



## **Heritage Assessments on Regulation 18 Local Plan Allocations**

Oxford Archaeology on behalf of Uttlesford District  
Council

October 2023

## List of Site Assessments

- I. Great Dunmow 009 RES
- II. Newport 002 RES
- III. Newport 008 RES
- IV. Newport 009 RES
- V. Newport 010 RES
- VI. Saffron Walden 001 RES
- VII. Saffron Walden 003 RES
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- IX. Saffron Walden 037 RES
- X. Stansted 013 RES
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- XII. Stansted 023 and 024 RES
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- XIV. Takeley 016 RES
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- XVI. Thaxted 002 RES
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- XVIII. Thaxted 015 RES
- XIX. Thaxted 017 RES

## Introduction

1. Oxford Archaeology were commissioned by Uttlesford District Council to review 20 preferred option sites proposed for inclusion in the forthcoming Local Plan. These sites are situated on the edge of Stansted Mountfitchet, Thaxted, Great Dunmow, Saffron Walden, Newport, Takeley and Little Canfield.
2. The heritage sensitivity of the area surrounding these settlements was assessed at an earlier stage of the Local Plan Process to inform the selection of potential site allocations<sup>1</sup>. During this earlier phase of assessment, no information regarding the locations of the preferred option sites or nature of the developments being proposed within these sites was available. As a result, it was not possible to assess specific impacts that could result from these site allocations.
3. This review of the preferred option sites builds upon the Stage 1 Heritage Sensitivity Assessment<sup>2</sup> to characterise the potential impacts that could arise from the allocation of these sites and makes recommendations, where possible for how these impacts could be avoided, reduced or mitigated.
4. The information collected as part of the Stage 1 Heritage Sensitivity Assessments, including data from the Essex Historic Environment Record, National Heritage List for England, Essex Protected Lane data set, Natural England's Ancient Woodland dataset and various online sources, was reviewed to identify key constraints within each of the preferred options sites and to identify heritage assets within the site and the surrounding area that may be affected by allocation of the preferred option sites either directly or via changes to their setting.
5. Views between heritage assets and these sites were assessed using Google Earth Street View and the results of the site visits carried out during the Stage 1 Heritage Sensitivity Assessments. These site visits were carried out from roads and public rights of way. Following the identification of potential impacts, recommendations were made regarding how these impacts could be avoided, reduced or mitigated. The assessments and recommendations made regarding these sites can be found within the individual technical notes below.

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

<sup>2</sup> Ibid

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## Uttlesford Local Plan: Great Dunmow 009 Res

### *Technical Note*

## 1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Great Dunmow 009 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 7.
- 1.1.2 The site comprises several fields situated on either side of the B1057 (The Broadway). The northern part of the site is bordered to the south-west by Biggods Lane, to the north-east by a track providing access to Moloney Veterinary Clinic (formerly Marks Farm), to the north-west by agricultural land and to the south-east by the B1057. The southern parcel of land is bordered to the north-west by the B1057, to the south-west by residential development alongside St Edmunds Lane and to the north-east and south-east by agricultural and woodland. Several houses are located alongside the B1057 including the Grade II listed Diamond Cottage (NHLE ref. 1142499) and the Grade II listed building Crouches (NHLE ref. 1142500), these are excluded from the site. Two Grade II listed buildings Marks (NHLE ref. 1098285) and Marks Cottage (NHLE ref. 1054918) are located to the north-east of the site at the Moloney Veterinary Clinic.
- 1.1.3 The site is situated on the west facing slope of the Chelmer Valley and is partially visible in long range views looking east from Parsonage Down in the northern part of the Great Dunmow Conservation Area. Two scheduled monuments (Parsonage Farm moated site: NHLE ref. 1017469 and Square and circular barrows 260m south-east of Parsonage Farm: NHLE ref. 1017231) are situated between the site and Parsonage Down, however, views between these assets and the site are screened by existing planting and development. Similarly, the modern development and tree growth along the River Chelmer, screens the Church End Conservation Area from the site.
- 1.1.4 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Great Dunmow (Oxford Archaeology 2022). During this assessment the site and surrounding agricultural land (Sensitivity Area GD A43) were assessed as being of unknown sensitivity due to their potential to contain previously unidentified archaeological remains.
- 1.1.5 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

## 2 POTENTIAL IMPACTS

- 2.1.1 The site is situated to the east of Great Dunmow and Church End. The site shares intervisibility with several listed buildings and is visible in long range views looking out from the Great Dunmow Conservation Area.

- 2.1.2 The site has been subject to little previous archaeological investigation and contains cropmark features indicative of former field boundaries and linear features. In addition a medieval moated site has been recorded at Marks Farm and this extends partially into the north part of the site.
- 2.1.3 Development within the site has the potential to adversely affect the setting of the northern part of the Great Dunmow Conservation Area and the setting of the listed buildings located along the B1057. It could also have a direct effect upon known and previously unidentified archaeological remains within the site.

### **3 DIRECT IMPACTS**

#### **3.1 Designated Assets**

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

#### **3.2 Non-designated archaeological remains**

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

### **4 INDIRECT IMPACTS**

#### **4.1 Listed buildings adjacent to the site**

- 4.1.1 The Grade II listed buildings (Diamond Cottage) and the Crouches are situated along the B1057 between the northern and southern parts of the site. There are views from Crouches looking north across the agricultural land in the northern part of the site. Views across the southern part of the site appear to be restricted by the dense tree planting to the rear of the property. There are views from Diamond Cottage across the northern and southern parts of the site. The open agricultural character of the site visible in these views and the spacing between the buildings along the B1057 make a low positive contribution the setting of these listed buildings allowing them to be understood as part of the dispersed rural settlement that grew up along The Broadway (B1057) during the post-medieval period.
- 4.1.2 Two Grade II listed buildings, Marks and Marks Cottage are located to the north-east of the site at the Moloney Veterinary Clinic. These buildings are separated from the site by hedgerows and planting. There is likely to be some degree of intervisibility between the north-eastern part of the site and these listed buildings. These views would allow the original isolated rural character of the moated site and farm buildings to be appreciated and would make a low positive contribution to their setting. The ponds to the south-west of the

listed buildings (and just outside of the site) may be remnants of an earlier moated site recorded by the EHER. The moat would have formed part of the immediate setting of the listed farm buildings and makes a high positive contribution to their setting. The extent of the moated site as mapped by the EHER extends into the site and accordingly there could be archaeological remains associated with the moat within the site.

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

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

## 4.2 Great Dunmow Conservation Area

4.2.1 The Great Dunmow Conservation Area is situated some distance to the east of the site on the east facing slope of Chelmer Valley. There are long range views from Parsonage Down, in the northern part of the conservation area overlooking the agricultural land on the west-facing side of the valley (of which the site forms a part). While the Great Dunmow Conservation Area Appraisal does not categorise these as 'important views' it does highlight that the modern development which encloses much of the conservation area does not affect Parsonage Down which still retains its open countryside setting. The conservation area appraisal goes on to state that it is important that the 'countryside setting of this area is not further compromised' (Uttlesford District Council 2007, 8). The views from Parsonage Down over the agricultural landscape to the east make a positive contribute to the open character and countryside character of this part of the conservation area.

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

## 5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

5.1.1 The site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. Cropmark remains of former field boundaries and other linear

features have been recorded within the site as has part of the Marks Farm medieval moated site. Any archaeological remains within the site would be adversely affected by development within the site.

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

## 6 CONCLUSION

- 6.1.1 The site is situated within agricultural land to the north-east of Great Dunmow. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site and could also affect the setting of the near by listed buildings and the northern part of the Great Dunmow Conservation Area.
- 6.1.2 Some parts of the site may be able to accommodate development, but largescale development would have an adverse effect upon the setting of the Great Dunmow Conservation Area.
- 6.1.3 Adverse effects upon the setting of the nearby listed buildings could be reduced through implementation of design measures. However, due to the topography of the site and its visibility in views from Parsonage Down it is unlikely that the adverse effects upon the setting of the conservation could be completely mitigated.
- 6.1.4 Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous evaluations would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site, including a non-designated moated site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.</p> <p>If possible, the remains of the non-designated moated site should be preserved in situ. If this is not possible, and depending on the results of</p>

	the evaluation, full archaeological excavation and recording of this feature may be required.
Development within the site could erode the dispersed rural character of the listed buildings along the B1057 (The Broadway)	<p>Infill development along the road which amalgamates the listed buildings into a single block of development should be avoided and care should be taken to preserve the dispersed character of the settlement along The Broadway.</p> <p>Parts of the site adjacent to the listed buildings could be retained in use as green space to help preserve the rural character of the buildings and prevent them from being amalgamated into larger blocks of development.</p>
Development within the site could affect the isolated rural character of the listed building at Marks Farm and could disturb archaeological remains associated the moated site at Marks Farm.	If possible, remains of the moat should be preserved in-situ and a buffer area of green space should be maintained around the former moated site to separate it from any surrounding development and preserve the isolated rural character of the farm.
New development could become visually prominent in view looking east from Parsonage Down in the northern part of the Conservation Area. This could reduce the open character and countryside setting of this part of the conservation area.	<p>The location, scale and density of any new development within the site should be carefully considered to minimise its visibility in views from the conservation area. Green space and planting should be used to break up new development and help preserve the rural character of this area</p> <p>Large blocks of development, and development on the higher ground within the site would be particularly prominent in views and should be avoided.</p>

## 7 REFERENCES

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

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





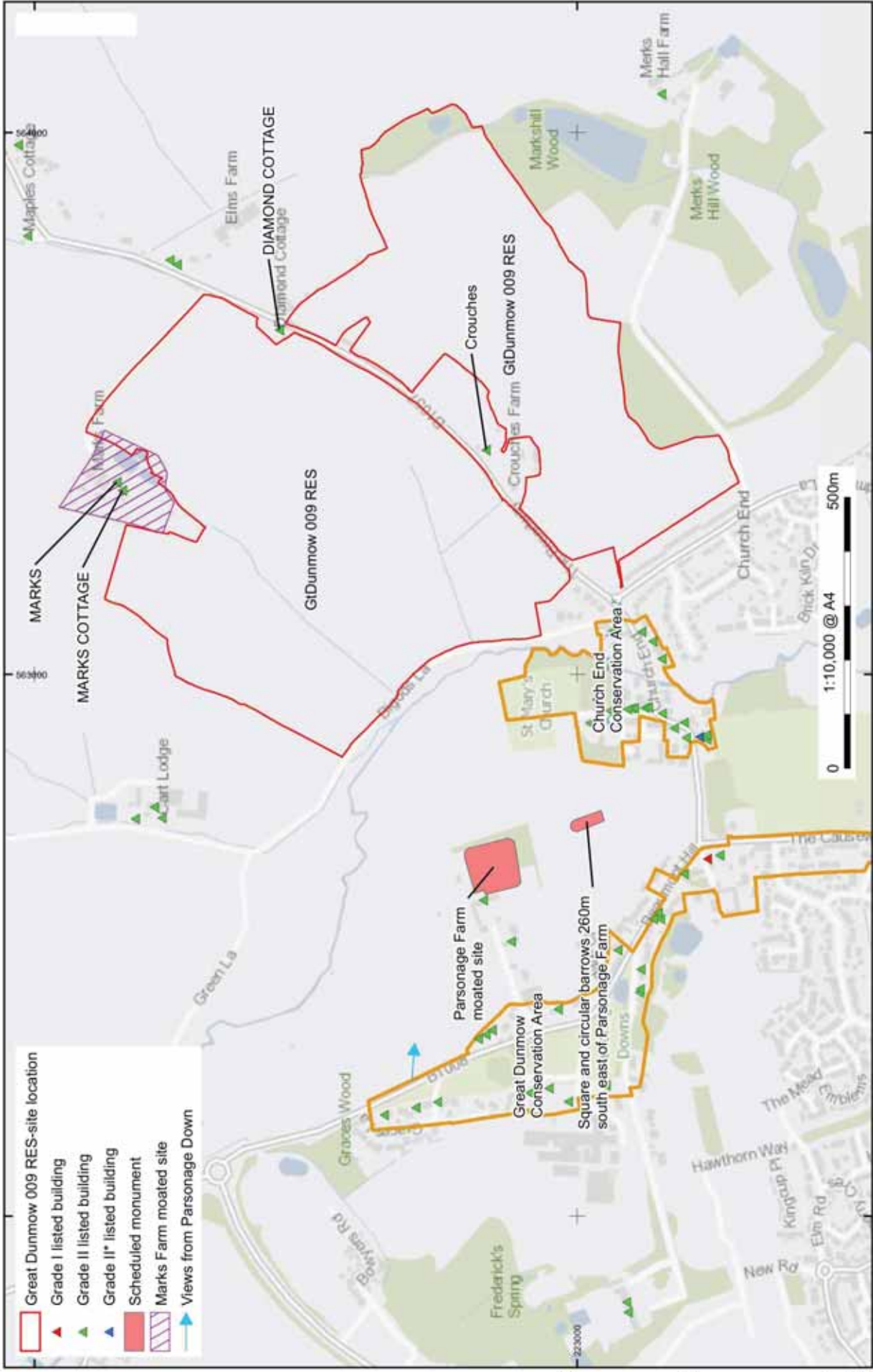


Figure 7: Site location and key constraints  
Great Dunmow 009 RES

## Uttlesford Local Plan: Newport 002 RES

### *Technical Note*

## **1 INTRODUCTION**

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Newport 002 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 8.
- 1.1.2 The site is predominantly made up of woodland which is situated alongside the Wicken Water and to the south of Bury Water Lane. The Newport Conservation Area adjoins the site to the east and the southern boundary of the site is defined by agricultural land.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Newport (Oxford Archaeology 2022). During this assessment the site and surrounding agricultural land (Sensitivity Area NPA7) were assessed as being of medium sensitivity, as an area which makes a low positive contribution to the setting of the conservation area and the Grade, I listed Church of St Mary the Virgin (NHLE ref. 1275990). The site also has the potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

## **2 POTENTIAL IMPACTS**

- 2.1.1 The site is situated to the west of Newport and shares intervisibility with the Newport Conservation Area and the tower of the Grade I listed Church of St Mary the Virgin.
- 2.1.2 The site has been subject to little previous archaeological investigation and has the potential to contain previously unidentified archaeological remains which would be directly affected by development. The Essex Historic Environment Record (EHER) has recorded cropmark remains of former field boundaries within the site.
- 2.1.3 Development within the site has the potential to adversely affect the setting of the Newport Conservation area and the setting of the Grade I listed Church of St Mary the Virgin.

## **3 DIRECT IMPACTS**

### **3.1 Designated Assets**

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

### **3.2 Non-designated archaeological remains**

- 3.2.1 Ground works associated with the development of the site would have a direct impact upon previously unidentified archaeological remains within the site including the former field boundaries identified by the EHER.
- 3.2.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

## **4 INDIRECT IMPACTS**

### **4.1 Newport Conservation Area and Grade I listed Church of St Mary the Virgin**

- 4.1.1 The Newport Conservation Area adjoins the site to the east. As open green space the site along with the agricultural land to the south helps to preserve the historic plan form of Newport. Modern development on the western edge of the conservation area has expanded the settlement away outside of its historic extent and separates parts of the conservation area from the site.
- 4.1.2 The part of the conservation area which adjoins the site includes a pleasant, grassed area with trees set around Wicken Water, a small stream straddled by a footbridge with views to the open countryside beyond. The conservation area appraisal highlights this area as a key point 'linking the countryside with the village' (Uttlesford District Council 2007, 50). The views from this part of the conservation area looking towards the site take in the woodland on the eastern edge of the site and the agricultural landscape to the south. These views are considered to make a low positive contribution to the setting of the conservation area by connecting it to the surrounding countryside.
- 4.1.3 There are views of the Grade I listed church tower from Bury Water Lane looking across the site. Long range views of the church tower along the historic approaches into the village allow the original visual prominence of the church to be appreciated and make a low positive contribution to its setting.
- 4.1.4 Development within the site could adversely affect the setting of the conservation area by reducing its connection with the surrounding countryside. Adverse effects could be reduced by maintaining the woodland character of the landscape within the eastern part of the site and along the southern boundary. This would help to preserve the rural character of the views looking out from the conservation area. Building height behind this woodland could also be limited to prevent new development becoming visible in views looking out from the conservation area.
- 4.1.5 Development within the site could also interrupt views of the Church of St Mary from Bury Water Lane Road. Adverse effects on this listed building could be avoided by maintaining this view within the new development.

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

- 5.1.1 The site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. Cropmark remains of former field boundaries have been recorded

within the site. Any archaeological remains within the site would be adversely affected by development within the site.

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

## 6 CONCLUSION

- 6.1.1 The site is made up of woodland to the west of Newport. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site and could also affect the setting of Newport Conservation Area and the Grade I listed Church of St Mary the Virgin.
- 6.1.2 Adverse effects upon the setting of the conservation could be reduced by preserving the woodland in the eastern part of the site and along the southern boundary. Adverse effects upon the Grade I listed Church could be avoided by preserving the line of site between the Bury Water Lane and the church within the new development.
- 6.1.3 Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous evaluations would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>
New development could become visually prominent in view looking west from the conservation area reducing the connection between this part of the village and the surrounding countryside.	<p>Tree planting and woodland could be preserved in the eastern part of the site and along the southern boundary to avoid changes to view looking out from the conservation area.</p> <p>Building height behind the tree line could also be limited to avoid new buildings intruding upon these views.</p>

New development could block views of the Grade I listed Church of St Mary the Virgin from the Bury Water Lane. This could erode the visual prominence of the church.	The line of sight between Bury Water Lane and the Church of St Mary the Virgin should be maintained within the new development.

## 7 REFERENCES

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

Uttlesford District Council 2007, Newport Conservation Area Appraisal and Management Proposals, Approved December 2007



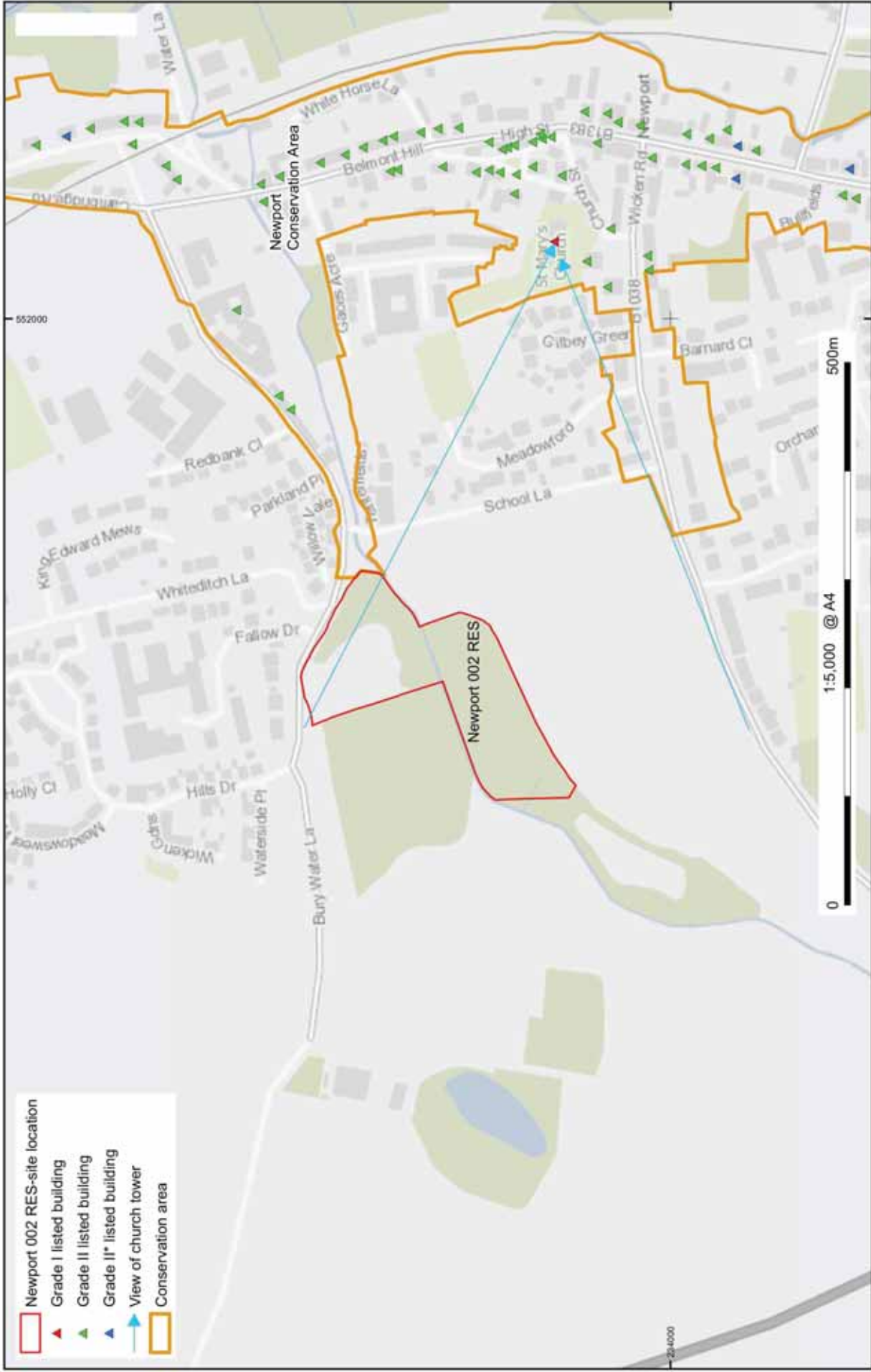


Figure 8: Site location and key constraints  
Newport 002 RES



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## Uttlesford Local Plan: Newport 008 RES

### *Technical Note*

## **1 INTRODUCTION**

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Newport 008 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 9.
- 1.1.2 The site is made up of arable farmland situated to the west of School Lane and to the north of Wicken Road. The Newport Conservation Area adjoins the site in two places along its eastern boundary. The wide grass verge on the southern boundary of the site forms part of the conservation area.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Newport (Oxford Archaeology 2022). During this assessment the site and surrounding agricultural land (Sensitivity Area NPA7) were assessed as being of medium sensitivity, as an area which makes a low positive contribution to the setting of the conservation area and the Grade, I listed Church of St Mary the Virgin (NHLE ref. 1275990). The site also has the potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

## **2 POTENTIAL IMPACTS**

- 2.1.1 The site is situated to the west of Newport and shares intervisibility with the Newport Conservation Area and the tower of the Grade I listed Church of St Mary the Virgin.
- 2.1.2 The site has been subject to little previous archaeological investigation and has the potential to contain previously unidentified archaeological remains which would be directly affected by development.
- 2.1.3 Development within the site has the potential to adversely affect the setting of the Newport Conservation Area and the setting of the Grade I listed Church of St Mary the Virgin.

## **3 DIRECT IMPACTS**

### **3.1 Designated Assets**

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

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### 3.2 Non-designated archaeological remains

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

## 4 INDIRECT IMPACTS

### 4.1 Newport Conservation Area and Grade I listed Church of St Mary the Virgin

- 4.1.1 The Newport Conservation Area adjoins the site to the east. As open green space the site helps to preserve the historic plan form of Newport. Modern development on the western edge of the conservation area has expanded the settlement outside of its historic extent and separates parts of the conservation area from the site.
- 4.1.2 The part of the conservation area which adjoins the north-eastern part of the site includes a pleasant, grassed area with trees set around Wicken Water, a small stream straddled by a footbridge with views to the open countryside beyond. The conservation area appraisal highlights this area as a key point 'linking the countryside with the village' (Uttlesford District Council 2007, 50). The conservation area appraisal also identifies important views from the western edge of the conservation area which take in the countryside and fields to the north of the Wicken Road (including the site). The views from the conservation area looking towards the site take in the woodland to the north of the site and the agricultural land within the site. These views are considered to make a low positive contribution to the setting of the conservation area by connecting it to the surrounding countryside.
- 4.1.3 There are views of the Grade I listed church tower from Bury Water Lane looking across the northern tip of the site and there is a view of the church tower looking east along Wicken Road (which forms the southern boundary of the site). The latter view is highlighted as an important view in the Newport Conservation Area Appraisal. Long range views of the church tower along the historic approaches into the village allow the original visual prominence of the church to be appreciated and make a low positive contribution to its setting.
- 4.1.4 Development within the site could adversely affect the setting of the conservation area by reducing its connection with the surrounding countryside. There are clear views from Wicken Road and School Lane looking across the site and any development in this area would erode the views connecting the village to the countryside beyond. It is unlikely that the adverse effects of development in this area upon the setting of the conservation area could be completely removed, however careful consideration of the placement of new development and the preservation of areas of green space adjacent to Wicken Road and School Lane could reduce the scale of the adverse effects. The western part of the site is situated beyond the brow of the hill and is hidden in views from the conservation area. This area may be able to accommodate new development although the height of any such development would need to be carefully considered.
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- 4.1.5 Development within the site could also interrupt views of the Church of St Mary from Bury Lane Road and along the Wicken Road. Adverse effects on this listed building could be avoided by maintaining these views within the new development.

## 5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 The site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. Any archaeological remains would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence of absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

## 6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to the west of Newport. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site and could also affect the setting of Newport Conservation Area and the Grade I listed Church of St Mary the Virgin.
- 6.1.2 It is unlikely that adverse effects upon the setting of the conservation resulting from development within the site could be completely avoided however the implementation of design measures could reduce the scale of these effects. Adverse effects upon the Grade I listed Church could be avoided by preserving the line of sight between the Church of St Mary the Virgin and the Bury Water Lane and Wicken Road.
- 6.1.3 Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous evaluations would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

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

	<p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>
<p>New development could become visually prominent in view looking west from the conservation area reducing the connection between this part of the village and the surrounding countryside. This would disrupt important views identified in the conservation area appraisal.</p>	<p>The adverse effects of development within the site upon the setting of the conservation area could not be entirely avoided however careful consideration of the placement of new development and the preservation of areas of green space adjacent to Wicken Road and School Lane could reduce the scale of the adverse effects.</p> <p>The western part of the site is situated beyond the brow of the hill and is not visible in views from the conservation area. This area may be able to accommodate development, although building height may need to be limited to avoid the new development becoming visible in views looking out from the conservation area.</p>
<p>New development could block views of the Grade I listed Church of St Mary the Virgin from the Bury Water Lane and Wicken Road. This could erode the visual prominence of the church.</p>	<p>The lines of sight between Bury Water Lane and the Church of St Mary the Virgin, and the Wicken Road and the Church of St Mary the Virgin should be maintained within the new development.</p>

## 7 REFERENCES

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

Uttlesford District Council 2007, Newport Conservation Area Appraisal and Management Proposals, Approved December 2007





Figure 9: Site location and key constraints  
Newport 008 RES

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## Uttlesford Local Plan: Newport 009 RES

### *Technical Note*

## **1 INTRODUCTION**

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Newport 009 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 10.
- 1.1.2 The site is made up of agricultural land, allotments and woodland belts situated to the south of Wicken Road and west of Franbury Lane. The Newport Conservation area is situated c 100m to the north-east of the site at its closest point. Views between the site and the Newport Conservation Area are blocked by the dense tree belts and existing development along the south-side of Wicken Road and by the topography and modern development on the western edge of the village to the south of the road.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Newport (Oxford Archaeology 2022). During this assessment, the northern part of the site and the surrounding agricultural land (Sensitivity Area NPA7) were assessed as being of medium sensitivity as an area which makes a low positive contribution to the setting of the Newport Conservation Area and has the potential to contain previously unidentified archaeological remains. The southern part of the site and the surrounding agricultural land (NPA5) were assessed as being of unknown sensitivity due to its potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

## **2 POTENTIAL IMPACTS**

- 2.1.1 The site is situated to the west of the Newport Conservation Area. As open green space on the edge of settlement, parts of the site along with the agricultural land to the north make a low positive contribution to the setting of the conservation area. Development within the site has the potential to affect the setting of the conservation area.
- 2.1.2 The site has been subject to little previous archaeological investigation and has the potential to contain previously unidentified archaeological remains which would be directly affected by development.

## **3 DIRECT IMPACTS**

### **3.1 Designated Assets**

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

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### **3.2 Non-designated archaeological remains**

- 3.2.1 The site contains cropmark remains of a possible mill and has the potential to contain previously unidentified archaeological remains. Ground works associated with the development of the site would have a direct impact upon archaeological remains.
- 3.2.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

## **4 INDIRECT IMPACTS**

### **4.1 Newport Conservation Area and Grade I listed Church of St Mary the Virgin**

- 4.1.1 The Newport Conservation Area is situated c 100m to the east of the site. As open green space on the edge of the settlement the site helps to preserve the historic extent of Newport. However, modern development between the conservation area and the site has previously extended the settlement away from the historic settlement core and separates the site from the conservation area edge.
- 4.1.2 The northern part of the site adjoins the Wicken Road. The Newport Conservation Area Appraisal identifies important views looking out from the western edge of the conservation area along the Wicken Road and out over the countryside beyond. Return views along the Wicken Road toward the Grade I listed Church of St Mary the Virgin have also been identified as important. The site is currently screened in these views by the topography of the landscape and the existing tree planting and development to the south of Wicken Road. New development within the site could remove or reduce this screening and thus could introduce modern development into these views. This could have an adverse effect upon the setting of the conservation area and the setting of the church.
- 4.1.3 Adverse effects on the conservation area and the Grade I listed church could be avoided by maintaining the existing screening along the road and by setting development back away from the road. Consideration should also be given to the height of any new buildings in the northern part of the site to ensure that new buildings do not loom over the existing development on the edge of Wicken Road. Any view of the Grade I listed church should be maintained within the development.

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

- 5.1.1 The site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. Any archaeological remains within the site would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would
-



aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

## 6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to the west of Newport. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site and could also affect the setting of Newport Conservation Area and the Grade I listed Church of St Mary the Virgin.
- 6.1.2 It is anticipated that the site could accommodate development so long as appropriate design measures were implemented and any existing views of the Grade I listed church tower were preserved.
- 6.1.3 Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous evaluations would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>
New development could become visible in view looking west from the conservation area along the Wicken Road. This would reduce the connection between this part of the village and the surrounding countryside and could disrupt important views identified in the conservation areas appraisal.	<p>The adverse effects of development within the site upon the setting of the conservation area could be avoided by maintaining the existing level of screening afforded by the trees and hedgerows to the south of Wicken Road.</p> <p>Setting new development back from the road edge and limiting the height of new development within the northern part of the site would also help to minimise any visual impacts upon the setting of the conservation area.</p>
New development could interrupt views of the Grade I listed Church of St Mary the Virgin. This	The lines of sight between Church of St Mary the Virgin, and the Wicken Road should be

could erode the visual prominence of the church.	maintained within the new development. If other views of the church are present from within the site they should be maintained where possible.
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## 7 REFERENCES

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

Uttlesford District Council 2007, Newport Conservation Area Appraisal and Management Proposals, Approved December 2007





Figure 10: Site location and key constraints  
Newport 009 RES

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## Uttlesford Local Plan: Newport 010 RES

### *Technical Note*

## **1 INTRODUCTION**

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Newport 010 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 11. The northern part of the site covers the same area as allocation site Newport 009 RES. To prevent repetition this technical note provides a discussion of the parts of the site that fall outside of Newport 009 RES.
- 1.1.2 The site is made up of agricultural land, and woodland to the east of the M11. The Newport Conservation area is situated c 400m to the north-east of the site at its closeted point. Views between the site and the Newport Conservation Area are blocked by the surrounding topography and the more recent development that has occurred along the London Road.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Newport (Oxford Archaeology 2022). During this assessment the site and the surrounding agricultural land (Sensitivity Area NPA5) were assessed as being of unknown sensitivity due to their potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

## **2 POTENTIAL IMPACTS**

- 2.1.1 The site has been subject to little previous archaeological investigation and has the potential to contain previously unidentified archaeological remains. Any archaeological remains within the site would be directly affected by development.

## **3 DIRECT IMPACTS**

### **3.1 Designated Assets**

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

### **3.2 Non-designated archaeological remains**

- 3.2.1 Undated earthworks and Roman findspots associated with ditches and pits have previously been recorded within the site. The site also has the potential to contain previously unidentified archaeological remains. Ground works associated with the development of the site would have a direct impact upon previously unidentified archaeological remains within the site.

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

#### 4 INDIRECT IMPACTS

- 4.1.1 The site is separated from the Newport Conservation Area by agricultural land and modern development which limits intervisibility between the two areas. To the south-west the site is bordered by the M11 which is lined by a belt of trees. This restricts views between the site the land to the south-west. The site does not appear to share a historic or visual connection with any known designated heritage assets and accordingly development within the site is unlikely to affect the setting of any designated heritage assets.

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

- 5.1.1 A salvage excavation was carried out within the southern part of the site in 1974. This identified as series of ditches and pits associated with Roman pottery and part of a quern stone. Away from this area the site has been subject to little previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. Any archaeological remains within the site would be adversely affected by development within the site.
- 5.1.2 Away from the previously excavated area a programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence or absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

#### 6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to the south-west of Newport. Development within the site has the potential to directly affect known and previously unidentified archaeological remains.
- 6.1.2 It is anticipated that the site could accommodate development, however a programme of archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

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

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







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Figure 11: Site location and key constraints  
Newport 010 RES

## Uttlesford Local Plan: Saffron Walden 001 RES

### *Technical Note*

## **1 INTRODUCTION**

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

## **2 POTENTIAL IMPACTS**

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

## **3 DIRECT IMPACTS**

### **3.1 Designated Assets**

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

### **3.2 Non-designated archaeological remains**

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

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

#### **4 INDIRECT IMPACTS**

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

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

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

#### **6 CONCLUSION**

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

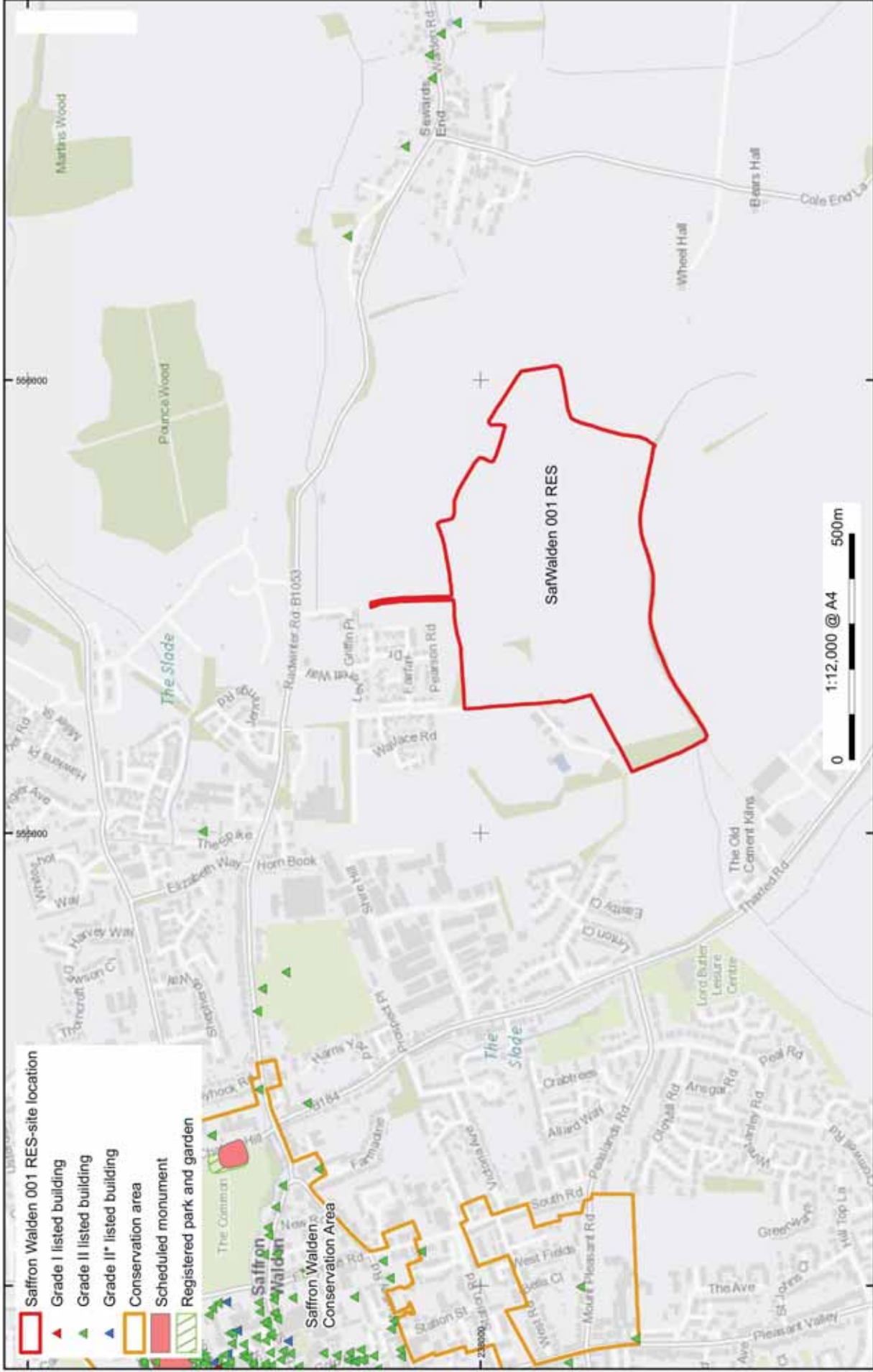
Table 6.1 Summary of impacts and possible mitigation measures

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

## 7 REFERENCES

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





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Figure 16: Site location and key constraints  
Saffron Walden 001 RES

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## Uttlesford Local Plan: Saffron Walden 003 RES

### *Technical Note*

## **1 INTRODUCTION**

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

## **2 POTENTIAL IMPACTS**

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

## **3 DIRECT IMPACTS**

### **3.1 Designated Assets**

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

### **3.2 Non-designated archaeological remains**

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

#### 4 INDIRECT IMPACTS

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

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

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

#### 6 CONCLUSION

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

Table 6.1 Summary of impacts and possible mitigation measures

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



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

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





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

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## Uttlesford Local Plan: Saffron Walden 008 RES

### *Technical Note*

## 1 INTRODUCTION

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

## 2 POTENTIAL IMPACTS

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

## 3 DIRECT IMPACTS

### 3.1 Designated Assets

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

### 3.2 Non-designated archaeological remains

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

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

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

## 4 INDIRECT IMPACTS

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

## 5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

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

## 6 CONCLUSION

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

Table 6.1 Summary of impacts and possible mitigation measures

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

## 7 REFERENCES

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

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



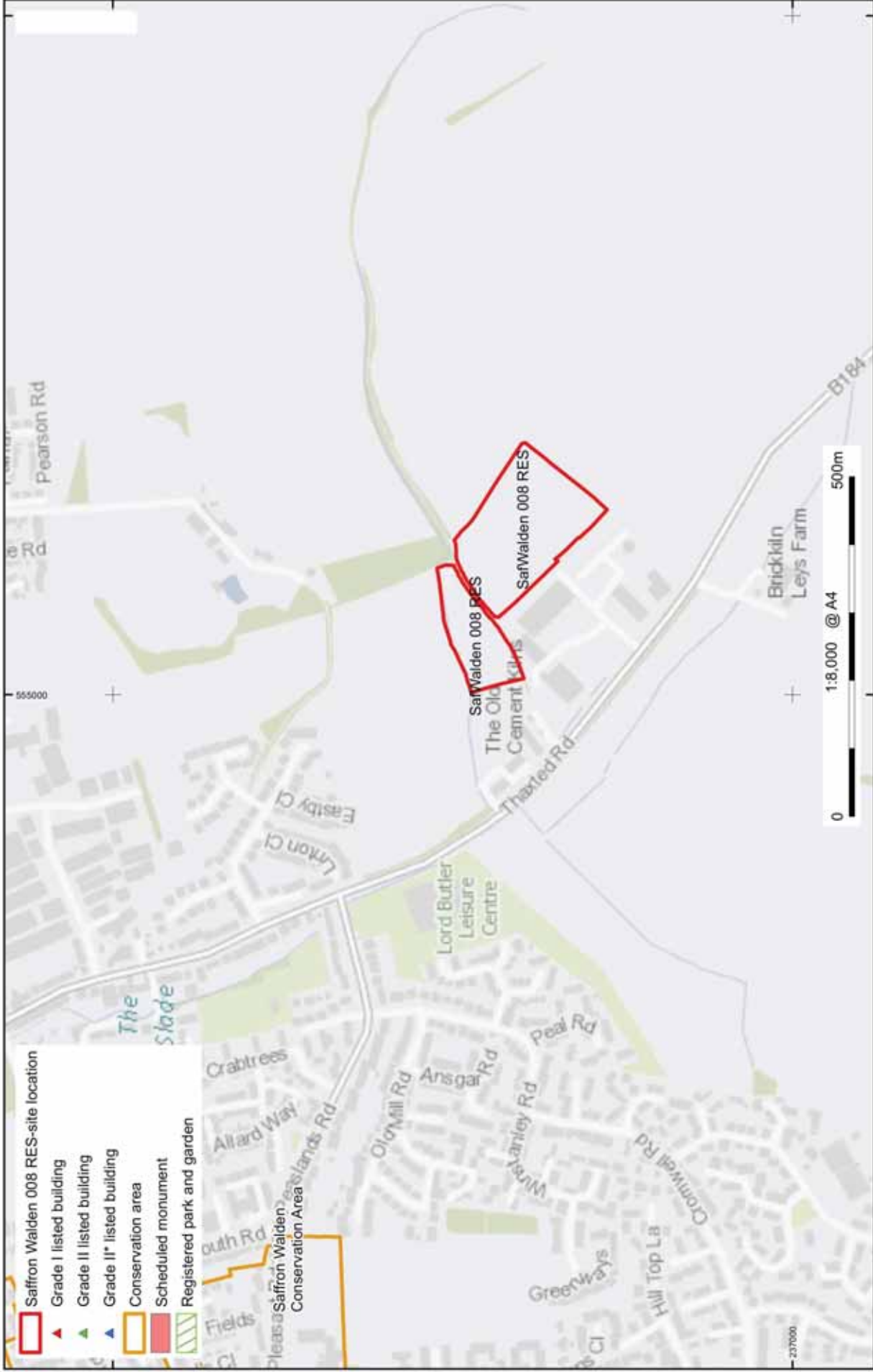


Figure 18: Site location and key constraints  
Saffron Walden 008 RES



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## Uttlesford Local Plan: Saffron Walden 037 RES

### *Technical Note*

## **1 INTRODUCTION**

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

## **2 POTENTIAL IMPACTS**

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

## **3 DIRECT IMPACTS**

### **3.1 Designated Assets**

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

### **3.2 Non-designated archaeological remains**

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

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

#### 4 INDIRECT IMPACTS

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

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

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

#### 6 CONCLUSION

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

Table 6.1 Summary of impacts and possible mitigation measures

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

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





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

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## Uttlesford Local Plan: Stansted 013 RES

### *Technical Note*

## **1 INTRODUCTION**

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

## **2 POTENTIAL IMPACTS**

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

## **3 DIRECT IMPACTS**

### **3.1 Designated Assets**

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

### **3.2 Non-designated archaeological remains**

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

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

## **4 INDIRECT IMPACTS**

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

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

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

## **6 CONCLUSION**

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

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

Table 6.1 Summary of impacts and possible mitigation measures

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

## 7 REFERENCES

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





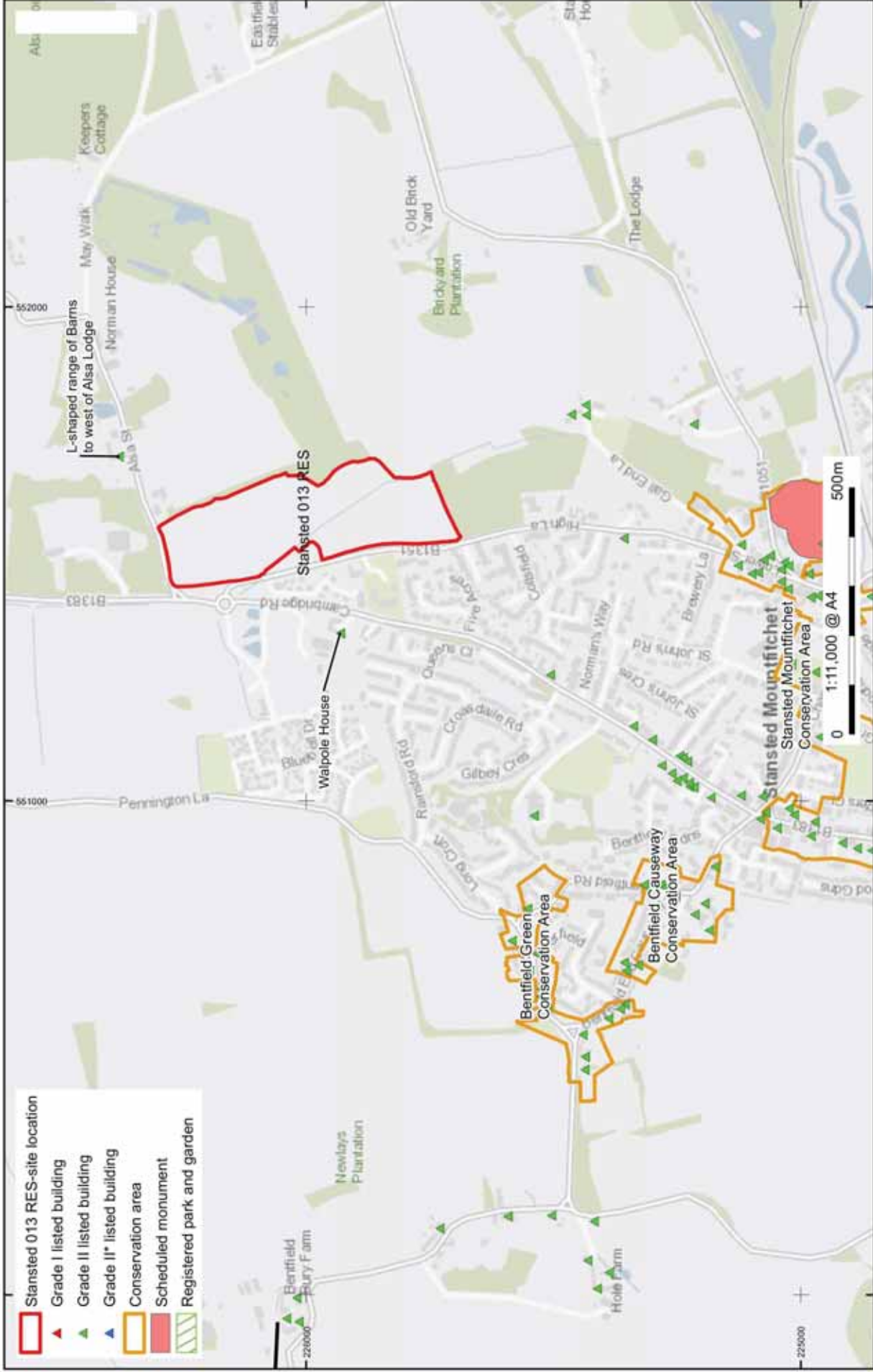


Figure 20: Site location and key constraints  
Stansted 013 RES

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## Uttlesford Local Plan: Stansted 015 RES

### *Technical Note*

## 1 INTRODUCTION

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

## 2 POTENTIAL IMPACTS

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

## 3 DIRECT IMPACTS

### 3.1 Designated Assets

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

### **3.2 Pennington Lane (protected lane)**

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

### **3.3 Non-designated archaeological remains**

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

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

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

## **4 INDIRECT IMPACTS**

### **4.1 Designated heritage assets**

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

### **4.2 Pennington Lane (protected lane)**

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

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

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

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

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

## 6 CONCLUSION

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

Table 6.1 Summary of impacts and possible mitigation measures

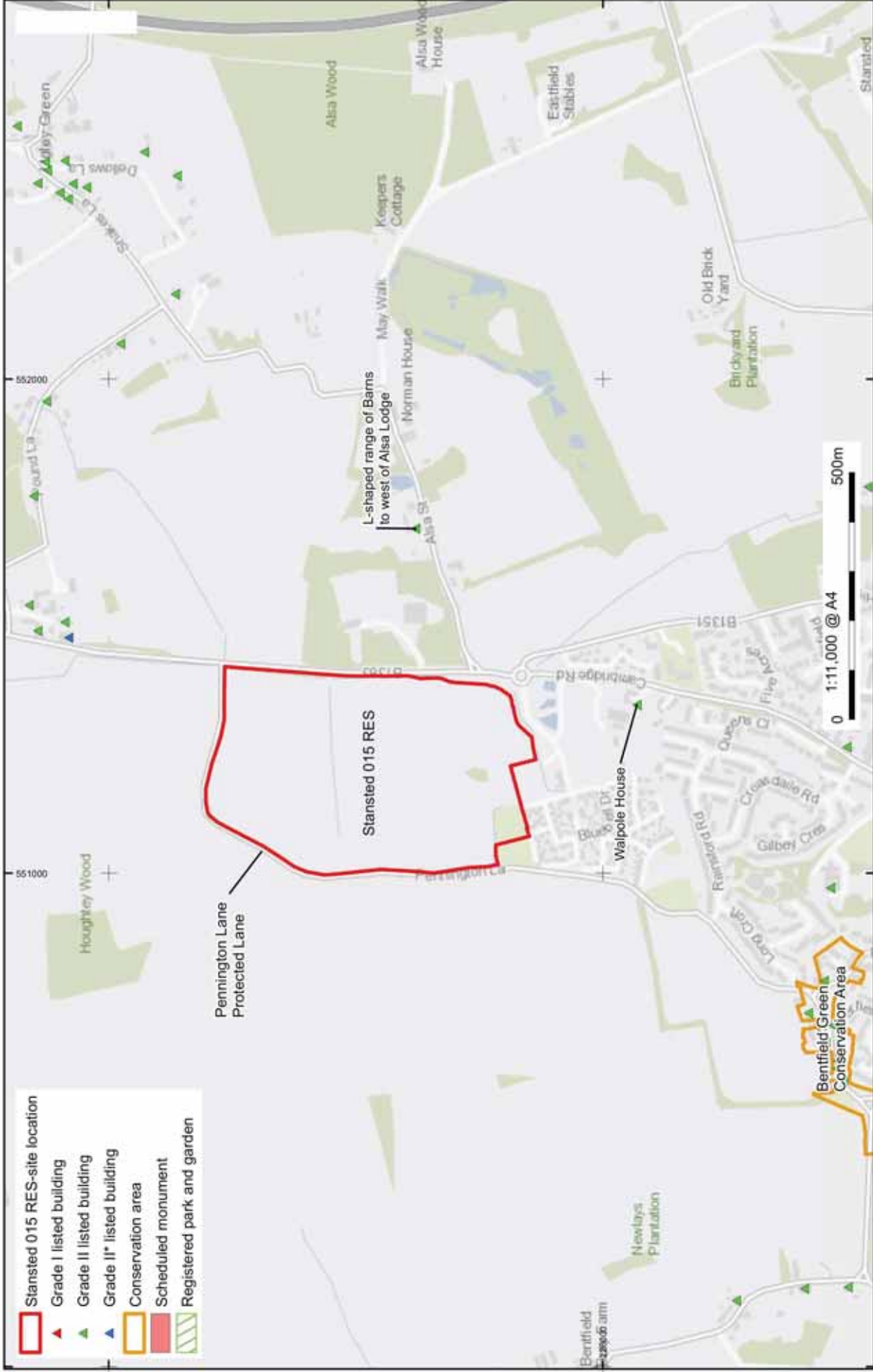
Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.  The results of the evaluation should be used to inform a suitable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

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

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





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Figure 21: Site location and key constraints  
Stansted 015 RES



## Uttlesford Local Plan: Stansted 023 and 024 RES

### *Technical Note*

## **1 INTRODUCTION**

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

## **2 POTENTIAL IMPACTS**

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

## **3 DIRECT IMPACTS**

### **3.1 Designated Assets**

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

### **3.2 Non-designated archaeological remains**

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

## **4 INDIRECT IMPACTS**

### **4.1 Conservation Areas**

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

### **4.2 Listed buildings at Gall End**

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

along the eastern boundary of the site would also help to maintain this sense of separation. New buildings on the high ground to the west of the listed buildings, may become visible in views looking out from the listed buildings. This would erode the isolated character of the listed buildings at Gall End. Careful consideration should be given to the location and height of any new buildings in the southern western part of the site to minimise the visual intrusion caused by these buildings.

## 5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

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

## 6 CONCLUSION

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

Table 6.1 Summary of impacts and possible mitigation measures

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

## 7 REFERENCES

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



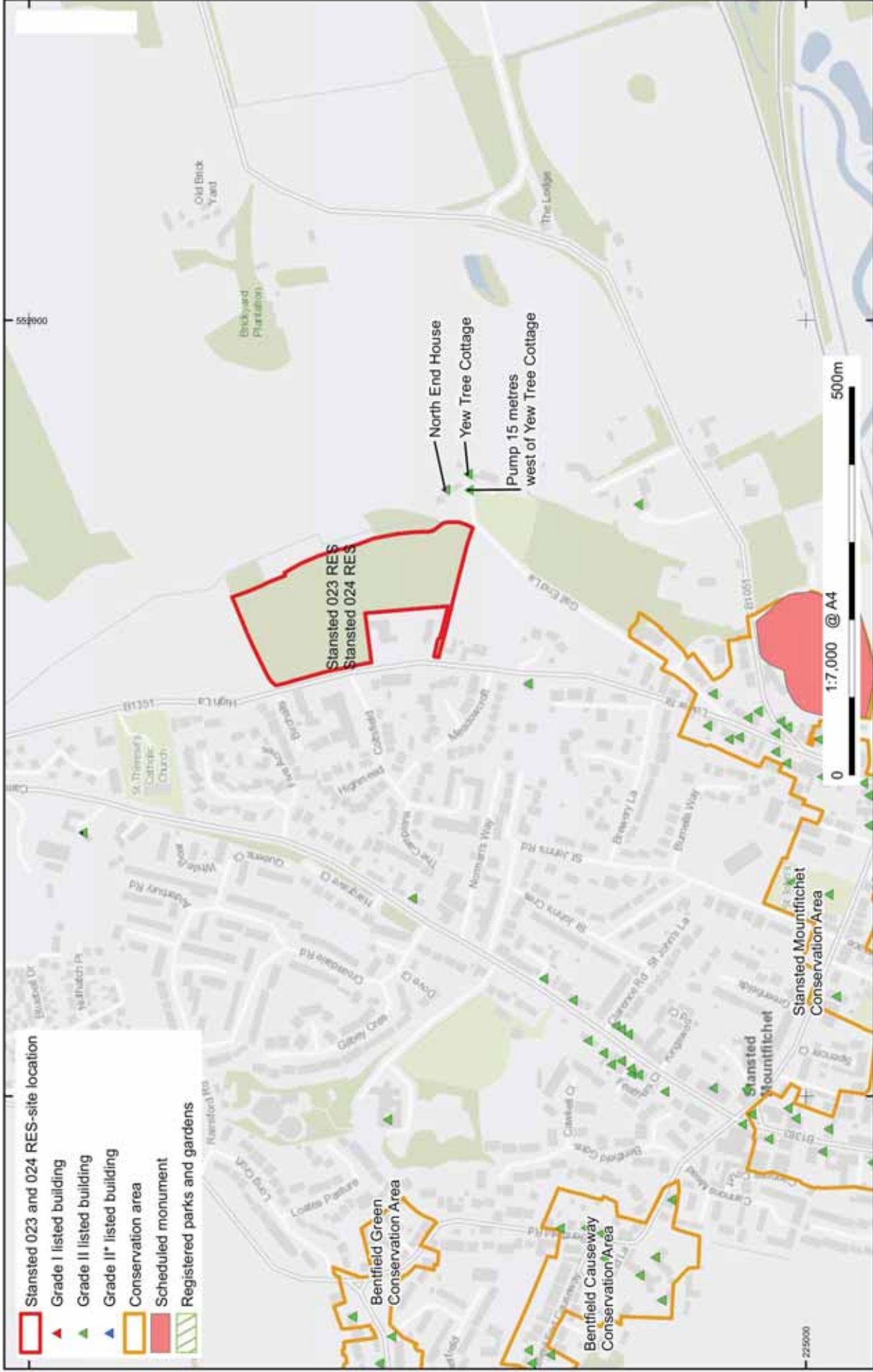


Figure 22: Site location and key constraints Stansted 023 and 024 RES

## Uttlesford Local Plan: Takeley 007 MIX

### Technical Note

#### 1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Takeley 007 MIX (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 3.
- 1.1.2 The site comprises agricultural land and woodland situated to the north of Takeley and Little Canfield. It is divided into three parcels of land. Parcel 1 is situated to the west of Smiths Green road (which is a protected lane) and is bounded to the north by the A120 and to the south and south-west the settlement of Takeley. The north-west boundary of the site is defined by hedgerows and agricultural land. This parcel of land contains Prior's Wood, an area of ancient woodland and lies to the north of several Grade II and Grade II \* listed buildings (located on either side of Smiths Green road). The scheduled *Warish Hall Moated site and remains of Takeley Priory* (NHLE ref. 10078434) are situated partially within and partially adjacent to this part of the site.
- 1.1.3 Parcel 2 is situated to the east of Smith's Green road, which is a protected lane. It is bounded to the north by the A120, to the west by Smiths Green road, hedgerows and agricultural land, to the east by hedgerows and agricultural land and to the south by the settlement of Takeley. The scheduled *Warish Hall Moated site and remains of Takeley Priory* is situated to the west of this land parcel on the far side of Smith's Green road.
- 1.1.4 Parcel 3 is situated to the east of Smith's Green road, which is a protected lane. It is bounded to the south by Jack's Lane, to the north-east and east by a tree and hedge lined track, to the west by Smith's Green road and to the south-west by woodland and hedgerows. This parcel lies to the north of the Grade II listed Hollow Elm Cottage (NHLE ref. 1112220) and to the north-east of several listed buildings associated with the historic settlement of Smith's Green.
- 1.1.5 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Takeley (Oxford Archaeology 2022). During this assessment the heritage sensitivity of the site was assessed. Parcel 1 forms part of four sensitivity areas identified in this earlier assessment (TAA22, TAA25, TAA28, TAA38). Parcel 2 forms part of Sensitivity Area TAA25 and Parcel 3 forms part of Sensitivity Area TAA28.
- Sensitivity Area TAA38 covers the scheduled Warish Hall and its immediate surrounds, this area was considered to be of high sensitivity as it contained nationally important archaeological remains. TAA22 covered Prior's Wood which is an area of ancient woodland. This area was considered to be of medium-high sensitivity as a surviving remnant of the medieval landscape and due to its potential to contain well preserved archaeological remains. The southern part of Parcel 1 and all of Parcel 3 are situated within Sensitivity Area TAA28. This area is considered to be of high sensitivity as it covers the historic settlements of Smith's Green and Jack's Green and their historic setting. The

rest of Parcel 1 and all of Parcel 2 are situated within Sensitivity Area TAA25, this area was considered to have an unknown sensitivity, and has the potential to contain previously unidentified archaeological remains.

The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

## **2 POTENTIAL IMPACTS**

### **2.1 Parcel 1**

2.1.1 Parcel 1 is situated on the edge of the modern settlement of Takeley which incorporates the historic settlements of Jake's Green and Smith's Green. This area contains part of the scheduled Warish Hall moated site, an area of designated ancient woodland, and contributes to the setting of several nearby listed buildings (located within Smith's Green). The site has been subject to little previous archaeological investigation and contains cropmark remains that may be indicative of archaeological features. Archaeological investigation carried out to the north of the site have recorded evidence for prehistoric and Roman activity within the area.

2.1.2 Development activity within Parcel 1 could directly affect the nationally important scheduled moated site at Warish Hall, the Prior's Wood ancient woodland, the Smith's Green protected lane and any non-designated archaeological remains within the site. The development of this area could also indirectly affect the setting of the scheduled moated site at Warish Hall and the nearby listed buildings at Smith's Green. The listed buildings at Warish Hall are screened from the site by existing hedgerow and development on the edges of the scheduled monument, and would be unlikely to be affected by the development of this area.

### **2.2 Parcel 2**

2.2.1 Parcel 2 is situated to the north of the modern settlement of Takeley and Little Canfield. The site has been subject to little previous archaeological investigation and has been in agricultural use since the medieval period accordingly it has the potential to contain well preserved archaeological remains. The Essex Historic Environment Record (EHER) records several possible non-designated archaeological assets within the area including a windmill mound and cropmark field boundaries. Previous archaeological investigation carried out to the north of the site has identified evidence for prehistoric and Roman activity within the area.

2.2.2 Development activity within Parcel 2 could directly affect any non-designated archaeological remains within this part of the site and could also affect the Smith's Green protected lane, which borders the parcel

### **2.3 Parcel 3**

2.3.1 Parcel 3 is situated to the north of the modern settlement of Takeley and Little Canfield and immediately adjacent to the historic settlement of Jack's Green. This part of the site has been subject to a geophysical survey which identified linear features interpreted as former field boundaries. It lies

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- adjacent to a possible medieval moated site known as Goodwyns. A small part of the potential moated site was excavated in 2019 but no archaeological remains were found. The site has been in agricultural use since at least the post-medieval period and accordingly has the potential to contain well preserved archaeological remains.
- 2.3.2 Development activity within Parcel 3 has the potential to directly affect any non-designated archaeological remains within the site and could indirectly affect the setting of nearby listed buildings.
- 2.3.3 The Smith's Green Road borders all three of the parcels that make up the site and is one of Essex County Council's protected lanes. Development within the site could have direct and indirect (setting) impacts upon this lane.

### **3 DIRECT IMPACTS**

#### **3.1 Warish Hall Moated Site and remains of Takeley Priory**

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

#### **3.2 Prior's Wood Ancient Woodland**

- 3.2.1 Prior's Wood is an area of ancient woodland situated in Parcel 1. Development which results in the loss or deterioration of ancient woodland would be refused unless there are wholly exceptional reasons (NPPF para 180). Adverse direct impacts upon the ancient woodland could be avoided by preserving the woodland *in situ*.

#### **3.3 Smith's Green road - protected lane**

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

#### **3.4 Non-designated archaeological remains**

- 3.4.1 Ground works associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site including the cropmark remains and windmill mound that were recorded within the site by the EHER.
- 3.4.2 The southern part of Parcel 1 and the whole of Parcel 3 have been previously subject to a geophysical survey and some targeted trenching. The trenching identified a well-preserved moated site (in Parcel 1) abutting Smiths Green road, to the south of Warish Hall (R. Havis, Pers Comms 2-8-22). This could be directly affected by the development of the site.

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

## 4 INDIRECT IMPACTS

### 4.1 Warish Hall Moated Site and remains of Takeley Priory

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

4.1.2 The agricultural land surrounding the scheduled monument has the potential to contain archaeological remains associated with the scheduled monument. Such remains, if present, would make a positive contribution to the setting of the scheduled monument. Development within Parcel 1 could remove any such remains and this could harm the setting of the scheduled monument. However, the presence of such remains could not be confirmed without further archaeological investigation of the site.

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

### 4.2 Smith's Green road (protected lane)

4.2.1 Adverse indirect impacts upon the setting of the lane could be reduced by locating any new development (in Parcels 1, 2 and 3) away from the edge of the lane in order to maintain the open and rural character of the lane.

#### **4.3 Historic Settlements: Smith's Green and Jack's Green**

- 4.3.1 The Grade II\* listed Moat Cottage (NHLE ref.1112211) and the Grade II listed Beech Cottage (NHLE ref. 1112212), The Croft (NHLE ref. 122090), Goar Lodge (NHLE ref. 1168972), The Cottage (NHLE ref. 122092), The Gages (NHLE ref. 1168954), Pump at Pippens (NHLE ref. 111210), Cheerups Cottage (NHLE ref. 1112207), Hollow Elm Cottage (NHLE ref. 1112220) and White House (NHLE ref. 122089) are situated to the south and east of Parcel 1 and to the south and south-west of Parcel 3 alongside Smith's Green road. These buildings form part of the historic settlement of Smith's Green. The southern part of Parcel 1 makes a positive contribution to the setting of these assets by preserving the historic open and agrarian setting of the listed building. The views from Smith's Green road looking north-west across the southern part of Parcel 1 towards Prior's Wood allow the historic rural setting of these listed buildings to be appreciated, rooting the settlement into the surrounding historic landscape.
- 4.3.2 Development within the south-eastern part of Parcel 1 would erode this setting and would adversely affect the setting of these assets. Adverse effects upon the setting of these buildings could be reduced by locating any new development in Parcel 1 away from Smith's Green Road, preserving the open agrarian character of the land to the north of the listed building and maintaining views across this area to Prior's Wood.
- 4.3.3 The agricultural land within Parcel 3 is bordered by the track and historic green associated with the settlement at Jack's Green. This agricultural land preserves the historic separation between the historic settlements of Jack's Green and Smith's Green and allows the historic layout of the two settlements to be appreciated within the modern landscape. This separation makes a positive contribution to the historic character of the two settlements and to the setting of the listed buildings at Smith's Green. Development within this land parcel could erode this sense of separation resulting in the amalgamation of the listed buildings at Smith's Green into the urban development surrounding Takeley and Little Canfield. This would have an adverse effect upon the character of the two settlements and the setting of the nearby listed buildings.
- 4.3.4 It is possible that Parcel 3 area could accommodate some development. However, careful consideration would need to be given to its location, density and design, to ensure that it respects historic layout of Jack's Green and Smith's Green and does not result in the amalgamation of these two settlements.

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

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

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

## 6 CONCLUSION

6.1.1 The site is situated on the edge of the historic settlements of Jack’s Green and Smith’s Green and is divided by Smith’s Green road (a protected lane). It contains part of the scheduled *Warish Hall Moated site and remains of Takeley Priory* and an area of ancient woodland known as Prior’s Wood and is situated a short distance to the north of several listed buildings (located in Smith’s Green). These heritage assets could be adversely affected by the loss of the open agricultural land and woodland which currently make up the site and by the introduction of new development into the site. The adverse effects of the development upon these assets could be reduced through good design, the preservation of nationally important remains *in situ* and the preservation of parts of the site as undeveloped open green space and woodland.

6.1.2 While some parts of the site would be unsuitable for development on historic environment grounds some areas may be able to accommodate development so long as appropriate design measures were implemented. Archaeological evaluation would be required in all previously un-evaluated parts of the site to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous evaluations would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or disturbance of part of the Warish Hall Moated Site	All parts of the scheduled monument should be preserved <i>in situ</i> . No groundworks associated with the development, enabling works or any green infrastructure should be carried out within the scheduled area.
Deterioration or loss of the Priors Wood Ancient Woodland	The ancient woodland should be preserved within any development proposals.
Loss of features associated with the Smith’s Green Road	Trees, hedgerows, banks ditches and verges associated with the lane should be preserved within any new development.
Truncation or loss of archaeological features within the site	A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.

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	The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.
Development could erode the visual connection between Warish Hall Moated Site and its surviving historic rural setting (which includes Prior's Wood)	<p>A buffer zone of green space should be preserved around the moated site to preserve the character of the monument. This would also help preserve any archaeological remains in the immediate environs of the scheduled monument</p> <p>The open green space to the south of the scheduled monument and alongside Smith's Green road should be preserved to maintain the functional relationship and visual connection between the scheduled monument and former estate. Views between the monument and Priors Wood should also be maintained.</p>
Loss of views looking across open agricultural land from Smith's Green road. This could affect the setting of the listed buildings at Smith's Green and the protected lane	<p>Development should be located away from Smith's Green road to preserve the open, rural views from the road.</p> <p>The agricultural land to the north of Smith's Green road should be preserved along with views from the listed buildings looking across this landscape towards Priors Wood.</p>
Amalgamation of the historic settlements of Jack's Green and Smith's Green could adversely affect the historic character of the settlements and the setting of the listed buildings in Smith's Green,	The location, density and design of any new development within Parcel 3 should be carefully considered and should respond to the historic layout and character of Smith's Green and Jack's Green. Any new development should avoid amalgamating the two historic settlement areas.

## 7 REFERENCES

Oxford Archaeology 2016, Thorpe Lea, Walden Road, Great Chesterford, Essex, Archaeological Evaluation

Oxford Archaeology 2018, A Roman Road and Cremation Cemetery, Walden Road, Great Chesterford, Essex, Archaeological Excavation

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

RPS 2001, Land at Warish Hall Farm Takeley, Essex, Archaeological Desk-based Assessment

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[https://www.uttlesford.gov.uk/media/1920/Great-Chesterford-Conservation-  
Area-Appraisal/pdf/Great\\_Chesterford\\_Appraisal\\_Approved.pdf](https://www.uttlesford.gov.uk/media/1920/Great-Chesterford-Conservation-Area-Appraisal/pdf/Great_Chesterford_Appraisal_Approved.pdf)



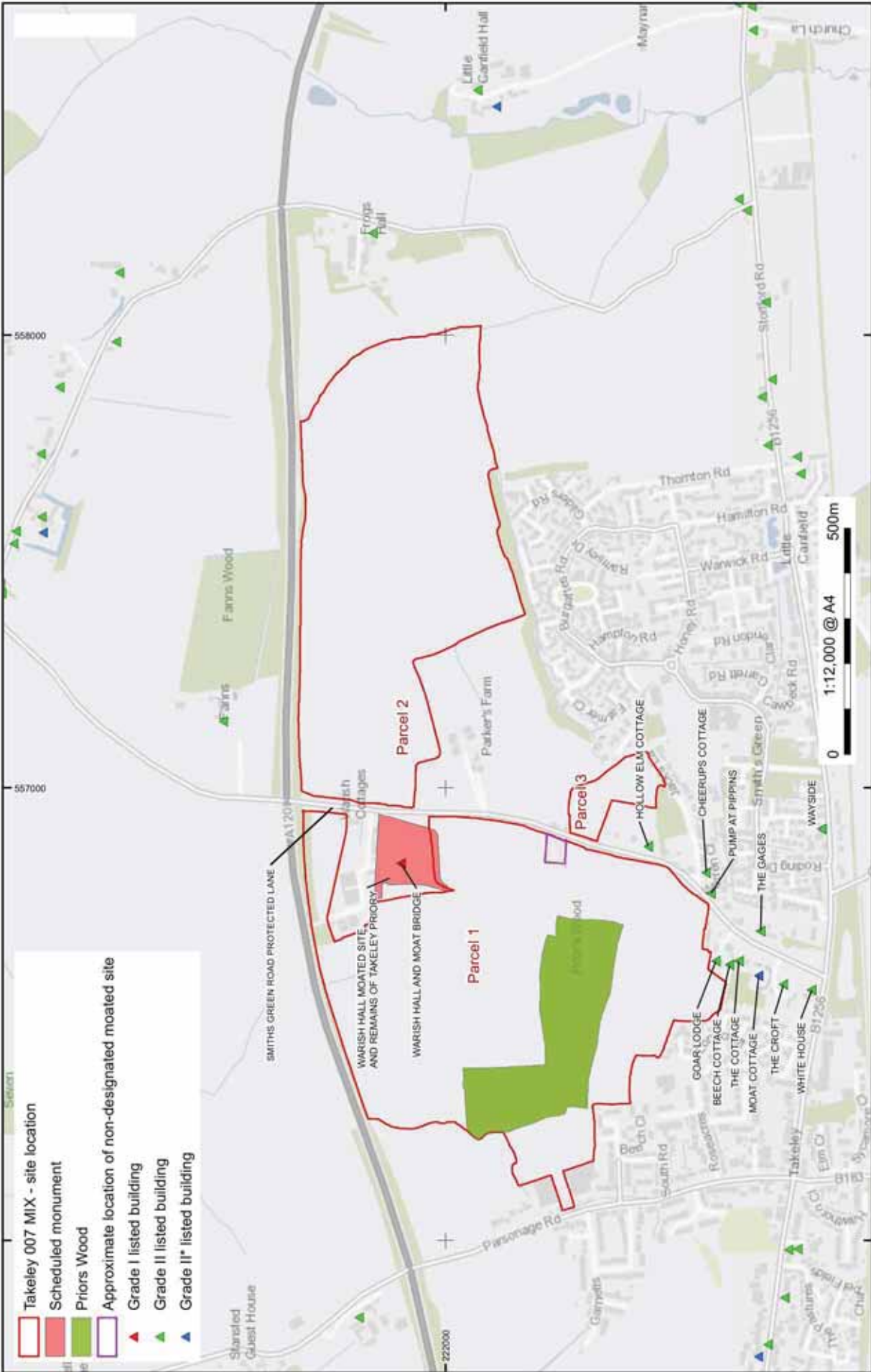


Figure 3: Site location and key constraints  
Takeley 007 MIX

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## Uttlesford Local Plan: Takeley 016 RES

### Technical Note

## 1 INTRODUCTION

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Takeley 016 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 5.
- 1.1.2 The site comprises agricultural land surrounding Parkers Farm which is situated to the north of Takeley and Little Canfield. The site is bounded to the north and east by hedgerows and agricultural land; to the west by Smith's Green road (a protected lane); and to the south by a hedgerow lined track and a tree belt which separate the site from the modern residential suburb of Little Canfield. Parkers Farm is excluded from the site. The scheduled *Warish Hall Moated site and remains of Takeley Priory* (NHLE ref. 10078434) are situated to the west of the site on the far side of Smith's Green road.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Takeley (Oxford Archaeology 2022). During this assessment the heritage sensitivity of the site was assessed. The site forms part of Sensitivity Area TAA25, this area was considered to have an unknown sensitivity with the potential to contain previously unidentified archaeological remains.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

## 2 POTENTIAL IMPACTS

- 2.1.1 The site is situated to the north of the modern settlement of Takeley and Little Canfield. The site has been subject to little previous archaeological investigation and has been in agricultural use since the medieval period accordingly it has the potential to contain well preserved archaeological remains. The Essex Historic Environment Record (EHER) records the site of a possible medieval moated site at Parkers Farm, and notes that a carved stone object was recovered from this area.
- 2.1.2 Development activity within the site could directly affect any non-designated archaeological remains within this part of the site and could also affect the Smith's Green protected lane, which borders the site.
- 2.1.3 The scheduled Warish Hall moated site, which contains the Grade I listed Warish Hall and Moat Bridge, is situated to the west of the site on the far side of the Smiths Green Road. The hedgerow and tree planting along the west side of the lane blocks views between these designated heritage assets and the site and this screening would help prevent visual impacts upon the scheduled monument and listed building from development within the site. The site does however contain a potential medieval moated site (located at

Parkers Farm). This asset is one of several potential moated sites located within the environs of Warish Hall. If this asset proved to be contemporary with the scheduled monument it would make a positive contribution to the setting of the scheduled monument. However, its contribution to the setting of the scheduled monument could not be confirmed without further archaeological investigation.

### **3 DIRECT IMPACTS**

#### **3.1 Designated Assets**

3.1.1 There are no designated heritage assets within the site that would be affected by the allocation.

#### **3.2 Smiths Green road - protected lane**

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

#### **3.3 Non-designated archaeological remains**

3.3.1 Ground works associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site including the remains of the potential medieval and/or post-medieval moated site recorded at Parkers Farm by the EHER.

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

### **4 INDIRECT IMPACTS**

#### **4.1 Warish Hall Moated Site and remains of Takeley Priory**

4.1.1 Development within the site could affect the remains of a non-designated moated site, located to the east of the scheduled *Warish Hall Moated Site and remains of Takeley Priory*. Currently there is no visual relationship between the two areas due to the tree planting on the western side of Smiths Green road.

4.1.2 Takeley Priory would historically have served as a focal point for a wider farming estate. The moated site at Parkers Farm could be contemporary with the scheduled monument and therefore may form part of the wider agricultural setting of the scheduled monument. However, the relationship between the non-designated moated site and Warish Hall could not be confirmed without further archaeological investigation of the site.

4.1.3 Adverse impacts upon the setting of Warish Hall Moated site resulting from the loss of the non-designated moated site at Parkers Farm could be avoided by preserving this non-designated asset in situ.

**4.2 Smiths Green road (protected lane)**

4.2.1 Adverse indirect impacts upon the setting of the lane could be reduced by locating any new development away from the edge of the lane in order to maintain the open and rural character of the lane.

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

5.1.1 The site is considered to have the potential to contain prehistoric and Roman remains. Previous archaeological work carried out as part of the A120 works to the north of the site have identified the remains of Iron Age settlement activity, prehistoric field systems and Roman finds and features. In addition the remains of a possible medieval and/or post-medieval moated site have been recorded at Parkers Farm.

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

**6 CONCLUSION**

6.1.1 The site is situated within agricultural land to the north of Takeley and Little Canfield. Development within the site has the potential to directly affect known and previously unidentified archaeological remains within the site and could also affect the Smiths Green road protected lane.

6.1.2 The site would be able to accommodate development so long as appropriate design measures were implemented and a programme of archaeological investigation and recording was carried out.

6.1.3 Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous evaluations would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Loss of features associated with the Smiths Green Road	Trees, hedgerows, banks ditches and verges associated with the lane should be preserved within any new development.

<p>Truncation or loss of archaeological features within the site, including a non-designated moated site which if present could contribute to the setting of the scheduled Warish Hall Moated site.</p>	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy and should also be used to guide the design of any development proposals.</p> <p>If possible, the remains of the non-designated moated site should be preserved in situ. If this is not possible, and depending on the results of the evaluation, full archaeological excavation and recording of this feature may be required.</p>
<p>Loss of views looking across open agricultural land from Smith's Green road.</p>	<p>Development should be located away from Smith's Green road to preserve the open, rural views from the road.</p>

## 7 REFERENCES

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





Figure 5: Site location and key constraints  
 Takeley 016 RES

## Uttlesford Local Plan: Little Canfield 003 RES

### *Technical Note*

## **1 INTRODUCTION**

1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Little Canfield 003 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 4.

1.1.2 The site comprises agricultural land situated to the north of the B1256 and to the east of the modern settlement of Little Canfield. The site is bounded to the west by modern residential development; to the south by the B1256, and some small-scale roadside development; to the west by a country lane and field boundaries; and to the north by field boundaries, agricultural land and a small belt of trees. Several Grade II listed buildings (Warren Cottage NHLE ref. 1054758, Lion and Lamb Public House (NHLE ref 1054810), Warren Farmhouse NHLE ref. 1097450, Warren Yard NHLE ref. 1097454, Baileys NHLE ref. 1334090, Squires Cottage NHLE ref. 1367097, West Cottage and East Cottage NHLE ref. 1054815, and Hawthorns NHLE ref. 1334088) are situated to the south and east of the site on either side of the B1256. The Essex Historic Environment Record (EHER) recorded the cropmark remains of an undated field system and an undated pit within this part of the site along with the course of a prehistoric paleochannel (former watercourse).

1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Takeley and Little Canfield (Oxford Archaeology 2022). The site is situated partly within Sensitivity Area TAA25 and partly within Sensitivity Area TAA36.

Sensitivity Area TAA25, was considered to have an unknown sensitivity with the potential to contain previously unidentified archaeological remains.

Sensitivity Area TAA36 was considered to be of high sensitivity as it contained nationally important listed buildings which form part of a small settlement which grew up along the B1256 in the medieval and post-medieval periods. The modern B1256 follows the route of a prehistoric routeway, which was straightened in the Roman period and later became known as Stane Street. The site of a possible medieval moated site was also recorded within this sensitivity area.

The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

## **2 POTENTIAL IMPACTS**

2.1.1 The site is situated to the east of Little Canfield, and to the north of the B1256. Several listed buildings are located immediately to the south and east of the site and a protected lane forms part of its eastern boundary. The site is also

considered to have the potential to contain non-designated archaeological remains.

- 2.1.2 Development activity within the site has the potential to directly affect features associated with the protected lane to the east of the site and any archaeological assets within the site. It also has the potential to affect the setting of the historic settlement and listed buildings which run along the B1256 to the south of the site.

### **3 DIRECT IMPACTS**

#### **3.1 Designated heritage assets**

- 3.1.1 There would be no direct impacts upon any nationally designated heritage assets as a result of the allocation.

#### **3.2 Protected Lane**

- 3.2.1 The unnamed lane that runs along the eastern boundary of the site is one of Essex's Protected Lanes. Development within the site could have a direct adverse impact upon features and planting associated with the lane. These effects could be avoided by ensuring that the trees hedgerows, banks, ditches and verges associated with the lane are preserved within any new development.

#### **3.3 Non-designated archaeological remains**

- 3.3.1 Ground works associated with the development of the site would have a direct impact upon known and as yet unidentified archaeological remains within the site including the remains of the paleochannel and the undated field system and pit.
- 3.3.2 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

### **4 INDIRECT IMPACTS**

#### **4.1 Historic Settlement Activity along B1256**

- 4.1.1 Several Grade II listed buildings (Warren Cottage NHLE ref. 1054758, Lion and Lamb Public House (NHLE ref 1054810), Warren Farmhouse NHLE ref. 1097450, Warren Yard NHLE ref. 1097454, Baileys NHLE ref. 1334090, Squires Cottage NHLE ref. 1367097, West Cottage and East Cottage NHLE ref. 1054815, and Hawthorns NHLE ref. 1334088) are situated to the south and east of the site on either side of the B1256. These post-medieval buildings range in date from the 15th to the 18th century and form part of the settlement that developed along the road in the medieval and post-medieval periods. This area of development has a dispersed, rural character which is clearly distinct from the residential suburb of Little Canfield which ends at Thornton Road to the west of the site.
- 4.1.2 The dispersed settlement pattern and the separation of the buildings along the B1256, contributes to the historic character of the settlement in this area and makes a positive contribution to the setting of the listed buildings.
-



- 4.1.3 There are intermittent views from the B1256 taking in the listed buildings to the north of the road and the agricultural land beyond (which forms part of the site). There are also some partial views of these buildings from the protected lane to the east of the site through gaps in the hedgerows along the lane. These views take in the agricultural land to the southern and west of the lane (southern part of the site) with the listed buildings beyond.
- 4.1.4 The intervisibility between the B1256, the listed buildings, and the surrounding agricultural land, make a low positive contribution to the setting of the listed buildings. The undeveloped nature of the landscape to the north of the road and its visibility from the road and the listed buildings, helps preserve the historic layout and rural dispersed character of the post-medieval settlement in this area allowing it to be appreciated within the modern landscape.
- 4.1.5 Development in the southern part of the site could erode the historic layout and dispersed rural character of the settlement along the B1256 and this would have an adverse impact upon the setting of the listed buildings.
- 4.1.6 Adverse impacts upon the character of the historic settlement and the setting of these buildings could be reduced through good design. Any new development within the site should respect the historic layout of the settlement along the road. Infill development that removed the gaps between the historic buildings and amalgamated this area of dispersed settlement into the residential suburb to the west should be avoided and care should be taken to ensure that the historic settlement pattern is still appreciable within the new development. This could be achieved by maintaining green space, between and to the rear of the listed buildings and by restricting building height, so that any new buildings do not loom above the historic settlement along the road edge. The historic buildings fronting onto the B1256 vary in character and are well spaced out and separated by dense leafy hedgerows. Densely clustered housing fronting directly onto the road should be avoided and where possible the green leafy character of the road should be maintained to preserve the character of the historic settlement and the setting of the listed buildings.

## **4.2 Protected Lane**

- 4.2.1 Views along this lane into the site are partially blocked by hedgerows and trees running alongside the road. There are however some mid-range views from the lane looking across the agricultural land in the southern part of the site which would be adversely affected by development in this part of the site.
- 4.2.2 Adverse indirect impacts upon the setting of the protected lane could be reduced by locating any new development away from the edge of the lane in order to maintain its open and rural character.

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

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

The site has the potential to contain similar remains which would be affected by development within the site.

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

## 6 CONCLUSION

- 6.1.1 The site is situated to the north of the B1256 and east of Little Canfield. Several listed buildings are situated to the south of the site alongside the B1256. The setting of these listed buildings could be adversely affected by infill development along the road, and as a result of the development of the land immediately to the north (the site). The development of the site could also adversely affect the open and rural character of the protected lane which forms its eastern boundary.
- 6.1.2 New development could be accommodated within the site so long as sufficient design measures were implemented to reduce the historic environment impacts of the scheme. The southern part of the site, adjacent to the B1256 and the south-eastern part of the site which are adjoins the protected lane are the most sensitive parts of the site. Careful consideration would need to be given to the location, density and design of development and the use of green space in these areas to protect the setting of the listed buildings and protected lane. The area to the north would be less sensitive to development.
- 6.1.3 The whole site is considered to have the potential to contain archaeological remains which could be affected by development. Archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development within the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Loss of features associated with the protected lane to the east of the site	Trees, hedgerows, banks ditches and verges associated with the lane should be preserved within any new development.
Truncation or loss of archaeological features within the site	A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present. The results of the evaluation should be used to inform a suitable archaeological mitigation

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	strategy and should also be used to guide the design of any development proposals.
The historic layout and character of the settlement and listed buildings along the B1253 could be lost and the historic buildings in this area could be amalgamated into the residential development to the west.	<p>The location, density and design of development in the southern part of the site should be carefully considered and care should be taken to preserve the historic character and layout of the settlement fronting onto the B1252.</p> <p>Infill development between the historic buildings should be avoided and new development fronting onto the road should respect the historic dispersed settlement pattern.</p> <p>Existing hedgerows and tree planting along the B1256 should be maintained as far as possible to preserve the leafy, rural character along the road.</p>
Loss of views looking across the agricultural land in the southern part of the site from the protected lane	Development should be located away from the edge of the protected lane to preserve the open rural character of the lane.

## 7 REFERENCES

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



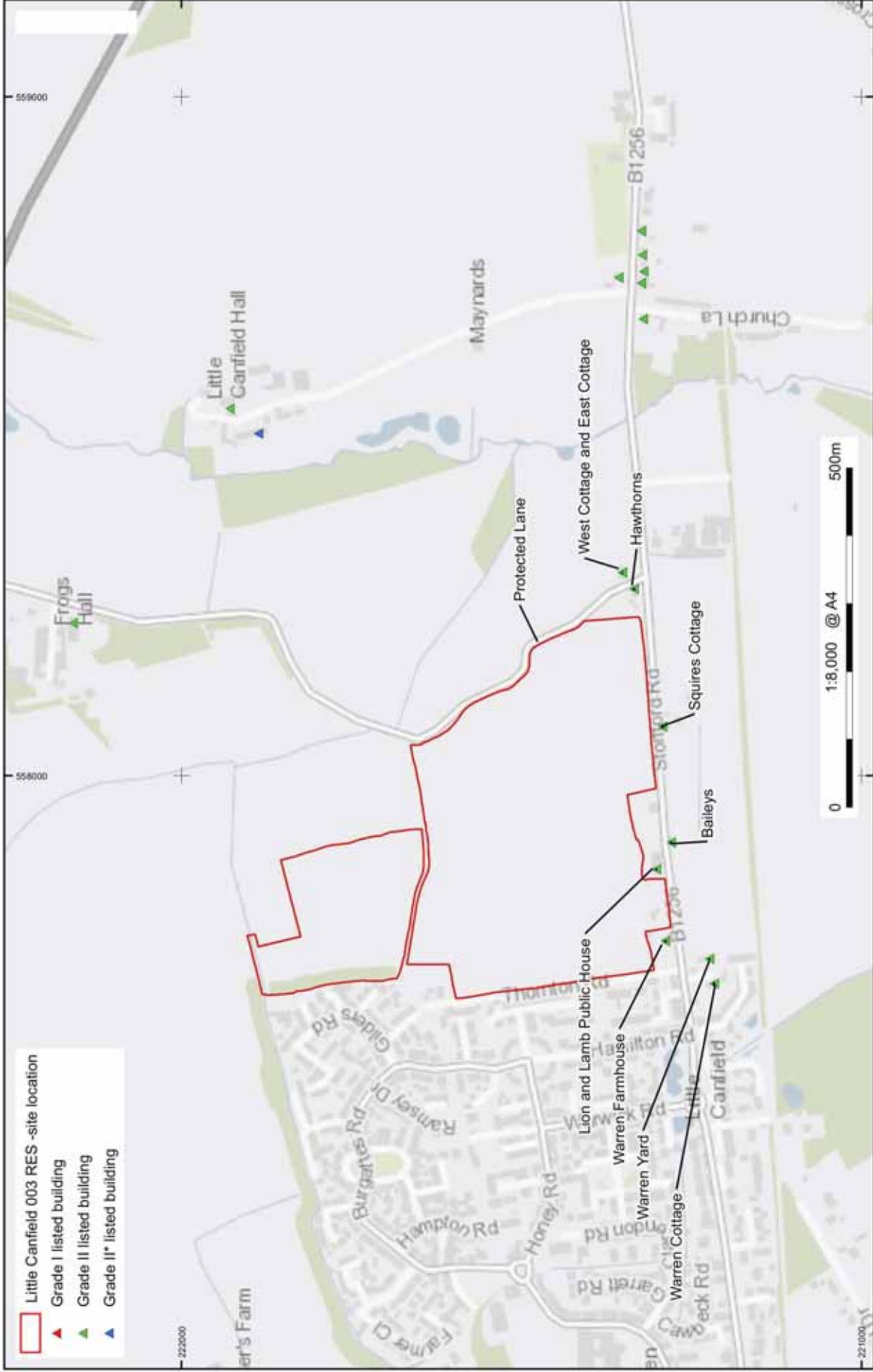


Figure 4: Site location and key constraints  
Little Canfield 003 RES

## Uttlesford Local Plan: Thaxted 002 RES

### *Technical Note*

## **1 INTRODUCTION**

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Thaxted 002 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 12.
- 1.1.2 The site is made up of agricultural land, situated to the south of Cophall Road on the eastern edge of Thaxted. The site is situated on high ground overlooking Thaxted and there are distant views of the Grade I listed spire of St John the Baptist Church from Cophall Road. Due to the topography of the site there are likely to be further views of the church spire from within the site.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Thaxted (Oxford Archaeology 2022). During this assessment the site and the surrounding agricultural land (Sensitivity Area THA21) were assessed as being of medium sensitivity as they contain viewpoints which make a positive contribution to the setting of the Church of St John the Baptist and the Thaxted Conservation Area.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

## **2 POTENTIAL IMPACTS**

- 2.1.1 The site is situated to the south of Cophall Road and overlooks the village of Thaxted. There are views of the Grade I listed Church of St John the Baptist from Cophall Road and there are likely to be further views from within the site. These views could be adversely affected by development within the site.
- 2.1.2 The site has been subject to little previous archaeological investigation and has the potential to contain previously unidentified archaeological remains. Any archaeological remains within the site would be directly affected by development.

## **3 DIRECT IMPACTS**

### **3.1 Designated Assets**

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

### **3.2 Non-designated archaeological remains**

- 3.2.1 Archaeological remains including cropmark field boundaries and findspots dating from the Roman through to the modern period have been recorded

- 
- within the site and there is further potential for previously unidentified archaeological remains to be present.
- 3.2.2 Ground works associated with the development of the site would have a direct impact upon these remains and any previously unidentified remains within the site.
- 3.2.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

## **4 INDIRECT IMPACTS**

### **4.1 Thaxted Conservation Area and the Grade I listed Church of St John the Baptist**

- 4.1.1 The site is situated to the east of the Thaxted Conservation Area, separated from it by the modern development which lies between Cophall Lane and Bardfield Road. There are views of the spire of the Church of St John the Baptist when traveling south-west along this road. Due to the topography of the site, there are likely to be further views of the church from within the site. While these views are not listed as 'important views' in the conservation area appraisal they are considered to make a low positive contribution to the setting of the conservation area and the church by allowing the visual prominence and dominance of the church to be appreciated within the wider landscape. The importance of the location of the church and its visibility within the village and the surrounding landscape is highlighted in the Thaxted Conservation Area appraisal which states that 'The church together with the windmill to its south are located in strategically elevated positions which dominate the town when seen from viewpoints within the historic core and beyond' (Uttlesford District Council 2012, 8).
- 4.1.2 Development within the site could interrupt views of the church spire from within the site and from the Cophall Road. This would have an adverse effect upon the setting of both the church and the conservation area, by reducing the visibility of the church within the landscape surrounding the village.
- 4.1.3 Adverse effects upon the setting of these assets could be avoided by limiting building height and ensuring that views of the church spire are retained within any new development.

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

- 5.1.1 Archaeological remains including cropmark field boundaries and findspots dating from the Roman through to the modern period have been recorded within the site. The site has been subject to limited previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. Any archaeological remains within the site would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising
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geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence of absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

## 6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to the east of Thaxted. Development within the site has the potential to directly affect known and previously unidentified archaeological remains and could also affect the settings of the Thaxted Conservation and the Grade I listed Church of St John the Baptist.
- 6.1.2 It is anticipated that the site could accommodate development so long as appropriate design measures were implemented and a programme of archaeological investigation and recording was carried out.
- 6.1.3 Pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>
Development could disrupt views of the spire of the Grade I Church of St John the Baptist, reducing the visibility of the church within the wider landscape.	Views of the church along the Cophall Road and within the site should be retained wherever possible. Building height should be limited in to avoid interrupting these views.

## 7 REFERENCES

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

Uttlesford District Council 2012, Thaxted Conservation Area Appraisal and Management Proposals





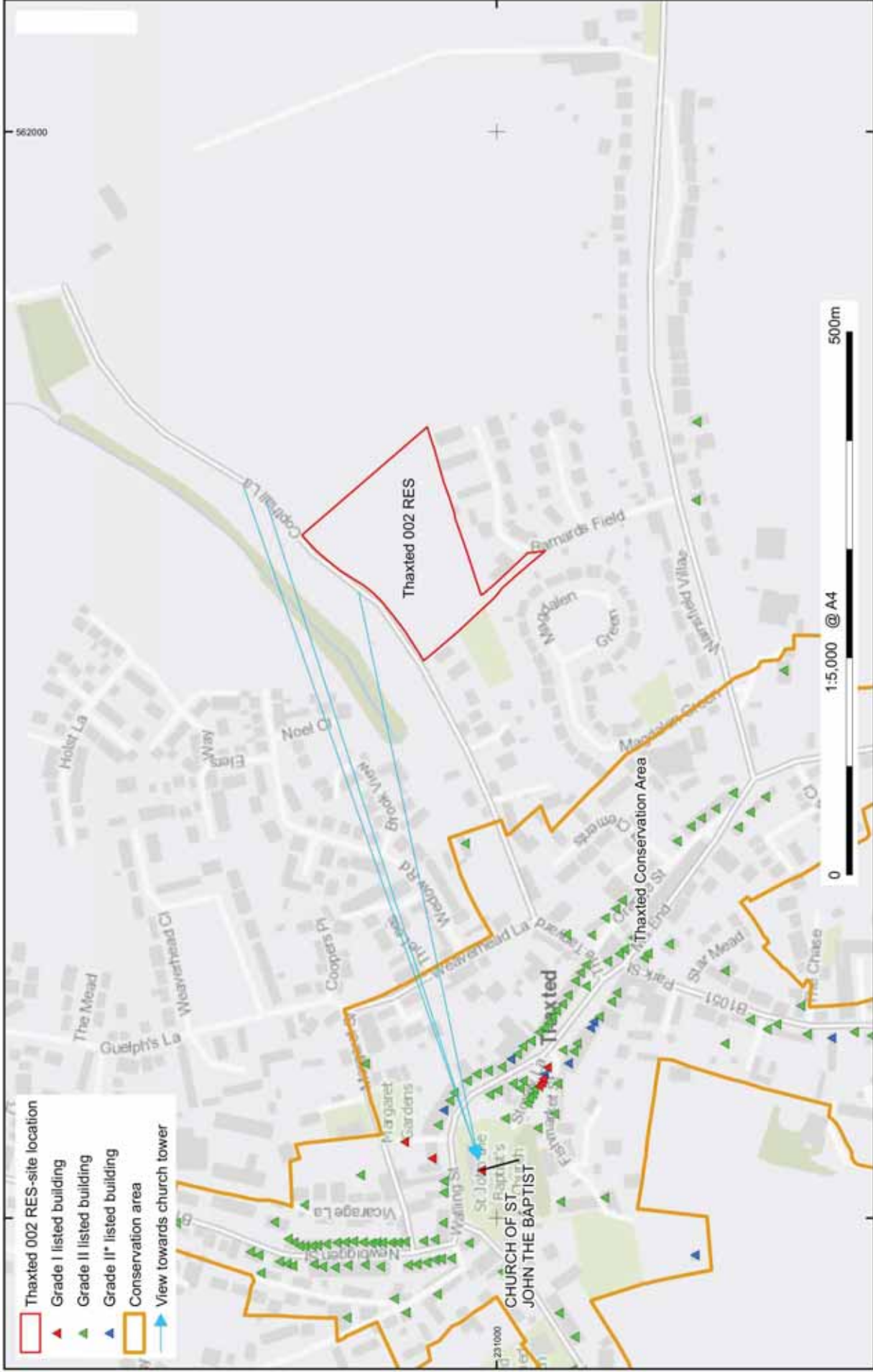


Figure 12: Site location and key constraints  
Thaxted 002 RES

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## Uttlesford Local Plan: Thaxted 003 RES

### *Technical Note*

## **1 INTRODUCTION**

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Thaxted 003 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 13. The south-western part of the site covers the same area as Thaxted 002 RES and the site has similar constraints.
- 1.1.2 The site is made up of agricultural land, situated to the south of Cophall Road on the eastern edge of Thaxted. The site is situated on high ground overlooking Thaxted and there are distant views of the Grade I listed spire of St John the Baptist Church from Cophall Road. Due to the topography of the site there are likely to be further views of the church spire from within the site.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Thaxted (Oxford Archaeology 2022). During this assessment the site and the surrounding agricultural land (Sensitivity Area THA21) were assessed as being of medium sensitivity as they contain viewpoints which make a positive contribution to the setting of the Church of St John the Baptist and the Thaxted Conservation Area.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

## **2 POTENTIAL IMPACTS**

- 2.1.1 The site is situated to the south of Cophall Road and overlooks the village of Thaxted. There are views of the Grade I listed Church of St John the Baptist from Cophall Road and there are likely to be further views from within the site. These views could be adversely affected by development within the site.
- 2.1.2 The site has been subject to little previous archaeological investigation and has the potential to contain previously unidentified archaeological remains. Any archaeological remains within the site would be directly affected by development.

## **3 DIRECT IMPACTS**

### **3.1 Designated Assets**

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

### **3.2 Non-designated archaeological remains**

- 3.2.1 Archaeological remains including cropmark field boundaries and findspots dating from the Roman through to the modern period have been recorded

- within the site and there is further potential for previously unidentified archaeological remains to be present.
- 3.2.2 Ground works associated with the development of the site would have a direct impact upon these remains and any previously unidentified remains within the site.
- 3.2.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

## 4 INDIRECT IMPACTS

### 4.1 Thaxted Conservation Area and the Grade I listed Church of St John the Baptist

- 4.1.1 The site is situated to the east of the Thaxted Conservation Area, separated from it by the modern development which lies between Cophall Lane and Bardfield Road. There are views of the spire of the Church of St John the Baptist when traveling south-west along Cophall Lane. Due to the topography of the site, there are likely to be further views of the church from within the site. While these views are not listed as 'important views' in the conservation area appraisal they are considered to make a low positive contribution to the setting of the conservation area and the church by allowing the visual prominence and dominance of the church to be appreciated within the wider landscape. The importance of the location of the church and its visibility within the village and the surrounding landscape is highlighted in the Thaxted Conservation Area appraisal which states that 'The church together with the windmill to its south are located in strategically elevated positions which dominate the town when seen from viewpoints within the historic core and beyond' (Uttlesford District Council 2012, 8).
- 4.1.2 Development within the site could interrupt views of the church spire from within the site and from the Cophall Road. This would have an adverse effect upon the setting of both the church and the conservation area, by reducing the visibility of the church within the landscape surrounding the village.
- 4.1.3 Adverse effects upon the setting of these assets could be avoided by limiting building height and ensuring that views of the church spire are retained within any new development.

## 5 PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL REMAINS WITHIN THE SITE

- 5.1.1 Archaeological remains including cropmark field boundaries and findspots dating from the Roman through to the modern period have been recorded within the site. The site has been subject to limited previous archaeological investigation and thus has the potential to contain previously unidentified archaeological remains. Any archaeological remains within the site would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising

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

## 6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to the east of Thaxted. Development within the site has the potential to directly affect known and previously unidentified archaeological remains and could also affect the settings of the Thaxted Conservation and the Grade I listed Church of St John the Baptist.
- 6.1.2 It is anticipated that the site could accommodate development so long as appropriate design measures were implement and a programme of archaeological investigation and recording was carried out.
- 6.1.3 Pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

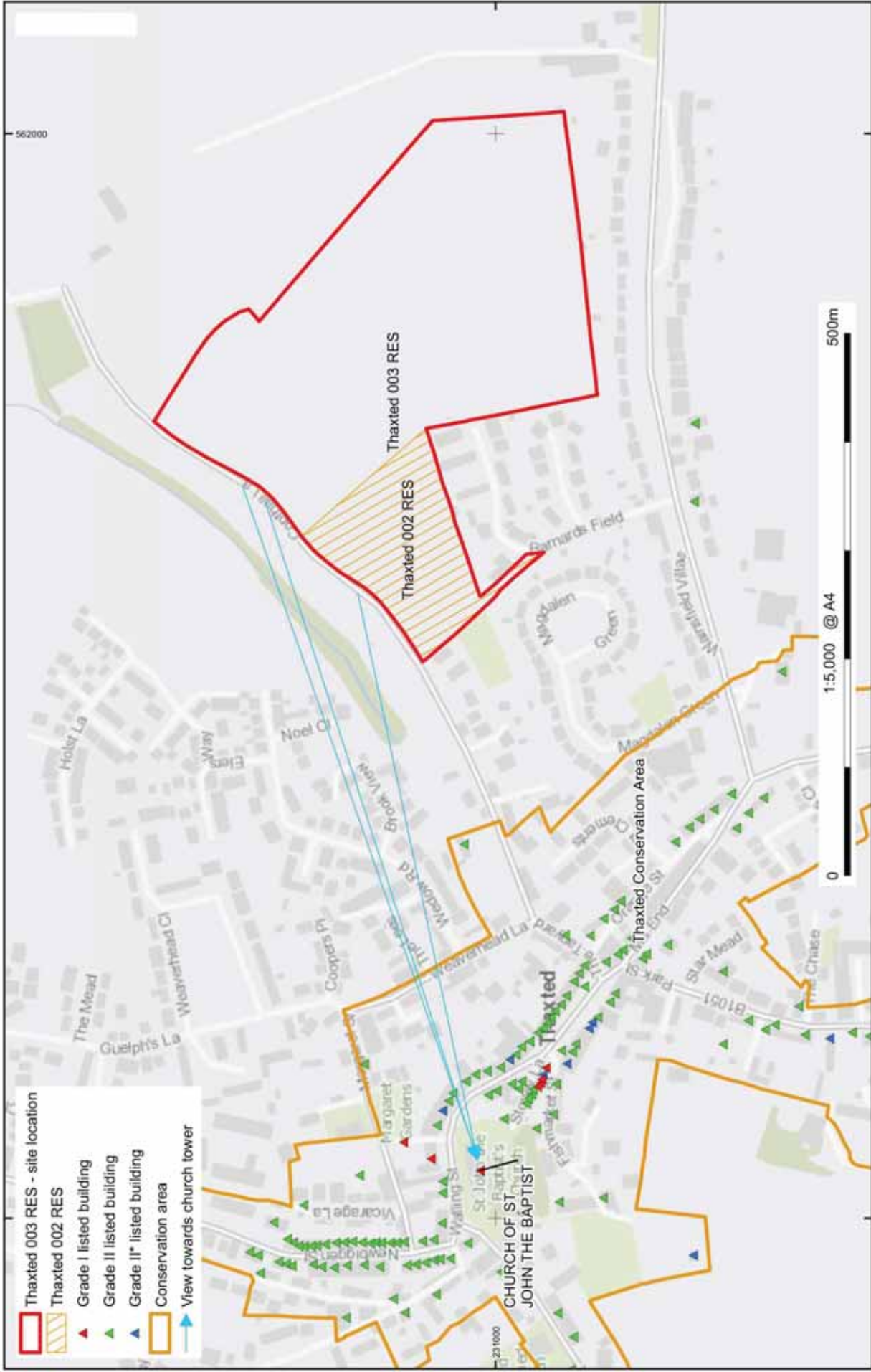
Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>
Development could disrupt views of the spire of the Grade I Church of St John the Baptist, reducing the visibility of the church within the wider landscape.	Views of the church along the Cophall Road and within the site should be retained wherever possible. Building height should be limited in to avoid interrupting these views.

## 7 REFERENCES

- Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages
- Uttlesford District Council 2012, Thaxted Conservation Area Appraisal and Management Proposals







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Figure 13: Site location and key constraints  
Thaxted 003 RES



## Uttlesford Local Plan: Thaxted 015 RES

### *Technical Note*

## **1 INTRODUCTION**

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Thaxted 015 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 14.
- 1.1.2 The site is made up of agricultural land on the eastern edge of Thaxted and is adjacent to a modern residential development. The Cophall Road is situated to the south-east of the site and there are distant views of the Grade I listed spire of St John the Baptist Church from this road looking across the site.
- 1.1.3 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Thaxted (Oxford Archaeology 2022). During this assessment the site and the surrounding agricultural land (Sensitivity Area THA21) were assessed as being of medium sensitivity as they contain viewpoints which make a positive contribution to the setting of the Church of St John the Baptist and the Thaxted Conservation Area.
- 1.1.4 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

## **2 POTENTIAL IMPACTS**

- 2.1.1 The site is situated to the north-west of Cophall Road on the eastern edge of the village of Thaxted. There are views of the Grade I listed Church of St John the Baptist looking across the site from Cophall Road. These views could be adversely affected by development within the site.
- 2.1.2 The site has been subject to little previous archaeological investigation and has the potential to contain previously unidentified archaeological remains. Any archaeological remains within the site would be directly affected by development.

## **3 DIRECT IMPACTS**

### **3.1 Designated Assets**

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

### **3.2 Non-designated archaeological remains**

- 3.2.1 No archaeological remains have previously been recorded within the site but it has the potential to contain previously unidentified archaeological remains.

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

## **4 INDIRECT IMPACTS**

### **4.1 Thaxted Conservation Area and the Grade I listed Church of St John the Baptist**

- 4.1.1 The site is situated to the east of the Thaxted Conservation Area, separated from it by the modern development to the north-west of Cophall Lane and north-east of Weaverhead Lane. There are views of the spire of the Church of St John the Baptist when traveling south-west along Copahll Lane. These views look across the southern portion of the site. While these views are not listed as 'important views' in the conservation area appraisal they are considered to make a low positive contribution to the setting of the conservation area and the church by allowing the visual prominence and dominance of the church to be appreciated within the wider landscape. The importance of the location of the church and its visibility within the village and the surrounding landscape is highlighted in the Thaxted Conservation Area appraisal which states that 'The church together with the windmill to its south are located in strategically elevated positions which dominate the town when seen from viewpoints within the historic core and beyond' (Uttlesford District Council 2012, 8).
- 4.1.2 Development within the site could interrupt views of the church spire from within the site and from the Cophall Road. This would have an adverse effect upon the setting of both the church and the conservation area, by reducing the visibility of the church within the landscape surrounding the village.
- 4.1.3 Adverse effects upon the setting of these assets could be avoided by limiting building height and ensuring that views of the church spire are retained within any new development.

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

- 5.1.1 The site has been subject to limited previous archaeological investigation and to date no archaeological remains have been recorded within the site. Evidence for prehistoric, Roman and later settlement activity has been recorded in the surrounding area and thus the site is considered to have potential to contain previously unidentified archaeological remains. Any archaeological remains within the site would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required to help understand the potential archaeological effects which would result from the development of the site. The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would

aim to confirm the presence of absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

## 6 CONCLUSION

- 6.1.1 The site is made up of agricultural land to the east of Thaxted. Development within the site has the potential to directly affect known and previously unidentified archaeological remains and could also affect the settings of the Thaxted Conservation Area and the Grade I listed Church of St John the Baptist.
- 6.1.2 It is anticipated that the site could accommodate development so long as appropriate design measures were implemented and a programme of archaeological investigation and recording was carried out.
- 6.1.3 Predetermination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

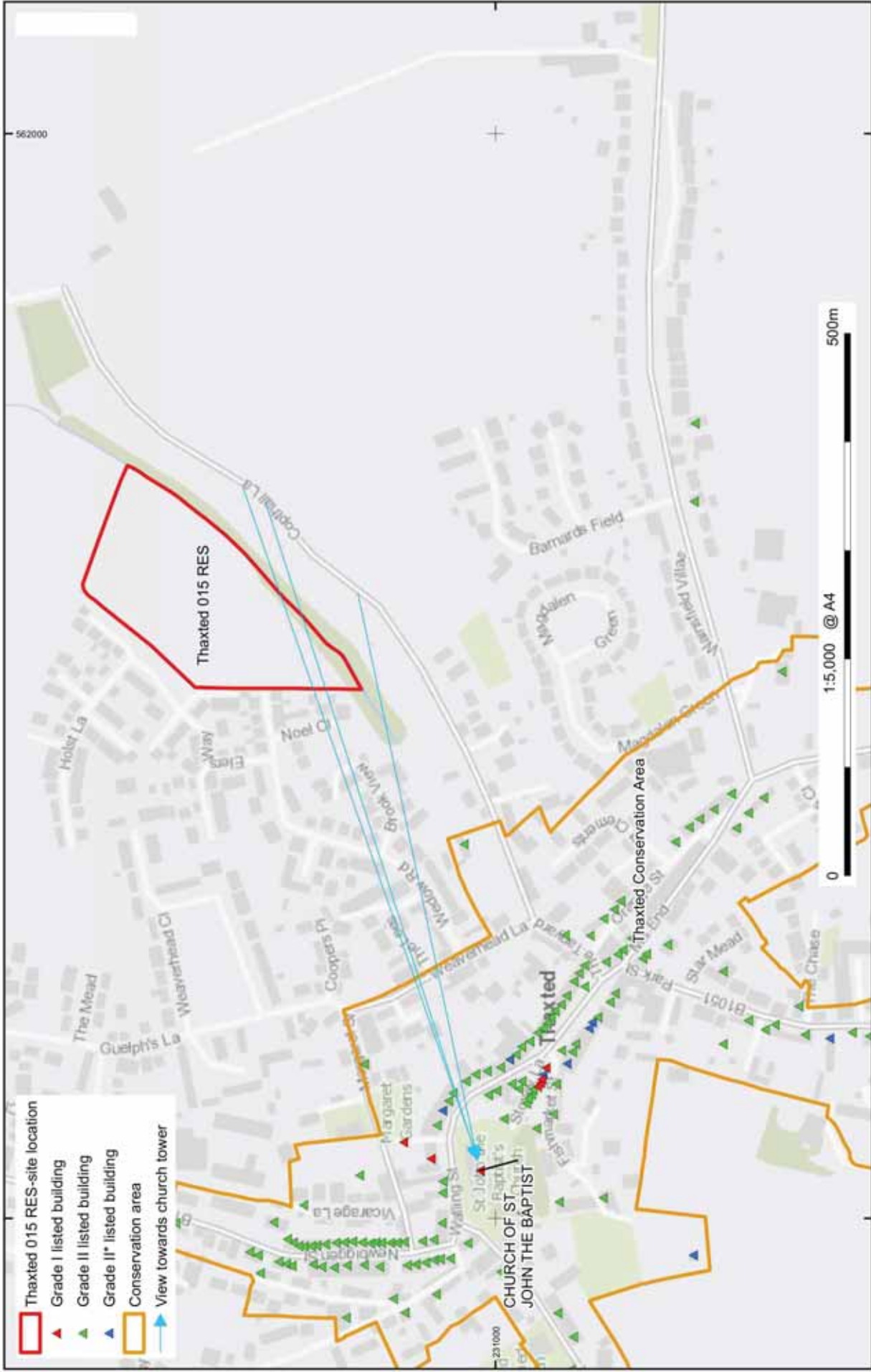
Table 6.1 Summary of impacts and possible mitigation measures

Potential impacts	Possible mitigation
Truncation or loss of archaeological features within the site.	<p>A programme of archaeological evaluation would need to be carried out to confirm the significance of any archaeological remains present.</p> <p>The results of the evaluation should be used to inform a suitable archaeological mitigation strategy.</p>
Development could disrupt views of the spire of the Grade I Church of St John the Baptist, reducing the visibility of the church within the wider landscape.	Views of the church from the Cophall Road and within the site should be retained wherever possible. Building height should be limited in to avoid interrupting these views.

## 7 REFERENCES

- Oxford Archaeology 2022, Uttlesford District Heritage Sensitivity Assessments, Stage 1: Towns and Key Villages
- Uttlesford District Council 2012, Thaxted Conservation Area Appraisal and Management Proposals





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Figure 14: Site location and key constraints  
Thaxted 015 RES

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## Uttlesford Local Plan: Thaxted 017 RES

### *Technical Note*

## **1 INTRODUCTION**

- 1.1.1 Oxford Archaeology were commissioned by Uttlesford District Council to assess the potential effects resulting from the allocation of Thaxted 017 RES (hereafter referred to as the site) in the forthcoming local plan. The location of the site is shown on Figure 15.
- 1.1.2 At an earlier stage of the local plan process Oxford Archaeology carried out a Heritage Sensitivity Assessment for the area surrounding Thaxted (Oxford Archaeology 2022). During this assessment the majority of the site and the surrounding agricultural land was assessed as being part of a medium sensitivity landscape (Sensitivity Area THA21). This landscape was considered to have the potential to contain views of the Thaxted Conservation Area and the Grade I listed Church of St John the Baptist. It was also considered to have the potential to contain previously unidentified archaeological remains. Views of the conservation area and church from within the sensitivity area were identified along the north-east to south-west approach into Thaxted (B1051), and along the Cophall Lane. There do not appear to be views of these assets from within the site.
- 1.1.3 The south-western tip of the site was assessed as being of low significance (part of Sensitivity Area THA20) as it had been previously disturbed by modern development.
- 1.1.4 The site covers an area of scrub/ woodland on the north-eastern edge of Thaxted. It is located between the modern residential development on Guelphin's Lane and the modern residential development on Holst Lane. The site is separated from the Thaxted Conservation Area by modern development and is not situated within any important views identified in the conservation area appraisal.
- 1.1.5 The purpose of this technical note is to provide a general assessment of the potential effects that would result from the allocation and development of the site and to assess whether these effects are capable of being successfully mitigated.

## **2 POTENTIAL IMPACTS**

- 2.1.1 The site has is situated to the west of the residential development at Holst Lane. Archaeological investigation prior to the construction the adjacent residential development revealed evidence of prehistoric, Roman and post-Roman settlement activity. The site has the potential to contain similar archaeological remains which would be directly affected by development.

## **3 DIRECT IMPACTS**

### **3.1 Designated Assets**

- 3.1.1 There are no designated heritage assets within the site.
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### **3.2 Non-designated archaeological remains**

- 3.2.1 The extent of the previous archaeological investigations carried out at Holst Lane is unclear and it is possible that they may have extended into parts of the site. These investigations revealed evidence of prehistoric, Roman and post-Roman settlement activity. In addition an Edward long cross silver penny was once recovered from within the site.
- 3.2.2 Ground works associated with the development of the site would have a direct impact upon any archaeological remains present.
- 3.2.3 Adverse effects upon known archaeological remains within the site could be reduced through a programme of archaeological investigation and recording (see Section 5 below).

## **4 INDIRECT IMPACTS**

### **4.1 Thaxted Conservation Area and the Grade I listed Church of St John the Baptist**

- 4.1.1 As far as could be ascertained from the site visits carried out during the Stage 1 sensitivity assessment (Oxford Archaeology 2022) there were no views of the conservation area or the church from within the site. In addition these assets were separated from the site by existing modern development. Development within the site which is of a similar scale to the surrounding development would be unlikely to change the setting of these assets.

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

- 5.1.1 The extent of the previous archaeological investigations carried out at Holst Lane are unclear and it is possible that they may have extended into parts of the site. Away from these areas of previous investigation the site is considered to have potential to contain previously unidentified archaeological remains. Any archaeological remains within the site would be adversely affected by development within the site.
- 5.1.2 A programme of pre-determination archaeological evaluation would be required in parts of the site that have not previously been investigated. The results of the evaluation would be used to help understand the potential archaeological effects which would result from the development of the site.
- 5.1.3 The evaluation, comprising geophysical survey followed by targeted archaeological trial trenching, would aim to confirm the presence of absence and significance of archaeological remains within the site. The results of the evaluation could be used to inform a suitable archaeological mitigation strategy intended to reduce or remove the archaeological effects of the development.

## **6 CONCLUSION**

- 6.1.1 The site is made up of agricultural land to the north-east of Thaxted. This area is considered to have the potential to contain archaeological remains which would be adversely affected by any development within the site.
-

- 6.1.2 It is anticipated that the site could accommodate development so long as an appropriate programme of archaeological investigation and recording was carried out.
- 6.1.3 Away from previously investigated areas, pre-determination archaeological evaluation would be required to investigate the presence/absence and significance of any archaeological remains within the site. This information alongside the information from previous archaeological work would be used to design a mitigation strategy intended to reduce or off/set the archaeological impacts of any development with the site.

Table 6.1 Summary of impacts and possible mitigation measures

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

## 7 REFERENCES

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







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Figure 15: Site location and key constraints  
Thaxted 017 RES