REPORT

High Level Historic Environment Appraisal

Innovative Site Programme - Claridge Road, RM8 1TT

Client: Be First (Regeneration) Limited

Reference: PC1893-RHD-ZZ-XX-RP-R-0004

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Executive Summary

Royal HaskoningDHV has been commissioned by Be First Limited (the 'client') to produce a high-level appraisal of the historic environment to inform the viability of allocating vacant land at Claridge Road, RM8 1TT for residential development.

The site is formed of three smaller sites which are currently formed of garages and parking space. Historic mapping indicates that the site lay within agricultural land from at least 1799. By 1946, the site had become allotment gardens, before being developed with garages and associated parking space.

No Scheduled Monuments or Listed Buildings have been identified within close proximity to the site. One Listed Building has been identified within the wider area of the site; however, development of the site for residential is unlikely to have an adverse impact on this heritage asset as it is screened by modern development. As such, this should not preclude the allocation of the site for future residential use. Similarly, there are no locally listed buildings near the site.

No archaeological remains have been identified in the site, however, archaeological remains relating to the Early Prehistoric, Bronze Age, Medieval and Post-Medieval periods have been identified within the wider vicinity of the site. The potential for similar remains to be present within the site is considered to be low, as no archaeological remains have been found near to the site. However, in consideration of the recorded superficial gravel deposits at the site, there is some potential for chance finds dating to the Early Prehistoric period.

While the potential for archaeological remains to be present within the site is considered to be low, further desk-based assessment is likely to be required as part of any future planning application. This would comprise an Archaeological Desk-Based Assessment (ADBA) including a formal search of the Greater London Historic Environment Record and a setting assessment. Consultation with the Greater London Archaeology Advisory Service (GLAAS) (Archaeological Advisors to Barking and Dagenham London Borough Council) is also likely to be required as part of any future planning application. Any requirement for archaeological evaluation (i.e. trial trenching) or mitigation (i.e. archaeological excavation or watching brief) would be informed by the results of the ADBA and consultation with GLAAS.

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1 Introduction

1.1 Project Background

1.1.1 Royal HaskoningDHV has been commissioned by Be First Limited (the 'client') to produce a high-level appraisal of available historic environment information to inform the viability of utilising vacant land at Claridge Road, RM8 1TT.

1.1.2 This report presents a high-level appraisal of the existing historic environment baseline for the site and study area to establish whether any built heritage or buried archaeological assets have the potential to preclude the allocation of the site for residential development.

1.1.3 The baseline data presented within this report is a summary of the information available online and therefore may not be up to date. A formal search of the Greater London Historic Environment Record (GLHER) and formal consultation with the Greater London Archaeology Advisory Service (GLAAS) has not been undertaken to inform this appraisal; this will however be required to inform any future planning application.

1.2 Site Description

1.2.1 The site of Claridge Road, RM8 1TT is located approximately 3.4km east of Romford within the London Borough of Barking and Dagenham and is made up of three smaller sites. All of these are approximately 0.04ha in extent (**Figure 1**). The three sites are centred approximately at National Grid Reference (NGR) TQ 4780 8715.

1.2.2 The sites are formed of garages and parking space and are all bounded by residential development on all sides. Historic mapping indicates that the site lay within agricultural land from at least as early as 1799. By 1946, the site had been utilised as allotment gardens, before being developed further with garages and associated parking space. The underlying geology and topography of the site are described in **Section 4**.

1.3 Report Structure

1.3.1 The key sections of this report include:

- **Methodology**: outlines the methodologies, aims and objectives for this report (baseline data procurement, study area etc.).
- **Legislation, Policy & Guidance**: sets out the framework of relevant legislation, policy and guidance for the protection of the historic environment relevant to the proposed site.
- **Baseline Environment**: details all data collated for this report, including non-designated heritage assets, designated heritage asset data and other relevant information such, as previous archaeological investigations.
- **Potential Constraints**: identifies the known and potential historic environment constraints and the likely impacts of any future residential development upon the historic environment.
- **Conclusions and Recommendations**: summarises the historic environment constraints and makes recommendations for next steps.





Legend:

Site Boundary

Data Sources: © HaskoningDHV UK Ltd, 2020.
Base map: © OpenStreetMap (and) contributors, CC-BY-SA, Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Land at Claridge Road

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2 Methodology

2.1 Study Area

2.1.1 For the purpose of this document, the study area comprises the site with a 1km buffer around it. A search of Heritage Gateway (https://www.heritagegateway.org.uk/gateway/) together with a search specific to designated heritage assets from Historic England's National Heritage List for England (NHLE) (https://historicengland.org.uk/listing/the-list/) have been used as the primary data sources in the production of this appraisal. Other historic sources such as historic OS mapping (https://www.nls.uk/), historic aerial photography (https://www.britainfromabove.org.uk/) and grey literature has been used in conjunction with these.

2.2 Aims and Objectives

2.2.1 The main aim of this report is to establish a baseline for the local historic environment around the proposed site in order to determine whether any heritage assets are located within the site or the surrounding area which could preclude any future use of the site for residential purposes.

2.2.2 The specific objectives of this report are to:

- Produce a broad narrative of the site's archaeological and historic background and present the proposed site within its local historic landscape context.
- Identify all designated and non-designated heritage assets as recorded on NHLE and Heritage Gateway within the study area.
- Assess the potential for as yet unknown archaeological remains to be present within the proposed site.
- Assess the potential impacts any future residential development may have upon known and potential heritage assets (including archaeological remains) and their setting.

2.3 Data Sources

2.3.1 The data sources used to establish the baseline for this report are presented in **Table 2.**

Table 1: List of Data Sources

Source	Details
British Geological Survey (BGS)	Online geology & borehole data viewer (accessed: http://mapapps.bgs.ac.uk/geology of Britain/home.html).
Heritage Gateway	Online heritage viewer which provides a summary of known local Historic Environment Records, National Monument Record excavations records and Historic England PastScape records, among other sources.
NHLE	List of designated heritage assets and GIS shapefiles for Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields, World Heritage Sites, Buildings with Building Preservation Notices, Buildings with Certificate of Immunity.
National Record of the Historic Environment (NRHE)	Information derived from the former National Buildings Record and National Archaeological Record. Often the data is already contained within the NHLE.

Source	Details
Natural England Ancient Woodlands	GIS data for woodland identified as ancient (woodland established since 1600AD). Accessible at https://naturalengland-defra.opendata.arcgis.com/datasets/ancientwoodlands-england
National Library of Scotland Archive	OS modern mapping, OS County Series & other historic maps
Barking and Dagenham Borough Council	Review of conservation areas, Archaeology Priority Area (APA) appraisals and any appraisals undertaken.

2.4 Assumptions and limitations

2.4.1 Heritage Gateway is not a complete record, as it relies on non-designated assets being recorded, reported and uploaded by the relevant Historic Environment Record (HER). Dependant on how many archaeological investigations and surveys have been undertaken in an area and whether findspots have been reported limits the number and detail of records contained within the HER and therefore Heritage Gateway. Similarly, unknown heritage assets are continually identified, through either commercial archaeological work associated with new developments or through local amateur or academic research. As such, Heritage Gateway is not a final record and does not preclude further assets being found in the future. Additionally, it is not always the case that the recorded location relates to the actual locations of the records but relate to the general area of where such a record was found or was located.

2.5 Chronology

2.5.1 As referenced in the text, the main archaeological periods are broadly defined by the following date ranges:

- Lower Palaeolithic: 500,000 – 150,000 BC.
- Middle Palaeolithic: 150,000 – 30,000 BC.
- Upper Palaeolithic: 30,000 – 10,000 BC.
- Early Post-glacial: 10,000 – 8,500 BC.
- Mesolithic: 8,500 – 4,000 BC.
- Neolithic: 4,000 – 2,200 BC.
- Bronze Age: 2,200 – 700 BC.
- Iron Age: 700 BC – AD 43.
- Romano-British: AD 43 – 410.
- Saxon (Early Medieval): AD 410 – 1066.
- Medieval: AD 1066 – 1499.
- Post-medieval: AD 1500 – 1799.
- 19th Century: AD 1800 – 1899.
- Modern: AD 1900 – present day.

2.6 Good Practice

2.6.1 This Historic Environment Assessment has been undertaken in general accordance with the guidelines and parameters set out by the Chartered Institute for Archaeologists (CIfA) *Standard*

and guidance for historic environment desk-based assessment (CIfA, updated January 2017).

2.7 Copyright

2.7.1 This report may contain material that is non-Royal HaskoningDHV copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which is for non-public reproduction. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report within the public realm.

3 Legislation, Policy and Guidance

3.1 Legislation

3.1.1 The following section sets out all legislation, to the historic environment and the proposed allocation of the site

Ancient Monuments and Archaeological Areas Act 1979

3.1.2 Under the terms of this Act, an archaeological site or historic building of national importance can be designated as a Scheduled Monument and is registered with the Department of Culture, Media and Sport (DCMS). Any development that might affect either the Scheduled Monument or its setting is subject to the granting of Scheduled Monument Consent. This act is further supported by a Policy Statement (2015) which sets out the Government's current policy on the identification, protection, conservation and investigation of nationally important ancient monuments.

3.1.3 Historic England advises the government on individual cases for consent and offers advice on the management of Scheduled Monuments.

Listed Buildings and Conservation Areas Act 1990

3.1.4 Statutory protection for Listed Buildings and Conservation Areas, and their settings, is provided under the Planning (Listed Buildings and Conservation Areas) Act. A Listed Building is that which is seen to be of special architectural or historic interest, and a Conservation Area comprises an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

3.1.5 A Listed Building may not be demolished, altered or extended in any manner which would affect its character without Listed Building Consent being granted by either Historic England (who are responsible for Grade I and II* Listed Buildings) or the Local Planning Authority's Conservation Team/Officer (who are responsible for Grade II Listed Buildings). The three grades of listing are described below (in descending order of significance):

- Grade I: buildings of exceptional interest;
- Grade II*: particularly important buildings of more than special interest; and
- Grade II: buildings of special interest, warranting every effort to preserve them.

3.2 National Planning Policy

3.2.1 In March 2012, the government published the National Planning Policy Framework (NPPF) which was last updated in February 2019 (Ministry of Housing, Communities and Local Government, 2019a). The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 23 July 2019 (Ministry of Housing, Communities and Local Government, 2019b).

3.2.2 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, 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 that heritage makes to our knowledge and understanding of the past.

3.3 Regional Panning Policy

3.3.1 The relevant Strategic Development Plan framework is provided by the London Plan - the Spatial Development Strategy for London, Consolidated with Alterations Since 2011 (March 2016). There were no changes to Policy 7.8 Heritage Assets and Archaeology; slight amendments were made to the wording of Policy 7.10 World Heritage Study sites, cross referencing this policy with the Supplementary Planning Guidance document for the setting of World Heritage Study sites prepared in 2012. Recent Minor Alterations to the London Plan (MALP), published 14 March 2016, which was consolidated with the Further Alterations to the London Plan (FALP adopted March 2015), concern housing standards and parking, with no alteration to heritage policies. The MALP is hereafter referred to as the 'London Plan'(Greater London Authority 2016).

3.3.2 Policy in the London Plan relevant to archaeology at the site is detailed in **Appendix A1**.

3.4 Local Planning Policy

3.4.1 The local planning policy is provided by Barking and Dagenham's adopted Local Plan which consists of a series of Development Plan Documents, the most relevant of which to archaeology are the Core Strategy (2010) (London Borough of Barking and Dagenham 2010) and the Borough Wide Development Policies (2011) (London Borough of Barking and Dagenham 2011).

3.4.2 Protection of the historic environment is broadly covered by Strategic Objective SO.10 of the Core Strategy which states:

'*Protecting and enhancing our natural and man-made assets including our biodiversity, habitats, landscape character and historic heritage as identified in the UK, London and Barking and Dagenham Biodiversity Action Plans, the Council's Landscape Framework and Conservation Area Appraisals*'.

3.4.3 Details of further policies relevant to the historic environment are detailed in **Appendix A1**.

3.5 Guidance

3.5.1 A number of guidance documents have been produced by Historic England regarding assessing the historic environment and implementing a best practice approach. These are tabulated below (**Table 2**) and have been referred to whilst preparing this report.

Table 2: Historic England Guidance Documents

Guidance	Relevance to assessment
The Historic Environment in Local Plans: Historic Environment Good Practice Advice in Planning 1 (Historic England 2015a)	This document details the processes involved in the decision-making process for the historic environment at a local planning level, providing guidance implementing the NPPF requirements in respect of the historic environment. Guidance within the document is relevant to ensuring data and documentation for the historic environment is of the standard required.
Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2 (Historic England 2015b)	This document provides advice and guidance on assessing the significance of heritage assets, and how to understand the nature, extent and level of significance. It provides guidance on how to understand the impact of the proposed development on that significance and how to identify ways to avoid, minimise or mitigate that impact which meets the objectives of the NPPF.
The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (Historic England 2017a)	This document provides guidance on assessing the setting of heritage assets and how to document it whilst also assessing what impacts may be had upon that setting by a proposed development.

4 Geology and Topography

4.1 Geology

4.1.1 The British Geology Survey (BGS Online, 2020) records the underlying bedrock geology of the site as London Clay Formation - Clay, Silt and Sand. This is overlain by superficial deposits of Hackney Gravel Member - Sand and Gravel.

4.1.2 No geotechnical investigations have been undertaken within the site.

4.2 Topography

4.2.1 All three sites are relatively level lying between 18m and 19m Above Ordnance Datum.

5 Baseline Environment

5.1 Introduction

5.1.1 As discussed in **Section 2**, the primary data sources that have informed this section have been Heritage Gateway and Historic England's NHLE. A 1km buffer has been applied to the site for establishing the location of non-designated heritage assets, a 250m buffer for designated heritage assets with the exception of Locally Listed Buildings where a 100m buffer was applied.

5.2 Designated Heritage Assets

5.2.1 This section provides an overview of the designated heritage assets located within and around the site. These include Scheduled Monuments (SMs) and Listed Buildings (LBs).

Scheduled Ancient Monuments

5.2.2 No SMs are located within the site or within the 1km buffer.

5.2.3 *Listed Buildings*

5.2.4 No nationally LBs are located within the site or within a 250m buffer of the site. The nearest LB is the grade II* listed Valence House, a c.17th century house located c.500m south. This is depicted on **Figure 2.**

5.3 Local Designations

5.3.1 This section provides an overview of local heritage designations within and around the site, these include: Conservation Areas (CAs), Locally Listed Buildings (LLBs) and Archaeology Priority Areas (APAs)

Conservation Areas

5.3.2 The site is not located within a CA and none are located within the wider area.

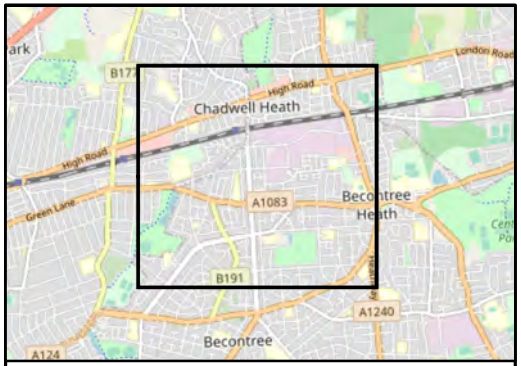
Locally Listed Buildings

5.3.3 There are no LLBs located within the 100m buffer of the site.

Archaeology Priority Areas (APAs)

5.3.4 The site is not located within an APA and none are located within close proximity of the site.





Legend:

- Site Boundary
- Site Location 1km Buffer

Listed Buildings - Grade

- I
- II
- II*

Data Sources: Historic England 2020 © HaskoningDHV UK Ltd, 2020.
Base map: © OpenStreetMap (and) contributors, CC-BY-SA. Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Client:	Project:
Be First (Regeneration) Ltd	Innovative Sites Programme – Barking and Dagenham

Title:

Land at Claridge Road - Distribution of Designated Assets within the Surrounding Landscape

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5.4 Non-designated Heritage Assets

5.4.1 A 1km search buffer was used to establish the location of known non-designated heritage assets and inform the potential for uncovering buried archaeological remains within the site. A total of 34 Greater London Historic Environment Records (GLHER), five National Monument Record (NMR) excavation records and 11 Historic England PastScape records have been identified within the 1km buffer. Some of these may be duplicates of the other. Additionally, the recorded locations of some of the records do not relate to their actual locations.

5.4.2 The following presents a high-level summary of the known non-designated heritage assets from the data sources detailed above.

Early-Prehistoric (Palaeolithic-Neolithic)

5.4.3 No Early-Prehistoric sites or finds have been identified within the site, however, several records have been identified within the surrounding area.

5.4.4 Palaeolithic implements (GLHER: TQ 48 NE 30) including 43 handaxes, three roughouts, seven retouched flakes and 23 flakes were found from Becontree Heath, Dagenham. The objects were found from a pit that has probably now been filled in at Freshwater Road and Selinas Lane, approximately 640m north east of the site, in an area of Taplow Gravel geology.

5.4.5 Sixteen Palaeolithic handaxes and fifteen flakes (GLHER: TQ 48 NE 42) were found at Chadwell Heath, approximately 1km north of the site and may relate to settlement in the area.

5.4.6 Three Palaeolithic handaxes and two flakes were found near Goodmayes, approximately 1km west of the site, in an area that is mainly Taplow Gravel geology (GLHER: TQ 48 NE 41). This may relate to Palaeolithic settlement in the area.

5.4.7 Unspecified work at Goodmayes in 1905, approximately 1km west of the site, revealed a flint flake and an ovate handaxe. Another two flint axes were found in a similar area (GLHER).

5.4.8 During work in the back garden of 43 Joan Road in the c.19th century, approximately 400m south east of the site, the broken butt of a flint implement which was interpreted as part of a Neolithic axe or chisel was found (GLHER).

5.4.9 A polished stone axe was found at Chadwell Heath, approximately 1km north of the site, in 1964 during unspecified works (GLHER).

5.4.10 While a number of Early-Prehistoric sites and finds have been identified, these have largely been recorded in areas where the superficial geology comprises Taplow Gravel. However, even though the site isn't located on Taplow gravels, it is located on Hackney gravels which could potentially contains chance finds.

Bronze Age

5.4.11 No Bronze Age records have been identified within the site, with only a single record identified within the wider vicinity.

5.4.12 During gravel extraction at Selinas lane in 1950, approximately 640m north east of the site, a

Bronze Age Palstave axe was recovered (GLHER).

5.4.13 Due to the lack of Bronze Age remains identified within the general vicinity of the site, the potential for similar remains to be present is considered to be very low.

Iron Age

5.4.14 No Iron Age sites or finds have been identified within the site or the wider vicinity, as such the potential for similar remains to be present within the site is considered to be very low.

Romano-British

5.4.15 No Romano-British sites or finds have been identified within the site or the wider vicinity, as such the potential for similar remains to be present within the site is considered to be very low.

Saxon/Early Medieval

5.4.16 No Saxon/Early Medieval sites or finds have been identified within the site or the surrounding area. Due to the general lack of Saxon/Early Medieval evidence within the surrounding area, the potential for remains from this period to be present within the site is considered to be very low

Medieval

5.4.17 No Medieval sites or finds have been identified within the site, however, a number of records have been identified within the surrounding landscape.

5.4.18 The Manor of Valence was first recorded in 1284 as a tenement free of the Manor of Barking. Remains of a 13th century moat are thought to be present at Valence House, approximately 550m south of the site (GLHER: TQ 48 NE 20).

5.4.19 Chadwell Heath was first recorded in 1254 as 'Chaudewell' and is said to mean 'cold spring'. The name was applied to a hamlet along the Colchester Road, approximately 1km north of the site (GLHER).

5.4.20 During this period, much of the wider landscape was dominated by manors with large expanses of agricultural land. As such, the site is likely to have been located within agricultural land during this period. Therefore, the potential for Medieval remains to be present within the site is considered to be low and if present likely to relate to land management and division.

Post-Medieval

5.4.21 No Post-Medieval sites or finds have been identified within the site, however, a number have been recorded within the surrounding area.

5.4.22 A watching brief (GLHER: ELO11027) carried out at Valence House, approximately 550m south of the site, revealed a well and cess pit and the foundation of a possible barn made of 18th century brick. Additionally, 16th or 17th century wall paintings were found in the house behind later finishes.

5.4.23 The site is recorded on the 1799 Ordnance Survey Drawing as being located within agricultural land. The site is still shown to be located within agricultural land by the 1921 Ordnance Survey

Map.

5.4.24 Given that the site lay within agricultural land during this period, the potential for Post-Medieval remains to be present within the site is considered to be low and if present likely to relate to land management and division.

Modern

5.4.25 No modern sites or finds have been recorded within the site, and historic mapping provides an accurate development of the site during this period.

5.4.26 Cartographic evidence shows that from at least 1799 until 1946 the site formed agricultural land. By 1946 the site had been developed into allotment gardens and did so until 1962 when the existing layout was developed. As such, modern finds of significance are not anticipated at the site and where present likely to relate to previous allotment divisions.

5.5 Previous Archaeological Investigations

5.5.1 No previous archaeological investigations have been undertaken within the site or in close proximity.

5.6 Ancient Woodland

5.6.1 There are no areas of ancient woodland located within the site, in close proximity or in the wider landscape.

5.7 Geotechnical Data

5.7.1 No geotechnical investigations have been undertaken within the site and none have been undertaken within close proximity to the site.

6 Potential Constraints

6.1 Buried Archaeology

6.1.1 As has been discussed above in **Section 5.4**, there is limited evidence for archaeological remains from the Early Prehistoric through to the Post-Medieval period within the 1km buffer. Due to the limited number of sites and finds, the potential for similar remains to be present within the site is considered to be very low to low. There is some potential for chance finds of Early Prehistoric date given the nature of the superficial gravels the site is located on, although these are likely to be deeply buried.

6.1.2 Additionally, cartographic evidence has shown that the site has formed part of agricultural land from at least 1799 until 1946 when it became allotment gardens. As such, the potential to encounter remains from the Post-Medieval and Modern periods is considered low, and if present likely to relate to agricultural practices.

6.1.3 Any impact on buried archaeological remains will depend on their presence and level of survival, and the nature and depth of any such remains, in association with the depth of any proposed intrusive groundworks. Archaeological remains are not anticipated to be present within the site, however, should they be present, any development in the site is likely to have some negative impact upon near-surface archaeological remains.

6.1.4 Should archaeological remains be present within the site, the heritage significance of the potential archaeological remains should not preclude the allocation of the site for residential development.

6.2 Designated Heritage Assets and Built Heritage

6.2.1 One Listed Building has been located 500m south of the site, however, any future residential development is not considered to change the setting of the Listed Building as both the site and the asset are screened by modern built development.

7 Conclusions and Recommendations

7.1.1 Limited evidence for archaeological remains has been identified within the general vicinity of the site. As such, the potential for encountering archaeological remains which are, at present, unknown is considered to be very low to low with the site itself. Should archaeological remains be present within the site, any future development may have some negative impact on this buried resource.

7.1.2 Further assessment of the archaeological potential at the site will likely be required as part of any future planning application. This will likely comprise an Archaeological Desk-Based Assessment to include a formal search of the Greater London Historic Environment Record.

7.1.3 No nationally designated heritage assets or locally designated heritage assets are located within the site, with only one Listed Building located 500m to the south. The potential for a change to the setting of this designated asset as a result of residential development is unlikely given the built up nature of the surrounding area and is not considered a constraint.

7.1.4 Formal consultation with GLAAS should be undertaken prior to any future planning application submitted for development of the site, in order to establish the historic environment requirements.

8 References

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A1 Further details of National, Regional and Local Planning Policy

Policy	Details
National Planning Policy Framework (2019)	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. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset. **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. Annex 2 also defines **Archaeological Interest** as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. **Designated Heritage Asset** comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. **Significance** 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. **Setting of a Heritage Asset** 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. In short, government policy provides a framework which: • Protects nationally important designated Heritage Assets; • Protects the settings of such designations;

Policy	Details
	• In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions; and • Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation. The NPPF reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. 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.
The London Plan (2016)	**Policy 7.8 Heritage Assets and Archaeology** **Strategic** A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, Registered Battlefields, Scheduled Monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account. B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Policy	Details
	Planning Decisions C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset. **Policy 7.9 Heritage-led Regeneration** **Strategic** Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, blue ribbon network and public realm. **Planning Decisions** The significance of heritage assets should be assed when development is proposed, and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality. A new London Plan has been prepared in draft. Chapter 7 'Heritage and Culture' contains relevant draft polices HC1 to HC7. Of particular relevance to sites containing non-designated heritage assets is draft policy HC1 as follows: **HC1 Heritage and Conservation Growth**

Policy	Details
	A. Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area. B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by: a. setting out a clear vision that recognises and embeds the role of heritage in place-making b. utilising the heritage significance of a site or area in the planning and design process c. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place d. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing. C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process. D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
Barking and Dagenham Local Plan: Core Strategy (2010)	**Policy CP2: Protecting and Promoting Our Historic Environment** Barking and Dagenham has a rich local history. Signs of our fishing, maritime and industrial heritage can still be seen for example at Barking Town Quay, the Ford works in Dagenham, and the Malthouse and Granary buildings on Abbey

Policy	Details
	Road. The Becontree Estate, the Curfew Tower and remains of Barking and Abbey, Eastbury Manor House, Valence House and Dagenham Village are also important symbols of our past. However, compared to many other areas the Borough has relatively few protected historic environment assets such as listed buildings and conservations areas. With this in mind the Council will take particular care to: • Protect and wherever possible enhance our historic environment. • Promote understanding of and respect for our local context. • Reinforce local distinctiveness. • Require development proposals and regeneration initiatives to be of a high quality that respects and reflects our historic context and assets.
Barking and Dagenham Local Plan: Borough Wide Development Policies (2011)	**Policy BP2: Conservation Areas and Listed Buildings** ***Conservation Areas*** The Council will seek to conserve or enhance the significance and special character and appearance of each Conservation Area, and their setting. The Council has produced and continues to update Conservation Area Appraisals and management proposals for each of the Borough's four Conservation Areas to help increase understanding of and respect for their significance, special character, context, appearance and historical importance. There will be a general presumption in favour of conserving buildings, spaces and structures (whether listed or not) that have significance, and which can be identified as making a contribution to a Conservation Area's special character or appearance. Where such buildings are vacant or underused, the Council will encourage their restoration and/or reuse. New regeneration initiatives and development proposals in or affecting the setting of a Conservation Area will be expected to: • Have full regard to the conservation and enhancement of all those buildings, groups of buildings, trees and other features which have significance and make a contribution to its special character, including its setting. • Take advantage of opportunities to positively change any negative factors which detract from the significance and special character of the area, and / or enhance any neutral areas.

Policy	Details
	Conservation Area Appraisals should be followed when preparing or determining any planning application in or affecting the setting of a Conservation Area. Where any uncertainty arises in relation to the contribution made by unlisted buildings to the significance including the special architectural or historic interest of a Conservation Area the advice contained in English Heritage's 'Guidance on Conservation Area Appraisals' (2005) Appendix 1 and Planning Policy Statement 5 and its Practice Guide should be followed. ***Listed Buildings*** Compared to many other local authorities, Barking and Dagenham is home to relatively few statutorily listed buildings and structures. As such they are a precious resource, and we will operate a general presumption in favour of their preservation and where possible enhancement. In particular where buildings are identified on the Heritage at Risk register, the Council will support their appropriate restoration and/or reuse. Proposals to alter, change the use of and or extend any listed building, or for development in the vicinity of a listed building, must demonstrate that there will be no adverse impact (individual or cumulative) on the significance including its special architectural or historic interest of the building and its setting. Development proposals and regeneration initiatives which affect a listed building, or its setting will be expected to demonstrate that any social and economic benefits of the scheme are balanced to ensure the development is in keeping with its significance including its special architectural and historic interest. The Council will ensure that the list of locally listed buildings is periodically reviewed and updated and will wherever practicable and reasonable afford a high level of protection in line with its approach to statutorily listed buildings. ***Other Heritage Assets and the wider Historic Environment*** Aside from the four conservations areas, other areas which are locally distinctive and historically important (such as the Becontree Estate) will be identified, celebrated and promoted. The preservation, reinstatement and enhancement of their locally distinctive and historically important features will be encouraged. This includes other heritage assets, buildings, spaces, parks and gardens and other elements of the historic environment that contribute to the distinctiveness of a place.

Policy	Details
	Development within or affecting any heritage feature should respect its local context and avoid materially detracting from its significance including its archaeological, architectural, historic, landscape or biodiversity interest, or harming its setting. The Council will positively encourage development which would improve access to and public understanding and enjoyment of heritage assets, provided the development is consistent with its character and appearance and the detailed considerations outlined above. In areas undergoing significant change and redevelopment, heritage features should be regarded as assets to be preserved and enhanced and capitalised upon, and their potential to contribute towards regeneration and encourage high standards of building design should be fully explored. ***Policy BP3: Archaeology*** The conservation or enhancement of archaeological remains and their settings will be secured by: a) Requiring an appropriate assessment and evaluation to be submitted as part of the planning application for any developments in areas of known or potential archaeological interest. b) Operating a presumption in favour of the conservation of scheduled ancient monuments and other nationally important archaeological sites and their settings. Requiring the conservation in-situ of other archaeological remains or, where this is not justifiable or feasible and the need for the development and or other material considerations outweigh the importance of the remains, making provision for their excavation, recording and dissemination. Where appropriate, access to and interpretation of in-situ archaeological remains should be provided, if this is possible without having a detrimental impact on the site.