing appreciation of the special interest of this listed building, is not considered to result in any harm to the significance.

- 5.9** Thorndon Hall Park and Garden has a long history and the boundary to the designation reflects its original extent but is no longer representative of the surviving quality or characteristics of the formally designed landscape. The majority of the RPG remains to the north of the A127, a small portion of it separated off to the west of the Site. However, the element of the RPG already includes farm buildings (towards the centre) and is of a lesser quality than the more picturesque character found in the land to the north of the A127. In addition, no public access to or appreciation of the RPG is possible from the Site. From the ground, the visual link between these two areas of the RPG is unappreciable. The best way to appreciate the historical and landscape association between the areas to the north and south of the A127 is through mapping and aerial photography.
- 5.10** The post-medieval feature “Hollow Bottom Shaw” further provides a dense green physical and visual buffer between the Site and this southern part of the RPG.
- 5.11** In summary, no harm to the significance of Thorndon Hall Park and Garden comes about through the introduction of industrial units on the Site. This part of the RPG has already been subject to change and its setting compromised by the construction of the A127, which severed it from the rest of the designed parkland.
- 5.12** The proposed development will not result in any harm to the significance of All Saints Church. The Church is located to the north-east of the Site on the opposite side of the A127. Like East Horndon Hall its setting has been substantially affected by the construction of the A127 to the extent that the Church now sits in a relatively isolated position bounded by roads on three sides. The significance of the church is derived from its very high architectural and historic value which is best appreciated in at close quarters and in longer views from the east and west where the church spire still punctuates the skyline.

6. Conclusions

- 6.1** This Heritage Statement has provided a proportionate assessment of the significance of designated heritage assets likely to be subject to impacts due to the introduction of industrial buildings on the Site at Broadfields, East Horndon. It has been prepared in accordance with paragraph 194 of the NPPF insofar as it provides an assessment of the potential impact of the proposals on that significance.
- 6.2** A change on the Site is acknowledged but the conclusion of this assessment is that there will be no harm to the significance of nearby designated heritage assets, in this case East Horndon Hall, Thorndon Hall RPG and All Saints Church. Change is not always negative and can be neutral or positive. In this case, the proposals have been assessed to have a neutral impact on significance and replace an area of scrubland with industrial units and an integrated landscaping scheme.
- 6.3** The significance of each of the designated heritage assets discussed within this Statement (derived principally through their historic and/or architectural value) will remain appreciable in the same way as it is currently, once the scheme has been built out. Paragraph 202 of the NPPF will not be engaged, and there will be no conflict with relevant heritage policies at a local level. There will be preservation (of significance) for the purposes of the Council's duty under Section 66(1) of the Act.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).⁵

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁵ See NPPG 2019: “Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.” Paragraph 018 Reference ID: 18a-018-20190723.

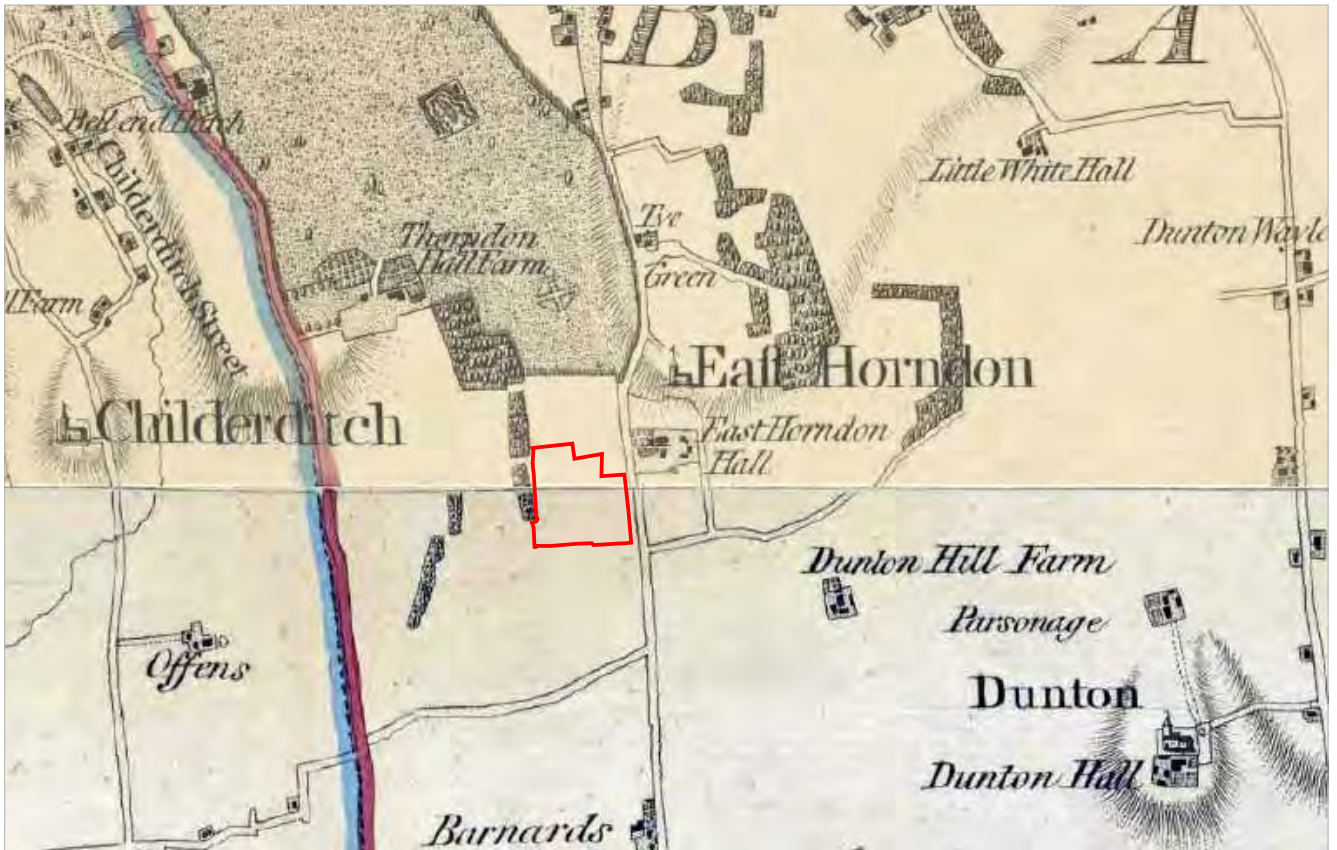
Appendix 2

Site Location and Cartographic Evidence



2.1: Site plan

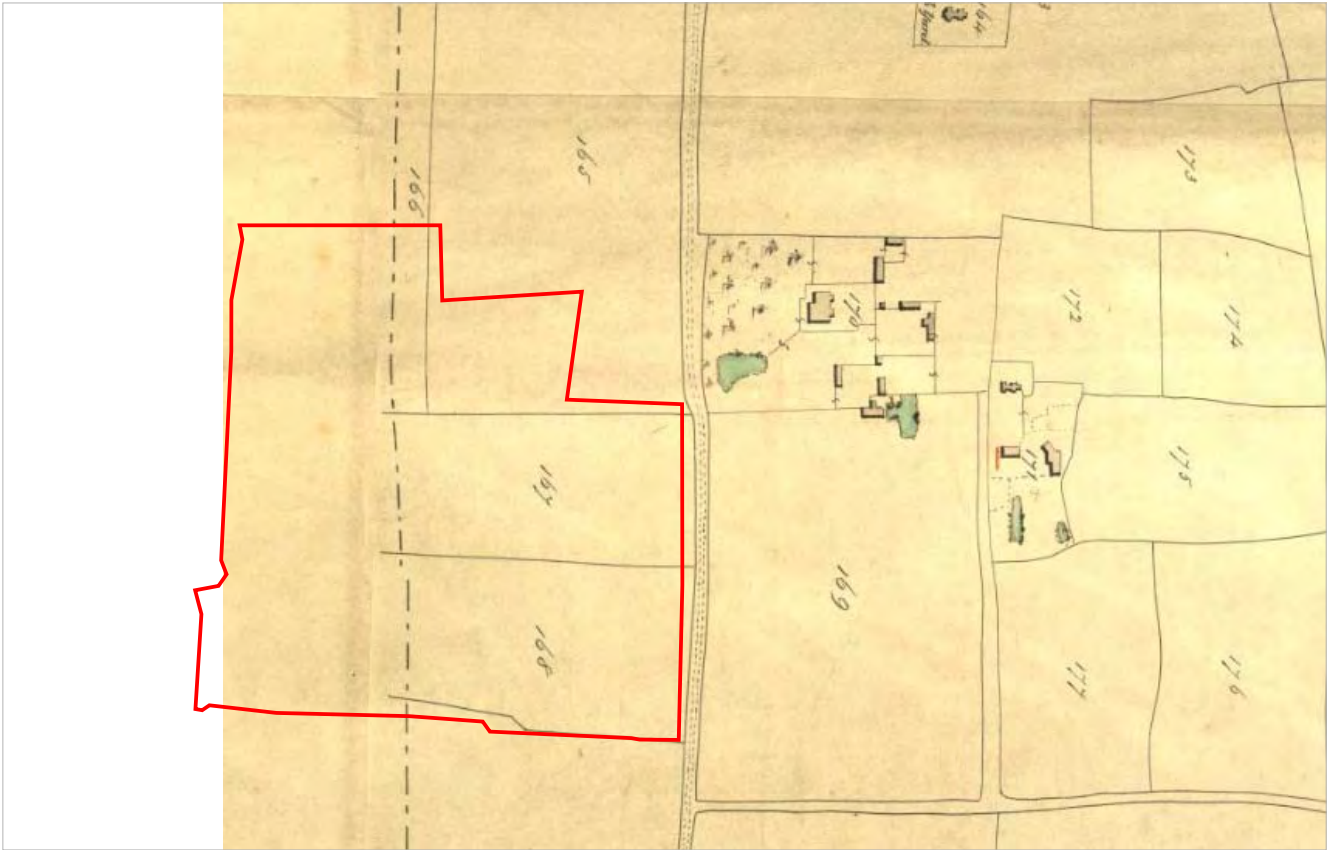




2.3: 1777. John Chapman & Peter André. *A Map of the County of Essex from an Actual Survey taken in 1772, 1773 & 1774.* Sheets 17 and 22



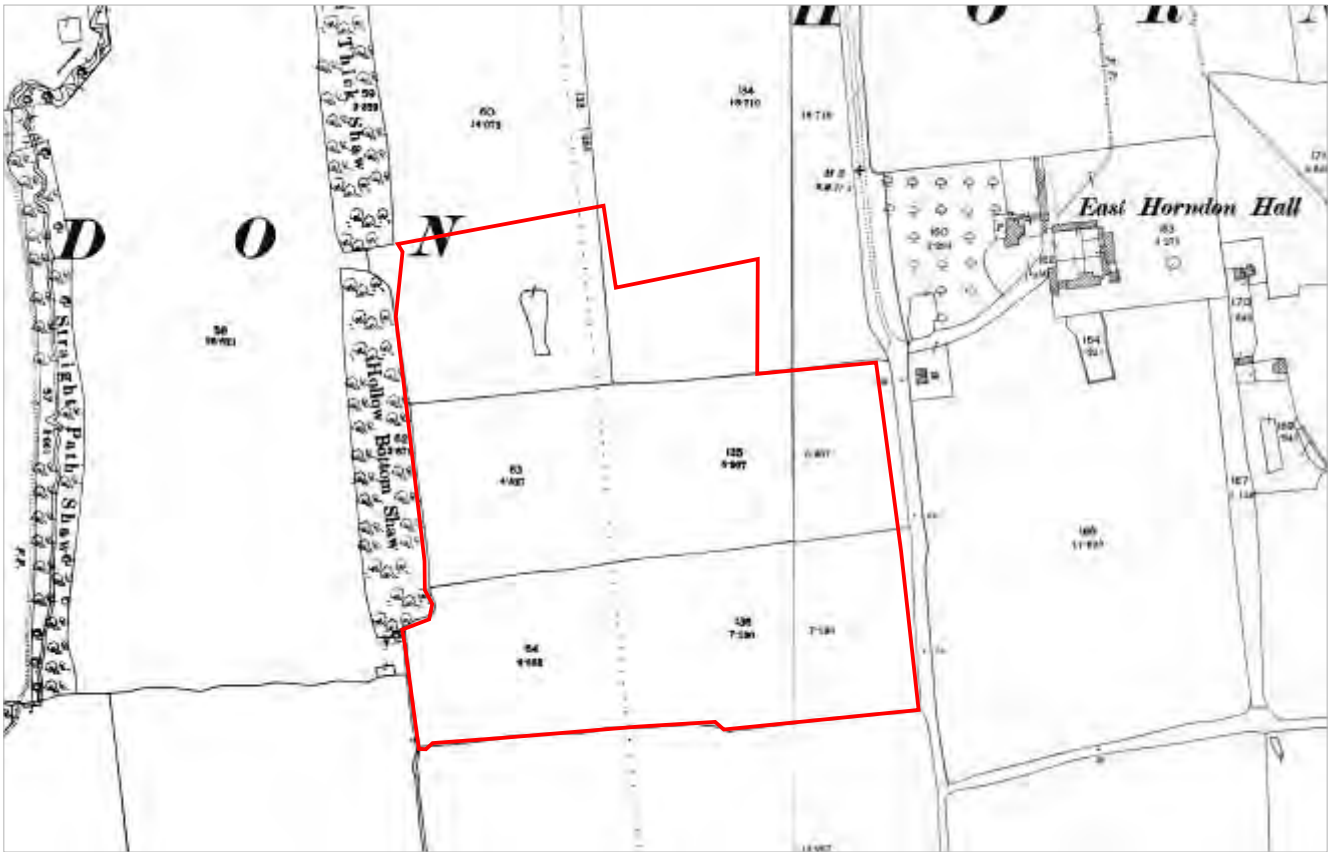
2.4: c.1817. East Horndon Hall. *Survey Book of an Estate, belonging to the R:H: Lord Petre in the County of Essex continued* (Essex Record Office D/DP P109)



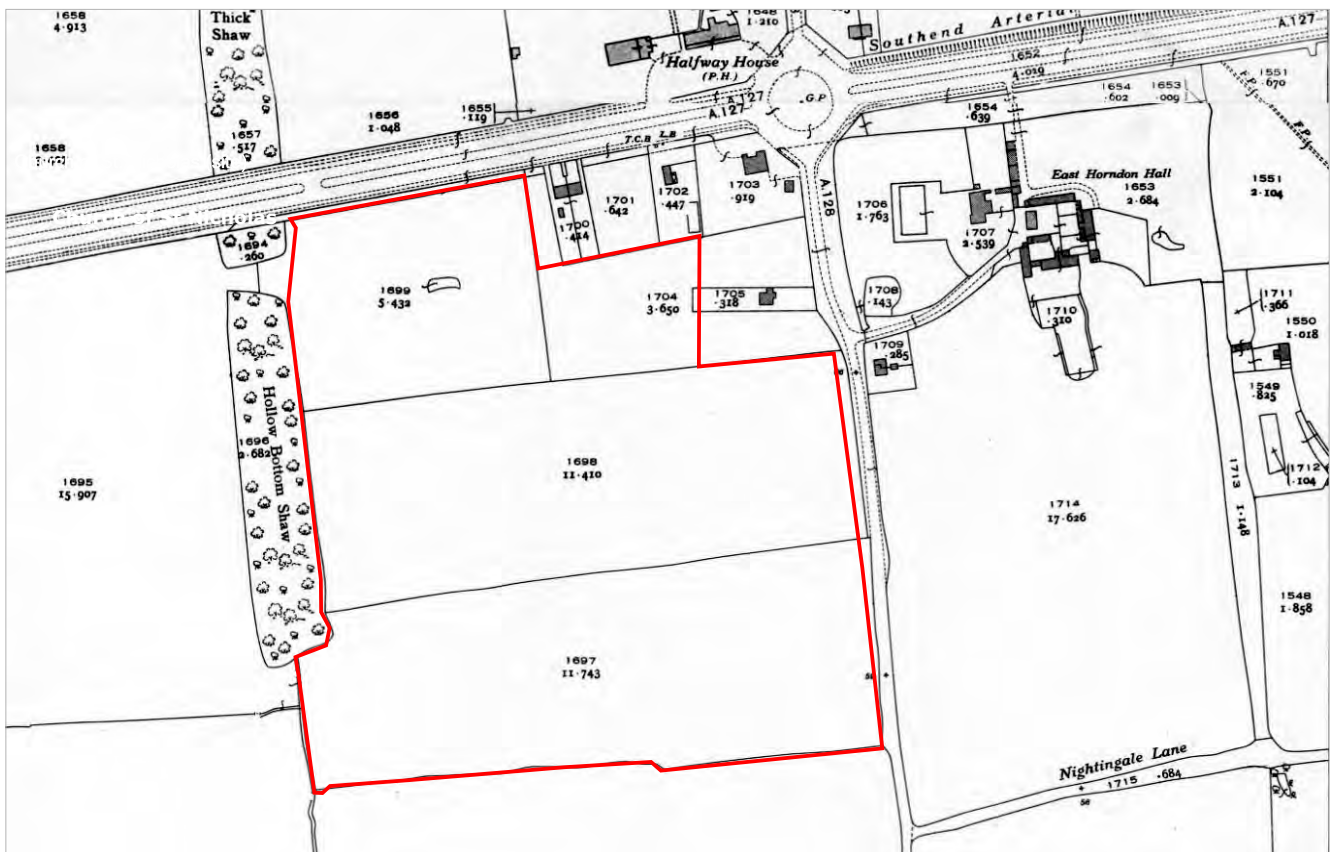
2.5: 1845. East Horndon Tithe Map. (National Archives IR 29/12/178)



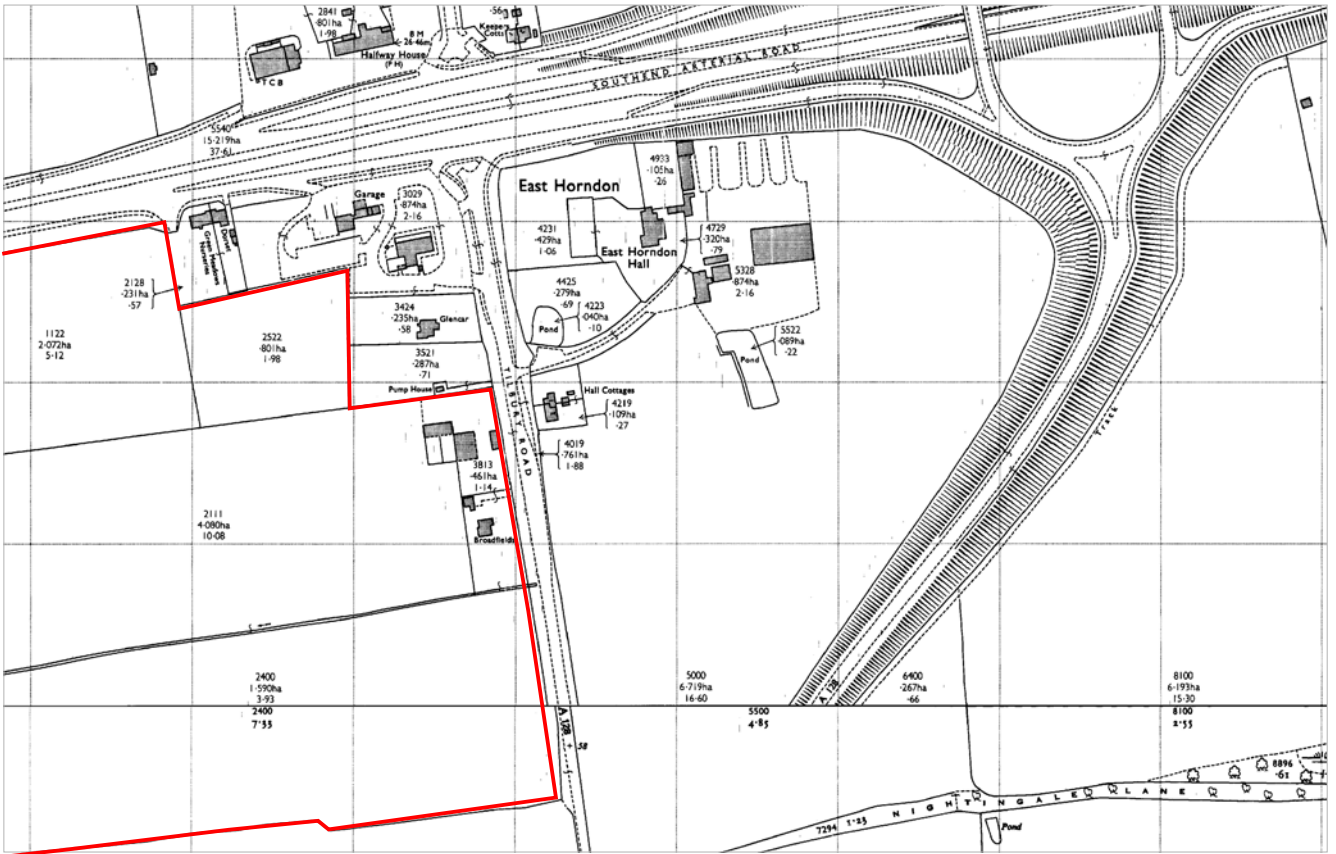
2.6: 1896. Ordnance Survey 25-inch 2nd Edition (revised 1895). Essex Sheet LXVIII.13.



2.7: 1920. Ordnance Survey 25-inch 3rd Edition (revised 1915). Essex Sheet LXXXX.11.



2.8: 1945. Ordnance Survey 25-inch map (surveyed 1940). Essex Sheets LXXX. 8,9,11 & 12



2.9: 1968-72. Ordnance Survey 1:2500



2.10: 2011. Satellite image © Google Earth



2.11: 2020. Satellite image © Google Earth

Appendix 3

In assessing the effect of the introduction of industrial buildings onto the Site on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

Relevant Considerations	East Horndon Hall, GII
<i>Proximity of the development to the asset</i>	Approximately 360m to the east of the Site. Tilbury Road runs north-south to the east of the Site, separating it from the land on which East Horndon Hall is located, and there is existing development to the north-east at the junction with the A127.
<i>Proximity in relation to topography and watercourses</i>	N/A
<i>Position of development in relation to key views</i>	There are no key views of East Horndon Hall. It is well screened on all sides and does not have a visual relationship with the Site.
<i>Orientation of the development</i>	Various.
<i>Prominence, dominance and conspicuousness</i>	The new development relatively low-lying and comprised of industrial units, some incorporating green walls to facilitate the development's integration into its immediate surroundings.
<i>Competition with or distraction from the asset</i>	The Site is on the opposite side of Tilbury Road and the East Horndon Hall is well screened by boundary trees. There will be no competition or distraction from the asset due to the development.
<i>Dimensions, scale, massing, proportions</i>	There are existing buildings of a similar nature within the surroundings of the Site. Ample space between the units on the Site are maintained. The smaller units on the Site are located along the eastern boundary along Tilbury Road and closest to East Horndon Hall. The larger buildings are located further west within the Site, along the boundary with the RPG, which is already well screened and of less sensitivity.

<i>Visual permeability</i>	Visibility of East Horndon Hall will not be affected by the proposals and the visual permeability of the development on the Site has no bearing on the listed building.
<i>Materials and design</i>	Appropriate and typical of industrial units of this type but also including green walls and bands of colouring to facilitate the units' easing into the landscape.
<i>Diurnal or seasonal change</i>	No notable change/
<i>Change to built surroundings and spaces</i>	Only insofar as the proposals involved development being introduced on previously open farmland.
<i>Change to skyline, silhouette</i>	No notable change, no impact on the listed building.
<i>Change to general character</i>	The character of the Site will alter, insofar as it will change from rural/agricultural scrubland to an employment area with industrial units. However, this change does not result in any notable impact on East Horndon Hall, the setting of which is contained within a much smaller radius and has already been considerably altered through the introduction of development immediately to the east of it and the construction of the A127.

Relevant Considerations

Thorndon Hall RPG, GII*

<i>Proximity of the development to the asset</i>	Approximately 300m to the boundary with the RPG.
<i>Proximity in relation to topography and watercourses</i>	There is an established post-Medieval tree boundary between the Site and the southern element of the RPG being considered here. This green buffer is well established and referred to as "Hollow Bottom Shaw."
<i>Position of development in relation to key views</i>	The Site does not form part of any key views into or of this part of the RPG, which is of lesser quality than the associated land to the north of the A127.
<i>Orientation of the development</i>	Various.
<i>Prominence, dominance and conspicuousness</i>	The new development is relatively low-lying and comprised of industrial units, some incorporating green walls to facilitate the development's successful integration into its environment. This

	part of the RPG is well screened development on the Site will not be conspicuous due to the proposed design approach.
<i>Competition with or distraction from the asset</i>	The most important and coherent part of the RPG is north of the A127. Development on the site will not affect this in any way. There will be no competition and distraction.
<i>Dimensions, scale, massing, proportions</i>	As above.
<i>Visual permeability</i>	As above.
<i>Materials and design</i>	As above.
<i>Diurnal or seasonal change</i>	As above.
<i>Change to built surroundings and spaces</i>	As above.
<i>Change to skyline, silhouette</i>	Only insofar as development will be introduced on a previously undeveloped site. The units will be low-lying and flat roofed.
<i>Change to general character</i>	As above.

Relevant Considerations

All Saints Church, GII*

<i>Proximity of the development to the asset</i>	Approximately 480m to south-west.
<i>Proximity in relation to topography and watercourses</i>	The A127 embankment is located between the church (north-east) and the Site (south-west).
<i>Position of development in relation to key views</i>	The Site does not form part of any key views of the church.
<i>Orientation of the development</i>	Various.
<i>Prominence, dominance and conspicuousness</i>	The new development is relatively low-lying and comprised of industrial units, some incorporating green walls to facilitate the development's successful integration into its environment.

<i>Competition with or distraction from the asset</i>	The Site will not be visible in conjunction with or in important views towards All Saints Church. There is a mature belt of trees and the A127 between both and with almost 500m separating them, there is a sufficient distance between both sites.
<i>Dimensions, scale, massing, proportions</i>	As above.
<i>Visual permeability</i>	As above.
<i>Materials and design</i>	As above.
<i>Diurnal or seasonal change</i>	As above.
<i>Change to built surroundings and spaces</i>	As above.
<i>Change to skyline, silhouette</i>	Only insofar as development will be introduced on a previously undeveloped site. The units will be low-lying and flat roofed.
<i>Change to general character</i>	As above.

Standard Sources

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