

WH202C

JUNE 2023

Bull Field, Takeley

Archaeological Desk Based Assessment by RPS

Prepared in support of the Section 62A Planning Application
at Bull Field, Takeley.



ARCHAEOLOGICAL DESK BASED ASSESSMENT

Bull Field, Warish Hall Farm, Takeley, Essex

JCH01780
Bull Field, Warish Hall Farm,
Takeley, Essex
Version 1 Draft for Comment
June 2023



ARCHAEOLOGICAL DESK BASED ASSESSMENT

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Date
Version 1	Draft for Comment	James Archer	Robert Masefield	Robert Masefield	27/04/2023
Version 2	For Planning Submission	James Archer	Robert Masefield	Robert Masefield	01/06/2023

© Copyright RPS Group Plc. All rights reserved.

The report has been prepared for the exclusive use of our client and unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS'), no other party may use, make use of, or rely on the contents of this report. The report has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by RPS for any use of this report, other than the purpose for which it was prepared. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

RPS accepts no responsibility for any documents or information supplied to RPS by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made. RPS has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report's accuracy. No part of this report may be copied or reproduced, by any means, without the prior written consent of RPS.

Prepared by:

RPS

James Archer BA (Hons) ACIfA
Associate Director

20 Farringdon Street
London, EC4A 4AB

T + [REDACTED]
E [REDACTED]

Prepared for:

Weston Homes PLC

EXECUTIVE SUMMARY

- The site known as Bull Field, Warish Hall Farm, Takeley has been assessed for its archaeological potential in advance of proposed development.
- This assessment has identified a neutral setting impact to the significance of the nearby Warish Hall moated site and Takeley Priory Scheduled Monument as a result of the construction of the proposed development. The proposed development footprint is anticipated to be entirely obscured by the extant Priors Wood.
- Recent geophysical survey has not identified any anomalies of likely archaeological significance within the site, whilst evaluation trenching targeted on the geophysical survey results identified evidence only for Post Medieval activity.
- The study site is considered to retain a high archaeological potential for Medieval land division and agricultural activity. A moderate potential has been identified for the Bronze Age, Iron Age, Roman and Saxon periods, as well as for evidence of general Medieval settlement activity. A low to moderate potential is considered for the Neolithic period, with a low potential suggested for archaeological remains dating to all other past periods of human activity. Any remains which may be present have the potential to contribute towards local and perhaps regional research agendas.
- Overall, it is considered that the proposed development could have an impact upon archaeological remains of a likely local or possibly regional significance. It is anticipated that the Essex County Council archaeological advisor to Uttlesford District will require further archaeological work in advance of development to confirm the archaeological potential of the study site and the likely significance of any surviving archaeological remains. On the basis of previous consultation with the advisor, it is anticipated that this work will be secured by an appropriately worded planning condition.

Contents

EXECUTIVE SUMMARY	I
1 INTRODUCTION AND SCOPE OF STUDY	1
2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK	2
National Legislation	2
National Planning Policy & Guidance.....	2
National Planning Policy.....	2
Local Planning Policy	3
Relevant Guidance	4
Relevant National and Local Designations	5
3 GEOLOGY AND TOPOGRAPHY	6
Geology	6
Topography	6
4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE	7
Timescales used in this report.....	7
Introduction.....	7
Previous Archaeological Work	7
Early Prehistoric – Palaeolithic & Mesolithic	8
Later Prehistoric – Neolithic & Bronze Age	8
Iron Age & Roman	9
Saxon/Early Medieval.....	10
Medieval	11
Post Medieval & Modern (including map regression exercise)	12
Historic Landscape Characterisation.....	13
LiDAR Plot.....	13
Undated Evidence	13
Negative Evidence.....	13
Assessment of Significance (Designated Assets).....	14
Assessment of Significance (Non-Designated Assets).....	14
5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS	15
Site Conditions	15
Proposed Development.....	15
Review of Potential Development Impacts on Designated Archaeological Assets.....	15
Review of Potential Development Impacts on Non-Designated Assets.....	18
6 SUMMARY AND CONCLUSIONS	20

Figures

Figure 1: Site Location

Figure 2a: HER Plot (Data from Essex HER)

Figure 2b: HLC Plot (Data from Essex HER)

Figure 3: LiDAR Plot

Figure 4: 1777 Chapman & Andre Map of Essex

Figure 5: 1805 Ordnance Survey Old Series

- Figure 6: 1839 Takeley Parish Tithe Map
- Figure 7: 1876 Ordnance Survey (1:2500)
- Figure 8: 1897 Ordnance Survey (1:2500)
- Figure 9: 1920 Ordnance Survey (1:2500)
- Figure 10: 1969 Ordnance Survey (1:2500)
- Figure 11: 2000 Google Earth Image
- Figure 12: Site Layout as Existing (2022 Google Earth Image)
- Figure 13: Site as Existing (Topography)
- Figure 14: Proposed Development Masterplan

Plates

- Plate 1: View facing east across study site
- Plate 2: View facing north east from southern site boundary showing eastern end of Priors Wood relative to eastern extent of proposed development area
- Plate 3: View facing west across study site from adjacent to Smiths Green Lane
- Plate 4: View facing north west from Smiths Green Lane towards Warish Hall Scheduled Monument
- Plate 5: View facing south from south east corner of Warish Hall Scheduled Monument towards study site, showing Priors Wood to the east which obscures the proposed development area
- Plate 6: View facing west along southern boundary of Warish Hall Scheduled Monument showing heavy planting
- Plate 7: View facing north towards Warish Hall Scheduled Monument from south east corner of Priors Wood
- Plate 8: View facing south west into proposed development area from south east corner of Priors Wood

Appendices

- Appendix A: Warish Hall Moated Site and Takeley Priory Scheduled Monument National Heritage List Entry
- Appendix B: Geophysical Survey Interpretation Figures 2021
- Appendix C: Archaeological Evaluation Figures 2021
- Appendix D: LVIA ZTV Figure and Viewpoint 1 taken from adjacent to Warish Hall Scheduled Monument

1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This updated archaeological desk-based assessment has been researched by Alex Slater, prepared by James Archer, and approved by Robert Masefield of RPS Heritage on behalf of Weston Homes PLC.
- 1.2 The subject of this assessment, also known as the study site, is the site known as Bull Field, Warish Hall Farm, Takeley, Essex. The site is centred at TL 56561 21566 within the administrative area of Uttlesford District (see Figure 1) and is approximately 18.62ha in total extent, although much of this comprises the existing woodland at Priors Wood. The extent of the area proposed for development is confined to the circa 5ha south western area of the site.
- 1.3 A previous planning application on the site was rejected by Uttlesford District Council in 2021 (Planning Ref: UTT/21/1987/FUL), with an appeal dismissed in 2022 (Appeal Ref: APP/C1570/W/22/3291524). A revised planning application is now intended, which comprises a revised and reduced development layout that has taken account of previous comments. In particular, it should be noted that Historic England's previous consultation advice (dated 18th October 2021, ref: P01431365), specifically stated that they held no objection to development "tucked directly to the south of Prior's Wood". The revised development layout has been formulated with this consultation in mind. Accordingly, Weston Homes PLC has commissioned RPS Heritage to update previous archaeological documentation in order to address any potential archaeological constraints on the basis of the revised development layout.
- 1.4 In accordance with relevant 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 October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.5 This desk-based assessment comprises an updated examination of evidence on the Essex Historic Environment Record (HER), and other sources, and includes the results of a comprehensive map regression exercise. As part of a previous development proposal, a site visit was carried out in October 2020 and geophysical survey and targeted evaluation trenching were undertaken in 2021 (see Appendices B-C). This assessment is further supported by a projected zone of theoretical visibility (ZTV) and wireline imagery shown at Appendix D (LDA 2023). A further site visit was undertaken in April 2023 to obtain updated site photography (see Plates 1-8).
- 1.6 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

National Legislation

- 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.

National Planning Policy & Guidance

- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.3 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

- 2.4 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 a contribution towards our knowledge and understanding of the past.
- 2.5 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 the 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.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 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 designated under the relevant legislation.
- 2.9 *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.

- 2.10 *Setting of a heritage asset* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 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.
- 2.12 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.
- 2.13 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.
- 2.14 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

Uttlesford District

- 2.15 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.

Relevant Guidance

- 2.16 Historic England's guidance on the management of change within the setting of heritage assets seeks to provide a definition for the term of 'setting' itself, as well as guidance to allow councils and applicants to assess the effect of developments upon the settings of heritage assets (Historic England 2017).
- 2.17 The document defines setting 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.' Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.
- 2.18 This document provides guidance on practical and proportionate decision making with regards to the management of proposed developments and the setting of heritage assets. It is clearly stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.19 The guidance sets out a five staged process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals. The guidance states that if development is capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting. Importantly, it is distinguished that an impact on setting does not necessarily equate with harm and may be positive or neutral. This judgement of impact instead depends upon a detailed understanding of the individual heritage asset's significance, of which setting may form a greater or lesser part.
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset. This depends upon an understanding of the history and development of the site, utilising historic mapping where possible. This assessment should also be informed by the physical surroundings of the asset, including its relationship with other heritage assets, the way in which the asset is experienced and the asset's associations and patterns of use. All this information will inform an assessment of the effects of a proposed development on the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset. With the information gathered at Stage 2 it will be possible to identify a range of effects development may have on setting, which will be evaluated as beneficial, neutral or harmful to the significance of the heritage asset. The location and siting, form and appearance, permanence and any other effects of proposals will all inform the assessment process;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets. Measures to reduce harm could include relocation of all or parts of a development, changes to the layout, screening, etc. Where harm cannot be eliminated, design quality of the proposed development may be one of the main factors in assessing the balance of harm and benefit. Where a development cannot be adjusted and where some harm to the setting of heritage

assets is unavoidable, appropriate screening may be required to reduce the extent of the harm caused;

5. Making and documenting the decision and monitoring outcomes. Decisions are made on a case by case basis, recognising that all heritage assets are not of equal importance and the contribution made by their setting to their significance also varies.

Relevant National and Local Designations

- 2.20 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2a, no designated World Heritage Sites, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site. The Warish Hall moated site and remains of Takeley Priory Scheduled Monument is located within c.270m to the north of the study site at its closest point (HE Desig. No. 1007834, and see Appendix A).
- 2.21 Built heritage considerations are addressed in separate reporting by RPS.
- 2.22 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the London area and to the north, including large parts of Essex, is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).
- 3.2 Further detail is provided by the British Geological Survey (BGS Online 2023), which shows the underlying bedrock geology at the study site as London Clay Formation (Clay, Silt & Sand), a deposit formed between 56 and 47.8 million years ago during the Palaeogene period. This is overlain by deposits of Lowestoft Formation (Diamicton) formed between 480 and 423 thousand years ago during the Quaternary period. These superficial Lowestoft deposits are formed from glacial till and are geologically unsorted.
- 3.3 Previous evaluation trenching to the immediate east of the proposed development area (LP 2021, see Appendix C) identified natural deposits comprising a soft, mid-yellow brown silty clay with frequent chalk flecks. This was overlain by a subsoil and a topsoil.
- 3.4 No site specific or British Geological Survey borehole data is currently available for the study site.

Topography

- 3.5 The natural topography of the study site comprises an area of high ground, associated with settlement at Takeley, that overlooks the Pincey Brook watercourse c.800m to the north west, and the River Roding c.1.7km to the east. The site is generally fairly level on the plateau of high ground, located at a height of circa 105-106m Above Ordnance Datum (AOD). The general topography of the study site and surrounding area is shown on Figure 13.

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 (including Chalcolithic)	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 section reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 1.5km radius of the study site (Figs. 2a-b), also 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 area from the 18th century onwards until the present day.
- 4.3 In general, the majority of HER records within the study area comprise evidence of a wider settled landscape since the Neolithic period, including occupation, settlement and agricultural field systems dating to the Neolithic, Bronze Age, Iron Age, Roman, Medieval and Post Medieval periods. A high density of Medieval moated sites is recorded within the nearby area.
- 4.4 The map regression exercise has demonstrated that the site has generally remained open land utilised for agricultural activity, as well as areas of woodland, since at least the late 18th century to the present day.
- 4.5 Section 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

Previous Archaeological Work

- 4.6 A programme of geophysical survey has previously been undertaken to provide information on the presence/absence of possible archaeological anomalies at the site (Appendix B, Magnitude 2021). The results indicated the agricultural use of the site in the form of mapped land boundaries as well

as likely former unmapped field boundaries. A former footpath was detected, as well as Modern plough activity. An area of more enhanced fill was detected to the north east along Smiths Green which corresponds with a former moated site known as Maggots.

- 4.7 Archaeological evaluation trenching targeted on the geophysical survey results followed later in 2021 (LP 2021 and see Appendix C). The work identified two small pits of prehistoric date, as well as evidence of Medieval features confirming the presence of the moated site at Maggots. There were features identified within the interior of the moat comprising a few pits and ditches. No structural remains were recorded. Post Medieval activity was noted within the upper fills of the boundary ditches that cross the site.

Early Prehistoric – Palaeolithic & Mesolithic

- 4.8 No archaeological evidence is recorded on the Essex HER within the 1.5km study area that dates to either the Palaeolithic or the Mesolithic periods. There were no finds made during the recent evaluation trenching (LP 2021). The presence of Early Prehistoric material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. The underlying geological sequence comprises London Clay overlain by Lowestoft Formation superficial deposits. These Lowestoft deposits are formed of glacial till, which is derived from the erosion of material by the movement of glacial ice, which is then redeposited along the route of the glacier. This sequence is not considered conducive to the survival of in situ Early Prehistoric artefacts.
- 4.9 Therefore, as a result of the paucity of evidence for these periods despite a high number of archaeological events, combined with the character of the underlying geological sequence, the potential for Palaeolithic and Mesolithic artefacts and remains at the site is considered to be low.

Later Prehistoric – Neolithic & Bronze Age

- 4.10 There was a scatter of early Neolithic pits across the northern area of Priors Green Takeley (c.500m to the east of the study site) along with possible structural evidence in the form of stakeholes. The earliest forms of pottery although probably of Mildenhall style were dated to the 18-14th century BC and appear to have pre-dated Essex causewayed enclosures such as St Osyth (Germany et al 2015).
- 4.11 A cluster of Neolithic and Bronze Age pits were identified at the Stansted Mid Term Car Park site c.1.1km to the north west of the site (HER Ref: MEX1032450-2, TL 552 224). Possible late Bronze Age boundary ditches were identified in the same area (HER Ref: MEX1037820, TL 5541 2310).
- 4.12 Late Bronze Age settlement evidence is recorded across a large area of land near to the Pincey Brook to the north of the A120 over 500m from the study site, which included post hole structures, enclosures and evidence for stock pens (HER Ref: MEX1049872, TL 5666 2274). Similarly dated occupation remains were also identified at Waltham Hall c.900m to the north west (HER Ref: MEX1049868, TL 5591 2291).
- 4.13 A ditch system dating to the late Bronze Age was recorded during archaeological work at the A120 to the north of Warish Hall, c.600m from the study site (HER Ref: MEX1036243, TL 5710 2236). There were early and late Bronze Age waterholes identified at Priors Green c.500m to the east, with the early Bronze Age example containing a preserved log ladder. There was also evidence for a late Bronze Age to early Iron Age occupation site (Germany et al 2015).
- 4.14 Archaeological work in advance of the Prior's Green development c.500m east of the site has identified evidence for prehistoric activity primarily characterised as pits, with a number of ditches and gullies also attributed to the prehistoric periods. On the higher ground to the west towards the site, a small enclosure with probable post holes, potentially surrounded by a large ditch and several

pits was identified. Probable water holes or quarry pits were identified on the lower ground to the east (HER Ref: MEX1039500, TL 5741 2170).

- 4.15 Geophysical survey to the west of Station Road c.750m to the south west of the study site has revealed anomalies that appear morphologically to be prehistoric in date (HER Ref: MEX1050089, TL 5588 2086). A series of possible prehistoric ditches were recorded during archaeological work at Dunmow Road c.600m to the south east of the study site (HER Ref: MEX1041202, TL 5721 2115).
- 4.16 Further Bronze Age artefact finds within the study area comprise a flint axe found east of Old House Farm recorded c.450m north west of the site (HER Ref: MEX16372, TL 5616 2206), residual pottery sherds found at Hamilton Road c.600m to the south east (HER Ref: MEX1041392, TL 5756 2136), two large burnt patches accompanied by urns and an adze found at Warish Hall c.400m north of the study site (HER Ref: MEX16086, TL 568 220), and a further burnt flint patch at Fann's Wood c.700m to the north east (HER Ref: MEX38577, TL 5733 2239).
- 4.17 Extensive evidence for Later Prehistoric settlement is recorded to the north of the study site in association with the Pincey Brook watercourse. The site itself occupies a level area of high ground overlooking this watercourse and also overlooking the River Roding to the east. This is likely to have been an attractive location for Later Prehistoric settlement and previously archaeological remains have been recorded within close proximity to the site, although no anomalies of suggested later Prehistoric date were identified during geophysical survey at the site (Magnitude 2021 and Appendix B). Only two unrelated prehistoric pits were identified during a programme of targeted trenching (LP 2021, see Appendix C). Overall, there is scattered evidence for Neolithic activity within the area which suggests a low to moderate archaeological potential at the site for this period. A moderate archaeological potential can be identified for evidence of Bronze Age activity.

Iron Age & Roman

- 4.18 The Stortford Road/Dunmow Road c.250m south of the study site is thought to represent the route of a Roman road known as Stane Street between settlements at Great Dunmow and Standon (HER Refs: 4497, 16440 and Margary 1955). It has been suggested that the route may have been constructed along a pre-existing prehistoric trackway (HER Ref: MEX16441). Typical archaeological features associated with Roman roads can include evidence for settlement and occupation, roadside ditches and associated land division, together with quarry pits, burials and chance losses.
- 4.19 An early Iron Age field system has been recorded during archaeological work at Prior's Green within c.350m to the east of the site. A possible ring ditch and cremation burial were also recorded further to the east (HER Ref: MEX1038792, TL 5748 2143). A series of middle Iron Age and late Iron Age to early Roman period waterholes were also recorded at Priors Green (Germany et al 2015). Works at Dunmow Road c.200m to the south identified a linear ditched feature dated to the Iron Age (HER Ref: MEX1049191).
- 4.20 A single roundhouse structure dated to the early to middle Iron Age is recorded c.550m north of the site (HER Ref: MEX1036238, TL 5637 2224).
- 4.21 One ditch and two pits have been identified c.750m south west of the study site which may date to the Iron Age period (HER Ref: MEX1036892, TL 5616 2082).
- 4.22 Three phases of a late Iron Age to Roman enclosed farmstead occupation site were found during work at Dunmow Road c.970m south west of the study site. The farmstead is thought to have only been a short-lived occupation site, perhaps only three generations c.AD10-80 (HER Ref: MEX1041385, TL 5554 2119). Late Iron Age/Roman ditches were identified in the area immediately north of this on the opposite side of Stane Street, which were interpreted as part of a field system (HER Ref: MEX1049163, TL 5557 2134). A further extensive system of late Prehistoric to early Roman ditches and gullies was recorded to the immediate east of the farmstead site (HER Ref: MEX1036189, TL 5582 2117).

- 4.23 Several phases of late Iron Age/Roman settlement activity and field systems was identified at the Stansted Mid Term Car Park site, Thremhall Avenue, and also at Coopers End roundabout sub-station c.1.4km to the north west of the site (HER Refs: MEX1032453, TL 552 224; MEX1037820, TL 5541 2310; MEX28771, TL 5548 2307). Similarly, across the northern part of the study area, evidence for late Iron Age/Roman settlement has also been identified at Waltham Hall (HER Ref: MEX1049868, TL 5591 2291).
- 4.24 Archaeological work c.240m to the south of the site has revealed evidence for late Iron Age and Roman land use in the form of ditches and gullies (HER Ref: MEX1034196, TL 5644 2124).
- 4.25 Excavations along the route of the A120 to the north of the study site have identified a number of clusters of Roman period activity. These include a series of enclosures and associated droveways identified at Parsonage Lane c.750m to the north west of the site (HER Ref: MEX1036194, TL 5599 2210). Possible Roman period droveway ditches are recorded at the A120 circa 650m north of the site (HER Ref: MEX1036278, TL 5637 2224), and a possible Roman field system is recorded at the A120 to the north of Warish Hall, c.700m from the study site (HER Ref: MEX39523, TL 5710 2236). A clay-lined, possible water storage pit was recorded along the A120 to the north of Takeley Church and c.1.2km to the north west of the site (HER Ref: MEX39519, TL 5535 2183).
- 4.26 Roman tile and brick fragments are recorded within the fabric of the later Medieval church at Takeley c.1.1km west of the site, whilst recent burials to the south of the church have found further Roman brick fragments. Combined with the presence of a nearby high status Roman burial (HER Ref: MEX16180, TL 554 215), it has been suggested that this may indicate the presence of a Roman villa or similar site within the nearby area, as the material may have been reused for the later construction of the church (HER Ref: MEX16171, TL 5552 2163).
- 4.27 Geophysical survey to the west of Station Road c.750m to the south west of the study site has revealed anomalies that may relate to Roman period enclosures (HER Ref: MEX1050089, TL 5588 2086).
- 4.28 A possible Roman ditch was recorded during archaeological work at Dunmow Road c.550m to the south east of the study site (HER Ref: MEX1041202, TL 5721 2115).
- 4.29 Further Roman period HER monuments recorded across the 1.5km study area relate to isolated findspots, including metal detecting finds, coins, a scabbard, and a quern stone (HER Refs: MEX1032016, MEX1036008, MEX16522, MEX35352, MEX35348, MEX35354, MEX1032030). These are not mentioned in detail here as they are generally representative of casual losses which were spread across this settled agricultural landscape during manuring activity.
- 4.30 The study site would have been situated within a settled landscape within close proximity to Stane Street and a possible prehistoric predecessor during the Iron Age and Roman periods. It is possible that archaeological remains dating to these periods could be present within the site, potentially comprising occupation activity and evidence for rural land division and agricultural practice, although no anomalies of suggested Iron Age or Roman date have been identified by geophysical survey or archaeological trenching (Magnitude 2021, LP 2021 and see Appendices B-C). Overall, a moderate archaeological potential is identified at the study site for the Iron Age and Roman periods.

Saxon/Early Medieval

- 4.31 Evidence for Saxon period activity within the nearby area is limited, comprising a rectangular post-built structure identified during archaeological work on the A120 trunk road within an area c.1.2km to the west of the site. The building was later dated to the Saxon period by C14 dating and was located within the area to the north of Takeley Church (HER Ref: MEX39520, TL 5535 2183).
- 4.32 Despite the apparent lack of activity, it is likely that the study site would have been situated within a settled landscape during the Saxon and early Medieval period. Overall, a generally moderate potential can be considered at the study site for archaeological remains dating to this period.

Medieval

- 4.33 The Domesday Survey of 1086 records Takeley as a fairly large estate of 47 households. The lands associated with the estate are listed under three owners by the survey, including the Abbey of Saint-Valery (located at Takeley Priory to the north), Eudo the Steward, and Robert Gernon. The estate lands comprised arable lands, pastoral meadows, and woodland (Open Domesday Online 2023). The church at Takeley is located c.900m west of the site and is set back from Dunmow Road along Church Lane. The church is thought to date from the 12th century and it has been suggested that an associated deserted Medieval village core may have been located within the area around the church (HER Refs: MEX16172, TL 5552 2167; MEX16179, TL 556 216).
- 4.34 Evidence for a possible 13th century farmstead was recorded during archaeological work adjacent to Dunmow Road c.240m south of the site (HER Ref: MEX1034196, TL 5644 2124).
- 4.35 Medieval pits and ditches are recorded at Prior's Green to the east of the site, likely representing an historic field system (HER Ref: MEX1038792, TL 5748 2143). The strip field system comprised multiple parallel ditches in three phases plus small enclosed occupation areas on either side of Jacks Lane (Germany et al 2015). Further evidence for Medieval agricultural activity is recorded at Dunmow Road c.970m south west of the study site (HER Ref: MEX1041385, TL 5554 2119).
- 4.36 The Warish Hall moated site and remains of Takeley Priory Scheduled Monument is located within c.270m to the north of the study site at its closest point (HE Desig. No. 1007834, and see Appendix A). The site has been identified as St Valery's Priory, Takeley, a Benedictine Priory founded in the 11th century by William the Conqueror. The priory was later dissolved in 1391 and the lands were granted to New College, Oxford and Winchester College. The internal moat is occupied by Warish Hall, a 13th century Grade I listed timber-framed hall house, and this internal moat is surrounded by a wider moat forming an enclosed monument (HER Refs: MEX16073-4, TL 568 220).
- 4.37 Further moated sites are common in the study area, particularly along Smiths Green Lane, which includes:
- Smith's Green Cottage moated site located adjacent to and west of Smiths Green Lane within c.120m south of the site (HER Ref: MEX16095, TL 565 213);
 - Cheerups Cottage moated site located at south east junction of Smiths Green Lane and Jacks Lane, to the immediate south east of the site (HER Ref: MEX1034283, TL 5681 2141);
 - Jacks Green moated site located c.280m east of the site at the end of Jacks Lane (HER Ref: MEX16326, TL 5713 2153);
 - Possible moated site at Goodwyn's c.280m east of the site, although a small excavation in 2019 yielded no archaeological remains (HER Ref: MEX1032017-8, TL 570 216);
 - Possible moated site at Parkers c.200m north of the site (HER Ref: MEX1032014-5, TL 5708 2192);
 - Possible moated site at the Parsonage c.350m west of the site, adjacent to Parsonage Road (HER Ref: MEX1032023, TL 5606 2143);
 - Moated site at Fann's c.750m to the north along Smiths Green Lane (HER Ref: MEX1034502, TL 5715 2248);
 - Moated site at Warrens Farm c.1.1km to the east along Stane Street (HER Ref: MEX16392, TL 5791 2131);
 - Moated site at Coxtons c.1.1km to the south (HER Ref: MEX16109, TL 571 203);
 - Sheering Hall moated site recorded c.1.3km to the north (HER Ref: MEX16087, TL 575 228).

- 4.38 An additional possible moated site is identified at Maggots within c.160m to the north east of the site which does not appear to be recorded on the HER. Historic mapping indicates that it was present by at least 1777 (Fig. 4) and the possible former moat is shown within the area of what was then a Post Medieval/Modern farmstead on 19th and early 20th century mapping (Figs. 6-10). The likely infill of this moat has been picked up during recent geophysical survey (Magnitude 2021 and Appendix B) and was confirmed by evaluation trenching (LP 2021 and see Appendix C).
- 4.39 A number of Medieval findspots are recorded within the 1.5km study area which are not discussed in detail here. These include metal detecting find spots, although none are located within close proximity to the study site (HER Refs: MEX35351, MEX35353, MEX35355, MEX16521, MEX39521, MEX39524). It is likely that these represent casual losses which were then spread across the study area during manuring activity.
- 4.40 The study site would have been situated in a settled landscape during the Medieval period, in close proximity to a number of moated sites along Smiths Green Lane, Jacks Lane, Stane Street, and Parsonage Road. The high density of nearby moated occupation sites would suggest that it is unlikely that further occupation sites would be present within the study site, and it is perhaps more likely that the study site generally comprised areas of arable and pastoral land in association with these nearby sites. Overall, a high archaeological potential can be suggested at the study site for the Medieval period for evidence of land division and agricultural activity. A generally moderate potential is suggested for evidence of occupation or settlement.

Post Medieval & Modern (including map regression exercise)

- 4.41 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site.
- 4.42 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.43 The earliest such cartographic source is the 1777 Chapman & Andre Map of Essex (Fig. 4). It appears that the site is located within open land and woodland within the immediate area of a series of scattered farmsteads and houses at Takeley along roads now known as the Stortford Road, Smiths Green Lane, and Parsonage Road. Prior's Wood is shown in the north west part of the site. A similar situation is shown by an 1805 old series Ordnance Survey plan (Fig. 5).
- 4.44 The 1839 Takeley Parish Tithe Map (Fig. 6) is the first survey plan to show the study site parcels in detail. The study site is located across arable fields and woodland. The farmstead at Maggots to the north east part fronts onto Smiths Green Lane and appears to retain the western and partial northern arm of a former moat. The associated Tithe Award describes those land parcels within the study site as follows:

Tithe Map Land Parcel	Landowner	Occupant	Description	Land Use/ Cultivation
469	Organisation: New College Oxford	Thomas Mumford	Seven Acres	Arable
570	Organisation: New College Oxford	Thomas Mumford	Nine Acres	Arable
572	Thomas Mumford	Thomas Mumford	Hockleys Field	Arable
573	Thomas Mumford	Thomas Mumford	Hockleys Field	Arable

- 4.45 Only minor internal boundary alterations are shown within the site by the 1886 Ordnance Survey plan (Fig. 7). A series of footpaths are shown within the site.

- 4.46 Historic mapping through the first half of the 20th century generally shows no change within the study site (Figs 8-9). The former possible moat at Maggots appears to have been gradually infilled during this time. Change shown on a 1969 Ordnance Survey plan (Fig. 10) comprises the removal of the north-south footpath within the site. Expansion of residential development at Takeley is shown to the south west along Parsonage Road.
- 4.47 Alterations within the study site during the later 20th century were generally limited to the removal of internal field boundaries from the site (Fig. 11). Further nearby development is shown, in particular adjacent to the western parts of the site. No further change is shown across the study site parcels to the present day (Fig. 12).
- 4.48 Historic mapping demonstrates that the site has generally remained open land utilised for agricultural activity, as well as areas of woodland, since at least the late 18th century to the present day. Limited changes are shown across a majority of the site on historic mapping, comprising alterations and removal of former field boundaries and a footpath and track across the site. Much of these former field boundaries and the footpath have been identified during geophysical survey (Magnitude 2021 and Appendix B).
- 4.49 Overall, aside from evidence of land division and agricultural activity of negligible significance, the archaeological potential across the study site for the Post Medieval and Modern periods is generally considered to be low.

Historic Landscape Characterisation

- 4.50 The available Historic Landscape Characterisation (HLC) data for Essex records the site land parcels within areas of irregular enclosure, and an area of boundary loss. Priors Wood is recorded as ancient woodland (Fig. 2b).

LiDAR Plot

- 4.51 No clear evidence for archaeological remains is recorded on available Environment Agency LiDAR data across the site (Fig. 3).
- 4.52 Possible areas of earthworks are recorded in the site which appear to correspond with a former footpath and former field boundaries as shown within the site on historic mapping.

Undated Evidence

- 4.53 A single undated cremation burial is recorded along the A120 at Parsonage Lane c.400m north west of the site (HER Ref: MEX1036202, TL 5597 2193).
- 4.54 Cropmarks to the north east of Prior's Wood, between the site and Warish Hall to the north, have been tentatively suggested as part of a rectangular enclosure and a possible curvilinear enclosure (HER Ref: MEX1031669, TL 5669 2195).

Negative Evidence

- 4.55 A large number of archaeological events are recorded within the nearby area to the site, in particular along Stortford Road/Dunmow Road to the south, along Parsonage Road to the west, and along Smiths Green Lane and Jacks Lane to the east. Many of these record no evidence for archaeological remains, or only record evidence for Post Medieval and Modern field and drainage systems (HER Refs: MEX1050165, MEX1032444; MEX1040554; MEX1049219; MEX1038794; MEX1040758; MEX1042197-8; MEX1040339; MEX1049342; MEX1040132; MEX1041178; MEX1041391; MEX1041176; MEX1042064; MEX1049404).

Assessment of Significance (Designated Assets)

- 4.56 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.
- 4.57 The Warish Hall moated site and remains of Takeley Priory Scheduled Monument is located within c.270m to the north of the study site at its closest point (HE Desig. No. 1007834, and see Appendix A). As a result of its national designation as Scheduled Monument, this historic monument is considered to be of a national significance.

Assessment of Significance (Non-Designated Assets)

- 4.58 Nearby archaeological evidence suggests that the site has been located within a settled rural landscape since the Neolithic period. Geophysical survey has not identified any anomalies of likely archaeological significance, whilst targeted evaluation trenching identified evidence only for Post Medieval activity. Overall, based on current evidence, a high potential is identified for Medieval land division and agricultural activity. A moderate potential is suggested for evidence of Bronze Age, Iron Age, Roman or Saxon activity and for general Medieval occupation and settlement. A low to moderate potential is considered for the Neolithic period, and a low archaeological potential has been identified for all other past periods of human activity within the study site.
- 4.59 The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local and potentially regional research agendas.
- 4.60 Whilst it is possible that archaeological remains could be present within the site, on the basis of the above, any remains, should they occur on the study site, would in the context of the Secretary of State’s non-statutory criteria for Scheduled Monuments (DCMS 2013) be of local to regional significance.
- 4.61 As identified by desk based work, geophysical survey and evaluation trenching, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Early Prehistoric (Palaeolithic & Mesolithic)	Low potential, Low (Local) Significance;
Neolithic	Low to moderate potential, Low (Local) Significance;
Bronze Age	Moderate potential, generally Low (Local) Significance, although settlement evidence could conceivably contribute towards regional research objectives;
Iron Age & Roman	Moderate potential, generally Low (Local) Significance, although settlement evidence could conceivably contribute towards regional research objectives;
Saxon	Moderate potential, Low (Local) Significance;
Medieval	High potential for evidence of land division and agricultural activity, generally moderate potential across the remainder of the site for evidence of occupation or settlement, likely to be of generally Low (Local) Significance, although evidence for well-preserved Medieval occupation could contribute to regional research objectives;
Post Medieval & Modern	Generally Low potential (likely to be entirely invested in evidence of land division and agricultural activity), likely to be of Negligible to Low (None/Local) Significance.

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

Site Conditions

- 5.1 The study site currently comprises open land (Fig. 12, Plates 1-3 & 8).
- 5.2 Past agricultural land use will most likely have had a widespread but generally shallow below ground impact as a result of past ploughing.

Proposed Development

- 5.3 Development proposals are anticipated to comprise residential development alongside associated access and hard and soft landscaping. These proposals are reproduced at Figure 14. Development will be focused in the south western area of the site. Priors Wood will remain extant across north western areas, whilst the eastern area between the proposed development footprint and Smiths Green is proposed as open space.
- 5.4 Excavation to create foundations and service trenches for the new development could have an adverse impact upon any archaeological remains which may be present within the site.

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.5 The Warish Hall moated site and remains of Takeley Priory Scheduled Monument is located to the north of the study site, within c.270m of the closest point of the study site. The closest point comprises the north east corner of Priors Wood. The proposed development will not physically impact on this nearby designated archaeological asset, therefore, any potential impacts to the significance of this asset would be related to its setting.
- 5.6 Previous Historic England consultation (July and October 2021) highlighted the potential for adverse impacts to the Scheduled Monument as a result of development within southward facing views from the monument, adjacent to Smiths Green. This was further noted in the appeal decision (dated 9th August 2022). The updated development layout has revised the development footprint such that it is no longer visible within any southward facing views and is entirely obscured by Priors Wood. It is therefore considered that these previous consultation and appeal comments have been addressed and the below assessment will not repeat these in detail.

Scheduled Monument: 'Warish Hall moated site and remains of Takeley Priory'

Step 1: Identification of the Assets Affected.

- 5.7 The nationally designated Scheduled Monument, known as 'Warish Hall moated site and remains of Takeley Priory' (National Heritage Designation No. 1007834 and see Appendix A) is located within c.270m to the north of the study site boundary at its closest point.

Step 2: Assessing the degree to which the Setting and Views associated with the Asset make a contribution to the significance of the heritage asset.

- 5.8 The National Heritage List Entry (see Appendix A) describes the monument as follows:

“From the time of St Augustine's mission to re-establish Christianity in AD 597 to the reign of Henry VIII, monasticism formed an important facet of both religious and secular life in the British Isles. Settlements of religious communities, including monasteries, were built to house communities of monks, canons (priests), and sometimes lay-brothers, living a common life of religious observance under some form of systematic discipline. It is estimated from documentary evidence that over 700 monasteries were founded in England. These ranged in size from major communities with several hundred members to tiny establishments with a handful of brethren. They belonged to a wide variety of different religious orders, each with its own philosophy. As a result, they vary considerably in the detail of their appearance and layout, although all possess the basic elements of church, domestic accommodation for the community, and work buildings. Monasteries were inextricably woven into the fabric of medieval society, acting not only as centres of worship, learning and charity, but also, because of the vast landholdings of some orders, as centres of immense wealth and political influence. They were established in all parts of England, some in towns and others in the remotest of areas. Many monasteries acted as the foci of wide networks including parish churches, almshouses, hospitals, farming estates and tenant villages. Benedictine monasticism had its roots in the rule written about AD 530 by St Benedict of Nursia for his own abbey at Monte Cassino. Benedict had not intended to establish an order of monasteries and wider adoption of his rule came only gradually. The first real attempt to form a Benedictine order came only in 1216. The Benedictine monks, who wore dark robes, came to be known as 'black monks'. These dark robes distinguished them from Cistercian monks who became known as 'white monks' on account of their light coloured robes. Over 150 Benedictine monasteries were founded in England. As members of a highly successful order many Benedictine houses became extremely wealthy and influential. Their wealth can frequently be seen in the scale and flamboyance of their buildings. Benedictine monasteries made a major contribution to many facets of medieval life and all examples exhibiting significant surviving archaeological remains are worthy of protection.

Warish Hall moated site remains essentially undisturbed and will retain important archaeological information pertaining to the occupation and development of Takeley Priory from its original foundation by William the Conqueror until the modern period. The conversion of the site from monastic to secular use in the late 14th century is of particular interest, and this may account for the presence of a second, internal enclosure. The water-filled ditches will retain environmental evidence relating to the economy of the priory, the site's later occupants and the landscape in which they lived.

The monument at Warish Hall includes a priory site situated on high ground 2km east of Takeley church. It contains a complete, rectangular moat which is set within a much larger moated enclosure. The internal moat is situated in the western part of the larger enclosure and measures 65m north-south by a maximum of 80m east-west. The moat arms are water-filled and measure between 8m and 15m. Access to the island can be gained across bridges on the south, east and northern arms of the moat. The western arm has an external retaining bank 3m wide and approximately 0.5m high. The western arm extends northwards and southwards to form the western side of the outer enclosure. Its southern arm is 120m long, between 2.5m and 10m wide and approximately 2m deep. The eastern arm is visible as a dry hollow 110m long, 6m wide and approximately 0.4m deep. The northern arm of the enclosure has been infilled and is preserved as a buried feature beneath the farm buildings. The north-western corner of the outer enclosure, 7m north of the internal moat, has been extended to form a large, irregular-shaped fishpond which measures 50m east-west by a maximum of 20m north-south. The site is identified as St Valery's Priory, Takeley, an alien Benedictine priory founded in 1066-1086 by William I as an offering of thanks for the Normans' safe crossing to England. The lands in Essex were held by the priory at the Domesday Survey. No record of the community's size is given at that point but in the 14th century there were two or three monks. In about 1391 the priory was dissolved and the estates were assigned to New College, Oxford and Winchester College. The internal moat is now occupied by Warish Hall, a Grade 1 Listed Building, which is of late 13th century date with later alterations. Warish Hall, farm buildings, bridges, paths,

greenhouse and swimming pool are excluded from the scheduling, although the ground beneath them all, except for the swimming pool, is included.”

- 5.9 Therefore, it is considered that the monument was nationally designated due to its potential to contain remains which would provide archaeological and environmental evidence relating to the occupation and development of Takeley Priory from its original foundation by William the Conqueror until the Modern period. In particular, remains may be present pertaining to the conversion of the site from monastic to secular use in the late 14th century. Two moats are present, comprising an internal moat around Warish Hall and a large enclosure moat around the priory grounds. These may contain environmental evidence relating to the economy of the priory, the site's later occupants, and the surrounding landscape at that time.
- 5.10 The evidential value of the Scheduled Monument is vested in the below ground archaeological remains, which are considered to have the most immediate and direct relevance to the asset's significance. There would be no physical impacts to the significance of the monument as a result of the proposed development, and therefore any possible impacts would be related to its setting.
- 5.11 The immediate setting of the priory and the moated site would have comprised the area enclosed by the outer moat. This would have formed a clear occupation area within which the priory was constructed, and daily activities were undertaken. The immediate setting of the Scheduled Monument is therefore considered to be restricted to the Scheduled area, where the potential for associated high significance remains is primarily concentrated. This immediate setting is further limited by the dense planting around the monument edge (see Plates 4 and 6), which obscures views facing outwards from the monument and from its surrounding context.
- 5.12 The monument's wider setting would have comprised its wider agricultural and rural setting, as well as links along Smiths Green Lane to other similarly dated moated sites and to Stane Street. It is clear that the priory estate owned large parts of Takeley parish, as confirmed by the Domesday Survey of 1086 (Open Domesday Online 2023), and that the priory lands would have included various arable and pastoral lands within the surrounding area. Recent geophysical survey and evaluation trenching have not identified any archaeological relationship or links between the site and the monument (Appendix B, Magnitude 2021 and Appendix C, LP 2021).
- 5.13 The wider setting has been greatly eroded by the construction of the A120 and farm buildings immediately to the north of the monument, with more limited erosion as a result of the residential expansion of Takeley to the south. As a result of parliamentary Post Medieval enclosure and modern field amalgamation, the surrounding fieldscape has also been dramatically altered and it is likely that this is markedly different from the time at which the moated monument was constructed. Whilst there remains a sense of an open, rural, agricultural setting around western, southern and eastern areas of the monument, this is likely to have been altered as a result of Post Medieval enclosure.
- 5.14 In addition, the dense, high planting around the monument boundary obscures the monument from its surrounding context (see Plates 4 and 6) and it is therefore difficult to appreciate the presence of the monument and any relationship with this surrounding landscape. Historically, the monument is unlikely to have had this dense planting around its boundary, with these historic views facing outwards from the monument now obscured. The outer monument boundary does extend beyond the dense boundary planting, and it is therefore possible to stand within the very edge of the Scheduled area and view its surrounding context (see Plate 5), however this is located beyond the moated area, with both moat and occupation platform remaining obscured. As a result, whilst it is possible to appreciate an open rural setting whilst standing outside the moated area, albeit a setting that now comprises Post Medieval enclosure and modern field amalgamation, it is not possible to appreciate this whilst standing within the moat interior, as a result of the extant planting obscuring this relationship. This reduces the extent to which the monument's relationship with its wider setting can be understood, experienced and appreciated.
- 5.15 Overall, it is considered that the setting of the Scheduled Monument provides only a minor contribution to the significance of the monument and the way in which it can be appreciated. The

major contributor to its significance remains the surviving archaeological remains within the Scheduled area.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance of the heritage asset, or on the ability to appreciate it.

- 5.16 There will be no physical impacts upon the significance of the Scheduled Monument as a result of the construction of the proposed development, and therefore there will be no impact upon its intrinsic below ground archaeological interest.
- 5.17 The proposed development area would have likely once been located within the wider setting of the Scheduled Monument; however, the proposed development footprint will be obscured from the monument by the extant Priors Wood. This has been demonstrated through modelling of the Zone of Theoretical Visibility (ZTV) and the production of wireline images which confirm that the proposed development outline will be contained behind the existing woodland screening (see Appendix D, and LDA 2023, ZTV imagery and Viewpoint 1). This revised layout has been formulated with previous Historic England consultation in mind (dated 18th October 2021, ref: P01431365), which specifically stated that they held no objection to development “tucked directly to the south of Prior’s Wood”. Overall, it is considered that the proposed development area makes no contribution to the significance and appreciation of the Scheduled Monument and does not affect the way in which the monument is understood or experienced. This conclusion relates solely to the development footprint and assumes no alterations within Priors Wood or within land between the proposed development footprint and Smiths Green to the east (see proposed footprint on Figure 14).

Step 4: Exploring Ways to maximise enhancement and avoid or minimise harm

- 5.18 It is considered that the proposed development area provides no contribution to the significance of the Scheduled Monument and the way in which the monument can be appreciated, given that it is entirely obscured from view by Priors Wood. There may be temporary changes within the wider setting of the monument as a result of construction traffic and machinery such as tall cranes. It is understood that construction traffic is required to be routed to the west onto Parsonage Road and away from the monument, whilst any visual changes as a result of tall machinery will be negligible over the treeline of Priors Wood. It is not anticipated that there would be any long-term adverse impacts to the monument once the proposed development was constructed.

Step 5: Make and document the decision and monitor outcomes.

- 5.19 It is considered that the level of impact upon the significance of the Scheduled Monument as a result of the construction of the proposed development would be neutral. This would equate with no harm to the monument in NPPF terms.

Review of Potential Development Impacts on Non-Designated Assets

- 5.20 Recent geophysical survey has not identified any anomalies of likely archaeological significance within the site, whilst evaluation trenching targeted on the geophysical survey results identified evidence only for Post Medieval activity.
- 5.21 This assessment considers that the study site retains a high archaeological potential for Medieval land division and agricultural activity. A moderate potential has been identified for the Bronze Age, Iron Age, Roman and Saxon periods, as well as for evidence of general Medieval settlement activity. A low to moderate potential is considered for the Neolithic period, with a low potential suggested for archaeological remains dating to all other past periods of human activity. Any remains which may be present have the potential to contribute towards local and perhaps regional research agendas.

- 5.22 Overall, it is considered that the proposed development could have an impact upon archaeological remains of a likely local, and possibly regional significance, although this would be considered less likely. On the basis of previous consultation, it is anticipated that the Essex County Council archaeological advisor to Uttlesford District will require further archaeological work in advance of development to confirm the archaeological potential of the study site and the likely significance of any surviving archaeological remains. This would comprise further evaluation trenching across those areas of the site not previously subject to trenching, as well as a mitigation strategy should significant remains be identified.

6 SUMMARY AND CONCLUSIONS

- 6.1 The site known as Bull Field, Warish Hall Farm, Takeley is under consideration for development. Therefore, in accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the below ground archaeological potential of the study area.
- 6.2 In terms of relevant designated heritage assets, no designated World Heritage Sites, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site. The Warish Hall moated site and remains of Takeley Priory Scheduled Monument is located within c.270m to the north of the study site at its closest point. This assessment considers that any setting impacts to the significance of the Scheduled Monument as a result of the construction of the proposed development would be neutral given that the proposed development footprint is anticipated to be entirely obscured by the extant Priors Wood.
- 6.3 Recent geophysical survey has not identified any anomalies of likely archaeological significance within the site, whilst evaluation trenching targeted on the geophysical survey results identified evidence only for Post Medieval activity. As identified by desk based work and the geophysical survey and evaluation trenching, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Early Prehistoric (Palaeolithic & Mesolithic)	Low potential, Low (Local) Significance;
Neolithic	Low to moderate potential, Low (Local) Significance;
Bronze Age	Moderate potential, generally Low (Local) Significance, although settlement evidence could conceivably contribute towards regional research objectives;
Iron Age & Roman	Moderate potential, generally Low (Local) Significance, although settlement evidence could conceivably contribute towards regional research objectives;
Saxon	Moderate potential, Low (Local) Significance;
Medieval	High potential for evidence of land division and agricultural activity, generally moderate potential across the remainder of the site for evidence of occupation or settlement, likely to be of generally Low (Local) Significance, although evidence for well-preserved Medieval occupation could contribute to regional research objectives;
Post Medieval & Modern	Generally Low potential (likely to be entirely invested in evidence of land division and agricultural activity), likely to be of Negligible to Low (None/Local) Significance.

- 6.4 Overall, it is considered that the proposed development could have an impact upon archaeological remains of a likely local or possibly regional significance. It is anticipated that the Essex County Council archaeological advisor to Uttlesford District will require further archaeological work in advance of development to confirm the archaeological potential of the study site and the likely significance of any surviving archaeological remains. On the basis of previous consultation with the advisor, it is anticipated that this work will be secured by an appropriately worded planning condition.

Sources Consulted

General

British Library
Essex Historic Environment Record
Essex Record Office
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

Bridgland, D. *Quaternary River Terrace Deposits as a Framework for the Lower Palaeolithic Record (In Gamble and Lawson)* 1996

British Geological Survey *British Regional Geology London and the Thames Valley Fourth Edition* 1996

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk based assessment 2014, revised 2017

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

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

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *National Planning Practice Guidance* 2014 (revised 2019)

Germany, M, Masefield, R. and Scruby A, 2015. *Excavation of Prehistoric, Roman and Medieval Remains at Priors Green Takeley, Essex, 2006 to 2010*. The Essex Society for Archaeology and History. Vol 6 – 2015, pp46-105

Gibbard *Pleistocene History of the Lower Thames Valley* 1994

His Majesty's Stationery Office *An Inventory of the Historical Monuments in Essex Volume 1 North West*, 1916

Historic England *Archaeological Priority Area Guidelines* July 2016 unpublished document

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

Historic England Historic Environment *Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015 unpublished document

Historic England Historic Environment *Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

Historic England Historic Environment *Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document

Historic England *Understanding Historic Buildings. A Guide to Good Recording Practice*. 2016

LDA Design, *Bull Field, Takeley, Landscape & Visual Impact Assessment*, 2023

LP Archaeology, *Archaeological Evaluation Report, Land at Warish Hall, Takeley*, 2021

Magnitude Surveys *Land at Warish Hall, Takeley, Geophysical Survey* 2021

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

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

Victoria County History *A History of the County of Essex Volume 2*, 1907

Wymer *The Lower Palaeolithic Occupation of Britain 2 volumes* 1999

Cartographic

1695 Morden Map of Essex

1777 Chapman & Andre Map of Essex

1805 Ordnance Survey Old Series

1839 Takeley Parish Tithe Map

1876 Ordnance Survey (1:2500)

1897 Ordnance Survey (1:2500)

1920 Ordnance Survey (1:2500)

1969 Ordnance Survey (1:2500)

2000 Google Earth Image

2004 Google Earth Image

2013 Google Earth Image

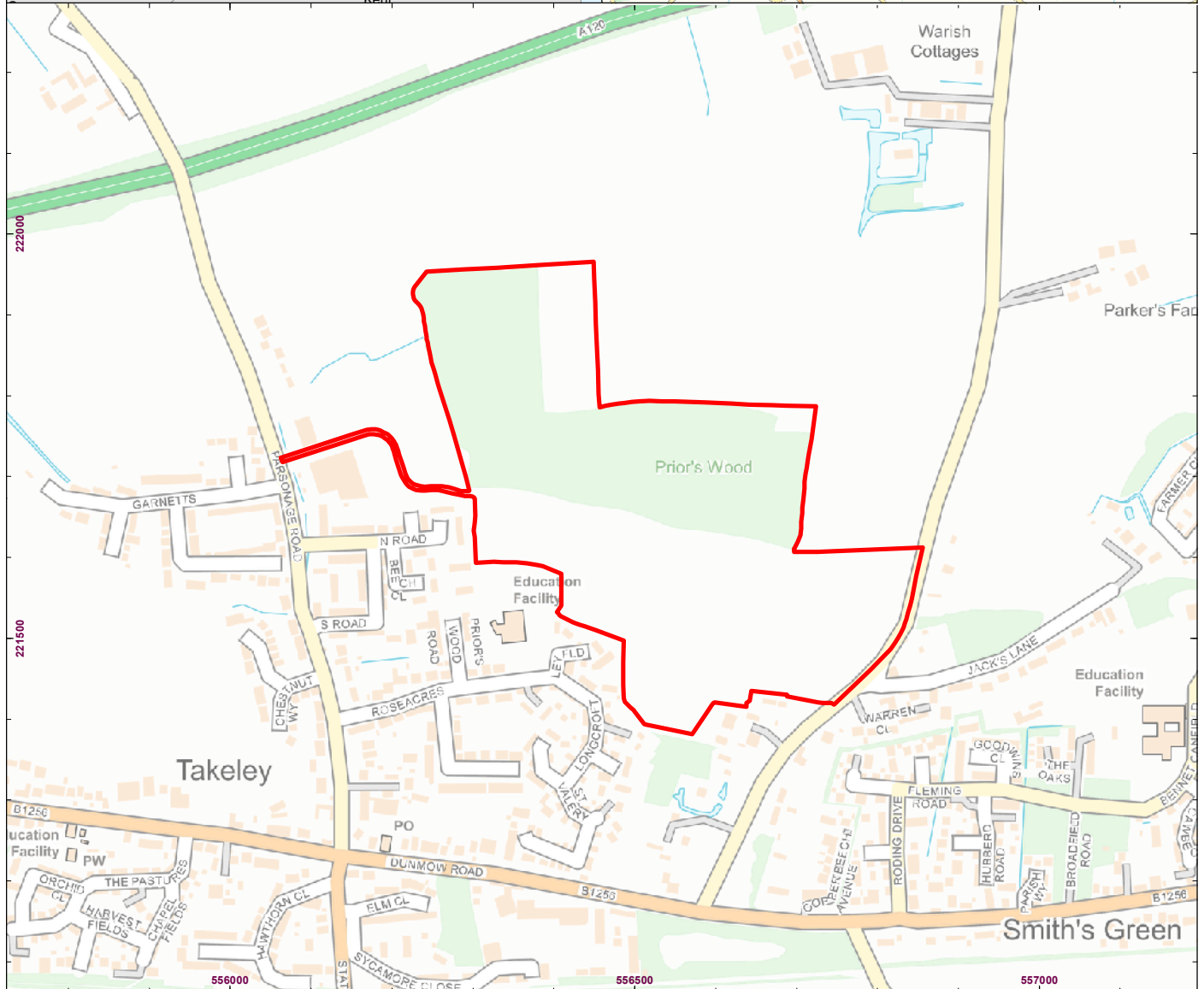
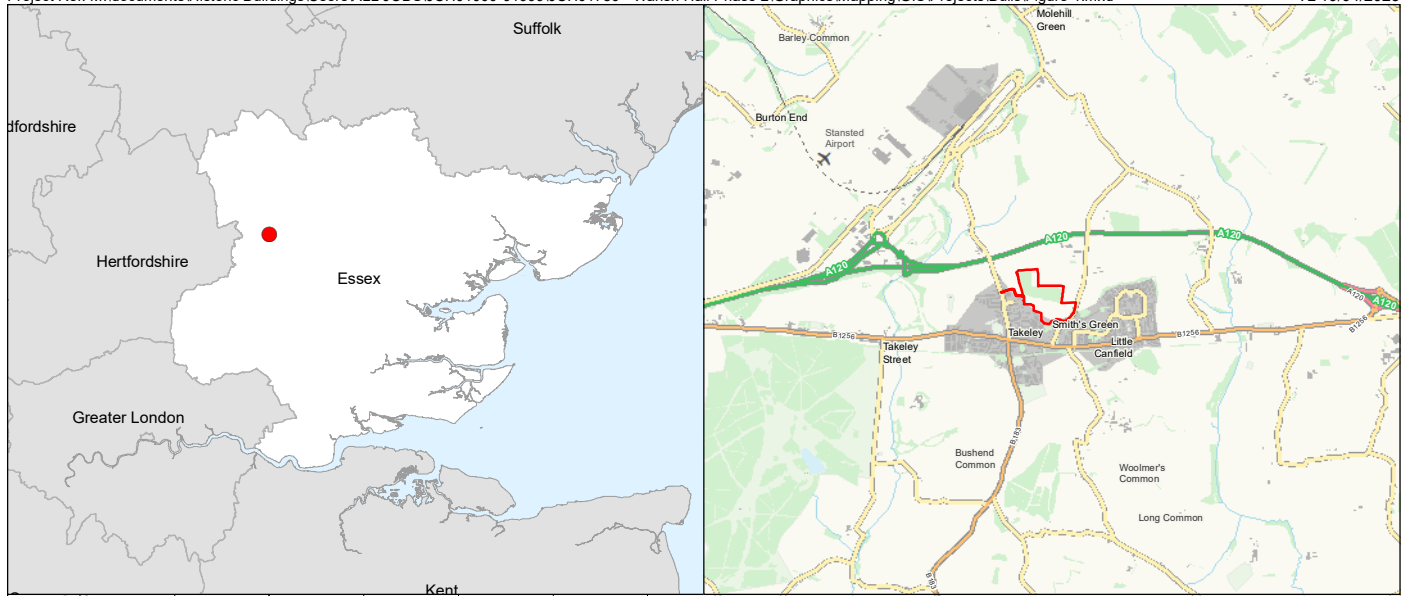
2017 Google Earth Image

2020 Google Earth Image

2022 Google Earth Image



FIGURES



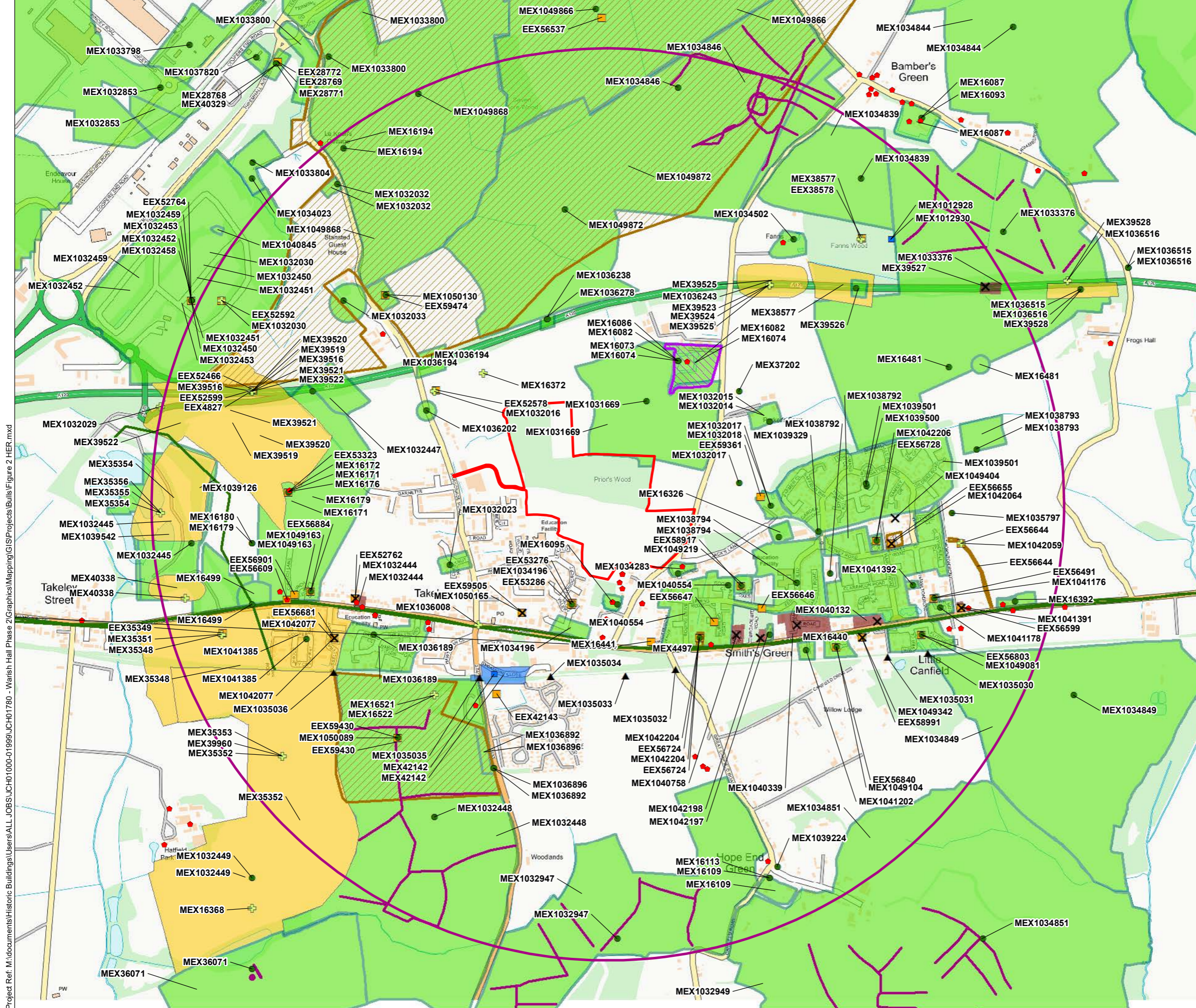
 Site Boundary



0 100 200m
Scale at A4: 1:8,000



Figure 1
Site Location



- Legend**
- 1500m Site Radius
 - Designated Heritage Assets:**
 - Listed Buildings
 - Scheduled Monument**
 - DEX2197 Warish Hall moated site and remains of Takeley Priory
 - Non-designated Heritage Assets:**
 - NMP Cropmarks
 - HER Record (linear)
 - HER Record (point)**
 - HER Building
 - Findspot
 - Industrial
 - Monument
 - No Finds or Features
 - HER Record (polygon)**
 - HER Building
 - Findspot
 - Monument
 - No Finds or Features
 - Previous Archaeological Work:**
 - Event Record (linear)
 - Event Record (point)
 - Event Record (polygon)

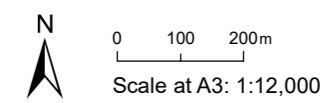
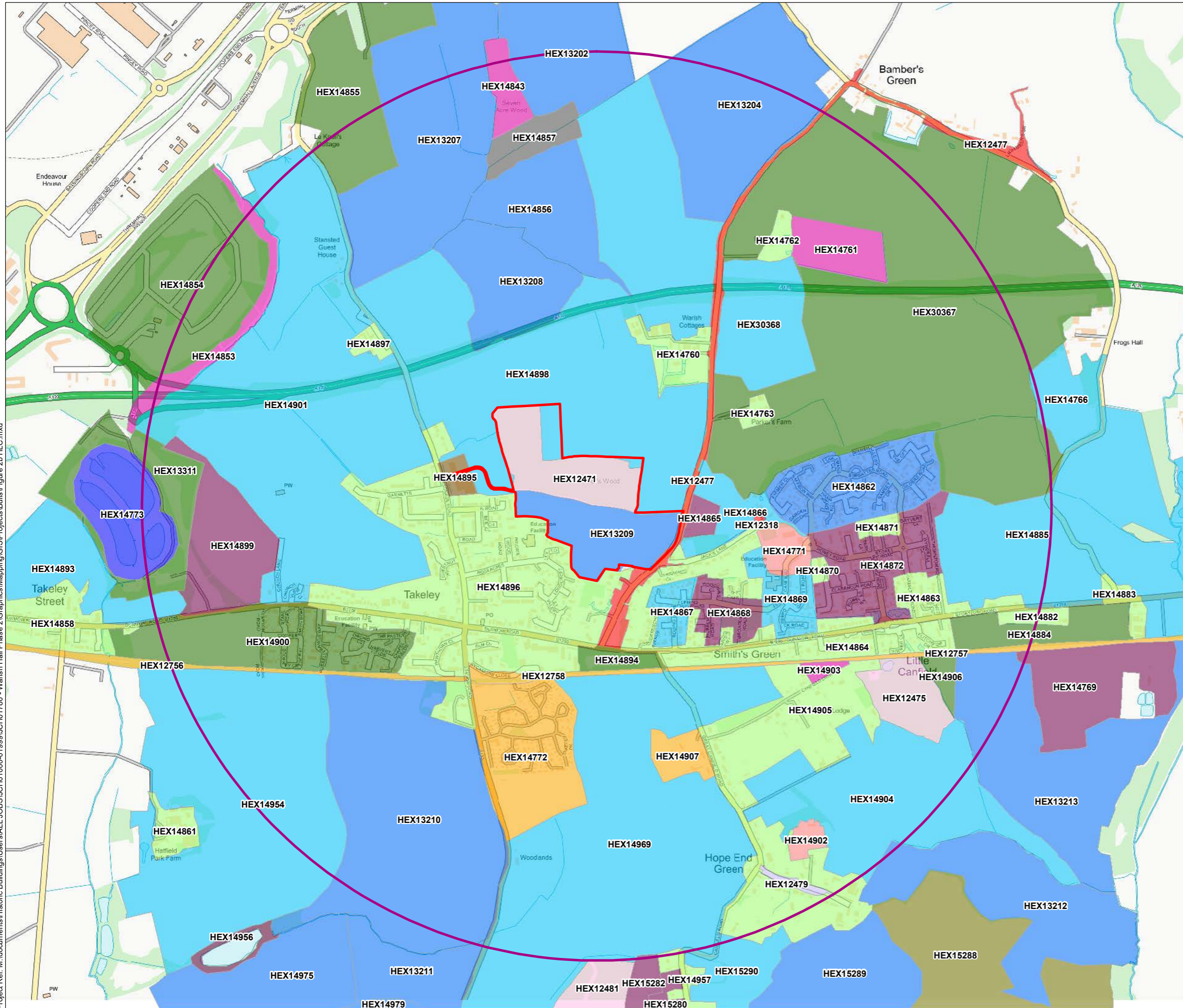


Figure 2a
HER Data Plot
(data from Essex HER)

Project Ref: M:\documents\Historic Buildings\Users\ALL_JOBS\UHO1000-01999\UHO1780 - Warish Hall Phase 2\Graphics\Mapping\GIS\Projects\Bulls\Figure 2 HER.mxd

Project Ref: M:\documents\Historic Buildings\Users\ALL_JOBS\U01000-01999\U01780 - Warish Hall Phase 2\Graphics\Maping\GIS\Projects\Bulls\Figure 2b HLC.mxd



Legend

- Site Boundary
- 1500m Site 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
- COMMONS WITH A BUILT
- ENCLOSED MEADOW
- INDUSTRIAL
- IRREGULAR ENCLOSURE
- LEISURE / RECREATION
- MOTORWAY, RAILWAY
- NURSERY WITH GLASS HOUSE
- PIECEMEAL ENCLOSURE BY AGREEMENT
- WATER RESERVOIR

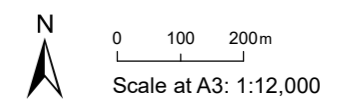


Figure 2b
HLC Data Plot
(data from Essex HER)

Project Ref: M:\documents\Historic Buildings\Users\ALL_JOBS\CH01000-01999\CH01780 - Watish Hall Phase 2\Graphics\Mapping\GIS\Projects\Bulls\Figure 3 LIDAR.mxd



Legend

Site Boundary

LiDAR DATA

Source: Environment Agency

Data Type: DSM

Resolution: 1m

Date Captured: 29/03/2009

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

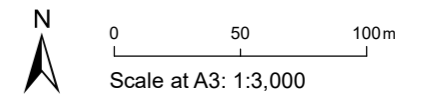



Figure 3
LiDAR Plot



 Site Boundary (approximate)




Not to Scale:
Illustrative Only



Figure 4

1777 Chapman and Andre Map
of Essex



 Site Boundary (approximate)

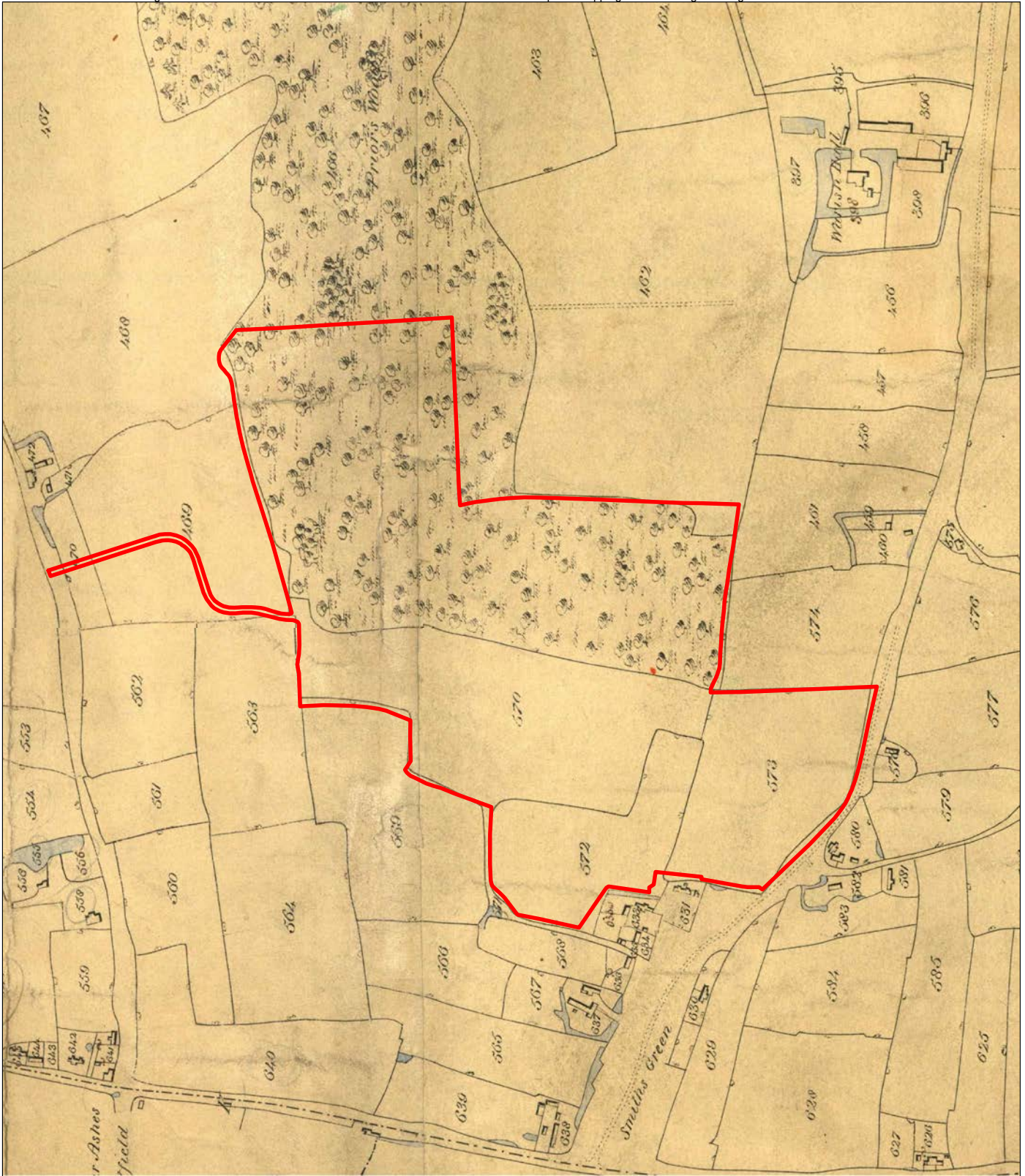



Not to Scale:
Illustrative Only



Figure 5

1805 Ordnance Survey Old series



 Site Boundary (approximate)

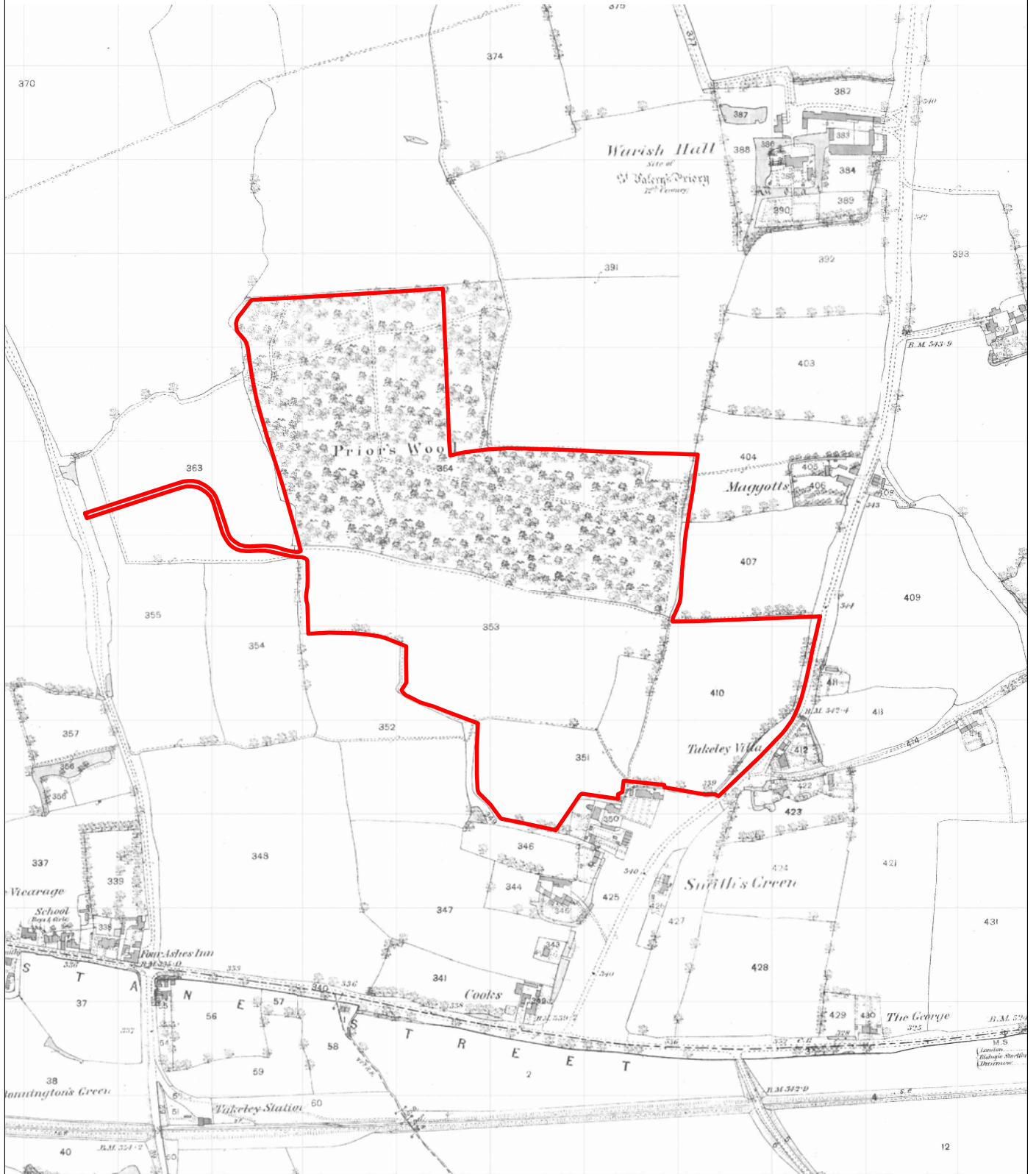


Not to Scale:
Illustrative Only



Figure 6

1839 Takeley Parish Tithe Map



 Site Boundary

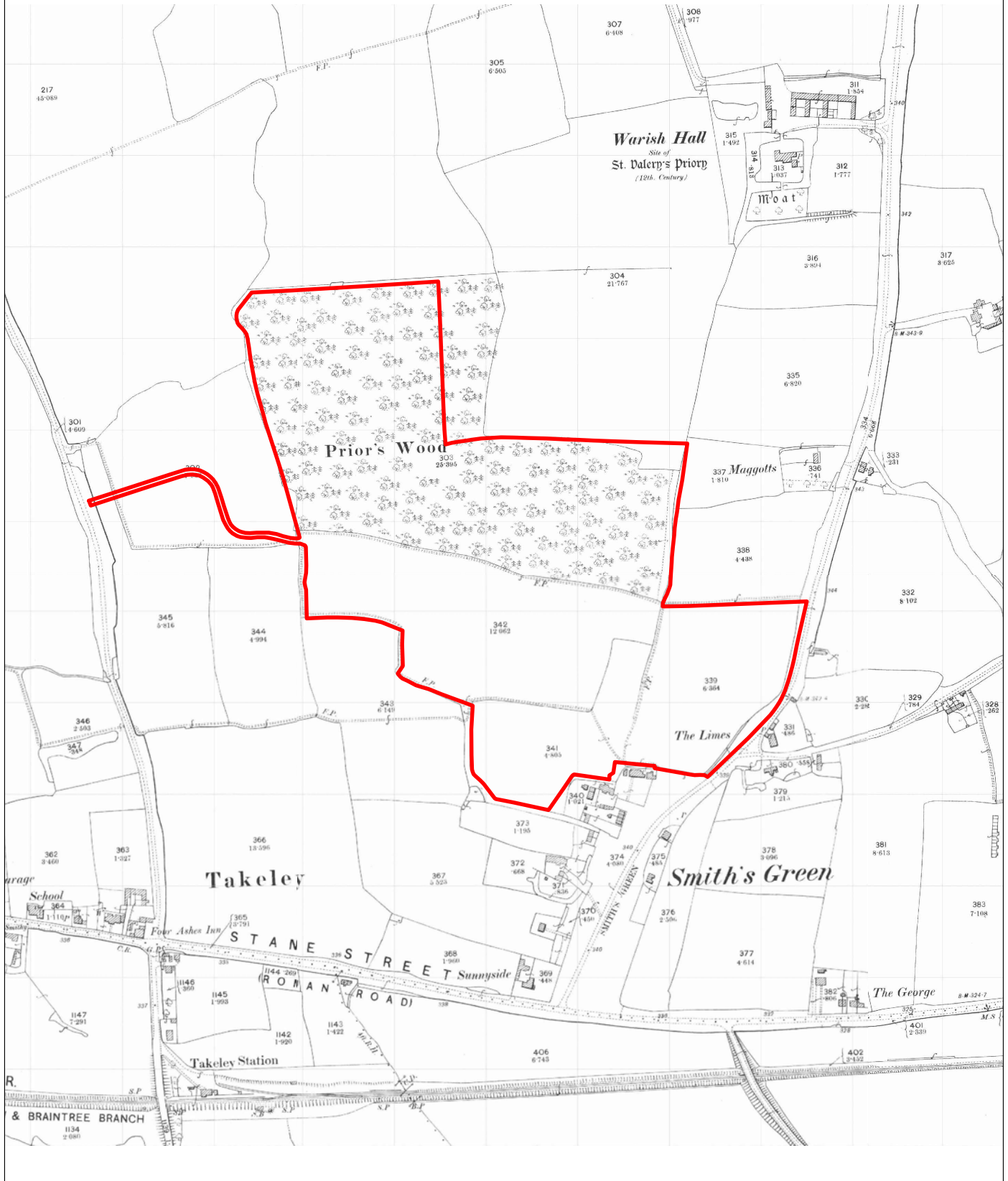


Not to Scale:
Illustrative Only



Figure 7

1876 Ordnance Survey Map



 Site Boundary

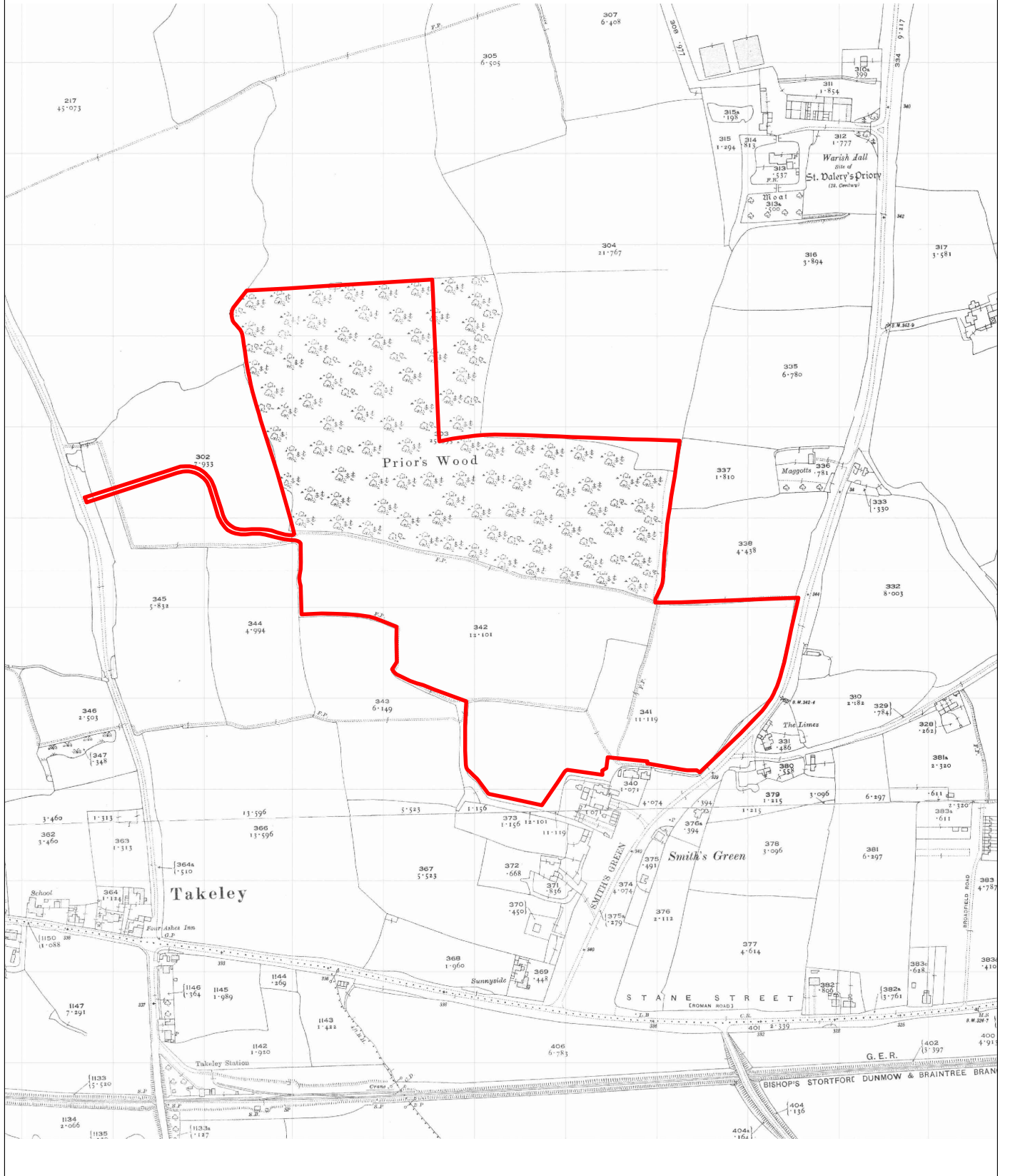


Not to Scale:
Illustrative Only



Figure 8

1897 Ordnance Survey Map



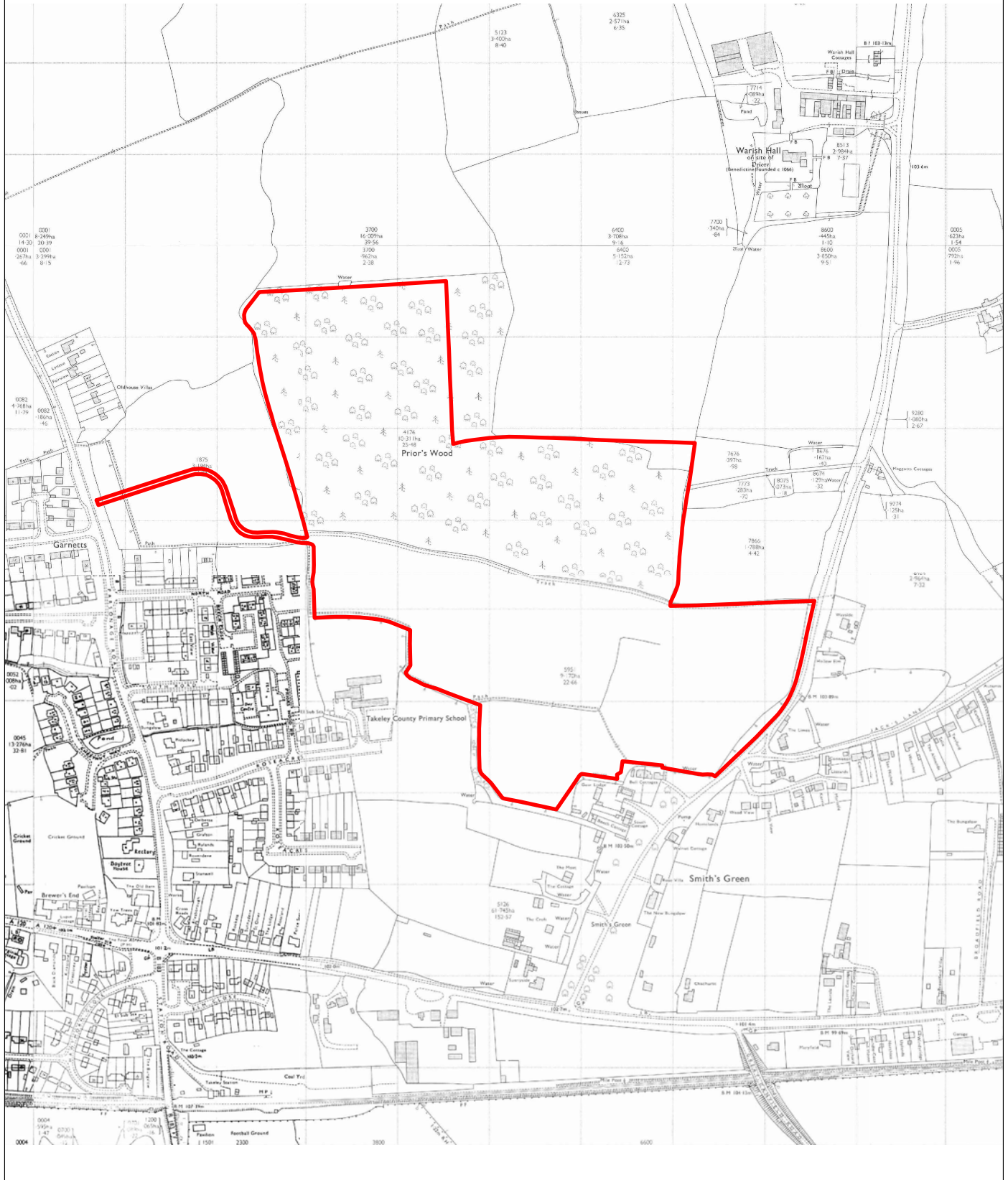
 Site Boundary



Not to Scale:
Illustrative Only



Figure 9
1920 Ordnance Survey Map



 Site Boundary



Not to Scale:
Illustrative Only



Figure 10
1969 Ordnance Survey Map



 Site Boundary



Not to Scale:
Illustrative Only



Figure 11

2000 Google Earth Image



 Site Boundary



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



Figure 12

Site Layout as Existing (2022 Google Earth Image)



 Site Boundary



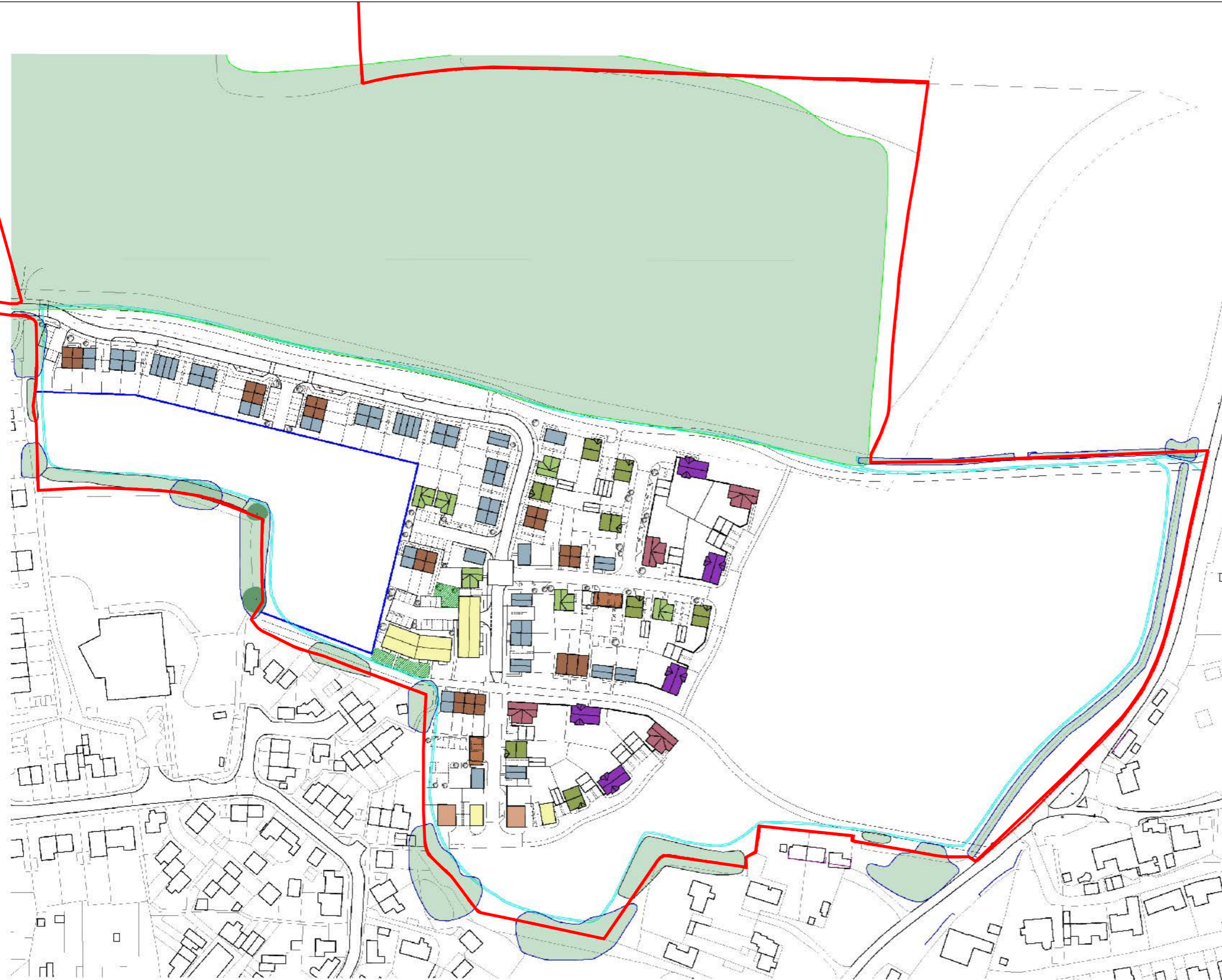
Not to Scale:
Illustrative Only



Figure 13

Site as Existing (Topography)

Project Ref: M:\documents\Historic Buildings\Users\ALL_JOBS\Uch01000-01999\Uch01780 - Wainish Hall Phase 2\Graphics\Maping\GIS\Projects\Bulls\Figure 14.mxd



Key Plan
1:5000 A3
1:10000 A3

Navigation icons: Up, Down, Left, Right arrows.

ACCOMMODATION SCHEDULE

1 Bed Bungalow	12
1 Bed Flats	06
2 Bed Flats	18
2 Bed Bungalow	12
2 Bed FGD	12
2 Bed BH	18
3 Bed CH	34
4 Bed CH	16
4 Bed CH	06
5 Bed P CH	04
5 Bed P BH	04
Total	96

Notes:

Drawn by: JAK

Checked by: JAK

PLANNING

TKR: Central Avenue

Site: 15/02/22 Wainish Hall Farm

Date: 18/12/22

Scale: 1:1000 A3

Drawing No: 15/02/22_P_0001

Weston Homes

General Notes:

1. This plan is a preliminary plan and is subject to change without notice.

2. The plan is based on the information provided by the client and is not to be used for any other purpose.

3. The plan is not to be used for any other purpose.

4. The plan is not to be used for any other purpose.

Weston Homes logo and contact information.

Legend

Site Boundary

North arrow pointing up.

Scale bar: 0, 25, 50m

Scale at A3: 1:2,000



Figure 14
Proposed Development Masterplan

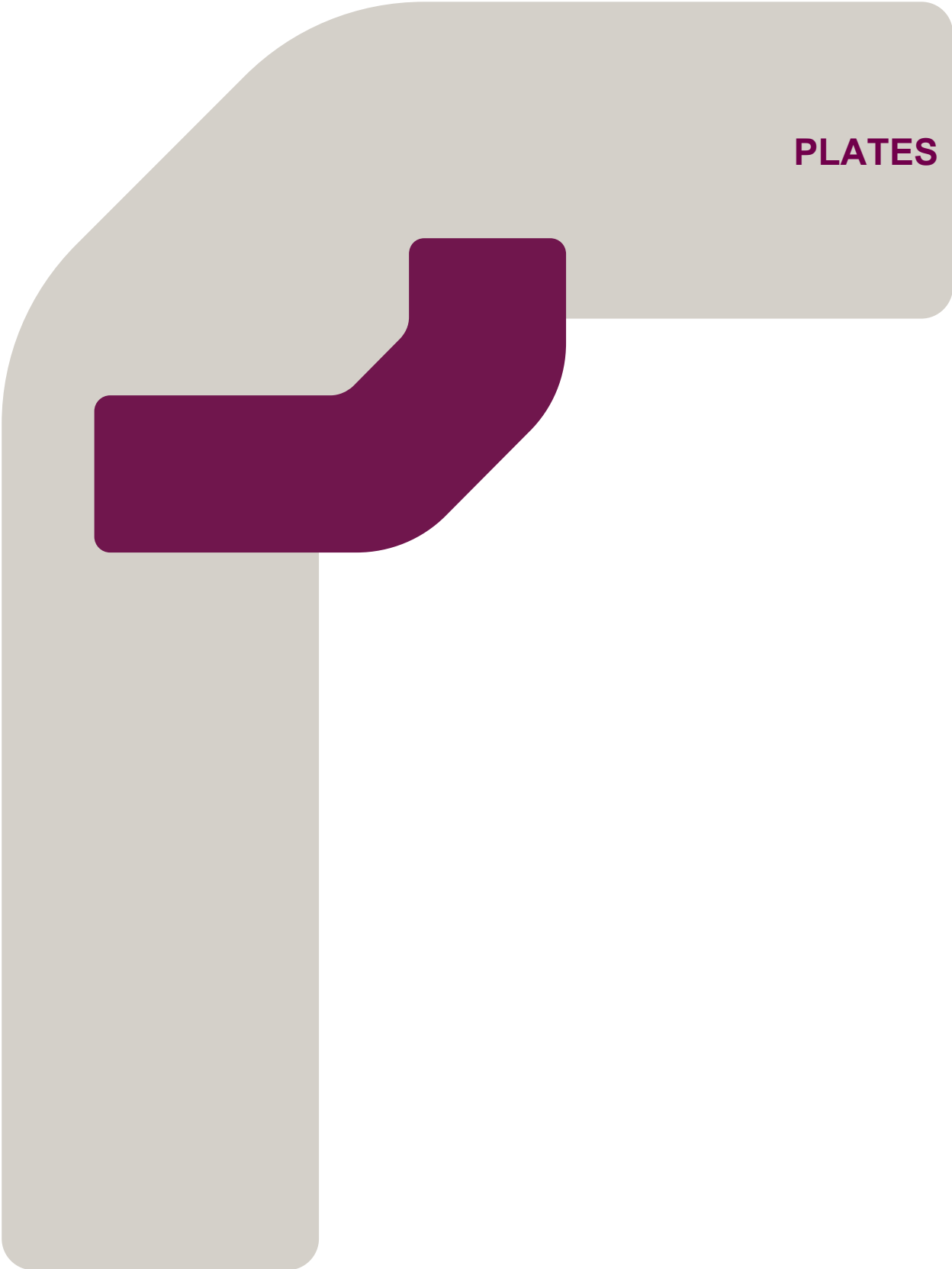




Plate 1: View facing east across study site



Plate 2: View facing north east from southern site boundary showing eastern end of Priors Wood relative to eastern extent of proposed development area



Plate 3: View facing west across study site from adjacent to Smiths Green Lane



Plate 4: View facing north west from Smiths Green Lane towards Warish Hall Scheduled Monument



Plate 5: View facing south from south east corner of Warish Hall Scheduled Monument towards study site, showing Priors Wood to the east which obscures the proposed development area



Plate 6: View facing west along southern boundary of Warish Hall Scheduled Monument showing heavy planting



Plate 7: View facing north towards Warish Hall Scheduled Monument from south east corner of Priors Wood



Plate 8: View facing south west into proposed development area from south east corner of Priors Wood



APPENDICES

Appendix A

Warish Hall Moated Site and Takeley Priory Scheduled Monument National Heritage List Entry

Warish Hall moated site and remains of Takeley Priory

Overview

Heritage Category:

Scheduled Monument

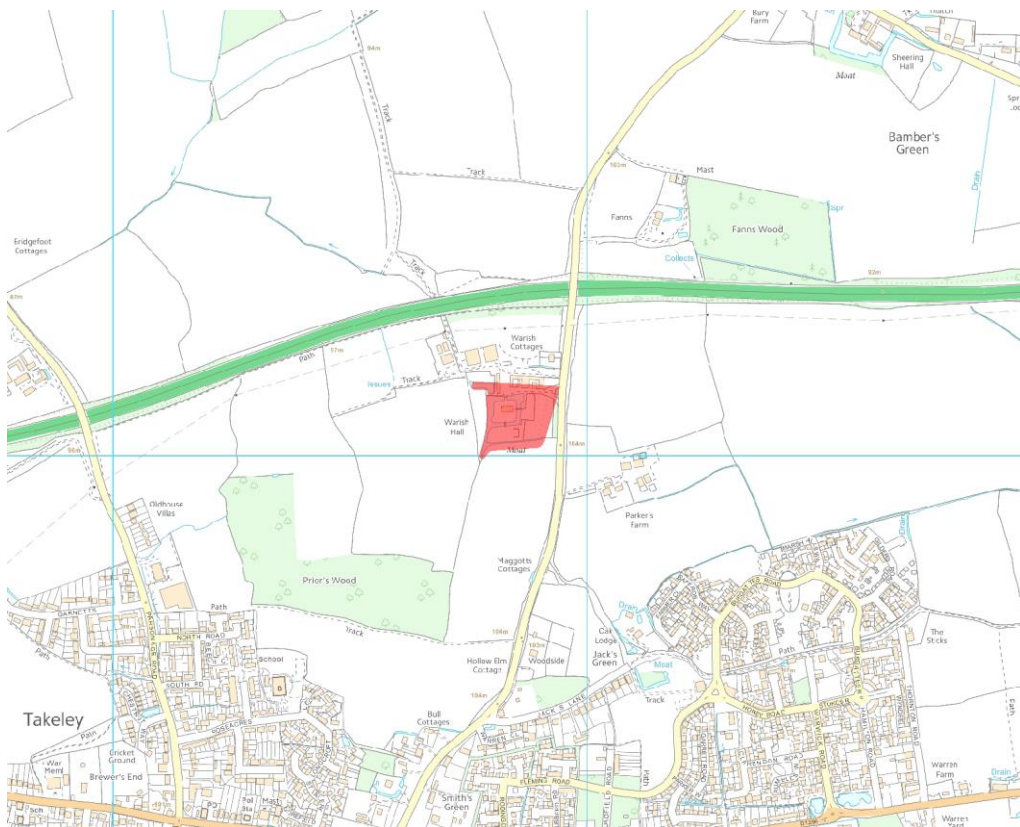
List Entry Number:

1007834

Date first listed:

02-Dec-1993

Map



© Crown Copyright and database right 2020. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2020. All rights reserved. Licence number

102006.006.

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

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1007834.pdf\(opens in a new window\)](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 29-Sep-2020 at 11:16:18.

Location

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

County:

Essex

District:

Uttlesford (District Authority)

Parish:

Takeley

National Grid Reference:

TL 56849 22084

Reasons for Designation

From the time of St Augustine's mission to re-establish Christianity in AD 597 to the reign of Henry VIII, monasticism formed an important facet of both religious and secular life in the British Isles. Settlements of religious communities, including monasteries, were built to house communities of monks, canons (priests), and sometimes lay-brothers, living a common life of religious observance under some form of systematic discipline. It is estimated from documentary evidence that over 700 monasteries were founded in England. These ranged in size from major communities with several hundred members to tiny establishments with a handful of brethren. They belonged to a wide variety of different religious orders, each with its own philosophy. As a result, they vary considerably in the detail of their appearance and layout, although all possess the basic elements of church, domestic accommodation for the community, and work buildings. Monasteries were inextricably woven into the fabric of medieval society, acting not only as centres of worship, learning and charity, but also, because of the vast landholdings of some orders, as centres of immense wealth and political influence. They were established in all parts of England, some in towns and others in the remotest of areas. Many monasteries acted as the foci of wide networks including parish churches, almshouses, hospitals, farming estates and tenant villages. Benedictine monasticism had its roots in the rule written about AD 530 by St Benedict of Nursia for his own abbey at Monte Cassino. Benedict had

not intended to establish an order of monasteries and wider adoption of his rule came only gradually. The first real attempt to form a Benedictine order came only in 1216. The Benedictine monks, who wore dark robes, came to be known as 'black monks'. These dark robes distinguished them from Cistercian monks who became known as 'white monks' on account of their light coloured robes. Over 150 Benedictine monasteries were founded in England. As members of a highly successful order many Benedictine houses became extremely wealthy and influential. Their wealth can frequently be seen in the scale and flamboyance of their buildings. Benedictine monasteries made a major contribution to many facets of medieval life and all examples exhibiting significant surviving archaeological remains are worthy of protection.

Warish Hall moated site remains essentially undisturbed and will retain important archaeological information pertaining to the occupation and development of Takeley Priory from its original foundation by William the Conqueror until the modern period. The conversion of the site from monastic to secular use in the late 14th century is of particular interest, and this may account for the presence of a second, internal enclosure. The water-filled ditches will retain environmental evidence relating to the economy of the priory, the site's later occupants and the landscape in which they lived.

Details

The monument at Warish Hall includes a priory site situated on high ground 2km east of Takeley church. It contains a complete, rectangular moat which is set within a much larger moated enclosure. The internal moat is situated in the western part of the larger enclosure and measures 65m north-south by a maximum of 80m east-west. The moat arms are water-filled and measure between 8m and 15m. Access to the island can be gained across bridges on the south, east and northern arms of the moat. The western arm has an external retaining bank 3m wide and approximately 0.5m high. The western arm extends northwards and southwards to form the western side of the outer enclosure. Its southern arm is 120m long, between 2.5m and 10m wide and approximately 2m deep. The eastern arm is visible as a dry hollow 110m long, 6m wide and approximately 0.4m deep. The northern arm of the enclosure has been infilled and is preserved as a buried feature beneath the farm buildings. The north-western corner of the outer enclosure, 7m north of the internal moat, has been extended to form a large, irregular-shaped fishpond which measures 50m east-west by a maximum of 20m north-south. The site is identified as St Valery's Priory, Takeley, an alien Benedictine priory founded in 1066-1086 by William I as an offering of thanks for the Normans' safe crossing to England. The lands in Essex were held by the priory at the Domesday Survey. No record of the community's size is given at that point but in the 14th century there were two or three monks. In about 1391 the priory was dissolved and the estates were assigned to New College, Oxford and Winchester College. The internal moat is now occupied by Warish Hall, a Grade 1 Listed Building, which is of late 13th century date with later alterations. Warish Hall, farm buildings, bridges, paths, greenhouse and swimming pool are excluded from the scheduling, although the ground beneath them all, except for the swimming pool, is included.

MAP EXTRACT The site of the monument is shown on the attached map extract.

Legacy

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

Legacy System number:

20705

Legacy System:

RSM

Sources

Other

Nar No: TL 52 SE 9, Information from National Archaeological Record (TL 52 SE 9),
TL 63 NW, Information from National Archaeological Record (TL 63 NW),

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.

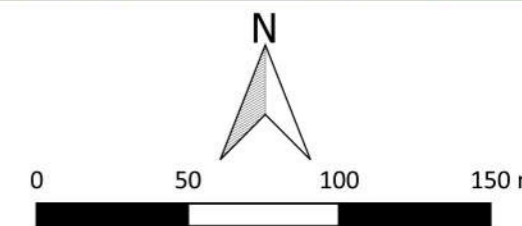
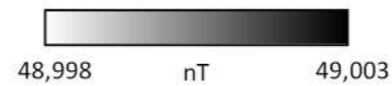
End of official listing

Appendix B

Geophysical Survey Interpretation Figures 2021



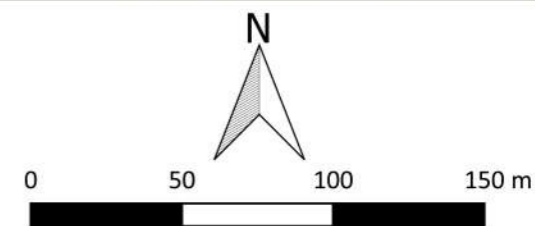
MSTL918 - Warish Hall Farm, Takeley
 Figure 3 - Magnetic Total Field (Lower Sensor) (Overview)
 1:2,500 @ A3
 Copyright Magnitude Surveys Ltd 2021
 Contains Ordnance Survey data © Crown Copyright and database right 2021





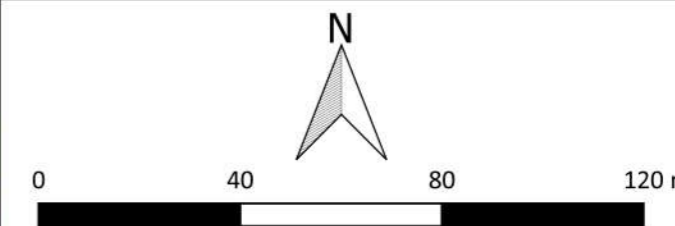
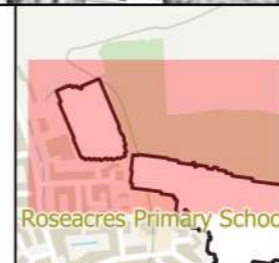
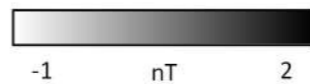
MSTL918 - Warish Hall Farm, Takeley
 Figure 4 - Magnetic Interpretation Over Historical Maps and Satellite Imagery (Overview)
 1:2,500 @ A3
 Copyright Magnitude Surveys Ltd 2021
 Contains historical maps: Ordnance Survey, 6" 2nd edition c. 1882-1913.
 Reproduced with the permission of the National Library of Scotland.
 Contains satellite imagery © 2021 Bing Satellite

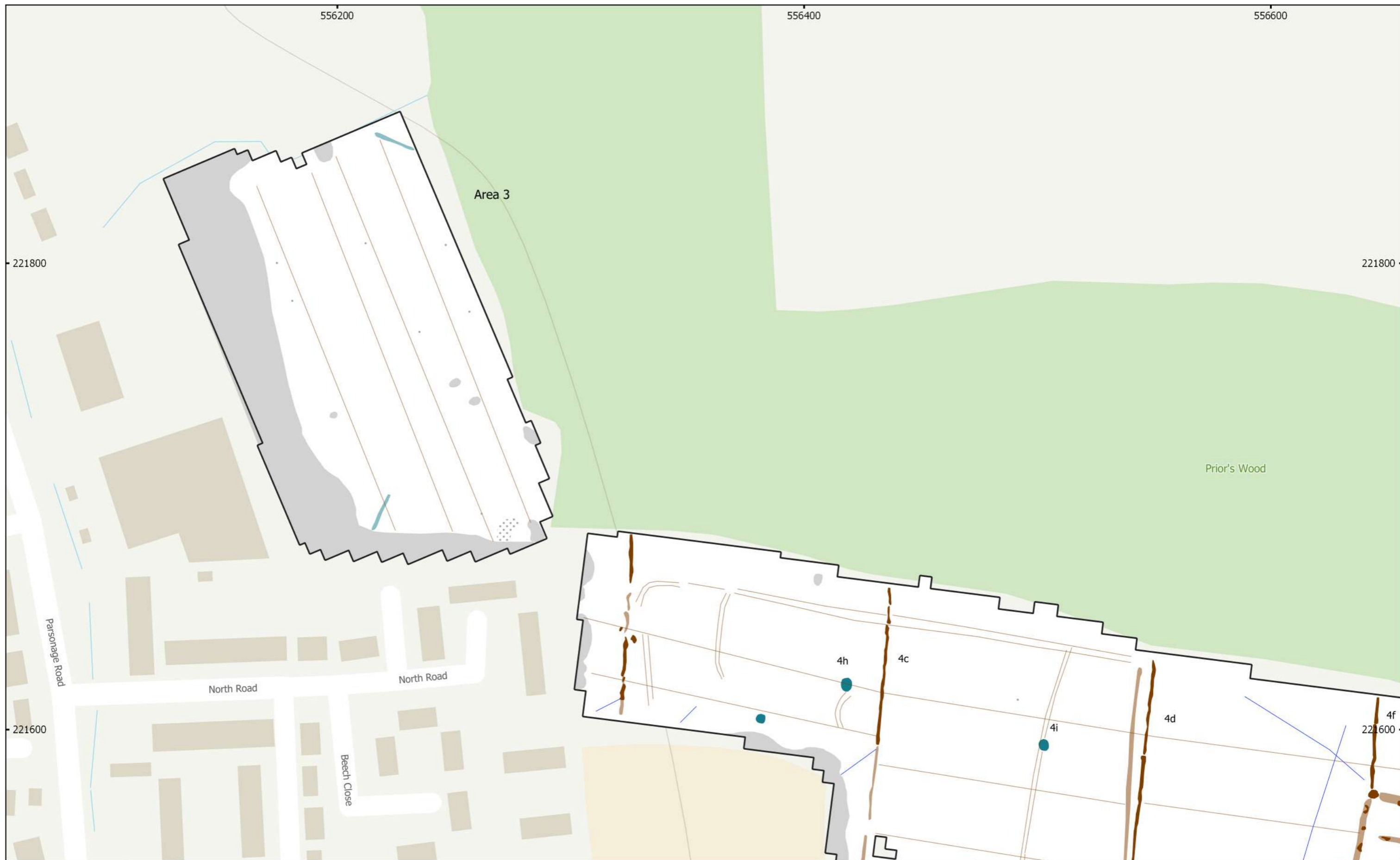
- | | | |
|-----------------------|-------------------------|----------------------|
| Agricultural (Strong) | Natural (Zone) | Agricultural (Trend) |
| Agricultural (Weak) | Magnetic Disturbance | Drainage Feature |
| Agricultural (Spread) | Ferrous/Debris (Spread) | Ferrous (Spike) |
| Undetermined (Strong) | | |





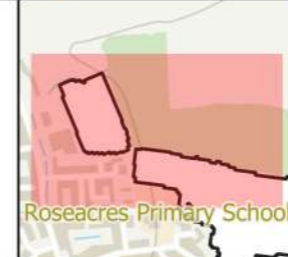
MSTL918 - Warish Hall Farm, Takeley
 Figure 5 - Magnetic Gradient (Areas 3 & 4)
 1:1,500 @ A3
 Copyright Magnitude Surveys Ltd 2021
 Contains Ordnance Survey data © Crown Copyright and database right 2021





MSTL918 - Warish Hall Farm, Takeley
 Figure 6 - Magnetic Interpretation (Areas 3 & 4)
 1:1,500 @ A3
 Copyright Magnitude Surveys Ltd 2021
 Contains Ordnance Survey data © Crown Copyright and database right 2021

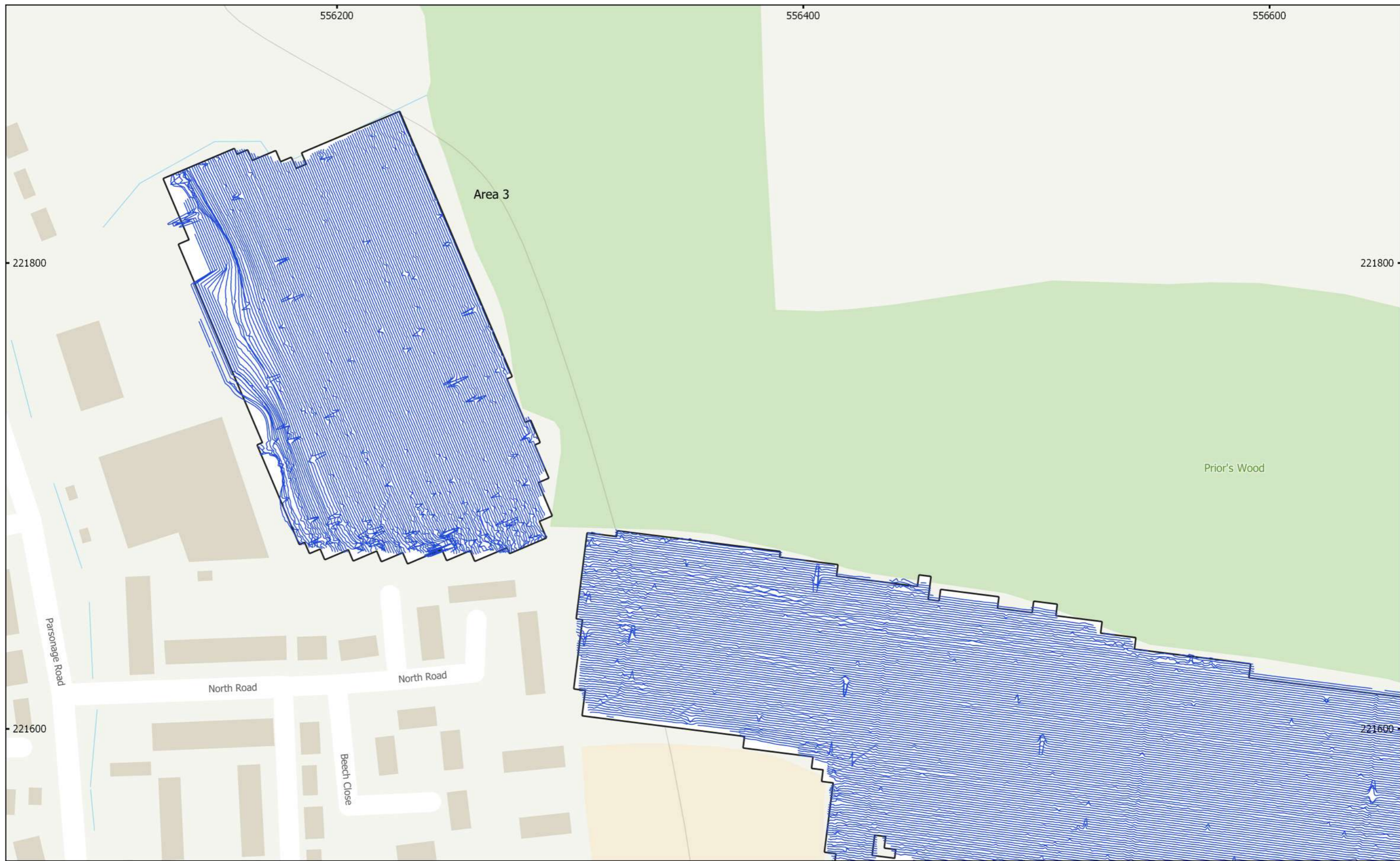
- Agricultural (Strong)
- Agricultural (Weak)
- Magnetic Disturbance
- Ferrous/Debris (Spread)
- Undetermined (Strong)
- Agricultural (Trend)
- Drainage Feature
- Ferrous (Spike)



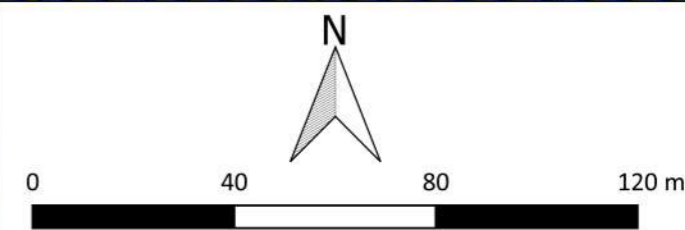
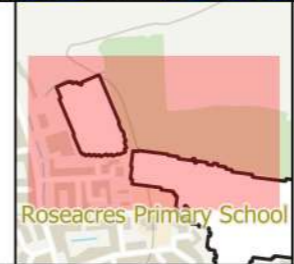
N

0 40 80 120 m

magnitude
surveys

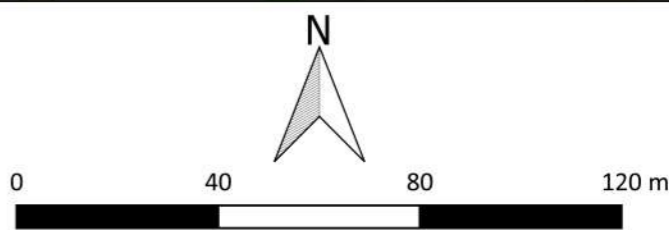
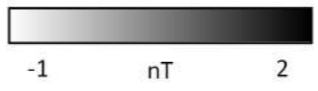


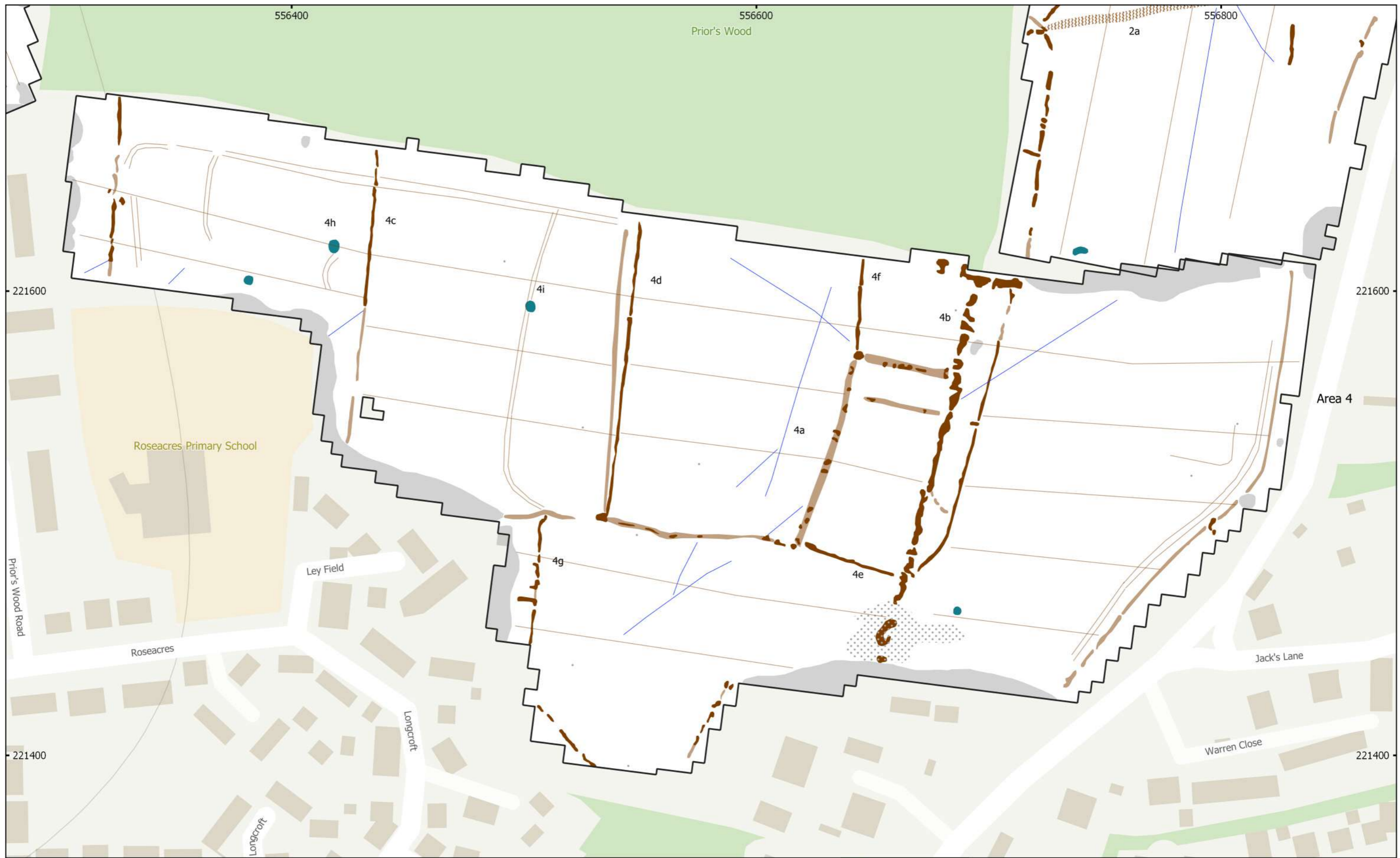
MSTL918 - Warish Hall Farm, Takeley
 Figure 7 - XY Trace Plot (Areas 3 & 4)
 30nT/cm at 1:1,500 @ A3
 Copyright Magnitude Surveys Ltd 2021
 Contains Ordnance Survey data © Crown Copyright and database right 2021





MSTL918 - Warish Hall Farm, Takeley
 Figure 8 - Magnetic Gradient (Area 4)
 1:1,500 @ A3
 Copyright Magnitude Surveys Ltd 2021
 Contains Ordnance Survey data © Crown Copyright and database right 2021





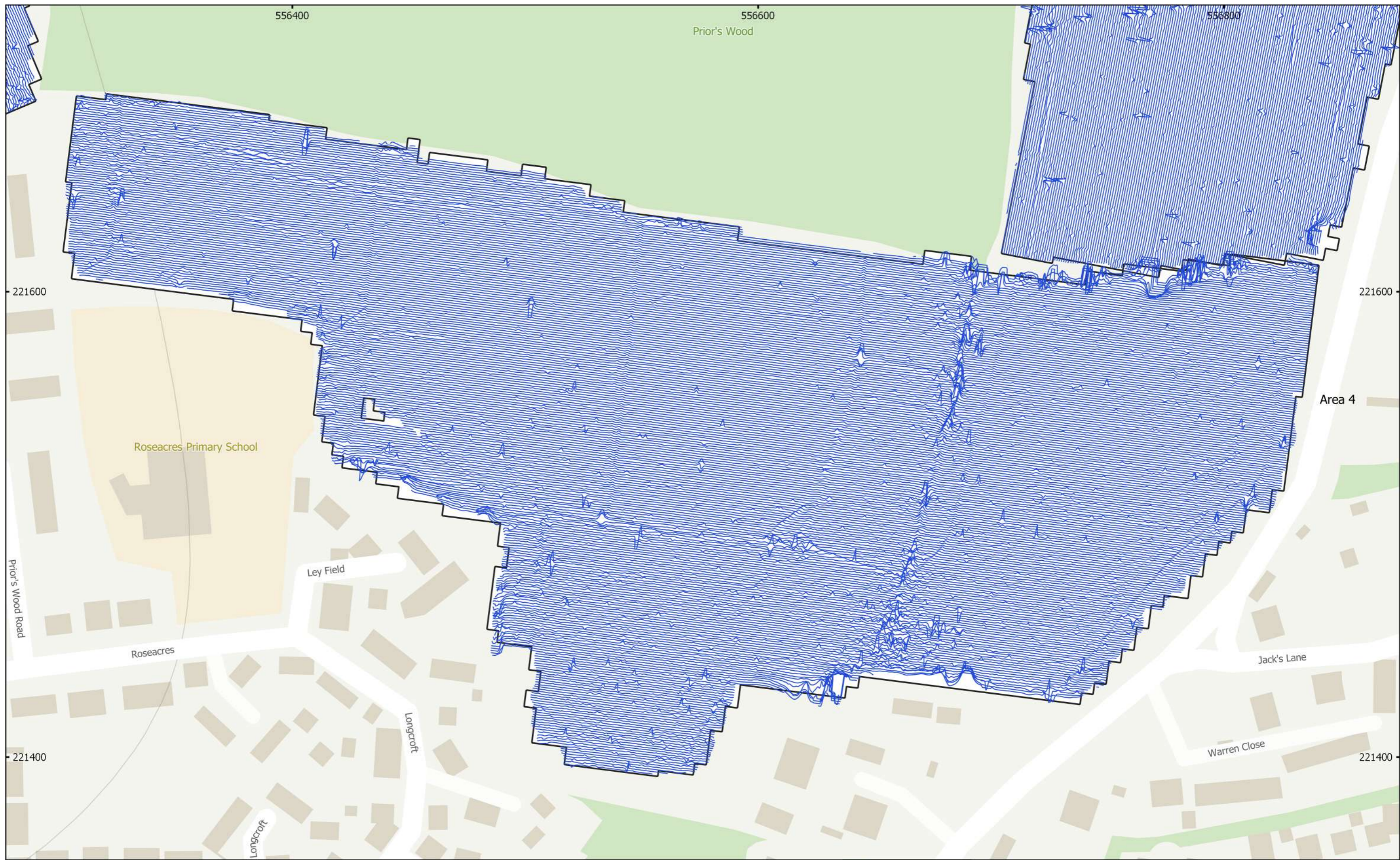
MSTL918 - Warish Hall Farm, Takeley
 Figure 9 - Magnetic Interpretation (Area 4)
 1:1,500 @ A3
 Copyright Magnitude Surveys Ltd 2021
 Contains Ordnance Survey data © Crown Copyright and database right 2021

- | | | |
|-----------------------|-------------------------|----------------------|
| Agricultural (Strong) | Magnetic Disturbance | Agricultural (Trend) |
| Agricultural (Weak) | Ferrous/Debris (Spread) | Drainage Feature |
| Agricultural (Spread) | Undetermined (Strong) | Ferrous (Spike) |

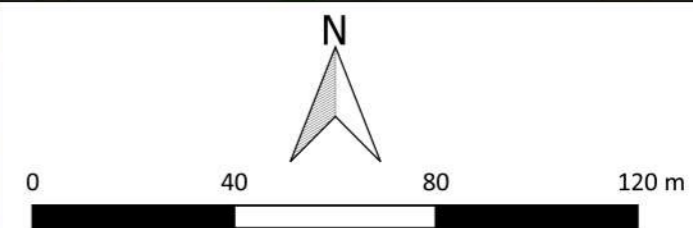


0 40 80 120 m

magnitude
surveys



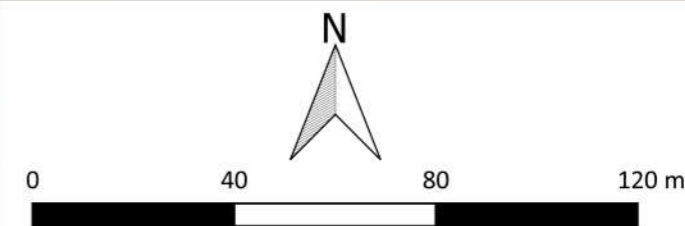
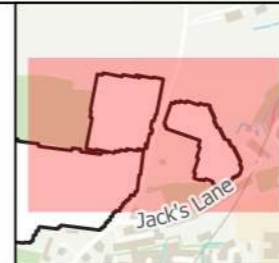
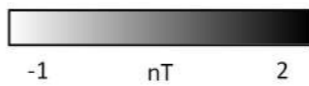
MSTL918 - Warish Hall Farm, Takeley
 Figure 10 - XY Trace Plot (Area 4)
 30nT/cm at 1:1,500 @ A3
 Copyright Magnitude Surveys Ltd 2021
 Contains Ordnance Survey data © Crown Copyright and database right 2021



magnitude
surveys



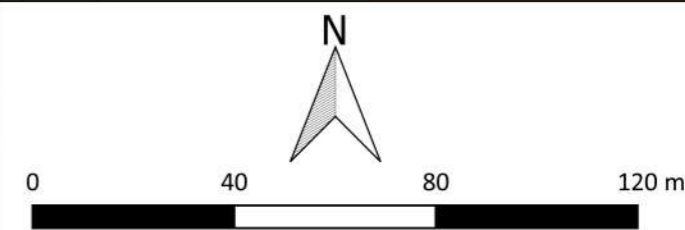
MSTL918 - Warish Hall Farm, Takeley
 Figure 11 - Magnetic Gradient (Areas 2 & 1)
 1:1,500 @ A3
 Copyright Magnitude Surveys Ltd 2021
 Contains Ordnance Survey data © Crown Copyright and database right 2021

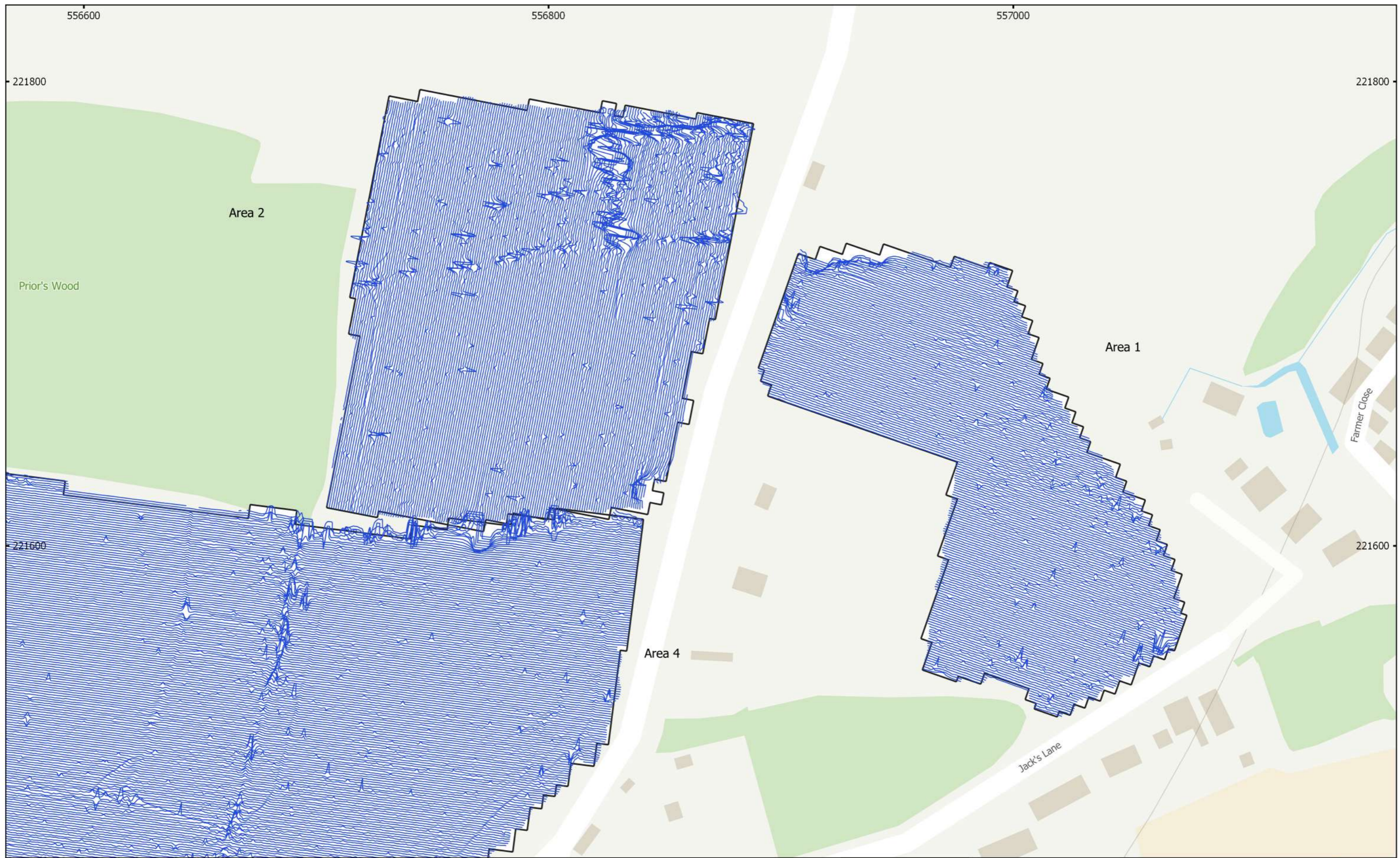




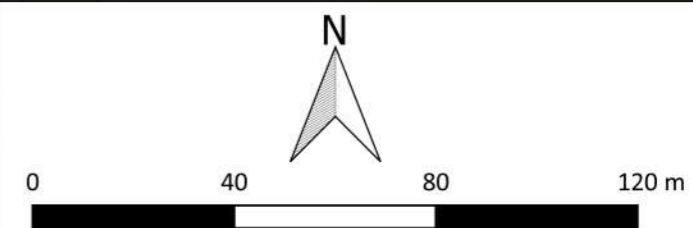
MSTL918 - Warish Hall Farm, Takeley
 Figure 12 - Magnetic Interpretation (Areas 2 & 1)
 1:1,500 @ A3
 Copyright Magnitude Surveys Ltd 2021
 Contains Ordnance Survey data © Crown Copyright and database right 2021

- | | | |
|-----------------------|-------------------------|----------------------|
| Agricultural (Strong) | Natural (Zone) | Agricultural (Trend) |
| Agricultural (Weak) | Magnetic Disturbance | Drainage Feature |
| Agricultural (Spread) | Ferrous/Debris (Spread) | Ferrous (Spike) |
| Undetermined (Strong) | | |





MSTL918 - Warish Hall Farm, Takeley
Figure 13 - XY Trace Plot (Areas 2 & 1)
30nT/cm at 1:1,500 @ A3
Copyright Magnitude Surveys Ltd 2021
Contains Ordnance Survey data © Crown Copyright and database right 2021

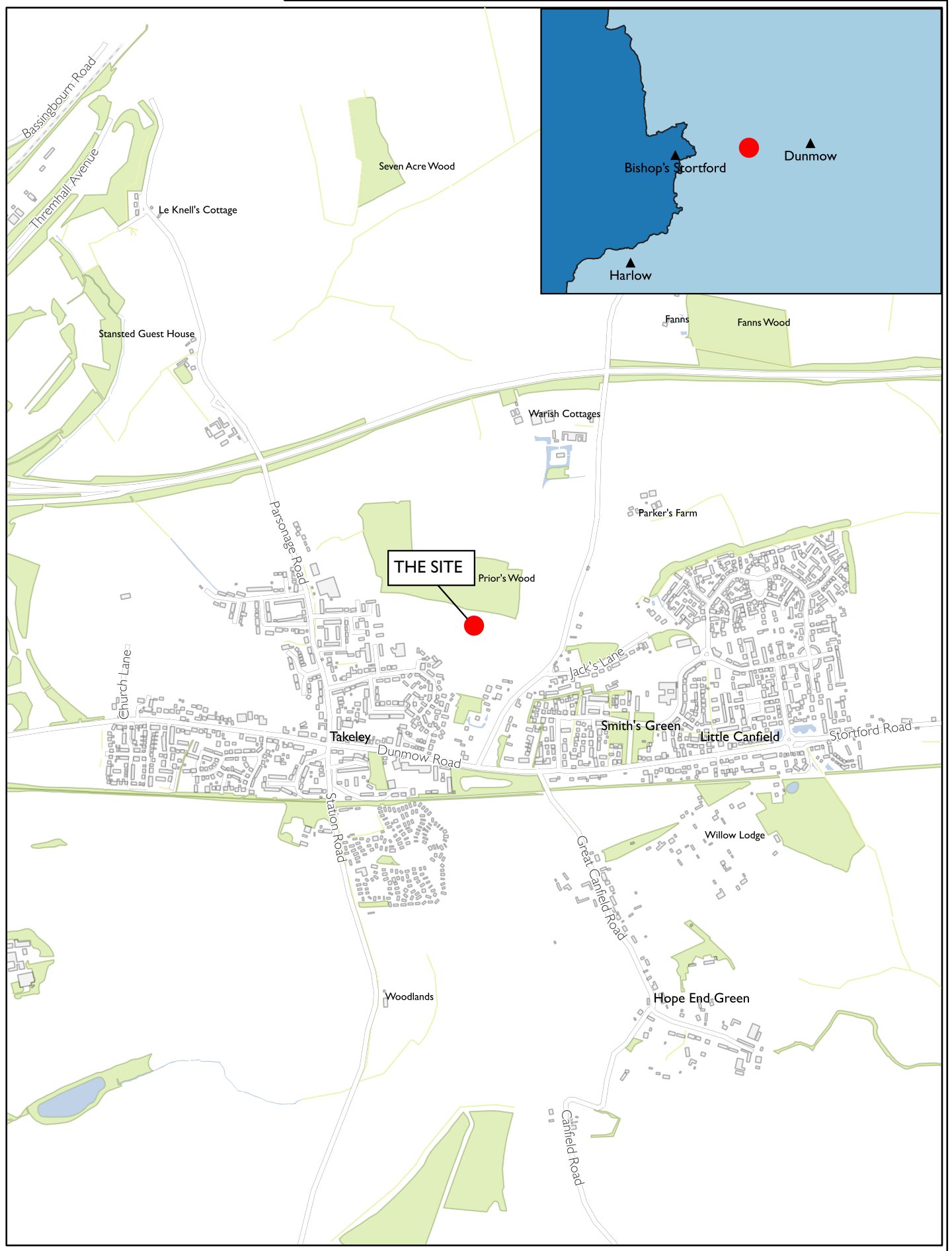


magnitude
surveys

Appendix C

Archaeological Evaluation Figures 2021

FIGURE I // Site Location - General



0 0.5 1 km



PROJECT // 3993E - Warish Hall Farm, Takeley

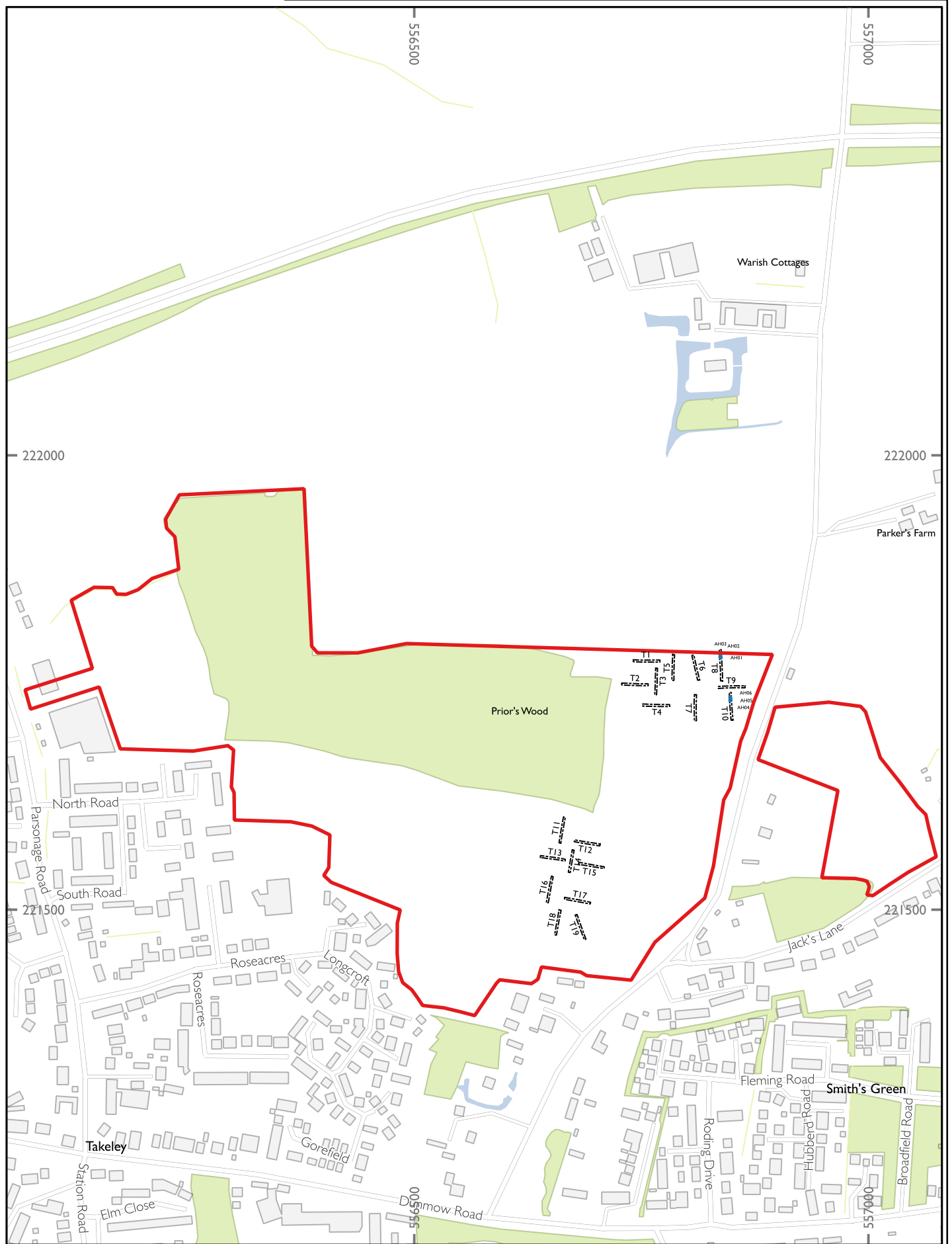
DESCRIPTION // Site Location

Contains OS data © Crown Copyright 2021 Open Government Licence 3.0

DOC REF: LP3993E-AER-v1.0

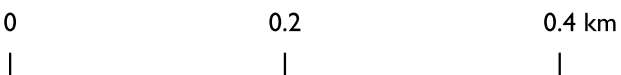
L-P:ARCHAEOLOGY

FIGURE 2 // Site Location - Detail



Site Boundary • Borehole

Trench



PROJECT // 3993E - Warish Hall Farm, Takeley

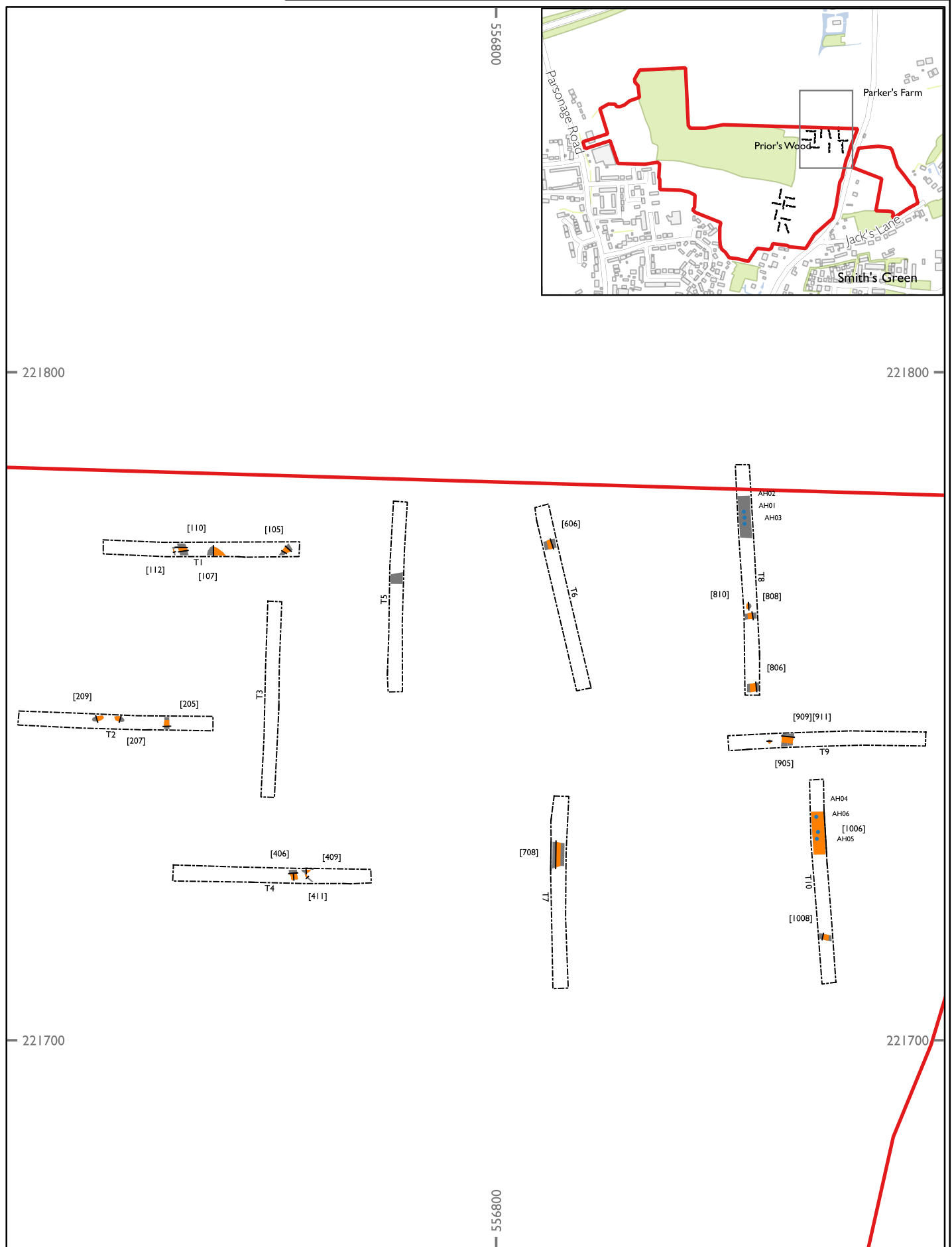
DESCRIPTION // Site location with excavated trenches.




Contains OS data © Crown Copyright 2021 Open Government Licence 3.0

DOC REF: LP3993E-AER-v1.0

L-P:ARCHAEOLOGY

FIGURE 3 // Trench Locations North



	Site Boundary		Section		Trench
	Slot		Borehole		Identified Feature

0 50 m

PROJECT // 3993E - Warish Hall Farm, Takeley

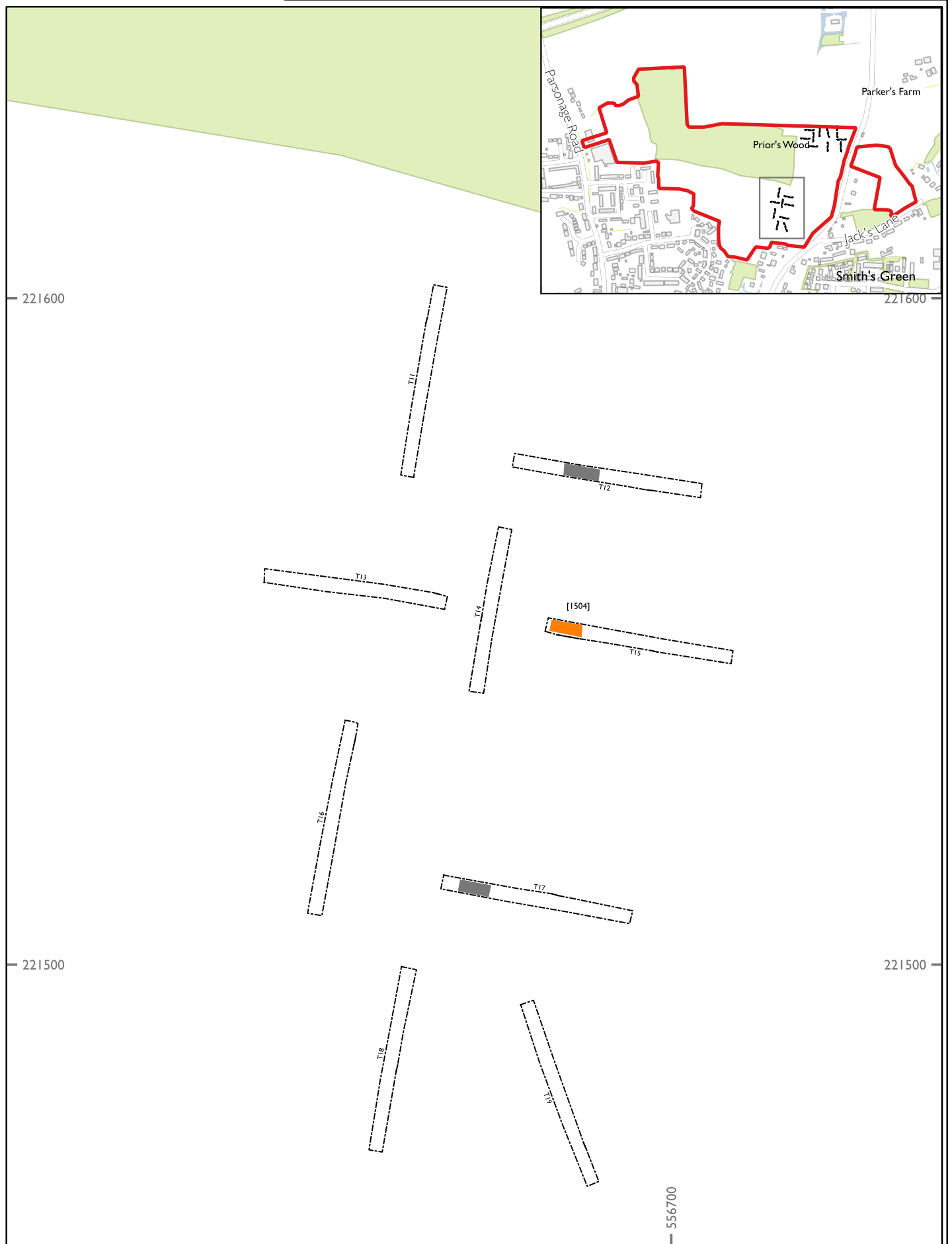
DESCRIPTION // Trench Locations North

Contains OS data © Crown Copyright 2021 Open Government Licence 3.0

DOC REF: LP3993E-AER-v1.0

L-P:ARCHAEOLOGY

FIGURE 4 // Trench Locations South



- Site Boundary
- Section
- Identified Feature
- Slot
- Trench

0 50 m



PROJECT // 3993E - Warish Hall Farm, Takeley

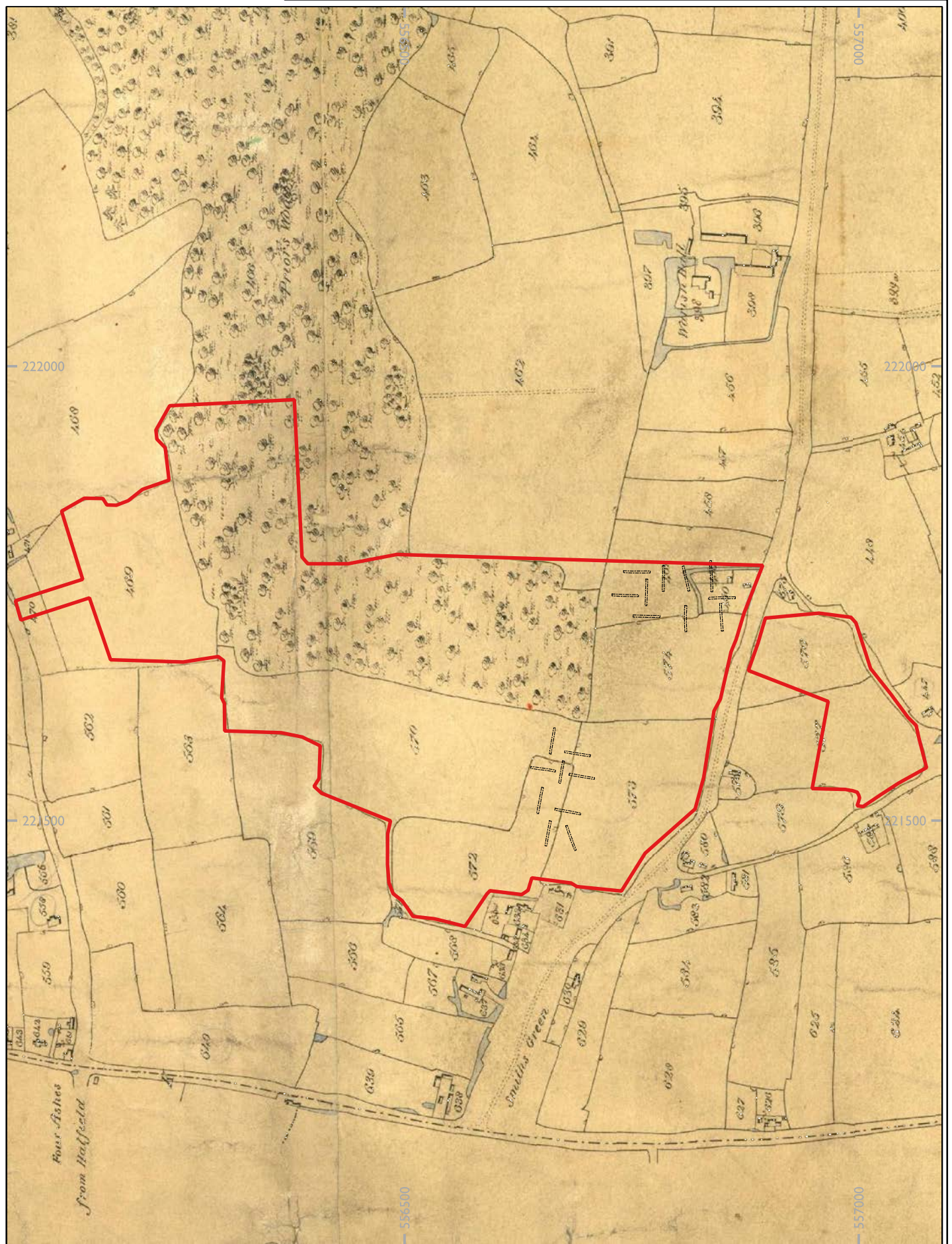
DESCRIPTION // Trench Locations South

Contains OS data © Crown Copyright 2021 Open Government Licence 3.0

DOC REF: LP3993E-AER-v1.0

L~P:ARCHAEOLOGY

FIGURE 5 // Tithe Map 1839



Site Boundary

Trench

0 0.2 0.4 km



PROJECT // 3993E - Warish Hall Farm, Takeley

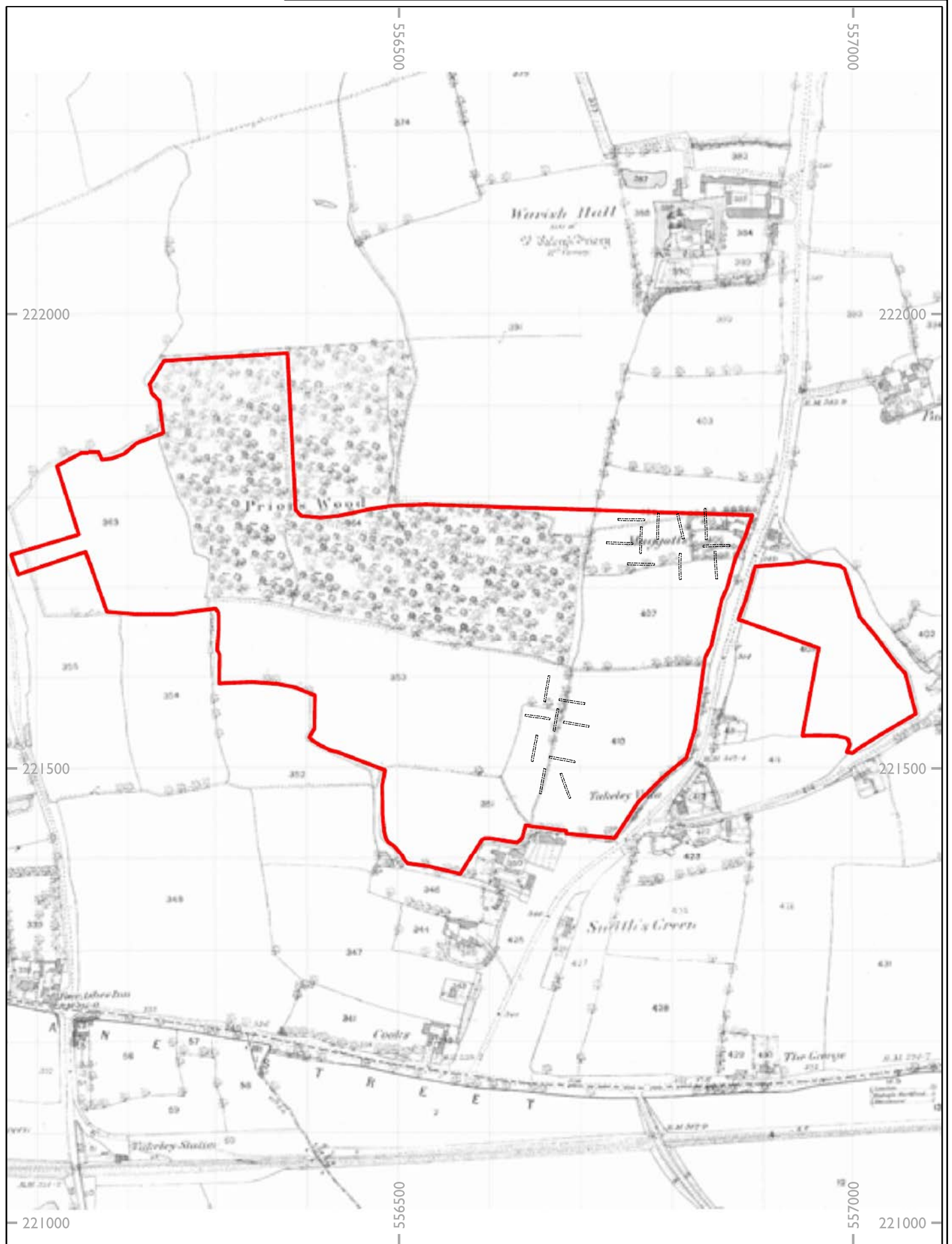
DESCRIPTION // Takeley parish tithe map 1839

© The National Archives. Provided by The Genealogist.


DOC REF: LP3993E-AER-v1

L-P:ARCHAEOLOGY

FIGURE 6 // Ordnance Survey 1876



 Site Boundary

 Trench

0 0.2 0.4 km



PROJECT // 3993E - Warish Hall Farm, Takeley

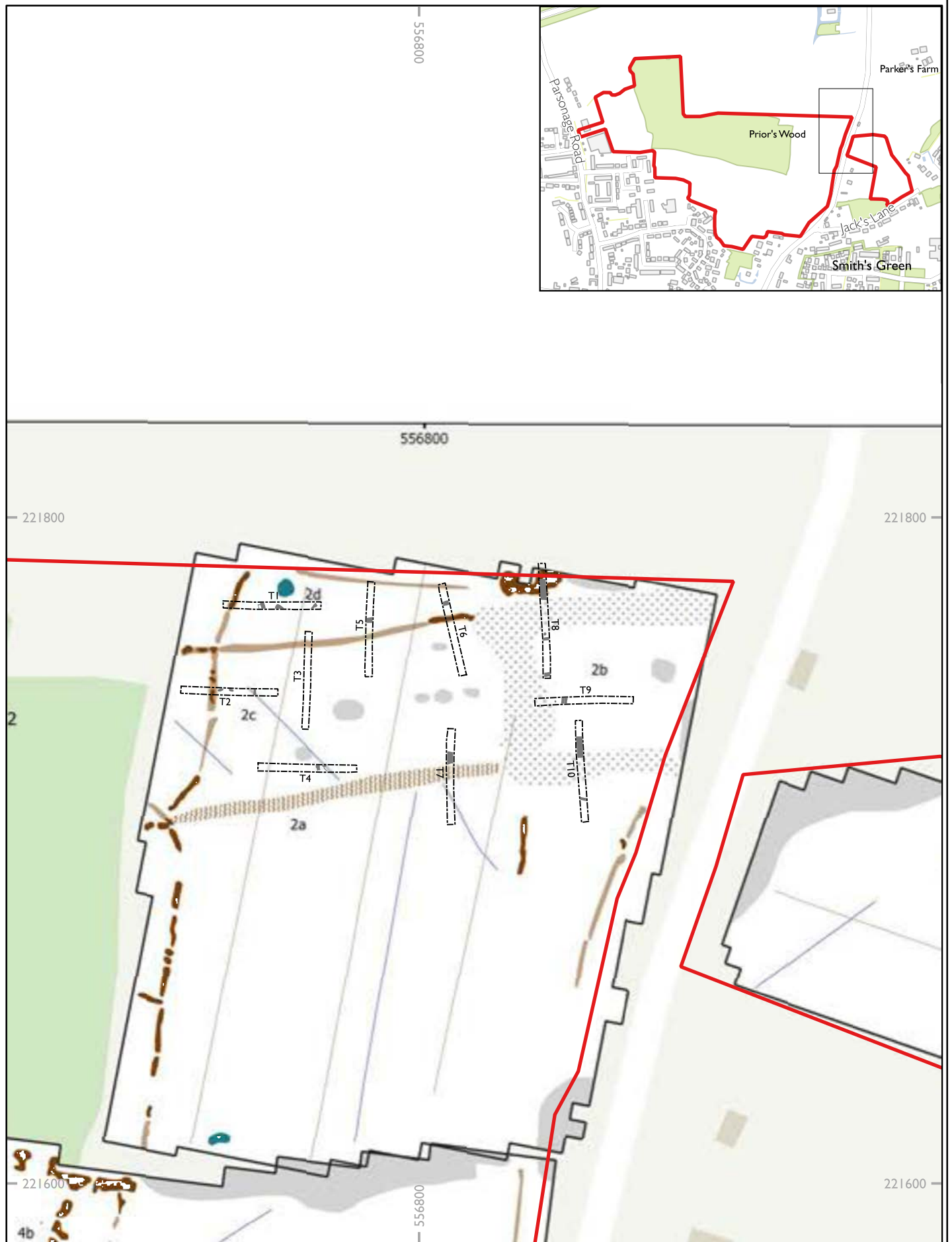
DESCRIPTION // Ordnance survey map 1876

Contains OS data © Crown Copyrights 2021 Ordnance Survey 100022432

DOC REF: LP3993E-AER-v1

L-P:ARCHAEOLOGY

FIGURE 7 // Geophysics North



Site Boundary Identified Feature
Trench

0 50 100 m



PROJECT // 3993E - Warish Hall Farm, Takeley

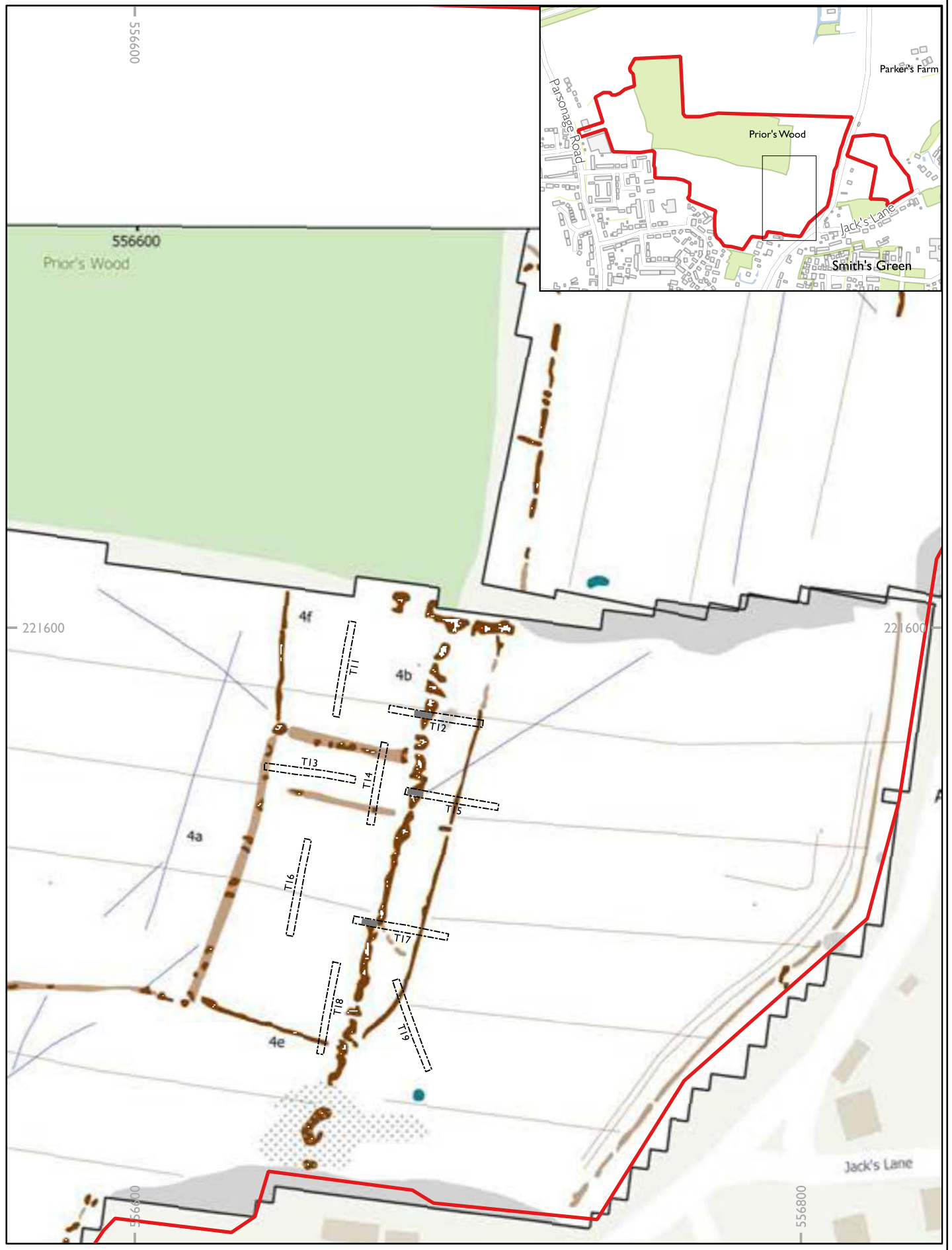
DESCRIPTION // Trenches overlaying interpreted geophysics.




Geophysics prepared by Magnitude Surveys

DOC REF: LP3993E-AER-v

L-P:ARCHAEOLOGY

FIGURE 8 // Geophysics South



 Site Boundary  Identified Feature
 Trench

0 50 100 m



PROJECT // 3993E - Warish Hall Farm, Takeley

DESCRIPTION // Trenches overlaying interpreted geophysics.

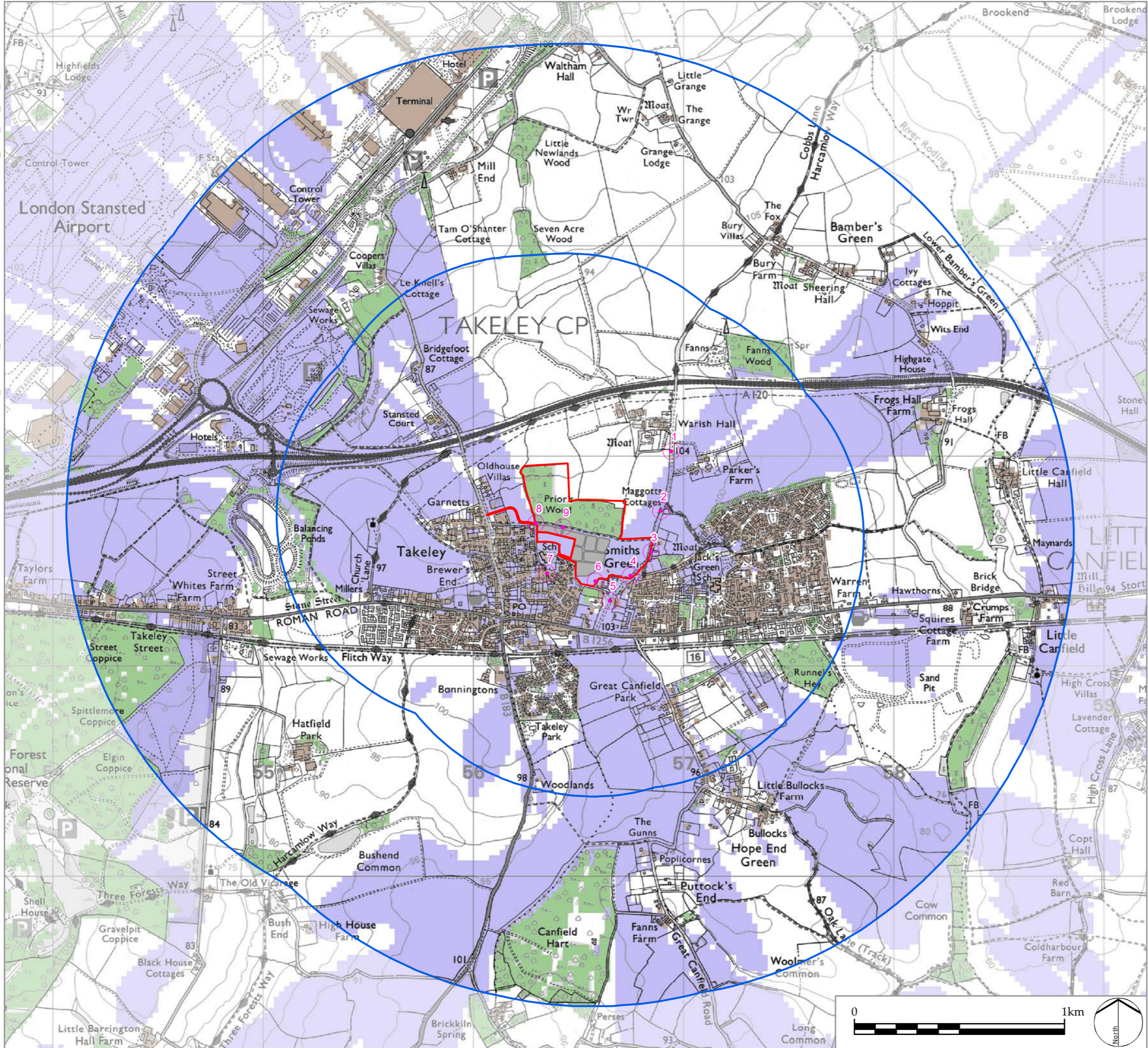
Geophysics prepared by Magnitude Surveys

DOC REF: LP3993E-AER-v

L-P:ARCHAEOLOGY

Appendix D

LVIA ZTV Figure and Viewpoint 1 taken from adjacent to Warish Hall Scheduled Monument



LEGEND

- Site boundary
- Distance from Site boundary (1 and 2km)
- Proposed development parcels
- Viewpoints
- Zone of Theoretical Visibility (computer generated) - based on building heights of 10m

This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, principal woodlands and settlements, which have been included in the model with the heights obtained from Nextmap 25. It should be noted that in some areas woodlands included within the ZTV may comprise active forestry, resulting in the felling and replanting of some areas modelled in the ZTV study. The ZTV study reflects this pattern at a specific point in time, as it is based on real height information. Whilst the felling cycle will alter the heights of different areas of forestry over time, altering localised visual effects, the wider pattern will remain relatively constant.

The model does not take into account any localised features such as small copses, hedgerows or individual trees and therefore still gives an exaggerated impression of the extent of visibility. The actual extent of visibility on the ground will be less than that suggested by this plan.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on Nextmap 25 terrain data and has a 25m² resolution.

LDĀ DESIGN

PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Zone of Theoretical Visibility (ZTV) Study including woodland and settlements and Viewpoints

ISSUED BY	Peterborough	T: 01733 310471
DATE	May 2023	DRAWN VW
SCALE @A3	1:18,000	CHECKED RK
STATUS	Draft	APPROVED CC

DWG. NO. 8749_LVIA_004

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2015

Sources: Ordnance Survey, NextMap25



Baseline photograph

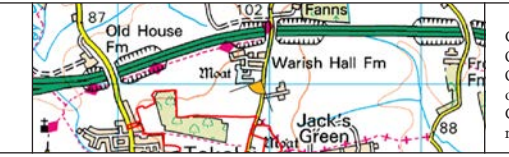
To be viewed at comfortable arm's length

LD A DESIGN

Camera Location (OS Grid Reference):	556942 E 222024 N
Ground Level (mAOD):	104.1m
Direction of View: bearing from North (0°):	205°
Distance to Site:	237m

Horizontal Field of View:	90° (Cylindrical projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	96%
Visualisation Type:	Type 1

Photo Date / Time:	07/04/2022 12:02
Camera Model and Sensor Format:	Canon EOS 6D, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Height of Camera Lens above Ground (mAOD):	1.5m



COPYRIGHT
 Ordnance Survey material by permission of
 Ordnance Survey on behalf of the Controller
 of Her Majesty's Stationery Office © Crown
 Copyright. All rights reserved. 2022 Reference
 number 0100031673.

PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Viewpoint 1: Smiths green lane looking South



Photomontage Year 1

To be viewed at comfortable arm's length

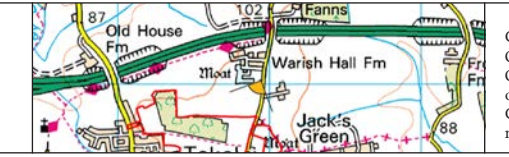


Camera Location (OS Grid Reference):	556942 E 222024 N
Ground Level (mAOD):	104.1m
Direction of View: bearing from North (0°):	205°
Distance to Site:	237m

Horizontal Field of View:	90° (Cylindrical projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	96%
Visualisation Type:	Type 3

Photo Date / Time:	07/04/2022 12:02
Camera Model and Sensor Format:	Canon EOS 6D, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Height of Camera Lens above Ground (mAOD):	1.5m

This photomontage is based upon Topographical Survey data and 2m LIDAR with spot heights at 2m intervals and does not precisely model small scale changes in landform or sharp breaks in slope.



COPYRIGHT
 Ordnance Survey material by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. All rights reserved. 2022 Reference number 0100031673.

PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Viewpoint 1: Smiths green lane looking South



Cumulative Photomontage Year 1

To be viewed at comfortable arm's length

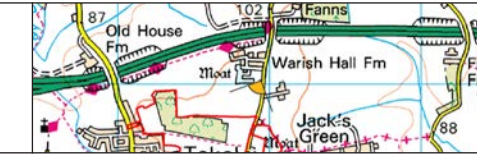


Camera Location (OS Grid Reference): 556942 E 222024 N
 Ground Level (mAOD): 104.1m
 Direction of View: bearing from North (0°): 205°
 Distance to Site: 237m

Horizontal Field of View: 90° (Cylindrical projection)
 Paper Size: 841mm x 297mm (Half A1)
 Enlargement Factor: 96%
 Visualisation Type: Type 3

Photo Date / Time: 07/04/2022 12:02
 Camera Model and Sensor Format: Canon EOS 6D, FFS
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
 Height of Camera Lens above Ground (mAOD): 1.5m

This photomontage is based upon Topographical Survey data and 2m LIDAR with spot heights at 2m intervals and does not precisely model small scale changes in landform or sharp breaks in slope.



COPYRIGHT
 Ordnance Survey material by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. All rights reserved. 2022 Reference number 0100031673.

PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Viewpoint 1: Smiths green lane looking South

FIGURE 8749_Vp01_c_W DATE 15/03/2023 Sheet 1 of 1

