

Brief Archaeological Impact Assessment Proposed Uttlesford Garden Communities



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Brief Archaeological Impact Assessment of the Identified Three Uttlesford Garden Communities in the Draft Local Plan

1 Introduction

- 1.1 This report identifies archaeological heritage assets () potentially impacted by the new Garden Communities in Uttlesford (at Great Chesterford, Easton Park and Land West of Braintree) that are proposed in the Preferred Options Local Plan 2017. This assessment includes consideration of the contribution setting makes to the significance of the heritage assets.
- 1.2 The heritage assets considered in this document include Conservation Areas, Listed Buildings, Scheduled Monuments, a Registered Park and Garden and lists of the non-designated assets of archaeological or historic landscape interest impacted by each of the proposals. The impact of the proposed Garden Communities on Listed Buildings has been considered separately in the Uttlesford Local Plan basic heritage assessments (Uttlesford District Council 2017).
- 1.3 Significant views which contribute to the setting and significance of individual designated and non-designated heritage assets, and which allow an appreciation of their significance and their relationship to each other are identified. The assessment has been undertaken in accordance with the policies set out in the National Planning Policy Framework (particularly paras. 129 and 132, NPPF) and Historic England guidance on *The Setting of Heritage Assets Historic Environment Good Practice Advice Note in Planning: 3*.
- 1.4 Given the scale of the Garden Communities there is the potential that significant heritage assets and their setting could be retained within undeveloped or open landscape areas as green space or in agricultural use.
- 1.5 A number of sources were consulted for this assessment including the Essex Historic Environment Record (EHER) and Historic England's data on designated heritage assets. A visual inspection was made of each of the development sites using publicly accessible routes, including from public rights of way, in order to assess key views and their contribution to the significance of heritage assets

1.6 The areas assessed comprised the development areas as defined in the supporting documentation for the Local Plan. This assessment has taken the view that any area within these boundaries may be affected by development, comprising housing, infrastructure, and/or landscaping.

2 Contribution of Significance

- 2.1 The significance of a heritage asset can be defined as the sum of tangible and intangible values which make it important to society. The significance of an asset or place may reflect its age, aesthetic, architectural quality or fabric, as well as intangible qualities such as associations with historic people or events.
- 2.2 To assess the heritage significance of the heritage assets this report has drawn guidance from Historic England (2008) *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*. (replacement document is currently in draft and out for consultation)
- 2.3 Annex 2 of the NPPF defines Significance as “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹
- 2.4 In this high level assessment the categories in Table 1 have been used, where appropriate, to broadly ascribe the level of significance to each element considered. This approach is undertaken in order to understand and quantify the relative levels of significance of features or elements assessed.

| Contribution | Description |
|---|---|
| Major positive contribution | The element or attribute of the assets setting makes a major positive contribution to the significance of the asset and/or the ability to appreciate/understand the significance of the asset |
| Moderate positive contribution | The element or attribute of the assets setting makes a moderate positive contribution to the significance of the asset and/or the ability to appreciate/understand the significance of the asset. |
| Minor positive contribution | The element or attribute of the assets setting makes a minor positive contribution to the significance of the asset and/or the ability to appreciate/understand the significance of the asset. |
| Neutral / uncertain contribution | The element or attribute of the assets setting makes a neutral contribution to the significance of an asset and/or the ability to appreciate/understand the significance of the asset, or its contribution to the significance of the asset is currently unknown. |

| | |
|---------------------------------------|---|
| Minor negative contribution | The element or attribute of the assets setting makes a minor negative contribution to the significance of an asset, and/or ability to appreciate/understand the significance of the asset. |
| Moderate Negative contribution | The element or attribute of the assets setting makes a moderate negative contribution to the significance of the asset and/or the ability to appreciate/understand the significance of the asset. |
| Major negative contribution | The element or attribute of the assets setting makes a major negative contribution to the significance of the asset and/or the ability to appreciate/understand the significance of the asset |

Table 1: Contribution of the elements or attributes of the assets setting, to the significance of the heritage asset, and/or the ability to appreciate the significance of the heritage asset.

3 Great Chesterford Garden Community

3.1 The proposed location of the Great Chesterford Garden Community is on the chalk slope to the immediate north east of the historic village and Roman town. The following Table 2 defines the heritage assets (excluding listed buildings) within the development area.

| Heritage asset (excluding listed buildings) | Description | EHER No. |
|--|--|---------------------|
| Designated | | |
| Roman Temple | Great Chesterford Roman Temple, located separately from the Roman Town. Originally constructed in the middle of the first century AD with the Romano-Celtic temple with a 'cella' and an ambulatory being constructed during or after the 2 nd century. | 4978/4979/4980/7311 |
| Undesignated | | |
| West of Park Road Farm | Aerial photographic evidence of Round barrows visible just off the top of the ridge. These have been partially excavated showing a number of burial mounds being present. Also identified was a Saxon cemetery. | 4791 |
| Park Farm deer park | Park Farm - shown as 'Great Chesterford Park on Chapman and Andre map of 1777 | 19147 |
| Park Farm Farmhouse | Designated farm house located within the deer park. | 35999 |
| Park Farm | Aerial photographic evidence shows a | 16229 |

| | | |
|--------------------------|---|-------------|
| | trackway and enclosure inside the Park boundary. | |
| Brambleshot Field | Evidence from a number of excavations and chance finds indicate the presence of a late Iron Age and Roman cemetery. | 4858/4859 |
| Roman Road | Roman Road running north from the Walled Town area | 4744 |
| Roman temple | Roman building located to the south of the temple | 13962 |
| Stump Cross find spot | Large stone monument each of the 4 remaining faces exhibits the head and torso of a deity, in a niche. | 4988 |
| Stumps Cross landscaping | Collection of Bronze Age and Roman material recovered from landscaping to the east of the M11 | 14811/14812 |
| The Limes cropmarks | Linear cropmarks, earlier field boundaries. | 16225 |
| West of Field Farm | Range of cropmarks including double ditched enclosure, and a range of other enclosures indicative of settlements and potential burials. | 4855 |
| West of Dells Farm | Potential burial mound | 4792 |
| Roman Road | Roman Road recently confirmed running north east out of the town. | 4986 |

Table 2: List of heritage assets located within the boundary of the proposed Great Chesterford Garden Community

- 3.2 Table 2 summarises the recorded heritage assets (both designated and non-designated) **within** the proposed development boundary. The proposed development will impact directly on the Scheduled Roman Temple, its associated assets and its setting, as well as the other assets described above. In addition it is presumed that further, as yet unidentified, assets are present within the proposed Garden Community area.
- 3.3 The proposed Garden Community will impact the setting and significance of both the Conservation Area of Great Chesterford and the Scheduled Roman walled town, Fort, and Saxon cemetery, through the development of the site. In addition, there are a number of non-designated heritage assets in the immediate environs of the development area.
- 3.4 The following tables describe the scheduled monuments which will be impacted by the proposed Garden Community both within and immediately outside the development boundary.

| Heritage Asset (excluding listed buildings) | Descriptions | SM No |
|---|---|---------|
| Roman Temple | The monument includes the buried remains of a substantial Romano-British Temple complex located within an arable field on the broad sloping hillside on the east side of the river Cam. Initially found in 1848, had an earlier Iron Age building on the site followed by a masonry temple in the first century AD. This was refurbished in the late 3rd century. The temple is located some distance from the Roman town but is significantly associated with it, both by function and by physical links in the form of Roman roads. | 1017453 |

Table 3: Scheduled Monuments within development boundary of the proposed Great Chesterford Garden Community

| Heritage Asset (excluding listed buildings) | Descriptions | SM No. |
|---|---|---------|
| Roman Fort, Roman Town, Roman and Anglo-Saxon Cemeteries at Great Chesterford | The monument includes an early Roman fort which was superseded on the same site by a small Roman town which was provided with a masonry wall in the later Roman period, two cemeteries of Roman date and an Anglo-Saxon cemetery. It is located just to the south of the Essex-Cambridgeshire border on a terrace above the east bank of the River Cam. These assets are significantly associated with the Roman temple, both by function and by physical links in the form of Roman roads. | 1013484 |

Table 4: Scheduled Monuments located outside the development boundary of the proposed Great Chesterford Garden Community

Non-designated heritage assets

- 3.5 The Historic Environment Record demonstrates that there is a wide range of non-designated heritage assets (Table 2), which could be impacted and potentially destroyed by the proposed Great Chesterford Garden Community.
- 3.6 The Historic Environment Record identifies a number of prehistoric sites in the form of Bronze Age burial mounds (EHER 4791). Evidence of activity from this period is also found in aerial photographic evidence which locates a number of enclosures, which are likely to be of prehistoric date (EHER 4855, 16299). Investigation of those sites has determined that the chalk ridge above the River Cam was being used as a prominent burial location during this period.
- 3.7 In addition to the Scheduled Roman Temple there are further structures identified from small scale excavation in the environs of the temple (EHER 13962), and it is possible that there are further structures or burials bordering the route between the Roman temple and the town. At least two of the projected lines of known Roman Roads (EHER 4986) lead from the walled town through the proposed Garden Community.
- 3.8 Excavation has revealed an extensive Anglo–Saxon burial ground to the immediate north of the walled town, part of which is scheduled (SM 1013484). Recent excavations have found a second Saxon cemetery, located alongside the Bronze Age burial mounds on the upper slopes of the chalk ridge to the immediate north of the temple.
- 3.9 Aerial Photographic evidence within the Garden Community boundary suggest the presence of prehistoric and Roman settlement in the form of scattered enclosed farmsteads (EHER 4855).
- 3.10 The existing landscape of field boundaries and tracks would have developed in the medieval period. The EHER records the site of a deer park (EHER 19147) in the northern part of the Garden Community. This park probably originated as a deer park during the medieval period. The boundary of the park survives well in the layout of the surviving field system.

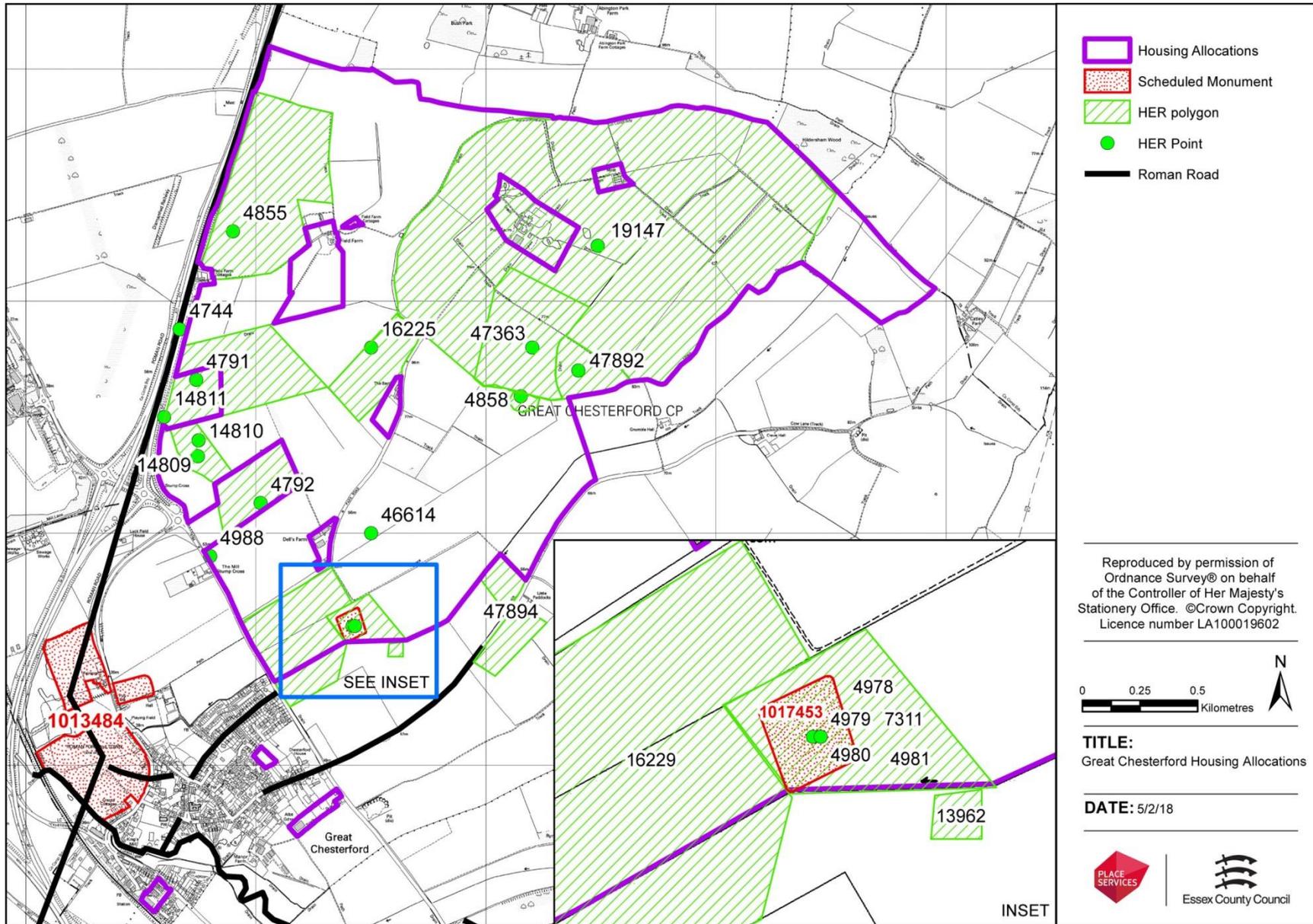


Figure 1: Map of Great Chesterford settlement area and the EHER sites within the proposed development boundary (There are large numbers of heritage assets outside of the proposed development boundary that are not depicted on this map)

Important Views

3.11 The setting of the Roman temple makes a significant contribution to its significance, and is highly sensitive, and part of its significance is due to key views. Any future development will need to consider the impact of the development on the relationship between the scheduled temple and the scheduled Roman town, fort and cemeteries located to the west. The temple is located on the chalk slope to the east of the town and the site is visible from a considerable distance from the south, east and west and from the top of the ridge to the north. There are views to and from the burial mounds on the chalk ridge to the north and east of the scheduled temple and town, fort and Saxon cemetery; these are located on the edge of the proposed development. There are also extensive views from Cow Lane of the landscape within which sits the Roman Town, Temple, Bronze Age burial mounds and Anglo Saxon cemetery. These panoramic views make a **major positive** contribution to the ability to experience and appreciate the setting and significance of the Conservation Area and the scheduled monuments. The views contribute to understanding: the historic development of the settlement; the topographical position of the Roman and medieval settlements, their physical and historical relationship to each other, the role of trees in the setting of the Conservation Area, and the rural agricultural character of each of the assets wider countryside setting. The siting of the temple is likely to have been influenced in part by the location of the earlier burial mounds. The re-use of the barrow cemetery in the Saxon period has clear functional links with the larger Scheduled cemetery in the valley floor, as these overlap in date. It is not yet clear why some individuals were chosen for burial on the ancient prehistoric barrow cemetery and the remainder placed on the edges of the largest Roman cemetery. Long views can also be gained from the M11 across the Roman town through to the slope containing the Roman temple, prehistoric burial mounds and Saxon cemetery, again these contribute to an understanding of the relative positioning and rural setting of the heritage assets.



Figure 2: View from the temple to the Roman town and Conservation Area. Also shows the settlement pattern sitting in the base of the valley



Figure 3: View from the Roman town to the Temple, showing the land sloping up towards the ridge on the right of the photo



Figure 4: View from Cow Lane showing the slope on which the burial mounds lie at the top and the temple lies on the lower slopes

Contribution to Significance made by the setting of the Designated Assets

| Heritage Assets (excluding listed buildings) | Type | Setting | Contribution to Significance |
|--|--------------------|---|--|
| Roman Temple | Scheduled Monument | The Temple is located some distance from the town although within clear sight of it. It also lies on a slope overlooking the river valley with prehistoric burial mounds and a Saxon cemetery on the ridge. | A kilometre to the west of the Roman temple is the Roman walled town, which forms an integral part of the temple's setting (and vice versa). The temple and town are linked by the stream and formerly by a Roman road or track, and are inter-visible. The setting is rural as it would have been in the Roman period. The Roman town makes a major positive contribution to the setting and significance of the scheduled Roman temple, and vice versa. |
| Roman Town, Fort and cemeteries | Scheduled Monument | The town is located on the flat land close to the river strategically located within the river | A kilometre to the east of the Roman town is the Roman temple, which forms an integral part of the Roman |

| | | | |
|-------------------------------------|-------------------|---|---|
| | | valley controlling travel routes. It has an obvious relationship with its temple located to the east of the town. It has extensive views up slope towards the temple and the barrow cemetery beyond it and along the river in each direction. | town setting (and vice versa). The temple and town are linked by the stream and formerly by a Roman road or track, and are inter-visible. The setting is still largely open and rural as it would have been in the Roman period. The Roman temple makes a major positive contribution to the setting and significance of the scheduled Roman town, and vice versa. |
| Great Chesterford Conservation Area | Conservation Area | The Conservation Area is sited on the valley floor beside the river. It comprises the medieval and post-medieval village, with numerous Listed Buildings. Its street layout incorporates parts of the earlier Roman landscape. The wider rural setting of the Conservation Area remains largely intact. | The wider setting of the Conservation Area remains largely intact, including the River Cam and its meadow-pasture, historic lanes such as Park Road and Cow Lane, and the arable open countryside beyond. The setting makes a moderate to major positive contribution to the setting and significance of the heritage assets. |

Table 5: Significance of setting of designated assets

- 3.12 There are numerous non-designated archaeological sites in the wider Chesterfords' area, all of which are represented by below-ground features and deposits which have the potential to make a **minor positive** to **moderate positive** contribution to the setting and significance of the Scheduled Town and Temple and the Conservation Area.
- 3.13 The principles of the proposed Garden Community design should aim to facilitate the preservation of heritage assets and those attributes of their setting which contribute to their significance within any submitted designs.
- 3.14 It is important that all heritage assets, including listed buildings, the multi-period archaeological deposits and the historic landscape are assessed and the impact of the development considered against this, including impacts on their significance through changes to their setting.

Enhancement

3.15 Enhancement of the heritage assets could be achieved in a number of areas, especially where these are considered at the initial stages of designing any development (Table 6)

| Heritage Assets (excluding listed buildings) | Benefit | How would this be maximised |
|--|--|--|
| Scheduled Monument | Preservation of the Scheduled Temple and its associated setting within the development would preserve the present site within the historic landscape with the potential to improve its present management and promote its presence and relationship to the Scheduled Town | Preservation within the landscape, removal from the plough and promotion of the history of the site. |
| Archaeological sites | The preservation <i>in situ</i> , or if not possible the preservation by record of archaeological deposits will add to the knowledge base of this area of Uttlesford. Due to the size of the development and its location, extensive archaeological deposits of multi-period date are likely to survive whose investigation will allow a detailed understanding of the history and development of the area through time. This can be promoted to the local history societies and local population. | Programme of archaeological excavation and publication will result in publication and promotion of the results |
| Historic Landscape | Facilitate the preservation of the setting of important designated and undesignated assets | Promotion of the historic landscape and surviving features. |

Table 6: Enhancement of heritage assets

Potential Harm

3.16 A number of areas of potential harm to the heritage assets have been identified. Recommendations have therefore been made for consideration at the initial stages of designing any development in order to mitigate the potential impacts (Table 7).

| Heritage Asset (excluding listed buildings) | Potential Harm | Recommended approach to issues |
|---|--|--|
| Scheduled Temple | Potential major harm to the setting and significance of the scheduled monument of the temple and its relationship with the Scheduled Roman town and the wider prehistoric, Roman and Saxon landscape | The design of any Garden Community should aim to ensure that the monument and those attributes of its setting which contribute to its significance, including associated non |

| | | |
|---|--|---|
| | | designated heritage assets are preserved within the design of the proposed development. |
| Scheduled Roman Town, fort and cemeteries | Potential major harm to the setting and significance of the Roman Town and its relationship to the temple due to the position within the landscape of the proposed development. As stated within the landscape assessment (CBA 2017a) 'new development should minimise impact on the setting of culturally important landmarks' such as the Roman Town and its relationship with the Roman temple and the wider prehistoric, Roman and Saxon landscape especially on the slope | Master planning should aim to ensure that the relationships between the heritage assets, and other attributes of setting that contribute to their significance are preserved Avoid obstructing the visual links between the Roman temple and Roman town. |
| Conservation area of Great Chesterford | Potential major impact on the setting and significance of the Conservation Area due to the position within the landscape of the proposed development. The dominance of a residential development on the chalk slope above Great Chesterford has potential to harm the setting of the many heritage assets on the lower ground in the Cam Valley that make up the Conservation Area. | Avoid development on the slopes overlooking the Conservation Area and/or ensure it is appropriately justified/sensitive. |
| Non-designated archaeological Sites | Loss of important heritage information | Ensure an appropriately full historic impact assessment and evaluation is undertaken, followed by a detailed programme of preservation <i>in situ</i> , excavation and recording which is integrated into the Garden Community design. |
| Historic Park boundary | Loss of the historic park boundary | Garden Community Master Planning has the potential to encompass and enhance the boundary of the park within the overall greenspace. This would facilitate both the preservation of the boundary with the potential for the new occupants and others to be informed about the history of the site. |

Table 7: Potential harm to heritage assets

Mitigation

3.17 A range of mitigation measures will be required when developing the heritage chapters for the EIA and master planning stage of developing this site.

1. Enter into pre-application discussions, during the Local Plan allocation stage of the planning process, with Historic England regarding the direct impact on the Roman Temple Scheduled Monument and the indirect impact on the Roman town, fort and cemeteries Scheduled Monument and the Conservation Area and the impact of the development on the settings of the Scheduled Monuments and the Conservation Area.
2. Due to the presence of a Scheduled Monument within the allocation area undertake a full historic impact assessment as part of the supporting documentation for the Local Plan ensuring that the impact and significance of the built, archaeological heritage assets and landscape is fully assessed. This will need to include a detailed assessment of setting of both the upstanding and below ground assets, both designated and non-designated.
3. Within the master planning stage the position for the Roman temple, prehistoric burial mounds and Saxon cemetery will need to be given consideration as to the carefully planned use of green open space. The boundary of the deer park is also a major heritage asset within the landscape.
4. Undertake aerial photographic rectification of the cropmarks within the application area as part of any planning application submission.
5. A detailed geophysical survey or other evaluation technique should be undertaken over the whole study area in order to identify potentially unknown archaeology as part of any planning application submission. A trial area such as the SM or an area of cropmarks should be used as a trial area before the whole area is assessed.
6. The aerial photographic rectification and geophysical survey results will require appropriate ground-truthing in the form of trial-trenching in order to confirm the dates and significance of heritage assets with archaeological interest as part of any planning application submission.

Concluding recommendations

3.18 The proposed Garden Community at Great Chesterford lies within a highly sensitive landscape containing numerous heritage assets. A comprehensive approach to the historic environment is needed to guide any future development of the area, although, it should be recognised at an early stage that there are heritage assets within the development boundary which cannot accommodate development sensitively without retaining the rural character of their surroundings. A full historic impact assessment should be undertaken following which appropriate consideration should be given to what parts of the site can accommodate residential development and what areas due to their heritage significance and sensitivity should be retained as undeveloped areas.

4 Easton Park Garden Community

4.1 The proposed Easton Park Garden Community is largely located on the former Easton Park deer-park, subsequently a World War II airfield, and around the Registered Park and Garden and group of Listed Buildings at Easton Lodge. Table 8 provides a summary list of known heritage assets within or immediately adjacent the proposed Garden Community boundary, as illustrated on figure 5. The Listed Buildings have been covered in a separate assessment by the Uttlesford Conservation Team (Uttlesford 2017).

| Designated heritage asset (excluding listed buildings) | Description | EHER no. |
|--|---|-----------------------------------|
| Designated | | |
| Easton Lodge Park, Registered Park and Garden | Easton Lodge Gardens is a Grade II Registered Park and Garden and on the At Risk Register. Designed gardens by Harold Peto , they include a formal lawn, twin pergolas flanking a croquet lawn, a sunken Italian Garden and a Japanese Garden, and a 17 th century walled garden. | 9139 |
| Non-designated | | |
| World War II Airfield | World War II Airfield constructed by the USAF 8th Division on the site of a former medieval deer park | 14070 |
| Easton Park | These 10 sites relate to a group of dispersed World War II airfield site located on the boundary of the main airfield. | 16558-16567 |
| Easton Lodge Park | Park around Easton Lodge including gardens designed by Harold Peto in 1902. Includes a Garden, Serpentine Walk, Ornamental Canal, Park, Tree Avenue, Park Pale | 9139 |
| Philliiland Wood | Medieval settlement identified as part of the Stansted G2 evaluation | 48258 |
| Perryfield Ponds | Cropmarks of ditches indicative of earlier field systems surviving within the area | 48055 |
| Frogs Hall Farm | Evidence on the western side of the River Roding of extensive Roman remains comprising a series of industrial and occupation areas. A number of Roman kilns were identified. | 18851, 18852, 18853, 18044, 46758 |
| Cambridge to Matching Green pipeline | Excavation of extensive Roman remains associated with probable villa to the east. Excavated evidence included a Roman road leading down to the river and extensive other occupation features. Identified as settlement on east bank of river with industrial processing on the western side. Potential building identified from geophysics resulted in the pipeline route being altered to preserve the main structure. | 9160 |

| | | |
|--------------------------------------|--|----------------|
| Cambridge to Matching Green pipeline | Area of medieval and post medieval finds, potentially indicative of settlement evidence. | 45296 |
| Cambridge to Matching Green pipeline | Excavation and field walking on the line of two pipelines have shown the presence of extensive Roman features and finds including a road, ditches, pits and post holes along with evidence of industrial production. Features indicative of villa or large rural estate. | 9140 |
| Stansted G2 The Leys | Medieval settlement evidence identified during the trial trenching evaluation associated with Stansted G2 | 48257 |
| Quarry within airfield | Medieval finds. Roman occupation and large circular cropmark | 19544, 46482 |
| Easton Lodge | Easton Lodge includes the group of buildings around the manor which include 4 listed structures and extensive gardens which are designated as a Registered Park and Garden | 4591 |
| Strood Hall | Roman rural settlement and cemetery excavated as part of the A120 trunk road construction. Further evidence of its associated landscape will be identified in the immediate vicinity. | 19455 |
| Stone Hall | Evidence of Bronze Age cemetery and other features found during construction of A120. Further features related to settlement or further burials are likely. | 45259 |
| Little Easton Manor | Church Hall complex at Little Easton Manor. Forms an important heritage asset with both upstanding listed buildings, remains of an historic moat, and sequence of fish ponds, and lies immediately adjacent to the church. Forms an important church hall complex within the agricultural landscape dating back to the 12 th century. | 1213/1214/1215 |
| Stane Street | The main Roman road from Braughing to Colchester. There is conjecture that this was a known route prior to the Roman period, however, it only became a definite road during the Roman period. | 1226/4698 |

Table 8: List of heritage assets within the boundary of the proposed Great Chesterford Garden Community

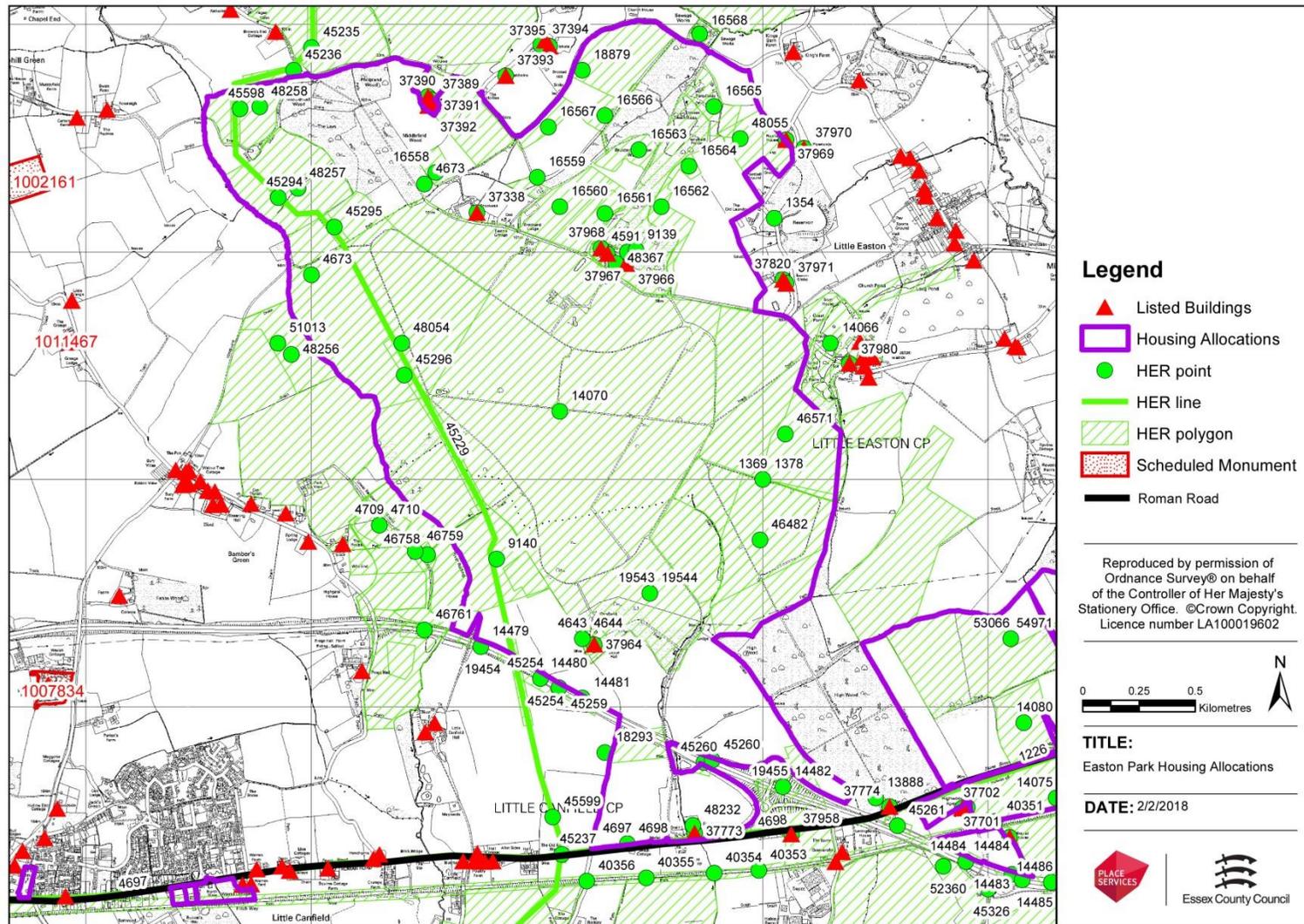


Figure 5: Map of Easton Park settlement area and the Historic Environment Record. NB The Listed Buildings are shown on the map in order to illustrate their relationship to the other heritage assets within the development area, these have been covered in a separate assessment by the Uttlesford Conservation Team (Uttlesford 2017).

Non-designated heritage assets

- 4.2 The Historic Environment Record shows that there are a wide range of historic environment assets within and on the boundary of the proposed Garden Community which will be impacted and potentially destroyed by the proposed development. The proposed Garden Community at Little Easton is largely sited on a former late medieval Deer Park associated with Little Easton Lodge, and the remains of a World War II airfield. The Deer Park, which originally encompassed a large part of the present proposed Garden Community south of Easton Lodge, potentially had its origins in the medieval period with its boundaries surviving through to the mid-20th century within the landscape park associated with Easton Lodge. Access to the estate was through Highwood to the south with the original gate-lodge surviving, now on the Buildings at Risk Register. Elements of the deer park, such as the park pale, still survive as below ground features, and have been identified in recent excavations. Other features associated with deer parks such as hunting lodges, shooting stands, and animal processing areas may well survive as below ground features across the proposed development area.
- 4.3 Little Easton Lodge and associated buildings originally formed a single complex of the hall and associated farm buildings. The hall complex was set within a large garden which survives and is designated as a Registered Park and Garden. The garden sits within an open agricultural landscape to the north of the former deer park (now the WWII airfield). Similarly the potentially older Church Hall complex at Little Easton Manor lies within a rural setting with the church having its origins in the 12th century, potentially the same date as the surviving moat, with the present Manor buildings built at a later date.
- 4.4 Excavations on the new A120 trunk road immediately adjacent the development area identified two medieval pottery kilns. These are indicative of a local production site and there are likely to be further examples on the eastern side of the River Roding.

- 4.5 A large Roman settlement site, possibly a villa, has been identified on the western side of the development area close to the River Roding. During the archaeological assessment for a proposed pipeline, geophysical survey identified a large area of anomalies which were interpreted as a probable building, with fieldwalking of the site identifying large amounts of Roman brick, tile and pottery. Subsequent evaluation and excavation in advance of the pipeline identified a range of Roman features including a field system, road way and kilns supporting the presence of a substantial Roman building and estate. Further excavations in advance of the A120 and an associated borrow pit found further evidence of Roman occupation including pottery kilns (Timby et al 2007).
- 4.6 Prehistoric deposits have been identified in excavations within the existing quarry and along the line of the A120 trunk road, with further evidence potentially showing in the form of a large circular ditch visible from aerial photography within the proposed boundary.
- 4.7 The most significant changes to the landscape occurred in the 1940s with the construction of an airfield on the site of the former deer park. This resulted in the almost complete clearance of the historic parkland trees, the majority being removed dramatically by explosives. The airfield was built in 1942. Excavation within the existing quarry area has shown there was minimal disturbance to the original ground surface apart from the runway and impact of tree removal so archaeological deposits are likely to survive well.

Important views

- 4.8 There are important views from the Registered Park and Garden into the wider rural landscape, into the Easton Lodge complex, across the former Deer-park and WWII Airfield and to Broxted Common Woods and Easton Glebe. These views are reciprocal. These views makes a **major-moderate positive** contribution to the ability to experience and appreciate the setting and significance of the various heritage assets including: the topographical position of the Easton Lodge complex and gardens in relation to the valleys of the River Roding and Chelmer; the relationship of Easton Lodge, gardens and deer-park to the historic settlement of Little Easton, the role trees play in defining the character and appearance of the Registered Park and Garden and the rural agricultural character of the heritage asset's wider countryside setting, including the former deer park and WWII Airfield. There are views from Park Road towards Easton Lodge and the former Deer Park.



Figure 6: View looking north towards Broxton Common Wood from the south western edge of the Registered Park and Garden.



Figure 7: View looking west towards the Little Easton conservation area with the listed complex of Easton Glebe visible on the left of the photo



Figure 8: View looking south across the former Parkland and World War II airfield



Figure 9: View from Park Road looking north west towards Little Easton Gardens

Contribution of Significance made by the setting of the Designated Assets

| Heritage Assets (excluding listed buildings) | Type | Setting | Contribution to Significance |
|--|----------------------------|---|---|
| Easton Lodge Gardens | Registered Park and Garden | The gardens are located to the north and east of the historic complex of Easton Lodge (including its Listed Buildings), on the edge of the former deer-park | The historic complex of Easton Lodge makes a major positive contribution to the setting and significance of the Registered Park and Garden and vice versa. The wider rural landscape to the north of Lodge Lane, together with the views to Little Easton Manor make a moderate-major positive contribution to the setting of the gardens |

Table 9: Significance of setting of designated sites

Enhancement

4.9 Enhancement of the heritage assets could be achieved in a number of areas, especially where these are considered at the initial stages of designing any development (Table 10)

| Heritage Assets (excluding listed buildings) | Benefit | How would this be maximised |
|--|---|---|
| Registered Park and Garden | Preservation of the Registered park and Garden and its associated setting within the development would preserve the present site within the historic landscape with the potential to improve its present management and promote its presence. | Prepare a Conservation Management Plan to ensure its removal from the Heritage at Risk register; work to ensure a long-term programme of management, promotion and enhancement to the wider community |
| Historic Landscape | Preservation of elements of the surviving landscape | Facilitate the preservation of the setting of important designated and non-designated assets |
| Archaeological sites | Preservation <i>in situ</i> of the possible Roman villa enabling future generations to study. Surrounding area will require excavation and will provide a history of the site which can be used to promote the | Promotion of known deposits and recovered material through display boards or multi-media format to new |

| | | |
|----------------------|--|--|
| | historic past of the area to the new owners within the development | residents and the local population |
| Archaeological sites | Understanding of the heritage of the development area | Programme of archaeological excavation and reporting will result in publication and promotion of the results |

Table 10: Enhancement of heritage assets

Potential Harm

4.10 A number of areas of potential harm to the heritage assets have been identified. Recommendations have therefore been made for consideration at the initial stages of designing any development in order to mitigate the potential impacts (Table 11).

| Heritage Assets (excluding listed buildings) | Potential Harm | Recommended approach to issues |
|---|--|--|
| Registered Park and Garden | Loss of context, potential for vandalism and anti-social behaviour due to encroachment by modern development | Enshrine the Gardens within the development plan ensuring that its rural setting and integrity is preserved. Ensure long term management, restoration and enhancement of the Registered Park and Garden |
| Historic Landscape | Loss of important historic landscape assets such as field boundaries, historic green lanes, field boundaries | Integrate and enhance those areas of important surviving landscape using open space allocations within the development area. For instance those areas to the north of Park Road |
| Archaeological Sites | Loss of important heritage information | Ensure a historic impact assessment and evaluation is undertaken to an appropriate level, followed by a detailed programme of preservation in situ, excavation and recording, integrated into the Garden Community design. |

Table 11: Potential harm of heritage assets

- 4.11 The principles of Garden Community design should aim to facilitate the preservation of heritage assets and those attributes of their setting that contribute to their significance within any submitted designs. The most significant known impact will be on the complex of buildings and gardens at Easton Lodge and Little Easton Manor and the Roman settlement (villa). The Registered Garden at Easton Lodge and its associated listed buildings and the Little Easton Manor and Church complex sit within an open rural landscape, the setting and significance of which will be harmed. Therefore any development should ensure the rural nature of these areas are preserved and where possible enhanced for the present and future communities. Land surrounding the complex could potentially be used as designated open space.
- 4.12 The proposed masterplan appears to retain much of the layout of the airfield. It could be argued that this represents a valid and important phase in terms of the history of the village; however, the presence of the deer park has a much longer history and could be viewed as a more appropriate background to the development, which makes a more important contribution to the setting and significance of the listed building complexes. Integration of the historic environment, comprising the existing assets as well as those known to have been within the area could be viewed as an enhancement to the current setting of the heritage assets.
- 4.13 It is important that all heritage assets, including listed buildings, the Registered Park and Garden, non- designated buildings (such as those associated with the World War II airfield), the multi-period archaeological deposits and the historic landscape are assessed as a whole and the impact of the development considered against this. It is probable that the areas to the north of the airfield will have a higher heritage significance and make a greater contribution to the setting of the heritage assets, as these retain their historic settlement pattern within a surviving historic landscape.

Mitigation

- 4.14 A range of mitigation measures will need to be considered in developing the heritage chapters for the EIA and master planning stage of developing this site.
1. Undertake a full historic impact assessment ensuring that the impact and significance of the built, archaeological heritage assets and landscape is fully assessed. This will need to include a detailed assessment of setting of both the upstanding and below ground assets. This should include a detailed description

of the development and construction methods for the original airfield if available. All of this data should be produced to support the planning application

2. Undertake a detailed geophysical survey or other evaluation technique over the western side of the garden community to locate and define the Roman villa/farmstead and associated estate features. Similarly the areas to the west and east of the Registered Park and Garden can be assessed by this method. This should be undertaken in advance of the planning application and to support the master planning phase of the development
3. The geophysical survey results will require appropriately ground-truthing by trial-trenching to confirm dates and significance and to inform preservation *in situ* as supporting data for the planning application.
4. Within the master planning stage the position of the Registered Park and Garden, associated listed buildings and Roman farmstead will need to be given consideration as to the careful planned use of green open space to preserve the landscape in which these are located within the master plan.

Concluding recommendations

- 4.15 As part of the historic environment assessment a detailed integrated investigation of the area, both within the development boundary and its immediate surrounding area, will be required to identify the range of different heritage assets that will be affected, identify their significance and extent, and then to identify in the first instance, how their significance can be preserved within the Garden Community design. The integration of the designated built heritage, Registered Park and Garden, non-designated built heritage assets and archaeological deposits is essential to understand and protect the overall historic environment assets of this area.
- 4.16 In particular areas of existing farmland within Easton Park in the vicinity of the listed buildings, Registered Park and Garden will need to be identified as constraints to development. Such areas should remain undeveloped, with sympathetic land use and locally characteristic semi-natural habitats, such as species-rich hedgerows and woodland, which helps to preserve their setting without harm, and the appreciation and understanding of their significance through their setting e.g. that is achieved through views, including between associated heritage assets. This rural landscape and setting should form an integral part of the proposals of the proposed Garden Community preserving both the assets and their setting.

5 Land West of Braintree

5.1 The proposed Garden Community is located to the north of the A120 between Blake End and Stebbing Green. Table 12 summarises the known heritage assets within the Garden Community located within Uttlesford.

| Heritage Assets (excluding listed buildings) | Description | HER No. |
|--|--|---------|
| Non-designated | | |
| Andrews Field | WWII airfield of the 8th Air Force (USAF), station 485, known officially as Andrews Field. Surviving beneath | 14090 |
| South of Boxted Wood | Traditional site of building, alleged locally to be the site of a former church. | 1240 |
| Stebbing Green Roman Mill | Roman villa identified in 1958. Tessellated pavement first reported by owner-farmer in 1938 | 1239 |
| Stane Street | Roman Road from Braughing to Colchester | 1226 |
| Boxted Wood | Ancient Woodland | |

Table 12: List of heritage assets within the boundary of the proposed Land West of Braintree Garden Community

- 5.2 The list of heritage assets in Table 12 comprises the elements of the recorded archaeological assets within the development boundary line in Uttlesford District. The vast majority of this Garden Community lies within Braintree District. The applicants for this site will need to take into account the many other heritage assets impacted on in the surrounding area of the development site. Immediately adjoining the development boundary is the historic settlement of Stebbing Green. This is a good example of a medieval greenside settlement, a typical component of the Essex medieval countryside. It includes numerous Listed Buildings and the Scheduled Moated site of Porters Hall.
- 5.3 Within Braintree District the Garden Community will impact on Conservation Areas, Registered Parks and Gardens, a Protected Lane, a number of listed buildings as well as many undesignated heritage assets. Semi-natural features such as the Ancient Woodland at Boxted Wood have the potential to not only contain historic features associated with the woodland such as banks and ditches but also preserve earthworks from earlier periods such as settlement boundaries and barrows.

Non-designated heritage assets

- 5.4 The EHER shows that there are a range of heritage assets within Uttlesford District which will be impacted and potentially destroyed by the West of Braintree Garden Community.
- 5.5 In the Late Iron Age and Roman period a substantial villa/farm developed on the south-western edge of the development boundary (Bedwin 1988, EHER 1239). Extensive building material has been recovered indicating a substantial structure including evidence of mosaics and masonry walls. Excavations prior to the construction of the reservoir identified a Roman Malt House operating during the 2nd and early 3rd centuries AD, probably associated to the villa estate. To the south of the building on the southern boundary of the site lies the main Roman road running from Braughing to Colchester.
- 5.6 The potential site of a church is recorded on the EHER, (EHER 1240) which if present, is likely to be of medieval date as this does not appear on the early editions of the Ordnance Survey maps. The present landscape of field boundaries and lanes and former lanes are thought to have developed in the medieval period.

5.7 The northern section of land within Uttlesford contains the remains of the World War II airfield of Andrewsfield, which retains its former airstrip (EHER 14090). The construction of the airstrip resulted in a number of farm complexes being demolished. The below ground remains of these complexes survive beneath the present airstrip.

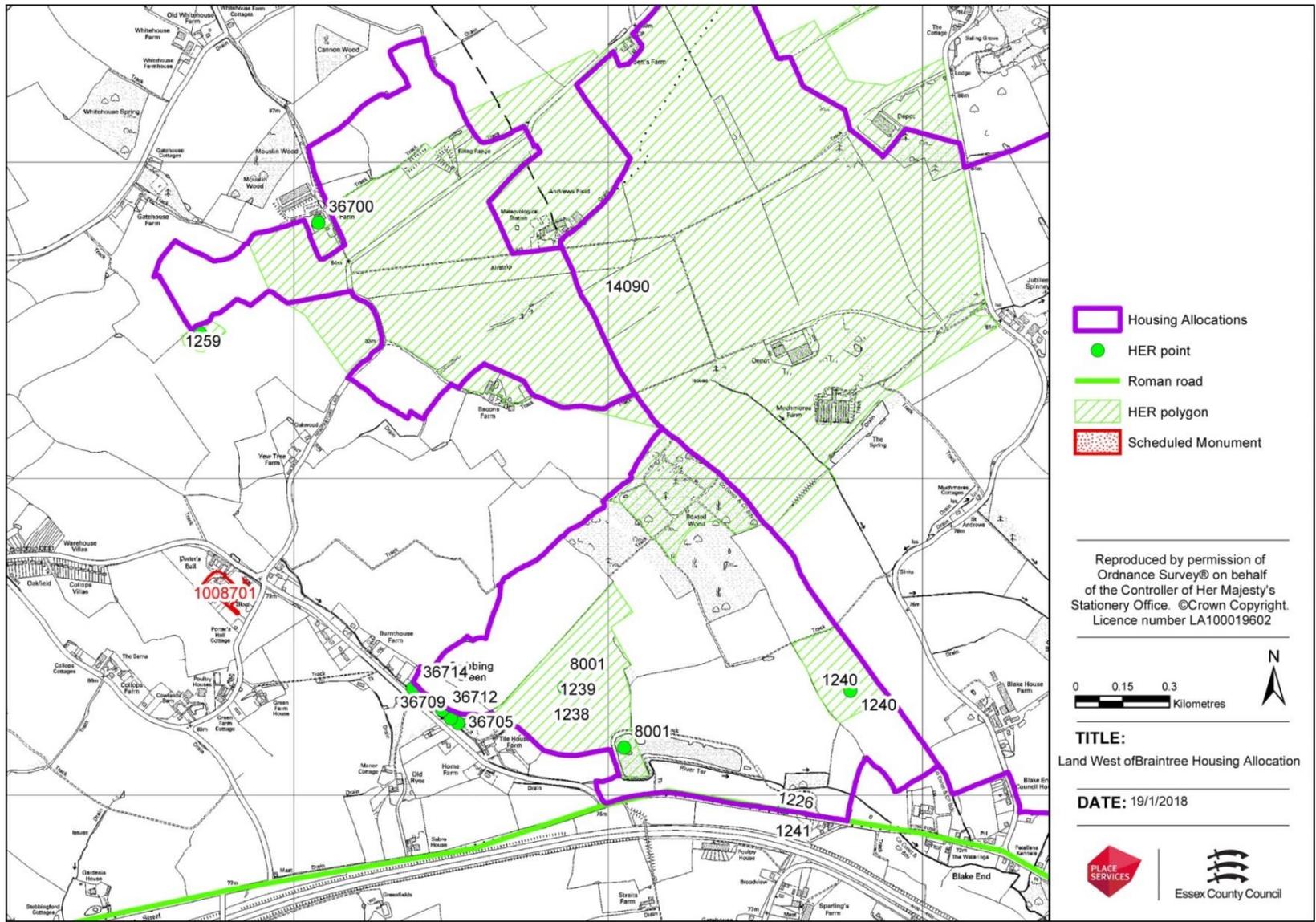


Figure 10: Map Land West of Braintree and the Historic Environment Record

Important Views

- 5.8 There are important views from the Stebbing Green Road and the River Ter looking across the site of the Roman villa/farmstead towards Boxted Wood. This view makes a **major positive** contribution to the ability to experience and appreciate the setting and significance of the historic settlement of Stebbing Green including: the topographical position of the historic settlement in relation to the wider rural landscape including the historic woodland and the rural agricultural character of the Roman villa's setting, which remains largely unchanged in its open character since the Roman period.



Figure 11: View looking north east across the Roman site towards Boxted Wood, the excavated Roman maltings was located to the immediate right of this photo

Setting of major heritage assets

| Heritage Assets (excluding listed buildings) | Type | Setting | Contribution to significance |
|--|-----------------|---|---|
| Roman villa/farmstead | Villa/farmstead | The building will have been set within its associated | The Roman villa fits in with a pattern of rural settlement of Roman farmsteads located along Stane Street making a major |

| | | | |
|----------------|--|---|---|
| | | paddocks, fields and cemetery. Excavations of the malting indicate other structures will be found associated to the estate. The Roman road of Stane Street was located some 250m to the south and the villa would have been linked to it by a farm track. | positive contribution to the understanding of Roman Stane Street and its associated landscape. |
| Stebbing Green | Medieval green and green-side settlement | The historic green and green-side settlement were set within the wider medieval rural landscape of Stebbing parish, including meadows along the Ter, woods, fields and lanes as well as Stebbing village and the main road to Braintree | Stebbing Green fits in with a pattern of rural medieval greens and green-side settlement and the setting makes a major positive contribution to the understanding of the heritage asset. |

Table 13: Setting of major heritage assets

5.9 The principles of Garden Community design should aim to facilitate the preservation of heritage assets and those attributes of their setting that contribute towards their significance within any submitted designs.

5.10 It is important that all heritage assets, including listed buildings, the multi-period archaeological deposits and the historic landscape are assessed as a whole and the impact of the development considered against this within a Heritage Impact Assessment.

Enhancement

5.11 Enhancement of the heritage assets could be achieved in a number of areas, especially where these are considered at the initial stages of designing any development (Table 14)

| Heritage Assets (excluding listed buildings) | Benefit | How would this be maximised |
|--|---|--|
| Roman villa | Preservation of Roman villa for future generations and potential for education and promotion of the site. | Initial programme of evaluation to determine extent and significance of the Roman villa/farmstead. This site may be suitable for Scheduling, due to the indicated nature of the site with the presence of mosaics and masonry walls. |
| Stebbing Green | Analysis of the rural setting and hinterland of the historic green and green-side settlement. | Integrate and enhance those areas of important surviving landscape using open space allocations within the development area. |
| Andrewsfield WWII airfield | Analysis of the history and surviving elements of the WWII airfield | Initial programme of recording, including historic records, survey of surviving structures and oral history will result in publication and promotion of the results |
| Archaeological sites | Understanding of the heritage of the development area | Programme of initial archaeological investigation and publication will result in publication and promotion of the results |

Table 14: Enhancement of heritage assets

Potential Harm

5.12 A number of areas of potential harm to the heritage assets have been identified. Recommendations have therefore been made for consideration at the initial stages of designing any development in order to mitigate the potential impacts (Table 15).

| Heritage Assets (excluding listed buildings) | Potential Harm | Recommended approach to issues |
|--|---|--|
| Roman villa | Destruction or damage | Appropriately assess area of Roman settlement and define preservation <i>in situ</i> strategy for the important elements of the estate. |
| Andrewsfield WWII airfield | Destruction or damage | Appropriately assess area of airfield and define mitigation strategy for the important elements of the heritage asset. |
| Stebbing Green | Impact on immediate rural setting of historic green and green-side settlement | Appropriately assess setting of heritage asset and define preservation <i>in situ</i> strategy for the important elements of the rural landscape |
| Archaeological Sites | Loss of important heritage information | Ensure an appropriately full historic impact assessment and evaluation is undertaken, followed by a detailed programme of preservation in situ, excavation and recording which is integrated into the garden community design. |

Table 15: Potential harm of heritage assets

Mitigation

5.13 A range of mitigation measures will be required in developing the heritage chapters for the EIA and master-planning stage of developing this site.

1. Undertake a full historic impact assessment ensuring that the impact and significance of the built, archaeological heritage assets and landscape is fully assessed. This to include the setting of the listed buildings, registered parks and gardens, undesignated heritage assets such as the Roman settlement and the protected lanes on the area. This should include a detailed description of the development and construction of the World War II airfield.
2. Undertake a detailed geophysical survey or other evaluation technique over the southern part of the development area to locate and define the Roman villa/farmstead and associated estate features to support the planning application and inform the masterplan.
3. The geophysical survey results will require appropriately ground-truthing by trial-trenching to confirm dates and significance of the heritage assets and to support the planning application and inform the masterplan.

Concluding recommendations

5.14 The elements of the West of Braintree Garden Community within Uttlesford District contain a range of heritage assets dating from the late Iron Age through to the modern period. The southern area has had little disturbance and contains the known remains of a Roman estate, with indications of a high status. The northern part of the development area contains the remains of Andrewsfield, a World War II airfield, which is of importance in itself, but also may contain below ground features of multi-period date. There is the potential for a large part of the Roman estate to lie within the development area and as such a full historic impact assessment and archaeological evaluation will be essential. This will need to be undertaken as part of the overall Land West of Braintree settlement, which impacts on a wide range of heritage assets including Conservation Area, Listed Buildings, and a protected lane.

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