



Heritage Assessments on Regulation 19 Local Plan Allocations

Oxford Archaeology on behalf of Uttlesford District
Council

June 2024

List of Site Assessments

Residential Allocations

- I. Great Dunmow 009 RES
- II. Great Dunmow 017 RES
- III. Henham 006 RES
- IV. Saffron Walden 001 RES
- V. Saffron Walden 003 RES
- VI. Saffron Walden 006 RES
- VII. Saffron Walden 008 RES
- VIII. Saffron Walden 037 RES
- IX. Stansted 013 RES
- X. Stansted 015 RES
- XI. Stansted 023 and 024 RES
- XII. Takeley 007 MIX
- XIII. Takeley 016 RES
- XIV. Little Canfield 003 RES

Employment Allocations

- XV. Elsenham 003 MIX and 004 EMP
- XVI. Great Chesterford Research Park
- XVII. Little Canfield 004 EMP
- XVIII. Takeley 005 EMP

Introduction

1. Oxford Archaeology were commissioned by Uttlesford District Council to review the draft allocations proposed for inclusion in the forthcoming Regulation 19 Local Plan, building upon the heritage assessments undertaken at Regulation 18 stage. These sites are situated on the edge of Stansted Mountfitchet, Elsenham, Great Dunmow, Saffron Walden, Takeley and Little Canfield.
2. The heritage sensitivity of the area surrounding these settlements was assessed at an earlier stage of the Local Plan Process to inform the selection of potential site allocations¹. During this earlier phase of assessment, no information regarding the locations of the preferred option sites or nature of the developments being proposed within these sites was available. As a result, it was not possible to assess specific impacts that could result from these site allocations.
3. This review of the proposed allocations builds upon the Stage 1 Heritage Sensitivity Assessment² to characterise the potential impacts that could arise from the allocation of these sites and makes recommendations, where possible for how these impacts could be avoided, reduced or mitigated.
4. The information collected as part of the Stage 1 Heritage Sensitivity Assessments, including data from the Essex Historic Environment Record, National Heritage List for England, Essex Protected Lane data set, Natural England's Ancient Woodland dataset and various online sources, was reviewed to identify key constraints within each of the preferred options sites and to identify heritage assets within the site and the surrounding area that may be affected by allocation of the preferred option sites either directly or via changes to their setting.
5. Following the identification of potential impacts, recommendations were made regarding how these impacts could be avoided, reduced or mitigated. The assessments and recommendations made regarding these sites can be found within the individual technical notes below.

¹ Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessment, Stage 1: Towns and Key Villages

² Ibid

Uttlesford Local Plan: Great Dunmow 009 Res (amended)

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Great Dunmow 009 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 3.
- 1.1.2 The site comprises several fields situated on either side of the B1057 (The Broadway). The northern part of the site is bordered to the south-west by Bigods Lane, to the north-east by a track providing access to Moloney Veterinary Clinic (formerly Marks Farm), to the north-west by agricultural land and to the south-east by the B1057. The southern parcel of land is bordered to the north-west by the B1057, to the south-west by residential development alongside St Edmunds Lane and to the north-east and south-east by agricultural land and woodland. Several houses are located alongside the B1057 between the two parcels, including the Grade II listed buildings of Diamond Cottage (NHLE ref. 1142499) and Crouches (NHLE ref. 1142500), and these are excluded from the site. Two Grade II listed buildings, Marks (NHLE ref. 1098285) and Marks Cottage (NHLE ref. 1054918), are located to the north-east of the site at the Moloney Veterinary Clinic.
- 1.1.3 The site is situated on the west facing slope of the Chelmer Valley and is partially visible in long range views looking east from Parsonage Down in the northern part of the Great Dunmow Conservation Area. The scheduled monuments of Parsonage Farm moated site (NHLE ref. 1017469) and Square and circular barrows 260m south-east of Parsonage Farm (NHLE ref. 1017231) are situated between the site and Parsonage Down. Although views between these assets and the site are partially screened by existing planting and development, the topography of the area means that the site forms part of their setting. Similarly, the modern development and tree growth along the River Chelmer, screens the Church End Conservation Area from the site, but does not screen the site from being in the background of views of Church End from the Great Dunmow Conservation Area to the west.
- 1.1.4 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Great Dunmow (Oxford Archaeology 2022). During this assessment, the site and surrounding agricultural land (Sensitivity Area GD A43) were assessed as being of unknown sensitivity due to their potential to contain previously unidentified archaeological remains.
- 1.1.5 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated to the east of Great Dunmow and Church End. The site shares intervisibility with several listed buildings and the scheduled moated site and barrows. It is also visible in long range views looking out from the Great Dunmow Conservation Area and Church End Conservation Area. An area of ancient woodland is also located at the north-east corner of the site.
- 2.1.2 The site has been subject to little previous archaeological investigation and contains cropmark features indicative of former field boundaries and linear features. In addition, a medieval moated site has been recorded at Marks Farm and this extends partially into the northern part of the site.
- 2.1.3 Development within the site has the potential to adversely affect the setting of the Church End Conservation Area and the northern part of the Great Dunmow Conservation Area, as well as the setting of the scheduled monuments between the conservation areas, the listed buildings located along the B1057 and the ancient woodland to the north. It could also have a direct effect upon known and previously unidentified archaeological remains within the site.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 Groundworks associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site including the remains of the potential medieval and/or post-medieval moated site at Marks Farm and the field boundaries at Diamond Cottage recorded by the Essex Historic Environment Record (EHER).
- 3.2.2 Adverse effects upon archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below). Impacts upon the non-designated moated site could be avoided by preserving this asset *in-situ*. If this is not possible full archaeological excavation and recording of this feature may be required.

4 INDIRECT IMPACTS

4.1 Great Dunmow Conservation Area

- 4.1.1 The Great Dunmow Conservation Area is situated some distance to the east of the site on the east facing slope of the Chelmer Valley. There are long range views from Parsonage Down, in the northern part of the conservation area, overlooking the agricultural land on the west-facing side of the valley (of which the site forms a part). While the Great Dunmow Conservation Area Appraisal does not categorise these as 'important views' it does highlight that the modern development which encloses much of the conservation area does not affect Parsonage Down which still retains its open countryside setting. The conservation area appraisal goes on to state that it is important

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- that the 'countryside setting of this area is not further compromised' (Uttlesford District Council 2007, 8). The views from Parsonage Down over the agricultural landscape to the east make a positive contribution to the open character and countryside character of this part of the conservation area.
- 4.1.2 Development within the site would introduce new housing into these views which, depending on its location and scale, could harm the setting of this part of the conservation area. Adverse effects upon the setting of the conservation area resulting from development within the site could not be entirely avoided, however it may be possible to reduce these affects through the careful use of green space and by limiting the scale and density of development in this area. Development on high ground within the site would be particularly prominent in views from the conservation area as would large blocks of new development. The southern part of the site is less prominent in views from Parsonage Down and thus may be more able to accommodate new development.
- 4.2 Church End Conservation Area and the Grade I listed Church of St Mary the Virgin**
- 4.2.1 The Church End Conservation Area is situated within 50m of the south-west boundary of the site on the opposite side of Bigods Lane. This forms a distinctive settlement on the river crossing on the B1057 to the north of Great Dunmow. This area is focused on the church which has its origins in the 13th century and sits in the north of the conservation area. Views of the church dominate the landscape from many local vantage points, with the agricultural landscape to the east of the conservation area making a positive contribution to the open and countryside character of the area. Although the modern development and tree growth along the River Chelmer screens the site from the conservation area, the focus of the views that are considered important are those between Church End and the town to the south-west, especially Beaumont Hill and the Causeway. Here, the location of the site is visible in the background of the views from Beaumont Hill and the Causeway, and where existing modern development interrupts views of the church, these detract from the setting.
- 4.2.2 The church sits within a tranquil area on the edge of the conservation area with a wooded area surrounding it. The countryside setting of the site makes a positive contribution to this setting, allowing the churchyard to be a place of reflection.
- 4.2.3 Development within the site would introduce new housing into these views which depending on its location and scale could harm the setting of the conservation area by removing part of the open countryside setting and of the church by removing the prominence of its tower in the landscape. Adverse effects upon the setting of the conservation area resulting from development within the site could not be entirely avoided due to the topography of the landscape. However, it may be possible to reduce these effects through the careful use of green space and by limiting the scale and density of development, especially close to the conservation area. Development on high ground and in the northern block of the site would be particularly prominent in views beyond the church from Parsonage Down, as would large blocks of new development, detracting from the setting of the
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conservation area and prominence of the church tower. The southern part of the site is less prominent in views including the church tower and thus may be more able to accommodate new development.

- 4.2.4 Development along Bigods Lane would introduce increased traffic levels to this area which would harm the tranquillity of the churchyard. Adverse effects upon the setting of the church resulting from development within the site could be reduced by using green space and planting along Bigods Lane to reduce the traffic in this area and to provide a buffer for the noise.

4.3 Scheduled Monuments south-west of the site

- 4.3.1 The site falls to the east of the scheduled medieval moated site of Parsonage Farm and may form part of the setting of any buildings that were on the raised island. Although some screening is provided by the surrounding planting and development, due to the topography of the area the northern block of the site shares intervisibility with the monument.
- 4.3.2 A second scheduled monument, the square and circular barrows 260m south-east of Parsonage Farm, has been identified as cropmarks of three square enclosures and a round barrow comprising broad ditches with internal burial pits. These are thought to be Romano-British in date and may be part of a wider burial cemetery extending to the Romano-British cemetery to its east. Intervisibility between this monument and the site is more restricted than those of the moated site due to the church, but the northern edge is visible between gaps in the trees.
- 4.3.3 Development within the site would introduce new housing into the views from both scheduled monuments, which depending on its location and scale could harm their setting. Adverse effects upon the setting of the scheduled monuments resulting from development within the site could be reduced through the careful use of green space and by limiting the scale and density of development, especially in the north-western part of the site. Development on high ground within the site would be particularly prominent in views from the moated site as would large blocks of new development. The southern part of the site is less prominent in views from the scheduled monuments and thus may be more able to accommodate new development.

4.4 Listed buildings adjacent to the site

- 4.4.1 The Grade II listed buildings of Diamond Cottage and the Crouches are situated along the B1057 between the northern and southern parts of the site. There are views from Crouches looking north across the agricultural land in the northern part of the site. Views across the southern part of the site appear to be restricted by the dense tree planting to the rear of the property. There are views from Diamond Cottage across the northern and southern parts of the site. The open agricultural character of the site visible in these views and the spacing between the buildings along the B1057 make a low positive contribution to the setting of these listed buildings, allowing them to be understood as part of the dispersed rural settlement that grew up along The Broadway (B1057) during the post-medieval period.
- 4.4.2 Two Grade II listed buildings, Marks and Marks Cottage, are located to the north of the site at the Moloney Veterinary Clinic. These buildings are separated from the site by hedgerows and planting. There is likely to be some
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degree of intervisibility between the north-eastern part of the site and these listed buildings. These views would allow the original isolated rural character of the moated site and farm buildings to be appreciated and would make a low positive contribution to their setting. The ponds to the south-east of the listed buildings (and just outside the site) may be remnants of an earlier moated site recorded by the EHER. The moat would have formed part of the immediate setting of the listed farm buildings and makes a high positive contribution to their setting. The extent of the moated site as mapped by the EHER extends into the site and accordingly there could be archaeological remains associated with the moat within the site.

4.4.3 Development within the agricultural land adjacent to these listed buildings would adversely affect their setting. Adverse effects could be reduced by:

- Using green space to separate these buildings from any new development.
- Preserving the area to the south of Marks Farm as green space. This would also help to preserve any archaeological remains associated with the Marks Farm moated site; and
- Avoiding infill development along the B1057 which would erode the dispersed character of the settlement in this area.

4.5 Markshill Wood ancient woodland

4.5.1 The ancient woodland of Markshill Wood extends south from the southern edge of the site. The agricultural and open nature of the site makes a positive contribution to the tranquil and rural setting of this woodland.

4.5.2 Development within the southern part of the site would introduce new housing into the woodland's setting. This would adversely affect its setting by increased noise levels, introducing lighting in closer proximity to the woodland and by reducing wildlife habitats. Adverse effects could be reduced by:

- Using green space to separate the woodland from any new development.
- Using sensitive design to create a gradual transition into the development and consideration of the placement of lighting.
- Avoiding large blocks of new development which would erode the rural character of the woodland.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

5.1.1 The site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. Cropmark remains of former field boundaries and other linear features have been recorded within the site, as has part of the Marks Farm medieval moated site. Any archaeological remains within the site would be adversely affected by development within the site.

5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would

result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated within agricultural land to the north-east of Great Dunmow. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site and could also affect the setting of the nearby scheduled monuments and listed buildings, the Church End Conservation Area and the northern part of the Great Dunmow Conservation Area and the ancient woodland of Markshill Wood.
- 6.1.2 Some parts of the site may be able to accommodate development, but large-scale development would have an adverse effect upon the setting of the Parsonage Farm scheduled monument and the Church End and Great Dunmow Conservation Areas. Adverse effects upon the setting of the nearby scheduled monuments and listed buildings could be reduced through implementation of design measures. Due to the open and less wooded nature of the northern block of the site, as well as the topography of the site and its visibility in views from Parsonage Down and the Church of St Mary the Virgin, it is unlikely that the adverse effects upon the setting of the two conservation areas could be completely mitigated.
- 6.1.3 The southern block, however, due to its closer proximity to modern development and the lower level of its western end, may be more able to accommodate development if appropriate design measures were implemented to protect the ancient woodland to the east and the listed buildings to the west. Again, due to the topography of the site development on the high ground in the centre of the area would become prominent in views across the Church End Conservation Area. Avoiding dense areas of development within these areas would allow the rural setting of the area to be maintained and limit the additional noise and traffic created.
- 6.1.4 Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous evaluations would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site, including a non-designated moated site.	A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.

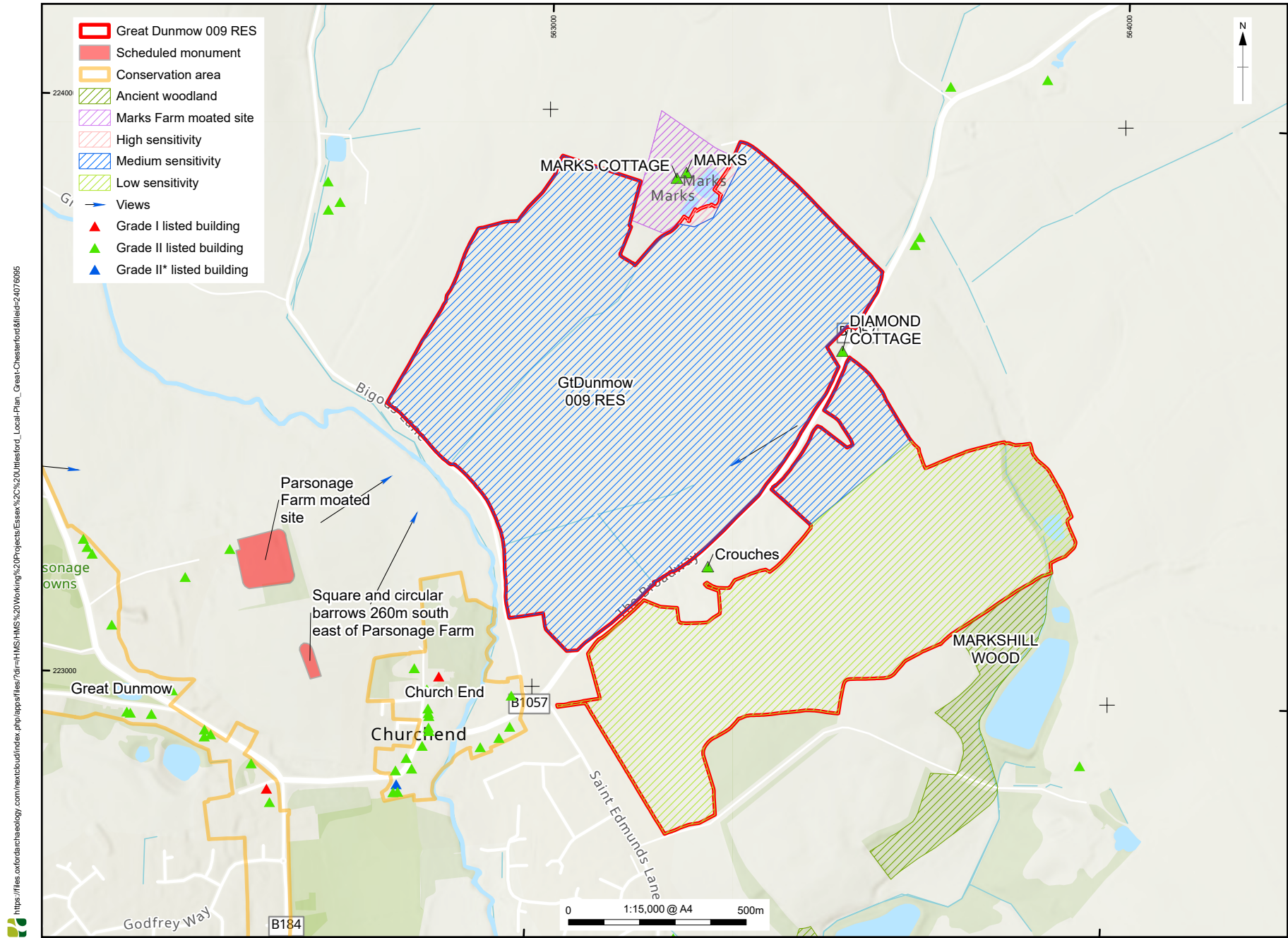
		<p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.</p> <p>If possible, the remains of the non-designated moated site should be preserved <i>in situ</i>. If this is not possible, and depending on the results of the evaluation, full archaeological excavation and recording of this feature may be required.</p>
	<p>Development within the site could erode the rural setting of the scheduled moated site</p>	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views to and from the moated site.</p> <p>Green space and planting should be used to break up new development and help preserve the rural character of this area.</p> <p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>
	<p>Development within the site could erode the dispersed rural character of the listed buildings along the B1057 (The Broadway)</p>	<p>Infill development along the road which amalgamates the listed buildings into a single block of development should be avoided and care should be taken to preserve the dispersed character of the settlement along The Broadway.</p> <p>Parts of the site adjacent to the listed buildings could be retained in use as green space to help preserve the rural character of the buildings and prevent them from being amalgamated into larger blocks of development.</p>
	<p>Development within the site could affect the isolated rural character of the listed building at Marks Farm and could disturb archaeological remains associated with the moated site at Marks Farm.</p>	<p>If possible, remains of the moat should be preserved <i>in situ</i> and a buffer area of green space should be maintained around the former moated site to separate it from any surrounding development and preserve the isolated rural character of the farm.</p>
	<p>New development could become visually prominent in the view looking east that incorporates the Church End Conservation Area. This could detract from the setting of the church and its prominence within views.</p>	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views from the conservation area and looking towards the conservation area from the west.</p> <p>Green space and planting should be used to break up new development and help preserve the rural character of this area.</p>

		<p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>
	<p>New development could become visually prominent in view looking east from Parsonage Down in the northern part of the Conservation Area. This could reduce the open character and countryside setting of this part of the conservation area.</p>	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views from the conservation area. Green space and planting should be used to break up new development and help preserve the rural character of this area</p> <p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>
	<p>New development could detract from the tranquil and rural setting of Markshill Wood ancient woodland.</p>	<p>The use of green space to separate the woodland from any new development and sensitive design to create a gradual transition into the new landscape could help preserve the setting.</p> <p>Large blocks of new development should be avoided so that they do not dominate and erode the rural character of the woodland.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

Uttlesford District Council 2007, Great Dunmow Conservation Area and Management Proposals, Approved November 2007



https://files.oxfordarchaeology.com/nextcloud/index.php/apps/files/?dir=/HMS/HMS%20Working%20Project/Essex%2C%20Uttlesford_Local_Plan_Great-Chesterford&fileid=24076985

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Figure 3: Site location and key constraints
Great Dunmow 009 RES

Uttlesford Local Plan: Great Dunmow 017 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Great Dunmow 017 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 1.
- 1.1.2 The site comprises agricultural land situated to the south-west of Bigods Lane. It is situated on the east facing slope of the Chelmer Valley. It is bordered to the north and east by a stream, to the west by the Great Dunmow Conservation Area and the B184, and to the south by agricultural land and the Church End Conservation Area. There are clear views across the southern part of the site from the Church End conservation area, and across its northern end from Parsonage Down in the northern part of the Great Dunmow Conservation Area and from some of its Grade II listed buildings (16-18, Parsonage Downs, NHLE ref. 1087879; 21 Parsonage Downs, NHLE ref. 1051088; 29-31 Parsonage Downs, NHLE ref. 1051063; Burgoyne Cottage, NHLE ref. 1049060; Herb of Grace, NHLE ref. 1334874; and Rosemary Cottage, NHLE ref. 1087880), with the site making a low positive contribution to their setting. Two scheduled monuments, Parsonage Farm moated site (NHLE ref. 1017469) and Square and circular barrows 260m south-east of Parsonage Farm (NHLE ref. 1017231), are located to the west of the site, and while the moated site is excluded from the site, the area of the barrows extends approximately 40m into the allocation. Although views between these assets and the site are partially screened by existing planting and development, the topography of the area means that the site forms part of their setting. Two Grade II listed buildings, The Parsonage (NHLE ref. 1087886) and Parsonage Barn (NHLE ref. 1052360) are located between the site and the conservation area.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Great Dunmow (Oxford Archaeology 2022). During this assessment, the heritage sensitivity of the site was assessed. The site forms part of two sensitivity areas (GD A33 and GD A34). The south-west corner of the site is within Sensitivity Area GD A33, which is considered to be of high sensitivity due to the historic rural character of the settlement at Parsonage Down and the views over the surrounding countryside. This area also includes the nationally important scheduled monuments of Parsonage Farm moated site and Square and circular barrows 260m south-east of Parsonage Farm, and a Romano-British cemetery area associated with the Roman town of Great Dunmow. Sensitivity Area GD A34, covering most of the site, is considered to be of medium sensitivity due to the contribution the area makes to the setting of the neighbouring conservation areas, listed buildings and scheduled monuments.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated to the east of the Great Dunmow Conservation Area and the north and east of the Church End Conservation Area, and is visible in mid and long range views from these areas. The site also shares intervisibility with several listed buildings and the scheduled monuments of Parsonage Farm moated site and Square and circular barrows 260m south-east of Parsonage Farm, with the latter extending into the site.
- 2.1.2 The site has been subject to limited previous archaeological investigation. Where investigation has taken place, it has identified the scheduled barrows and a Romano-British cemetery in the south of the site.
- 2.1.3 Development within the site has the potential to adversely affect the scheduled monument of Square and circular barrows 260m south-east of Parsonage Farm, as well as the settings of the scheduled Parsonage Farm moated site, the Church End Conservation Area and the northern part of the Great Dunmow Conservation Area and their listed buildings, as well as those of the listed buildings of The Parsonage and Parsonage Barn. It could also have a direct effect upon known and previously unidentified archaeological remains within the site.

3 DIRECT IMPACTS

3.1 Designated Assets

Scheduled monument of Square and circular barrows 260m south-east of Parsonage Farm

- 3.1.1 The site includes the northern part of the scheduled monument of the Square and circular barrows 260m south-east of Parsonage Farm. This has been identified as three square enclosures and a round barrow comprising broad ditches with internal burial pits. They are thought to be Romano-British in date and may be part of a wider burial cemetery extending to the Romano-British cemetery to its east.
- 3.1.2 The remains of the barrows would be adversely affected by any groundworks in their vicinity. Impacts upon the designated barrows could be avoided by preserving this asset *in-situ*. If this is not possible, full archaeological excavation and recording may be required.

3.2 Non-designated archaeological remains

- 3.2.1 The site includes the remains of a Romano-British cemetery in the south, while the route of the Roman Road between Chesterford, Thaxted and Great Dunmow lies by the western boundary. In addition to these, the sites of World War Two pillboxes span the site and the eastern boundary follows the line of an anti-tank ditch. As such the site may contain associated and unidentified remains of unknown significance, and these would be adversely affected by groundworks associated with development.
- 3.2.2 Adverse effects upon archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below). Impacts upon the non-designated moated site and

pillboxes could be avoided by preserving these assets *in-situ*. If this is not possible, full archaeological excavation and recording may be required.

4 INDIRECT IMPACTS

4.1 Great Dunmow Conservation Area and Grade II listed buildings on Parsonage Down

4.1.1 The Great Dunmow Conservation Area extends to the west and south of the site. The Great Dunmow Conservation Area Appraisal (Uttlesford District Council 2007) identified that there were ‘important views’ looking east from Parsonage Down across the site. Although these views are partially screened by trees, the lower hedge at the northern end of the site provides less cover. The conservation area appraisal goes on to state that it is important that the ‘countryside setting of this area is not further compromised’ (Uttlesford District Council 2007, 8). The views from Parsonage Down over the agricultural landscape to the east make a positive contribution to the open and countryside character of this part of the conservation area.

4.1.2 Development within the site would introduce new housing into these views which, depending on its location and scale, could harm the setting of this part of the conservation area. Adverse effects upon the setting of the conservation area resulting from development within the site could not be entirely avoided, however it may be possible to reduce these affects through the careful use of green space, sensitive design and by limiting the scale and density of development in this area. Development on high ground within the site would be particularly prominent in views from the conservation area, as would large blocks of new development.

4.2 Church End Conservation Area and the Grade I listed Church of St Mary the Virgin

4.2.1 The Church End Conservation Area is adjacent to the southern boundary of the site. This forms a distinctive settlement on the river crossing of the B1057 to the north of Great Dunmow. This area is focused on the church which has its origins in the 13th century and sits in the north of the conservation area. Views of the church dominate the landscape from many local vantage points, with the agricultural landscape to the north and east of the conservation area making a positive contribution to the open and countryside character of the area. Although the trees surrounding Parsonage Farm reduces intervisibility between the northern part of the site and the conservation area, views from the conservation area look across the southern part. The church tower is also prominent in views back towards the conservation area across the southern part of the site.

4.2.2 The church sits within a tranquil area on the edge of the conservation area with a wooded area surrounding it. The countryside setting of the site makes a positive contribution to this setting, allowing the churchyard to be a place of reflection.

4.2.3 Development within the site would introduce new housing into these views which, depending on its location and scale, could harm the setting of the conservation area by removing part of the open countryside setting and of the church by removing the prominence of its tower in the landscape.

Adverse effects upon the setting of the conservation area resulting from development within the site could not be entirely avoided due to the topography of the landscape. However, it may be possible to reduce these affects through the careful use of green space, sensitive design and by limiting the scale and density of development, especially close to the conservation area. Development on high ground would be particularly prominent in views beyond the church from Parsonage Down, as would large blocks of new development, detracting from the setting of the conservation area and prominence of the church tower.

- 4.2.4 Development along Bigods Lane would introduce increased traffic levels to this area which would harm the tranquillity of the churchyard. Adverse effects upon the tranquillity of the setting of the church resulting from development within the site could be reduced by ensuring adequate links to the surrounding road network away from the church and using green space and planting along Bigods Lane to reduce the traffic in this area and to provide a buffer for the noise.

4.3 Scheduled monument of Square and circular barrows 260m south-east of Parsonage Farm

- 4.3.1 The site extends across the northern part of the scheduled monument of the Square and circular barrows 260m south-east of Parsonage Farm. However, the open post-medieval agricultural landscape of the area provides an altered, although still peaceful, setting to that in which the barrows would have been established, and no earthwork remains are visible on the ground. As such, the site provides a neutral contribution to the setting of the monument.
- 4.3.2 Development within the site would introduce new housing into the area surrounding the barrows, further changing their setting by removing its open and tranquil nature. Depending on its location and scale, this development could harm its setting. Adverse effects upon the setting of the scheduled monument resulting from development within the site could be reduced through the careful use of green space and by limiting the scale and density of development, especially in the immediate vicinity of the asset.
- #### **4.4 Scheduled monument of Parsonage Farm moated site**
- 4.4.1 The site surrounds the scheduled medieval moated site of Parsonage Farm on three sides and may form part of the setting of any buildings that were on the raised island. There is some intervisibility between the site and the moated site despite the presence of trees. These views would allow the original isolated rural character of the moated site to be appreciated and would make a low positive contribution to its setting.
- 4.4.2 Development within the site would introduce new housing into the views from this designated asset, which depending on its location and scale could harm its setting. Adverse effects upon the setting of the scheduled monument resulting from development within the site could be reduced through the careful use of green space and by limiting the scale and density of development. Development on high ground within the site would be particularly prominent in views from the moated site as would large blocks of new development.

4.5 Grade II listed buildings of The Parsonage and Parsonage Barn

- 4.5.1 The Grade II listed buildings of The Parsonage and Parsonage Barn are surrounded on three sides by the site. Although these buildings are separated from the site by hedgerows and planting, there is likely to be some degree of intervisibility between the site and these listed buildings. These views would allow the original rural character of the listed buildings to be appreciated and would make a low positive contribution to their setting.
- 4.5.2 Development within the agricultural land adjacent to these listed buildings would adversely affect their setting. Adverse effects could be reduced by:
- Using green space to separate these buildings from any new development.
 - Limiting the scale and density of development in the area surrounding the listed buildings.
 - Using sensitive design to lessen the impact of buildings close to the listed buildings. This could include ensuring that building styles, rooflines and surface treatments within the development are sympathetic to other properties in the area.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 The site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. A Roman cemetery has been identified in the southern part of the site and may be associated with the designated barrows in the same field. The site also borders the route of a Roman road linking Great Dunmow with Thaxted and Great Chesterford and associated remains may extend onto the site. Any archaeological remains within the site would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated within agricultural land to the north-east of Great Dunmow. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site, including those of the scheduled monument of the Square and circular barrows 260m south-east of Parsonage Farm, and could also affect the setting of the nearby scheduled monument of Parsonage Farm moated site and listed buildings, the Church End Conservation Area and the northern part of the Great Dunmow Conservation Area.

- 6.1.2 Some parts of the site may be able to accommodate development, but large-scale development would have an adverse effect upon the setting of the Parsonage Farm scheduled monument, Grade II listed buildings adjacent to the site, and the Church End and Great Dunmow Conservation Areas. Adverse effects upon the setting of the scheduled monuments and listed buildings could be reduced through implementation of design measures. Due to the open nature of the site, as well as its topography and visibility in views from Parsonage Down and towards the Church of St Mary the Virgin, it is unlikely that the adverse effects upon the setting of the two conservation areas could be completely mitigated. Utilising small-scale development within the site would allow the rural setting of the area to be maintained and limit the additional noise and traffic created.
- 6.1.3 Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development within the site.

Table 1.1 Summary of impacts and possible mitigation measures

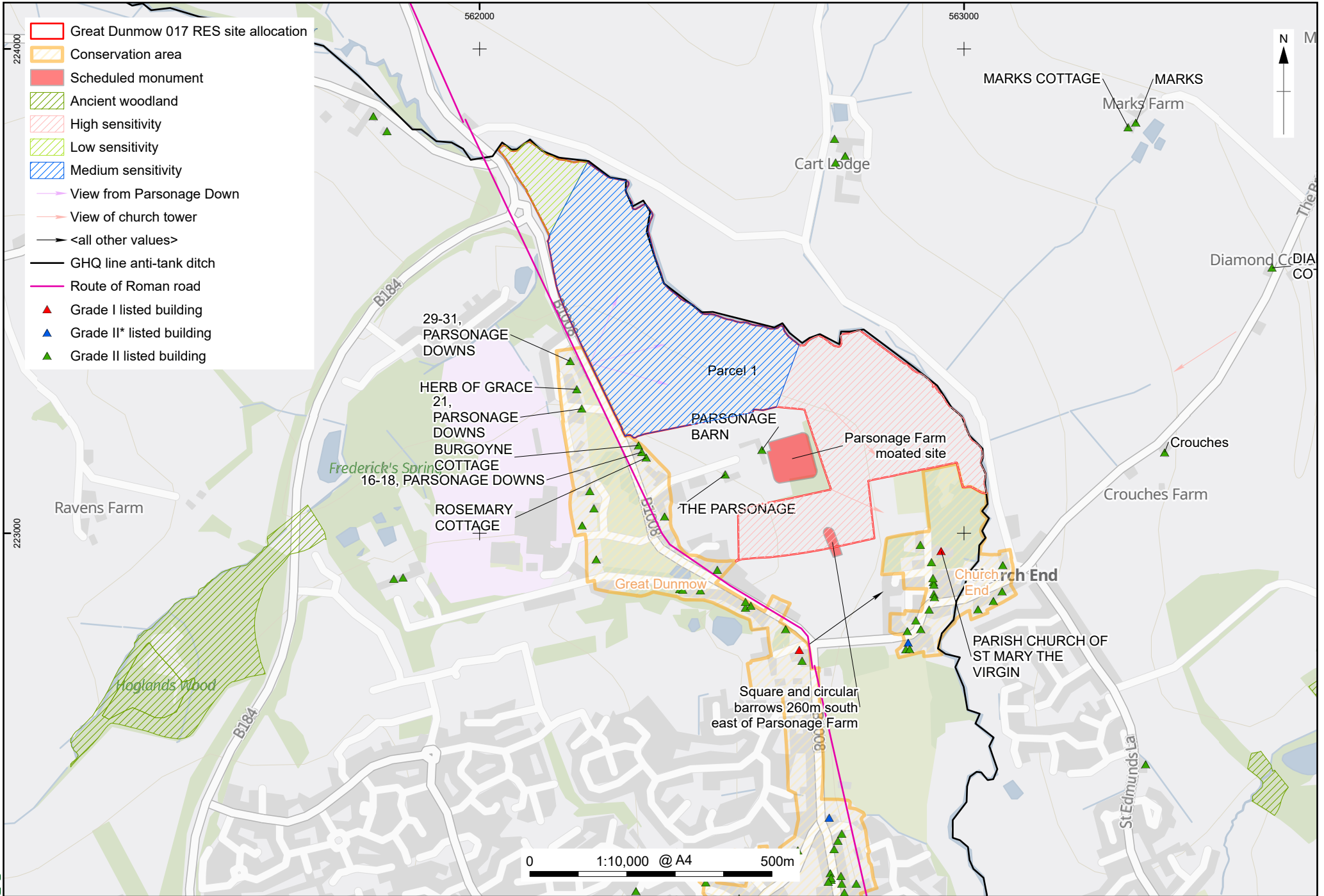
Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site, including the designated barrows and non-designated remains of a moated site and Roman cemetery area.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.</p> <p>If possible, the remains of the designated barrow site and non-designated moated site and pillboxes should be preserved <i>in situ</i>. If this is not possible, and depending on the results of the evaluation, full archaeological excavation and recording of these features may be required.</p>
Development within the site could erode the remaining open and tranquil nature of the scheduled monument of the Square and circular barrows 260m south-east of Parsonage Farm.	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views to and from the scheduled monument.</p> <p>Green space and planting should be used to break up new development and help preserve the open and tranquil character of this area.</p>
Development within the site could erode the rural setting of the scheduled monument of Parsonage Farm moated site.	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views to and from the moated site.</p>

Potential impacts	Possible mitigation
	<p>Green space and planting should be used to break up new development and help preserve the rural character of this area.</p> <p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>
<p>Development within the site could erode the rural character of the listed buildings of The Parsonage and Parsonage Barn.</p>	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views to and from the listed buildings.</p> <p>Green space and planting should be used to break up new development and help preserve the rural character of this area.</p> <p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>
<p>New development could become visually prominent in the view looking east that incorporates the Church End Conservation Area. This could detract from the setting of the church and its prominence within views.</p>	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views from the conservation area and looking towards the conservation area from the west.</p> <p>Ensuring adequate links to the surrounding road network away from the church.</p> <p>Green space and planting should be used to break up new development and help preserve the rural character of this area.</p> <p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>
<p>New development could become visually prominent in view looking east from Parsonage Down in the northern part of the Great Dunmow Conservation Area. This could reduce the open character and countryside setting of this part of the conservation area.</p>	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views from the conservation area. Green space and planting should be used to break up new development and help preserve the rural character of this area</p> <p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

Uttlesford District Council 2007, Great Dunmow Conservation Area and Management Proposals, Approved November 2007



- Great Dunmow 017 RES site allocation
- Conservation area
- Scheduled monument
- Ancient woodland
- High sensitivity
- Low sensitivity
- Medium sensitivity
- View from Parsonage Down
- View of church tower
- <all other values>
- GHQ line anti-tank ditch
- Route of Roman road
- ▲ Grade I listed building
- ▲ Grade II* listed building
- ▲ Grade II listed building

<https://files.oxfordarchaeology.com/nextcloud/index.php/26670013>

Figure 1: Great Dunmow 017 RES

Uttlesford Local Plan: Henham 006 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Henham 006 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 1.
- 1.1.2 The site comprises part of an agricultural field situated approximately 1.5km to the south-west of Henham and 300m east of Elsenham Station. While the northern edge is bounded by a hedgerow, the remaining sides of the site are open to the existing field. Agricultural land surrounds the site to the north and east, while beyond the field of the site, new development of Elsenham Park lies to the south and the town of Elsenham to the west. The Grade II listed building of the Waiting Room on East Side of Line at Elsenham Station (NHLE ref. 1305711) lies approximately 310m to the west. Additional Grade II listed buildings lie to the north-west, south and south-east and the ancient woodland of Alsa Wood, but are separated from the site by distance, topography, trees, hedgerows and development.
- 1.1.3 The site lies within the Land adjacent to Henham Road (EL A9) sensitivity area covered by the Heritage Sensitivity Assessment for the area surrounding Elsenham (Oxford Archaeology 2022). This is an area of unknown sensitivity that includes records of several findspots and cropmark remains in the EHER. The site contains no designated heritage assets and is separated from the listed buildings of the Waiting Room on East Side of Line at Elsenham Station by agricultural land and a hedgerow. Limited archaeological investigation has taken place within the site, and it has the potential to contain unidentified archaeological remains of unknown significance. Accordingly, the site is considered to have an unknown sensitivity.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated to the east of Old Mead Road and north of the new development at Elsenham Park. Although several listed buildings lie within 1km of the site, only that of the Waiting Room on East Side of Line at Elsenham Station shares intervisibility with the site.
- 2.1.2 The site has been subject to little previous archaeological investigation, although cropmarks of field boundaries have been identified in the surrounding fields. Archaeological investigations to the immediate west and south of the site identified that the area has been in agricultural use throughout its recorded history. To the south of the site, these also identified a multi-phase late Bronze Age to early Iron Age occupation and funerary site,

with cultivation associated with this expected to extend northwards. An undated, incomplete rectilinear enclosure is also recorded in the area to the west of the site and the line of the Elsenham and Thaxted Light Railway, dismantled in the 1960s, extended across the northern part of the site. To the south-east of the site, Neolithic pit dwellings, as well as prehistoric finds and early medieval burials, are recorded as having been in the area of the 20th century quarrying at Pledgdon Sandpit. These or associated remains may extend onto the site.

- 2.1.3 Development activity within the site has the potential to directly affect any archaeological assets within the site. It also has the potential to affect the setting of the listed building of the Waiting Room on East Side of Line at Elsenham Station to the west of the site.

3 DIRECT IMPACTS

3.1 Designated heritage assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 Groundworks associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site.
- 3.2.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Grade II listed building of the Waiting Room on East Side of Line at Elsenham Station

- 4.1.1 The Grade II listed building of the Waiting Room on East Side of Line at Elsenham Station is located on the western edge of the arable field encompassing the site. The building itself derives its interest from its architectural and historical interest related to the railway. The setting, however, has changed with the modernisation of the railway line and the substantial footbridge over the line, as well as the growth of Elsenham to the west. This setting has been further eroded by the tarmacked station carpark to the north, the commercial buildings to the north-east and the modern residential development at Elsenham Park to the south-east. Despite this, the broader setting to the east of the waiting room maintains its open agricultural nature.
- 4.1.2 The site can clearly be seen alongside the listed building from the elevated bridge crossing the railway, with the site remaining as part of the open, rural backdrop of the building. However, views of the site from the waiting room are partially obscured by the intervening planting. The site, therefore, makes a low positive contribution to the historic interest of the Waiting Room on East Side of Line at Elsenham Station as a remaining part of its historic open agricultural setting.

- 4.1.3 Although this building is partially screened from the site by the hedgerow and there is a distance of approximately 310m between the listed building and the site, the site forms part of the background of the building and any development on the site would be visible above the hedgerow. Development within the former agricultural land to the east of this building would adversely affect its setting. Adverse effects could be reduced by using green space and avoiding block development where the site is visible from the waiting room to help preserve the rural character in these views.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 The site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. Archaeological investigation to the south and west of the site identified that multi-phase Bronze Age to Iron Age occupation, cultivation and funerary activity was taking place in the vicinity, whilst the remains of historical field boundaries have also been identified across the field. The site has the potential to contain similar remains and features associated with these remains may extend onto the site. Any archaeological remains within the site would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required ahead of any development to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated to the east of Old Mead Road. A single listed building shares intervisibility with the site, although further listed buildings are situated in the area to the south and south-east. Development has the potential to affect the setting of this listed building, whilst those further afield are screened by the intervening topography, planting and development.
- 6.1.2 New development could be accommodated within the site so long as sufficient design measures were implemented to reduce the historic environment impacts of the scheme. The western part of the site, where it shares intervisibility with the Waiting Room, is the most sensitive part of the site due to its position as part of the limited surviving setting of the listed building. Careful consideration would need to be given to the location, density and design of development and the use of green space in this area to protect the setting of the listed building.
- 6.1.3 The whole site is considered to have the potential to contain archaeological remains which could be affected by development. Archaeological evaluation would be required to investigate the presence/absence and significance of

any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development within the site.

Table 1.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy, if required, and should also be used to guide the design of any development proposals.</p>
Development within the site could affect the remaining rural setting of the Waiting Room on East Side of Line at Elsenham Station.	Use of green space and the avoidance of block development should be considered in parts of the site sharing intervisibility with the listed building to help preserve the rural character of the area.

7 REFERENCES

Hawkins, E., 2022, *Archaeological Desk-Based Assessment. Land East of Station Road, Elsenham (Phase II)*, RPS Consulting Services Ltd Report JAC28338

Oxford Archaeology, 2022, *Uttlesford District Heritage Sensitivity Assessment, Stage 1: Towns and Key Villages*

Uttlesford Local Plan: Saffron Walden 001 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Saffron Walden 001 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 16.
- 1.1.2 The site covers an area of agricultural land to the east of Saffron Walden. The site is separated from the Saffron Walden Conservation Area by modern development and is not situated within any important views identified in the conservation area appraisal. It is not located in close proximity to any designed heritage assets.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Saffron Walden (Oxford Archaeology 2022). During this assessment the site and the surrounding agricultural land was assessed as being of unknown sensitivity (Sensitivity Area SW A13) due to its potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the east of Saffron Walden. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 The site of a post-medieval brickworks, known as Bell's Brickworks, is recorded within the site by the Essex Historic Environment Record (EHER). No other archaeological remains have been identified in the site but the site is considered to have a general potential to contain previously unidentified archaeological remains.
- 3.2.2 Ground works associated with the development of the site would have a direct impact upon any archaeological remains present.

- 3.2.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

- 4.1.1 The site is separated from the nearby conservation area and surrounding listed buildings by distance, topography and existing development. Development within the site is unlikely to change the setting of any nearby designated heritage assets.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 No previous archaeological investigation has been carried out within the site. However, a programme of archaeological investigation was carried out to the south-west of the site which identified multi-period archaeological deposits and the remains of two Bronze Age barrows. In addition cropmark remains of former field boundaries, Roman and Iron Age pottery and fragments of a Roman millstone, have been recorded in the area to the east of the site. The site is considered to have the potential to contain similar, previously unidentified deposits.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence of absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to east of Saffron Walden. This area is considered to have the potential to contain archaeological remains which would be adversely affected by any development within the site.
- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation and recording was carried out.
- 6.1.3 A pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

Uttlesford Local Plan: Saffron Walden 003 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Saffron Walden 003 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 17. The site lies immediately to the north of Saffron Walden 001 RES and has similar constraints.
- 1.1.2 The site covers an area of agricultural land to the east of Saffron Walden and immediately to the south of the Radwinter Road. The site is separated from the Saffron Walden Conservation Area by modern development and is not situated within any important views identified in the conservation area appraisal. It is not located in close proximity to any designed heritage assets.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Saffron Walden (Oxford Archaeology 2022). During this assessment the site and the surrounding agricultural land was assessed as being of unknown sensitivity (Sensitivity Area SW A13) due to its potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the east of Saffron Walden. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 No archaeological remains have been identified in the site but the site is considered to have a general potential to contain previously unidentified archaeological remains.
- 3.2.2 Ground works associated with the development of the site would have a direct impact upon any archaeological remains present.
- 3.2.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

- 4.1.1 The site is separated from the nearby conservation area and surrounding listed buildings by distance, topography and existing development. Development within the site is unlikely to change the setting of any nearby designated heritage assets.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 No previous archaeological investigation has been carried out within the site. However, a programme of archaeological investigation was carried out immediately to the west of the site ahead of the construction of the housing estate. The evaluation uncovered post-medieval field boundaries and hollows containing late Iron Age and Roman pottery. Iron Age and Roman finds have also been recovered from a field to the south of the site and two Bronze Age Barrows were recorded to the south-west. The site is considered to have the potential to contain similar, previously unidentified deposits.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence of absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to east of Saffron Walden and south of the Radwinter Road. This area is considered to have the potential to contain archaeological remains which would be adversely affected by any development within the site.
- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation and recording was carried out.
- 6.1.3 A pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

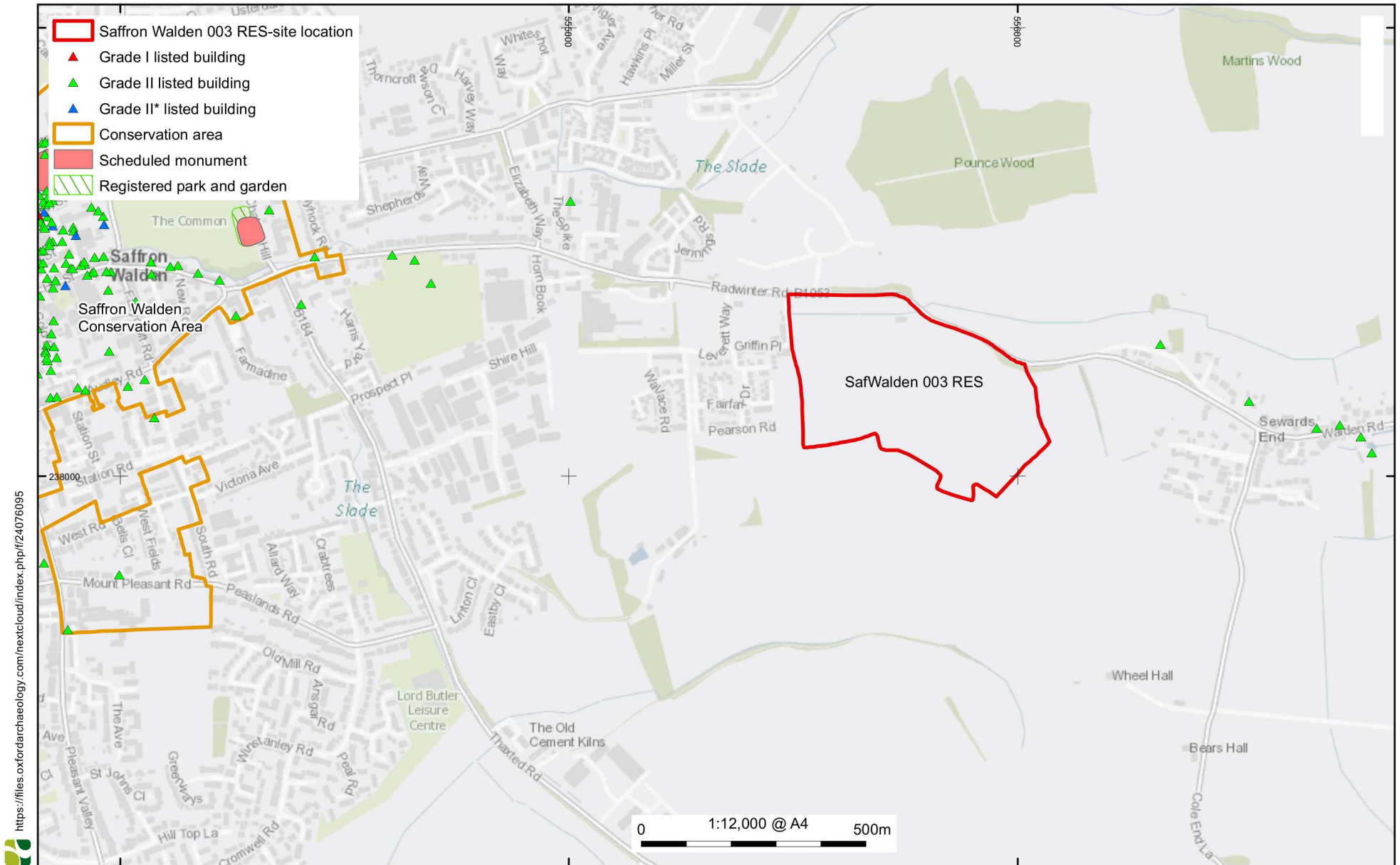
Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	A programme of archaeological evaluation would need to be carried out to confirm the

	<p>significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>
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7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages



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Figure 17: Site location and key constraints
Saffron Walden 003 RES

Uttlesford Local Plan: Saffron Walden 006 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Saffron Walden 006 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 6.
- 1.1.2 The site covers an area of agricultural land located to the south-east of Saffron Walden and to the south-west of the Thaxted Road (B184). The site is separated from the Saffron Walden Conservation Area by modern development and is not situated within any important views identified in the conservation area appraisal. Its boundaries are formed by hedgerows with residential housing to the west and agricultural land to the east. The southern end encircles the Grade II listed Barn at Herberts Farm (NHLE ref. 1205692).
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Saffron Walden (Oxford Archaeology 2022). During this assessment the site was assessed as being of unknown sensitivity (Sensitivity Area SW A13) due to its potential to contain previously unidentified archaeological remains. However, it does surround an area of high sensitivity (Sensitivity Area SW A7) which contains the Grade II listed Barn at Herberts Farm and borders an area of low sensitivity (Sensitivity Area SW A15) where modern development has taken place.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the south-east of Saffron Walden. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.
- 2.1.2 The north-west corner of the site has been subject to partial previous archaeological investigation, including a geophysical survey (Bartlett 2013). Although these works identified two Bronze Age ring-ditches and some post-medieval field boundaries in the field to the north of Thaxted Road, those within the site include possible traces of ridge and furrow agriculture. To the south-west of the site, cropmarks show the lines of former field boundaries.
- 2.1.3 The site is separated from the nearby conservation area, two areas of ancient woodland (Peverel's Wood and Crowney Wood), the scheduled monument of Thunderley Hall moated site and fishponds (NHLE ref. 1008559) and the Grade II listed buildings of Thunderley Hall (NHLE ref. 1238683), Old Pig and Whistle (NHLE ref. 1274041), Roos Farmhouse (NHLE ref. 1280593) and Barn and stable

west of Roos Farmhouse (NHLE ref. 1196165) by distance, the rolling topography of the area and the surrounding hedgerows. However, the southern part of the site surrounds the Barn at Herbert's Farm and has the potential to adversely affect its setting.

3 DIRECT IMPACTS

3.1 Designated Assets

3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

3.2.1 Groundworks associated with the development of the site would have a direct impact upon the known and as yet unidentified archaeological remains within the site, including the traces of ridge and furrow agriculture identified within the site.

3.2.2 The north-western corner of the site has previously been subject to a geophysical survey. Whilst a trial trench evaluation and open area excavation were carried out to the north of Thaxted Road, it is not clear from the Essex Historic Environment Record (EHER) whether this part of the site was also part of the area investigated by the trial trench evaluation. These identified two Bronze Age round barrows as well as a Beaker pit and Late Bronze Age/Early Iron Age pit and quarry complex as well as post-medieval field boundaries to the north of Thaxted Road, whilst within the site possible traces of ridge and furrow agriculture were identified. Remains associated with these could be directly affected by the development of the site.

3.2.3 Cropmarks of post-medieval field boundaries have been identified to the south-west of the site. Remains associated with these may extend onto the site and would be directly affected by development within it.

3.2.4 Parts of the site which have not been previously investigated have the potential to contain as yet undiscovered archaeological remains which would be adversely affected by groundworks associated with development.

3.2.5 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Grade II listed building of Barn at Herbert's Farm

4.1.1 The site is situated to the north of the Grade II listed 16th century Barn at Herberts Farm and non-designated medieval manor house which sits in an illustrative agricultural setting outside the town. The agricultural land of the site makes a positive contribution to the setting of the listed building by preserving its historic and open agrarian setting, allowing the barn's historic use to be easily understood. Some separation of these assets and the site exists with a buffer of at least 100m surrounding the manor site and the presence of trees providing some screening between the two.

4.1.2 Adverse indirect effects upon the setting of the manor house and barn could be reduced by using further green space, planting and sensitive design to ensure that open and agrarian views from the manor and barn are maintained. A degree of separation from the urban edge of Saffron Walden should be maintained and large clusters of development should also be avoided so that the barn does not become encompassed by the town.

4.2 Cole End Lane (protected Lane)

4.2.1 Although adverse impacts upon the protected lane would not be caused by the visual presence of development on the site with the lane separated from the development by distance, topography and hedgerows, they may be caused by the increased utilisation of the lane to link between Radwinter Road to the north and Thaxted Road to the south. Currently the lane is a single-track road that has an open and rural character and is bordered by hedgerows but would be likely to lose the peacefulness of the area with increased traffic volumes, and the verges would be liable to become heavily disturbed by vehicles passing each other.

4.2.2 Adverse indirect impacts upon the lane could be reduced by ensuring that adequate provision for access between Radwinter Road to the north and Thaxted Road to the south is provided within the development to reduce the need for the lane's use.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

5.1.1 As noted above, the north-west corner of the site has been subject to a previous geophysical survey. This part of the site may also have been investigated during the trial trench evaluation carried out in 2013, but the extent of the previous trial trenching could not be confirmed. No other parts of the site have seen previous archaeological investigation. However, archaeological investigations carried out in the area surrounding the site have uncovered archaeological remains dating to the prehistoric, Roman and post-medieval periods. This includes former field boundaries to the south, south-west, east and north-west of the site. There is also the potential for industrial remains associated with the lime kilns, chalk pit and cement works which was previously located on the edge of Thaxted Road, north of the site, to be identified.

5.1.2 Previously un-investigated parts of the site are considered to have the potential to contain similar, previously unidentified remains, including those of prehistoric, Romano-British and post-medieval date as well as agricultural features. A programme of pre-determination archaeological evaluation would be required in parts of the site that have not been previously investigated to help understand the potential archaeological effects which would result from the development of the site.

5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation

strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to the south-east of Saffron Walden. It surrounds the Grade II listed building of the Barn at Herbert's Farm and the protected lane of Cole End Lane lies to the east. These assets could be adversely affected by the loss of the open agricultural land which currently makes up the site and by the introduction of new development into the site. In addition, this area is considered to have the potential to contain archaeological remains which would be adversely affected by any development within the site.
- 6.1.2 It is anticipated that the majority of the site could accommodate development so long as appropriate design measures were implemented, including the use of green space, planting and an appropriate programme of archaeological investigation and recording. The exception is the southern end of the site where development would detract from allowing an easy understanding of the historic setting of the Barn at Herbert's Farm.
- 6.1.3 Pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used alongside previous archaeological work to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>
Development within the site could affect the isolated rural character and agricultural setting of the Grade II listed barn and site of a possible medieval manor at Herberts Farm.	<p>A buffer area of green space and the use of planting should be maintained around the possible manor site and the listed building to separate it from any surrounding development and preserve the isolated rural character of the farm.</p> <p>Sensitive design should be used in the southern part of the site so that any buildings correspond to the historic agricultural setting of the barn.</p> <p>Separation should be maintained between the eastern edge of Saffron Walden and the barn so that the agricultural setting is maintained.</p>

Development within the site could lead to the increased utilisation of the Cole End Lane protected lane as access between Radwinter Road and Thaxted Road. This would lead to the loss of the character of the lane and probable damage to the verges either side.	The adequate provision of access between Radwinter Road to the north and Thaxted Road to the south could reduce the need for the use of Cole End Lane.
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7 REFERENCES

Bartlett, A D H 2013 Land off Thaxted Road Saffron Walden Essex: Geophysical Survey Report

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

Uttlesford Local Plan: Saffron Walden 008 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Saffron Walden 008 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 18.
- 1.1.2 The site covers two parcels of agricultural land located to the south-east of Saffron Walden and to the north-east of the Aldi store on the Thaxted Road (B184). The two parts of the site are divided by a narrow trackway. The site is separated from the Saffron Walden Conservation Area by modern development and is not situated within any important views identified in the conservation area appraisal. It is not located in close proximity to any designed heritage assets.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Saffron Walden (Oxford Archaeology 2022). During this assessment the northern part of the site was assessed as being of low sensitivity (Sensitivity Area SWA15) and the southern part of the site was assessed as being of unknown sensitivity (Sensitivity Area SW A13) due to its potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the south-east of Saffron Walden. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 A geophysical survey of the site and the surrounding area has previously been carried out (Bartlett 2013). Two ring ditches and some post-medieval field boundaries were recorded in the fields to the north of the site, but no definite archaeological remains were recorded within the site itself. Subsequent trial trenching and excavation of the site confirmed that the ring ditches were of Bronze Age date. It is not clear from the Essex Historic Environment Record

(EHER) whether the site was part of the area investigated by the trial trench evaluation.

- 3.2.2 Parts of the site which have not been previously investigated have the potential to contain as yet undiscovered archaeological remains which would be adversely affected by ground works associated with development.
- 3.2.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

- 4.1.1 The site is separated from the nearby conservation area and surrounding listed buildings by distance, topography and existing development. Development within the site is unlikely to change the setting of any nearby designated heritage assets.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 As noted above the site has been subject to a previous geophysical survey. Parts of the site may also have been investigated during the trial trench evaluation carried out in 2013., but the extent of the previous trial trenching could not be confirmed. Previously un-investigated parts of the site would have some potential to contain prehistoric and Roman remains as well as later agricultural features although no such remains were recorded by the geophysical survey.
- 5.1.2 Archaeological trial trenching may be required in parts of the site that have not been previously investigated. The trial trenching would aim to confirm the presence of absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to south-east of Saffron Walden. This area is considered to have the potential to contain archaeological remains which would be adversely affected by any development within the site.
- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation and recording was carried out.
- 6.1.3 Archaeological trial trenching may be required to investigate the presence/absence and significance of any archaeological remains within previously un-investigated parts of the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

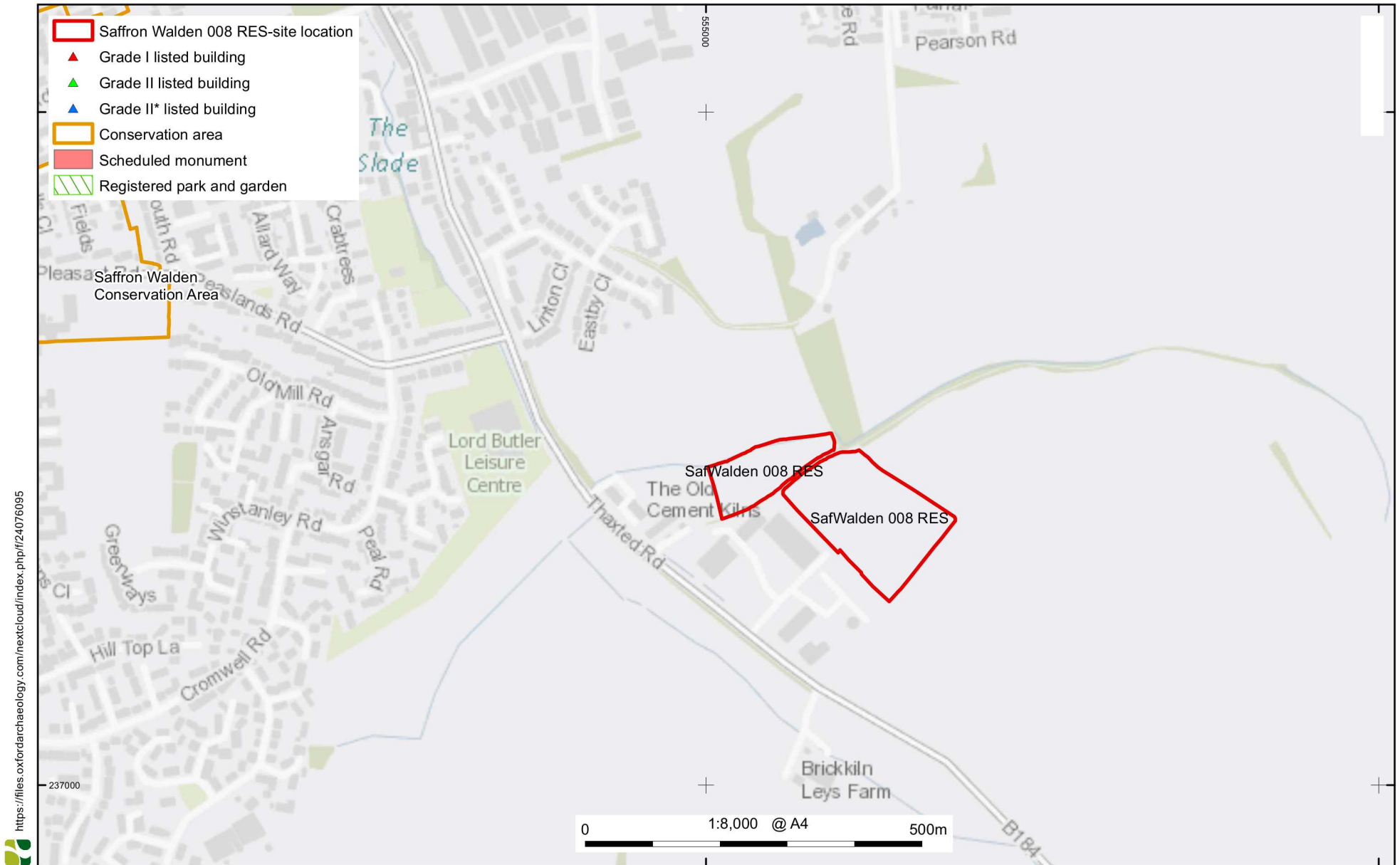
Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological trial trenching may be needed to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy if required.</p>

7 REFERENCES

Bartlett, A D H 2013 Land off Thaxted Road Saffron Walden Essex: Geophysical Survey Report

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages



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Figure 18: Site location and key constraints
Saffron Walden 008 RES

Uttlesford Local Plan: Saffron Walden 037 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Saffron Walden 037 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 19.
- 1.1.2 The site covers an area of agricultural land located to the south-east of Saffron Walden and to the north-east of the Thaxted Road (B184). The site is separated from the Saffron Walden Conservation Area by modern development and is not situated within any important views identified in the conservation area appraisal. It is not located in close proximity to any designed heritage assets.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Saffron Walden (Oxford Archaeology 2022). During this assessment the site was assessed as being of unknown sensitivity (Sensitivity Area SW A13) due to its potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the south-east of Saffron Walden. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 No archaeological remains have been recorded within the site. However prehistoric remains were discovered during an archaeological evaluation area of the area to the west. In addition, Roman and prehistoric finds have been recorded in the environs of the site as have post-medieval field boundaries. The site is considered to have the potential to contain similar previously unidentified archaeological remains as well as post-medieval industrial remains which would be adversely affected by ground works associated with development.

- 3.2.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

- 4.1.1 The site is separated from the nearby conservation area and surrounding listed buildings by distance, topography and existing development. Development within the site is unlikely to change the setting of any nearby designated heritage assets.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 No previous archaeological investigation has been carried out within the site. Archaeological investigations carried out in the area surrounding the site have uncovered archaeological remains dating to the prehistoric, Roman and post-medieval periods. The site is considered to have the potential to contain similar remains. There is also the potential for industrial remains associated with the lime kilns, chalk pit and cement works which was previously located on the edge of Thaxted Road.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence of absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to south-east of Saffron Walden. This area is considered to have the potential to contain archaeological remains which would be adversely affected by any development within the site.
- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation and recording was carried out.
- 6.1.3 A pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

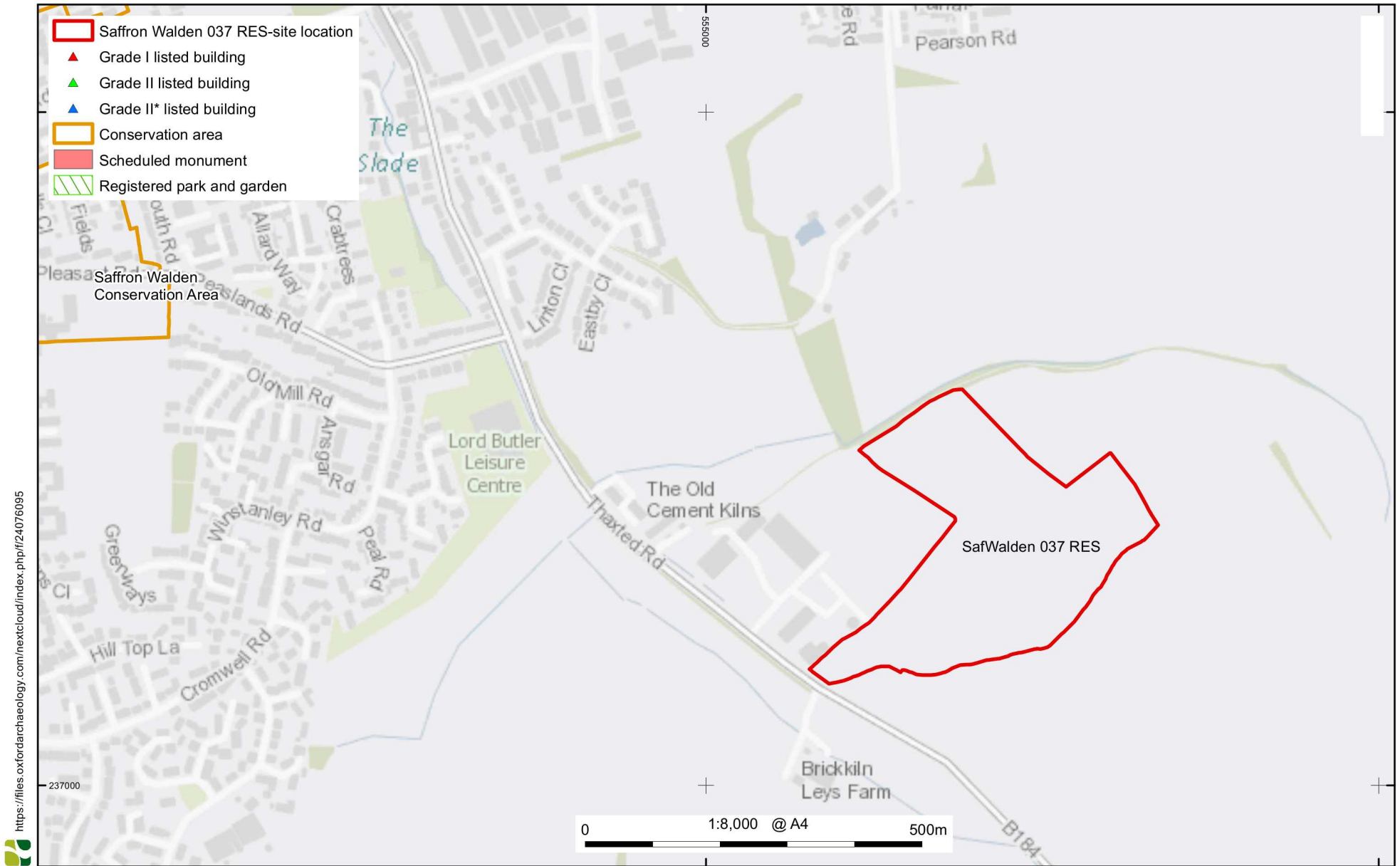
Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
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Truncation or loss of archaeological features within the site.	A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present. The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.
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7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages



<https://files.oxfordarchaeology.com/nextcloud/index.php/f/24076095>

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Figure 19: Site location and key constraints
Saffron Walden 037 RES

Uttlesford Local Plan: Stansted 013 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Stansted 013 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 20.
- 1.1.2 The site is situated on agricultural land to the north-east of Stansted Mountfitchet, to the east of High Lane (B1351) and south of Alsa Street. The site is separated from the Stansted Mountfitchet, Bentfield Green and Bentfield Causeway Conservation Areas by modern development and is not situated within any important views identified in the conservation area appraisal. The closest designated heritage assets to the site are the Grade II listed L-shaped range of barns to the west of Alsa Lodge (NHLE ref 1221438) and the Grade II listed Walpole House (NHLE ref. 1274143). The L-shaped barns are physically separated from the site by Alsa Street, while Walpole House is separated from the site by the modern development between Cambridge Road and High Lane. There is no intervisibility between the listed buildings and the site.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Stansted Mountfitchet (Oxford Archaeology 2022). During this assessment the site and surrounding area (Sensitivity Area SMA11) were assessed as being of unknown sensitivity due to its potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the north-east of Stansted Mountfitchet. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 No archaeological remains have been recorded within the site. However, medieval and post-medieval features were recorded during archaeological evaluations carried out to the west of the site. A small number of unstratified

prehistoric worked flints were also recorded during the evaluation which suggests that the area was being utilised during prehistory.

- 3.2.2 The site is considered to have the potential to contain similar previously unidentified archaeological remains. During the post-medieval period a number of dwellings were recorded alongside Alsa Street and as a result there is also the potential for pre-modern settlement along the edge of the road. Any archaeological remains within the site would be adversely affected by ground works associated with development.
- 3.2.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

- 4.1.1 The site is separated from the nearby conservation area and surrounding listed buildings by distance, topography, planting and existing development. Development within the site is unlikely to change the setting of any nearby designated heritage assets.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 No previous archaeological investigation has been carried out within the site. However, archaeological investigations carried to the west of the site have uncovered prehistoric finds and archaeological remains dating to the medieval and post-medieval periods. The site is considered to have the potential to contain similar remains. It may also contain evidence of the pre-modern settlement which ran alongside Alsa Street.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to north-east of Stansted Mountfitchet. This area is considered to have the potential to contain archaeological remains which would be adversely affected by any development within the site.
- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation was carried out.
- 6.1.3 A pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological
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remains within the site. This information would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

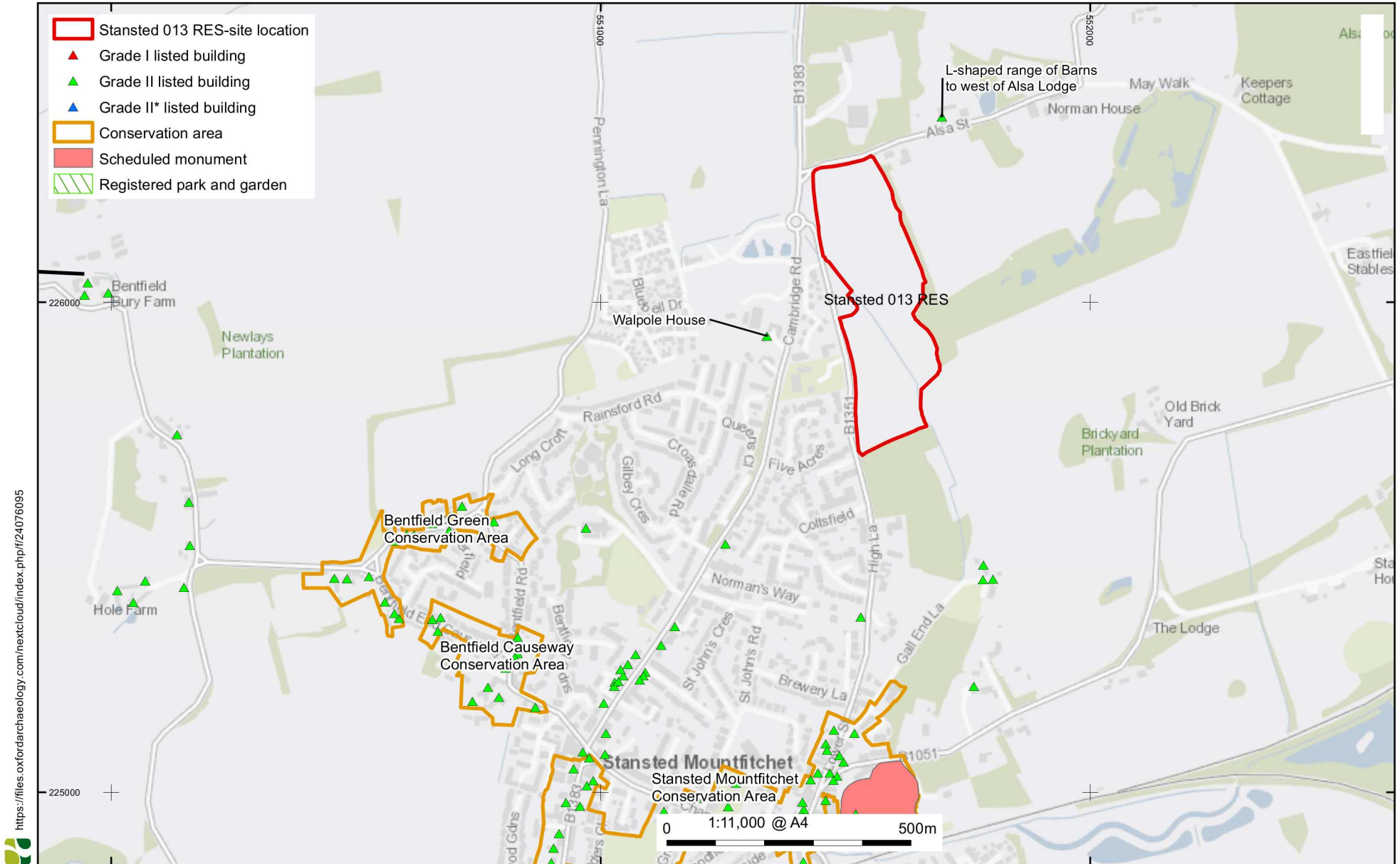


Figure 20: Site location and key constraints
Stansted 013 RES

Uttlesford Local Plan: Stansted 015 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Stansted 015 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 21.
- 1.1.2 The site is situated on agricultural land to the north of Stansted Mountfitchet, and to the south and east of Pennington Lane, which is one of Essex's protected lanes. The site is separated from the Stansted Mountfitchet, Bentfield Green and Bentfield Causeway Conservation Areas by modern development and is not situated within any important views identified in the conservation area appraisal. The closest designated heritage assets to the site are the Grade II listed L-shaped range of barns to the west of Alsa Lodge (NHLE ref 1221438) and the Grade II listed Walpole House (NHLE ref. 1274143). There is no intervisibility between these listed buildings and the site.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Stansted Mountfitchet (Oxford Archaeology 2022). During this assessment the majority of the site and surrounding area (Sensitivity Area SMA18) were assessed as being of unknown sensitivity due to their potential to contain previously unidentified archaeological remains. The south-western corner of the site was assessed as low sensitivity.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the north of Stansted Mountfitchet. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.
- 2.1.2 Development within the site could also have direct and indirect (setting) adverse effects upon Pennington Lane.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Pennington Lane (protected lane)

3.2.1 Pennington Lane is one of Essex's protected lanes and forms the northern and western boundaries of the site. Development within the site could have a direct adverse impact upon features and planting associated with the lane. These impacts could be avoided by ensuring that the trees hedgerows, banks ditches and verges associated with the lane are preserved within any new development.

3.3 Non-designated archaeological remains

3.3.1 The south-western corner of the site along with the area to the south was investigated as part of a previous evaluation carried out at Walpole Farm. The evaluation uncovered post-medieval field boundaries and ditches and unstratified prehistoric finds that were indicative of prehistoric activity in the area. Away from this area no other archaeological remains have been recorded in the site.

3.3.2 Any archaeological remains within the site would be adversely affected by ground works associated with development.

3.3.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Designated heritage assets

4.1.1 The site is separated from the nearby conservation areas and surrounding listed buildings by distance, topography, planting and existing development. Development within the site is unlikely to change the setting of any nearby designated heritage assets.

4.2 Pennington Lane (protected lane)

4.2.1 Pennington Lane is tree lined and hedged. There are intermittent views from the lane through the hedge line looking out over the surrounding agricultural land. These views contribute to the rural character and setting of the lane. Development within the site could change these views giving the road a more urban residential character which could harm the setting of the lane.

4.2.2 Adverse indirect impacts upon the setting of the lane could be avoided by maintaining the existing level of tree and hedgerow planting along the edge of the lane and by locating new development away from the road.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

5.1.1 The site is considered to have the potential to contain archaeological remains dating to the prehistoric, medieval and post-medieval periods. Any previously unidentified archaeological remains within the site would be adversely affected by groundworks associated with the proposed development.

- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence of absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to north of Stansted Mountfitchet and has the potential to contain archaeological remains which would be adversely affected by any development within the site. The Pennington Lane, protected lane borders the site to the north and the west. This lane could be adversely affected by the loss of historic features and planting associated with the lane, and by the loss of the open green space that currently makes up the site.
- 6.1.2 It is anticipated that this site could accommodate some level of development so long as an appropriate programme of archaeological investigation was carried out and appropriate design measures were implemented.
- 6.1.3 A pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

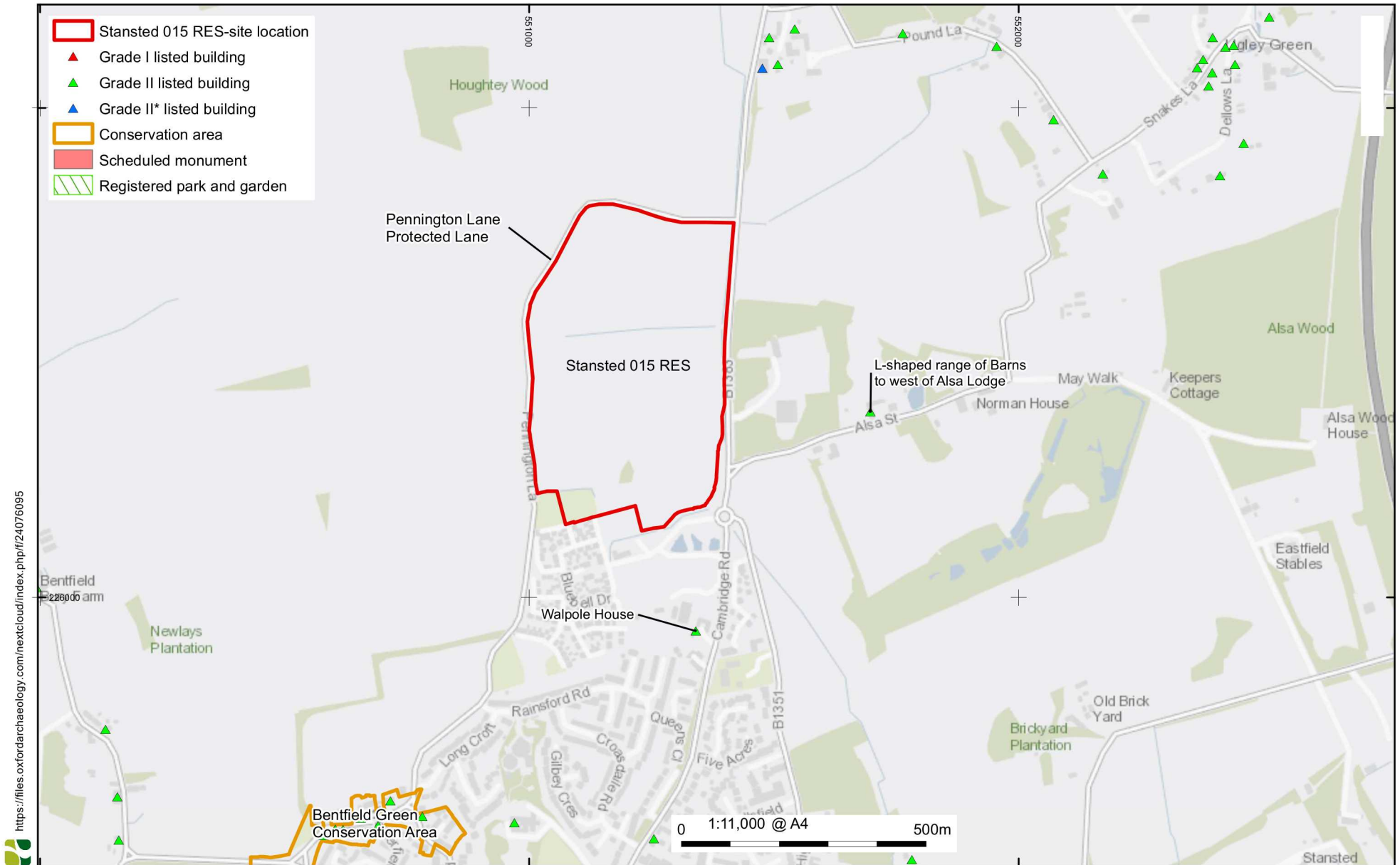
Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present. The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.
Loss of features associated with the Pennington Lane, protected lane	Trees, hedgerows, banks ditches and verges associated with the lane should be preserved within any new development.
Loss of views looking across open agricultural land from Pennington Lane. This could affect the setting of the protected lane	Development should be located away from Pennington Lane and the existing hedgerow and tree planting running alongside the lane should be preserved to maintain the open, rural views from the road.

	Development should be set back away from the road edge.
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7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages



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Figure 21: Site location and key constraints
Stansted 015 RES

Uttlesford Local Plan: Stansted 023 and 024 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Stansted 023 and 024 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 22. These allocations cover the same area and so have been discussed together.
- 1.1.2 The site covers an area of woodland situated to the east of High Lane on the eastern edge of Stansted Mountfitchet. It is separated from the Stansted Mountfitchet, Bentfield Green and Bentfield Causeway Conservation Areas by modern development and is not situated within any important views identified in the conservation area appraisals. The closest designated heritage assets to the site are the three Grade II listed buildings located at Gall End immediately to the south-east of the site. These buildings include North End House (NHLE ref: 1221496), Yew Tree Cottage (NHLE ref: 1221497) and the pump 15 metres to the west of Yew Tree Cottage (NHLE ref: 1275111). The listed buildings at Gall End are accessed by a public footpath which runs along the southern boundary of the site. These buildings are separated from the site by a small watercourse flowing along the site's eastern boundary.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Stansted Mountfitchet (Oxford Archaeology 2022). During this assessment the site and surrounding area (Sensitivity Area SMA11) were assessed as being of unknown sensitivity due to their potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site covers an area of woodland to the east of Stansted Mountfitchet. This area has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.
- 2.1.2 Development within the site could also have an indirect adverse effect upon the setting of the listed buildings at Gall End.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 No archaeological remains have been recorded in the site. The cropmark remains of enclosures and field boundaries have been identified in the area to the north-east of the site and to the north-west archaeological evaluations have uncovered medieval and post-medieval remains and prehistoric finds. The site is considered to have the potential to contain similar archaeological remain.
- 3.2.2 Any archaeological remains within the site would be adversely affected by ground works associated with development.
- 3.2.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Conservation Areas

- 4.1.1 The site is separated from the nearby conservation areas by distance, topography, planting and existing development. Development within the site is unlikely to change the setting of the nearby conservation areas.

4.2 Listed buildings at Gall End

- 4.2.1 The Grade II listed buildings North End House, Yew Tree Cottage and the pump 15 metres to the west of Yew Tree Cottage are situated to the south-east of the site at Gall End. The oldest of these buildings is North End House which was constructed in the 17th century as a workhouse. As a workhouse and possible leper colony this building would have been deliberately constructed in an isolated location away from the main settlement. During the 19th century Yew Tree Cottage was constructed at Gall End, but with the exception of this building North End House has retained its intended isolated and rural character. The physical separation of North End House from the main settlement at Stansted Mountfitchet makes a positive contribution to its setting.
- 4.2.2 The listed buildings at Gall End are situated to the south-east of the site separated from it by a small water course and footpath that runs along the eastern boundary of the site. High tree planting along the edge of the footpath appears to screen views between the eastern part of the site and the listed buildings at Gall End. The ground level within the site ascends to the west and it is possible that there is some intervisibility between the listed buildings and the higher ground within the site. These views if present would make a positive contribution to the rural isolated character of the listed buildings at Gall End.
- 4.2.3 Development within the site could reduce the isolated rural character of the buildings at Gall End and amalgamate the listed buildings into the residential development on the eastern edge of Stansted Mountfitchet. Adverse effects upon the setting of the listed buildings could be reduced by locating any new development away from the listed buildings at Gall End and maintaining the area adjacent to the listed buildings as green space, to preserve their physical separation from Stansted Mountfitchet. Preservation of the planting and trees
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along the eastern boundary of the site would also help to maintain this sense of separation. New buildings on the high ground to the west of the listed buildings, may become visible in views looking out from the listed buildings. This would erode the isolated character of the listed buildings at Gall End. Careful consideration should be given to the location and height of any new buildings in the southern western part of the site to minimise the visual intrusion caused by these buildings.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 The site is considered to have the potential to contain archaeological remains dating to the prehistoric, medieval and post-medieval periods. Any previously unidentified archaeological remains within the site would be adversely affected by groundworks associated with the proposed development.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of woodland land to the east of Stansted Mountfitchet and has the potential to contain archaeological remains which would be adversely affected by any development within the site. The site is situated a short distance to the west of three Grade II listed buildings located at Gall End. The setting of these listed buildings could be adversely affected by the introduction of new development into the site. The adverse effects of the development upon these assets could be reduced through good design, and the preservation of parts of the site as undeveloped greenspace/woodland.
- 6.1.2 It is anticipated that the site could accommodate some level of development so long as appropriate design measures were implemented and a programme of archaeological investigation was carried out. The southern part of the site, adjacent to the listed buildings at Gall End is the most sensitive part of the site and would be less suitable for development.
- 6.1.3 A pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
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<p>Truncation or loss of archaeological features within the site.</p>	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>
<p>Development could amalgamate the listed buildings at Gall End into the residential development on the eastern side of Stansted Mountfitchet.</p>	<p>New development should be located away from the listed buildings at Gall End, and the adjacent part of the site should be retained as greenspace/woodland.</p> <p>The planting and trees along the eastern boundary of the site should be preserved to help to separate the listed buildings from the new development.</p>
<p>New buildings on the high ground to the west of Gall End may become visible in views looking out from the listed buildings.</p>	<p>The location and height of any new buildings in the southern western part of the site should be carefully considered to minimise the visual intrusion caused by any new development.</p> <p>The planting and trees along the eastern boundary of the site should be preserved to maintain the visual screening between the listed buildings and this part of the site.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

Uttlesford Local Plan: Takeley 007 MIX

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Takeley 007 MIX (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 10. Part of the site (allocation Takeley 007 EMP) is already under development, and Parcel 3 has been granted consent for residential development of 40 dwellings.
- 1.1.2 The site comprises agricultural land and woodland situated to the north of Takeley and Little Canfield. It is divided into three parcels of land. Parcel 1 is situated to the west of Smiths Green Lane (which is a protected lane) and is bounded to the north by the A120 and to the south and south-west the settlement of Takeley. The north-west boundary of the site is defined by hedgerows and agricultural land. This parcel of land contains Prior's Wood, an area of ancient woodland, and lies to the north of several Grade II and Grade II* listed buildings (located on either side of Smiths Green Lane). The scheduled monument of *Warish Hall Moated site and remains of Takeley Priory* (NHLE ref. 10078434) are situated partially within and partially adjacent to this part of the site with the Grade I listed building of Warish Hall and moat bridge (NHLE ref. 1169063) within the scheduled area. To the west of the site is the Grade I listed Church of the Holy Trinity (NHLE ref. 1168843).
- 1.1.3 Parcel 2 is situated to the east of Smiths Green Lane. It is bounded to the north by the A120, to the west by Smiths Green Lane, hedgerows and agricultural land, to the east by hedgerows and agricultural land and to the south by the settlement of Takeley. The scheduled monument of *Warish Hall Moated site and remains of Takeley Priory* and Grade I listed building of Warish Hall and moat bridge are situated to the west of this land parcel on the far side of Smiths Green Lane, and the Grade II* listed building of Barn at Little Canfield Hall (NHLE ref. 1054762) and Grade II listed buildings of Little Canfield Hall (NHLE ref. 1097455) and Frogs Hall (NHLE ref. 1112288) lie to the east.
- 1.1.4 Parcel 3 is situated to the east of Smiths Green Lane. It is bounded to the south by Jacks Lane, to the north-east and east by a tree and hedge lined track, to the west by Smiths Green Lane and to the south-west by woodland and hedgerows. This parcel lies to the north of the Grade II listed building of Hollow Elm Cottage (NHLE ref. 1112220) and to the north-east of several listed buildings associated with the historic settlement of Smiths Green. This parcel has been granted consent for residential development of 40 dwellings.
- 1.1.5 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Takeley (Oxford Archaeology 2022). During this assessment, the heritage sensitivity of the site was assessed. Parcel 1 forms part of four sensitivity areas identified in this earlier assessment (TA A22, TA A25, TA A28, TA A38). Parcel 2 forms part of Sensitivity Area TA A25 and Parcel 3 forms part of Sensitivity Area TA A28.

- 1.1.6 Sensitivity Area TA A38 covers the scheduled Warish Hall and its immediate surrounds and was considered to be of high sensitivity as it contained nationally important archaeological remains. Sensitivity Area TA A22 covered Prior's Wood which is an area of ancient woodland. This area was considered to be of medium-high sensitivity as a surviving remnant of the medieval landscape and due to its potential to contain well preserved archaeological remains. The southern part of Parcel 1 and all of Parcel 3 are situated within Sensitivity Area TA A28. This area is considered to be of high sensitivity as it covers the historic settlements of Smiths Green and Jacks Green and their historic setting. The rest of Parcel 1 and all of Parcel 2 are situated within Sensitivity Area TA A25, this area was considered to have an unknown sensitivity, and has the potential to contain previously unidentified archaeological remains.
- 1.1.7 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

2.1 Parcel 1

- 2.1.1 Parcel 1 is situated on the edge of the modern settlement of Takeley which incorporates the historic settlements of Jacks Green and Smiths Green. This area contains part of the scheduled Warish Hall moated site, an area of designated ancient woodland, and contributes to the setting of several nearby listed buildings (located within Smiths Green). Parts of the site have been subject to previous archaeological investigation, including geophysical survey in the south that identified former field boundaries and agricultural activity, trial trench evaluation in the west that revealed an undated ditch and plough furrows/planting beds, and trial trench evaluation in the east that revealed a moated site. This parcel also contains cropmark remains that may be indicative of archaeological features. Archaeological investigation carried out to the north of the site has recorded evidence for prehistoric and Roman activity within the area.
- 2.1.2 Development activity within Parcel 1 could directly affect the nationally important scheduled moated site at Warish Hall, the Prior's Wood ancient woodland, the Smiths Green protected lane and any non-designated archaeological remains within the site. The development of this area could also indirectly affect the setting of the scheduled moated site at Warish Hall and the nearby listed buildings at Smiths Green. The Grade I listed buildings at Warish Hall are screened from the site by existing hedgerow and development on the edges of the scheduled monument, although there may be some intervisibility through gaps in the hedges and trees.

2.2 Parcel 2

- 2.2.1 Parcel 2 is situated to the north of the modern settlement of Little Canfield. The site has been subject to little previous archaeological investigation and has been in agricultural use since the medieval period, and accordingly has the potential to contain well preserved archaeological remains. The Essex

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- Historic Environment Record (EHER) records several possible non-designated archaeological assets within the area including a windmill mound and cropmarks of field boundaries. The windmill mound has been ploughed flat. Previous archaeological investigation carried out to the north of the site has identified evidence for prehistoric and Roman activity within the area.
- 2.2.2 Development activity within Parcel 2 could directly affect any non-designated archaeological remains within this part of the site and could also affect the Smiths Green Lane protected lane which borders the parcel. Development within this area could also indirectly affect the setting of the scheduled moated site at Warish Hall and protected lane to the west and the nearby listed buildings to the east.
- 2.3 Parcel 3**
- 2.3.1 Parcel 3 is situated to the north of the modern settlement of Takeley and Little Canfield and immediately adjacent to the historic settlement of Jacks Green. This part of the site has been subject to a geophysical survey which identified linear features interpreted as former field boundaries. It lies adjacent to a possible medieval moated site known as Goodwyns. A small part of the potential moated site was excavated in 2019 but no archaeological remains were found. The site has been in agricultural use since at least the post-medieval period and accordingly has the potential to contain well preserved archaeological remains.
- 2.3.2 Development activity within Parcel 3 has the potential to directly affect any non-designated archaeological remains within the site and could indirectly affect the setting of nearby listed buildings.
- 2.3.3 The Smiths Green Lane borders all three of the parcels that make up the site and is one of Essex County Council's protected lanes. Development within the site could have direct and indirect (setting) impacts upon this lane.

3 DIRECT IMPACTS

3.1 Warish Hall moated site and remains of Takeley Priory scheduled monument

- 3.1.1 Parts of the scheduled *Warish Hall Moated Site and remains of Takeley Priory* are situated within Parcel 1. Adverse, direct impacts upon the scheduled monument could be avoided by preserving all parts of the scheduled monument in situ. If the scheduled area is utilised for green infrastructure care should be taken to avoid, where possible, any hard landscaping or other groundworks. Any groundworks carried out in this area would require Scheduled Monument Consent.

3.2 Prior's Wood ancient woodland

- 3.2.1 Prior's Wood is an area of ancient woodland situated in Parcel 1. This was associated with the priory at Warish Hall and may contain archaeological remains associated with its management. Development which results in the loss or deterioration of ancient woodland would be refused unless there are wholly exceptional reasons (NPPF para 180). Adverse direct impacts upon the ancient woodland could be avoided by preserving the woodland *in situ*.

3.3 Smiths Green Lane protected lane

3.3.1 Smiths Green Lane is one of Essex's protected lanes. Parcels 1, 2 and 3 all have a border on this lane and accordingly development within the site could have a direct adverse impact upon features and planting associated with the lane. Adverse direct impacts upon the lane could be avoided by ensuring that the trees, hedgerows, banks, ditches and verges associated with the lane are preserved within any new development.

3.4 Non-designated archaeological remains

3.4.1 Groundworks associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site including the cropmark remains and windmill mound that were recorded within the site by the EHER.

3.4.2 The southern part of Parcel 1 and the whole of Parcel 3 have previously been subject to a geophysical survey and some targeted trenching. The trenching identified a well-preserved moated site (in Parcel 1) abutting Smiths Green Lane, to the south of Warish Hall (R. Havis, Pers Comms 2-8-22). This could be directly affected by the development of the site.

3.4.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below). Impacts upon the non-designated moated site in Parcel 1 could be avoided by preserving this asset *in-situ*. If this is not possible full archaeological excavation and recording of this feature is likely to be required.

4 INDIRECT IMPACTS

4.1 Warish Hall Moated Site and remains of Takeley Priory scheduled monument and Warish Hall and moat bridge Grade I listed building

4.1.1 Development within Parcel 1 has the potential to change the setting of the scheduled *Warish Hall Moated Site and remains of Takeley Priory*. Takeley Priory would historically have served as a focal point for a wider farming estate, of which the agricultural land and woodland within Parcel 1 would have formed a part. This relationship between the priory and these areas is preserved by the visual connection between the scheduled monument and the land to the south and by the name of the nearby woodland 'Prior's Wood'. The introduction of modern development into the area to the south of the scheduled monument (Parcel 1) could harm its setting by reducing the visible and functional connection between the moated site and the agricultural land and woodland that was historically associated with it. Views between the scheduled monument and the agricultural land to the north and west, are screened by tree planting and existing development, as a result the historic association between these parts of the site and the scheduled monument are less appreciable, suggesting therefore that these areas would be less sensitive to development.

4.1.2 The agricultural land surrounding the scheduled monument has the potential to contain archaeological remains associated with the scheduled monument. Such remains, if present, would make a positive contribution to

the setting of the scheduled monument. Development within Parcel 1 could remove any such remains and this could harm the setting of the scheduled monument. However, the presence of such remains could not be confirmed without further archaeological investigation of the site.

- 4.1.3 Adverse indirect (setting) impacts upon the scheduled monument could be reduced by maintaining the open green space, and woodland located to the south of the scheduled monument and alongside Smiths Green Lane (in Parcel 1) and by preserving the visual connection between the scheduled monument and the associated agricultural land. The preservation of green space in the area surrounding the scheduled monument (in Parcel 1) would also help preserve any archaeological remains in the immediate environs of the scheduled monument.

4.2 Smiths Green Lane protected lane

- 4.2.1 As well as the direct impacts upon the protected lane of Smiths Green Lane, which is an unlit road that runs alongside the boundaries of all three parcels, development within the site could have an indirect adverse impact upon it. In the assessment, this was classed as being associated with a moderate range of contemporary historic landscape features, a strong association with non-contemporary archaeological features, having a well-preserved historic fabric that has seen no improvements and contains continuous mixed species hedgerows, mature trees and verges.

- 4.2.2 Views along this lane into the site are partially blocked by hedgerows and trees running alongside the road. There are, however, some mid-range views from the lane looking across the agricultural land of the site that make a positive contribution to its tranquil and rural character and setting and which would be adversely affected by development. Increased use of the lane due to greater population levels within the area would result in damage to the condition of the lane as well as increased noise, pollution and light that would have an adverse impact on the hedgerows and verge alongside the lane as well as its rural setting.

- 4.2.3 Adverse indirect impacts upon the setting of the protected lane could be reduced by locating any new development in all three parcels away from the edge of the lane in order to maintain its rural character. Adverse impacts caused by the increased traffic levels could be reduced by ensuring adequate provision of alternative access between the B1256 and areas to the north of Takeley.

4.3 Prior's Wood ancient woodland

- 4.3.1 The ancient woodland of Prior's Wood lies within Parcel 1. Historically, this was associated with the priory at Warish Hall to its north-east and formed part of its rural setting. The agricultural land on which the site sits forms part of this landscape, making a positive contribution to the wood's setting by allowing it to be appreciated in association with priory site. The introduction of modern development into Parcel 1 could harm this setting by further reducing its connection with the historic settlement and priory.

- 4.3.2 The area surrounding the wood, being agricultural in nature, does not currently see large amounts of disturbance from noise or light. The impact of development can already be seen with warehouses being built in the western

part of Parcel 1 (allocation Takeley 007 EMP). Here, the size of the buffer, in conjunction with the height and darkness of the nearby warehouse, has resulted in a negative impact on the setting of the woodland by dominating the view on that side of the wood and losing the separation of the woodland from the surrounding development.

4.3.3 As shown with the development in allocation Takeley 007 EMP, development within Parcel 1 has the potential to dominate the woodland and remove its rural setting by getting too close. Development within Parcel 1 to the north and east of the woodland would also have a negative impact on the setting of the woodland by further removing the connecting agricultural land and visual connection between the wood and the priory site to the north-east. Further adverse effects from the development would be brought by the increase in noise and light that would penetrate the woodland and detract from its tranquil ambiance. It would be difficult to remove the adverse effects of development within Parcel 1, although they could be reduced by limiting the scope of development within the parcel, avoiding the use of large clusters of development, through the use of sensitive design to maintain the character of the surrounding area, and consideration of the location of street lighting and orientation of windows to reduce the flow of light towards the woodland.

4.3.4 Development within Parcels 2 and 3 would have a lesser impact on the ancient woodland, although there would remain the potential for the increased traffic, noise and light levels to detract from the tranquil nature of the woodland and its surroundings. This could be reduced through the use of sensitive design to provide green space and planting as separation between the parcels and the woodland and to break up areas of development. Consideration of the location and direction of light flows should also be made to reduce the amount penetrating the woodland.

4.4 Historic Settlements at Smiths Green and Jacks Green

4.4.1 The Grade II* listed Moat Cottage (NHLE ref.1112211) and the Grade II listed Beech Cottage (NHLE ref. 1112212), The Croft (NHLE ref. 122090), Goar Lodge (NHLE ref. 1168972), The Cottage (NHLE ref. 122092), The Gages (NHLE ref. 1168954), Pump at Pippens (NHLE ref. 111210), Cheerups Cottage (NHLE ref. 1112207), Hollow Elm Cottage (NHLE ref. 1112220) and White House (NHLE ref. 122089) are situated to the south and east of Parcel 1 and to the south and south-west of Parcel 3 alongside Smiths Green Lane. These buildings form part of the historic settlement of Smiths Green. The southern part of Parcel 1 makes a positive contribution to the setting of these assets by preserving the historic open and agrarian setting of the listed building. The views from Smiths Green Lane looking north-west across the southern part of Parcel 1 towards Prior's Wood allow the historic rural setting of these listed buildings to be appreciated, rooting the settlement into the surrounding historic landscape.

4.4.2 Development within the south-eastern part of Parcel 1 would erode this setting and would adversely affecting the setting of these assets. Adverse effects upon the setting of these buildings could be reduced by locating any new development in Parcel 1 away from Smiths Green Lane, preserving the

open agrarian character of the land to the north of the listed buildings and maintaining views across this area to Prior's Wood.

4.4.3 The agricultural land within Parcel 3 is bordered by the track and historic green associated with the settlement at Jacks Green. This agricultural land preserves the historic separation between the historic settlements of Jacks Green and Smiths Green and allows the historic layout of the two settlements to be appreciated within the modern landscape. This separation makes a positive contribution to the historic character of the two settlements and to the setting of the listed buildings at Smiths Green. Development within this land parcel could erode this sense of separation resulting in the amalgamation of the listed buildings at Smiths Green into the urban development surrounding Takeley and Little Canfield. This would have an adverse effect upon the character of the two settlements and the setting of the nearby listed buildings.

4.4.4 It is possible that Parcel 3 area could accommodate some limited development. However, careful consideration would need to be given to its location, density and design, to ensure that it respects the historic layout of Jacks Green and Smiths Green and does not result in the amalgamation of these two settlements.

4.5 **Grade I listed Church of the Holy Trinity**

4.5.1 The Grade I listed building of the Church of the Holy Trinity is located to the west of the site. This is separated from the site by distance, trees and modern development at the northern end of Takeley. Although the church sits within a wooded area within the agricultural and wooded surroundings of Takeley and Little Canfield, the site does not contribute to this setting as it is hidden by modern development from the church.

4.6 **Listed buildings at Little Canfield Hall and Frogs Hall**

4.6.1 Additional Grade II* and Grade II listed buildings are located to the east of Parcel 2. Although these are not directly visible from the site due to the buffer of the rolling topography and trees, the agricultural land in which the site sits makes a positive contribution to their setting by allowing them to be appreciated within their open rural setting.

4.6.2 Development within the eastern part of Parcel 2 could have an adverse impact on the setting of these listed buildings. Adverse indirect impacts could be reduced by the use of green space and planting to provide a buffer between new development and these buildings and the use of sensitive design to limit the heights of buildings so that they do not become too prominent in views from the listed buildings towards Takeley.

5 **PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE**

5.1.1 The site is considered to have the potential to contain prehistoric, Roman, medieval and post-medieval remains. Previous archaeological work carried out as part of the A120 works to the north of the site have identified the remains of Iron Age settlement activity, prehistoric field systems and Roman finds and features. In addition, a prehistoric urn and tools have previously

been recovered from within the site and its immediate surrounds. A possible moated site has been identified on the eastern edge of Parcel 1, whilst the site of a moated mill mound is located towards the east of Parcel 2 and former field boundaries cross Parcel 3. Due to the mill mound having been ploughed flat, archaeological investigation may be required to establish to what extent it survives beneath the surface and to record any remains.

- 5.1.2 A programme of pre-determination archaeological evaluation would be required in parts of the site that have not been previously evaluated. This would help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated on the edge of the historic settlements of Jacks Green and Smiths Green and is divided by Smiths Green Lane (a protected lane). It contains part of the scheduled *Warish Hall Moated site and remains of Takeley Priory* and an area of ancient woodland known as Prior’s Wood and is situated a short distance to the north of several listed buildings (located in Smiths Green). These heritage assets could be adversely affected by the loss of the open agricultural land and woodland which currently make up the site and by the introduction of new development into the site. The adverse effects of the development upon these assets could be reduced through good design, the preservation of nationally important remains *in situ* and the preservation of parts of the site as undeveloped open green space and woodland.
- 6.1.2 Parcels 1 and 3 remain the most sensitive to development due to their proximity to the designated heritage assets, although part of Parcel 1 may be able to accommodate development so long as appropriate design measures are implemented. Parcel 2, however, would be less sensitive to development.
- 6.1.3 The whole site is considered to have the potential to contain archaeological remains which could be affected by development. Archaeological evaluation would be required in all previously un-evaluated parts of the site to investigate the presence/absence and significance of any archaeological remains within the site. This information, alongside the information from previous investigations, would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.

	The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.
Truncation or disturbance of part of the Warish Hall moated site.	All parts of the scheduled monument should be preserved <i>in situ</i> . No groundworks associated with the development, enabling works or any green infrastructure should be carried out within the scheduled area.
Deterioration or loss of the Prior's Wood ancient woodland	The ancient woodland should be preserved within any development proposals.
Loss of features associated with the Smiths Green Lane	Trees, hedgerows, banks, ditches and verges associated with the lane should be preserved within any new development.
Development could erode the visual connection between Warish Hall Moated Site and its surviving historic rural setting (which includes Prior's Wood)	<p>A buffer zone of green space should be preserved around the moated site to preserve the character of the monument. This would also help preserve any archaeological remains in the immediate environs of the scheduled monument</p> <p>The open green space to the south of the scheduled monument and alongside Smiths Green Lane should be preserved to maintain the functional relationship and visual connection between the scheduled monument and former estate. Views between the monument and Prior's Wood should also be maintained.</p>
Loss of views looking across open agricultural land from Smiths Green Lane. This could affect the setting of the listed buildings at Smiths Green and the protected lane	<p>Development should be located away from Smiths Green Lane to preserve the open, rural views from the road.</p> <p>The agricultural land to the north of Smiths Green Lane should be preserved along with views from the listed buildings looking across this landscape towards Prior's Wood.</p>
Damage to, or loss of, the tranquil nature of Smiths Green Lane through increased traffic	Adequate alternative access between the B1256 and areas north of Takeley should be provided within the development to reduce the expected use of the protected lane.
Amalgamation of the historic settlements of Jacks Green and Smiths Green could adversely affect the historic character of the settlements and the setting of the listed buildings in Smiths Green.	The location, density and design of any new development within Parcel 3 should be carefully considered and should respond to the historic layout and character of Smiths Green and Jacks Green. Any new development should avoid amalgamating the two historic settlement areas.

<p>Loss of the open setting and tranquil nature of Prior's Wood and its association with the priory to the north-east.</p>	<p>Limiting the scope of development within the parcel and avoiding the use of large clusters of development would help maintain an open setting and part of the historic character of the area.</p> <p>The use of sensitive design to keep buildings within the historic character of the surrounding area.</p> <p>Consideration of the location of street lighting and orientation of windows could help to reduce the flow of light towards the woodland.</p>
<p>Development could erode the visual connection between the listed buildings at Frogs Hall and Little Canfield Hall to the east and their surviving historic rural setting.</p>	<p>The use of green space and planting to provide a buffer, as well as sensitive design that limits the height of development and avoids prominent clusters of buildings could help to maintain views from the listed buildings across the remaining agricultural land.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessment, Stage 1: Towns and Key Villages

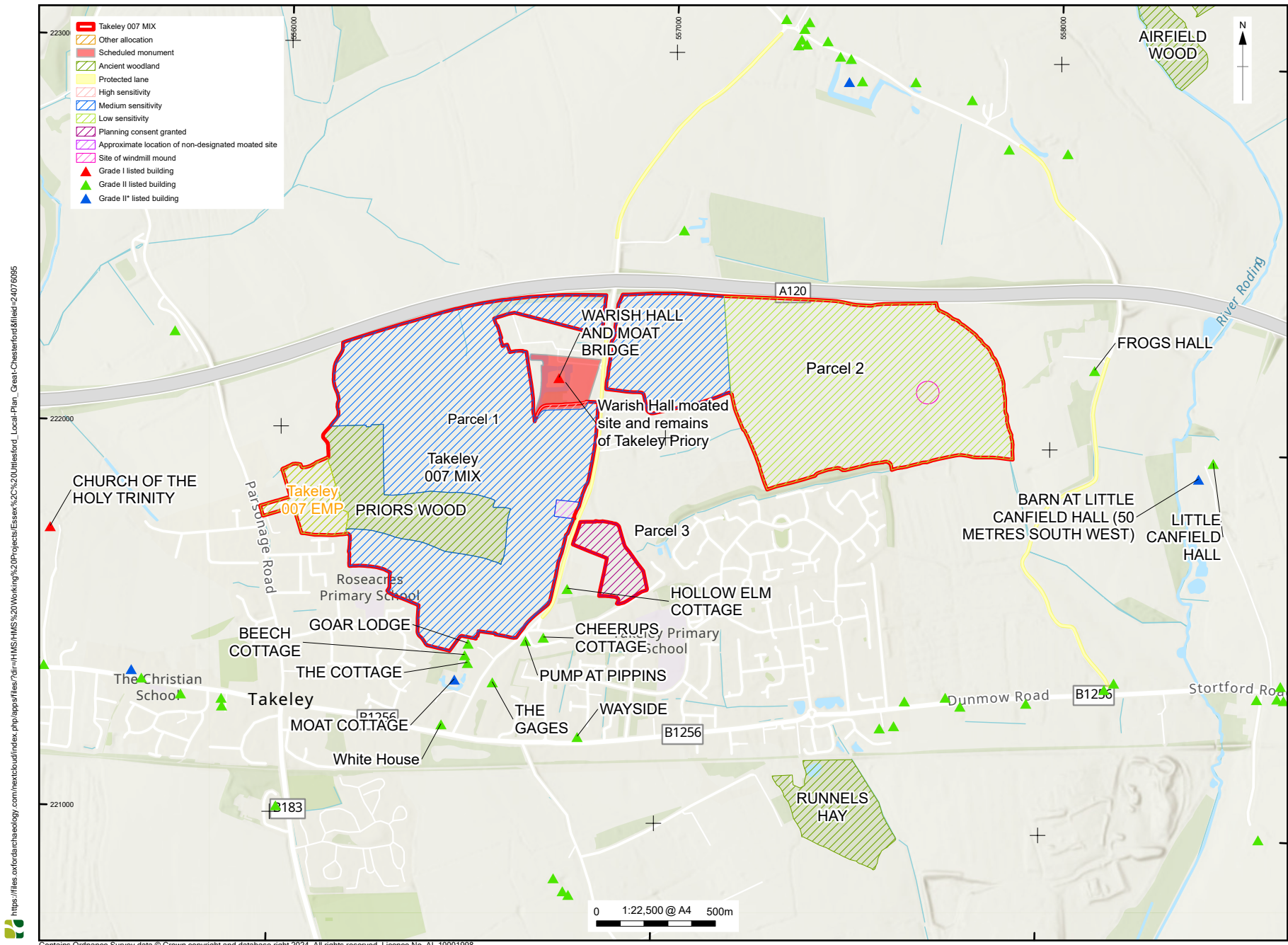


Figure 10: Site location and key constraints
Takeley 007 MIX

Uttlesford Local Plan: Takeley 016 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Takeley 016 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 11.
- 1.1.2 The site comprises agricultural land surrounding Parkers Farm which is situated to the north of Takeley and Little Canfield. The site is bounded to the north and east by hedgerows and agricultural land, to the west by Smiths Green Lane (a protected lane), and to the south by a hedgerow lined track and a tree belt which separate the site from the modern residential suburb of Little Canfield. Parkers Farm is excluded from the site. The scheduled monument of *Warish Hall Moated site and remains of Takeley Priory* (NHLE ref. 10078434), Grade I listed building of Warish Hall and moat bridge (NHLE ref. 1169063) and ancient woodland of Prior's Wood are situated to the west of the site on the far side of Smiths Green Lane.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Takeley (Oxford Archaeology 2022). During this assessment, the heritage sensitivity of the site was assessed. The site forms part of Sensitivity Area TA A25 which was considered to have an unknown sensitivity with the potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated to the north of the modern settlement of Takeley and Little Canfield which incorporate the historic settlements and listed buildings of Jacks Green and Smiths Green. The scheduled monument of Warish Hall moated site and Takeley Priory and Grade I listed building of Warish Hall and moat bridge are sited on the opposite side of the protected lane of Smiths Green Lane, by the western edge of the site. The ancient woodland of Prior's Wood to the west also shares intervisibility with the site.
- 2.1.2 The site has been subject to little previous archaeological investigation and has been in agricultural use since the medieval period. Accordingly, it has the potential to contain well preserved archaeological remains. The Essex Historic Environment Record (EHER) records the site of a possible medieval moated site at Parkers Farm in the centre of the site with an additional medieval to post-medieval moat to the south and notes that a carved stone object was recovered from this area. Archaeological investigation to the south of the site has also identified prehistoric and Roman activity, whilst cropmarks of field

boundaries are noted to the east. Archaeological remains associated with these may extend onto the site.

- 2.1.3 Development activity within the site could directly affect any non-designated archaeological remains within the site, including the possible moated site at Parkers Farm and could also affect the protected lane of Smiths Green Lane which forms the western boundary of the site. This activity could also indirectly affect the setting of the listed buildings surrounding the site and the scheduled monument, ancient woodland and protected lane to the west.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Smiths Green Lane protected lane

- 3.2.1 Smiths Green Lane is one of Essex's protected lanes. The site borders this lane and accordingly development within the site could have a direct adverse impact upon features and planting associated with the lane. In the assessment of the lane, this was classed as including a wide range of components which have the potential to contain archaeological evidence and continuous mixed species hedgerows, mature trees, flowers and grass verge. Adverse direct impacts upon the lane could be avoided by ensuring that the trees, hedgerows, banks, ditches and verges associated with the lane are preserved within any new development.

3.3 Non-designated archaeological remains

- 3.3.1 Groundworks associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site, including the remains of the potential medieval and/or post-medieval moated site recorded at Parkers Farm by the EHER.
- 3.3.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below). Impacts upon the non-designated moated site in the centre could be avoided by preserving this asset *in-situ*. If this is not possible full archaeological excavation and recording of this feature may be required.

4 INDIRECT IMPACTS

4.1 Warish Hall Moated Site and remains of Takeley Priory scheduled monument and Grade I listed building of Warish Hall and moat bridge

- 4.1.1 The scheduled Warish Hall moated site, which contains the Grade I listed Warish Hall and Moat Bridge, is situated to the north-west of the site on the far side of Smiths Green Lane. The hedgerow and tree planting along the west side of the lane blocks views between these designated heritage assets and the site, and this screening would help prevent visual impacts upon the scheduled monument and listed building from development within the site.
- 4.1.2 The site does, however, contain a potential medieval moated site (located at Parkers Farm). This asset is one of several potential moated sites located
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- within the environs of Warish Hall. If this asset proved to be contemporary with the scheduled monument it would make a positive contribution to the setting of the scheduled monument. However, its contribution to the setting of the scheduled monument could not be confirmed without further archaeological investigation.
- 4.1.3 Development within the site could affect the remains of a non-designated moated site, located to the east of the scheduled *Warish Hall Moated Site and remains of Takeley Priory*. Currently there is no visual relationship between the two areas due to the tree planting on the western side of Smiths Green Lane. Adverse impacts upon the setting of Warish Hall Moated site resulting from the loss of the non-designated moated site at Parkers Farm could be avoided by preserving this non-designated asset in situ.
- 4.1.4 Takeley Priory would historically have served as a focal point for a wider farming estate, with the agricultural landscape, of which the site forms a part, making a positive contribution to this setting.
- 4.1.5 Adverse effects of development within the site due to the loss of the agricultural setting would be difficult to avoid due to the open nature of the fields. However, these adverse effects could be reduced by limiting development to the southern and eastern parts of the site and planting hedges and trees to provide separation between the two. Limiting development to this part of the site would also help to reduce any potential contribution made by the possible moated site at Parkers Farm by maintaining the landscape between the two.
- 4.2 Historic Settlements at Smiths Green and Jacks Green**
- 4.2.1 The Grade II* listed building of Moat Cottage (NHLE ref.1112211) and the Grade II listed buildings of Beech Cottage (NHLE ref. 1112212), Goar Lodge NHLE ref. 1168972), The Cottage (NHLE ref. 122092), The Gages (NHLE ref. 1168954), Pump at Pippens (NHLE ref. 111210), Cheerups Cottage (NHLE ref. 1112207), Hollow Elm Cottage (NHLE ref. 1112220) and White House NHLE ref. 122089) comprise part of the historic settlement of Smiths Green. These are situated to the south-east of the site alongside Smiths Green Lane. These buildings form part of the historic settlement of Smiths Green. Although they are mostly separated from the site by trees and surrounding development, the agricultural land in which the site sits makes a positive contribution to the historic settlement by preserving the historic open and agrarian setting of the area.
- 4.2.2 Between Smiths Green and the site are the track and historic green associated with the settlement at Jacks Green. A visual buffer between this and the site is currently provided by trees, whilst an agricultural field provides some physical separation and preserves the historic separation between the historic settlements of Jacks Green and Smiths Green and allows the historic layout of the two settlements to be appreciated within the modern landscape. This separation makes a positive contribution to the historic character of the two settlements and to the setting of the listed buildings at Smiths Green. Development in the south-west of the site, to the north of this land parcel, could erode this sense of separation resulting in the amalgamation of the listed buildings at Smiths Green into the urban development surrounding Takeley and Little Canfield. This would have an
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adverse effect upon the character of the two settlements and the setting of the nearby listed buildings.

- 4.2.3 Adverse effects upon the setting of these historic settlements could be reduced by limiting the scale of any development and locating any new development in the site away from Smiths Green Lane and Jacks Green, preserving the open agrarian character of the land to the north-east of these settlements.

4.3 Smiths Green Lane protected lane

- 4.3.1 As well as the direct impacts upon the protected lane of Smiths Green Lane, which runs alongside the western boundary of the site, development within the site could have an indirect adverse impact upon it. In the assessment, this was classed as being associated with a moderate range of contemporary historic landscape features, a strong association with non-contemporary archaeological features, having a well-preserved historic fabric that has seen no improvements and contains continuous mixed species hedgerows, mature trees and verges.

- 4.3.2 Views along this lane into the site are partially blocked by hedgerows and trees running alongside the road. There are however some mid-range views from the lane looking across the agricultural land of the site that make a positive contribution to its tranquil and rural character and setting and which would be adversely affected by development. Increased use of the lane due to greater population levels within the area would result in damage to the condition of the lane as well as increased noise, pollution and light that would have an adverse impact on the hedgerows and verge alongside the lane as well as its rural setting.

- 4.3.3 Adverse indirect impacts upon the setting of the protected lane could be reduced by locating any new development away from the edge of the lane in order to maintain its rural character. Adverse impacts caused by the increased traffic levels could be reduced by ensuring adequate provision of alternative access between the B1256 and areas to the north of Takeley

4.4 Prior's Wood ancient woodland

- 4.4.1 The ancient woodland of Prior's Wood lies across agricultural land to the west of the site. Historically, this was associated with the priory at Warish Hall to its north-east and formed part of this rural setting. The agricultural land on which the site sits forms part of this, making a positive contribution to the wood's setting by allowing it to be appreciated within its agrarian setting. The introduction of modern development into the area to the east could harm this setting by further reducing its connection with the historic settlement.

- 4.4.2 The area surrounding the wood, being agricultural in nature, does not currently see large amounts of disturbance from noise or light. Although at a distance, the site has the potential to adversely affect this tranquil setting. Adverse effects could be reduced through careful design, including the use of planting to provide a screen towards the woodland, and consideration of the location of street lighting and orientation of windows to reduce the flow of light towards the woodland.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 The site is considered to have the potential to contain prehistoric, Roman, medieval and post-medieval remains. Previous archaeological work carried out as part of the A120 works to the north of the site have identified the remains of Iron Age settlement activity, prehistoric field systems and Roman finds and features. In addition, the remains of a possible medieval and/or post-medieval moated site have been recorded at Parkers Farm in the centre of the site with an additional one to the south and a carved stone object recovered from the site. Prehistoric and Roman activity has been identified to the south of the site, whilst former field boundaries have been identified to the east. The site has the potential to contain associated or similar remains which would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated within agricultural land to the north of Takeley and Little Canfield. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site and could also affect the Smiths Green Lane protected lane. It also has the potential to indirectly affect the setting of Warish Hall moated site and Takeley Priory, the Grade I listed building of Warish Hall, the historic settlements at Smiths Green and Jacks Green and the ancient woodland of Prior’s Wood.
- 6.1.2 Due to the proximity of designated assets and the protected lane, the western part of the site is the most sensitive. The south-eastern part of the site is less sensitive and would be able to accommodate development, appropriate design measures were implemented and a programme of archaeological investigation and recording was carried out.
- 6.1.3 Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information, alongside the information from previous evaluations, would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site, including a non-designated moated site which, if present, could contribute	A programme of archaeological evaluation would need to be carried out to confirm the

	<p>to the setting of the scheduled Warish Hall Moated site.</p>	<p>significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.</p> <p>If possible, the remains of the non-designated moated site should be preserved in situ. If this is not possible, and depending on the results of the evaluation, full archaeological excavation and recording of this feature may be required.</p>
	<p>Loss of the agricultural landscape that would historically have centred on Takeley Priory.</p>	<p>Limiting development to the southern and eastern parts of the site and planting hedges and trees to provide separation between the two could help to maintain the setting for Takeley Priory.</p>
	<p>Loss of features associated with the protected lane (Smiths Green Lane) to the west of the site.</p>	<p>Trees, hedgerows, banks ditches and verges associated with the lane should be preserved within any new development.</p>
	<p>Loss of views looking across open the open agricultural land from the protected lane.</p>	<p>Development should be located away from Smiths Green Lane to preserve the open, rural views from the road.</p>
	<p>Loss of the rural character of the protected lane and damage to its structure through increased traffic.</p>	<p>Adequate provision should be ensured to facilitate access between the B1256 and areas to the north of Takeley and the A120 without recourse to the protected lane.</p> <p>Access from the site should be focused to the south-east.</p>
	<p>Loss of the historic setting of the settlements at Smiths Green and Jacks Green.</p>	<p>Locating any new development in the site away from Smiths Green Lane and Jacks Green, and the avoidance of large clusters of development would help to preserve the separation of these settlements from the modern development.</p> <p>Sensitive design could be used to fit buildings into the character of the historic settlement.</p>
	<p>Loss of the agricultural setting and tranquil nature of the ancient woodland of Prior's Wood.</p>	<p>Planting could be used to provide separation between the ancient woodland and new development.</p> <p>Careful consideration of the location of street lighting and orientation of windows should be made within the site in order to orientate the glow of light away from the woodland.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments,
Stage 1: Towns and Key Villages

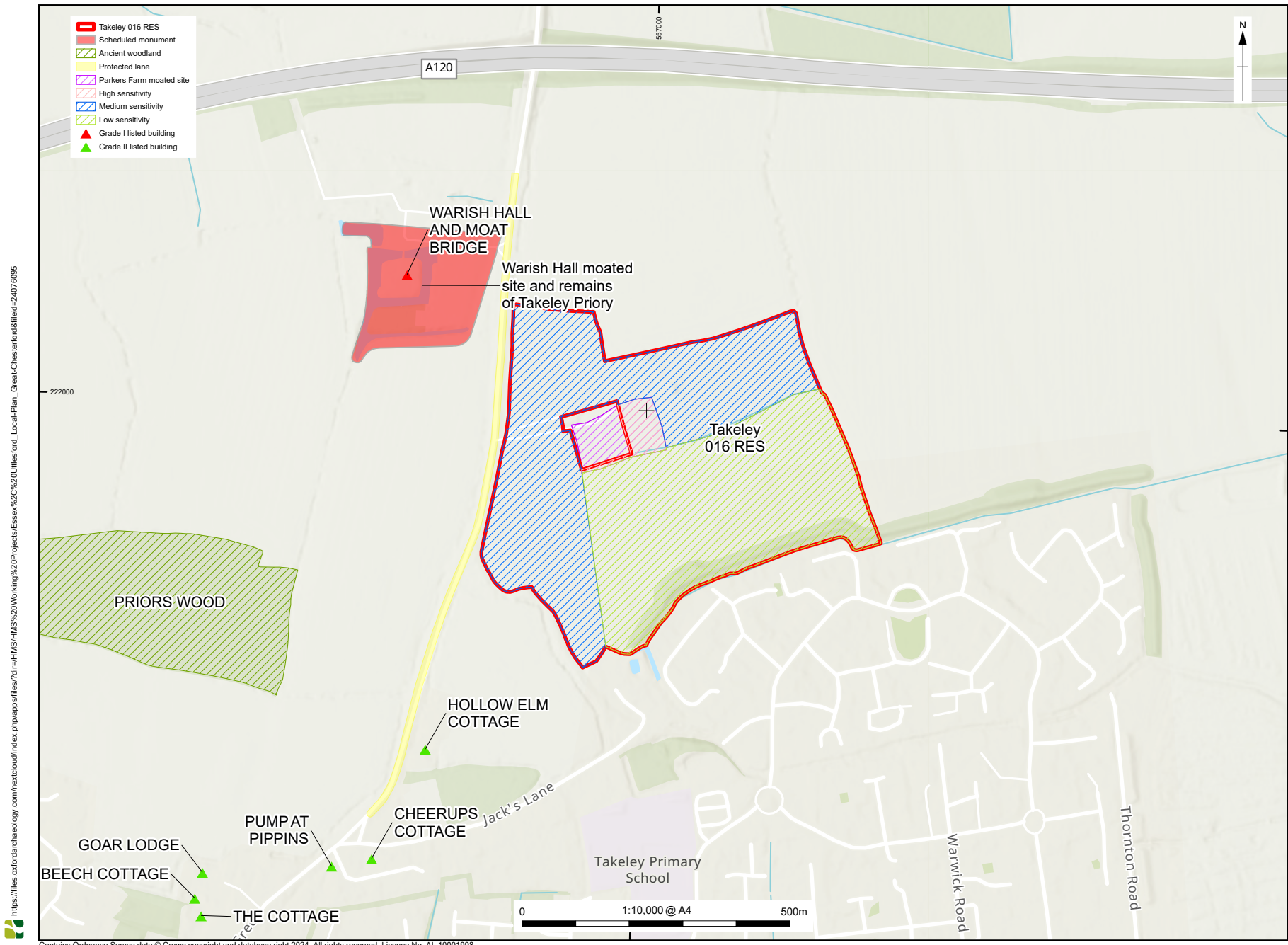


Figure 11: Site location and key constraints
Takeley 016 RES

Uttlesford Local Plan: Little Canfield 003 RES

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Little Canfield 003 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 4.
- 1.1.2 The site comprises agricultural land situated to the north of the B1256 and to the east of the modern settlement of Little Canfield. The site is bounded to the west by modern residential development, to the south by the B1256 and some small-scale roadside development, to the east by a protected lane and field boundaries, and to the north by field boundaries, agricultural land and a small belt of trees. The Grade II listed buildings of Warren Cottage (NHLE ref. 1054758), Lion and Lamb Public House (NHLE ref. 1054810), Warren Farmhouse (NHLE ref. 1097450), Warren Yard (NHLE ref. 1097454), Baileys (NHLE ref. 1334090), Squires Cottage (NHLE ref. 1367097), West Cottage and East Cottage (NHLE ref. 1054815) and Hawthorns (NHLE ref. 1334088) are situated to the south and east of the site on either side of the B1256, whilst the scheduled monument and Grade I listed of Warish Hall moated site and remains of Takeley Priory (NHLE refs 1007834 and 1169063) are 1.2km to the north-west, and the Grade II* listed building of Barn at Little Canfield Hall (NHLE ref. 1054762) and the Grade II listed buildings of Frogs Hall (NHLE ref. 11122188) and Little Canfield Hall (NHLE ref. 1097455) are to the north-east. The ancient woodland of Runnels Hay lies to the south-west of the site. The Essex Historic Environment Record (EHER) recorded the cropmark remains of an undated field system and an undated pit in the south-west of the site along with the course of a prehistoric paleochannel (former watercourse) towards the east.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Takeley and Little Canfield (Oxford Archaeology 2022). The site is situated partly within Sensitivity Area TA A25 and partly within Sensitivity Area TA A36.
- 1.1.4 Sensitivity Area TA A25 was considered to have an unknown sensitivity with the potential to contain previously unidentified archaeological remains.
- 1.1.5 Sensitivity Area TA A36 was considered to be of high sensitivity as it contained nationally important listed buildings which form part of a small settlement which grew up along the B1256 in the medieval and post-medieval periods. The modern B1256 follows the route of a prehistoric routeway, which was straightened in the Roman period and later became known as Stane Street. The site of a possible medieval moated site was also recorded within this sensitivity area.
- 1.1.6 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.
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2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the east of Little Canfield and to the north of the B1256. The site shares intervisibility with several listed buildings that form part of the historic settlement activity along the B1256, as well as with further listed buildings to the north-east and the scheduled monument and Grade I listed building at Warish Hall. A protected lane forms part of the site's eastern boundary. Whilst the ancient woodland of Runnels Hay lies to the south-west of the site, this is separated by modern development and trees. Little archaeological investigation has been undertaken on the site, although an undated pit was identified towards the south-west corner of the site and an undated field system and palaeolithic watercourse towards the eastern edge. The site may contain remains associated with these, as well as currently unknown archaeological remains of unknown significance.
- 2.1.2 Development activity within the site has the potential to directly affect features associated with the protected lane to the east of the site and any archaeological assets within the site. It also has the potential to affect the setting of the historic settlement and listed buildings which run along the B1256 to the south of the site as well as those to the north-east and the scheduled monument and listed building to the north-west.

3 DIRECT IMPACTS

3.1 Designated heritage assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Protected Lane

- 3.2.1 Parts of Bambers Green Road are classed as one of Essex's Protected Lanes. This includes the stretch running along the eastern edge of the site. In the assessment, this was classed as including components which have the potential to contain archaeological evidence and significant lengths of intermittent hedge and verge. Development within the site could have a direct adverse impact upon features and planting associated with the lane. These effects could be avoided by ensuring that the trees hedgerows, banks, ditches and verges associated with the lane are preserved within any new development.

3.3 Non-designated archaeological remains

- 3.3.1 Groundworks associated with the development of the site would have an adverse impact upon known and as yet unidentified archaeological remains within the site, including the remains of the paleochannel and the undated field system and pit. In addition, remains associated with the prehistoric and later phases of Stane Street along the southern edge of the site may extend onto the site.
- 3.3.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Scheduled monument of Warish Hall moated site and remains of Takeley Priory and the Grade I listed Warish Hall and moat bridge

4.1.1 Although separated from the site by a distance of c. 1.2km and modern development, the site of the scheduled monument of Warish Hall moated site and remains of Takeley Priory and Grade I listed building of Warish Hall and moat bridge share a small degree of intervisibility across the northern part of the site. Due to the modern development of Takeley and the hedgerows alongside Smiths Green Lane, views toward the site from the scheduled monument are restricted. However, the site is within part of the agricultural setting of the scheduled monument, and as such has a low positive contribution to the setting of the listed building, allowing it to be appreciated as part of the dispersed rural settlement and agrarian setting of the area.

4.1.2 Adverse indirect impacts upon the setting of the scheduled monument could be reduced by locating any new development away from the northern edge of the site and utilising this area for green space so that the agricultural setting of the scheduled monument and listed building is maintained.

4.2 Historic Settlement Activity along B1256

4.2.1 Several Grade II listed buildings (Warren Cottage, Lion and Lamb Public House, Warren Farmhouse, Warren Yard, Baileys, Squires Cottage, West Cottage and East Cottage, and Hawthorns) are situated to the south and east of the site on either side of the B1256. These buildings range in date from the 15th to the 18th century and form part of the settlement that developed along the road in the medieval and post-medieval periods. This area of development has a dispersed, rural character which is clearly distinct from the residential suburb of Little Canfield which ends at Thornton Road to the west of the site.

4.2.2 The dispersed settlement pattern and the separation of the buildings along the B1256 contributes to the historic character of the settlement in this area and makes a positive contribution to the setting of the listed buildings.

4.2.3 There are intermittent views from the B1256 taking in the listed buildings to the north of the road and the agricultural land beyond (which forms part of the site). There are also some partial views of these buildings from the protected lane to the east of the site through gaps in the hedgerows along the lane. These views take in the agricultural land to the south and west of the lane (southern part of the site) with the listed buildings beyond.

4.2.4 The intervisibility between the B1256, the listed buildings, and the surrounding agricultural land, make a low positive contribution to the setting of the listed buildings. The undeveloped nature of the landscape to the north of the road and its visibility from the road and the listed buildings, helps preserve the historic layout and rural dispersed character of the post-medieval settlement in this area allowing it to be appreciated within the modern landscape.

- 4.2.5 Development in the southern part of the site could erode the historic layout and dispersed rural character of the settlement along the B1256 and this would have an adverse impact upon the setting of the listed buildings.
- 4.2.6 Adverse impacts upon the character of the historic settlement and the setting of these buildings could be reduced through good design. Any new development within the site should respect the historic layout of the settlement along the road. Infill development that removed the gaps between the historic buildings and amalgamated this area of dispersed settlement into the residential suburb to the west should be avoided and care should be taken to ensure that the historic settlement pattern is still appreciable within the new development. This could be achieved by maintaining green space between and to the rear of the listed buildings, and by restricting building height so that any new buildings do not loom above the historic settlement along the road edge. The historic buildings fronting onto the B1256 vary in character and are well spaced out and separated by dense leafy hedgerows. Densely clustered housing fronting directly onto the road should be avoided and where possible the green leafy character of the road should be maintained to preserve the character of the historic settlement and the setting of the listed buildings.

4.3 Listed buildings at Little Canfield Hall and Frogs Hall

- 4.3.1 In addition to the listed building associated with the historic settlement along the B1256, the Grade II* listed building of Barn at Little Canfield Hall and Grade II listed buildings of Little Canfield Hall and Frogs Hall lie to the north-east of the site. Although there is limited intervisibility between these and the site due to trees, hedgerows and the gently rolling topography of the area, the agricultural character of the area, including the site, makes a positive contribution to their setting, allowing them to be understood within their open and agrarian rural setting. However, part of this has already been lost by development along the western edge of the site.
- 4.3.2 Development within the site, especially along the eastern edge, would adversely affect the setting of these listed buildings by removing part of their open agricultural setting. Adverse effects could be reduced by:
- Using green space and planting to provide screening between the listed buildings and the site.
 - Sensitive design with limits to the heights of buildings so that development is less visible over the hedgerows forming part of the agricultural landscape.

4.4 Protected Lane

- 4.4.1 As well as the direct impacts upon the protected lane of Bambers Green Road which runs alongside part of the eastern boundary of the site, development within the site could have an indirect adverse impact upon it. In the assessment, this was classed as having a direct association with at least one historic settlement, has seen moderate improvements or loss to its historic fabric and has significant lengths of intermittent hedge and verge.
- 4.4.2 Views along this lane into the site are partially blocked by the hedgerows and trees running alongside the road. There are, however, some mid-range views

from the lane looking across the agricultural land in the southern part of the site which would be adversely affected by development in this part of the site. Increased use of the lane due to greater population within the area would result in damage to the condition of the lane as well as increased noise, pollution and light that would have an adverse impact on the hedgerows and verge alongside the lane, as well as its rural setting.

- 4.4.3 Adverse indirect impacts upon the setting of the protected lane could be reduced by locating any new development away from the edge of the lane in order to maintain its rural character. Adverse impacts caused by the increased traffic levels could be reduced by ensuring adequate provision of alternative access between the B1256 and areas to the north of Takeley.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 The site is considered to have the potential to contain prehistoric, Roman, medieval and post-medieval remains. Previous archaeological work carried out as part of the A120 works to the north of the site have identified the remains of Iron Age settlement activity, prehistoric field systems and Roman finds and features, whilst the remains of a paleochannel, undated field system and pit have been identified on the site and the prehistoric and later phases of Stane Street run along the southern edge of the site. The site has the potential to contain associated or similar remains which would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required ahead of any development to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated to the north of the B1256 and east of Little Canfield. Several listed buildings are situated to the south of the site alongside the B1256. The setting of these listed buildings could be adversely affected by infill development along the road, and as a result of the development of the land immediately to the north (the site). The open agricultural character of the landscape forming the setting of the listed buildings to the north-east and the area of the scheduled monument to the north-west of the site would also be adversely affected by development along the eastern and northern parts of the site respectively. The development of the site could also adversely affect the open and rural character of the protected lane which forms its eastern boundary.
- 6.1.2 New development could be accommodated within the site so long as sufficient design measures are implemented to reduce the historic

environment impacts of the scheme. The southern part of the site, adjacent to the B1256, the south-eastern part of the site which adjoins the protected lane, the northern part of the site which shares limited intervisibility with Warish Hall and the eastern edge of the site which shares limited intervisibility with the listed buildings to the north-east are the most sensitive parts of the site. Careful consideration would need to be given to the location, density and design of development and the use of green space in these areas to protect the setting of the scheduled monument, listed buildings and protected lane. The area in the centre and west of the site would be less sensitive to development.

- 6.1.3 The whole site is considered to have the potential to contain archaeological remains which could be affected by development. Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development within the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.</p>
Loss of part of the historic setting of Warish Hall moated site and remains of Takeley Priory	Development should be located away from the northern end of the site, with this area utilised for green space to maintain the rural nature of the area.
The historic layout and character of the settlement and listed buildings along the B1256 could be lost and the historic buildings in this area could be amalgamated into the residential development to the west.	<p>The location, density and design of development in the southern part of the site should be carefully considered and care should be taken to preserve the historic character and layout of the settlement fronting onto the B1256.</p> <p>Infill development between the historic buildings should be avoided and new development fronting onto the road should respect the historic dispersed settlement pattern.</p> <p>Existing hedgerows and tree planting along the B1256 should be maintained as far as possible to preserve the leafy, rural character along the road.</p>

<p>Loss of the setting of the listed buildings to the north-east of the site through the removal of part of their open agricultural setting.</p>	<p>Green space and planting should be used to provide separation and to screen views between the listed buildings and the site.</p> <p>Sensitive design should be used with limits to the heights of buildings so that development is less visible over the hedgerows forming part of the agricultural landscape.</p>
<p>Loss of features associated with the protected lane to the east of the site.</p>	<p>Trees, hedgerows, banks ditches and verges associated with the lane should be preserved within any new development.</p>
<p>Loss of views looking across the agricultural land in the southern part of the site from the protected lane.</p>	<p>Development should be located away from the edge of the protected lane to preserve the open rural character of the lane.</p>
<p>Loss of the rural character of the protected lane and damage to its structure through increased traffic.</p>	<p>Adequate provision should be ensured to facilitate access between the B1256 and areas to the north of Takeley and the A120 without recourse to the protected lane.</p> <p>Access from the site should be focused to the south and west.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

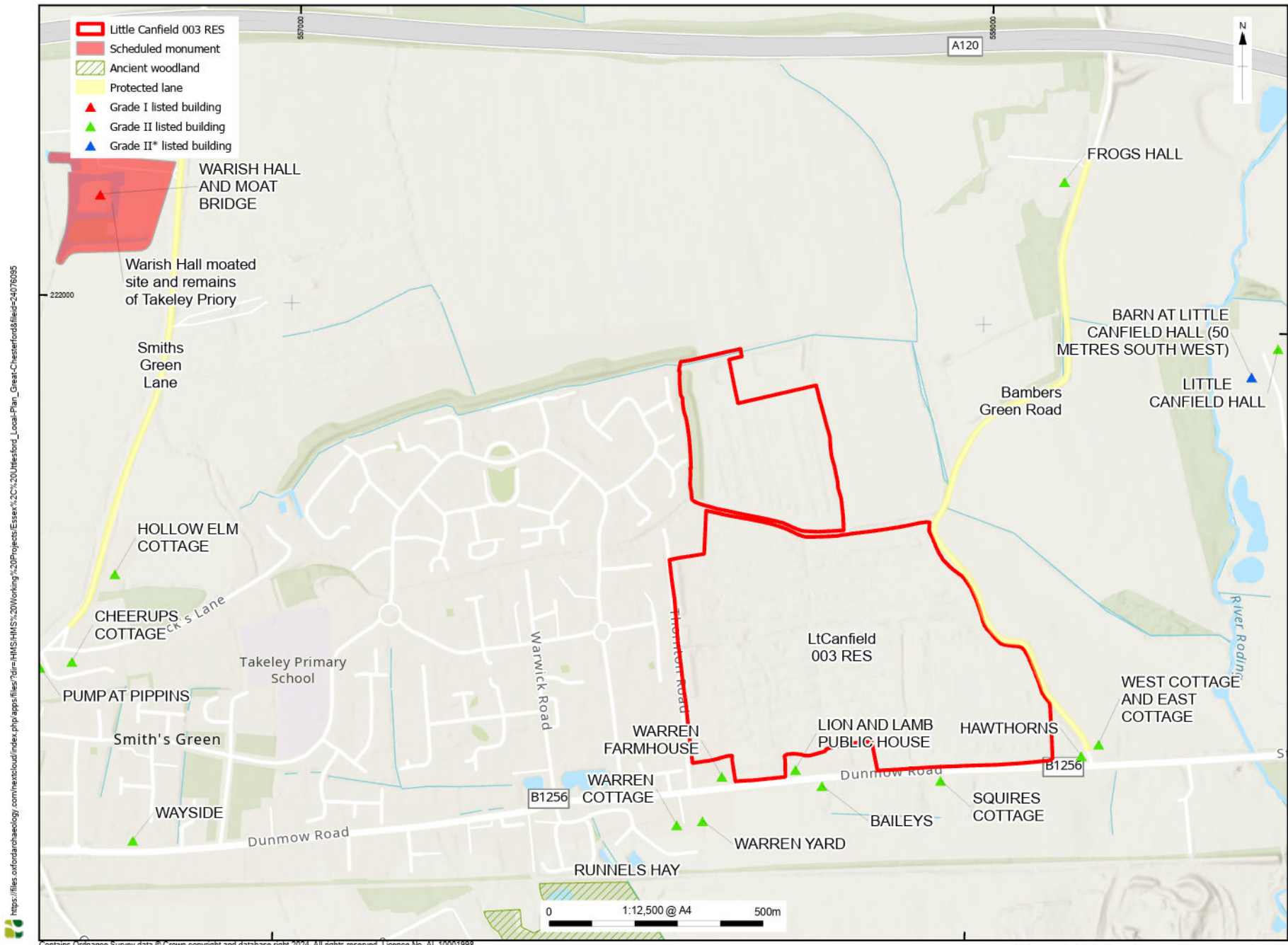


Figure 4: Site location and key constraints
Little Canfield 003 RES

Uttlesford Local Plan: Elsenham 003 MIX and 004 EMP

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Elsenham 003 MIX and 004 EMP (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 1.
- 1.1.2 The site comprises former agricultural land situated at Gaunt's End, south-east of Elsenham. The site is bounded by hedgerows with agricultural land beyond, other than to the north where it is bounded by Hall Road/Elsenham Road. It surrounds the City Meadows and Gaunt's End industrial estates, as well as the Grade II listed buildings of Old Dairy Farmhouse (NHLE ref. 1112340) and Brewer Cottage and Sumach Cottage (NHLE ref. 1322496). Additional Grade II listed buildings of Barn approximately 90 metres to north-west of Home Farmhouse (NHLE ref. 1112331) and Home Farmhouse (NHLE ref. 1112330) lie to the north; Loppingdale Cottages (NHLE ref. 1112332) and Loppingdale Farmhouse (NHLE ref. 1112333) to the north-east; and Tumbleweed (NHLE ref. 1112341) to the south-east. To the north-west are the Grade I listed Church of St Mary the Virgin (NHLE ref. 1112335) and the Grade II listed Elsenham Hall (NHLE ref. 1112336). Eastend Wood, a nationally designated SSSI woodland lies to the east.
- 1.1.3 The site lies outside the areas covered by the Heritage Sensitivity Assessment for the area surrounding Elsenham (Oxford Archaeology 2022a). The site contains no designated heritage assets and is separated from the listed buildings of Elsenham Hall and the Church of St Mary the Virgin by dense woodland and planting. Limited archaeological investigation has taken place around the site, and it has the potential to contain unidentified archaeological remains of unknown significance. It does, however, border an area of medium-high sensitivity identified in the Stage 2 sensitivity assessment (Stage 2 ref. E12 A4) that includes part of a Roman cemetery that is considered to be of archaeological and historic interest and regional significance as well as possible prehistoric and Roman settlement. Accordingly, the site is considered to have an unknown sensitivity.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated to the north of Gaunt's End, south of Hall Road/Elsenham Road and crosses Green Street. It shares intervisibility with several listed buildings.
- 2.1.2 The site has been subject to little previous archaeological investigation, although a medieval to post-medieval strap fitting has been recovered from

the eastern part of the site and archaeological evaluation (Bamforth 2008) and excavation (Duffy 2013) have been undertaken to the north-east of the industrial estate that the site surrounds. These revealed a Late Bronze Age enclosure and dispersed pits and postholes as well as a Bronze Age or Iron Age structure and post-medieval field boundaries and drainage channels. In addition, the land to the south of the site contains a medieval moat, the regionally significant remains of a Roman cemetery and possible prehistoric and Roman settlement, whilst the fields to the east of the site contain cropmarks of former field boundaries. These or associated remains may extend onto the site.

- 2.1.3 Development activity within the site has the potential to directly affect any archaeological assets within the site. It also has the potential to affect the setting of the church and hall to the north-west, ancient woodland to the east and the listed buildings along Hall Road/Elsenham Road to the north of the site and the listed buildings by the centre of the site.

3 DIRECT IMPACTS

3.1 Designated heritage assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 Groundworks associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site.
- 3.2.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Grade I listed building of the Church of St Mary the Virgin and Grade II listed building of Elsenham Hall

- 4.1.1 The Grade I listed building of the Church of St Mary the Virgin and Grade II listed building of Elsenham Hall are located on the high ground to the north-west of the site. Although these buildings are visually screened from the site by dense trees and the site is no longer in arable use, it forms part of the open agricultural landscape in which they sit and provides a low positive contribution to the open agricultural character of the landscape, allowing them to be understood within the agricultural and woodland nature of the area. However, lighting introduced within the site may be visible through the trees which would have a low negative impact of the tranquil setting of the buildings. In addition, development on the site would be likely to increase traffic volumes along Hall Road, and although the woodland surrounding the listed buildings provides some buffering to the noise, it may not provide enough to cope with increased levels.

- 4.1.2 Development within the open land to the south-east of these listed buildings would adversely affect their setting. Adverse effects could be reduced by:

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- Consideration of the location of lighting to reduce its visibility from the listed buildings.
 - Considering/limiting development along Hall Road/Elsenham Road in relation to this and neighbouring allocations (Elsenham 001 RES and Elsenham 002 EMP) to limit potential traffic volume along the road.

4.2 Listed buildings adjacent to the site

4.2.1 The Grade II listed buildings of Old Dairy Farmhouse, Brewer Cottage, Sumach Cottage, Home Farmhouse, and the barn approximately 90 metres to north-west of Home Farmhouse lie adjacent to the site, whilst Loppingdale Cottages, Loppingdale Farmhouse and Tumbleweed lie nearby. Views from these listed buildings are for the most part partially screened by the trees and hedgerows along Elsenham Road. The open agricultural character of the land surrounding the site makes a low positive contribution to the isolated rural character of the listed buildings, allowing them to be understood as part of the agricultural setting outside Elsenham. However, these are not dense and building within the site may block parts of these views. In addition, Brewer Cottage and Sumach Cottage by the middle of the site would be in the midst of any development.

4.2.2 Development within the former agricultural land adjacent to these listed buildings would adversely affect their setting. Adverse effects could be reduced by:

- Using green space to separate these buildings from any new development.
- Avoiding block development along Hall Road and Elsenham Road which would erode the isolated rural character of the listed buildings.

4.3 Eastend Wood

4.3.1 The nationally designated SSSI site of Eastend Wood lies to the east of the site along Elsenham Road. The agricultural and former agricultural nature of the site makes a low positive contribution to the setting of this woodland, allowing its tranquillity to be appreciated. Although visually trees provide some screening between the woodland and the site, Elsenham Road would form access to the site and passes the woodland. Currently, the woodland has a rural setting, but increased traffic volume along the road may reduce its tranquillity.

4.3.2 Development within the former agricultural land to the west of this woodland would adversely affect its setting. Adverse effects could be reduced by:

- Consideration of the location of lighting to reduce its visibility from the woodland.
- Considering/limiting development along Hall Road/Elsenham Road in relation to this and neighbouring allocations (Elsenham 001 RES and Elsenham 002 EMP) to limit potential traffic volume along the road.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 The site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. Archaeological evaluation and excavation to the north-east of the industrial estate surrounded by the site identified the remains of a Bronze Age enclosure and dispersed pits and postholes, a possible Bronze Age or Iron Age structure and post-medieval field boundaries, whilst a medieval moat lies by the southern edge of the site and cropmarks of former field boundaries have been identified in the fields to the east. In addition to these, possible prehistoric and Roman settlement has been identified during geophysical survey to the south of the site and a Roman cemetery also lies to the south of the site. The site has the potential to contain similar remains and features associated with these remains may extend onto the site. Any archaeological remains within the site would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required ahead of any development to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated to the south of Hall Road/Elsenham Road. Several listed buildings are situated in the area surrounded by the site and to its north. The setting of these listed buildings could be adversely affected by block development along the road and as a result of the development of the land immediately to the south (the site). The development of the site could also adversely affect the tranquil setting of the Church of St Mary the Virgin and Elsenham Hall.
- 6.1.2 New development could be accommodated within the site so long as sufficient design measures were implemented to reduce the historic environment impacts of the scheme. The central part of the site, adjacent to Brewer and Sumach Cottages, and the north-eastern part of the site along Elsenham Road are the most sensitive parts of the site due to their proximity to listed buildings. Careful consideration would need to be given to the location, density and design of development and the use of green space in these areas to protect the setting of the listed buildings.
- 6.1.3 The whole site is considered to have the potential to contain archaeological remains which could be affected by development. Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development within the site.
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Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.</p>
Development within the site could affect the isolated rural character of the listed building to the north and south-east of the site.	Parts of the site adjacent to the listed buildings could be retained in use as green space to help preserve the rural character of the buildings and prevent them from being amalgamated into larger blocks of development
Loss of the tranquillity of the setting of the Church of St Mary the Virgin and Elsenham Hall to the north-west and Eastend Wood to the east.	<p>Consideration should be taken as to the placement of lighting within any development to maintain the open setting of the church and hall and the rural setting of the woodland.</p> <p>Consideration should be made of the total development along Hall Road and Elsenham Road (in association with neighbouring allocations Elsenham 001 and Elsenham 002) to avoid increased traffic volumes along the road affecting the setting of the church, hall and woodland.</p>

7 REFERENCES

- Bamforth, M., 2008, *Archaeological Evaluation of Trisail Towers Elsenham*, L-P Archaeology
- Duffy, J., 2013, *Archaeological Excavation Report. Trisail Elsenham*, L-P Archaeology
- Oxford Archaeology 2022a, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages
- Oxford Archaeology 2022b, Uttlesford District Heritage Sensitivity Assessments, Stage 2: New Settlements

Uttlesford Local Plan: Great Chesterford Research Park

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Great Chesterford Research Park (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 2.
- 1.1.2 The site comprises parts of multiple agricultural fields and a carpark to the south-west, south and east of Chesterford Research Park. It lies to the east of Little Chesterford and south-east of Great Chesterford. Whilst the boundaries of the site mostly cut across the agricultural fields, the ancient wood of Emanuel Wood extends to the south-west of the site whilst Bassingbourne Wood extends from the north-west corner. To the north of the site lies the scheduled monument of *Moated site in Paddock Wood 560m north-east of Chesterford Park*, the ancient wood of Paddock Wood and the Grade II* listed building of Burntwood End (NHLE ref. 1196099), whilst the historic settlement and Grade II listed buildings of Little Walden lie to the south-east.
- 1.1.3 The site lies outside the areas of the Heritage Sensitivity Assessment for Great Chesterford (Oxford Archaeology 2022). The site contains no designated heritage assets but sits by the north-east corner of the ancient woodland of Emanuel Wood. It is on land formerly associated with the medieval manor of Manhall. Archaeological investigations undertaken within the research park have identified evidence of Iron Age field systems, late medieval to post-medieval ditches and residual Bronze Age finds. Due to the limited archaeological investigation that has taken place, the site has the potential to contain unidentified archaeological remains of unknown significance. Accordingly, it is considered to have an unknown sensitivity.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land surrounding the development of the Chesterford Research Park and to the east of Little Chesterford. It sits on land associated with the medieval manor of Manhall, adjacent to the north-east corner of the ancient woodland of Emanuel Wood and shares limited intervisibility with the scheduled monument of *Moated site in Paddock Wood 560m north-east of Chesterford Park* and the ancient woodland of Paddock Wood to the north of the site. The Grade II* listed building of Burntwood End and historic settlement of Little Walden are separated from the site by distance and trees.
- 2.1.2 The site has been subject to little previous archaeological investigation, although archaeological works within the research park to the north

extended onto the central part of the site. These identified evidence of Iron Age field systems, late medieval to post-medieval ditches and residual Bronze Age finds around the centre of the site and to the north, whilst to the south, late post-medieval made-ground was encountered. The possible course of a Roman road runs to the south of the site towards Great Chesterford and it lies on land associated with Manhall Manor. Remains associated with these features, as well as previously unknown remains, may extend onto the site.

- 2.1.3 Development activity within the site has the potential to directly affect any archaeological assets within the site. It also has the potential to affect the settings of the ancient woodland to the north and south of the site as well as the scheduled monument to the north.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 Groundworks associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site including potential remains associated with the Iron Age field systems and late medieval to post-medieval ditches identified to the north of and across the centre of the site, the possible course of a Roman road to the south, and the land of Manhall Manor on which the site sits.
- 3.2.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Scheduled monument of Moated site in Paddock Wood 560m north-east of Chesterford Park

- 4.1.1 The scheduled area of the moated site in Paddock Wood lies across agricultural land to the north of the site. Although there are views between the site and the scheduled area, these are blocked by trees with the exception of the north-east corner of the site. The open agricultural land and trees to the north of the site make a low positive contribution to the setting of the scheduled monument allowing the topography of the area and the mixed agricultural and woodland setting of the moated site and 13th century castle to be appreciated.
- 4.1.2 Development within the site would adversely affect the setting of the scheduled monument. Adverse effects could be reduced by using green space and planting to screen development in the north-east of the site from the scheduled area.

4.2 Ancient woodland of Emanuel Wood and Paddock Wood

- 4.2.1 Two areas of ancient woodland (Emanuel Wood by the southern edge of the site and Paddock Wood to the north) share intervisibility with the site,

including with the surrounding open agricultural land and more recent woodland. This forms a tranquil setting for both of the woods, although some disturbance is caused by the research park. These, alongside rural nature of the landscape of which the site forms a part, would have formed part of the landscape around Manhall Manor. The open nature of the site makes a low positive contribution to the setting of these woodlands allowing the tranquillity of the woodland to be appreciated.

4.2.2 Development within the site would adversely affect the setting of the ancient woodlands, especially Emanuel Wood to the south where its proximity to the site could result in light from new development penetrating the woodland. Adverse effects could be reduced by:

- Using green space and planting as a buffer, especially in the north-east of the site towards Paddock Wood and in the south of the site towards Emanuel Wood. Planting will need to be more intensive in the south of the site to screen the development from Emanuel Wood.
- Utilising sensitive design along the southern edge of the site to create a gradual transition from former agricultural land to the research park and the careful placement/design of lighting so that it does not penetrate the woodland.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

5.1.1 The site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. The site sits to the north of the possible route of a Roman road heading to Great Chesterford and within land of the former Manhall Manor, and evidence of Iron Age field systems, late medieval to post-medieval ditches and residual Bronze Age finds has been identified in the research park to the north and across the centre of the site. Remains associated with these may be present within the site. Any archaeological remains within the site would be adversely affected by development within the site.

5.1.2 A programme of pre-determination archaeological evaluation would be required in areas not previously evaluated to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

6.1.1 The site is made up of agricultural and former agricultural land to the south and east of Chesterford Research Park to the east of Little Chesterford. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site and could also

- affect the setting of the scheduled monument to the north of the site and the ancient woodlands to the north and south of the site.
- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation and recording was carried out and green space and planting was used to create buffers in the north-east of the site towards the scheduled monument and Paddock Wood and along the southern part of the site towards Emanuel Wood.
- 6.1.3 Archaeological trial trenching may be required in parts of the site not already investigated to determine the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or off-set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological trial trenching may be needed to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy if required.</p>
Development in the north-east of the site could erode the setting of the scheduled moated site at Paddock Wood to the north.	Green space and planting should be used to provide a buffer in views to the north of the site and screen any buildings to maintain the agricultural and woodland setting of the scheduled monument.
Development in the north-east and south of the site could erode the tranquil setting of the ancient woodland of Paddock Wood to the north and Emanuel Wood to the south.	<p>Green space and planting should be used to provide a buffer in views to the north of the site to further screen the research park from the woodland to the north and maintain its agricultural and woodland setting.</p> <p>A more intensive planting regime will be needed in the south of the site to screen the longer visible stretch of Emanuel Wood.</p> <p>The location, scale and density of any new development along the southern edge of the site should be carefully considered to create a gentle transition from the former agricultural land by Emanuel Wood to the research park.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

Uttlesford Local Plan: Little Canfield 004 EMP

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Little Canfield 004 EMP (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 5.
- 1.1.2 The site comprises two agricultural fields and grassland either side of an unnamed road as well as the road itself. It lies along the north edge of Stortford Road (B1256), south of the A120, and between Little Canfield to the west and Great Dunmow to the east. The boundaries of the site are marked by hedgerows. The surrounding area comprises agricultural land, other than a pond by the north edge, and a residential property and the Grade II listed building of Strood Hall (NHLE ref. 1087908) that sit in enclaves of the southern boundary of the site. The Grade II* listed building of Stone Hall (NHLE ref. 1334091) lies to the north, whilst the Grade II listed buildings of Cottage west of junction with Highcross Lane (NHLE ref. 1054760), Greencrofts, (NHLE ref. 1333644) and Old Station House (NHLE ref. 1097463) lie to the east, the Grade II* listed building of Barn at Little Canfield Hall (NHLE ref. 1054762) and Grade II listed building of Little Canfield Hall (NHLE ref. 1097455) lie to the north-west, and the Grade II listed buildings forming part of the historic settlement at Canfield End (Blatches NHLE ref. 1097453; Hall Cottage, NHLE ref. 1097451; Culbone, NHLE ref. 1334089; Cottage west of Old Forge, NHLE ref. 1054788; Old Forge, NHLE ref. 1097452; and The Endway, NHLE ref. 1054783) lie to the west with the Grade II listed Church of All Saints (NHLE ref. 1367058) to their south. The modern B1256 follows the route of a prehistoric routeway, which was straightened in the Roman period and later became known as Stane Street, whilst the remains of a Romano-British farmstead lie by the eastern edge of the site. The ancient woodland of High Wood lies to the north-east, to the north of the A120.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Great Dunmow and Takeley (Oxford Archaeology 2022). During this assessment, the eastern part of the site was assessed as being situated within Sensitivity Areas GD A37 and GD A42. Whilst Sensitivity Area GD A37 is deemed to be of unknown sensitivity due to its potential to contain previously unidentified archaeological remains, Area GD A42 is considered to be of high sensitivity due to the presence of Strood Hall. The western half of the site lies outside the sensitivity areas of Great Dunmow. This part of the site contains no designated heritage assets and limited archaeological investigation has been undertaken on it. It has the potential to contain unidentified archaeological remains of unknown significance. Accordingly, it is considered to have an unknown sensitivity.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the

site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the east of Little Canfield and west of Great Dunmow. It shares intervisibility with the listed building of Strood Hall on the southern edge of the site and forms part of the setting of several other listed buildings and the dispersed settlement at Canfield End to the west. Although the ancient woodland of High Wood lies to the north-east of the site, the presence of the A120 separates the site from the woodland's setting through its visual and aural presence. The Grade II listed Church of All Saints to the south-west is separated from the site by distance and trees, whilst the Grade II listed buildings to the east are separated from the site by trees and the rise up to the junction with the A120.
- 2.1.2 Parts of the site have been subject to previous archaeological investigation that identified possible boundaries associated with Little Canfield Hall in the north-west corner of the site and a late Bronze Age pit/quarry towards the north-east. In addition, Stortford Road, along the southern boundary of the site, is built upon the line of an Iron Age trackway and Roman road. Further archaeological remains associated with these features may extend onto the site.
- 2.1.3 Development activity within the site has the potential to directly affect any archaeological assets within the site. It also has the potential to affect the setting of the listed buildings along the southern edge of the site, as well as those to the north, north-west, and forming part of the dispersed settlement to the west, and the ancient woodland of High Wood to the north-east.

3 DIRECT IMPACTS

3.1 Designated Assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 Groundworks associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site, including the possible remains of boundaries associated with the manor of Little Canfield Hall that have been identified as cropmarks recorded by the Essex Historic Environment Record (EHER) in the north-west corner of the site. Other known remains that would be affected are those of the late Bronze Age pit/quarry towards the north-east of the site.
- 3.2.2 In addition, parts of the site which have not been previously investigated have the potential to contain as yet undiscovered archaeological remains, including ones potentially associated with the Iron Age trackway and Roman road just beyond the southern boundary, or the Roman farmstead just beyond the eastern boundary of the site. These would be adversely affected by groundworks associated with development.

- 3.2.3 Adverse effects upon archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Grade II listed building of Strood Hall

4.1.1 The Grade II listed building of Strood Hall is situated in the enclave north of the B1256 along the southern edge of the site. Although this is partially screened from the site by the surrounding trees and hedges, these are mainly low to the ground. The open agricultural character of the site visible in these views makes a low positive contribution to the setting of the hall, allowing it to be understood within its isolated rural setting. However, the noise from the nearby A120 detracts from this rural setting.

4.1.2 Development within the site adjacent to Strood Hall would adversely affect its setting. Adverse effects could be reduced by:

- Using green space and planting to provide a buffer around the listed building so that it retains its open setting.
- Using sensitive design to lessen the impact of buildings close to the Strood Hall so that new development corresponds to existing buildings in the area and the agricultural setting.

4.2 Listed buildings near the site

4.2.1 Additional Grade II listed buildings (the Cottage west of junction with Highcross Lane, Greencrofts and Old Station House) lie to the east of the site. As with Strood Hall, the open agricultural character of the area, including the site, makes a low positive contribution to their setting, allowing them to be understood as parts of the isolated rural settlement and farmsteads in the area. However, the topography of the area and modern development means that the site itself is screened from these listed buildings, whilst the noise from the nearby A120 detracts from their setting.

4.2.2 The Grade II* listed medieval barn and Grade II listed post-medieval building of Little Canfield Hall lie to the west of the site. Again, the open agricultural character of the area, including the site, makes a low positive contribution to their setting, allowing them to be understood within their agricultural landscape. Noise from the A120, however, detracts from this setting. Although the topography and hedgerows screen the site from these listed buildings from ground level, buildings may be visible over the top.

4.2.3 Development within the site would adversely affect the setting of the listed buildings to the east and north-west of the site by reducing the open agricultural setting. Adverse effects could be reduced by:

- Using green space and planting to break-up any new development.
- Limiting the scale and density of development so that views to/from Little Canfield Hall remain agricultural in character.

4.3 Historic settlement activity along the B1256

- 4.3.1 Several listed buildings (Blatches, Culbone, Hall Cottage, Cottage west of Old Forge, Old Forge and The Endway) are situated to the west of the site. These post-medieval buildings range in date from the mid-15th to the 17th century and form part of the settlement that developed along the B1256 in the medieval and post-medieval periods. This area of development has a dispersed, rural character which is clearly distinct from the residential suburb of Little Canfield which lies to the west.
- 4.3.2 The dispersed settlement pattern and the separation of the buildings along the B1256 contributes to the historic character of the settlement in this area and makes a positive contribution to the setting of the listed buildings.
- 4.3.3 There are intermittent views from the B1256 taking in the listed buildings to the south of the road and the agricultural land beyond. Although the site is hidden from view from these listed buildings by the local topography and modern development, the intervisibility between the B1256, the listed buildings, and the surrounding agricultural land, makes a low positive contribution to the setting of the listed buildings. The undeveloped nature of the landscape to the north of the road and its visibility from the road helps preserve the historic layout and rural dispersed character of the post-medieval settlement in this area allowing it to be appreciated within the modern landscape.
- 4.3.4 Development in the southern part of the site could erode the historic layout and dispersed rural character of the settlement along the B1256 and this would have an adverse impact upon the setting of the listed buildings.
- 4.3.5 Adverse impacts upon the character of the historic settlement and the setting of these buildings could be reduced through good design. Any new development within the site should respect the historic layout of the settlement along the road. Care should be taken to ensure that the historic settlement pattern is still appreciable within the new development. This could be achieved by avoiding densely clustered buildings fronting directly onto the road, and where possible the green leafy character of the road should be maintained to preserve the character of the historic settlement and the setting of the listed buildings.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 As noted above, parts of the north of the site have been subject to previous archaeological works, including assessment of aerial photographs and excavation associated with the A120 in the north of the site. Previously uninvestigated parts of the site would have some potential to contain further prehistoric, Romano-British and post-medieval remains as well as agricultural features within the areas beyond those investigated.
- 5.1.2 Archaeological trial trenching may be required in parts of the site that have not been previously investigated. The trial trenching would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable

archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is made up of grassland and agricultural land to the west of Great Dunmow and east of Little Canfield. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site and could affect the setting of the historic settlement of Canfield End to the west as well as the listed buildings in the surrounding area and the listed building of Strood Hall on the site's southern boundary.
- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation and recording was carried out and sufficient design measures were implemented to reduce the historic environment impacts of the scheme. Green space and planting could be utilised in the area surrounding Strood Hall and along the western and southern boundaries of the site in order to break up the impact of the development. Sensitive design could also be used to lessen the impacts of buildings, and densely clustered building could be avoided to maintain the dispersed character of the area.
- 6.1.3 Archaeological trial trenching may be required to investigate the presence/absence and significance of any archaeological remains within previously un-investigated parts of the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or off-set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site, especially potential remains associated with potential Bronze Age activity in the north, the Romano-British farmstead to the east, or the post-medieval boundaries associated with the manor at Little Canfield.	<p>A programme of archaeological trial trenching may be needed to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy if required.</p>
Development within the site could erode the dispersed rural character of the listed buildings associated with Canfield End.	<p>Prominent block development along the B1256 which contrasts with Little Canfield to the west should be avoided and care should be taken to preserve the dispersed character of the settlement at Little Canfield.</p> <p>Parts of the site towards the road could be retained in use as green space and planting to help preserve the rural character of the roadside and prevent views of larger blocks of development.</p>
Development within the site could affect the isolated rural character of the listed buildings of	If possible, a buffer area of green space should be maintained around Strood Hall to separate it

Strood Hall, Stone Hall, the Cottage west of junction with Highcross Lane, Greencrofts and Old Station House	from any surrounding development, and green space and planting should be utilised to preserve the isolated rural character of the listed buildings visible from the site.
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7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

Uttlesford Local Plan: Takeley 005 EMP

Technical Note

1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Takeley 005 EMP (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 8.
- 1.1.2 The site comprises agricultural land situated to the north of the B1256 and south of the A120 to the north of the historic settlement of Takeley Street. The site is bounded to the west by the ancient woodland of Priory Wood; to the south by the B1256 and residential and farm buildings of Takeley Street, to the east by further agricultural fields, and to the north by woodland with the A120 beyond. The Grade II listed buildings of Bassingbourne Lodge (NHLE ref. 1322593), Taylors (NHLE ref. 1112213), Four Bay Barn to south-east of Taylors (NHLE ref. 1322556) and Old Mill Public House (NHLE ref. 1168993) are situated to the south, between the site and the B1256, whilst the Grade II* listed building of Josephes (NHLE ref. 1169005) and further Grade II listed buildings (Austin Villa NHLE ref. 1322557, Barn adjacent to Street Farmhouse NHLE ref. 1322559, Barn fronting road to south-west of Whites Farmhouse NHLE ref. 1322558, Clock House NHLE ref. 1168996, Four bay barn at Josephes Drive NHLE ref. 1112216, Four Gables NHLE ref. 1169008, Green Man Public House NHLE ref. 1169048, Hatfield Forest Cottage NHLE ref. 1112217, Old Bakehouse NHLE ref. 1112214, Post Cottage NHLE ref. 1247305, Rayleigh Cottage NHLE ref. 1168998, Stable range west of Street Farmhouse NHLE ref. 1169056, Street Cottage NHLE ref. 1112215, Street Farmhouse NHLE ref. 1112219, Whites Farmhouse NHLE ref. 1169036, Yew Tree House NHLE ref. 1112218 and Yew Tree House and Jonyers NHLE ref. 1306740) that form part of the historic settlement of Takeley Street lie to the south-east, and the Grade II listed buildings of Cartlodge at Thremhall Priory (NHLE ref. 1239845), Dovecote approximately 60m to the south-west of Thremhall Priory (NHLE ref. 1239238), Garden House wall at Thremhall Priory (NHLE ref. 1221503), Granary approximately 60m to the south-west of Thremhall Priory (NHLE ref. 1239237), Great Hallingbury End (NHLE ref. 1365615), Stables and lodge to south of Thremhall Priory (NHLE ref. 1275076) and Thremhall Priory (NHLE ref. 1275070) to the west of the site. The ancient woodland of Hatfield Forest also lies on the opposite side of the B1256 to the south of the site.
- 1.1.3 The site lies outside the areas covered by the Heritage Sensitivity Assessment for the area surrounding Takeley and Little Canfield (Oxford Archaeology 2022). The site contains no designated heritage assets but borders the ancient woodland of Priory Wood and several listed buildings lie to the south-east with a buffer between. Due to the limited archaeological investigation that has taken place, it has the potential to contain unidentified archaeological remains of unknown significance. Accordingly, it is considered to have an unknown sensitivity.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the
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site and to assess whether these effects are capable of being successfully mitigated.

2 POTENTIAL IMPACTS

- 2.1.1 The site is situated on undeveloped agricultural land to the north of Takeley Street and the B1256, and south of the A120. The southern edge of the site borders the route of Stane Street Roman Road and there is the chance that associated activity may expand onto the site. This has the potential to contain archaeological remains that would be directly affected by groundworks associated with any development.
- 2.1.2 Listed buildings forming part of the historic dispersed settlement of Takeley Street are located along the B1256 to the south-east and south-west of the site. The ancient woodland of Priory Wood borders the western edge of the site with additional unnamed ancient woodland to the north of the A120 and the historic woodland of Hatfield Forest to the south. Development activity within the site has the potential to indirectly affect the setting of the historic settlement and listed buildings that run along the B1256, as well as the ancient woodland to the north, west and south of the site.

3 DIRECT IMPACTS

3.1 Designated assets

- 3.1.1 There are no designated heritage assets within the site.

3.2 Non-designated archaeological remains

- 3.2.1 No archaeological remains have been recorded within the site. However, the route of Stane Street Roman road runs along the B1256 on the southern boundary of the site. The site is considered to have the potential to contain archaeological remains associated with Stane Street as well as previously unidentified archaeological remains of unknown significance, and these would be directly adversely affected by groundworks associated with development.
- 3.2.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

4 INDIRECT IMPACTS

4.1 Historic Settlement of Takeley Street

- 4.1.1 The Grade II listed buildings of Bassingbourne Lodge, Taylors, Four Bay Barn to south-east of Taylors and Old Mill Public House are situated to the south, between the site and the B1256, with the Grade II* listed building of Josephes and Grade II listed buildings of Austin Villa, Barn adjacent to Street Farmhouse, Barn fronting road to south-west of Whites Farmhouse, Clock House, Four bay barn at Josephes Drive, Four Gables, Green Man Public House, Hatfield Forest Cottage, Old Bakehouse, Post Cottage, Rayleigh Cottage, Stable range west of Street Farmhouse, Street Cottage, Street

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- Farmhouse, Whites Farmhouse, Yew Tree House and Yew Tree House and Jonyers to the south-east of the site and the Grade II listed buildings of Cartlodge at Thremhall Priory, Dovecote approximately 60m to the south-west of Thremhall Priory, Garden House wall at Thremhall Priory, Granary approximately 60m to the south-west of Thremhall Priory, Great Hallingbury End, Stables and lodge to south of Thremhall Priory and Thremhall Priory to the west of the site. These buildings range in date from the late 14th to 19th century and form part of the settlement that developed along the road during the medieval and post-medieval periods. This area of development has a linear, roadside character that is clearly distinct from the residential estates of Takeley to the east. The agricultural land covered by the site makes a positive contribution to the setting of these assets by preserving the historic and open agrarian setting of the listed buildings that provides a counter to the wooded setting to their south.
- 4.1.2 Although these buildings probably formed part of the dispersed settlement pattern along the B1256, development along the road has filled in much of the space between the properties, resulting in some loss of the historic character of the settlement in this area. However, there are still some intermittent views from the B1256 taking in the listed buildings to the north of the road and the agricultural land beyond (which forms part of the site).
- 4.1.3 The intervisibility between the B1256, the listed buildings, and the surrounding agricultural land, make a low positive contribution to the setting of the listed buildings. The undeveloped nature of the landscape to the north of the settlement and its visibility from the road and the listed buildings, helps preserve the historic layout and rural roadside character of the post-medieval settlement in this area, allowing it to be appreciated within the modern landscape.
- 4.1.4 Development in the southern part of the site could erode the historic layout and roadside rural character of the settlement along the B1256 and this would have an adverse impact upon the setting of the listed buildings.
- 4.1.5 Adverse impacts upon the character of the historic settlement and the setting of these buildings could be reduced through sensitive design. Any new development within the site should respect the historic layout of the settlement along the road. Infill development that removed the gaps between the historic buildings and large clusters of development should be avoided. Care should be taken to ensure that the historic settlement pattern is still appreciable within the new development. This could be achieved by interspersing green space between small groups of buildings and by restricting building height, so that any new buildings do not loom above the historic settlement along the road edge. The historic buildings fronting onto the B1256 vary in character. Densely clustered housing fronting directly onto the road should be avoided and where possible the green leafy character of the road away from settlement should be maintained to preserve the character of the historic settlement and the setting of the listed buildings.
- 4.2 Ancient woodland**
- 4.2.1 The ancient woodland of Priory Wood borders the western edge of the site, whilst that of Hatfield Forest lies to the south. These woods will have been historically associated with the settlement and form part of their mixed
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- agrarian and woodland setting. The introduction of modern development into the area to the east if Priory Wood could harm its setting by further reducing its connection with the historic settlement and other areas of woodland following the introduction of the A120 to the north. Recent development between the B1256 and Hatfield Forest to the south detract from views in this direction.
- 4.2.2 At present, the northern edge of the Priory Wood is disturbed by constant noise and light from the A120. In contrast, the western edge has smaller scale development more consistent with dispersed settlement causing low levels of noise and light disturbance, whilst the agricultural land to the east (forming part of the site) forms a buffer to the noise and light of Takeley Street and the B1256. Development within the western part of the site would adversely affect the woodland by introducing greater noise and light levels, whilst broader development on the site would bring greater traffic to the B1256.
- 4.2.3 Development in the western part of the site could detract from the rural mixed agrarian and woodland setting viewed from Hatfield Forest northwards. Development along both sides of the B1256 provides a buffer between Hatfield Forest and the eastern part of the site.
- 4.2.4 Adverse effects on the ancient woodland could be reduced through the use of green space and new habitat to provide a buffer and reduce the immediate light and noise infiltrating the woodland. Sensitive design could also be utilised to limit the height of buildings so that they do not loom over the woodland.

5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 No previous archaeological investigation has been carried out within the site. The site borders the route of Stane Street Roman Road, whilst archaeological investigations carried out by Bassingbourn Lodge by the southern edge of the site identified a brick and pebble surface of probable 19th/20th century date and that probably formed the access route to a barn that had previously been there. Post-medieval pottery has also been recovered in the land between the site and the B1256. The site is considered to have the potential to contain similar or associated remains which would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required ahead of any development to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

6 CONCLUSION

- 6.1.1 The site is situated to the north of the B1256 and the historic settlement of Takeley Street, and east of the ancient woodland of Priory Wood. Several listed buildings are situated to the south of the site alongside the B1256. The setting of these listed buildings could be adversely affected by infill development along the road and heavy block development behind. Development in the west of the site could also adversely affect the setting of the ancient woodland that forms the site’s western boundary.
- 6.1.2 New development could be accommodated within the site so long as sufficient design measures were implemented to reduce the historic environment impacts of the scheme. The western part of the site adjacent to Priory Wood and the southern part of the site, adjacent to the B1256 and the historic settlement are the most sensitive parts of the site. Careful consideration would need to be given to the location, density and design of development and the use of green space in these areas to protect the setting of the ancient wood and the listed buildings. The area to the north, alongside the A120, and the east would be less sensitive to development.
- 6.1.3 The whole site is considered to have the potential to contain archaeological remains which could be affected by development. Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development within the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.</p>
The historic layout and character of the settlement and listed buildings along the B1256 could be lost and the historic buildings in this area.	<p>The location, density and design of development in the southern part of the site should be carefully considered and care should be taken to preserve the historic character and layout of the settlement fronting onto the B1256.</p> <p>Infill development between the historic buildings should be avoided and new development fronting onto the road should respect the historic dispersed settlement pattern.</p>

		Existing hedgerows and tree planting along the B1256 should be maintained as far as possible to preserve the leafy, rural character along the road.
	Development on the site could detract from the setting of the woodland to the west (Priory Wood) and South (Hatfield Forest), especially with noise and light.	<p>Green space should be used to create new habitat to form a suitable buffer between the woodland and new development in order to limit the disturbance caused by light and noise.</p> <p>Sensitive design should be used to avoid new development looming over the woodland or dominating views from the woodland.</p>

7 REFERENCES

Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages

