
ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land East of Station Road, Elsenham (Phase II)

JAC28338
Land East of Station Road,
Elsenham (Phase II)
September 2022

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EXECUTIVE SUMMARY

The Site of Land East of Station Road, Elsenham (Phase II), has been assessed for its archaeological potential.

The Site is proposed for an Outline Planning Application with all matters Reserved except for the Primary means of access for the development of up to 200 residential dwellings along with landscaping, public open space and associated infrastructure works.

In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the Study Site.

In terms of relevant designated archaeological heritage assets, no Scheduled Monuments, World Heritage Sites, Registered Battlefields, Registered Parks and Gardens or Historic Wreck sites lie within the Study Site or its immediate vicinity.

The Site has been in agricultural use throughout its recorded history. The northern and western edges of the Site have been subject to construction of a railway branch line.

Past archaeological investigations within a 1km radius of the Study Site have identified multi-period phases of occupation and agricultural cultivation dating from prehistory onwards of low (local) significance.

The Study Site is considered to have a moderate to high potential for evidence of Bronze Age, Iron Age and Medieval cultivation. A moderate potential is identified for evidence of Mesolithic activity and all other evidence relating to the Bronze Age and Iron Age. The Study Site is considered to have a moderate potential for evidence of Roman agricultural use and a low potential for all other Roman evidence. The Study Site has a low potential to contain evidence of Medieval settlement. A low archaeological potential is identified for evidence relating to all other past periods of human activity.

Any archaeological evidence present within the Study Site is most likely to be of low (local) significance only, similar to that identified in the immediate vicinity.

Historic and modern cultivation use of the Site is considered to have had a moderate but widespread below ground impact across the Site. Construction of the former railway branch line along the western and northern boundaries of the Site will have had a further severe below ground impact.

It is considered that an archaeological evaluation, comprising geophysical surveying and trial trenching represents an appropriate and proportionate response to the archaeological potential identified. Any such archaeological works could follow the granting of planning consent and be secured by an appropriately worded archaeological planning condition.

It is considered highly unlikely that the proposed residential use of the Study Site will have a significant archaeological impact.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This Archaeological desk-based assessment has been prepared by Edward Hawkins and edited by Sally Dicks of RPS Consulting Services UK Ltd on behalf of Bloor Homes Ltd and Gillian Smith, John Robert Carmichael Smith, Robert Giles Russell Smith and Andrew James Smith.
- 1.2 The subject of this assessment comprises Land East of Station Road, Elsenham (Phase II), referred to as the Study Site. The Study Site is roughly centred at NGR TL 53600 27086, within the District of Uttlesford. The Study Site is comprised of part of an arable field, lying to the immediate east of the built area of Elsenham.
- 1.3 Bloor Homes Ltd and Gillian Smith, John Robert Carmichael Smith, Robert Giles Russell Smith and Andrew James Smith have commissioned RPS Consulting Services Ltd to assess the archaeological potential of the Study Site and provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with the relevant government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, 2021) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Study Site.
- 1.5 This desk-based assessment comprises an examination of evidence on the Essex Historic Environment Record (HER), and other sources, including the results of a comprehensive map regression exercise.
- 1.6 This document seeks to clarify the archaeological potential of the Study Site, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 The relevant Built Heritage legislation in this case extends from section 16 of the 1990 Planning (Listed Buildings and Conservation Areas) Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.3 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.4 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.5 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and is regularly updated (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.6 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.7 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.8 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.9 Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

- 2.10 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.
- 2.11 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.12 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.13 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.14 *Significance* (for Heritage Policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.15 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.16 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.17 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be

proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Local Planning Policy

Uttlesford District

- 2.18 The Uttlesford District Local Plan was adopted in January 2005 and contains the following policy relating to the historic environment:

Policy ENV4 Ancient Monuments and Sites of Archaeological Importance.

Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there will be a presumption in favour of their physical preservation in situ. The preservation in situ of locally important archaeological remains will be sought unless the need for the development outweighs the importance of the archaeology. In situations where there are grounds for believing that sites, monuments or their settings would be affected developers will be required to arrange for an archaeological field assessment to be carried out before the planning application can be determined thus enabling an informed and reasonable planning decision to be made. In circumstances where preservation is not possible or feasible, then development will not be permitted until satisfactory provision has been made for a programme of archaeological investigation and recording prior to commencement of the development.

- 2.19 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the archaeological potential of the Study Site, the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey online (BGS Online, 2022) indicates that the bedrock geology of the Study Site is comprised of London Clay Formation - Clay, Silt and Sand.
- 3.2 The superficial geology of the Study Site comprises Kesgrave Catchment Subgroup - Sand and Gravel and Lowestoft Formation - Diamicton (BGS Online, 2022).
- 3.3 No Study Site specific geotechnical information is currently available.

Topography

- 3.4 The Study Site forms a west facing slope, falling from c.102m Above Ordnance Datum (AOD) at the eastern boundary to c.90m AOD at the western boundary.
- 3.5 The Study Site does not lie in the immediate vicinity of any natural watercourse.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological information for the Study Site and the archaeological/historical background of the general area, and, in accordance with the NPPF, considers the potential for any as yet to be discovered archaeological evidence to be present within the Study Site.
- 4.2 What follows comprises a review of known archaeological finds and past investigations within a 1km radius of the Study Site (Fig.2a), referred to as the Study Area, held on the Essex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the Study Site from the 18th Century onwards until the present day.
- 4.3 The available Historic Landscape Characterisation Data (Fig.2b) denotes the Study Site as agricultural land that has undergone boundary loss (HEX13138).
- 4.4 The available LiDAR (Light Detecting and Ranging) Data (Fig.3) shows the impacts of arable cultivation within the Study Site. No features of apparent archaeological interest are shown within the Study Site.
- 4.5 Chapter 5 subsequently considers the conditions of the Study Site and whether the proposed development will impact the archaeological potential identified below.

Previous Archaeological Investigation

- 4.6 Past archaeological investigations within the Study Area are shown as 'Event' data on Figure 2a. Archaeological investigations within the Study Area have identified evidence of relatively small scale but multi-period occupation within the vicinity of the Study Site, suggesting phases of farmstead occupation locally from prehistory to the Medieval period. The Study Site lies to the north of a multi-period occupation site and is likely to have been subject to cultivation at different times since the later Bronze Age.
- 4.7 An archaeological evaluation carried out to the immediate south of the Study Site and across the Study Site's southern and western boundaries in 2021, recorded struck flints of Mesolithic to Bronze Age date. Three undated, probably later prehistoric, cremation burials were also identified. A concentration of other undated archaeological features was identified in the proximity of the cremations and further to the south-east. The evaluation identified several late Bronze Age or Early Iron Age features, including a ring ditch, a group of large intercutting watering holes, and the boundary ditches of a probable field system with an Iron Age layer of burnt material. A small number of dispersed Roman features were also identified. The evaluation also identified a single Medieval pit and confirmed the presence of several post-Medieval field boundaries depicted on historical maps (EEX59626, TL 5376 2677).
- 4.8 The Cold War Project undertook a building recording exercise of a nuclear monitoring post and bunker to the immediate west of the Study Site (EEX56427, TL 533 271).
- 4.9 An archaeological evaluation of 77 trenches carried out at Stansted Road, Elsenham, c.300m to the southwest of the Study Site, identified multi-period evidence of Roman to Medieval date (EEX56708, TL 5306 2655).
- 4.10 Multi-period archaeological evidence was recorded at the excavation of a pit in 1945, c.400m to the southeast of the Study Site. This pit has produced unspecified Palaeolithic, Neolithic, Iron Age and Anglo-Saxon remains (4613, TL 542 268).
- 4.11 An archaeological evaluation carried out at Hailes Wood, Elsenham, c.475m to the south of the Study Site, recorded an undated ditch and Medieval pottery sherds in a tree throw (EEX56847 and 48593, TL 5379 2646).
- 4.12 A geophysical survey undertaken c.530m to the northeast of the Study Site identified a sequence of probable Prehistoric and Roman occupation features, primarily enclosures (47985, TL 5395 2828).
- 4.13 A fieldwalking survey undertaken c.600m to the northwest of the Study Site identified a concentration of burnt and worked flint and a sherd of Prehistoric pottery (EEX43237, TL 528 274).
- 4.14 An archaeological evaluation carried out at Hall Road, c.700m to the south of the Study Site, recorded a late Neolithic/early Bronze Age curvilinear feature, believed to be a barrow and indications of later Anglo-Saxon use of this site. Evidence of Medieval cultivation was widely recorded (EEX59063 and 49001, TL 53774 26104).

Undated

- 4.15 Undated cropmarks, identified as probable former field boundaries, a possible partial ring ditch and a possible further incomplete rectilinear enclosure are recorded within the Study Site (18898, TL 537 271).
- 4.16 The Study Site lies close to a known area of multi-period occupation and cultivation. It is highly likely that the Study Site has been under cultivation at least from the Medieval period and at various times between the later Bronze Age and Anglo-Saxon period.

Prehistoric

Undated Prehistoric

- 4.17 A chance find of a worked, undated, flint flake is recorded c.450m to the east of the Study Site (18555, TL 5420 2742).
- 4.18 A chance find of a flint arrowhead of uncertain date is recorded as being made in 1992, in plough soil c.600m to the east of the Study Site (9866, TL 5435 2749).
- 4.19 Two undated Prehistoric flint flakes are recorded as being found c.650m to the northwest of the Study Site (4683, TL 528 275).
- 4.20 A concentration of burnt and worked flint and a findspot of Prehistoric pottery are recorded c.600m to the northwest of the Study Site (16961, TL 528 274).
- 4.21 Two flint pot boilers are recorded as having been found c.550m to the west of the Study Site (4693, TL 528 269).
- 4.22 No chance finds of prehistoric flints have been recorded within the Study Site or immediate vicinity.
- 4.23 The Study Site is considered to have a moderate potential to contain unstratified finds of worked flint or flint working wastage of broadly prehistoric origin similar to that identified across the Study Area.

Palaeolithic

- 4.24 Lower Palaeolithic flakes are recorded as being found c.400m to the southeast of the Study Site (4609, TL 542 268).
- 4.25 No other evidence of Palaeolithic activity has been recorded within the Study Area. The Study Site is considered to have an overall low potential for the presence of evidence relating to the Palaeolithic period.

Mesolithic

- 4.26 An unspecified number of Mesolithic flints-blades, flakes, blade cores, scrapers, graters, axes and microliths are recorded as being found c.400m to the southeast of the Study Site (4610, TL 542 268).
- 4.27 An archaeological evaluation carried out to the immediate south of the Study Site and across the Study Site's southern and western boundaries in 2021, recorded struck flints of Mesolithic date.
- 4.28 The Study Site is considered to have an overall moderate potential for the presence of archaeological evidence relating to the Mesolithic period.

Neolithic

- 4.29 Three Neolithic pit dwellings with pottery and worked flint, including a flake from a polished flint axe, the broken point of a flake arrowhead and cores, are recorded c.400m to the southeast of the Study Site (4611, TL 542 268).
- 4.30 A Neolithic flint axe is recorded as being found in a field drainage cut at Hazel End Farm c.750m to the northeast of the Study Site (4738, TL 54 28).
- 4.31 The Study Site is considered to have an overall low potential to contain archaeological evidence of Neolithic date.

Bronze Age and Iron Age

- 4.32 A multi-phase late Bronze Age to early Iron Age occupation and funerary site is recorded c.220m to the south of the Study Site, comprising several cremations, watering pits ring ditches and other pits (49602, TL 5379 2669). The Study Site is likely to have been cultivated as part of the periphery of this occupation site.
- 4.33 Undefined Iron age objects are recorded as being found c.400m to the southeast of the Study Site (4612, TL 542 268).
- 4.34 A late Iron Age ditch is recorded c.300m to the southwest of the Study Site (48393, TL 5306 2655).
- 4.35 The Study Site is considered to have a moderate to high potential to contain evidence of later prehistoric cultivation with a more moderate potential for all other evidence relating to the Bronze Age and Iron Age.

Roman

- 4.36 The Study Site is not located in the immediate vicinity of any known Roman road or settlement.
- 4.37 Numerous Roman pottery sherds are recorded as having been found c.600m to the southeast of the Study Site in the 19th Century (4615, TL 543 265).
- 4.38 A Roman 'dark brown unglazed bottle' and sherds of Samian ware are recorded as being found c.750m to the northeast of the Study Site (4730, TL 54 28).
- 4.39 Ditches of probable Roman date are recorded c.300m to the southwest of the Study Site (48393, TL 5306 2655).
- 4.40 The Study Site is considered to have a moderate potential for evidence of agricultural use during the Roman period and a low potential for all other evidence relating to this period.

Anglo-Saxon and Medieval

- 4.41 Elsenham is recorded as a taxable manorial settlement of 34 households by the Domesday Survey of 1086 AD. The Medieval core of Elsenham lay some distance to the south of the Study Site, which is likely to have been cultivated throughout the Medieval period.
- 4.42 Undetermined, possibly Anglo-Saxon pottery sherds are recorded as being found in c.1936 together with five human skeletons by workers excavating a pit c.400m to the south east of the Study Site (4614, TL 542 268).
- 4.43 A possible moated enclosure is recorded at Old Mead on the Henham Parish Tithe Map of 1840, c.500m to the northwest of the Study Site (4727, TL 531 277).
- 4.44 Medieval pottery sherds are recorded as being found c.650m to the northwest of the Study Site (4684, TL 528 275).
- 4.45 Around twenty-five sherds of Medieval pottery are recorded as being found c.550m to the west of the Study Site (4694, TL 528 269).
- 4.46 Archaeological features, possibly relating to Medieval settlement are recorded c.300m to the southwest of the Study Site (48393, TL 5306 2655).
- 4.47 The Study Site lies to the north of the areas of known occupation at Elsenham during the Medieval period and is likely to have formed part of the cultivated bounds of the settlement. The Study Site is considered to have a moderate to high potential to contain evidence of Medieval cultivation and a low potential for evidence of settlement.

Post Medieval & Modern (including map regression exercise)

- 4.48 Many of the records shown on Figure 2a relate to known built features of post-Medieval (primarily 19th Century and later) origin that remain extant or have been recorded from historic mapping. These built features are not relevant to the specific archaeological potential of the Study Site and include Elsenham Railway Station (40892, TL 5330 2710), a bridge (41110, TL 5319 2730), a level crossing (40889, TL 5328 2721), a Second World War food store/depot (4670, TL 5330 2713), a railway freight station at Mill Road (40891, TL 5452 2747), a farmstead (4654, TL 534 266), a war memorial (48701, TL 5342 2634) and a railway bridge (41109, TL 5358 2633).
- 4.49 A railway branch line had lain across the northern boundary and part of the western boundary of the Study Site (373, TL 5683 2852). This branch line was dismantled in the 1960s.
- 4.50 A Second World War or later, MAFF food store or buffer depot is recorded to the immediate west of the Study Site (46707, TL 5330 2713).
- 4.51 A piece of post-Medieval clay pipe stem is recorded as being found c.650m to the northwest of the Study Site (4685, TL 528 275).
- 4.52 A sparse scatter of post-Medieval brick and tile is recorded as being found c.550m to the west of the Study Site (4695, TL 528 269).

Map Progression Exercise

- 4.53 In the post-Medieval period, cartographic sources are useful in understanding the historic land use of the Study Site and any past phases of built development.
- 4.54 The 1777 Chapman and Andre Map (Fig.4) illustrates the Study Site as lying within an agricultural landscape some distance to the north of the historic core of Elsenham. The Study Site lies to the immediate east of a road. The wider area is characterised by scattered farmsteads.
- 4.55 The 1840 Henham Parish Tithe Map (Fig.5) shows the Study Site as divided into a number of irregular agricultural plots. No buildings are shown within the Study Site. A farmstead named Henman Broom lies a short distance to the south of the Study Site. The 1850 Henham Enclosure Map (Fig.6) shows the removal of several field boundaries within the Study Site, which is now divided between two fields. A possible trackway lies across the western half of the Study Site.
- 4.56 The 1875-1876 Ordnance Survey (OS) Map (Fig.7) shows the Study Site as lying across three agricultural fields. To the immediate west of the Study Site a railway line has been constructed. By 1898 (Fig.8) a further field boundary in the southwestern end of the Study Site had been removed.
- 4.57 The 1923 OS Map (Fig.9) shows the construction of a branch railway line across the northern boundary of the Study Site. The branch line also lies partially across the western boundary of the Study Site. In the 1920's the Study Site lay across two agricultural fields.
- 4.58 By 1960 a section of field boundary had been removed from the southern end of the Study Site (Fig.11). In the mid-20th Century, there was a notable expansion to the built area of Elsenham to the west and north of the Study Site.
- 4.59 The 1983 OS Map (Fig.11) shows the removal of the central field boundary from the Study Site, leaving it as an open arable space within a larger enclosed field. The Study Site does not contain any buildings. To the immediate east a depot has been constructed. By the 1980's the railway branch lines that had lain along the northern and western boundaries of the Study Site had been dismantled. No notable change is shown on the OS map of 1994 (Fig.12).
- 4.60 The aerial photograph of 2000 (Fig.13) shows the Study Site as part of an open agricultural field to the immediate east of the extended modern built area of Elsenham. The route of the former branch

line along the northern boundary of the Study Site remains traceable. The Study Site does not contain any built structures. No notable change is shown on the aerial photographs of 2017 (Fig.14) and 2020 (Fig.15).

Assessment of Significance (Designated Assets)

- 4.61 In terms of relevant designated archaeological heritage assets, no Scheduled Monuments, World Heritage Sites, Registered Battlefields, Registered Parks and Gardens or Historic Wreck sites lie within the Study Site or its vicinity.
- 4.62 No designated archaeological assets have been identified as having the potential to be affected by the proposed development.

Assessment of Significance (Non-Designated Assets)

- 4.63 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 4.64 Any archaeological evidence present within the Study Site is most likely to be of low (local) significance only similar to that identified in the vicinity.
- 4.65 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Palaeolithic	Low	Low (Local)
Mesolithic	Moderate	Low (Local)
Neolithic	Low	Low (Local)
Bronze Age	Moderate to High for evidence of cultivation. Moderate for all other evidence.	Low (Local)
Iron Age	Moderate to High for evidence of cultivation. Moderate for all other evidence.	Low (Local)
Roman	Moderate for evidence of cultivation. Low for all other evidence.	Low (Local)
Anglo-Saxon	Low	Low (Local)
Medieval	Moderate to High for evidence of cultivation. Low for all other evidence.	Low (Local)
Post-Medieval	Low	Low (Local)

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON CULTURAL HERITAGE ASSETS

Site Conditions

- 5.1 The Study Site has been under agricultural cultivation throughout its recorded history. A moderate but widespread below ground impact is identified across the Study Site as a result of past cultivation.
- 5.2 A severe below ground impact is identified along the northern and western boundaries of the Study Site as a result of the construction and later dismantling of a railway branch line.

Proposed Development

- 5.3 The development proposals comprise an Outline Planning Application with all matters Reserved except for the Primary means of access for the development of up to 200 residential dwellings along with landscaping, public open space and associated infrastructure works (Fig.16).

Review of Potential Development Impacts on Archaeological Assets

- 5.4 A moderate but widespread below ground impact is identified across the Study Site as a result of past cultivation. A severe below ground impact is identified along the northern and western boundaries of the Study Site as a result of the construction and later dismantling of a railway branch line.
- 5.5 The Study Site is considered to have a moderate to high potential for evidence of Bronze Age, Iron Age and Medieval cultivation. A moderate potential is identified for evidence of Mesolithic activity and all other evidence relating to the Bronze Age and Iron Age. The Study Site is considered to have a moderate potential for evidence of Roman agricultural use and a low potential for all other Roman evidence. The Study Site has a low potential to contain evidence of Medieval settlement. A low archaeological potential is identified for evidence relating to all other past periods of human activity.
- 5.6 Any archaeological evidence present within the Study Site is most likely to be of low (local) significance only, similar to that identified in the vicinity.
- 5.7 Based on the available information, it is considered highly unlikely that the proposed development will have a significant archaeological impact.

6 SUMMARY AND CONCLUSIONS

- 6.1 The Study Site of Land East of Station Road, Elsenham (Phase II) has been assessed for its archaeological potential.
- 6.2 In terms of relevant designated archaeological heritage assets, no Scheduled Monuments, World Heritage Sites, Registered Battlefields, Registered Parks and Gardens or Historic Wreck sites lie within the Study Site or its immediate vicinity.
- 6.3 The Study Site is considered to have a moderate to high potential for evidence of Bronze Age, Iron Age and Medieval cultivation. A moderate potential is identified for evidence of Mesolithic activity and all other evidence relating to the Bronze Age and Iron Age. The Study Site is considered to have a moderate potential for evidence of Roman agricultural use and a low potential for all other Roman evidence. The Study Site has a low potential to contain evidence of Medieval settlement. A low archaeological potential is identified for evidence relating to all other past periods of human activity.
- 6.4 Any archaeological evidence present within the Study Site is most likely to be of low (local) significance only, similar to that identified in the vicinity.
- 6.5 A moderate but widespread below ground impact is identified across the Study Site as a result of past cultivation. A severe below ground impact is identified along the northern and western boundaries of the Study Site as a result of the construction and later dismantling of a railway branch line.
- 6.6 It is considered that an archaeological evaluation, comprising geophysical surveying and trial trenching represents an appropriate and proportionate response to the archaeological potential identified. Any such archaeological works could follow the granting of planning consent and be secured by an appropriately worded archaeological planning condition.
- 6.7 It is considered highly unlikely that the proposed residential use of the Study Site will have a significant archaeological impact.

Sources Consulted

General

British Library
Essex Historic Environment Record
The National Archive

Internet

British Geological Survey – [REDACTED]
British History Online – [REDACTED]
Domesday Online – [REDACTED]
Historic England: The National Heritage List for England – [REDACTED]
Portable Antiquities Scheme – [REDACTED]

Bibliographic

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk-based assessment 2014, revised 2020, 2021

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DCMS *Scheduled Monuments and Nationally Important Non-Scheduled Monuments* 2013

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised February 2019, July 2021)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *National Planning Practice Guidance* 2014 (regularly revised)

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft 2017)

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IEMA, IHBC, and ClfA, *Principles of Cultural Heritage Assessment in the UK*, July 2021

Margary I. D. *Roman Roads of Britain* 1955

Mills, A.D. *A Dictionary of British Place Names* 1991

Cartographic

1777 Chapman and Andre Map

1840 Henham Tithe Map, Essex

1850 Henham Enclosure Map

1875-1876 Ordnance Survey Map

1898 Ordnance Survey Map

1923 Ordnance Survey Map

1960 Ordnance Survey Map

1983 Ordnance Survey Map

1994 Ordnance Survey Map

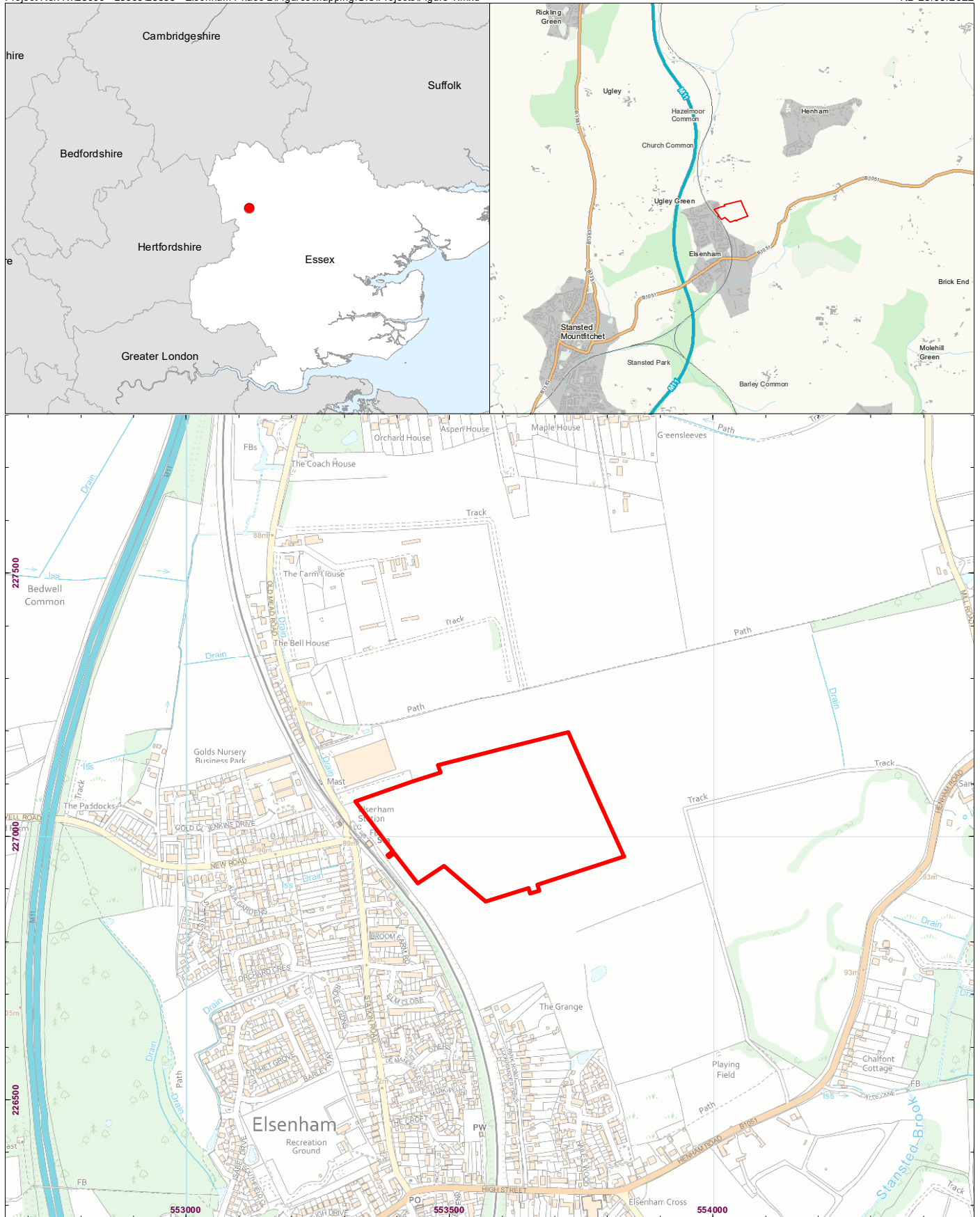
2000 Aerial Photograph (Google Earth Image)

2017 Aerial Photograph (Google Earth Image)

2020 Aerial Photograph (Google Earth Image)



FIGURES



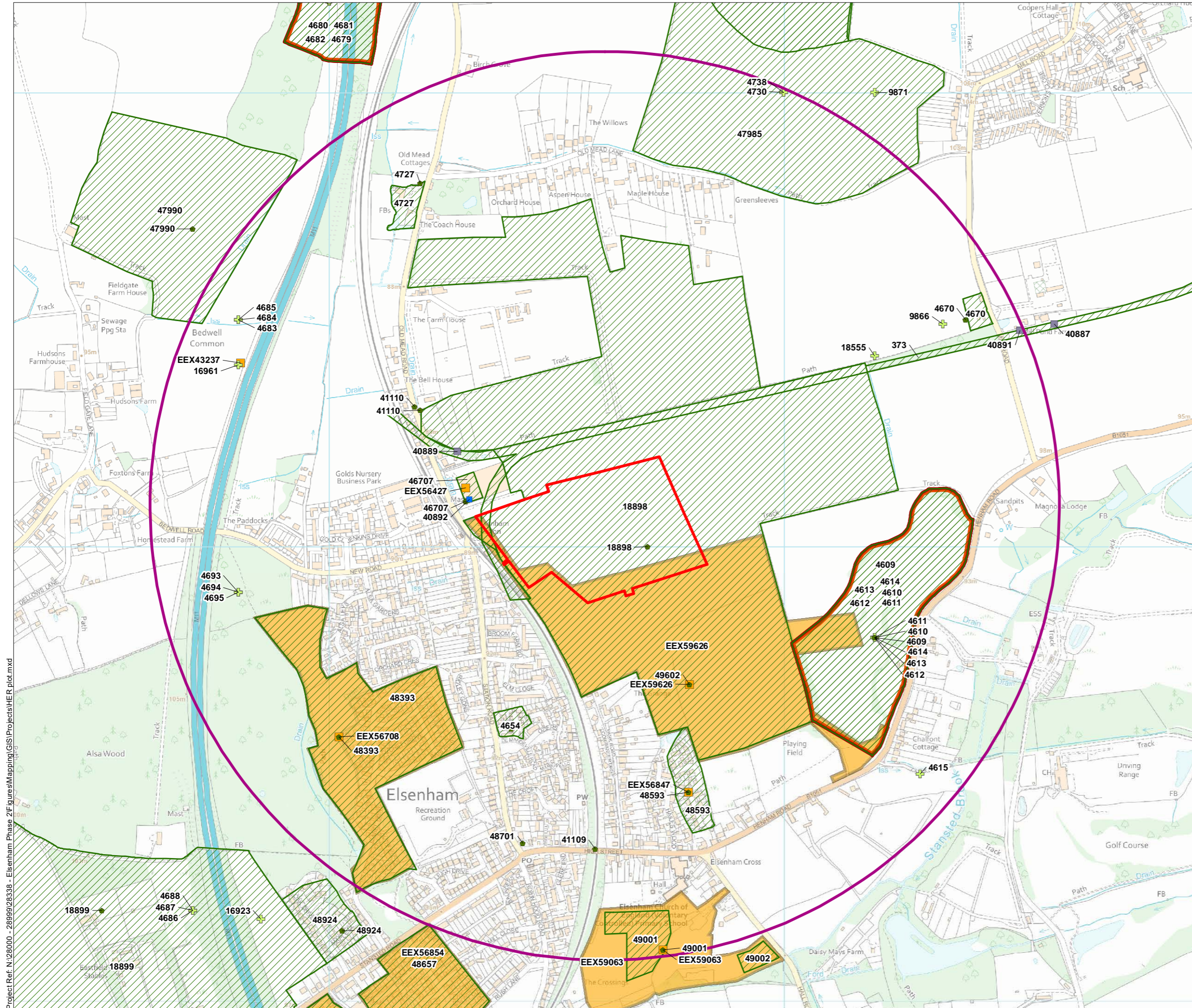
 Site Boundary



0 100 200 m
Scale at A4: 1:10,000



Figure 1
Site Location



Legend

- Site Boundary
- 1km search radius

Non-designated Heritage Assets:

HER Records Points

- ◆ Monuments
- + Findspots
- Buildings
- Industrial

HER Records Polygons

- Monuments
- Findspots

Previous Archaeological Work:

- HER Events Points
- HER Events Polygons

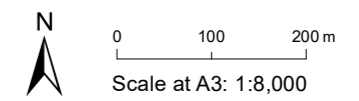
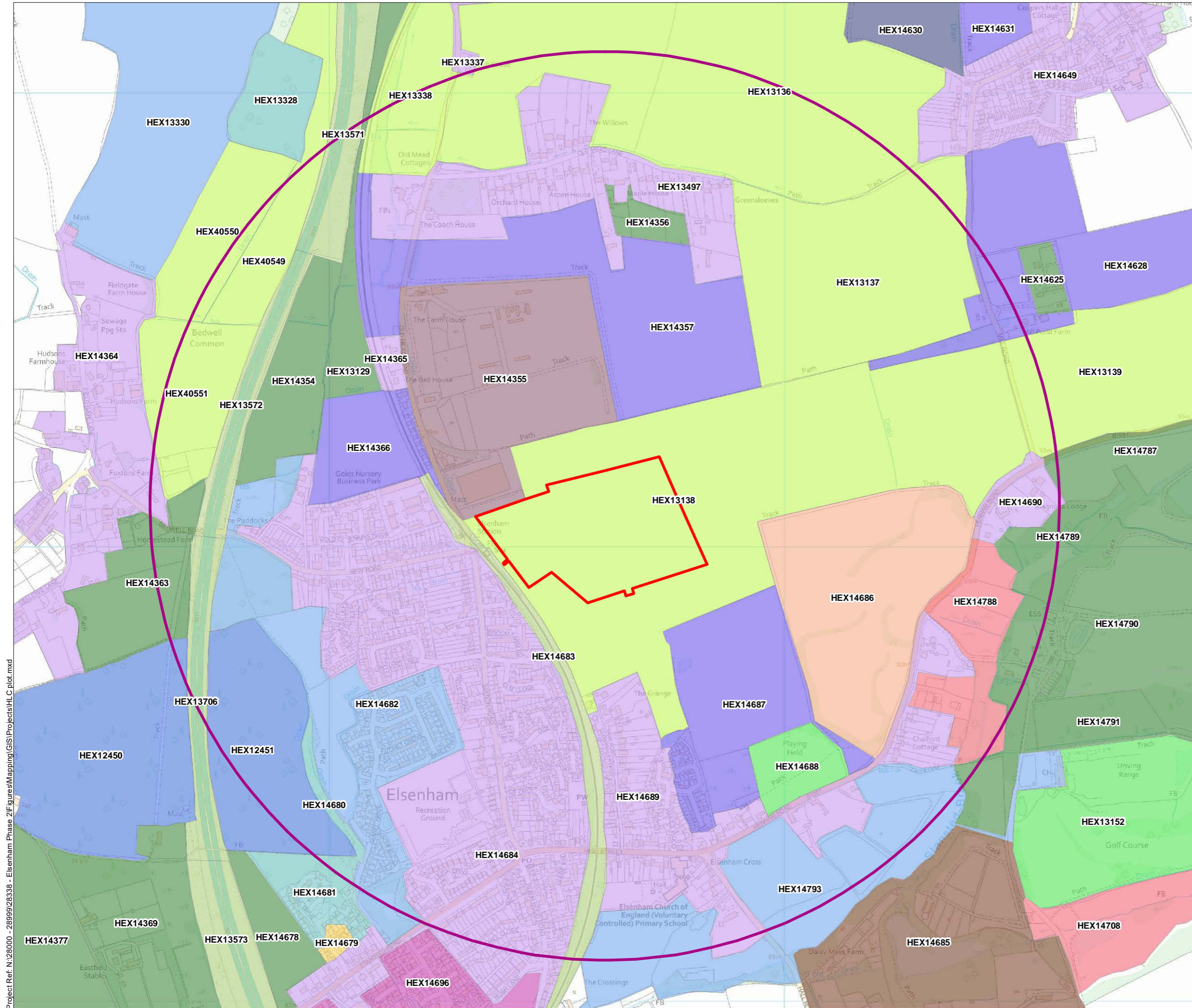


Figure 2a

HER Plot

Project Ref: N128000 - 28999128338 - Elsenham Phase 2\Figures\Mapping\GIS\Projects\HER Plot.mxd



Legend

- Site Boundary
- 1km search radius
- Historic Landscape Characterisation:**
- "20thC" ENCLOSURE
- 18TH-20TH CENTURY WOODLAND PLANTATION
- ANCIENT WOODLAND
- BOUNDARY LOSS
- BOUNDARY LOSS - WITH RELICT ELEMENTS
- BUILT-UP AREAS - URBAN DEVELOPMENT
- ENCLOSED MEADOW
- FORMAL STYLE PARLIAMENTARY ENCLOSURE
- INDUSTRIAL
- INFORMAL PARKLAND
- IRREGULAR ENCLOSURE
- LEISURE / RECREATION
- MOTORWAY, RAILWAY
- NURSERY WITH GLASS HOUSE
- PIECEMEAL STYLE PARLIAMENTARY ENCLOSURE
- RESTORED LAND

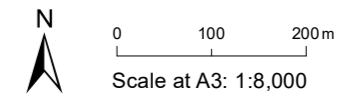



Figure 2b
HLC Plot

Project Ref: N:\28000 - 28999\28338 - Elsenham Phase 2\Figures\Mapping\GIS\Projects\HLC\plot.mxd



Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
19.04.2018

Processing:
Multi-direction Hillshade overlaid on
simple Local Relief Model



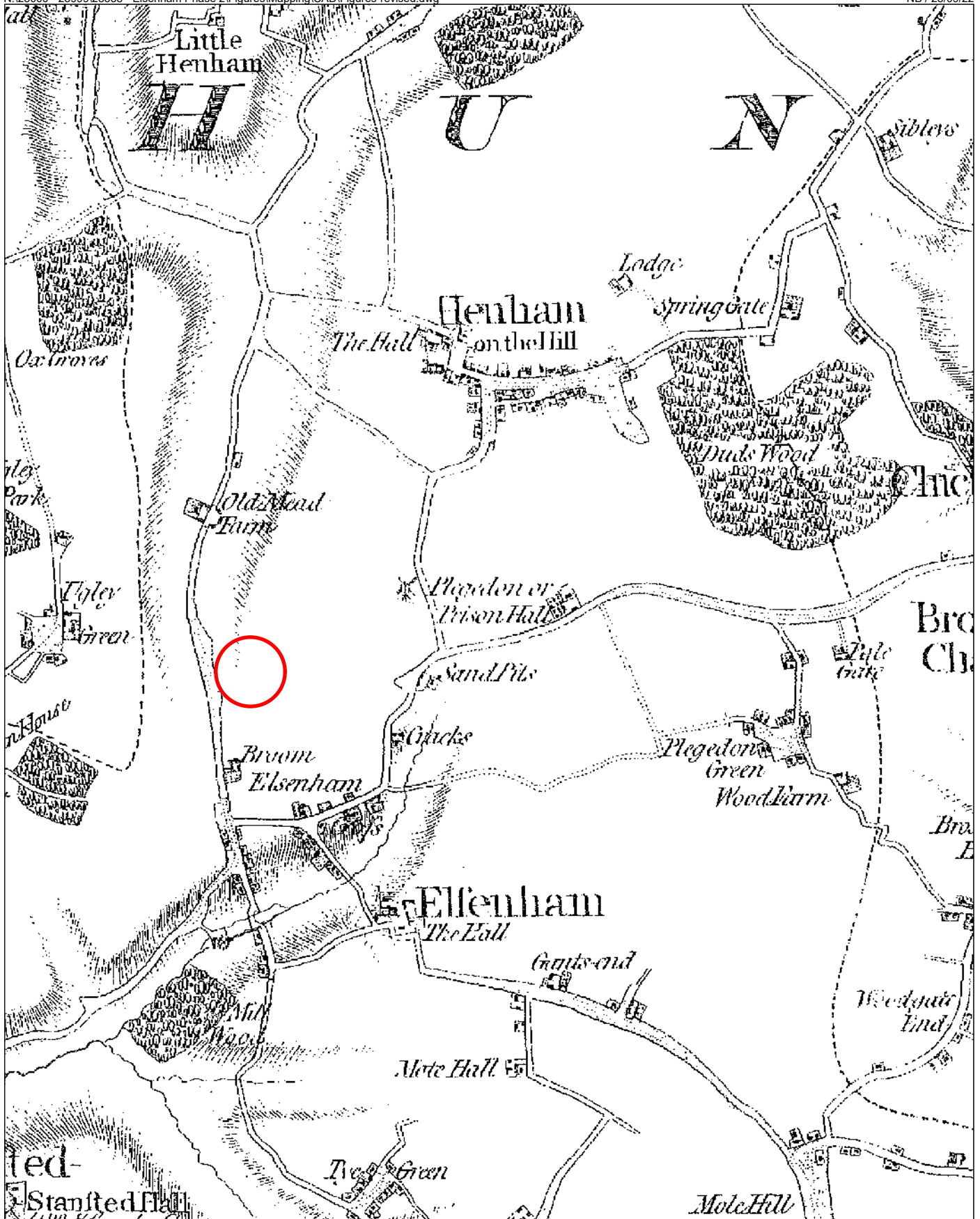
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Scale at A3: 1:2,500



Figure 3

LiDAR Plot



 Approximate site location

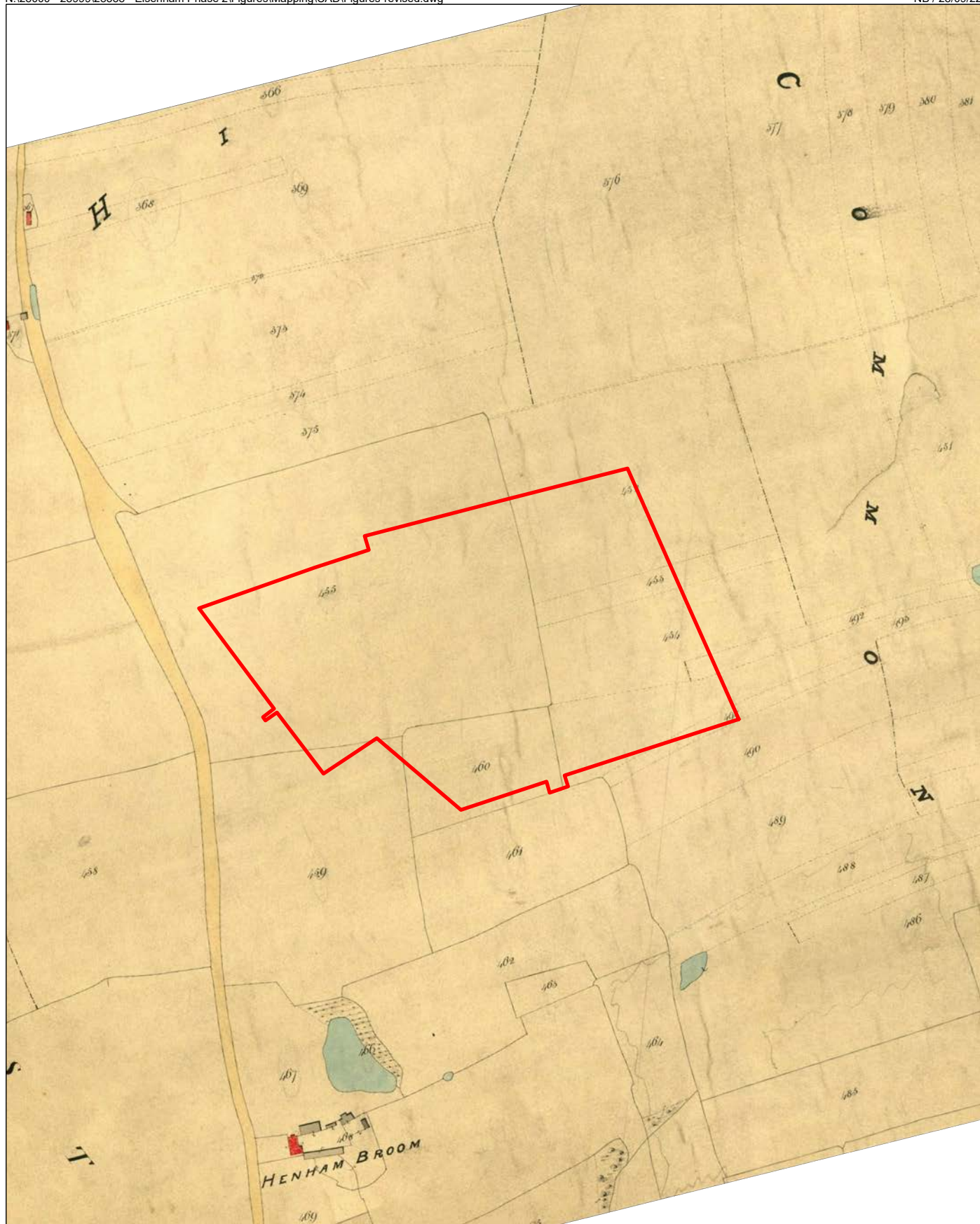


Not to Scale
Illustrative Only



Figure 4

1777 Chapman and Andre Map



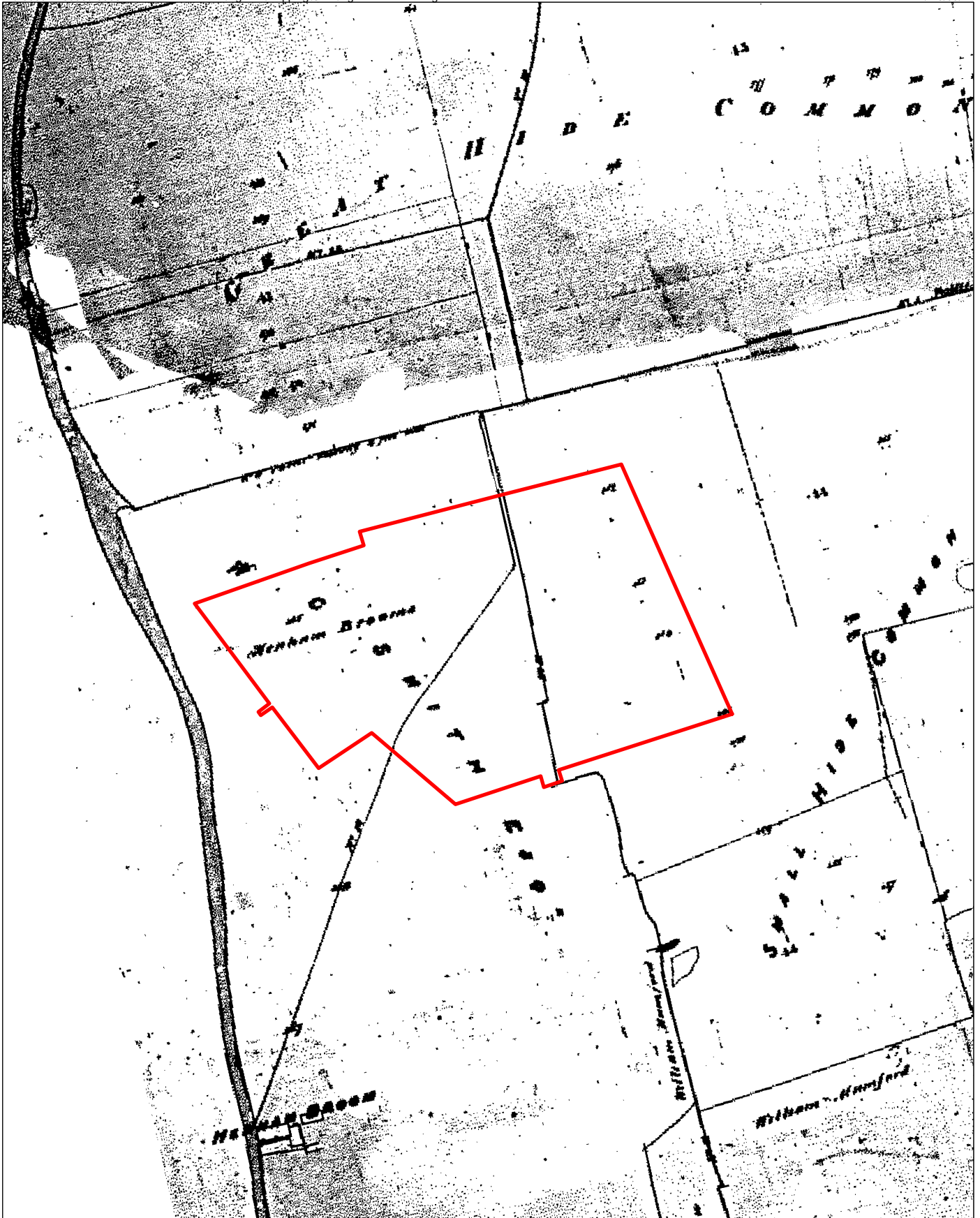
 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 5
1840 Henham Tithe Map, Essex



 Site Boundary

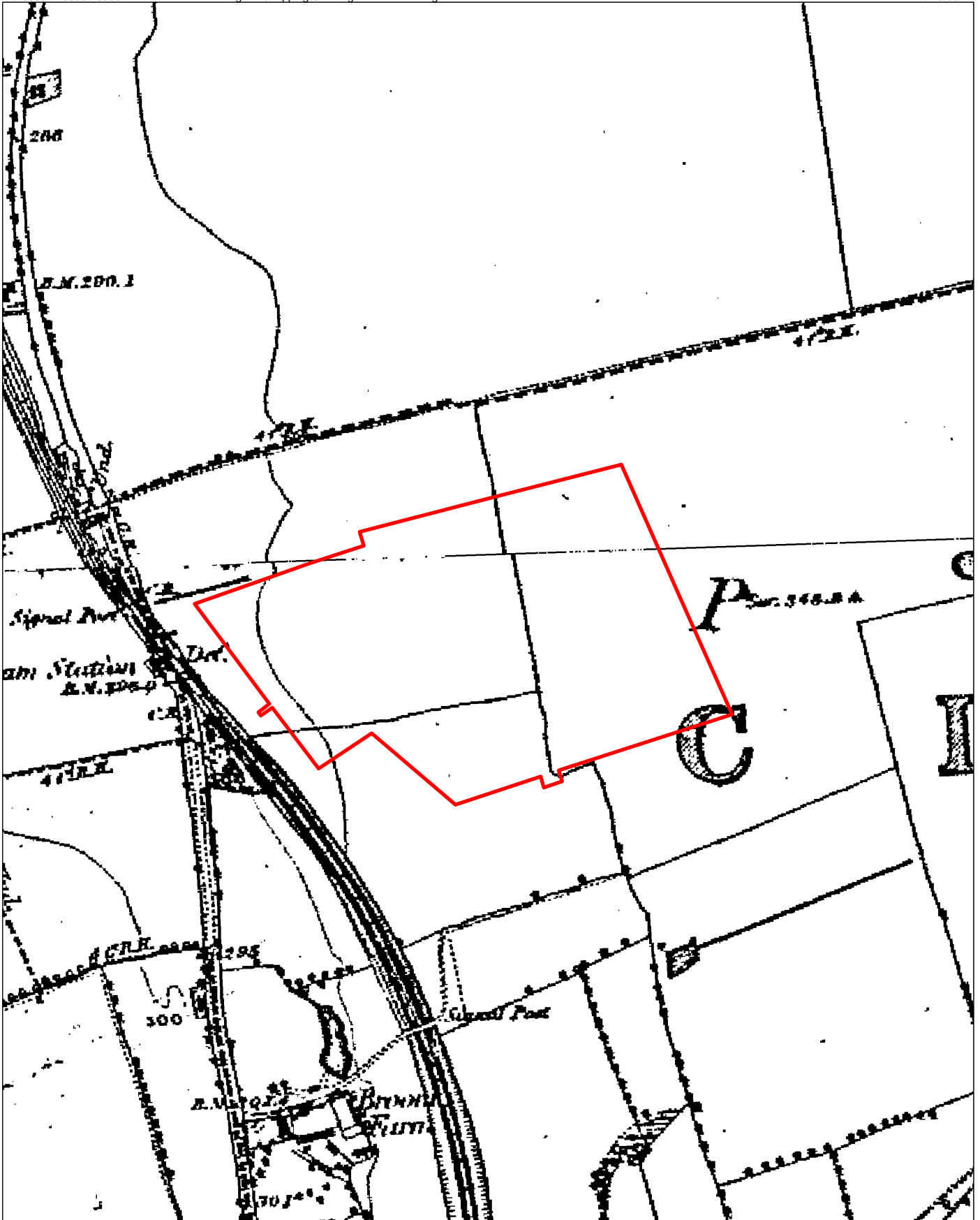


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Scale at A4: 1:5,000



Figure 6

1850 Henham Enclosure Map



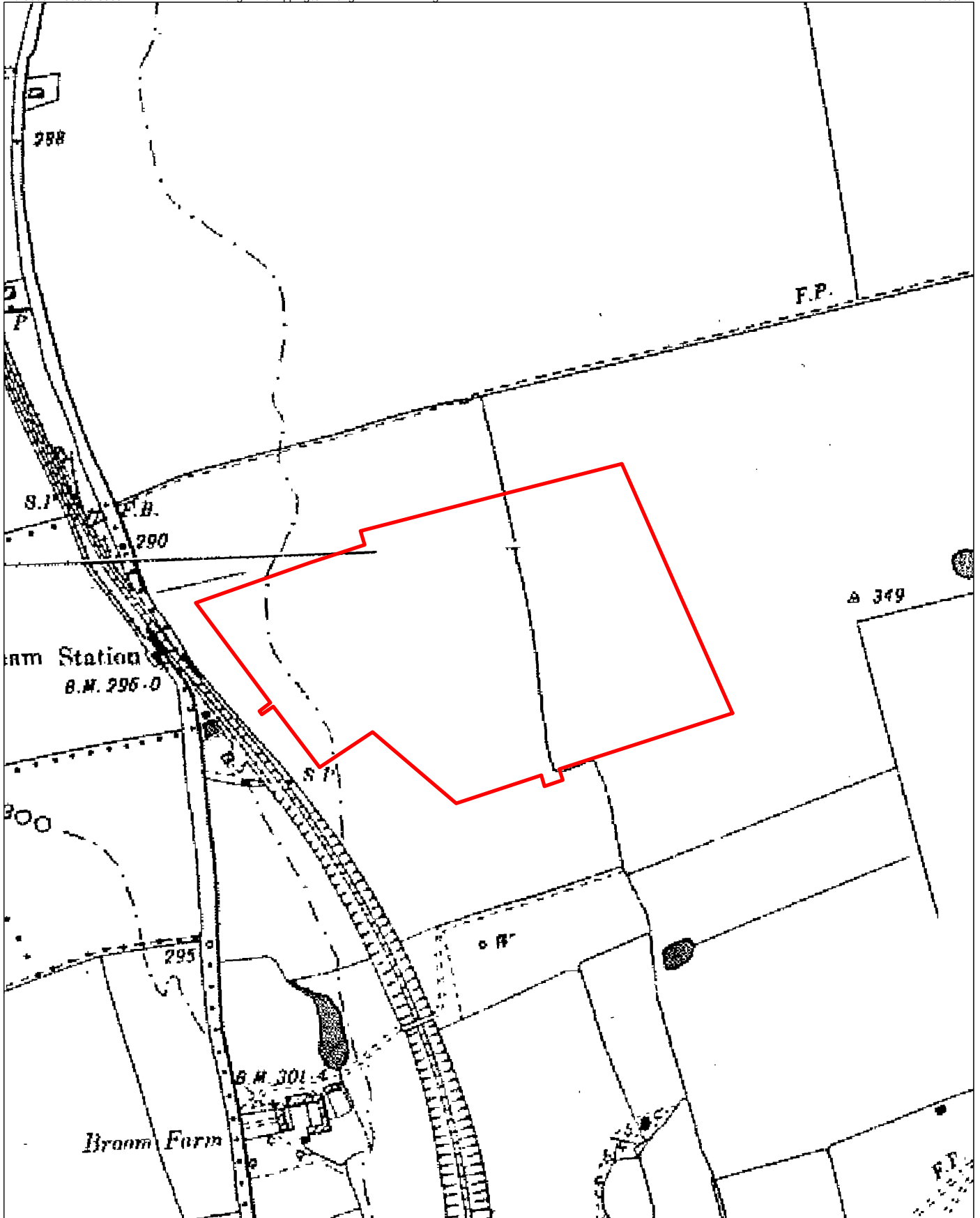
 Site Boundary



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Scale at A4: 1:5,000



Figure 7
1875-1876 Ordnance Survey Map



 Site Boundary

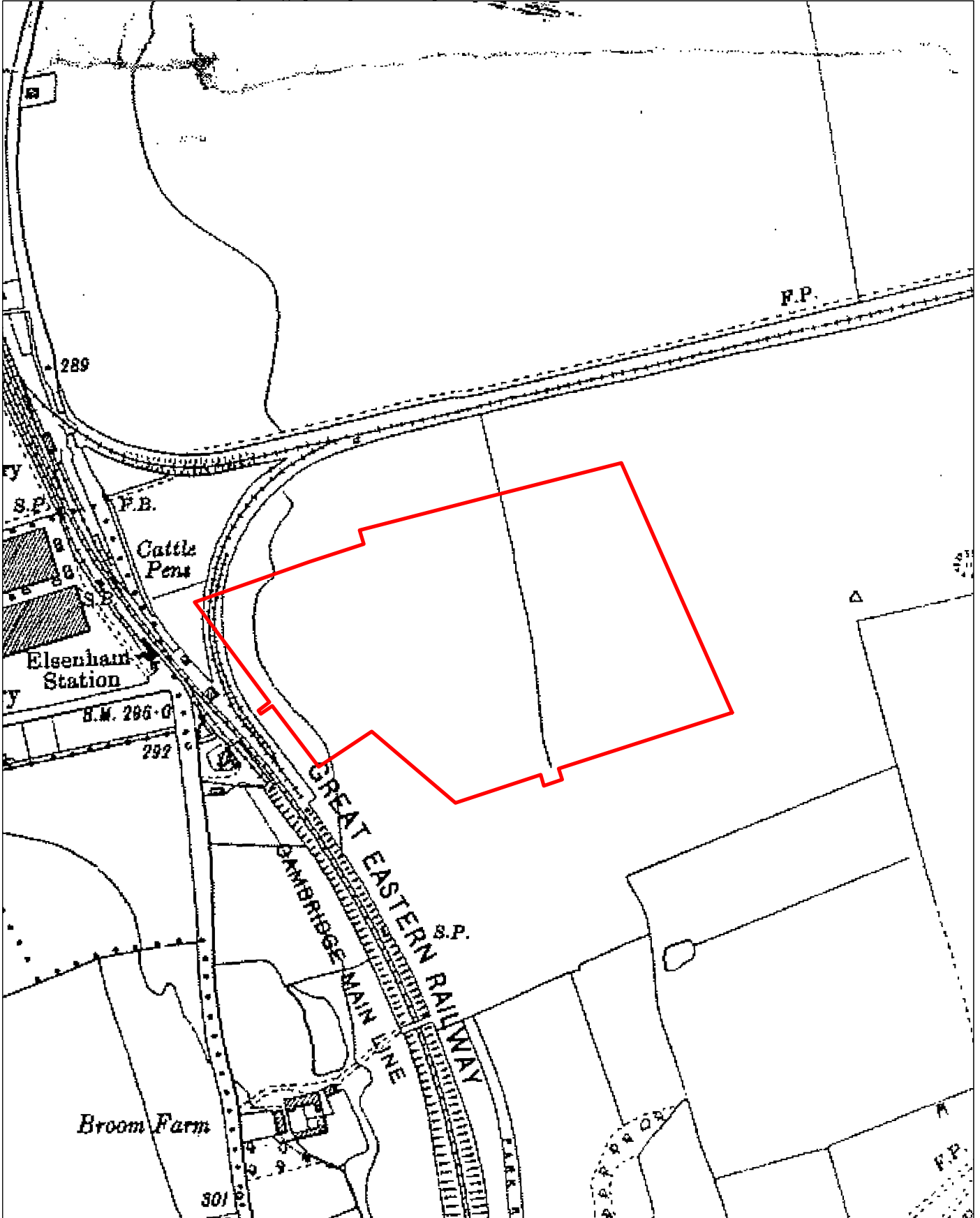


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Scale at A4: 1:5,000



Figure 8

1898 Ordnance Survey Map



 Site Boundary

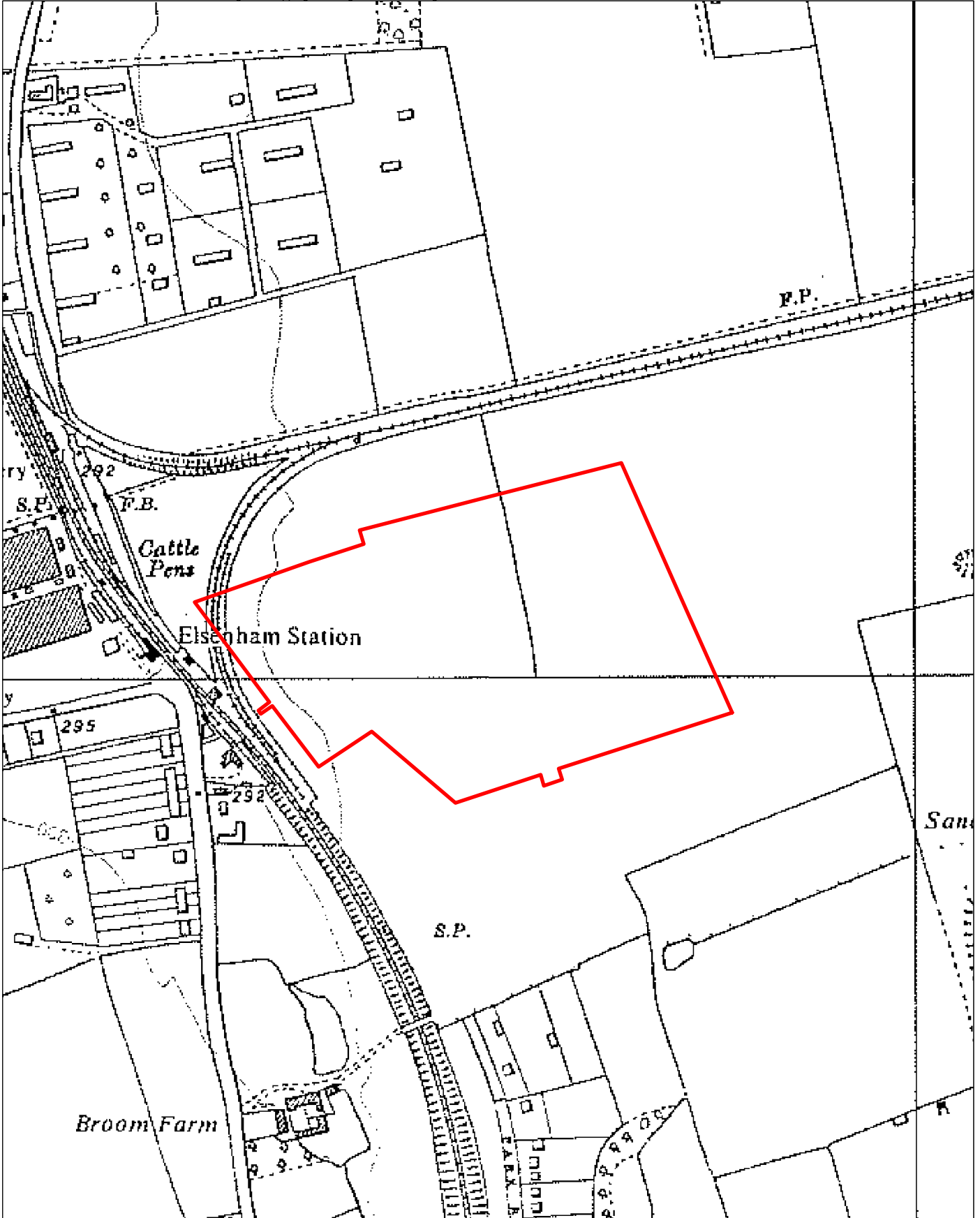


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Scale at A4: 1:5,000



Figure 9

1923 Ordnance Survey Map



 Site Boundary

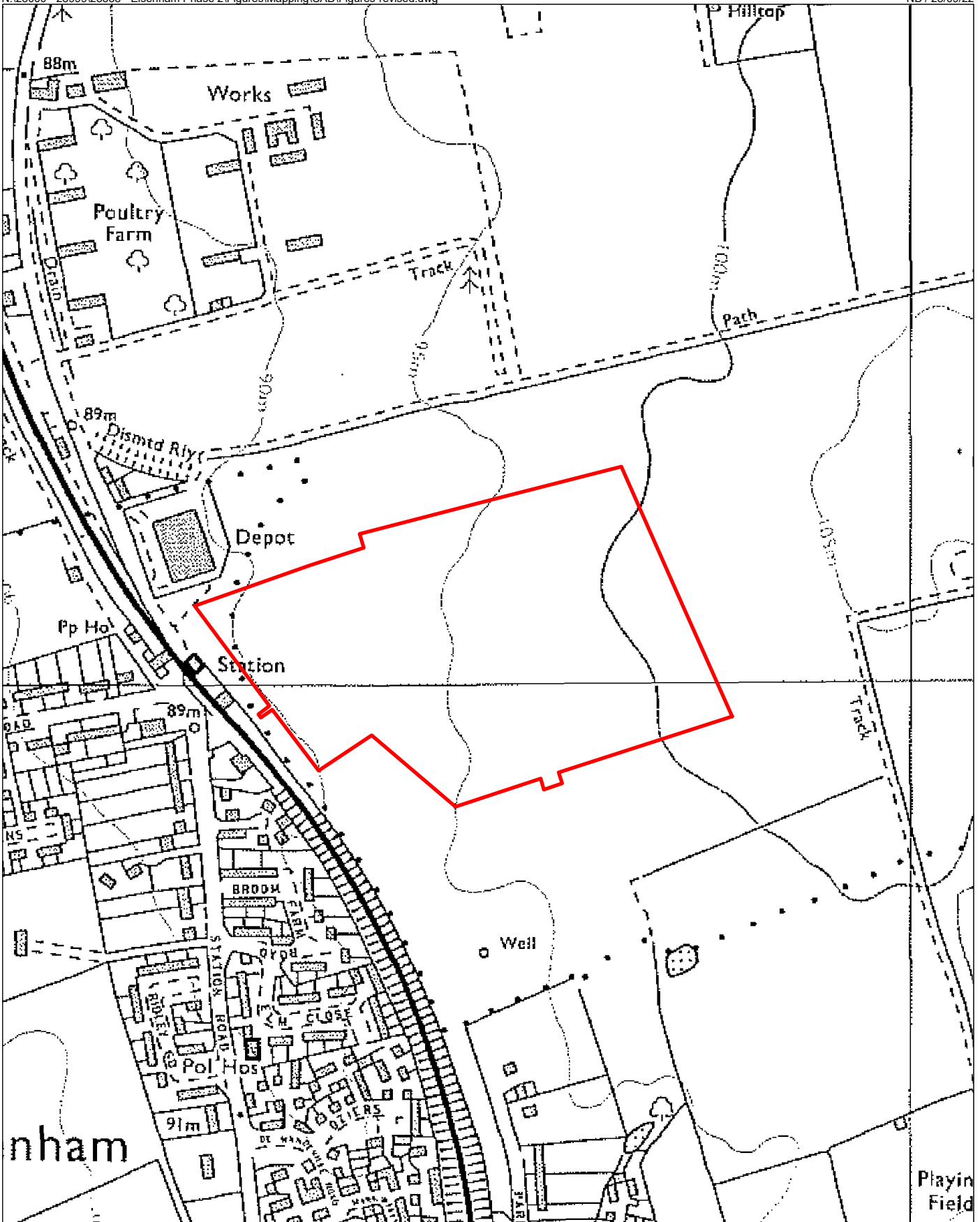


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Scale at A4: 1:5,000



Figure 10

1960 Ordnance Survey Map



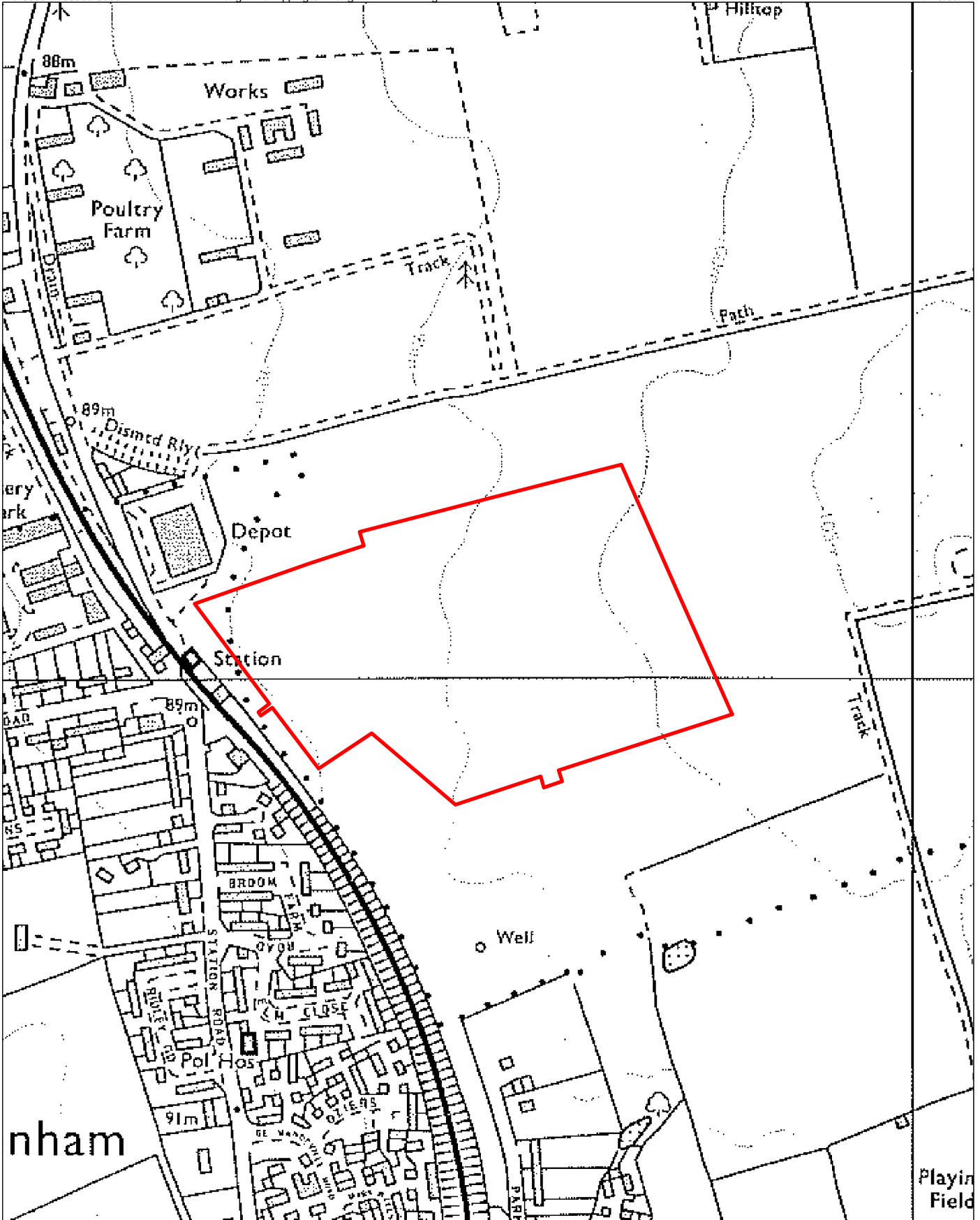
 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 11
1983 Ordnance Survey Map



Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 12

1994 Ordnance Survey Map



 Site Boundary



0 50 100m
Scale at A4: 1:4,000



Figure 13

2000 Aerial Photograph (Google Earth Image)



 Site Boundary



0 50 100m
Scale at A4: 1:4,000



Figure 14

2017 Aerial Photograph (Google Earth Image)



 Site Boundary



0 50 100m
Scale at A4: 1:4,000



Figure 15

2020 Aerial Photograph (Google Earth Image)

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Site Boundary

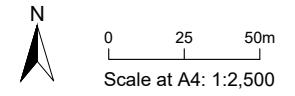


Figure 16

Proposed Development



rpsgroup.com