

# Archaeological Desk-based Assessment

Land to the west of Clatterbury Lane, Clavering, Essex

BAYA Group

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## Issue Sheet

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### Archaeological Desk-Based Assessment:

Land to the west of Clatterbury Lane, Clavering, Essex

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## Non-Technical Summary

This Archaeological Desk-Based Assessment has been prepared by Lanpro Services Limited in support of a planning application by BAYA Group on behalf of E&A Securities for the proposed development, comprising an 'Outline application with all matters reserved except access for up to 28 dwellings (Class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development.' on land to the west of Clatterbury Lane, Clavering, Essex. The proposed development is centred at NGR TL 48053 32695 and is located within the administrative boundary of Uttlesford District Council.

The archaeological desk-based assessment addresses the information requirements set out in the National Planning Policy Framework (NPPF) and provides the proportionate response sought by the NPPF. It draws together the available archaeological, historical, topographic and land-use information in order to clarify the significance and archaeological potential of the study site.

This archaeological desk-based assessment does not consider built heritage assets.

The assessment has identified that there are no known archaeological remains within the study site, and overall it is considered that the study site has a low archaeological potential. For a previous outline planning application submitted for the study site (Ref: UTT/13/2228/OP), Essex County Council's Senior Historic Environment Officer stated, '*The Historic Environment Record shows that there are no known archaeological deposits within the area of the proposed development. Therefore, no archaeological recommendations are being made on this application*'. This assessment has not identified any more recent evidence that would contradict the previous recommendations for the study site.

## 1 Introduction

- 1.1.1 This Archaeological Desk-Based Assessment has been prepared by Lanpro Services Limited in support of a planning application by BAYA Group on behalf of E&A Securities for the proposed development, comprising an 'Outline application with all matters reserved except access for up to 28 dwellings (Class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development.' on land to the west of Clatterbury Lane, Clavering, Essex. The proposed development (hereafter to referred as the 'study site') is centred at NGR TL 48053 32695 and is located within the administrative boundary of Uttlesford District Council.
- 1.1.2 This document provides an assessment of the potential for the survival of archaeological remains within the study site and assesses the potential impacts that the proposed development could have on these and other archaeological assets in the vicinity. This assessment solely examines the impact upon potential below-ground remains with impacts to built heritage being considered separately.
- 1.1.3 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework's Section 16: 'Conserving and enhancing the historic environment' (DLUHC 2023) and is in line with the Chartered Institute for Archaeologists (CIfA) guidelines *Standard and guidance for historic environment desk-based assessment* (CIfA 2020).

## 2 Legislation, Policy and Guidance

2.1.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

### 2.2 Current Legislation

2.2.1 The applicable legislative framework for this archaeological desk-based assessment relates to the Ancient Monuments and Archaeological Areas Act (AMAAA) 1979.

2.2.2 The AMAAA largely concerns to Scheduled Monuments (SMs) and designated archaeological areas, detailing in particular what can and cannot be undertaken on archaeological grounds.

### 2.3 National Planning Policy Framework

2.3.1 Section 16 of the NPPF (DLUHC 2023), 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.

2.3.2 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, and
- Conservation of England's heritage assets in a manner appropriate to their significance

2.3.3 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 any contribution made by its setting), and that the '*level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal upon their significance*'. This is supported by paragraph 195 which states that LPAs should take this into account when considering applications.

2.3.4 Paragraphs 199-201 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 199 states that where a development is proposed that would affect the significance of a designated heritage asset '*great weight should be given to the asset's conservation (and the more important the asset, the greater this weight should be)*'. Paragraph 202 emphasises that '*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits*' of the scheme, bearing in mind the great weight highlighted in Paragraph 199.

2.3.5 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)*'.

2.3.6 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*'. Heritage Assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.3.7 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.*'



- 2.3.8 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
  - 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.

## 2.4 Planning Practice Guidance

- 2.4.1 The Planning Practice Guidance (MHCLG 2019) is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled 'Conserving and enhancing the historic environment'. The guidance given in this section sets out the best practice to applying government policy in the NPPF. It provides an interpretation for each of the interests assigned to heritage assets in understanding significance: archaeological, architectural and artistic, and historic (Paragraph: 006 Reference ID: 18a-006-20190723).

## 2.5 Local Planning Policy

- 2.5.1 *The Uttlesford District Local Plan Adopted January 2005* guides future development in the area, and the policy relating to the historic environment comprises:
- Policy ENV1 – Design of Development within Conservation Areas
  - Policy ENV2 – Development Affecting Listed Buildings
  - Policy ENV4 – Ancient Monuments and Sites of Archaeological Importance
  - Policy ENV9 – Historic Landscapes

## 2.6 Professional Guidance

- 2.6.1 The *CifA Standard and Guidance for Historic Environment Desk-based Assessment (2020)* provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.
- 2.6.2 Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (GPA2, 2015)* and the *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (GPA3, 2017)*.
- 2.6.3 Historic England's GPA2 outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment,
  - Understand the significance of the affected assets,
  - Understand the impact of the proposal on that significance,
  - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF,

- Look for opportunities to better reveal or enhance significance,
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change, and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

2.6.4 In order to understand the nature, extent and level of significance GPA2 advocates considering the four types of heritage value an asset may hold, as identified in *Conservation Principles* (English Heritage 2008): *aesthetic, communal, historic* and *evidential*. However, NPPF (2023) has since provided a definition of significance dependant on the following four interests: *archaeological, architectural and artistic, or historic* (para 2.4.1, above). The following assessment of significance results from a combination of any, some or all of these values and interests.

2.6.5 Historic England's GPA3 recognises that whilst setting is not a heritage asset, 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*' (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.

2.6.6 The Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (HEAN 12, 2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

## 3 Methodology

### 3.1 Information Sources

- 3.1.1 A gazetteer of all records held on the Essex Historic Environment Record (HER) and the Historic England National Heritage List for England (NHLE) for within a 500m search area is provided in Appendix 1 and their locations illustrated on Figure 1.
- 3.1.2 The online holdings of the Essex Archives and [Local Studies Centre] together with on-line repositories for historical maps, plans and relevant documentary sources were consulted in accordance with guidelines laid down by the ClfA (2020).
- 3.1.3 Online mapping resources and GIS-based Web Mapping Services were also consulted including current and historical satellite imagery from Google Earth, Bing Aerial and ESRI Satellite, British Geological Survey 1:50 000 mapping, Cranfield University's *Soilscapes* map viewer, and the Environment Agency's National LIDAR Programme data at 1m resolution was also downloaded from the Defra Survey Data Download webpage and processed using GIS software.
- 3.1.4 A search of the Portable Antiquities Scheme database was undertaken which produced 26 results for the parish of Clavering, two of which are located within the Search Area.
- 3.1.5 A range of published and unpublished material has been consulted, including the *East of England Regional Research Framework*.

### 3.2 Site Visit

- 3.2.1 A site visit was undertaken on 28<sup>th</sup> September 2023, in dry but overcast weather conditions to provide an assessment of the character of the study site and appraise the potential impact of the proposed development on any archaeological or heritage assets (Plate 1).

### 3.3 Assessment Criteria

#### Significance

- 3.3.1 NPPF defines significance as:

*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

- 3.3.2 Historic England's *Conservation Principles* (previously English Heritage, 2008) identified four high level values: evidential, historic, aesthetic and communal. NPPF (2023) defines significance in the planning context as resulting from the heritage interest of an asset determined by the following:
- Archaeological Interest: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.
  - Architectural and Artistic Interest: derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right
  - Historic Interest: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.

- 3.3.3 These values or interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets.
- 3.3.4 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset’s significance.
- 3.3.5 Assessment of significance has been undertaken in accordance with the Historic England’s *Statement of Heritage Significance. Analysing Significance in Heritage Assets* (2019).
- 3.3.6 The relative contribution of the heritage values to the significance of the heritage asset(s) are graded as either high, medium, low, neutral/negligible (informed by ICOMOS (2011) and Historic England guidance) and illustrated in Table 2, below.

**Table 1: Significance of a heritage asset**

Heritage significance	Description
Very High	World Heritage Sites (WHS)
High	Scheduled Monuments (SM), Grade I and II* Listed Buildings, Grade I and II* Registered Historic Parks and Gardens
Medium	Grade II Listed Buildings Grade II Registered Historic Parks and Gardens Conservation Areas
Low	Locally Listed Buildings Non-designated heritage assets
Negligible/nil	Heritage assets with very little or no surviving research value

### Setting

- 3.3.7 The NPPF defines the setting of a heritage asset 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.*
- 3.3.8 Historic England’s GPA3, *The Setting of Heritage Assets* (2017), was used to inform the methodology for this assessment. The guidance recommends that a systematic and staged ‘5-step process’ to assessment should be adopted, to which this HS has adopted steps i) to iv):
  - i. identify which heritage assets and their settings are affected,
  - ii. assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated,
  - iii. assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it,
  - iv. explore the way to maximise enhancement and avoid or minimise harm,

v. *make and document the decision and monitor outcomes.*

3.3.9 The production of this assessment has taken into account the physical and sensory surroundings of the asset, in order to understand the contribution ‘setting’ makes to the heritage significance of the asset(s). This has included topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the site, along with key views, and the extent to which setting may have already been compromised.

#### **Definition of Harm**

3.3.10 Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial (paragraphs 201 and 202).

3.3.11 In determining the effects of the proposed scheme this assessment is cognisant of case law. In particular, that for Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688, wherein it emphasised the primacy of the 1990 Planning Act and the fact that it is up to the decision makers in the planning system to ‘*have special regard to the desirability of preserving the [listed] building or its setting*’. HH Judge David Cooke stated, in regard to an impact on the setting of a listed building, (Court of Appeal (PALMER and HEREFORDSHIRE COUNCIL & ANR) in 2016 (Case No: C1/2015/3383) para.34):

*It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.*

3.3.12 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

*It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.*

## 4 Site Appraisal

- 4.1.1 The study site is located within the small hamlet of Hill Green in the parish of Clavering, approximately 1km to the north-east of the centre of the village of the same name, and is c.1.26 ha in area, centred at NGR TL 48053 32695. It is bounded to the north by a lane named Stickling Green and commercial units known as Jubilee and Britannica Works, and to the east by the car park for The Cricketers pub and further commercial premises with associated hardstanding. It is bounded to the west and south by field boundaries comprising mature hedgerows with agricultural fields beyond.
- 4.1.2 The study site comprises two parcels of land, including an elongated strip along its northern edge which measures c.100m in length from west to east and c.10m wide from north to south, bounded by hedgerows. The remainder of the study site comprises a single field which was uncultivated and overgrown at the time of the site visit (Plate 1). The topography of the study site is generally flat but does slope down very gently from c.97.50m above Ordnance Datum (aOD) at the north-east to c.93.85m aOD at the south-west.
- 4.1.3 The underlying solid geology of the study site comprises Chalk of the Lewes Nodular Chalk Formation and Seaford Chalk Formation (Undifferentiated), and this is overlain by a superficial glacial deposit of Diamicton of the Lowestoft Formation. The soils across the study site have been identified as Soilscape 9, which are described as '*Lime-rich loamy and clayey soils with impeded drainage*' (Cranfield University 2023).

## 5 Archaeological and Historical Background

### 5.1 Introduction

5.1.1 This section reviews existing archaeological evidence for the study site and the archaeological and historical background of the surrounding area, based on a consideration of evidence in the Essex HER and the NHLE. It is not the purpose of this document to create a detailed archaeological or historical narrative of the area, but to provide an assessment of the study site's historical development and archaeological potential in accordance with the NPPF.

### 5.2 Designated Heritage Assets

5.2.1 There are no designated archaeological assets on or within 500m of the study site.

5.2.2 There are 16 Listed Buildings with the 500m search area, all of which are Grade II.

5.2.3 Further details of these designated heritage assets can be found in the gazetteer in Appendix 1 and their locations are illustrated on Figure 2.

### 5.3 Non-designated Heritage Assets

5.3.1 There are no HER records located within the study site.

5.3.2 The Essex HER records 23 'monument' records within the wider 500m search area, of which 16 relate to the Listed Buildings discussed above. Details of all HER records are provided in Appendix 1, with the locations of these depicted on Figure 1.

### 5.4 Previous Archaeological Investigations

5.4.1 One archaeological event is recorded by the HER within the 1km study area, comprising a metal detector survey (Event EEX52909) that identified a Late Bronze Age tanged chisel (HER 17410). Details of this archaeological event can be found in the gazetteer in Appendix 1 and its location is illustrated on Figure 1. However, it is clear that further metal detector survey(s) has/have been undertaken as evidenced by the two Portable Antiquities findspots recorded on the HER to the south-west of the study site.

### 5.5 Historic Landscape Characterisation

5.5.1 The study site is largely located within a single HLC unit which is of the *Pre-18<sup>th</sup> century enclosure* broad type, and the *Pre-18<sup>th</sup> century 'irregular' enclosure* primary type.

### 5.6 Prehistoric and Roman Periods (c. 9500 BC – c. AD 410)

5.6.1 There is no known evidence for prehistoric or Roman activity within the study site.

5.6.2 Within the wider 500m study area, the only evidence for prehistoric or Roman activity recorded by the Essex HER comprises two artefact findspots, although test pitting undertaken in 2012 recorded further artefacts dating to these periods within the search area. A metal detector survey in 1997 discovered a copper alloy tanged chisel of Late Bronze Age date c.365m to the south-east of the study site which could indicate settlement activity in this vicinity, although equally this could just be a chance loss (HER 17410). Test pitting undertaken in 2012 identified several flint flakes of possible prehistoric date within the higher ground around the village of Clavering, particularly at sites of later medieval 'greens', including at Green Hill (Lewis and Ranson 2012, 53).

5.6.3 The Portable Antiquities Scheme (PAS) also records a findspot of an incomplete copper alloy Romano-British Dolphin brooch in a field c.100m - 250m to the south-west of the study site (HER 51956/PAS ESS-9382A3). Again, it is uncertain whether this indicates the location of settlement

activity or merely a chance loss, although the lack of any further discoveries from this period by the metal detectorist within this field suggests that the latter interpretation may be more likely.

- 5.6.4 The Roman road linking the Roman towns of Great Chesterford and Braughing ran c.3.1km to the north-west of the study site, and this is fossilised in part of the Clavering parish boundary. It has been suggested that Romano-British settlement activity within the parish of Clavering may have been closer to this Roman road (Lewis and Ranson 2012., 19), although test-pitting has identified Roman material in the area of the Church End village centre, suggesting possible settlement activity along the River Stort valley (*Ibid.*, 54). It should also be noted that test pitting undertaken in 2012 in a garden to the east of Clatterbury Lane, c.200m to the north-west of the study site (depicted by a green star on Figure 1) also produced 2-4 sherds of Romano-British pottery (*Ibid.*, 90), although it was suggested that the small number of sherds possibly suggests the area was in use as fields at that time rather than settlement (*Ibid.*, 29).
- 5.6.5 Overall, it is considered that there is a low potential for archaeological remains dating to the prehistoric or Roman periods to be present within the study site, although the findspots of Roman pottery and a Roman brooch within the wider search area indicate that the potential for residual finds cannot be discounted.

## 5.7 Medieval Period (c. AD 410– c. 1540)

- 5.7.1 There is no known evidence relating to medieval activity recorded within the study site by the Essex HER.
- 5.7.2 The earliest documentary evidence for Clavering from the early 11<sup>th</sup> century when is named as *Clæfring* or ‘place growing with clover’ (Watts 2004, 141), although it is possible that a settlement developed here during the early Saxon period. The Clavering Castle ringwork (NHLE on the northern edge of the settlement has been identified as one of the castles to which the French party at Edward the Confessor’s court fled in 1052, and this would make Clavering one of the earliest documented castles in England and one of the very few to be recorded before the Norman Conquest (*Ibid.*, 19). Several dispersed settlements within the parish were also established during the medieval period, with seven ‘greens’ and three ‘ends’ recorded. The settlement at Hill Green was first documented in 1423 (*Ibid.*, 29), though pottery recovered from the test-pitting in 2012 suggests that occupation may have been occurring in the vicinity at least a century prior to this (*Ibid.*, 55). The only medieval entry on the Essex HER from within the study area comprises a findspot of a silver hammered medieval short cross penny of Henry III (1217-1222 AD) which was discovered by a metal detectorist between c. 55m - 175m to the south-west of the study site (HER 52177).
- 5.7.3 The main green at Hill Green, which is likely to have been the focus of the medieval settlement, is located c.225m to the south of the study site, and consequently it is considered that the potential for medieval settlement remains to be present within the study site is low, although the possibility that medieval settlement might have extended further to the north cannot be discounted, as historic mapping indicates that the green extended northwards past Green Hill Farm.

## 5.8 Post-Medieval and Modern Periods (c. 1540-present)

- 5.8.1 There is no known evidence relating to the post medieval or modern periods recorded by the Essex HER within the study site.
- 5.8.2 Within the surrounding 500m search area, there are 18 HER records for the post-medieval and modern periods. These are largely characterised by timber-framed or brick-built buildings dating to the 16<sup>th</sup> – 19<sup>th</sup> centuries that do not contribute to the understanding of the study site’s archaeological potential. The 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 and, notably, to the study site. Figure 3 illustrates that the study site is in an area mapped as 'pre-18<sup>th</sup> century enclosure' by the Essex HLC.

- 5.8.3 The earliest map consulted to depict the environs of the study site in any detail is the Clavering enclosure map of 1783 which is available to view on the Essex Record Office website. This illustrates that the sub-rectangular field to the north-west of Hill Green Farm within which the study site is located had been enclosed by this time, and its northern and western boundaries appeared to be in place by 1783 (although see below for discussion of a possible slight realignment of the northern boundary by 1839). The southern boundary of this field appears to have been slightly further to the south of that which exists today, terminating at its western end at the buildings associated with Hill Green Farm.
- 5.8.4 The preparatory drawing produced in 1800 for the Ordnance Survey (OS) Old Series map (Figure 4) illustrates that there had been a realignment of many of the field boundaries in the vicinity of the study site, but the western and northern boundaries of the study site appeared to be unaltered. The Old Series map of 1805 (Figure 5) provides less detail than the preparatory drawing but illustrates the extent of the green and the cluster of buildings associated with Hill Green Farm to the south-east of the study site.
- 5.8.5 The Clavering tithe map of 1839 (Figure 6) illustrates that the study site was occupying two parcels of land by that time, including a strip of land that appears to have been enclosed from the road to the north. The tithe apportionment records that the elongated parcel of land at the north of the study site (Parcel 203) was owned and occupied by John Rumball, and this is described as 'Garden'. John Rumball and P. Rumball were also occupying the cottage and garden in parcel 201 c.100m to the east of the study site, which was owned Elizabeth Welch. This cottage is the 17<sup>th</sup> century timber-framed Listed Building now named as 'Lantern Thatch' (NHLE 1170805). The study site occupies most of Parcel 278 as illustrated on the tithe map, described in the apportionment as 'Stack Yard' which was under grass. This was owned by Baron Dimsdale (the High Sherrif of Hertfordshire) and occupied by Joshua Pigram, who also occupied Hill Green Homestead (Plot 280) and a considerable landholding associated with this farm which comprised 59 plots of land in the parish.
- 5.8.1 The 1877 OS map (Figure 7) illustrates that the southern boundary of the study site had been established by this time, the former southern boundary as depicted on the earlier maps having been re-aligned further to the north to terminate at a new outbuilding that had been constructed to the north of Green Hill Farm. A small new building had also been constructed within the elongated parcel within the northern part of the study site. This building was also depicted on the 1897 OS map (Figure 8) though this had been reduced in size, and otherwise no changes to the study site are apparent on this map. By 1921 the building within the northern plot of land had been demolished (Figure 9), and the 1977 and 1993 OS maps depict no further changes to the study site (Figures 10 and 11). By 2003, the south-western boundary to the study site had been established, and the Cricketers public house car park to the east of the study site was installed. On-line historic Google Earth imagery dating to 2000-2023 indicates that the main field of the study site was rough pasture throughout this period.
- 5.8.2 The map regression exercise indicates that apart from the small building depicted within the northern parcel on the 1877 and 1897 OS maps, the study site has remained undeveloped throughout the late 18<sup>th</sup> to 21<sup>st</sup> centuries, and it is considered that that the archaeological potential for the post-medieval and modern periods is therefore low.

## 6 Assessment of Significance

6.1.1 Paragraph 194 of the NPPF states that planning decisions should be based on the significance of the archaeological 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.

6.1.2 It is recognised that not all parts of an archaeological asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 194, NPPF 2023) is therefore fundamental to understanding the scope for and acceptability of change.

### 6.2 Designated Heritage Assets

6.2.1 The study site does not contain any designated heritage assets.

### 6.3 Potential Sub-surface Archaeological Remains

6.3.1 The study site does not contain any known sub-surface archaeological remains.

6.3.2 The study site is considered to have a low archaeological potential for evidence of all past periods.

6.3.3 It is considered that any archaeological evidence surviving on the study site, would be of no more than local significance.

## 7 Impact Assessment

### 7.1 Proposed Development

7.1.1 The proposed development is for: *Outline application with all matters reserved except access for up to 28 dwellings (Class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development* (Appendix 2).

### 7.2 Previous Impacts

7.2.1 The main field occupied by the study site was under grass at the time of the 1839 tithe apportionment and has remained under grass throughout the 21<sup>st</sup> century. It is unknown whether any ploughing was undertaken within the intervening years that could have had an impact upon buried archaeological remains, should they be present.

### 7.3 Designated Heritage Assets

7.3.1 The development proposals will have no impact on any designated archaeological assets.

### 7.4 Potential Sub-surface Archaeological Remains

7.4.1 This assessment has established that there is a low potential for the survival of archaeological evidence of all past periods at the study site. If any remains dating to these periods survive within the study site there is no evidence to suggest that these would be of greater than local significance.

7.4.2 It is considered unlikely that the proposed residential redevelopment of the study site will have any archaeological impact.

## 8 Conclusions

- 8.1.1 This archaeological desk-based assessment draws together the available archaeological, historical, topographic and land-use information in order to clarify the significance and archaeological potential of a site proposed for development at land to the west of Clatterbury Lane, Clavering, Essex. This assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.
- 8.1.2 This assessment has established there are no designated heritage assets in the study site and it is considered that the proposed development will have no impact upon the setting and significance of any designated archaeological assets within the surroundings.
- 8.1.3 The assessment has identified that there is a low potential for archaeological remains to be present within the study site, although this cannot be discounted. For a previous outline planning application submitted for the study site (Ref: UTT/13/2228/OP), Essex County Council's Senior Historic Environment Officer stated, *'The Historic Environment Record shows that there are no known archaeological deposits within the area of the proposed development. Therefore, no archaeological recommendations are being made on this application'*. This assessment has not identified any more recent evidence that would contradict the previous recommendations for the study site.

## 9 References

- CiFA 2020, *Standard and guidance for historic environment desk-based assessment*
- DCMS 2010, *Scheduled Monuments. Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979. March 2010*
- English Heritage 2008, *Conservation Principles*
- Historic England 2015, *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*
- Historic England 2017, *Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) The Setting of Heritage Assets*
- Historic England 2019, *Statements of Heritage Significance. Analysing Significance in Heritage Assets*
- ICOMOS 2011, *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*
- Lewis, C. and Ranson, C. 2012, 'Archaeological Test Pit Excavations in Clavering, Essex, 2012'
- MHCLG 2019, *Planning Practice Guidance*
- DLUHC 2023, *National Planning Policy Framework*
- Watts, V, 2004. *The Cambridge Dictionary English Place-Names*

## Figures

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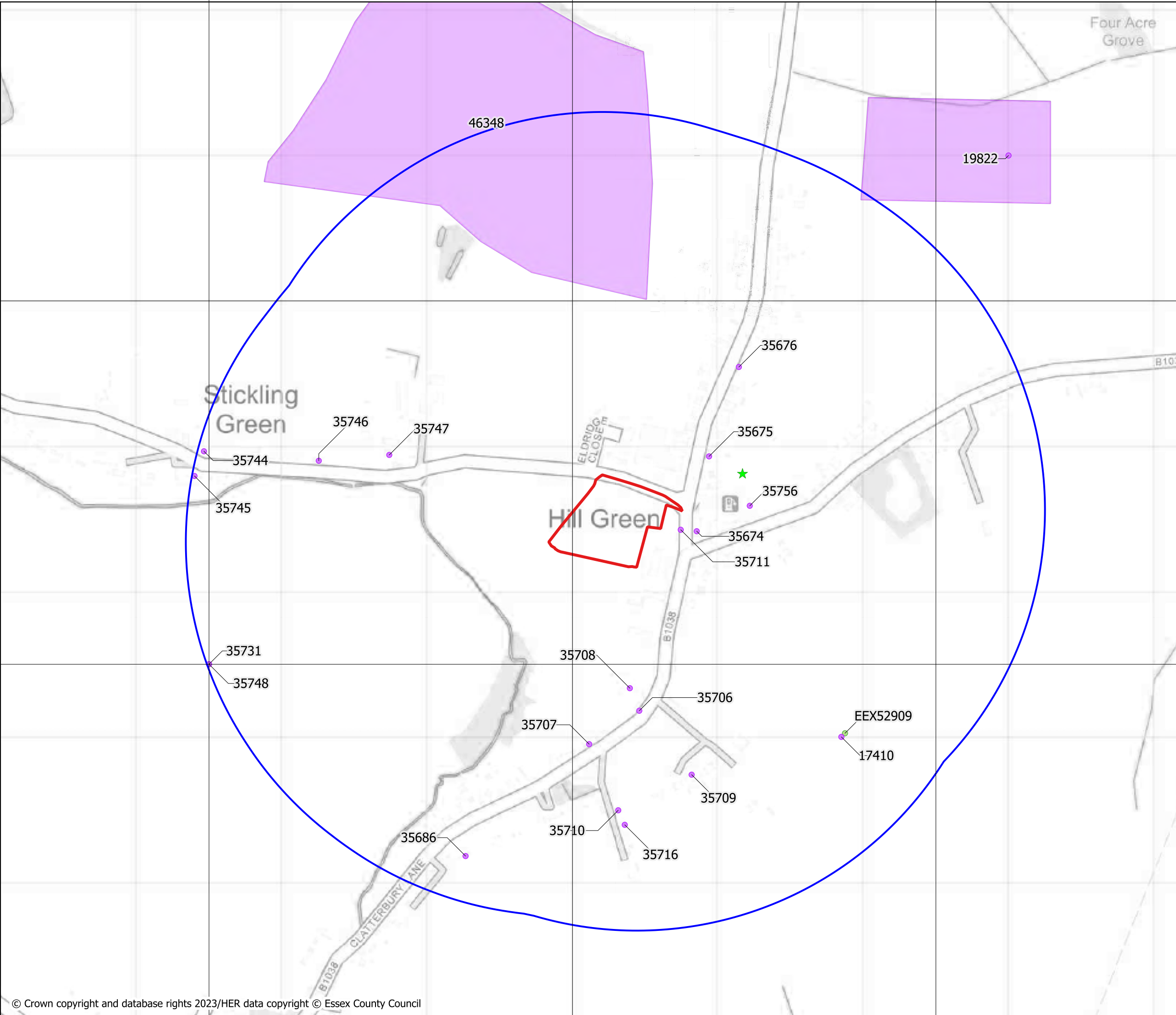
232500

### Land West of Clatterbury Lane, Clavering, Essex

Title: Figure 1:  
The study site and search area showing the locations of HER entries and pottery findspot

Legend:

- Study Site
- 500m search area
- HER monuments polygon
- HER monuments point
- HER event points
- ★ Romano-British pottery from 2013 test pit



Co-ordinate system: OSGB36 / British National Grid  
 Scale: 1:5000 @ A3



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### Land West of Clatterbury Lane, Clavering, Essex

Title: Figure 2:  
The study site and search area showing the locations of designated heritage assets

Legend:

- Study Site
- 500m search area
- Listed Buildings (Grade II)

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Co-ordinate system: OSGB36 / British National Grid

Scale: 1:5000 @ A3

0 100 200 300 m





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




548500

Four Acre Grove

# Land West of Clatterbury Lane, Clavering, Essex

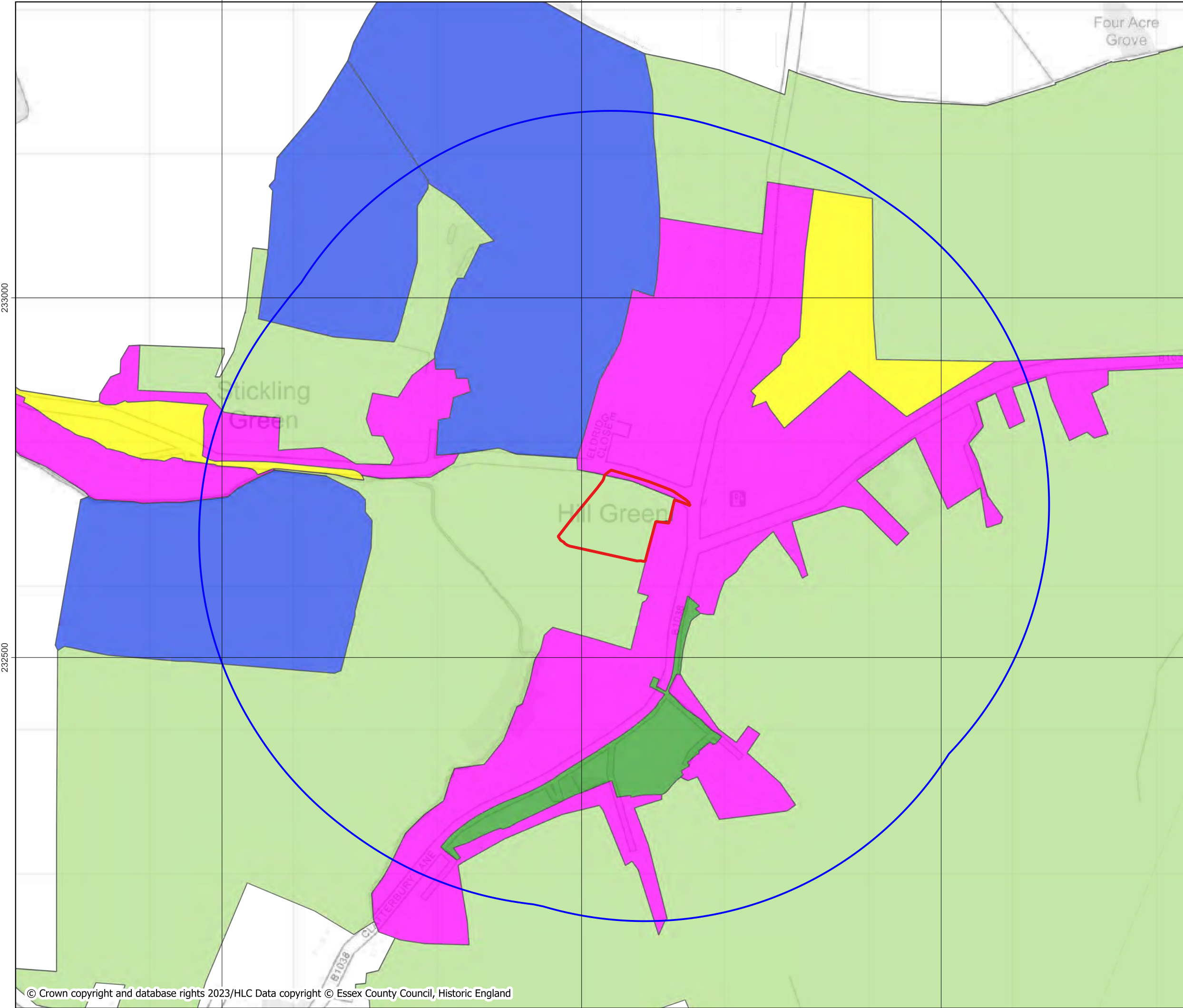
Title: Figure 3:  
An extract from the Essex  
Historic Landscape Characterisation mapping

Legend:

-  Study Site
-  500m search area
-  Pre-18th century enclosure:  
Pre-18th century 'irregular' enclosure
-  Commons, wastes, heaths:  
Commons with a built margin
-  20th century agriculture:  
Post 1950s enclosure
-  20th century agriculture:  
Post 1950s boundary loss
-  Built up areas - modern

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Co-ordinate system: OSGB36 / British National Grid

Scale: 1:5000 @ A3

0 100 200 300 m



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# Land West of Clatterbury Lane, Clavering, Essex

Title: Figure 4:  
An extract from the 1800 Ordnance Survey Old  
Series preparatory drawing

Legend:

-  Study Site
-  500m search area

233500

233000

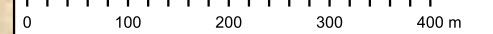
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Co-ordinate system: OSGB36 / British National Grid

Scale: 1:7500 @ A3



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**Land West of Clatterbury Lane,  
Clavering, Essex**

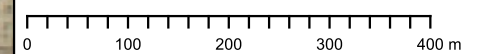
Title: Figure 5:  
An extract from the 1805 Ordnance Survey Old  
Series 1 inch map (Sheet 47)

Legend:

-  Study Site
-  500m search area

Co-ordinate system: OSGB36 / British National Grid


Scale: 1:7500 @ A3



### Land West of Clatterbury Lane, Clavering, Essex

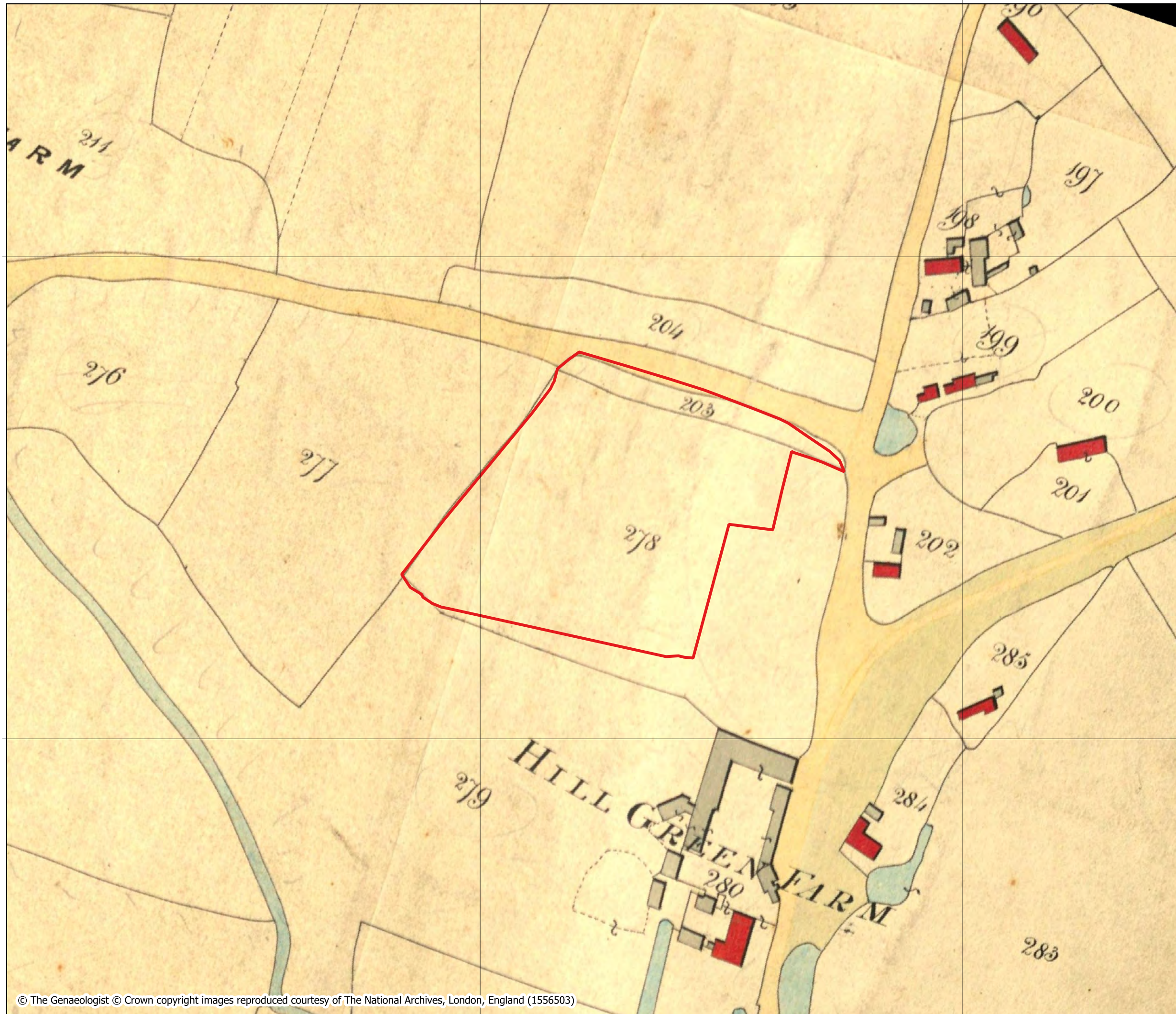
Title: Figure 6:  
An extract from the 1839 Clavering tithe map

Legend:

 Study Site

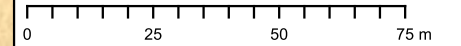
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Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1500 @ A3





6·312

346  
8·607


*klands*  
344  
1·604

369  
1·362

### Land West of Clatterbury Lane, Clavering, Essex

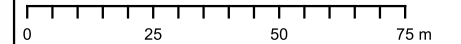
Title: Figure 8:  
An extract from the 1897  
Ordnance Survey 25 inch County Series map

Legend:

 Study Site

Co-ordinate system: OSGB36 / British National Grid

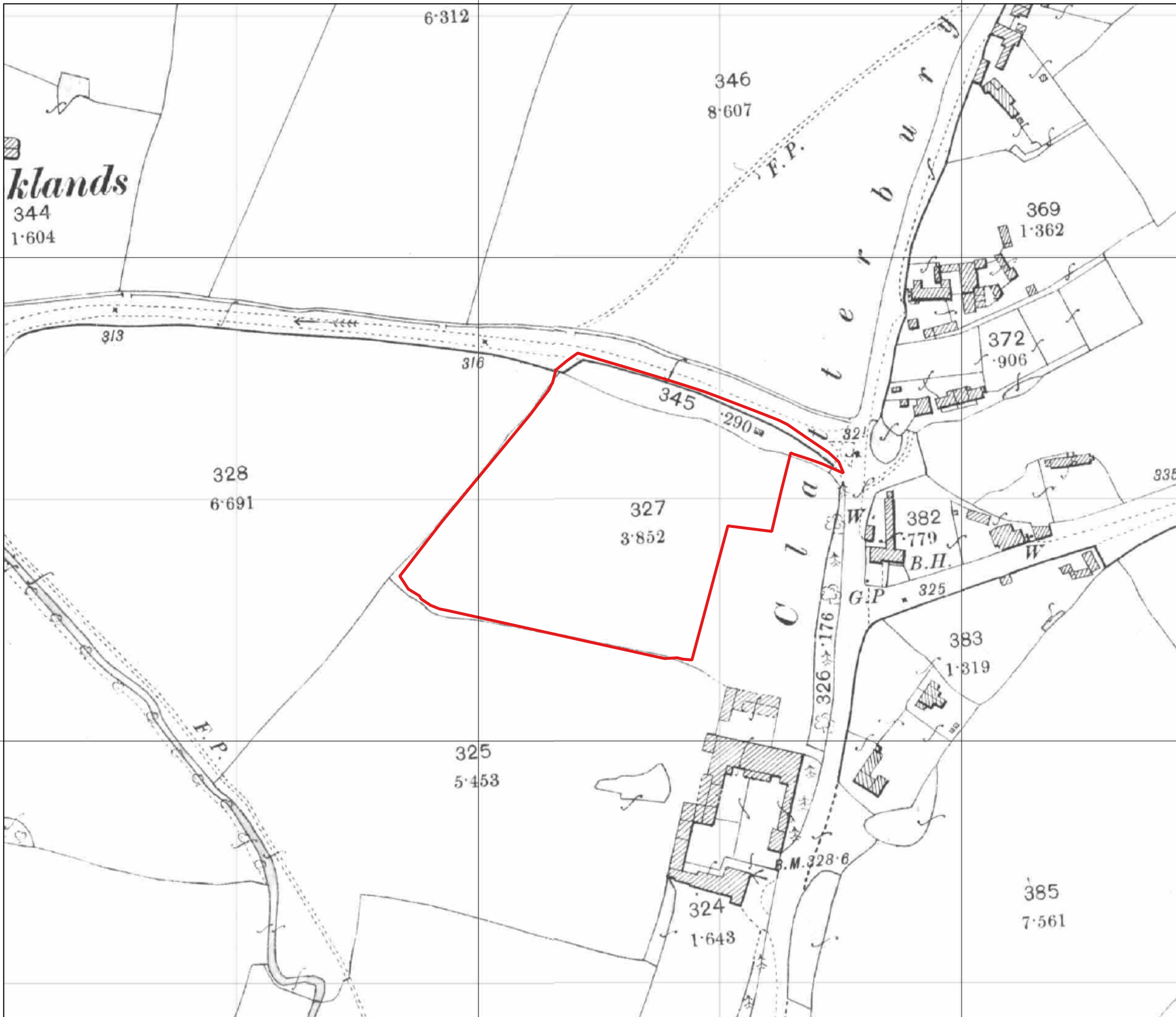
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### Land West of Clatterbury Lane, Clavering, Essex

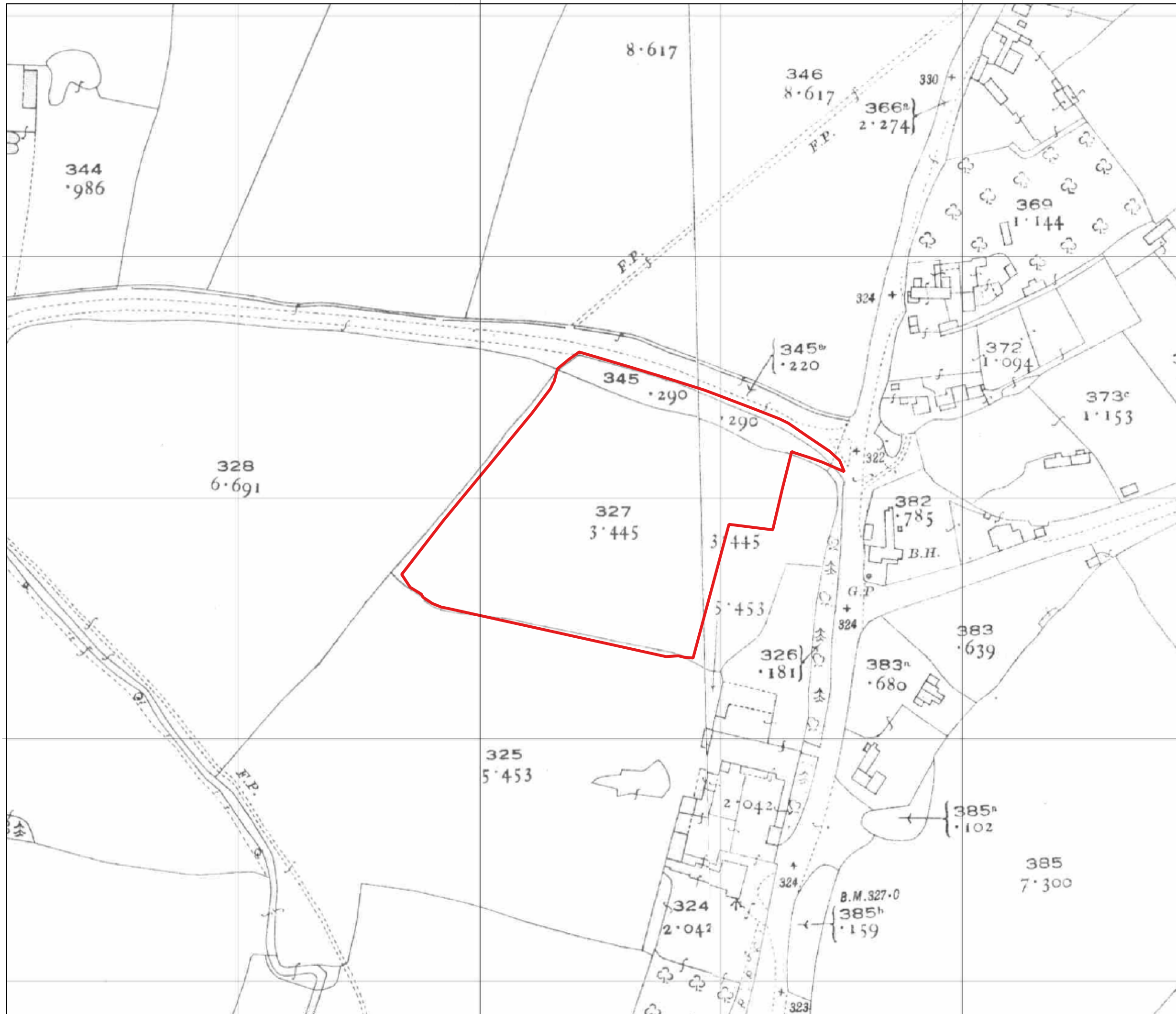
Title: Figure 9:  
An extract from the 1921  
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Legend:

 Study Site

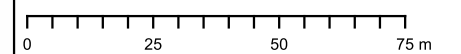
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Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1500 @ A3




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### Land West of Clatterbury Lane, Clavering, Essex

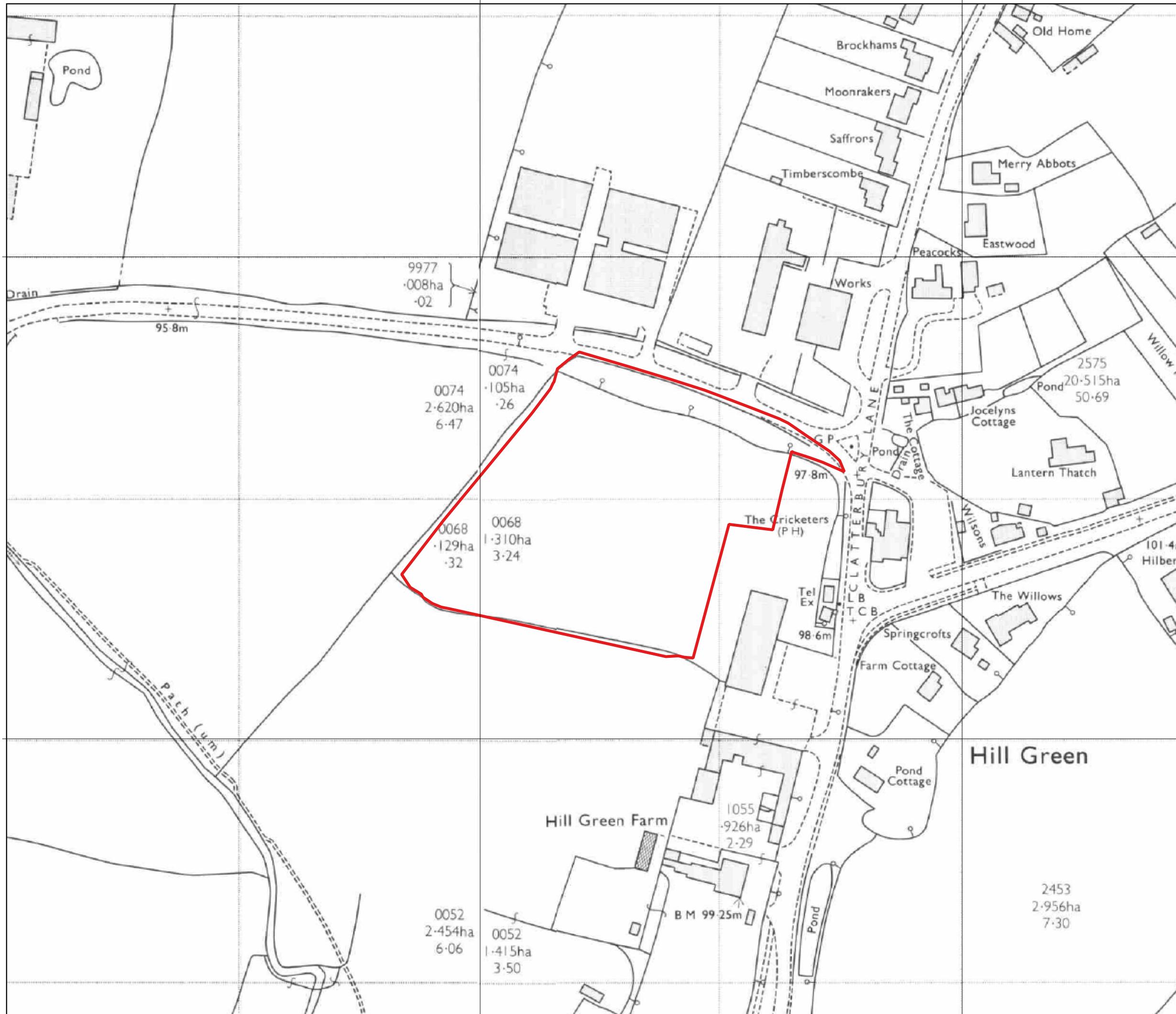
Title: Figure 10:  
An extract from the 1977  
Ordnance Survey 1:2500 National Grid map

Legend:

 Study Site

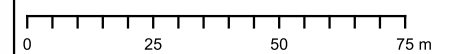
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Scale: 1:1500 @ A3




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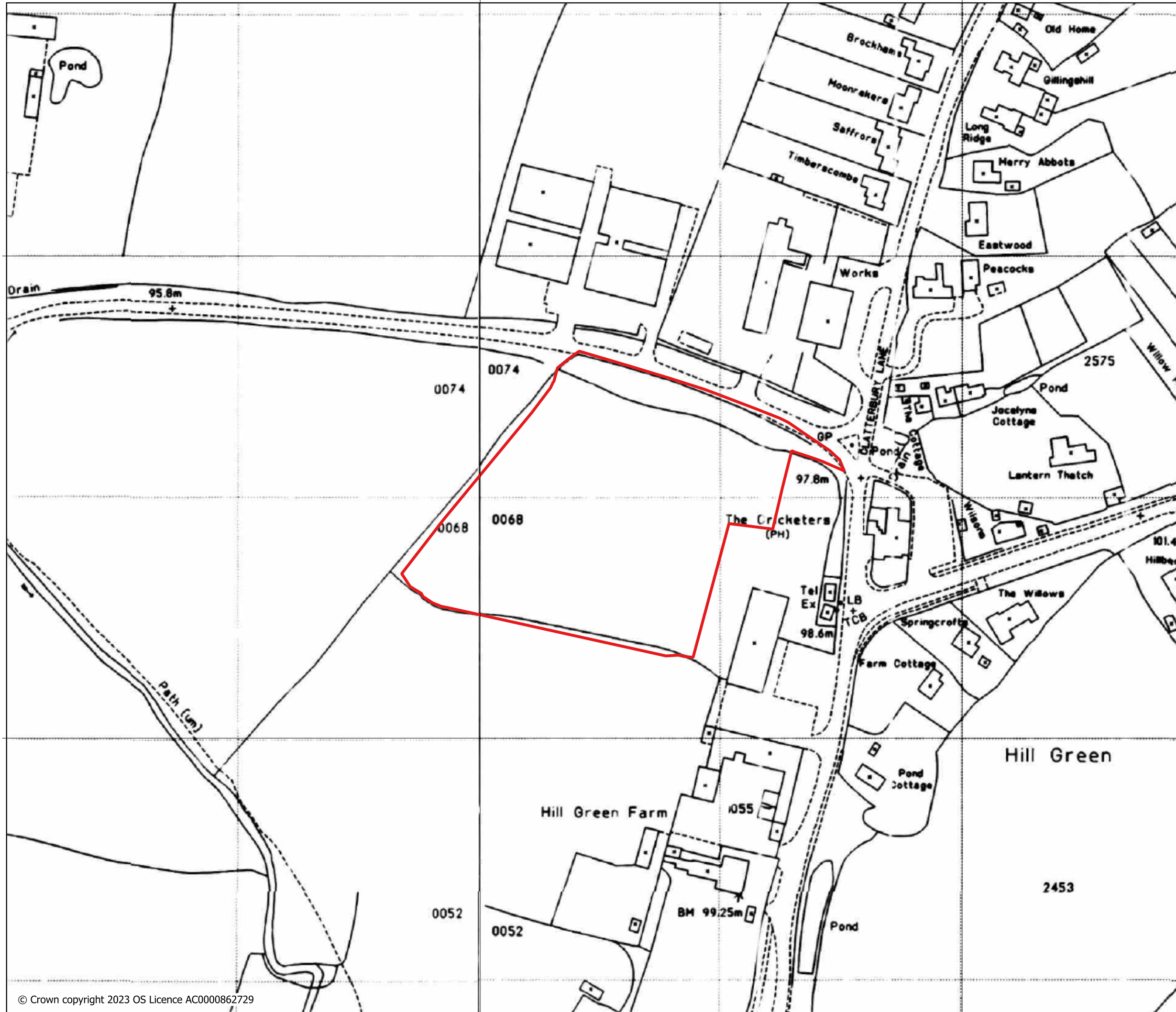


### Land West of Clatterbury Lane, Clavering, Essex

Title: Figure 11:  
An extract from the 1993  
Ordnance Survey 1:2500 National Grid map

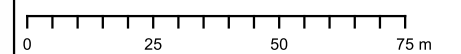
Legend:

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Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1500 @ A3




**Lanpro** 

### Land West of Clatterbury Lane, Clavering, Essex

Title: Figure 12:  
An extract from the 2003  
Ordnance Survey 1:1250 landline map

Legend:

 Study Site

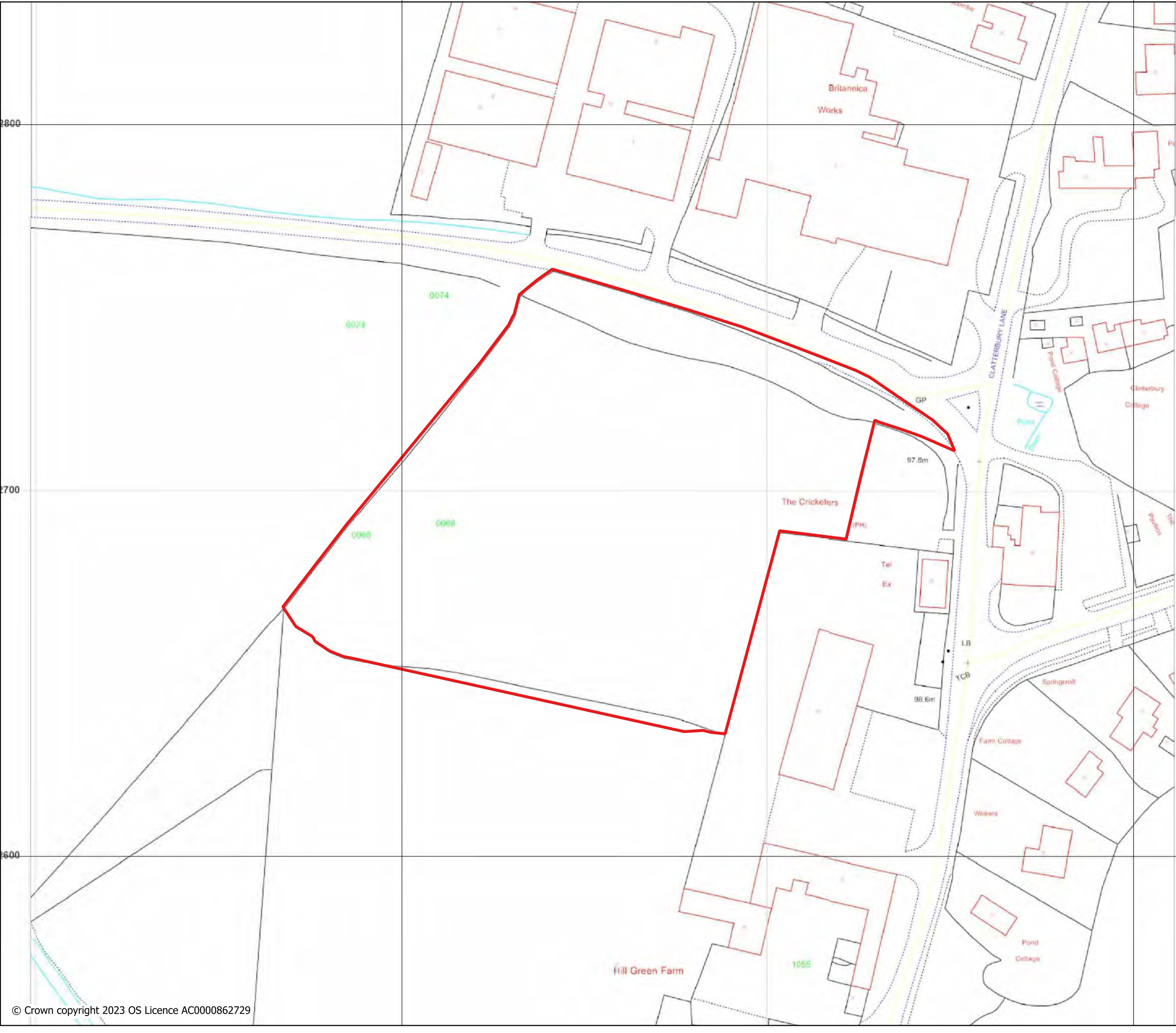
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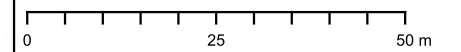
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Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1000 @ A3



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# Land West of Clatterbury Lane, Clavering, Essex

Title: Figure 13:  
Aerial view of the study site  
(Google Earth 2020)

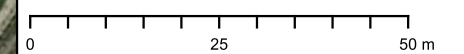
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Scale: 1:1000 @ A3



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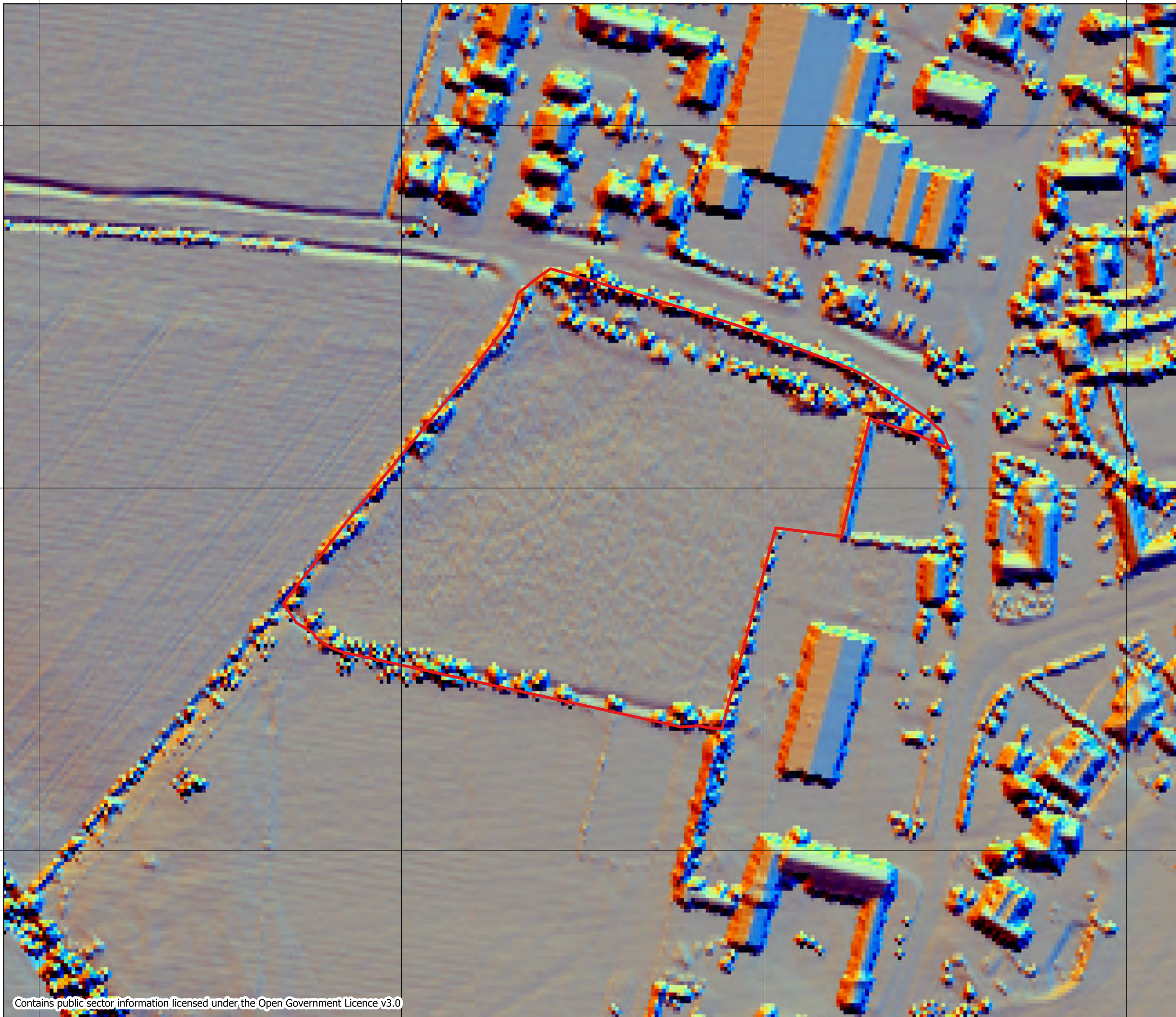
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# Land West of Clatterbury Lane, Clavering, Essex

Title: Figure 14:  
LIDAR DSM @ 1m resolution processed  
with multi-directional hill shading

Legend:

 Study Site



Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1000 @ A3

0 25 50 m



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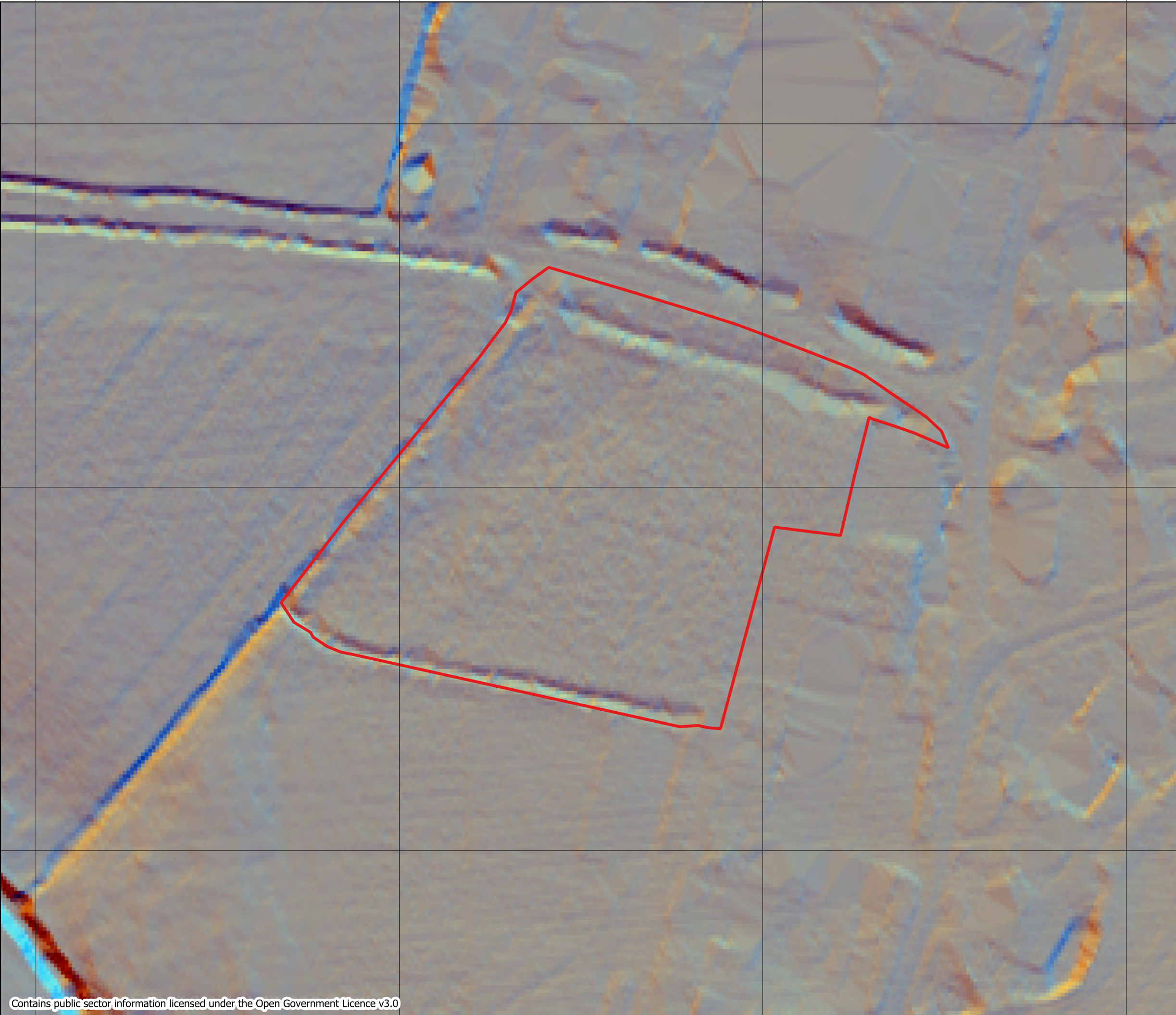
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# Land West of Clatterbury Lane, Clavering, Essex

Title: Figure 15:  
LIDAR DTM @ 1m resolution processed  
with multi-directional hill shading

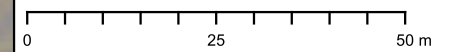
Legend:

 Study Site



Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1000 @ A3



**Plate**



Plate 1. View south-east across the study site, from the north-western access into the field.

## Appendix 1 Gazetteer of heritage assets

The following table provides details of heritage assets recorded on the NHLE and Essex HER within 500m of the study site. These have been listed in order of their reference numbers, and their locations are marked on Figures 1 and 2.

Monument Ref.	Name	NGR	Period
<b>NHLE records</b>			
1112396	HORSESHOES	TL 47494 32794	Post Medieval
1112397	COTTAGE ADJOINING THATCH END THATCH END	TL 47479 32761	Post Medieval
1112398	COURT COTTAGE	TL 47652 32780	Post Medieval
1112399	CLAVERING COURT LODGE	TL 47746 32788	Post Medieval
1112427	COPTHALL	TL 48164 32348	Post Medieval
1112428	SUNNYSIDE	TL 48073 32281	Post Medieval
1170524	OLD FORGE COTTAGE	TL 48091 32436	Post Medieval
1170529	SADDLERS	TL 48141 32448	Post Medieval
1170530	WAKEFARES	TL 48063 32297	Post Medieval
1170805	LANTERN THATCH	TL 48245 32719	Post Medieval
1239785	HILL GREEN COTTAGE	TL 47854 32238	Post Medieval
1267716	K6 KIOSK	TL 48148 32653	Post Medieval
1306058	OLD HOME	TL 48228 32947	Post Medieval
1306087	THE CRICKETERS	TL 48172 32682	Medieval to Post Medieval
1322461	IVY COTTAGE	TL 48024 32391	Post Medieval
1322475	PEACOCKS	TL 48204 32791	Post Medieval
<b>HER records</b>			
17410	Tanged Chisel, Clavering	TL 48370 32399	Late Bronze Age
19822	Clavering - Cropmarks	TL 48599 33200	Unknown
35674	The Cricketers	TL 48171 32683	Medieval to Post Medieval
35675	Peacocks	TL 48188 32786	Post Medieval
35676	Old Home and 16 Arkesden Road	TL 48228 32909	Post Medieval
35686	Hill Green Cottage	TL 47853 32236	Post Medieval
35706	Old Forge Cottage	TL 48092 32435	Post Medieval

Monument Ref.	Name	NGR	Period
35707	Ivy Cottage	TL 48023 32389	Post Medieval
35708	Saddlers	TL 48079 32466	Post Medieval
35709	Copthall	TL 48163 32348	Post Medieval
35710	Wakefares	TL 48062 32298	Post Medieval
35711	K6 Kiosk, Hill Green, Clavering	TL 48149 32685	Modern
35716	Sunnyside	TL 48071 32278	Post Medieval
35731	1 Mill Lane	TL 47500 32499	Post Medieval
35744	Horseshoes	TL 47492 32792	Post Medieval
35745	Thatch End and Cottage adjoining	TL 47479 32758	Post Medieval
35746	Court Cottage	TL 47650 32779	Post Medieval
35747	Clavering Court Lodge	TL 47747 32788	Post Medieval
35748	Barn to SE of Clavering Court Lodge fronting road	TL 47500 32499	Post Medieval
35756	Lantern Thatch	TL 48244 32718	Post Medieval
46348	Clavering Court - Cropmarks of field boundaries	TL 47881 33244	Unknown
51956	A Portable Antiquities Scheme findspot of Late Iron Age to Roman date	N/A	Late Iron Age to Roman - 40 AD to 55 AD
52177	A Portable Antiquities Scheme findspot of Medieval date	N/A	Medieval - 1217 AD to 1222 AD





Appendix 2

Proposed Development Plan

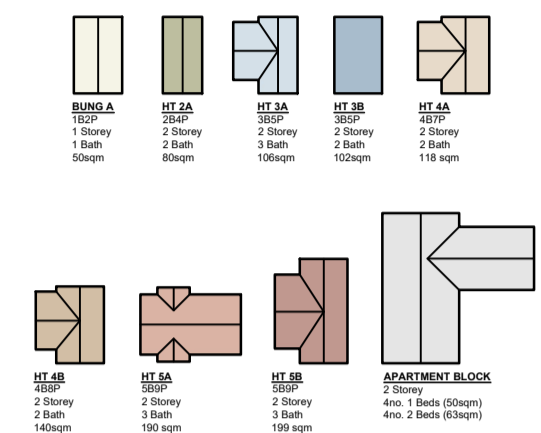


**Development Summary**

Proposed Development  
 2no. 1 Bed Flats (50sqm)  
 4no. 2 Bed Flats (63sqm)  
 2no. 1 Bed Bungalows  
 4no. 2 Bed  
 9no. 3 Bed  
 4no. 4 Bed  
 3no. 5 Bed

TOTAL: 28no. Units

**Drawing Key**



P1	Issued for Planning	MJP	XXXXXX
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Rev	Description	By	Date
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**APPRAISAL**

**Proposed Site Plan**

**Site**

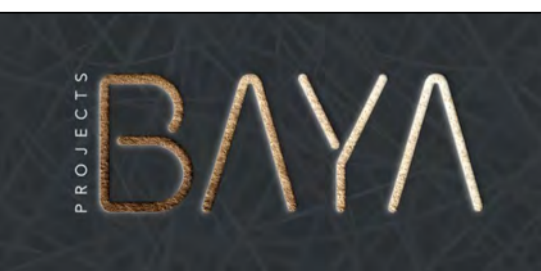
Land to the West of Clatterbury Lane, Clatterbury, Essex

<b>Date</b> Nov 2023	<b>Drawn</b> MJP	<b>Checked</b> xxx
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**Scale**

1:1000 @ A3 / 1:500 @ A1

<b>Drawing No:</b> BH002_SP.01	<b>Rev:</b>
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**General Notes**

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