

# ARCHAEOLOGICAL DESK BASED ASSESSMENT

Jacks, Warish Hall Farm, Takeley, Essex

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Takeley, Essex  
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## ARCHAEOLOGICAL DESK BASED ASSESSMENT

### Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Date
Version 1	Draft for Comment	James Archer	Alistair Robertson	Alistair Robertson	16/09/2022

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## EXECUTIVE SUMMARY

- The site known as Jacks, Warish Hall Farm, Takeley has been assessed for its archaeological potential in advance of proposed development.
- This assessment has identified a limited 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. Landscape screening should be worked into design proposals to ensure intervisibility between the monument and the proposed development is limited. This could result in less than substantial harm at the lower end of the spectrum.
- Recent geophysical survey has not identified any anomalies of likely archaeological significance.
- The 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 potential is 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 to regional significance. It is anticipated that the Place Services (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 discussions with Place Services for a previous planning application, it is anticipated that this work will be secured by an appropriately worded planning condition.

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# 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched by Alex Slater, prepared by James Archer, and approved by Alistair Robertson 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 Jacks, Warish Hall Farm, Takeley, Essex. The site is centred at TL 56988 21622 within the administrative area of Uttlesford District (see Figure 1) and is approximately 1.93ha in extent.
- 1.3 The Warish Hall moated site and remains of Takeley Priory Scheduled Monument is located within c.280m of the study site to the north. Accordingly, Weston Homes PLC has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 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 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 a geophysical survey was undertaken in 2021.
- 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 be 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.280m to the north of the study site at its closest point (HE Desig. No. 1007834, and see Appendix A).
- 2.21 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 interglacial conditions (Bridgland 1996).
- 3.2 Further detail is provided by the British Geological Survey (BGS Online 2022), 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 No site specific or British Geological Survey borehole data is currently available for the study site.

### Topography

- 3.4 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.1.5km to the north west, and the River Roding c.1.4km 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 18<sup>th</sup> 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 Bronze Age period, including occupation, settlement and agricultural field systems dating to the 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 since at least the late 18<sup>th</sup> 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.
- 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 included a wider area of land to the west which identified evidence for agricultural use in the form of mapped and likely unmapped former land boundaries, however there were no anomalies identified within the site itself. Some magnetic interference is also shown within the site which could potentially be masking unidentified anomalies.

### Early Prehistoric – Palaeolithic & Mesolithic

- 4.7 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. 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.
- 4.8 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

- 4.9 A cluster of Neolithic and Bronze Age pits were identified at the Stansted Mid Term Car Park site c.1.6km 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).
- 4.10 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 800m 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.1.1km to the north west (HER Ref: MEX1049868, TL 5591 2291).
- 4.11 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).
- 4.12 Archaeological work in advance of the Prior's Green development c.100m 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).
- 4.13 Geophysical survey to the west of Station Road c.1.1km 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.420m to the south east of the study site (HER Ref: MEX1041202, TL 5721 2115).
- 4.14 Further Bronze Age artefact finds within the study area comprise a flint axe found east of Old House Farm recorded c.800m north west of the site (HER Ref: MEX16372, TL 5616 2206), residual pottery sherds found at Hamilton Road c.500m 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).
- 4.15 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 to the immediate east (see 4.12), although no anomalies of suggested later Prehistoric date were identified during geophysical survey at the site (Magnitude 2021 and Appendix B). Overall, there is generally limited evidence for Neolithic activity within the area which suggests a low archaeological potential at the site for this period. A moderate archaeological potential can be identified for evidence of Bronze Age activity.

### Iron Age & Roman

- 4.16 The Stortford Road/Dunmow Road c.350m 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.
- 4.17 An early Iron Age field system has been recorded during archaeological work at Prior's Green within proximity 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). Works at Dunmow Road c.400m to the south identified a linear ditched feature dated to the Iron Age (HER Ref: MEX1049191).
- 4.18 A single roundhouse structure dated to the early to middle Iron Age is recorded c.750m north west of the site (HER Ref: MEX1036238, TL 5637 2224).
- 4.19 One ditch and two pits have been identified c.1.1km south west of the study site which may date to the Iron Age period (HER Ref: MEX1036892, TL 5616 2082).
- 4.20 Three phases of a late Iron Age to Roman enclosed farmstead occupation site were found during work at Dunmow Road c.1.3km 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).
- 4.21 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.1.6km 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).
- 4.22 Archaeological work c.600m to the south west 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).
- 4.23 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.1km to the north west of the site (HER Ref: MEX1036194, TL 5599 2210). Possible Roman period droveway ditches are recorded at the A120 circa 750m north west 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.1.5km to the north west of the site (HER Ref: MEX39519, TL 5535 2183).
- 4.24 Roman tile and brick fragments are recorded within the fabric of the later Medieval church at Takeley c.1.3m 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).

- 4.25 Geophysical survey to the west of Station Road c.1.1km to the south west of the study site has revealed anomalies that may relate to Roman period enclosures (HER Ref: MEX1050089, TL 5588 2086).
- 4.26 A possible Roman ditch was recorded during archaeological work at Dunmow Road c.420m to the south of the study site (HER Ref: MEX1041202, TL 5721 2115).
- 4.27 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.
- 4.28 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 (Magnitude 2021 and Appendix B). Overall, a moderate archaeological potential is identified at the study site for the Iron Age and Roman periods.

### Saxon/Early Medieval

- 4.29 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.1.4km 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).
- 4.30 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

- 4.31 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 2022). The church at Takeley is located c.1.4km west of the site and is set back from Dunmow Road along Church Lane. The church is thought to date from the 12<sup>th</sup> 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).
- 4.32 Evidence for a possible 13<sup>th</sup> century farmstead was recorded during archaeological work adjacent to Dunmow Road c.600m south west of the site (HER Ref: MEX1034196, TL 5644 2124).
- 4.33 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). Further evidence for Medieval agricultural activity is recorded at Dunmow Road c.1.4km south west of the study site (HER Ref: MEX1041385, TL 5554 2119).
- 4.34 The Warish Hall moated site and remains of Takeley Priory Scheduled Monument is located within c.280m 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 11<sup>th</sup> 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 13<sup>th</sup> 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).

4.35 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.450m south west 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, c.220m south east of the site (HER Ref: MEX1034283, TL 5681 2141);
- Jacks Green moated site located immediately east of the site at the end of Jacks Lane (HER Ref: MEX16326, TL 5713 2153);
- Possible moated site at Goodwyn's immediately 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.900m 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.900m to the east along Stane Street (HER Ref: MEX16392, TL 5791 2131);
- Moated site at Coxtons c.1.2km 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).

4.36 An additional possible moated site is identified at Maggots to the immediate north west 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 19<sup>th</sup> and early 20<sup>th</sup> 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).

4.37 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.

4.38 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 known and mapped 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)

- 4.39 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.
- 4.40 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.
- 4.41 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 within the immediate area of a series of scattered farmsteads and houses at Takeley along roads now known as Stortford Road, Smiths Green Lane, and Parsonage Road. A similar situation is shown by an 1805 old series Ordnance Survey plan (Fig. 5).
- 4.42 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. The associated Tithe Award describes those land parcels within the study site as follows:

Tithe Map Land Parcel	Landowner	Occupant	Description	Land Use/ Cultivation
576	John Barnard	Samuel Scott	Landers Field	Arable
577	John Barnard	Samuel Scott	Cows Field	Arable

- 4.43 Only minor internal boundary alterations are shown within the site by the 1886 Ordnance Survey plan (Fig. 7). Historic mapping through the 20<sup>th</sup> century shows no change (Figs 8-10). Expansion of residential development at Takeley is shown to the south. Alterations within the study site during the later 20<sup>th</sup> century were minimal (Fig. 11). No further change is shown across the study site to the present day (Fig. 12).
- 4.44 Historic mapping demonstrates that the site has generally remained open land utilised for agricultural activity since at least the late 18<sup>th</sup> 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.
- 4.45 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

- 4.46 The available Historic Landscape Characterisation (HLC) data for Essex records the site within an area of irregular enclosure (Fig. 2b).

## LiDAR Plot

- 4.47 No clear evidence for archaeological remains is recorded on available Environment Agency LiDAR data across the site (Fig. 3).

## Undated Evidence

- 4.48 A single undated cremation burial is recorded along the A120 at Parsonage Lane c.900m north west of the site (HER Ref: MEX1036202, TL 5597 2193).

4.49 Cropmarks to the north east of Prior’s Wood, between the site and Warish Hall c.500m 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

4.50 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 west. 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)

4.51 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.

4.52 The Warish Hall moated site and remains of Takeley Priory Scheduled Monument is located within c.280m 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)

4.53 Nearby archaeological evidence suggests that the site has been located within a settled rural landscape since the Bronze Age period. Recent geophysical survey has not identified any anomalies of likely archaeological significance. 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 archaeological potential has been identified for all other past periods of human activity within the study site.

4.54 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.

4.55 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.

4.56 As identified by desk based work and geophysical survey, 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 potential, Low (Local) Significance;
Bronze Age	Moderate potential, generally Low (Local) Significance, although settlement evidence could conceivably contribute towards regional research objectives;



## ARCHAEOLOGICAL DESK BASED ASSESSMENT

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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 land division and agricultural activity, generally moderate potential across 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 1-5).
- 5.2 Past agricultural land use will have had a moderate but widespread archaeological 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.
- 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 Historic England's 2017 guidance on the management of change within the setting of heritage assets sets out a five staged process for assessing the implications of proposed developments on setting:
  1. Identify which heritage assets and their settings are affected;
  2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
  3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
  4. Explore ways to maximise enhancement and avoid or minimise harm;
  5. Make and document the decision and monitor outcomes
- 5.6 Assets that may be affected by future development on the site have been identified below through a process of elimination (Step 1). Steps 2 to 5 are then presented for those assets identified.
- 5.7 The Warish Hall moated site and remains of Takeley Priory Scheduled Monument is located to the north of the study site, within c.280m of the site. 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.

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

#### *Step 1: Identification of the Assets Affected.*

- 5.8 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.280m to the north of the study site 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.**

5.9 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.”*

- 5.10 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 14<sup>th</sup> 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.
- 5.11 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.
- 5.12 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.
- 5.13 The monument’s extended 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 2022), and that the priory lands would have included various arable and pastoral lands within the surrounding area. This setting has been greatly eroded by the construction of the A120 immediately to the north of the monument, as well as the residential expansion of Takeley to the south. As a result of parliamentary Post Medieval enclosure, the surrounding fieldscape has also been dramatically altered. It is now difficult to appreciate the presence of the monument and any relationship to the surrounding area, as it is surrounded by farm buildings and in particular high, dense planting (see Plates 1-2). Recent geophysical survey has not identified any links between the site and the monument (Magnitude 2021 and Appendix B).
- 5.14 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.***

- 5.15 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.
- 5.16 The study site would have likely once been located within the extended setting of the Scheduled Monument, however this is now only appreciable through a review of historic mapping. The heavily vegetated boundary of the monument has ensured that it is not possible to stand in the nearby area and appreciate that a moated site is present within the enclosing vegetation. This severing effect prevents an understanding of how this monument would have interacted with its surrounding landscape. Whilst the scheduled area does extend beyond the vegetation slightly, it is considered that this provides a buffer zone only and that the main area of archaeological interest would have

been located within the moated platform which is entirely obscured from view. It is possible to stand within this very outer edge of the scheduled area and look south eastwards towards the site, however without prior knowledge there is no understanding of the moated site to the rear of that view. Nonetheless, there may be some limited intervisibility between this outer edge of the scheduled area and development at the study site nearest to Smiths Green. The development of the site is unlikely to give rise to anything more than limited harm to the way in which the monument can be understood, appreciated, or experienced. Development at the study site is likely to merge and blend with the built mass and urban grain of the Smith Green settlement in views southwards from the monument, resulting in a minimal change to those views.

- 5.17 The Place Services consultation advice received by Uttlesford District for a previous planning application did not identify any harm to the Scheduled Monument from development of the Jacks land (see Officers Report, UTT/21/1987/FUL, 29<sup>th</sup> November 2021).
- 5.18 Similarly, the Historic England consultation (October 2021) identified potential for harm only as a result of development on land “to the east of Priors Wood and towards Smith Green”, which is located to the direct south of the Scheduled Monument.
- 5.19 A subsequent appeal decision (Ref: APP/C1570/W/22/3291524) focused on the potential visual and functional relationship between the Scheduled Monument and Priors Wood and Bull Field. This in particular encompassed views southwards from the monument towards Priors Wood and Smiths Green. There was no mention of potential harm as a result of the development of the Jacks land Parcel.

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

- 5.20 Development proposals comprise the development of the study site, including associated landscaping and access roads. It is recommended that tree and plant screening between the site and the Scheduled Monument is worked into design proposals, to ensure that any possible visual intrusions upon the monument are limited.

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

- 5.21 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 low as a result of a change within an already altered setting. Tree and plant screening should be worked into design proposals to ensure intervisibility between the monument and the proposed development is limited. This constitutes less than substantial harm to the monument in NPPF terms at the lower end of the spectrum.

## **Review of Potential Development Impacts on Non-Designated Assets**

- 5.22 Recent geophysical survey has not identified any anomalies of likely archaeological significance.
- 5.23 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 potential is 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.
- 5.24 Overall, it is considered that the proposed development could have an impact upon archaeological remains of a likely local to 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.

- 5.25 A previous planning application was submitted for the site in 2021 for which consultation advice was provided to Uttlesford District by Place Services, in their role as archaeological advisors to the District. The most recent consultation was provided 26<sup>th</sup> October 2021 after the submission of a previous desk based assessment, geophysical survey, as well as targeted evaluation trenching documentation within a separate land parcel. It was agreed that any further archaeological works could be secured by an appropriately worded planning condition. It is anticipated that any consultation from Place Services for this new planning application will match that previous recommendation and a condition for archaeological work should therefore be anticipated. This is likely to comprise evaluation trenching followed by mitigation measures as considered appropriate.



## 6 SUMMARY AND CONCLUSIONS

- 6.1 The site known as Jacks, 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.280m 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 low as a result of development within an already altered setting. Landscape screening should be worked into design proposals to ensure intervisibility between the monument and the proposed development is limited.
- 6.3 Recent geophysical survey has not identified any anomalies of likely archaeological significance. As identified by desk based work and the geophysical survey, 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 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 land division and agricultural activity, generally moderate potential across 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 to regional significance. It is anticipated that the Place Services (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 discussions with Place Services for a previous planning application, it is anticipated that this work will be secured by an appropriately worded planning condition.

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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

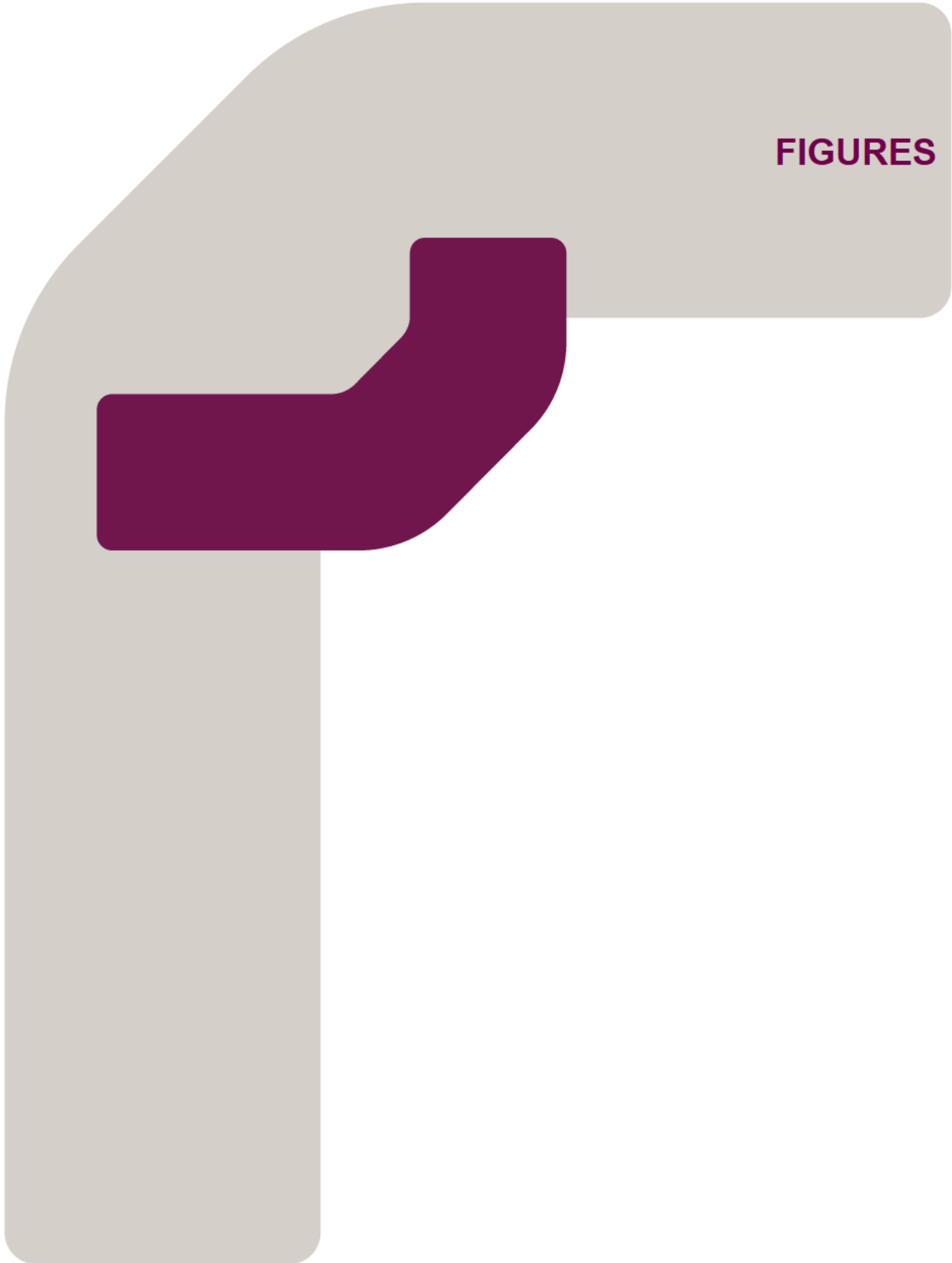
2013 Google Earth Image

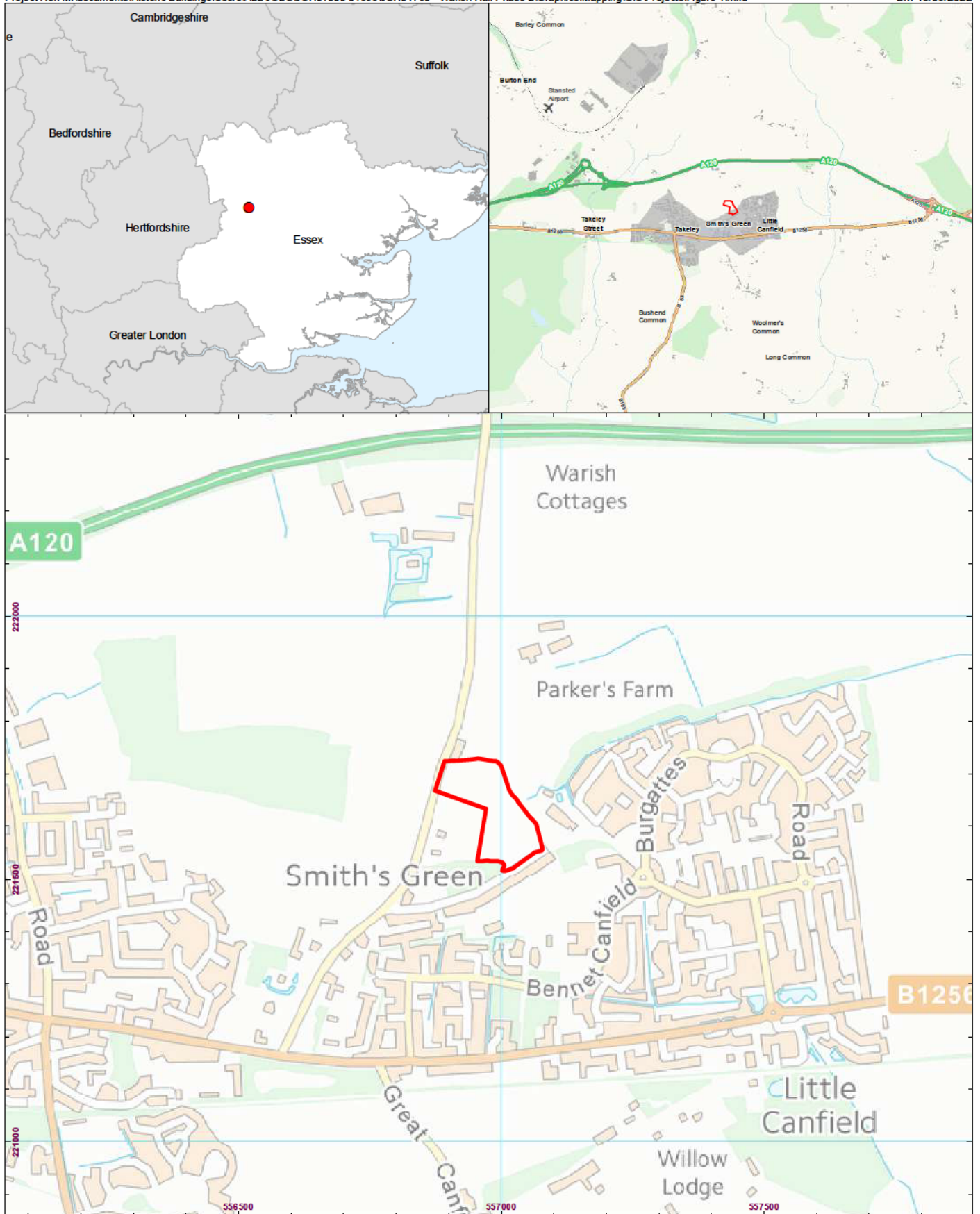
2017 Google Earth Image


2020 Google Earth Image

2022 Google Earth Image

**FIGURES**





 Site Boundary



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



Figure 1  
Site Location





**Legend**

Site Boundary

1.5km Search Radius

Designated Heritage Assets:

**Scheduled Monument**

DEX2197 Warish Hall moated site and remains of Takeley Priory

Non-designated Heritage Assets:

**HER Data Points**

- Monument
- Building
- ⊕ Find Spot
- ▲ Industrial
- ✕ No Finds or Features
- ⊕ PAS

HER Data Lines

**HER Data Polygons**

- Monument
- Building
- ⊕ Find Spot
- Industrial
- No Finds or Features

Previous Archaeological Work:

- HER Event Points
- HER Event Polygons

N  
 0 100 200m  
 Scale at A3: 1:12,000

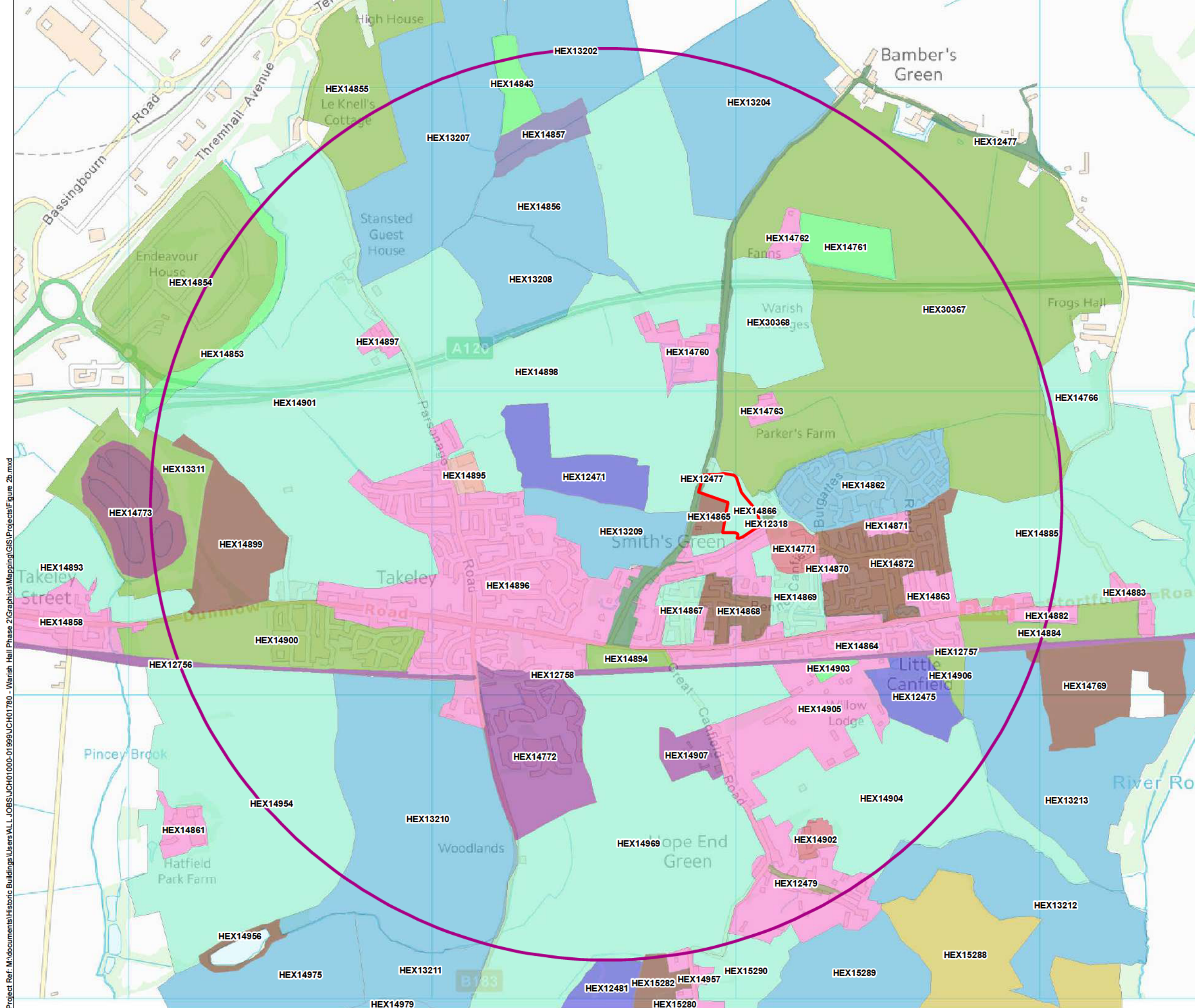


Figure 2a

HER Plot  
(data from Essex HER)

Project Ref: M:\documents\Historic Buildings Users ALL JOBS\U01000-01999\U01760 - Warish Hall Phase 2\Graphics\Maping\GIS\Projects\Figure 2a.mxd





**Legend**

- Site Boundary
- 1.5km Search Radius
- Historic Landscape Characterisation:
- "20thc" ENCLOSURE
- 18TH-20TH CENTURY WOODLAND PLANTATION
- ANCIENT WOODLAND
- BOUNDARY LOSS
- BOUNDARY LOSS - WITH RELICT ELEMENTS
- BUILT-UP AREAS - URBAN DEVELOPMENT
- COMMONS WITH A BUILT MARGIN
- ENCLOSED MEADOW
- INDUSTRIAL
- IRREGULAR ENCLOSURE
- LEISURE / RECREATION
- MOTORWAY, RAILWAY
- NURSERY WITH GLASS HOUSE
- PIECEMEAL ENCLOSURE BY AGREEMENT
- WATER RESERVOIR

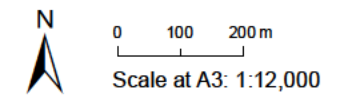


Figure 2b

HLC Plot  
(data from Essex HER)

Project Ref: M:\documents\Historic Buildings Users\ALL JOBS\U01000-01999\U01760 - Warish Hall Phase 2\Graphics\Maping\GIS\Projects\Figure 2b.mxd





**Legend**

 Site Boundary

**LiDAR DATA**

Source:  
Environment Agency

Data Type: DSM

Resolution: 1m

Date Captured:  
22/04/2018

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

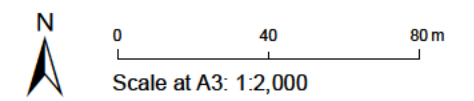
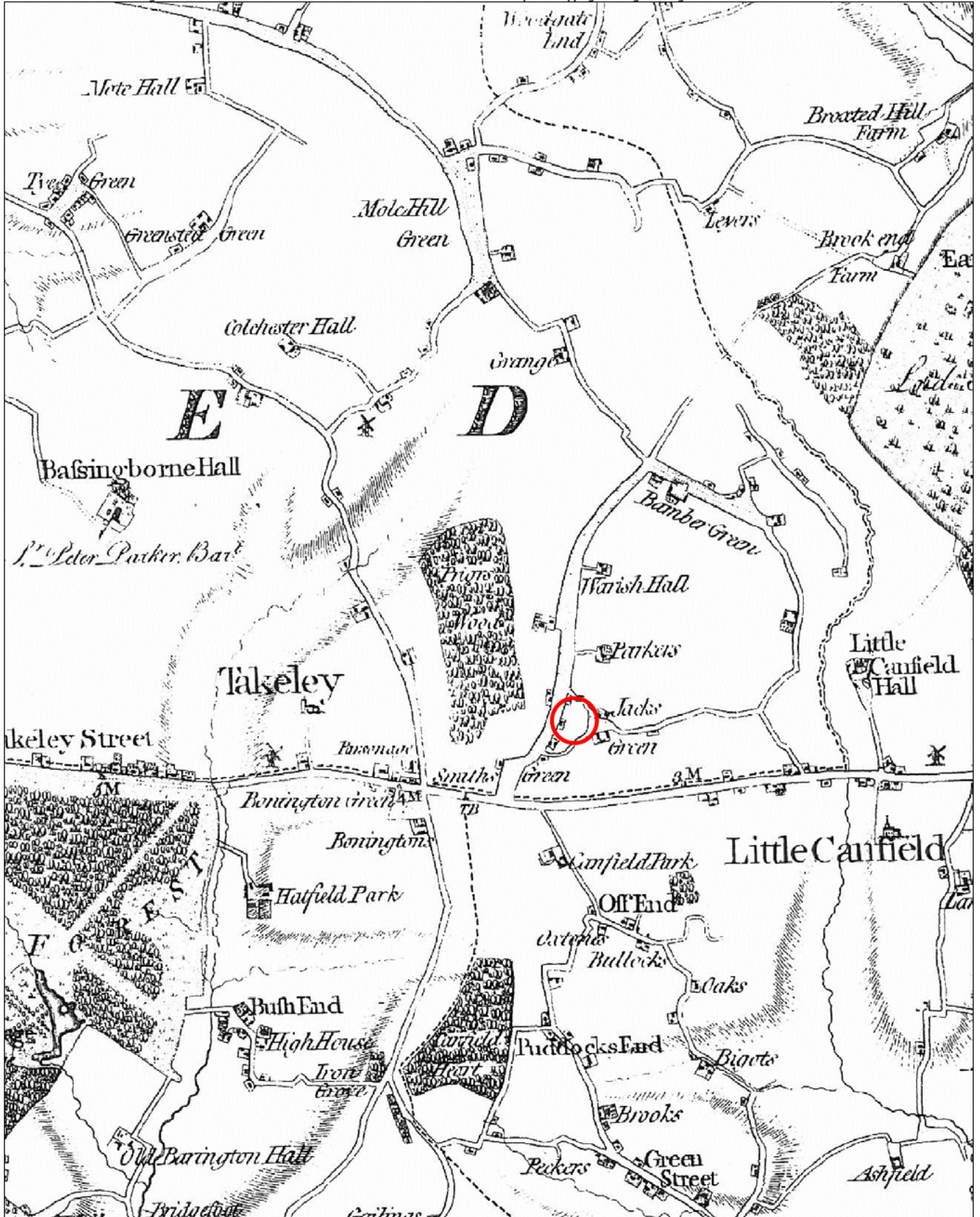



Figure 3

LiDAR Plot

Project Ref: M:\documents\Historic Buildings\Users\ALL JOBS\U\CH01000-01999\U\CH01760 - Warish Hall Phase 2\Graphics\Mapping\GIS\Projects\Figure 3 LiDAR.mxd





 Approximate Site Location



Not to Scale:  
Illustrative Only




Figure 4

1777 Chapman & Andre Map of Essex





 Approximate Site Location



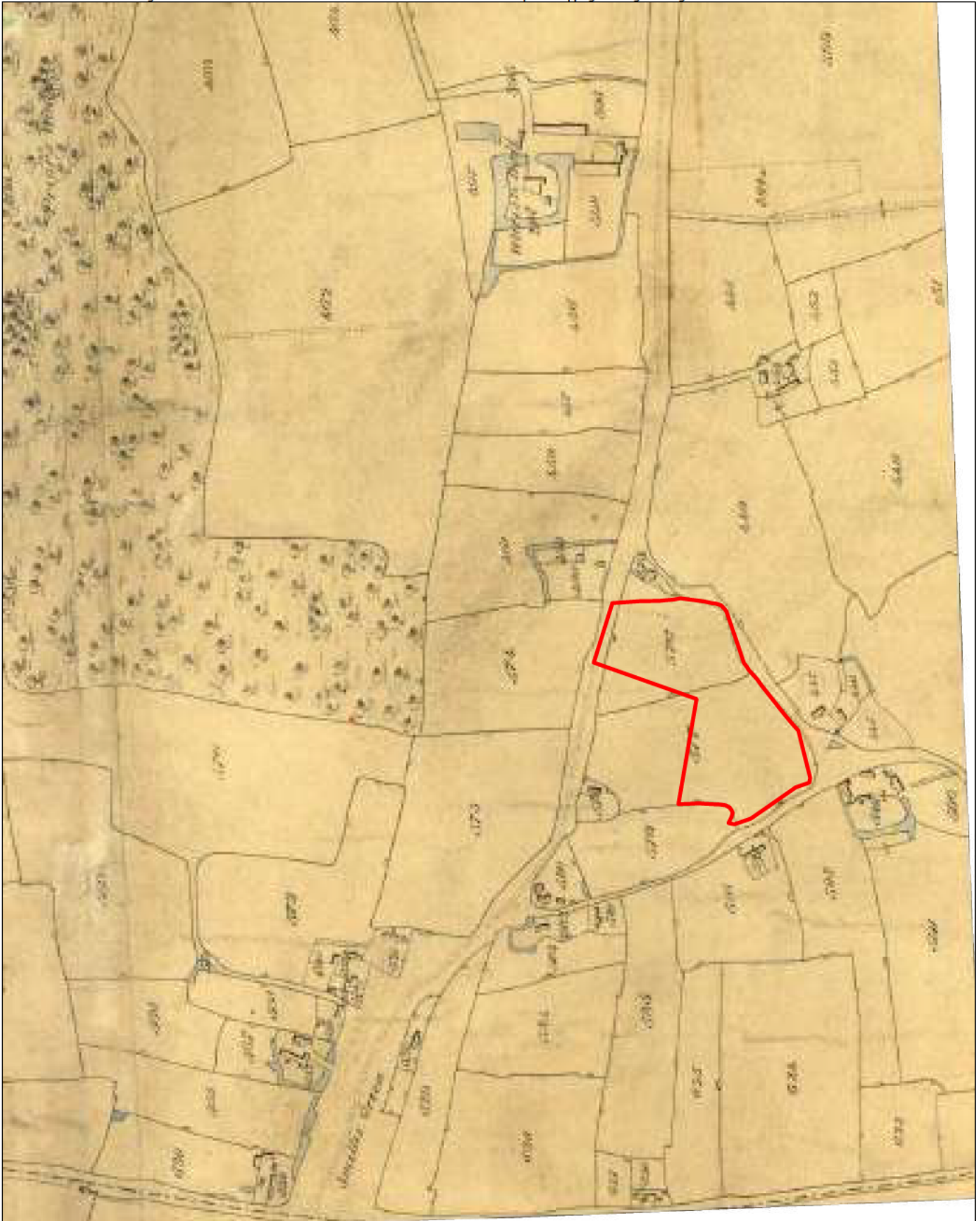
Not to Scale:  
Illustrative Only



Figure 5

1850 Ordnance Survey Old Series





 Site Boundary

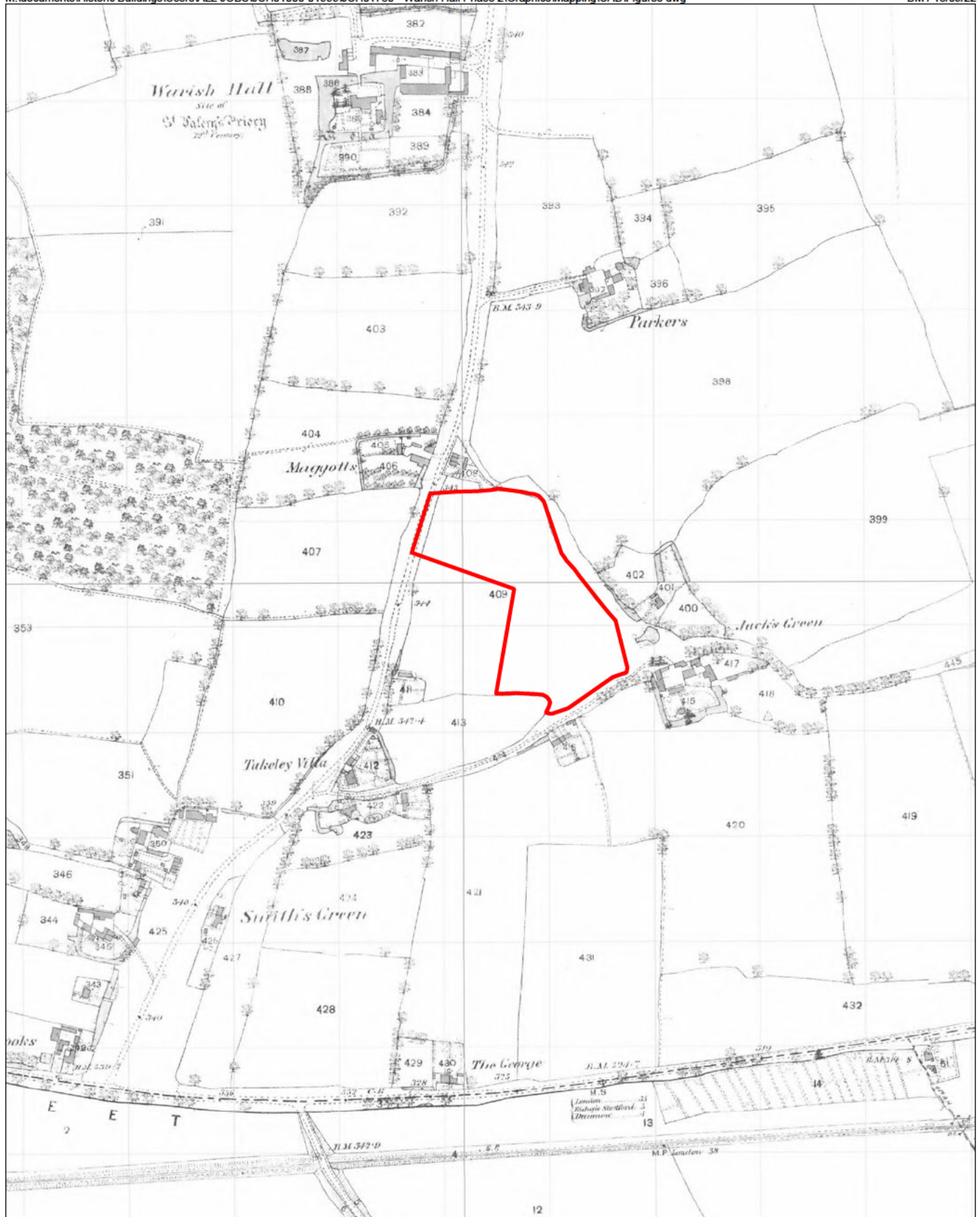


Not to Scale:  
Illustrative Only



Figure 6

1839 Takeley Parish Tithe Map



 Site Boundary



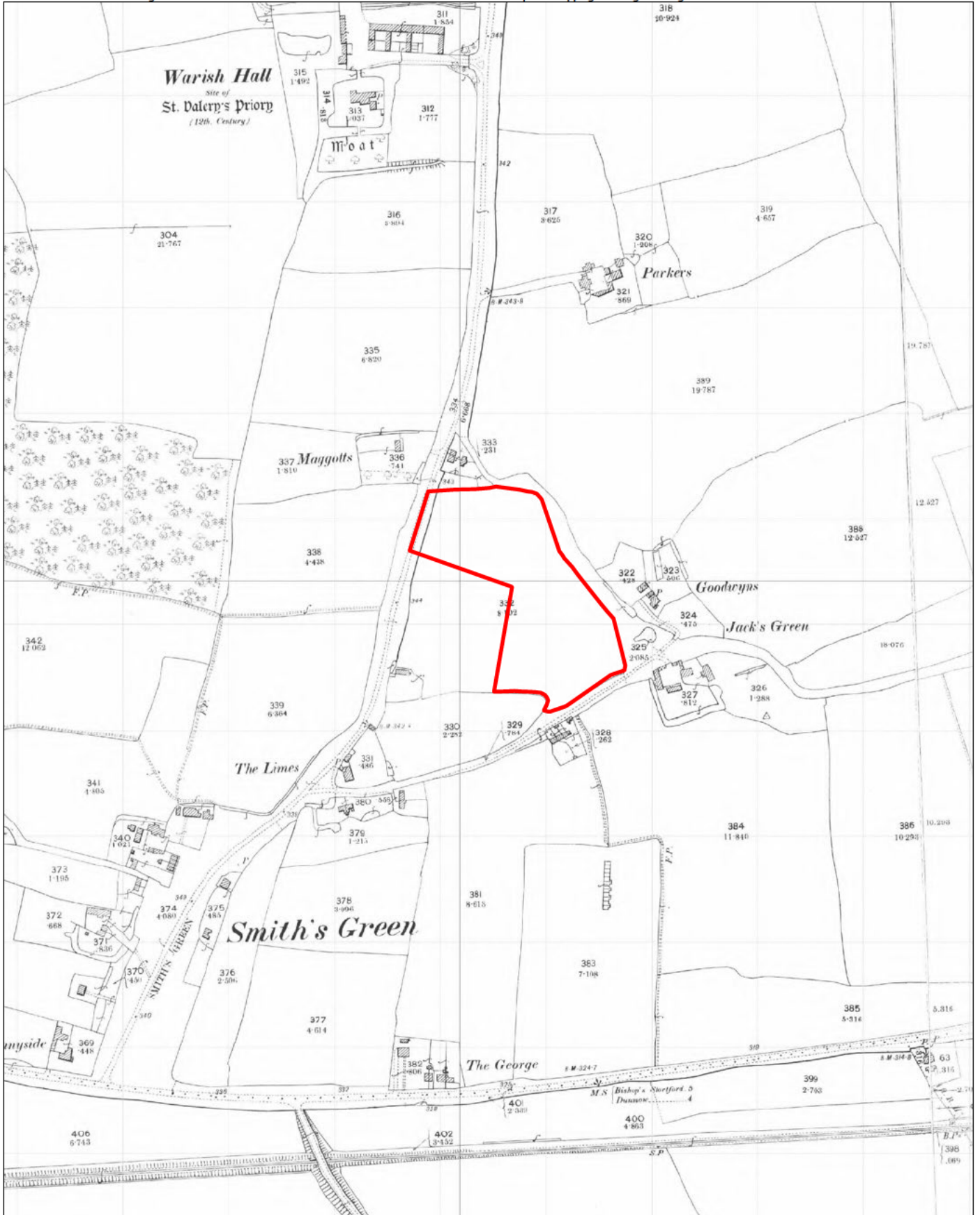
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Scale at A4: 1:5,000



Figure 7

1876 Ordnance Survey





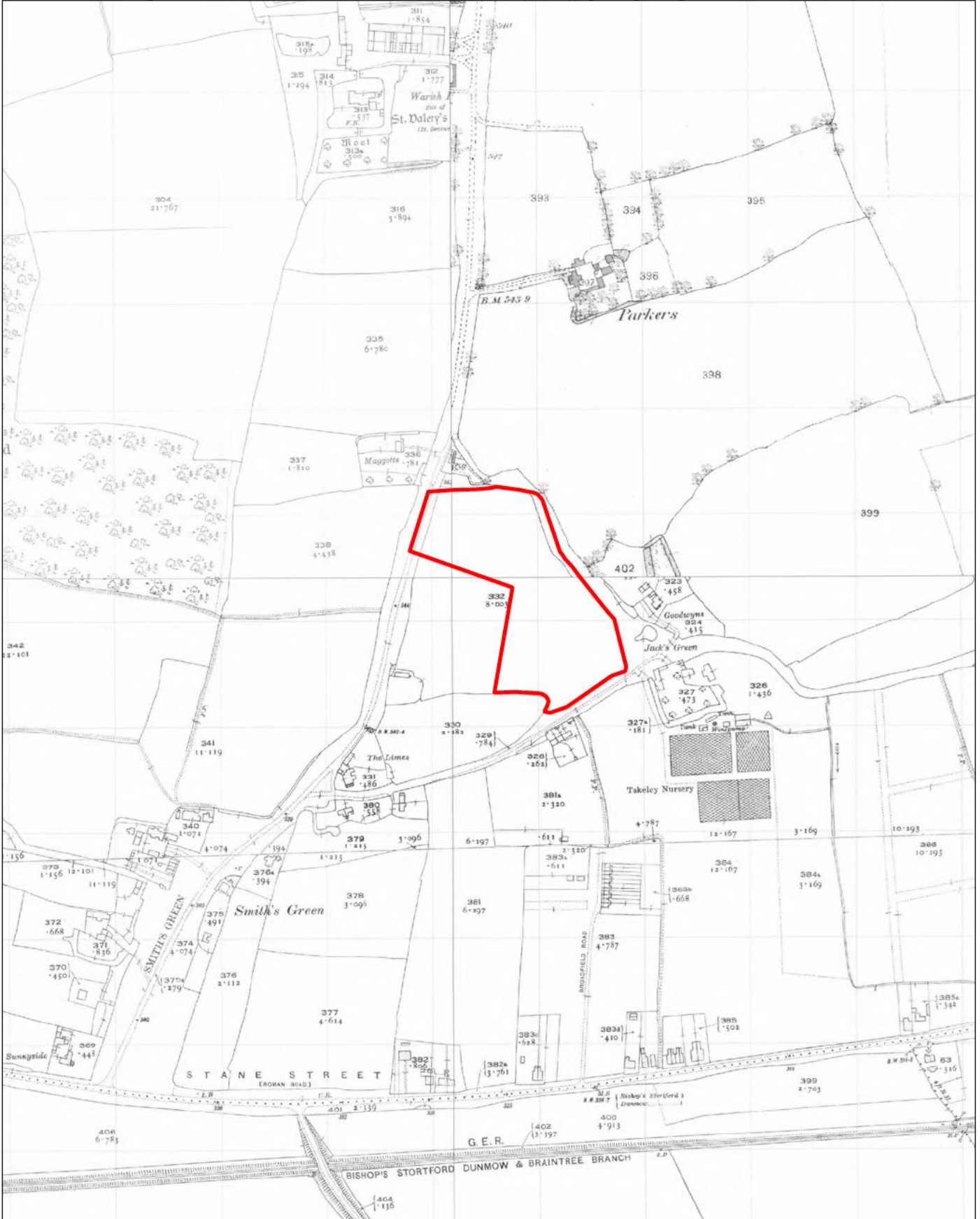
Site Boundary



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



Figure 8  
1897 Ordnance Survey



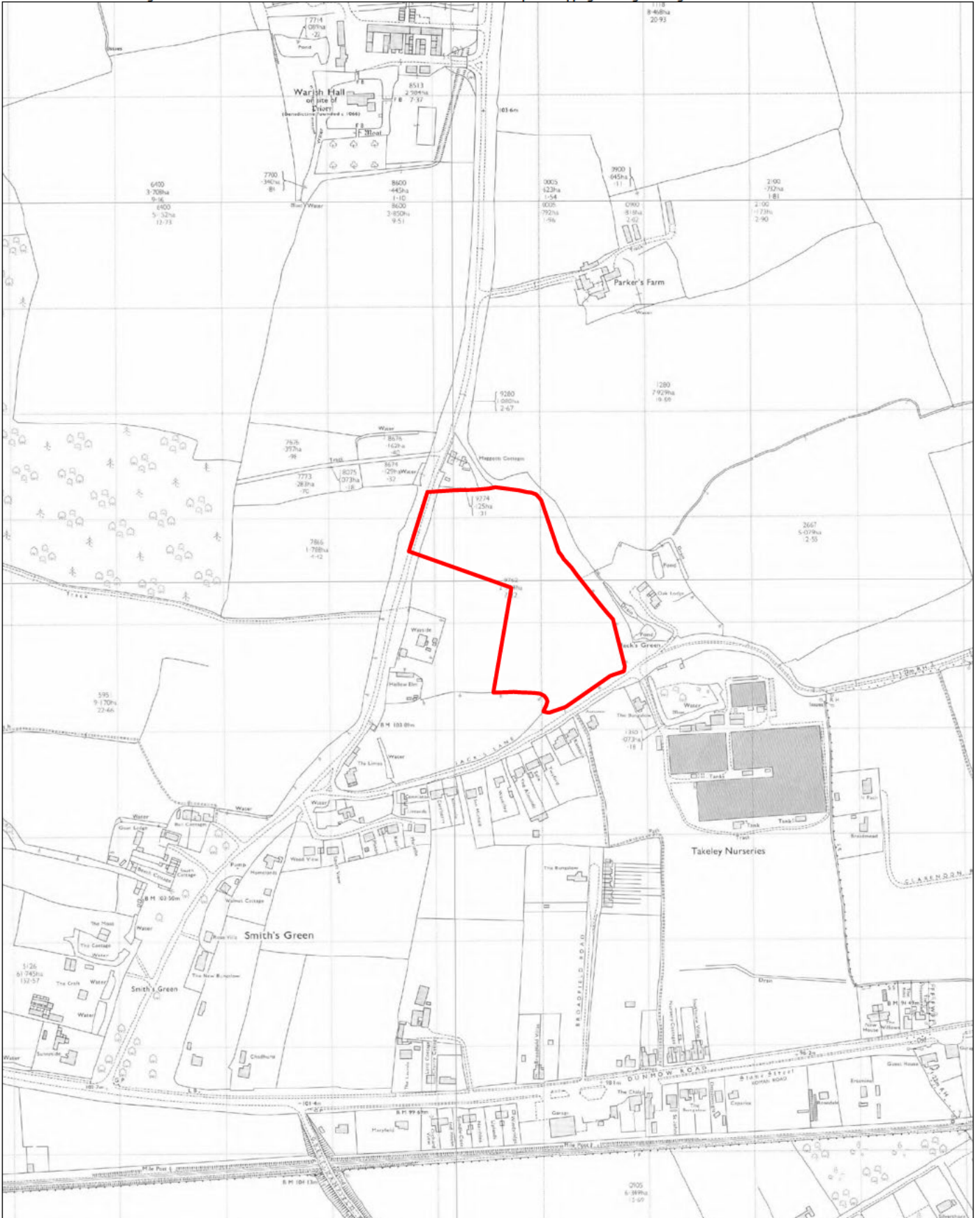
 Site Boundary



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



Figure 9  
1920 Ordnance Survey



 Site Boundary



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



Figure 10

1969 Ordnance Survey





 Site Boundary



Not to Scale:  
Illustrative Only



Figure 11

2000 Google Earth Image



 Site Boundary



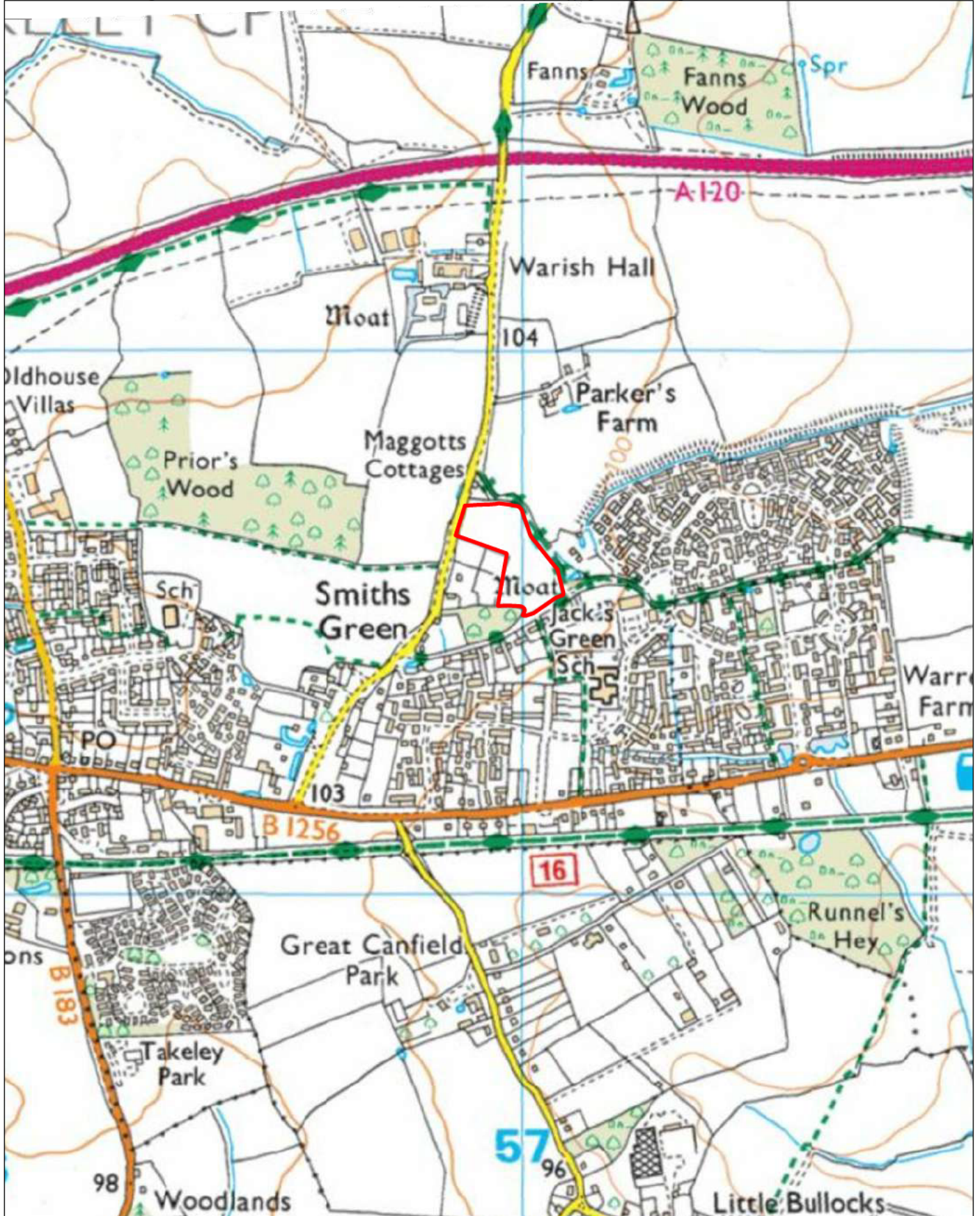
Not to Scale:  
Illustrative Only



Figure 12

2022 Google Earth Image





 Site Boundary



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



Figure 13

Site as Existing (Topography)





 Site Boundary



Not to Scale:  
Illustrative Only



Figure 14

Proposed Development  
Masterplan



PLATES





Plate 1: 2020 View of Warish Farm buildings immediately north of Warish Hall Scheduled Monument



Plate 2: 2020 View of heavy planting along southern boundary of Warish Hall Scheduled Monument





Plate 3: 2020 View facing south from Smiths Green Lane across field to immediate south of Scheduled Monument and towards site



Plate 4: 2020 View facing south across site





Plate 5: 2020 View facing west across northern part of site





**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

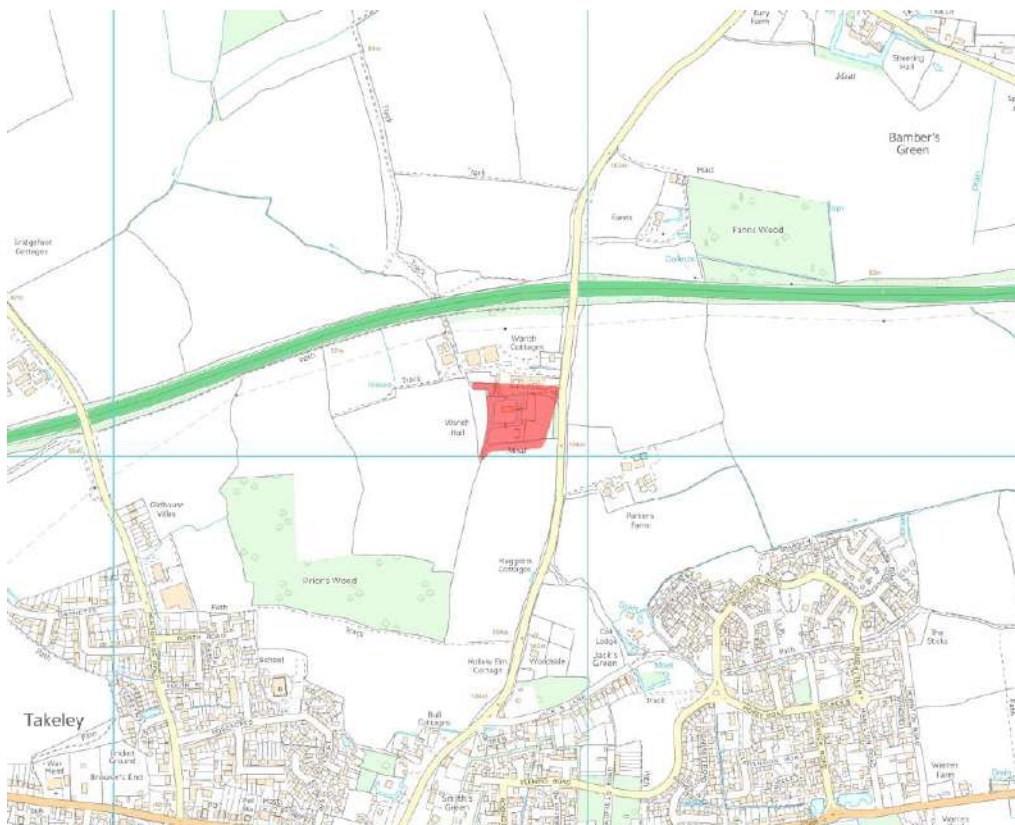
List Entry Number:

1007834

Date first listed:

02-Dec-1993

## Map



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102006.006.

Use of this data is subject to [REDACTED]

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 - [REDACTED]

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

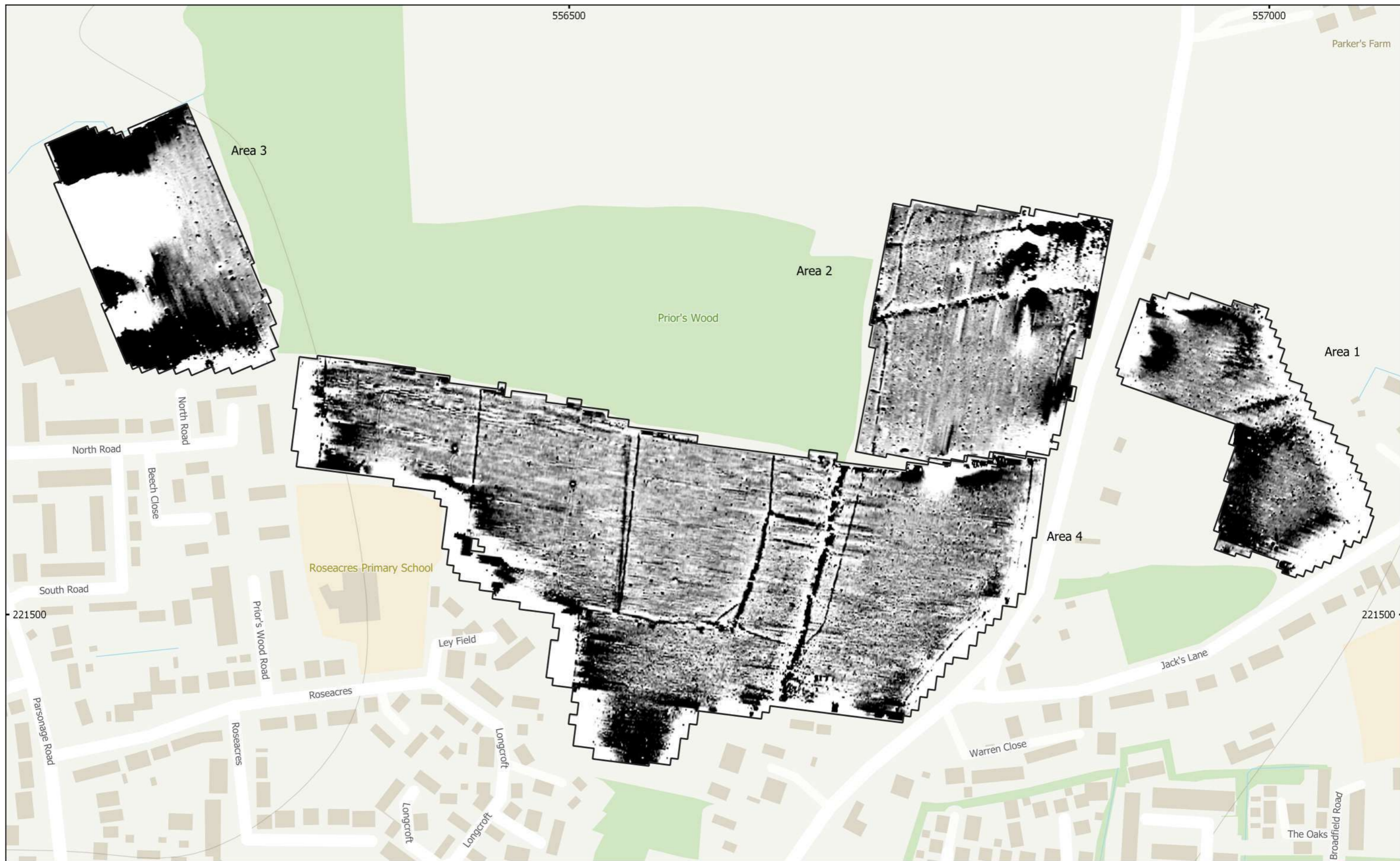
This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.

End of official listing

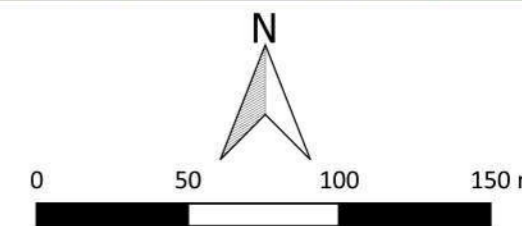
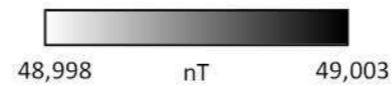


**Appendix B**

**Geophysical Survey Interpretation Figures 2021**



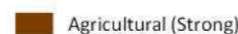
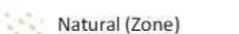

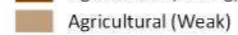
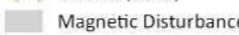
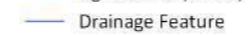

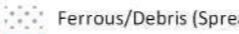


MSTL918 - Warish Hall Farm, Takeley  
 Figure 3 - Magnetic Total Field (Lower Sensor) (Overview)  
 1:2,500 @ A3  
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 Contains Ordnance Survey data © Crown Copyright and database right 2021










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) |   |  |





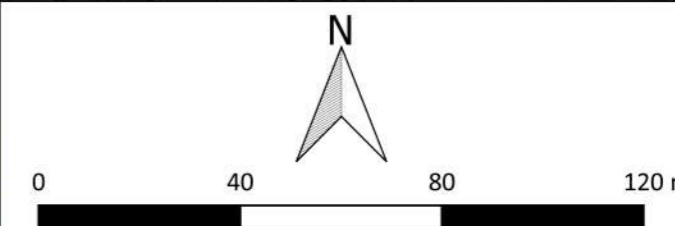
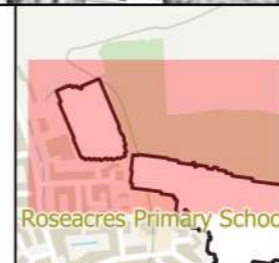
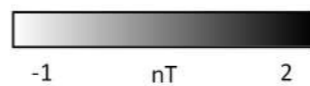


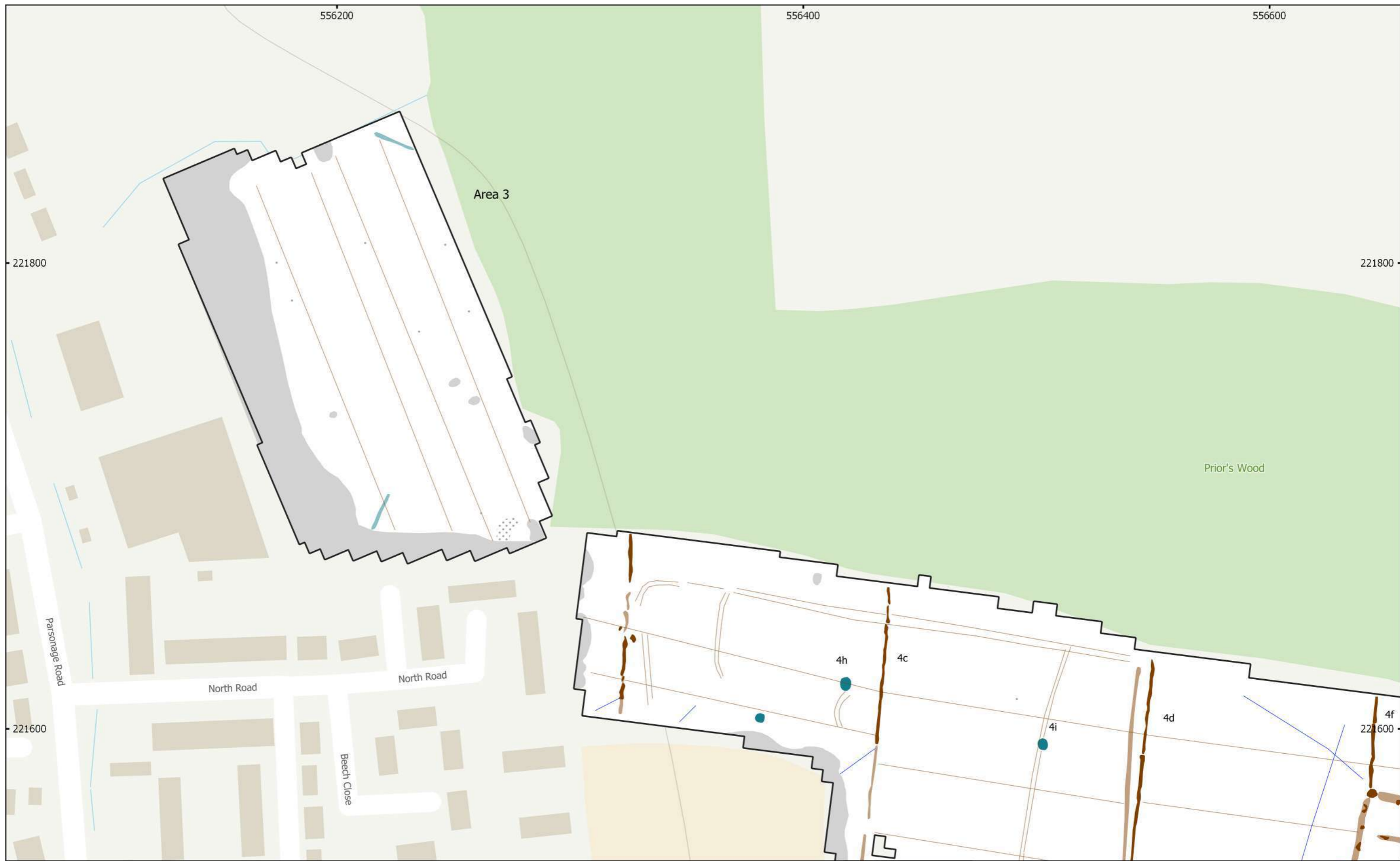
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surveys













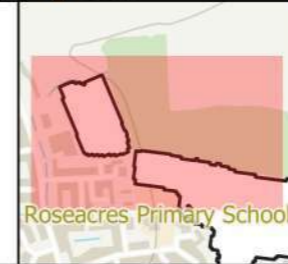
MSTL918 - Warish Hall Farm, Takeley  
 Figure 5 - Magnetic Gradient (Areas 3 & 4)  
 1:1,500 @ A3  
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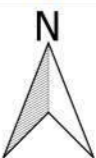




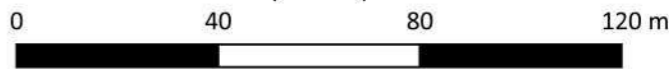
MSTL918 - Warish Hall Farm, Takeley  
 Figure 6 - Magnetic Interpretation (Areas 3 & 4)  
 1:1,500 @ A3  
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- |   |   |  |
|---|---|--|
|  Agricultural (Strong) |  Ferrous/Debris (Spread) |  Drainage Feature |
|  Agricultural (Weak)   |  Undetermined (Strong)   |  Ferrous (Spike)  |
|  Magnetic Disturbance  |  Agricultural (Trend)    |  |






N

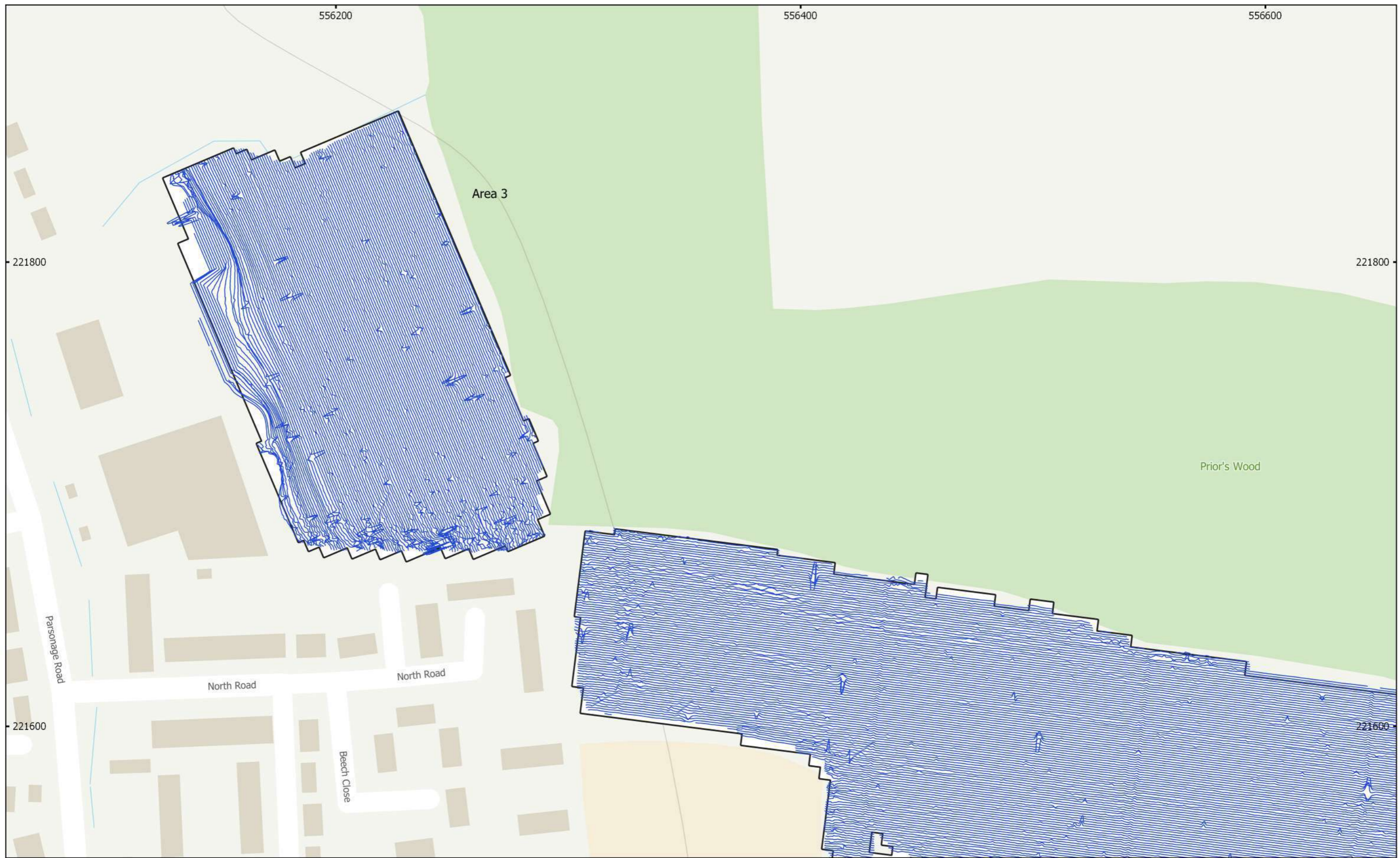


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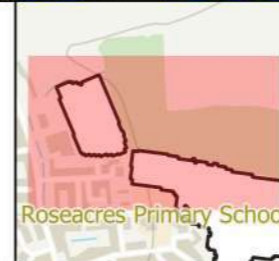


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MSTL918 - Warish Hall Farm, Takeley  
 Figure 7 - XY Trace Plot (Areas 3 & 4)  
 30nT/cm at 1:1,500 @ A3  
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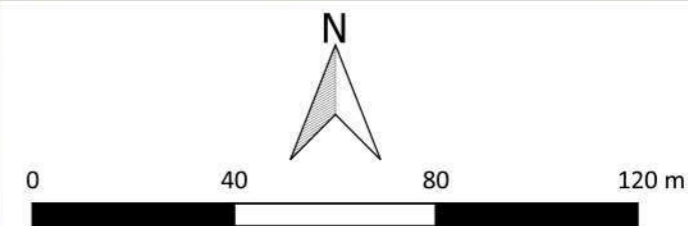
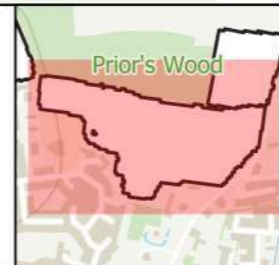
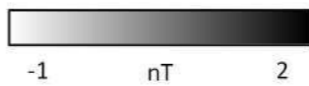
A north arrow pointing upwards, labeled 'N'. Below it is a scale bar with markings at 0, 40, 80, and 120 meters.

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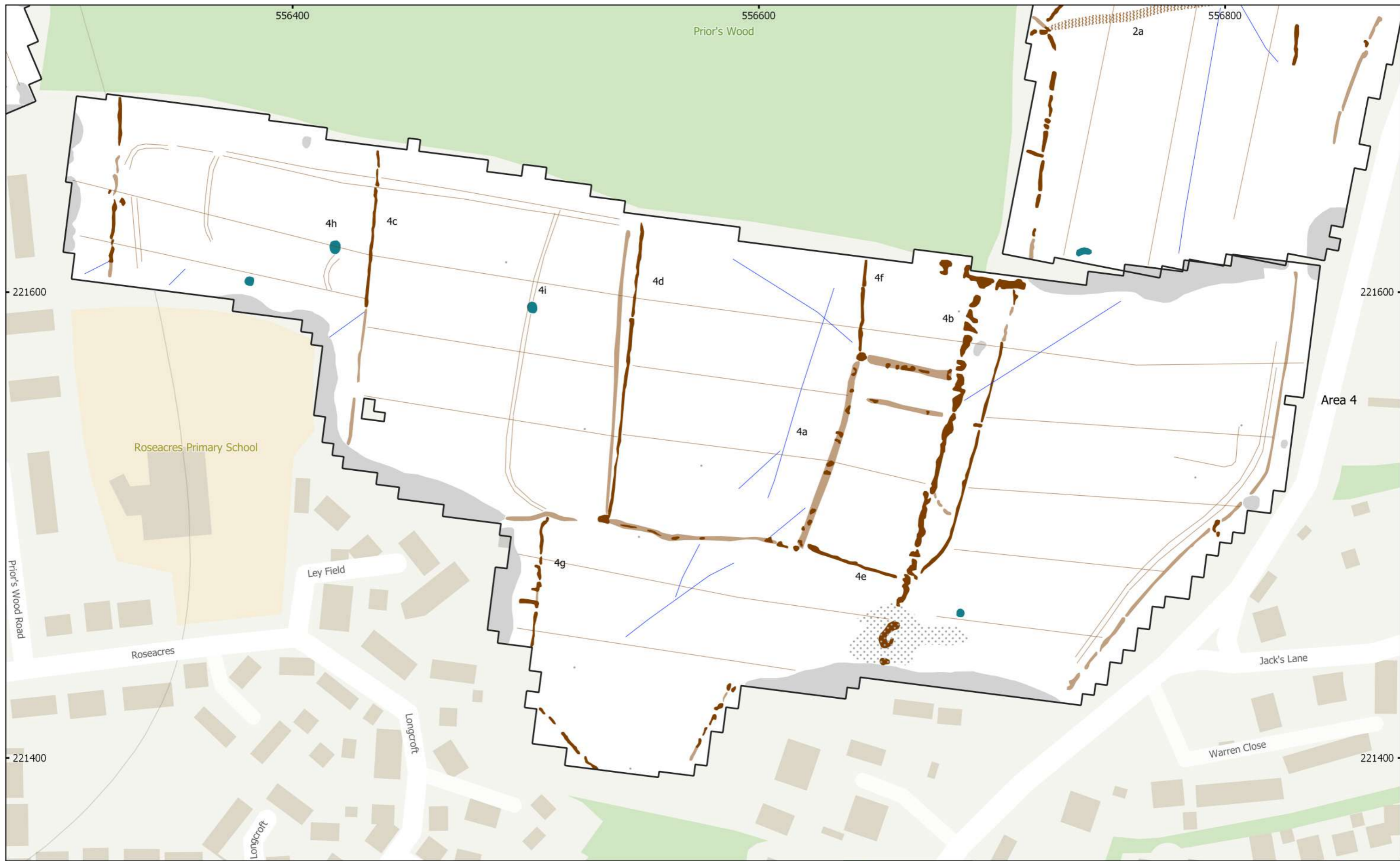













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 Figure 8 - Magnetic Gradient (Area 4)  
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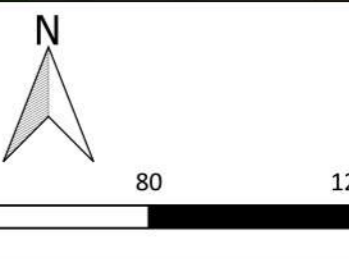


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 Figure 9 - Magnetic Interpretation (Area 4)  
 1:1,500 @ A3  
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- |   |   |  |
|---|---|--|
|  Agricultural (Strong) |  Magnetic Disturbance    |  Agricultural (Trend) |
|  Agricultural (Weak)   |  Ferrous/Debris (Spread) |  Drainage Feature     |
|  Agricultural (Spread) |  Undetermined (Strong)   |  Ferrous (Spike)      |



0 40 80 120 m

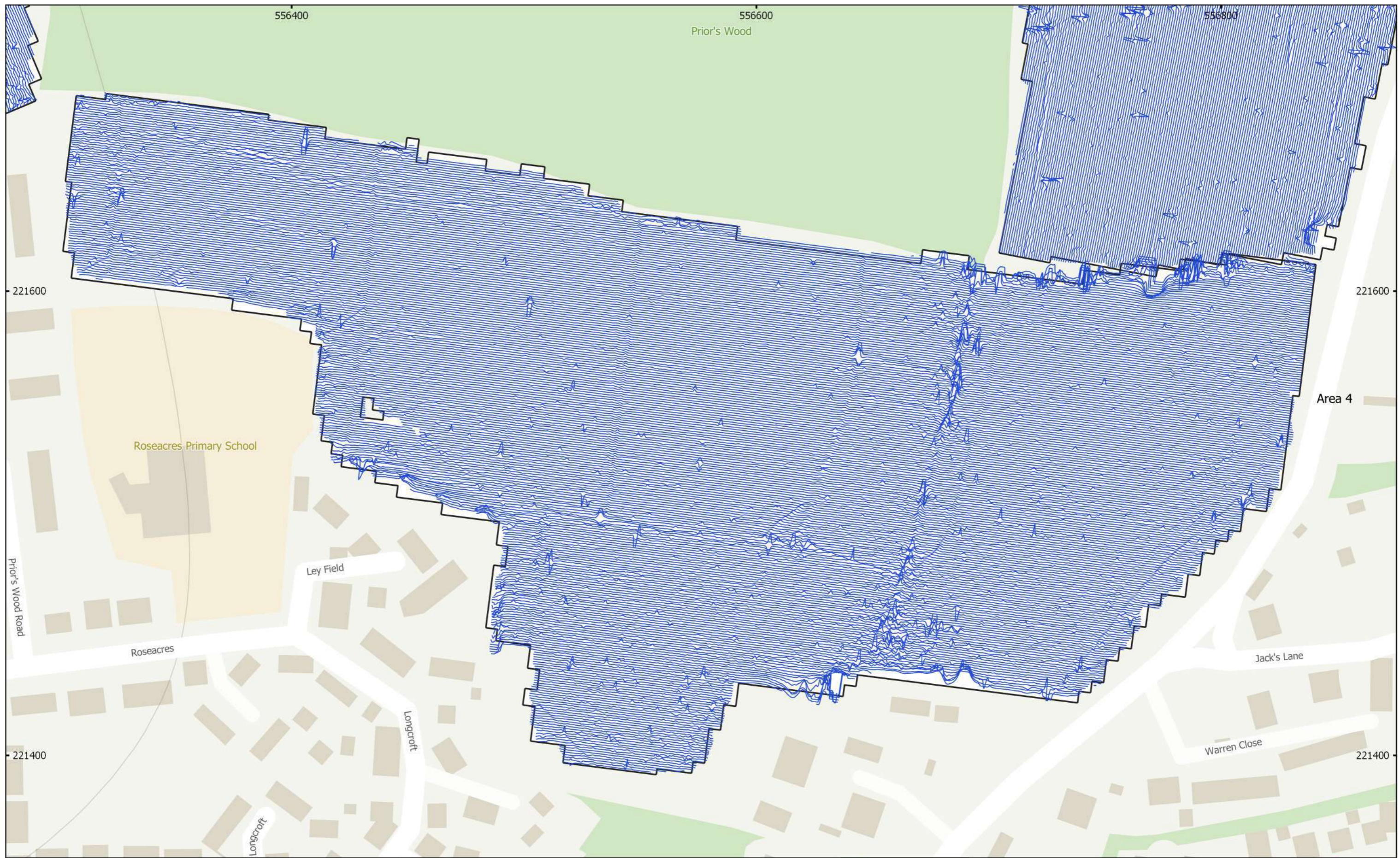


N



**magnitude**  
surveys





MSTL918 - Warish Hall Farm, Takeley  
 Figure 10 - XY Trace Plot (Area 4)  
 30nT/cm at 1:1,500 @ A3  
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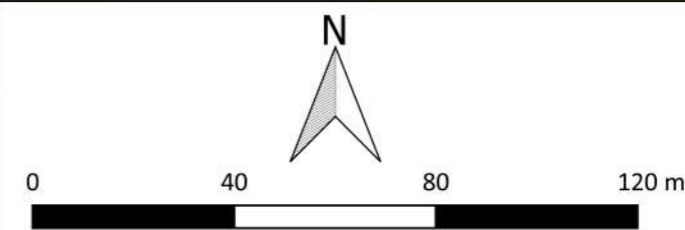
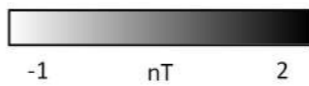
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surveys





MSTL918 - Warish Hall Farm, Takeley  
 Figure 11 - Magnetic Gradient (Areas 2 & 1)  
 1:1,500 @ A3  
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 Figure 12 - Magnetic Interpretation (Areas 2 & 1)  
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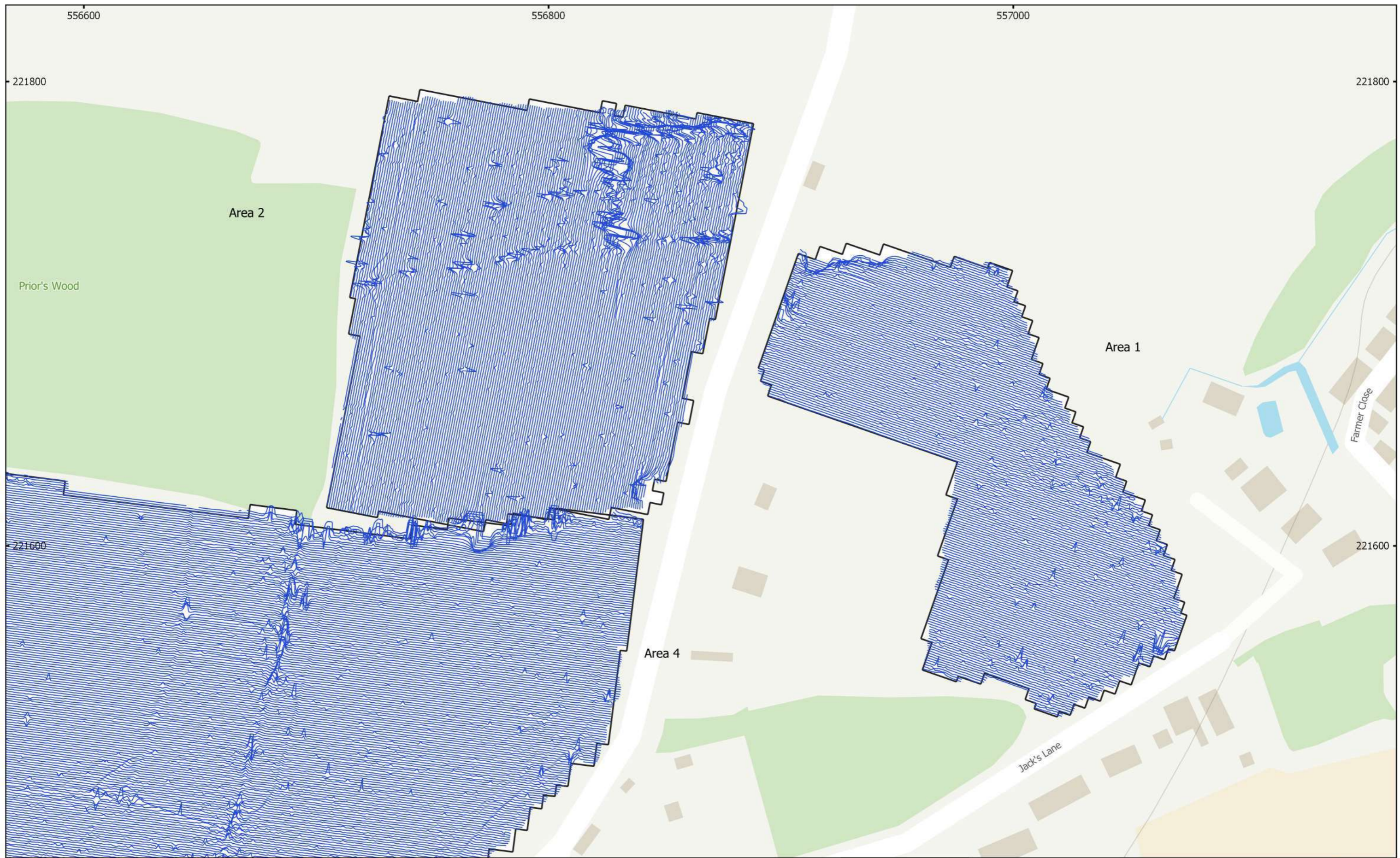
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Agricultural (Spread)	Ferrous/Debris (Spread)	Ferrous (Spike)
Undetermined (Strong)		



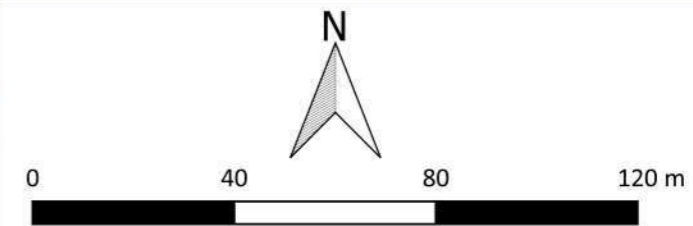
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 Figure 13 - XY Trace Plot (Areas 2 & 1)  
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