

PINS REF: APP/W1525/W/24/3344509 & APP/B1550/W/24/3344510
LPA REF'S: 23/00532/FUL AND 23/00285/FUL
PPG REF: P23-2671
DATE: 17TH SEPTEMBER 2024

HERITAGE STATEMENT OF COMMON GROUND

BETWEEN:

**ENSO GREEN HOLDINGS J LIMITED
&
CHELMSFORD CITY COUNCIL
&
ROCHFORD DISTRICT COUNCIL**

**LAND SOUTH OF RUNWELL ROAD,
RUNWELL, WICKFORD**

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

PROPOSAL:

"INSTALLATION OF A SOLAR FARM WITH BATTERY STORAGE AND ASSOCIATED INFRASTRUCTURE"

Signed:	Signed:	Signed: G.STOTEN
Name: Alison Hutchinson	Name:	Name: Gail Stoten
On behalf of: Hutchinsons (acting on behalf of Chelmsford City Council)	On behalf of: Rochford District Council	On behalf of: Pegasus Group (acting on behalf of the Appellant)
Date: 17 th September 2024	Date:	Date: 17 th September 2024

CONTENTS:

	Page No:
1. INTRODUCTION	1
2. AREAS OF AGREEMENT	2
3. MATTERS IN DISPUTE	3

APPENDICES:

APPENDIX 1 - LISTING DESCRIPTION FOR THE CHURCH OF ALL SAINTS

1. INTRODUCTION

- 1.1 This Statement of Common Ground (SoCG) relates to the heritage impact of the Proposed Development and has been prepared by Pegasus Group on behalf of Enso Green Holdings J Limited ('the Appellant').
- 1.2 It has been prepared in conjunction with Chelmsford City Council ('CCC') and Rochford District Council ('RDC') (the LPAs) and relates to a Section 78 appeal concerning the proposed solar farm with battery storage on Land south of Runwell Road (A132), Runwell, Wickford, Essex, SS11 7QH ('the Appeal Site').
- 1.3 For the purposes of the Planning Application subject of this appeal, RDC, as the Local Planning Authority for part of the Appeal Site, devolved its decision making powers for the application under Section 101 (1) of the Local Government Act 1972 to Chelmsford City Council.
- 1.4 RDC has confirmed that they intend to take no part in the appeal process but they have confirmed in writing on 13th September 2024 that they support CCC's stance on the appeal.
- 1.5 The purpose of this SoCG is to identify the areas where the principal parties (the Appellant and CCC) are in agreement and to narrow down the issues that remain in dispute on the matter in the consideration of the impact of the Proposed Development on heritage assets. This will allow the Public Inquiry to then focus on the most pertinent issues. This SoCG should be read alongside the Overarching SoCG.
- 1.6 This SoCG relates to the following assets, for which harm was identified in the CCC Committee Report¹:
- The Grade I Listed Church of All Saints, Rettendon
 - Two non-designated WWII pillboxes, adjacent to the railway lines and within a field boundary in the eastern area of the site.
 - The non-designated Toby Carvery building.

¹ Core Document 2.4

2. AREAS OF AGREEMENT

- 2.1 It is agreed that no assets would experience harm to their heritage significance, other than:
- The Grade I Listed Church of All Saints;
 - The non-designated Toby Carvery; and
 - The non designated pill boxes.
- 2.2 It is agreed that less than substantial harm would occur to the heritage significance of the Church of All Saints, with this characterised as at the low end of the spectrum. The Listing Description is provided at Appendix 1.
- 2.3 For the purposes of paragraph 208 of the NPPF it is agreed that the public benefits of the Proposed Development would outweigh the harm that would be caused to the setting of All Saints Church.
- 2.4 For the purposes of paragraph 209 of the NPPF it is agreed that the benefits of the Proposed Development when weighed in the planning balance outweigh the harm to the setting of the non-designated heritage assets.
- 2.5 Irrespective of the above agreement, great weight must still be given to the harm to the setting of the Grade I listed Church of All Saints. Weight should also be given to the harm to the non-designated assets.

3. MATTERS IN DISPUTE

3.1 Matters in dispute comprise:

- The level of harm to the heritage significance of the WWII pillboxes within and in the vicinity of the site.
- Whether harm would occur to the heritage significance of the Toby Carvery.

APPENDIX 1 – LISTING DESCRIPTION FOR THE CHURCH OF ALL SAINTS

CHURCH OF ALL SAINTS

Official list entry

Heritage Category: **Listed Building**

Grade: **I**

List Entry Number: **1235573**

Date first listed: **10-Apr-1967**

List Entry Name: **CHURCH OF ALL SAINTS**

Statutory Address 1: **CHURCH OF ALL SAINTS, MAIN ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHURCH OF ALL SAINTS, MAIN ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Essex**

District: **Chelmsford (District Authority)**

Parish: **Rettendon**

National Grid Reference: **TQ 77022 96004**

Details

719/19/429

RETTENDON MAIN ROAD CHURCH OF ALL SAINTS 10.4.1967 I Church, built between C13-C15.

EXTERIOR: Fine ragstone west tower, with a castellated parapet, diagonal buttresses and an octagonal stair turret on the south-east. It stands on high ground and the tower forms a conspicuous landmark for a wide area. The earliest feature is the south doorway of circa 1200, later in the century the chancel was rebuilt. The north aisle and arcade, north chapel, north vestry or Priest's house and the west tower are of the C15. The roof is tiled, renewed in the C20.

INTERIOR: The north vestry is two storeys and has a late C15 doorway to the chancel. The fittings include a C13 piscina and sedilia in the chancel, some poppy head bench ends decorated with a dog, lion, bear and monkey and a very fine C18 marble wall monument filling the entire east wall of the north chapel. It is to Edmund Humfrey dated 1727 and comprises triple arches with figures, the arches have fluted Corinthian columns and a central open semi-circular pediment with enrichments. It is by Samuel Chandler and is one of the finest church monuments of its date. There are brasses; one of a civilian, two wives and children (circa 1535), another to Richard Cannon of 1605 and one to Richard Humfrie of 1607.

HISTORY: Rettendon is a dispersed rural settlement to the southeast of Chelmsford and is mentioned in the Domesday Book of 1086. Similar to many rural villages it has an unremarkable history, and the church and the Grade II listed Rettendon Old Hall, some 500m to the north, are the most significant historic buildings in the immediate area. The nave and chancel are C13 in date, the west tower, north aisle, arcade and vestry being added in the C15. The church was restored in 1898, when the roof was replaced; most of the church furniture dates to this campaign. However, the finials in the choir stalls and the backs of some of the choir benches appear to be C15 carving and it is conjectured that they may have formed part of an earlier rood screen. The tower was refurbished in the early C20 and again in the later C20. More recently, a kitchen area has been created at the west

end of the north aisle, and disabled toilet facilities in the base of the tower.

SUMMARY OF IMPORTANCE: All Saints church of is a fine example of a modest English rural parish church with a high survival of medieval fabric, including the tower and priests chamber. The church possesses many important interior medieval features, including the sedilia, piscina and medieval carvings. Considerable additional interest is found in the marble Humfrey Monument of 1727, which is an outstanding example of early C18 sculpture by Samuel Chandler.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **426338**

Legacy System: **LBS**

Sources

Books and journals

An Inventory of Essex South East, (1923)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 05-Sep-2024 at 14:29:47.

© Crown Copyright and database right 2024. All rights reserved. Ordnance Survey
Licence number 100024900. © British Crown and SeaZone Solutions Limited 2024. All
rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions](#)

(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry



[Back to top](#)