

**LAND NORTH OF SHENFIELD
(OFFICER'S MEADOW)
SHENFIELD
ESSEX**

DESK-BASED HERITAGE ASSESSMENT

Albion
archaeology



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Preface

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This document was researched and written by Jo Barker (Project Officer) and approved by Drew Shotliff (Operations Manager). The figures were prepared by Joan Lightning (CAD Technician) and Jo Barker. All Albion projects are under the overall management of Drew Shotliff (Operations Manager).

Albion Archaeology is grateful to Helen Robertson of Barton Willmore for commissioning the project on behalf of Croudace Homes. We would also like to acknowledge the assistance of County Council Historic Environment Record.

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Structure of this Document

Section 1 provides the planning and geographical background to the site allocation area. Section 2 lists the relevant planning policies and research frameworks and also states the aims and methodology of the heritage asset assessment. Section 3 contains the assessment of all heritage assets within the study area, while Section 4 focuses on the impact of any proposed development on the potential assets within the site



allocation area. It also suggests possible ways of off-setting those impacts. Section 5 is the bibliography. The appendices in Section 6 list in detail the HER records and cartographic sources used in this study.

Key Terms

Throughout this report the following abbreviations are used:

AOD	Above Ordnance Datum
CIfA	Chartered Institute <i>for</i> Archaeologists
HER	Essex County Council Historic Environment Record
HE	Historic England
LPA	Local Planning Authority
NGR	National Grid Reference
NHLE	National Heritage List for England
NMR	National Monuments Record
OS	Ordnance Survey
PAS	Portable Antiquities Scheme
SAA	Site Allocation Area



Non-technical Summary

Barton Willmore, on behalf of Croudace Homes, are promoting a site through the Brentwood Borough Council Reg 19 Local Plan for development of land, known as 'Officer's Meadow', to the north of Shenfield in Essex.

As part of this work, Albion Archaeology was commissioned to prepare this desk-based heritage assessment. The purpose of the assessment is to characterise the nature, likely date and potential for survival of known and potential heritage assets within the site allocation area (SAA) and to assess their significance. It also assesses the potential impact of development on any heritage assets within and around the SAA, and advises on the most suitable techniques currently available to mitigate any such impact. The assessment is based on a 1km-radius study area around the SAA.

The SAA lies on the north-eastern edge of Shenfield within Brentwood District. The SAA is bisected by Chelmsford Road. It is bordered to the north-east by Chelmsford Road (A1023) and the A12 dual carriageway, whilst to the south and east lies railway lines serving east Essex and London. Shenfield High School playing fields and Alexander Lane lie to the south-west.

No heritage assets, other than the cropmark of a bomb crater, have been recorded on the SAA.

The course of the Roman road connecting London and Colchester via Chelmsford is the earliest heritage asset documented within the study area. Its postulated course forms part of the north-western edge of the site. So far no roadside-settlement related activity has been identified in the study area, but Roman activity has been uncovered close to the course of the road near Shenfield Church.

The historic settlements of Mountnessing and Hutton are situated c.600m and c.1km, respectively, from the SAA and a possible manorial site is situated c.600m to the north. Based on current evidence it is likely that the SAA formed part of the open field system of medieval Shenfield and Mountnessing.

The SAA has remained as arable or pasture land since as early as 1777 and so any ground disturbance, other than ploughing, is likely to have been minimal. Construction of several railway lines to the south of the SAA, the A12 dual carriageway to the north and more recently the temporary Crossrail haul road on the southern land parcel represents potential localised disturbance on the SAA. A bomb crater has also been recorded by the HER on the site.

The potential for heritage assets to be present on the SAA has been assessed as varying from negligible to moderate, depending on the date of the remains. The significance of any potential archaeological remains ranges from negligible to moderate, depending on their exact nature. The significance of any impact upon potential heritage assets (before mitigation), therefore, ranges from insignificant to moderately significant.

The majority of the built heritage assets within the study area comprise listed buildings fronting onto Chelmsford Road, c.500m to the south-west, buildings to the



south of the railway line and infrastructure associated with the railway. None of these heritage assets is visible from the SAA as views are blocked by other buildings, trees, bends in Chelmsford Road and the railway embankment. Other heritage assets comprise former buildings, the postulated course of a Roman road, find-spots and historic settlement cores, whose setting will not be impacted by any proposed development. The potential impact on the setting of heritage assets within the study area is, therefore, assessed as no change.

Some of hedgerows on the SAA to the south of Chelmsford Road are likely to be defined as historic, as they follow the boundaries of 18th-century fields, as indicated on Figures 4 and 5. One hedgerow also appears to follow the line of Mountnessing and Shenfield parish boundary. Cartographic evidence suggests these boundaries have existed since at least the late 18th century and an earlier origin in the medieval period is also possible.

In archaeological and historical terms, these hedgerows appear to be ‘important’ under the Hedgerow Regulations.

The potential for heritage assets within the SAA, their significance, and the potential impact of any proposed development on that significance (without mitigation) are summarised in the table below.

<i>Heritage assets</i>	<i>Potential for heritage assets within the SAA</i>	<i>Significance of potential archaeological remains/ setting</i>	<i>Potential impact of development</i>	<i>Significance of impact (without mitigation)</i>
<i>Prehistoric (pre-AD 43)</i>	<i>Low</i>	<i>Low to moderate</i>	<i>Slight to moderate harm</i>	<i>Slightly to moderately significant</i>
<i>Roman (AD 43–AD 410)</i>	<i>Low to moderate</i>	<i>Low to moderate</i>	<i>Slight to moderate harm</i>	<i>Slightly to moderately significant</i>
<i>Anglo Saxon to medieval (410–1550)</i>	<i>Low</i>	<i>Low to moderate</i>	<i>Slight to moderate harm</i>	<i>Slightly to moderately significant</i>
<i>Post-medieval (1550–1900)</i>	<i>Negligible to low</i>	<i>Negligible to low</i>	<i>Slight to moderate harm</i>	<i>Insignificant to slightly significant</i>
<i>Modern (1900–present)</i>	<i>Negligible</i>	<i>Negligible</i>	<i>Slight to moderate harm</i>	<i>Insignificant</i>
<i>Setting issues</i>	<i>Potential setting issue</i>	<i>Value of setting attribute</i>	<i>Potential impact of development</i>	<i>Significance of impact (before mitigation)</i>
<i>Built heritage assets</i>	<i>No</i>	<i>Moderate</i>	<i>No change</i>	<i>Insignificant</i>
<i>Other heritage assets</i>	<i>No</i>	<i>n/a</i>	<i>No change</i>	<i>Insignificant</i>

If required by the LPA, any direct impact of the new development on potential buried archaeological remains could be mitigated by measures to investigate and record the presence/absence, nature and significance of the potential archaeological assets. This could be achieved by a programme of archaeological works (secured by condition) prior to or during development.



1. INTRODUCTION

1.1 **Planning Background**

Barton Willmore, on behalf of Croudace Homes, are promoting a site through the Brentwood Borough Council Reg 19 Local Plan for development of land, known as ‘Officer’s Meadow’, to the north of Shenfield in Essex.

As part of this work, Albion Archaeology was commissioned to prepare this desk-based heritage assessment. The purpose of the assessment is to characterise the nature, likely date and potential for survival of known and potential heritage assets within the site allocation area (SAA), within Croudace control, and to assess their significance. It also assesses the potential impact of development on any heritage assets within and around the SAA and advises on the most suitable techniques currently available to mitigate any such impact.

This document has been drafted in accordance with the *National Planning Policy Framework* (NPPF), which was issued in February 2019.

1.2 **Site Location and Description**

Shenfield lies in south Essex, on the north-eastern side of Brentwood. The land within Croudace control lies on the north-eastern edge of Shenfield within Brentwood District (Figure 1). It is bordered to the north-east by Chelmsford Road (A1023), whilst to the south and east are railway lines serving east Essex and London. Shenfield High School playing fields and Alexander Lane lie to the south-west.

The SAA is centred on NGR TQ61890 96090 and is bisected by Chelmsford Road. The majority of the site lies to the south of the road and comprises an irregular-shaped area of land approximately 24ha in area, largely consisting of open fields with a belt of ancient woodland in the east. The northern land parcel is c.3.4ha in size and currently forms agricultural land sandwiched between the A12 and Chelmsford Road.

The underlying geology comprises Claygate Member clay, silt and sand¹. The SAA is generally flat and lies between 58m and 64m AOD. The southern area slopes slightly downwards towards the south-west where it reaches c.53m AOD, before rising up again towards the south-western boundary.

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>



2. OBJECTIVES OF THE HERITAGE ASSESSMENT

2.1 **National Policy Framework**

This assessment aims to implement the vision for the historic environment as set out in the *National Planning Policy Framework – Section 16: Conserving and enhancing the historic environment* (NPPF) that was revised in February 2019 (MHCLG 2019).

Annex 2 of the NPPF defines heritage assets as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’.

Designated assets comprise, amongst others, scheduled monuments, listed buildings, registered parks and gardens and conservation areas. Undesignated assets are any heritage assets that may formally be identified by the local planning authority to be important for the area, for example through local listing or as part of the plan-making process. These undesignated assets are still material in planning decisions and evidence of local listing and information on these heritage assets is held in the local Historic Environment Record (HER).

According to the NPPF the significance of heritage assets is demonstrated by their value to this and future generations because of their archaeological, architectural, artistic or historic interest and their setting.

The NPPF is accompanied by a set of Good Practice Advice notes, issued by Historic England (HE 2015a and b, 2017).

National and regional planning policy and research frameworks (see Section 2.2) provide the setting within which the heritage assets affected by any proposed development can be characterised and their significance assessed. The potential impact of the proposals on them can then be evaluated and, as necessary, appropriate mitigation measures proposed. This will include potential impacts on the setting of heritage assets within and close to the SAA.

2.2 **Brentwood Local Plan 2016-33 (Pre-submission Regulation 19)**

The Brentwood local plan is at the final stage before being submitted to the Secretary of State for independent review. It outlines the Council’s vision of how the borough will develop over the next seventeen years, 2016-33. It identifies locations to deliver local housing needs and supporting infrastructure and allocates land for appropriate development.

The SAA has been identified in the plan as Site Allocation RO3, land suitable for both residential and employment-led development.



This document also includes policies relating to development and the historic environment (2019, 158–69). It states ‘the Council will apply a level of protection to and keep under review its heritage assets in order to preserve, and where appropriate enhance their special architectural or historic interest. A high standard of design for all new development affecting Heritage Assets and their setting is required’.

The five policies relating to heritage are as follows:

- HP19–Conservation and Enhancement of Historic Environment,
- HP20–Listed Buildings,
- HP21–Conservation Areas,
- HP22–Local Heritage Assets, and
- HP23–Scheduled Monuments and Archaeological Remains.

2.3 Heritage Strategies and Research Frameworks

The current context and objectives for Historic England’s work are currently expressed in its *Research Strategy* (2016). Historic England also supports the draft *Heritage 2020 Framework* (Heritage Alliance 2015), which sets out the shared strategic priorities for organisations working together to maximise the public benefit of the historic environment in England.

As part of the work underpinning the NPPF Historic England (formerly English Heritage) produced an extensive library of national guides covering a wide range of topics; most of these are available for free download from the Historic England website. These guides provide advice on the recording, analysis and conservation of heritage assets, ranging from extensive historic landscapes and large monuments, through to individual artefacts and microscopic biological remains².

Research frameworks that have been devised for the region are *Research and Archaeology Revisited: a revised framework for the East of England* (Medlycott 2011).

The document comes in two parts: the first provides a comprehensive chronological review of the historic environment as investigated so far within Essex and the eastern counties; the second establishes a research agenda and strategy for future investigations and for consolidating and integrating current knowledge. They are therefore vital tools for the assessment of any heritage asset within its local, regional and national historic environment setting.

The relevance of the research framework for the heritage assets of any given period is discussed in more detail in Section 3.8.

² <https://www.historicengland.org.uk/>



2.4 Methodology

This desk-based assessment was carried out in accordance with the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (2014).

The study identifies any known heritage assets within the SAA and within a 1km radius (Figure 2). This is referred to as the *study area*. The site allocation area is referred to as either the 'SAA' or 'the site'. The assessment also considers the likely impact of development on hitherto unidentified heritage assets that may potentially be affected by development within the SAA.

The criteria for assessing significance and impact are based on those formulated by the Design Manual for Roads and Bridges, Volume 11, Part 3 (Cultural Heritage)³. They are listed in Appendix 5.

During the preparation of this document, the sources of information listed below were consulted.

2.4.1 Essex Historic Environment Record (HER)

This is a database of archaeological information containing written and pictorial records of known archaeological monuments, previous archaeological investigations ('events'), find-spots, including data collected by the Portable Antiquities Scheme (PAS), and buildings of historical and archaeological significance.

The HER contains information specific to Essex. It is maintained by Essex County Council in Chelmsford.

2.4.2 Heritage Gateway database and NHLE

The Heritage Gateway is an online database that provides integrated access to local and national heritage information resources and collates entries of all Historic Environment Records throughout England, including the National Heritage List for England.

The National Heritage List for England (NHLE) is the official and up-to-date database for all nationally designated assets, including listed buildings, scheduled monuments, registered parks and gardens, registered battlefields and protected wreck sites.

It is noted, however, that the results provided by the Heritage Gateway do not provide as thorough coverage of a given area as a search of the relevant Historic Environment Record itself and can therefore only ever provide a general background to a specific study area.

³ Available at: <http://www.standardsforhighways.co.uk/dmrb/vol11/section3/ha20807.pdf> [Accessed 08/03/2019]



2.4.3 Cartographic data

Early maps and other illustrations of an area can be a very productive area of research. Often they indicate dramatic changes in land-use during the post-medieval and modern periods. This can be very helpful in appreciating how the archaeological resource may have been affected by the changes in farming practices and expansion of settlements that took place during the 19th and 20th centuries in particular.

Cartographic data for this heritage assessment has been provided by the National Libraries of Scotland and Essex Records Office in Chelmsford.

2.4.4 Site walk-over

As part of the heritage assessment a preliminary walk-over of the site was undertaken on 8th March 2019 with the following aims:

- To verify, where appropriate, the results of the desk-based study.
- To assess issues of setting and views.
- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any remains present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.



3. HERITAGE ASSET ASSESSMENT

3.1 Introduction

Figure 2 should be viewed in conjunction with this text, which reviews the known archaeological and historical heritage assets within the SAA and wider study area. For the purposes of this document, the heritage assets listed below are presented in chronological order from prehistoric to modern. Lists of all heritage assets and events recorded by the HER within the study area are contained within Appendices 1–3.

3.2 Designated Heritage Assets

Twenty-two listed buildings lie within the study area and are mainly concentrated along Chelmsford Road to the south-west of the SAA and in Mountnessing to the north-east. All are Grade II listed and span the 16th to 19th centuries.

- NHLE 1197192 – 18th-century milestone.
- NHLE 1197191 – Elm House, early 17th-century timber-framed house.
- NHLE 1297260 – Elm Cottage, 16th-century and later timber-framed house.
- NHLE 1197193 – Barn at Wybarns Farm, converted 16th-century timber-framed barn.
- NHLE 1297261 – The Rose Inn, four cottages *c.*1700 converted to a beer house in early 19th century.
- NHLE 1197243 – Poplars Hall, dining hall, 1906, originally part of Hutton Residential School.
- NHLE 1279610 – The Chequers PH, 17th–19th-century timber-framed public house.
- NHLE 1279580 – Fitzwalters, St Anne’s Road, 18th-century red brick house.
- NHLE 1197323 – Blue House Farmhouse, 17th- to early 19th-century house.
- NHLE 1297205 – Granary, north of Arnold’s Farm, 17th-century timber-framed.
- NHLE 1293247 – 18th-century barn, east of Arnold’s Farmhouse.
- NHLE 1197194 – Toll Bar Cottage, early 18th-century toll house.
- NHLE 1297170 – Drury’s Farmhouse, 16th-century or earlier house.
- NHLE 1293200 – Toby House, early 19th-century house, extended in the 19th century.
- NHLE 1208333 – Parish lock-up, south-east of Drury’s Farmhouse, early 19th-century and timber-framed.
- NHLE 1297171 – Woolwards, house *c.*1600 and 18th-century, extended in the 19th and 20th centuries.
- NHLE 1197328 – 18th- and early 19th-century milepost.
- NHLE 1293226 – 300 Roman Road, 1800 and 20th-century house.
- NHLE 1293218 – Bakers Farmhouse, late 18th-century house.



- NHLE 1293220 – Granary, north-east of Bakers Farmhouse, early 19th-century.
- NHLE 1197225 – Hutton Village School, now nursing home, dated 1840 on front porch.

Where relevant these buildings are discussed in more detail in the appropriate chronological section below. Full details are listed in Appendix 1 and shown on Figure 2.

3.3 Previous Archaeological Work

Two areas of land within the site have been investigated by geophysical survey⁴ (Figure 3). No archaeological features were revealed, although areas of modern disturbance were noted along the perimeters of the survey area near the field boundaries. A consequence of this may have been the masking of fainter responses of underlying archaeological remains in this area.

No other archaeological investigations are recorded within the study area.

3.4 Known Archaeological and Historical Assets

3.4.1 Introduction

Figure 2 should be viewed in conjunction with this text, which describes the significance and potential of heritage assets within the SAA and within the 1km study area. The remains listed below are presented in chronological order from prehistoric to modern.

3.4.2 Prehistoric (before AD 43)

No heritage assets dating to the prehistoric period have so far been identified in the study area.

3.4.3 Roman (AD 43 to c.AD 400)

The earliest documented heritage asset within the study area is the route of the Roman road from London to Chelmsford (EHCR 5428), now followed by Chelmsford Road (A1023). It forms part of the north-west boundary of the site. Until the railway arrived, Chelmsford Road was the major routeway between London and Colchester; the part between Shenfield and Ingatestone was turnpiked in 1695.

No sub-surface Roman remains have so far been recorded in the study area, but Roman pottery and building material has been recovered from fields to the east of St Mary's Church, Shenfield (HER 5485), c.1.1km to the south-west of the SAA. Trial trenching of land to the east of the church also uncovered unstratified Roman pottery and a Roman pit and ditch.

3.4.4 Anglo-Saxon (400–1066)

No Anglo-Saxon heritage assets have so far been identified in the study area, but a manor associated with Shenfield was recorded in the Domesday Survey



of 1086. It was a small manor comprising of six households, land for 1.5 ploughs and woodland for forty pigs⁵.

3.4.5 Medieval (1066–1550)

Within the study area the medieval period is represented by a moated site known as Fitzwalters (HER 5346), situated c.600m north of the SAA, and the historic settlements of Hutton, to the south-east, and Mountnessing to the north-east.

Fitzwalters originally comprised a rectangular moat associated with the family of the same name and could have been the manorial site of the Domesday manor of Shenfield.

By the 1950s the moat was still water-filled but its southern arm no longer existed. It was mentioned in a document of 1387 and was later referred to as ‘Shenfelde-maner’ in a document dated 1453. The present house is 18th-century in origin and Grade II listed (NHLE 1279580).

Four later medieval, designated buildings have been recorded in the study area. Closest to the SAA are Elm Cottage (NHLE 1297260) and a converted timber-framed barn (NHLE 1197193) situated on Chelmsford Road, c.600m and 400m to the south-west of the SAA, respectively. The historic core of Shenfield, however, is represented by the parish church of St Mary’s, situated c.1.2km south-west of the SAA. A 16th-century building known as Drury’s Farmhouse (NHLE 1297170) is also situated c.930m to the north-east at Mountnessing.

Two find-spots of medieval pottery and tile have been recorded south of Arnold’s Farm (HER 5470/1 and HER 5471), c.230m to the east of the SAA.

3.4.6 Post-medieval (1550–1900)

The majority of designated and undesignated heritage assets within the study area date to the post-medieval period and mainly comprise infrastructure relating to the adjacent railway lines and buildings on Chelmsford Road at Shenfield and Mountnessing.

The railway line from London to Colchester was built by the Eastern Counties Railway and completed in 1843 (HER 136845); it borders the SAA to the south. In 1888 a branch line between Shenfield and Southend (HER 1368971) was opened and also passes the SAA to the south. Bridges (HER 40899, HER 40969, HER 40909, HER 40969 and HER 41004) and railway crossings (HER 40902 and HER 41005) associated with the railway in the study area have been recorded by the HER. Two pairs of late 19th-century railway cottages (HER 40900) have also been recorded by the HER and are situated c.90m to the south of the SAA.

⁵ <https://opendomesday.org/place/TQ6095/shenfield/>. Accessed: 08/03/19



The site of a former brickyard (HER 15347) has been recorded *c.*360m to the south-east of the SAA. It operated in the late 19th century and was run by Daniel Cornish and Company.

3.4.7 Modern (1900 to present)

Modern heritage assets recorded in the study area mainly comprise WWII-related infrastructure — a tank trap (HER 8893), road barrier on Priests Lane (HER 20256) and two spigot mortar emplacements (HER 20265 and HER 20266). An early 20th-century training school, founded by the Poplar Union (HER 15405), has also been recorded *c.*480m to the south of the SAA.

Most relevant to the SAA, however, is a bomb crater recorded on part of the site (HER 18149); it was identified from a cropmark.

3.4.8 Undated

A cropmark of a possible rectilinear enclosure (HER 48286) has been recorded in fields to the north-west (*c.*570m) of the SAA. It most likely pertains to former field boundaries depicted on Shenfield Tithe Map of 1837. By the First Edition OS map 1881 the fields in this part of the study area had been amalgamated in order to create much large fields.

3.5 Cartographic Evidence

This section contains a discussion of selected historical maps, illustrating the changes occurring on the SAA and in its general vicinity from the late 18th century onwards. The cartographic sources are listed in Appendix 4.

3.5.1 Plan of the Parish of Mountnessing 1777 (Figure 4)

The map of Mountnessing indicates that most of the SAA lay within this parish at this time. The area of the site was at this time part of Lord Petre's estate, whose principal family seat was, and still is, Ingatestone Hall, lying *c.*5km to the north-east.

Landmarks include Arnold's Wood, the River Wid and Chelmsford Road. The SAA is defined by a number of strip fields and irregular-shaped land parcels, some of which appear to be aligned at right angles to the River Wid rather than the Roman road.

3.5.2 Chapman and Andre map of Essex 1777 (Figure 5)

The site is located within two historic parishes, Shenfield and Mountnessing, and the boundary between the two is depicted as crossing the western end of the SAA.

Relevant landmarks on this map are the River Wid, to the north-east of the SAA, and Chelmsford Road A1023 that runs diagonally across the map. The SAA corresponds to an area appearing as undeveloped land lying on either side of Chelmsford Road. Interestingly Arnold's Wood is not depicted on this map, although other pockets of woodland are.



Development at this time within Mountnessing and Hutton is dispersed along the main roads, with occasional outlying farms. The Halls and Churches of Shenfield, Mountnessing and Hutton are both depicted on this map.

3.5.3 Ordnance Survey 6-Inch Map 1881 (Figure 6)

The most significant change from the 1771 map is the addition of the Great Eastern Railway line from London to Colchester, which borders the south-eastern edge of the site. The line was completed in 1843 and bisected the ancient woodland called Arnold's Wood to the east of the site. Part of the wood extends on to the SAA.

The SAA comprises a number of irregular land parcels, many of which can be identified on the 1771 parish map of Shenfield. No development is visible on the SAA, but development along the Chelmsford Road at 'Marylands' does border the site to the north.

3.5.4 Ordnance Survey 6-Inch Map 1915 (Figure 7)

No obvious change has occurred on the SAA since 1881 and it has remained undeveloped.

To the east of the SAA the branch line between Shenfield and Southend is shown cutting through Arnold's Wood to the south-east of the site.

3.5.5 Ordnance Survey 1:2500-Inch Map 1939-50 (Figure 8)

The most obvious change by 1939–50 is the expansion of buildings along Chelmsford Road, along the northern edge of the SAA. A further railway track following the line to Southend has by now been added and forms part of the south-eastern edge of the site.

Otherwise many of the earlier land-parcels and boundaries have been retained and the SAA has remained largely undisturbed and undeveloped.

3.6 Site Walk-over (Plates 1–9)

3.6.1 Extent, access and current land-use

The majority of the SAA lies on the south side of Chelmsford Road and is still formed of several irregular fields that have changed very little from those depicted on the 1771 Mountnessing parish map and 1881 First Edition OS map (Figures 4 and 6). They are each defined by well-established boundaries, whilst the field furthest west is separated by a remaining strip of Arnold's Wood (Plates 1 and 2). The SAA on the north side of Chelmsford Road comprises an isolated area of land cut off when the A12 dual carriageway was constructed in the 1960s. Until recently much of the SAA was agricultural land, but at present only two fields contain crops, the remaining fields have been left fallow. Access to the SAA is from Chelmsford Road and Alexander Lane to the south.

An area of reinstated ground is evident in one of the western fields that extend southwards towards the railway line (Plate 3). In 2017 this contained



a Crossrail haul road, created to facilitate maintenance works to the railway; it can be seen on Google Earth images. The Crossrail access from Chelmsford Road is still visible (Plate 4 and Figure 3). The ground surface of the field bordering the railway is noticeably lower than the surrounding area and it is possible that soil was taken from here to build the railway embankment in the 1800s (Plate 5 and Figure 3).

Views from the SAA to the south and south-east are limited due to the high railway embankments, Arnold's Wood and the A12 dual carriageway (Plate 6). To the north and north-west, views are also restricted by the A12 (Plate 7). Modern housing immediately adjacent to the SAA can be glimpsed through trees (Plate 8), but those further along Chelmsford Road to the south-west are not visible due to the bend in the road (Plate 9).

3.7 Setting

The NPPF defines setting as: *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, and may affect the ability to appreciate that significance or may be neutral'* (NPPF 2019, Annex. 2.).

The SAA comprises three land parcels sandwiched between the A12 dual carriageway, Chelmsford Road (A1023) and railway lines. The area to the south and south-west of the SAA is characterised by 20th-century build-up associated with Shenfield and Hutton. To the north, the area beyond the A12 has largely been retained as agricultural land with pockets of woodland.

The majority of the built heritage assets within the study area comprise listed buildings fronting onto Chelmsford Road, buildings to the south of the railway line and infrastructure associated with the railway. None of these heritage assets is visible from the SAA as views are blocked by other buildings, trees, bends in Chelmsford Road, the A12 and the railway embankment.

Other heritage assets comprise former buildings, find-spots and historic settlement cores whose setting will not be impacted by any proposed development on the site allocation area.

3.7.1 Boundary hedgerow

Historic England offers the following advice on hedgerows:

Hedgerows, like trees, can make an important contribution to the character of an area and may be historically (and occasionally archaeologically) important as indications of land use and previous ownership. They also contribute significantly to biodiversity.

The removal of a hedgerow is unlikely to require planning permission, but if removal is proposed as part of a planning application then its impact on the heritage significance of the area and its impact on the setting of any heritage



assets around may be taken into account in accordance with planning policies in the National Planning Policy Framework (NPPF) and the local development plan⁶.

Under the Hedgerows Regulations 1997⁷ a hedgerow (if it is at least 30 years old) may be deemed ‘important’ on account of its archaeological and historical associations, i.e. if it:

- marks all or part of a parish boundary that existed before 1850;
- contains an archaeological feature such as a scheduled monument;
- is completely or partly in or next to an archaeological site listed on the Historic Environment Record (HER), (formerly the Sites and Monuments Record);
- marks the boundary of an estate or manor or looks to be related to any building or other feature that’s part of the estate or manor that existed before 1600;
- is part of a field system or looks to be related to any building or other feature associated with the field system that existed before the Enclosure Acts (that is before 1845).

Hedgerows containing mature trees define some of the fields in the southern part of the SAA (Plates 1–5 and 7). Their association with a field layout that resembles those depicted on the 1777 Mountnessing parish map (Figure 4) suggests that these boundaries pre-date 18th-century Parliamentary Enclosure. One boundary also follows the line of the Mountnessing and Shenfield parish boundary (Figure 5).

In archaeological and historical terms, these hedgerows appear to be ‘important’ under the Hedgerow Regulations (their potential ecological significance is not considered here).

3.8 Assessment of Potential and Significance

3.8.1 Introduction

The assessment of potential and significance is based on the known heritage assets within the 1km study area, together with the wider heritage environment and cartographic evidence.

The SAA has formed agricultural land since at least 1777 (Figure 4). Construction of several railway lines, the A12 dual carriageway and more recently the temporary Crossrail haul road represents potential localised disturbance on the SAA.

These factors have been taken into account in the period-based assessment of archaeological potential below.

The criteria for assessing significance are listed in Appendix 5.

⁶<https://historicengland.org.uk/advice/hpg/consent/hedgerowregs/> [accessed 11/03/2019]

⁷<http://www.legislation.gov.uk/ukxi/1997/1160/schedule/1/made> [accessed 11/03/2019]



3.8.2 Prehistoric (pre-AD 43)

No confirmed prehistoric heritage assets have so far been identified within the study area. On the basis of current evidence the potential for prehistoric heritage assets to be present on the SAA is assessed as *low*.

If any prehistoric remains were found on the SAA, they would probably be of *low* to *moderate* significance, depending on their exact nature.

3.8.3 Roman (AD 43–AD 410)

The postulated course of a Roman road connecting London and Colchester via Chelmsford is the earliest heritage asset documented within the study area. So far it has not been confirmed by archaeological investigation and excavations across Chelmsford Road in 1993 did not identify any definitive Roman evidence (Kemble 1994, 263). However, Roman activity has been uncovered close to the course of the road near Shenfield Church and could support its being a Roman route.

On the basis of current evidence the potential for Roman heritage assets to be present on the SAA is assessed as *low* to *moderate*.

The research framework for the eastern region state that further investigation of Roman roads is needed. Are they constructed differently in rural locations and do they change on different geologies? (Medlycott 2011, 48). More work is also needed to understand the inter-relationship between Roman towns and their hinterlands (Medlycott 2011, 47–8).

If any Roman remains were found on the SAA, they would probably be of *low* to *moderate* significance depending on their exact nature.

3.8.4 Anglo-Saxon to medieval (410–1550)

No Anglo-Saxon remains are recorded within the study area, although the manor of Shenfield was recorded in Domesday Book.

No medieval heritage assets have been recorded for the SAA, but the historic settlements of Mountnessing and Hutton are situated *c.*600m and *c.*1km, respectively, from the SAA and a possible manorial site is situated *c.*600m to the north.

The potential for Anglo-Saxon and medieval heritage assets to be present on the SAA is, therefore, assessed as *low*.

If any Anglo-Saxon or medieval assets were found on the SAA, their significance could be *low* to *moderate*, depending on their exact nature.

3.8.5 Post-medieval (1550–1900)

The majority of records within the study area date to the post-medieval period and mainly comprise built heritage assets. During the medieval and post-medieval periods Chelmsford Road was a major routeway and



accordingly many of the designated buildings recorded for the study area front onto it.

The historic mapping evidence suggests that the site has remained largely unchanged since the 18th century with many of the boundaries and associated hedgerows probably pre-dating the General Enclosure Acts of the 19th century.

The potential for post-medieval heritage assets to survive within the SAA is assessed as *negligible* to *low*. If any did survive, they would probably consist of stray artefacts relating to pastoral land use or construction debris associated with the railway. They would be of *negligible* to *low* significance.

3.8.6 Modern (1900 to present)

A bomb crater in the middle of the site, appearing as a cropmark on an aerial photograph (EHCR 18149), and the site of a spigot mortar (EHCR 20266) and possible air raid shelter (EHCR 20267) further to the south all date to the 1940s.

During the latter half of the 20th century, the area to the south of the site was extensively developed for housing and the A12 dual carriageway was constructed to the north.

Therefore, the potential for modern heritage assets within the SAA is assessed as *negligible*. If any were found, they would probably consist of stray artefacts and would be of *negligible* significance.



4. IMPACT ASSESSMENT

4.1 **The Site Allocation Area**

The site allocation area (RO3) has been allocated for residential development in the Pre-submission Reg 19 Local Plan for Brentwood (2019) and in planning terms is considered to be a key gateway location.

The pre-submission document has outlined a number of development proposal considerations, including:

- provision for around 825 new homes of mixed size and type, including affordable housing;
- provision of land for a co-located primary school and early years and childcare nursery;
- provision for a residential care home;
- provision for 5% self-build and custom build across the entire allocation area;
- provision of 2ha of land for employment purposes; and
- provision for new multi-functional green infrastructure including public open space.

Developments of this type can typically have variable potential impact on sub-surface archaeological remains, ranging from *slight* to *moderate harm*, depending on the configuration of the development and the nature of the remains.

4.2 **Direct Impacts on Potential Heritage Assets on the SAA**

The SAA has remained as arable or pasture land since as early as 1777 (Figure 4) and so any ground disturbance, other than ploughing, is likely to have been minimal. Construction of several railway lines to the south of the SAA, the A12 dual carriageway to the north and more recently the temporary Crossrail haul road represents potential localised disturbance on the SAA. A bomb crater has also been recorded by the HER on the site. These factors have been taken into consideration when assessing the potential impact of any proposed development on sub-surface archaeological remains.

The potential for heritage assets to be present on the SAA has been assessed as varying from *negligible* to *moderate*, depending on the date of the remains. The significance of any potential archaeological remains ranges from *negligible* to *moderate*, depending on their exact nature. The significance of any impact upon potential heritage assets (before mitigation), therefore, ranges from *insignificant* to *moderately significant* (see Table 1, below).

If required by the LPA, any direct impact of the development on potential buried archaeological remains could be mitigated by measures to investigate and record the presence/absence, nature and significance of the potential buried archaeological remains. This could be achieved by a programme of archaeological works (secured by condition) prior to or during development.



4.3 Impacts on the Setting of Heritage Assets

The adjacent railway lines, roads, buildings and vegetation suggest that any proposed new buildings on the SAA are unlikely to be visible from heritage assets recorded in the study area.

Development proposals incorporating green buffer zones, green open space and sympathetic design and materials will ensure that any potential impact on the setting of heritage assets is minimised.

The potential impact on the setting of heritage assets within the study area is, therefore, assessed as *no change*.

The significance of this impact is assessed as *insignificant*.

4.4 Historic Hedgerows

Some of hedgerows on the SAA to the south of Chelmsford Road are likely to be defined as historic, as they follow the boundaries of 18th-century fields, as indicated on Figures 4 and 5. One hedgerow also appears to follow the line of Mountnessing and Shenfield parish boundary. Cartographic evidence suggests these boundaries have existed since at least the late 18th century and an earlier origin in the medieval period is also possible.

4.5 Summary

The following table summarises the potential for archaeological remains being found **within the SAA**. It covers the prehistoric to the modern periods and also gives an indication of the relative significance of those remains when considered on a local/national/regional basis and the potential development impact in the light of the nature of the development. The setting issues occasioned by any proposed development are also summarised.

Heritage assets	Potential for heritage assets within the SAA	Significance of potential archaeological remains/ setting	Potential impact of development	Significance of impact (without mitigation)
Prehistoric (pre-AD 43)	Low	Low to moderate	Slight to moderate harm	Slightly to moderately significant
Roman (AD 43–AD 410)	Low to moderate	Low to moderate	Slight to moderate harm	Slightly to moderately significant
Anglo Saxon to medieval (410–1550)	Low	Low to moderate	Slight to moderate harm	Slightly to moderately significant
Post-medieval (1550–1900)	Negligible to low	Negligible to low	Slight to moderate harm	Insignificant to slightly significant
Modern (1900–present)	Negligible	Negligible	Slight to moderate harm	Insignificant
Setting issues	Potential setting issue	Value of setting attribute	Potential impact of development	Significance of impact (before mitigation)
Built heritage assets	No	Moderate	No change	Insignificant
Other heritage assets	No	n/a	No change	Insignificant



Table 1: Potential and significance of heritage assets and significance of development impact (without mitigation)

4.6 Confidence Rating for the Current Study

This assessment carries a rating of reasonable confidence. However, as a general rule, desk-based assessments cannot be used as a predictive tool for the precise location and characterisation of sub-surface archaeological deposits.

The nature of desk-based studies means that they rely on artefacts being reported and logged in the HER and information from intrusive investigations in the vicinity of the subject site and the wider landscape.

The unpredictable nature and presence of sub-surface and therefore non-visible archaeological remains has to be borne in mind.



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6. APPENDICES

6.1 Appendix 1 – Designated Heritage Assets within a 1km Radius of the SAA

6.1.1 Listed Buildings

NHLE EHER	Name	Description	Grade
1197192 15772	Milestone in road verge opposite no. 179 Chelmsford Road	18th-century milestone	II
1197191 27295	Elm House	Early 17th-century timber-framed house. Listed Building	II
1297260 27296	Elm Cottage	16th-century and later timber-framed house	II
1197193 27298	Barn at Wybarns Farm	Converted 16th-century timber-framed barn	II
1297261 27299	The Rose Inn	Four cottages c.1700 converted to a beer house in early 19th century. Now a public house ('The Rose Inn')	II
1197243 27408	Poplars Hall	Dining hall, 1906, originally part of Hutton Residential School	II
1279610 27409	The Chequers Public House	Timber framed public house, c.1600, c.1800 and C20, with attached stable and bakehouse	II
1279580 5347	Fitzwalters, St Anne's Road	18th century red brick house, 2-storied, L-plan. Roof tiled with old tiles.	II
1197323	Blue House farmhouse	17th- to early 19th-century house	
1297205	Granary 13m north of Arnold's Farm	17th-century, timber-framed.	
1293247	Barn 30m east of Arnold's Farmhouse	18th-century barn	
1197194	Toll Bar Cottage	Early 18th-century Toll House	
1297170	Drury's Farmhouse	16th-century or earlier house	
1293200	Toby House	Early 19th-century house, extended in the 19th-century	
1208333	Parish Lock up 2m south-east of Drury's Farmhouse	Early 19th-century, timber-framed	
1297171	Woolwards	House c. 1600 and 18th century. Extended in the 19th and 20th centuries.	
1197328	Milepost 17m south of number 306	18th- and early 19th-century	
1293226	300, Roman Road	1800 and 20th-century house	
1293218	Bakers Farmhouse	Late 18th-century house	
1293220	Granary approx. 10m north-east of Bakers Farmhouse	Early 19th-century	



NHLE EHER	Name	Description	Grade
1197225	Hutton Village School	School, now nursing home. Dated 1840 on front porch, but building style is later 19th-century.	

6.2 Appendix 2 – Undesignated Heritage Assets within a 1km Radius of the SAA

6.2.1 Monuments

EHER	Name	Description	Period
5346	Shenfield, Hall Lane-Fitzwalters	Site of 'Fitzwalters'. Homestead moat at Fitzwalters. Waterfilled, in good condition in 1953. Domesday manor. Moat rectangular, incomplete. Southern half gone on OS 25'. Probably to be associated with the family of Robert 'Fitz Walter' (1303). Also mentioned in 1387 as 'Fitz Wauteres', 1435 as 'Shenfelde-maner' alias Fitzwaters maner', 1453 as 'Fitz Walters'.	Medieval
5428	Road	Course of Roman road extending SW-NE between Brentwood and Mountnessing.	Roman
5470	South of Arnold's Farm	Scatter of pottery sherds and peg tile, including thumb-indented base	Medieval to post-medieval
5471	South of Arnold's Farm	Scatter of sherds and peg tile, including a medieval base	Medieval to post-medieval
8893	GHQ Line Anti-Tank Ditch	1993 and 2000: 2nd World War tank trap, a ditched defence around Chelmsford, showing successively as an earthwork, soil mark and cropmark on subsequent RAF vertical photography. Mostly now destroyed by recent development.	Modern
15347	The Brickyard, Priests Lane, Shenfield	Late 19th-century brickworks run by Daniel Cornish and Co.	Post-medieval – modern
15405	Poplar Training School	Early 20th-century training school founded by the Poplar Union. The training school was erected by the Poplar Union in 1906 following plans by Holman and Goodman. Nineteen buildings were located around a central green; a porter's lodge, superintendent's house, administration block, a school, ten cottages (five each for boys and girls), a dining room, infirmary, gymnasium, and swimming pool. The school also had its own farm.	Modern



EHER	Name	Description	Period
15685	Brick Works East of Hutton	It is almost certain that John Offin operated this brickworks because he owned the timber yard immediately adjacent. In fact access to the brickworks was only through the timber yard. In addition to being a timber merchant, John Offin was also a landowner, farmer and maltster and lived in Hutton Park. This brick field included clay mills and one kiln. Earlier, in c. 1840's Abraham Offin was maltster, timber merchant and farmer here but John Offin had succeeded him by the late 1850's. By the 1880's George John Baxter was living at Hutton Park.	Post-medieval
18149	Chelmsford Road	WWII bomb crater appearing as a cropmark.	Modern
19120	Hutton Village	The manor and rectory of Hutton were granted to Battle Abbey following the Norman Conquest, however curiously the advowson (right to appoint the priest) of the vicarage belonged to the Dean and Chapter of St Paul's Cathedral, London. Domesday Book records a population increase from 19 households in 1066 to 24 in 1086. The extent and nature of the medieval built-up area is uncertain, although it is probable that it was concentrated in the area of the present village, close to the church/hall complex, with the occasional outlying farm or cottage. The discovery of medieval pottery in the field to the east of the church suggests that settlement may also have extended in that direction. The village was always very small.	Medieval
19305	Mountnessing Historic Settlement	Medieval and post-medieval historic settlement of Mountnessing	Medieval and post-medieval
19306	Mountnessing archery butts	The Petty Sessions for 1574 record that 'the stocks at Mountnessing are decayed, and have been so for a quarter of year', it is presumed that these are medieval in origin. The location of the butts is not known.	Medieval



EHER	Name	Description	Period
20256	Road barrier (destroyed) Priests Lane	A wartime map reference shows the barrier to have been at the W end of Priests Lane, around the junction with Shenfield Crescent. A more typical location would have been a few yards further W, bridging the road between nos. 9 and 16.	Modern
20265	Spigot mortar emplacement, E side of Hutton Road Railway Bridge	An aerial photograph taken in June 1946 shows the clear shape of a spigot mortar emplacement, with an L-shaped trench, on the E side of Hutton Road railway bridge. It can be seen at the foot of the embankment on the S side of the Rayleigh Rd/Mount Avenue junction.	Modern
20266	Spigot mortar emplacement (destroyed), Alexander Lane, Hutton	Location of WWII spigot mortar emplacement.	Modern
20267	Unknown building. Alexander Lane, Hutton	WWII brick-built building with a blast wall on N side.	Modern
40260	Milestone, A129 opposite Hanging Hill Lane	18th- or 19th-century milestone. The "London 20" milestone on Rayleigh Road, opposite junction with Hanging Hill Lane. Much eroded: no visible markings and standing approx. 0.30m tall. Re-discovered following grass cutting in May 1977.	Post-medieval
40899	Hutton Road Bridges	Both the main line and the Billericay branch cross Hutton Road on two adjacent box-girder bridges of different construction. The southern bridge, the narrower of the two, has 3 longitudinal main girders supporting a series of transverse girders. The northern bridge has four main longitudinal girders and 4 longitudinal minor girders. Both bridges have blue brick piers in engineering bond with blue brick embanking on either side.	Post-medieval
40900/ 41002	Railway Cottages	Railway cottage on the Shenfield to Southminster railway. Two pairs of railway cottages, Nos 2/4, 6/8 Rayleigh Road (built c.1886).	Post-medieval
40901/ 41003	The Hutton, Public House, Rayleigh Road, Shenfield	Public house as illustrated, red brick, 2 stories, timbered gable to frontage, chimney stacks.	Post-medieval to modern
40902	Shaw Crescent Crossing	Level crossing	Post-medieval to modern



EHER	Name	Description	Period
40909	Alexander Lane bridges	Pedestrian bridges on Alexander Lane over the Shenfield to Southminster railway	Post-medieval
40969	Alexander Lane Bridges	The main line and 'up' Billericay line cross Alexander Lane by a girder bridge on blue brick piers in engineering bond which support 8 longitudinal girders. 20m further north, the Billericay 'down' line is carried over Alexander Lane on a bridge of similar design but having only 4 longitudinal girders.	Post-medieval
41004	Alexander lane bridges	The main line and 'up' Billericay line cross Alexander Lane by a girder bridge on blue brick piers in engineering bond which support 8 longitudinal girders, 20m further north, the Billericay 'down' line is carried over Alexander Lane on a bridge of similar design but having only 4 longitudinal girders.	Post-medieval
41005	Shaw Crescent crossing (Arnold Wood)	Shaw Crescent Crossing: Curving eastwards, both lines are crossed by a footpath crossing north of Shaw Crescent, protected by a metal stile. The 'up' and 'down' lines meet at a junction at TQ627962 just west of Brickley Shaw.	Post-medieval
45373	Stapleford Tawney (Epping) to Horndon Archaeological Field Survey	Stapleford Tawney to Horndon. Field Walking Survey 1993. 56% of route walked. Finds from prehistoric to post medieval period but no notable assemblages. Concluded that archaeological deposits possible below unploughed pasture.	Prehistoric to post-medieval
45447	Fieldwalking along the Epping Horndon Gas main	A number of find-spots of pottery and flint were recorded along the gas pipeline route, in most instances these were single artefacts and have not been given a SMR number	Unknown
48286	Hall Lane	Cropmarks of a possible double ditched, rectilinear partial enclosure	Undated
1368345	Great Eastern Railway	-	Modern
1368971	Shenfield and Southend Railway-	-	Modern



6.3 Appendix 3 - Previous Archaeological Investigations ('Events')

Event ID	Type	Description	Date
EEX59302	Evaluation	Officer's Meadow, Shenfield	-

6.4 Appendix 4 – List of Cartographic Sources

Location	Description	Date	Document reference
Essex Records Office, Chelmsford	Chapman and Andre map of Essex	1777	Sheet 17
National Library of Scotland http://maps.nls.uk/os Reproduced with permission of the National Library of Scotland	Six-inch Ordnance Survey maps	1881–1915	Essex LIX nLXXI
	1:25,000 inch OS map	1939-1950	TQ69

6.5 Appendix 5 – Significance and Impact Criteria

6.5.1 Criteria for assessing the importance of heritage assets

Importance of Asset	Designation of Assets	Definition of Importance
<i>High</i>	World Heritage Sites	Places of international importance due to its 'outstanding universal value'
	Scheduled monuments Listed buildings (Grade I or II*) Registered parks/gardens (Grade I or II*) Battlefields	Places or structures of national importance. Undesignated heritage assets and archaeological remains of potentially equivalent value. This includes assets which: <ul style="list-style-type: none"> • are rare in the historic environment record or • are a good example of a type site or • have a high potential to add to regional and national research criteria



Importance of Asset	Designation of Assets	Definition of Importance
<i>Moderate</i>	Listed buildings (Grade II) Registered parks and gardens (Grade II) Conservation areas Undesignated	Places or buildings of regional or high local importance. This includes assets which: <ul style="list-style-type: none"> • are more commonly found in the historic environment record or • have particular regional associations or may have important associations on a local or parish level (e.g. they have meaning to local population or embody something of the special identity of a locality) • have moderate potential to add to local and regional research criteria
<i>Low</i>	Undesignated	Assets which: <ul style="list-style-type: none"> • are relatively poorly preserved or • have limited significance on a local level • have a low potential to add to local and regional research criteria
<i>Negligible</i>	Undesignated	Places or buildings that have no known archaeological, historical or cultural importance. Sufficient investigation must have been undertaken to demonstrate that there is a low risk that any as yet unknown heritage assets might survive, or where any potential surviving remains have no value within the context of the current study.
<i>Uncertain</i>	Undesignated	Sites where there is evidence that a heritage asset may exist, but where there is insufficient information to determine its nature, extent and degree of survival given current knowledge (e.g. cropmarks untested by fieldwork or random finds spots).



6.5.2 Criteria used for assessing the setting of assets

Value of Setting Attribute	Effect on Significance of Heritage Asset
<i>High</i>	Makes a major contribution to the significance of the heritage asset, for example because it is itself a significant heritage asset or because it is a very prominent feature of the setting. Substantial change to this attribute would almost certainly considerably reduce the significance of the setting as it relates to the asset and would not normally be reversible.
<i>Moderate</i>	Makes a moderate contribution to the significance of the heritage asset, for example, because it is itself a locally significant heritage asset or a notable feature of the setting. Substantial change to this attribute would almost certainly reduce the integrity of the asset's setting and to some degree reduce the significance of the setting as it relates to the asset. Such changes may be temporary or reversible, but might persist for a longer term.
<i>Slight</i>	Makes a minor contribution to the significance of the asset, for example having no heritage value in itself or comprising a small element in the setting. Substantial change to this attribute might lead to a slight loss of its overall integrity or significance of the setting of the asset. The changes may be short term.
<i>Neutral</i>	Makes no apparent contribution to the setting of the asset.
<i>Slightly Intrusive</i>	Comprises a small intrusive element in the setting of the asset, or one that is itself a heritage asset. The intrusiveness may be limited to a short term. Removal of the attribute would not normally be justified but mitigation would be beneficial.
<i>Moderately Intrusive</i>	Detracts somewhat from the significance of the heritage asset, but is not a very prominent feature of the setting and does not involve large-scale activities or emissions. The attribute itself may have some heritage value, thus offsetting its intrusiveness. Removal or mitigation of the intrusion would increase the significance of the setting in relation to the asset.
<i>Highly Intrusive</i>	Detracts highly from the significance of the heritage asset and has no heritage value in its own right. This might be because it is a very prominent feature of the setting, involves large-scale activities or produces copious emissions. Removal or mitigation of the intrusion would almost certainly increase the significance of the setting in relation to the asset.

6.5.3 Criteria for assessing the magnitude of development impacts on assets

Magnitude of Impact on asset	Effect of Impact
<i>Substantial Harm</i>	Causes total destruction of or permanent change to most key elements of the asset that results in major loss of integrity and reduction in significance. Substantial change to the setting of the asset. Any such change would almost certainly result in total loss of significance of the asset and would not normally be reversible.
<i>Moderate Harm</i>	Either: causes permanent change to or loss of many key elements of the asset that lead to a moderate loss of its overall integrity and reduction in significance. Moderate change to the setting of the asset. Or: temporarily causes major loss of integrity and significance, e.g. through restricting accessibility and visibility, or by altering its setting.



Magnitude of Impact on asset	Effect of Impact
<i>Slight Harm</i>	Either: causes permanent change to some key or peripheral elements of the asset, or changes to the setting of the asset, that lead to a slight loss of its overall integrity or significance. Or: temporarily causes moderate loss of integrity and significance, e.g. through restricting accessibility and visibility, or by altering its setting.
<i>No change</i>	No appreciable change to the asset or its setting.
<i>Slight Benefit</i>	Either: delivers some improvement to the asset that does not increase its overall integrity or significance. Or: arrests an existing process of adverse change.
<i>Moderate Benefit</i>	Either: causes long-term improvement of the asset, involving some increase in its integrity or significance. Or: reverses an existing process of adverse change.
<i>Substantial Benefit</i>	Causes major benefit to the asset that increases its integrity and significance. Such change would almost certainly increase the significance of the asset.

6.5.4 Significance of effects matrix

Importance of asset	High	<i>Insignificant</i>	<i>Significant</i>	<i>Highly Significant*</i>	<i>Very Highly Significant**</i>
	Moderate	<i>Insignificant</i>	<i>Moderately Significant</i>	<i>Significant</i>	<i>Highly Significant*</i>
	Low	<i>Insignificant</i>	<i>Slightly Significant</i>	<i>Moderately Significant</i>	<i>Significant</i>
	Negligible	<i>Insignificant</i>	<i>Insignificant</i>	<i>Insignificant</i>	<i>Slightly significant</i>
	Uncertain	<i>Unknown (Insignificant?)</i>	<i>Unknown (Significant?)</i>	<i>Unknown (Highly Significant?)</i>	<i>Unk. (V. Highly Significant?)</i>
	No Change	Slight Harm	Moderate Harm	Substantial Harm	
Magnitude of impact (on the asset or its setting)					
<p>* Highly significant impacts on designated heritage assets will require “exceptional” development justification.</p> <p>** Very highly significant impacts on designated heritage assets will require “wholly exceptional” development justification.</p> <p>Otherwise, judgements should be balanced with regard to the scale of any harm or loss and the importance of the heritage asset.</p>					

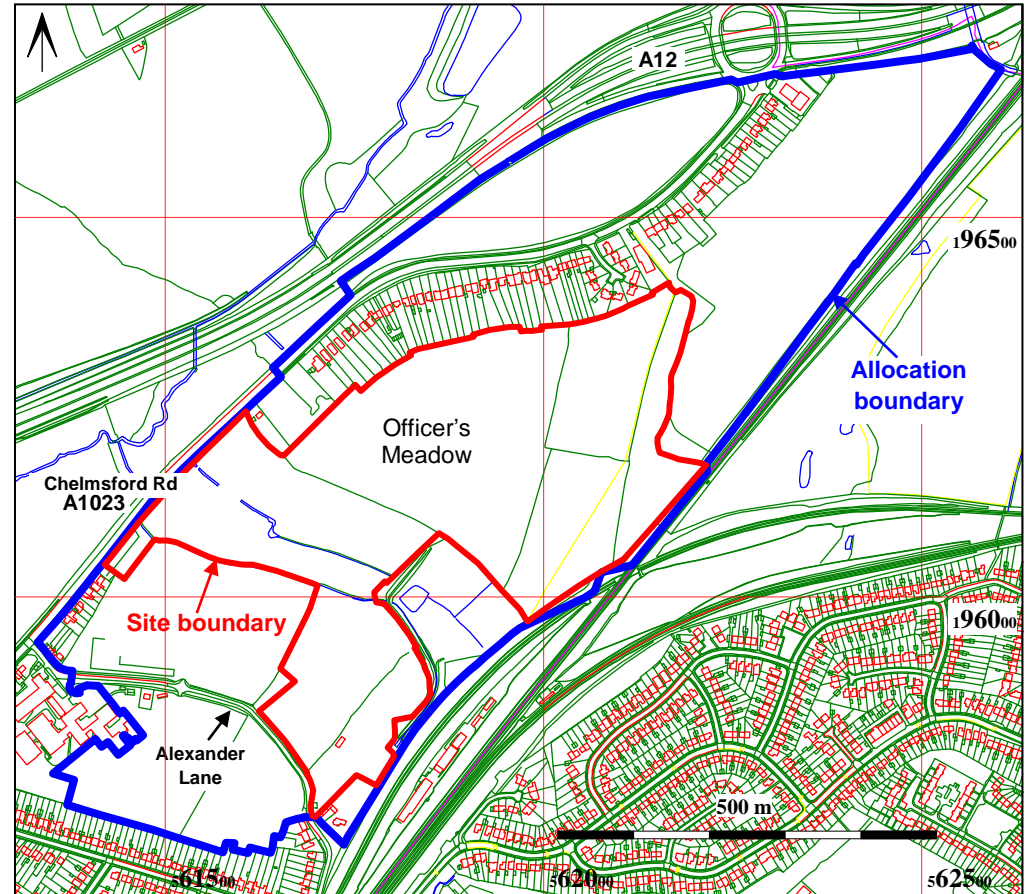
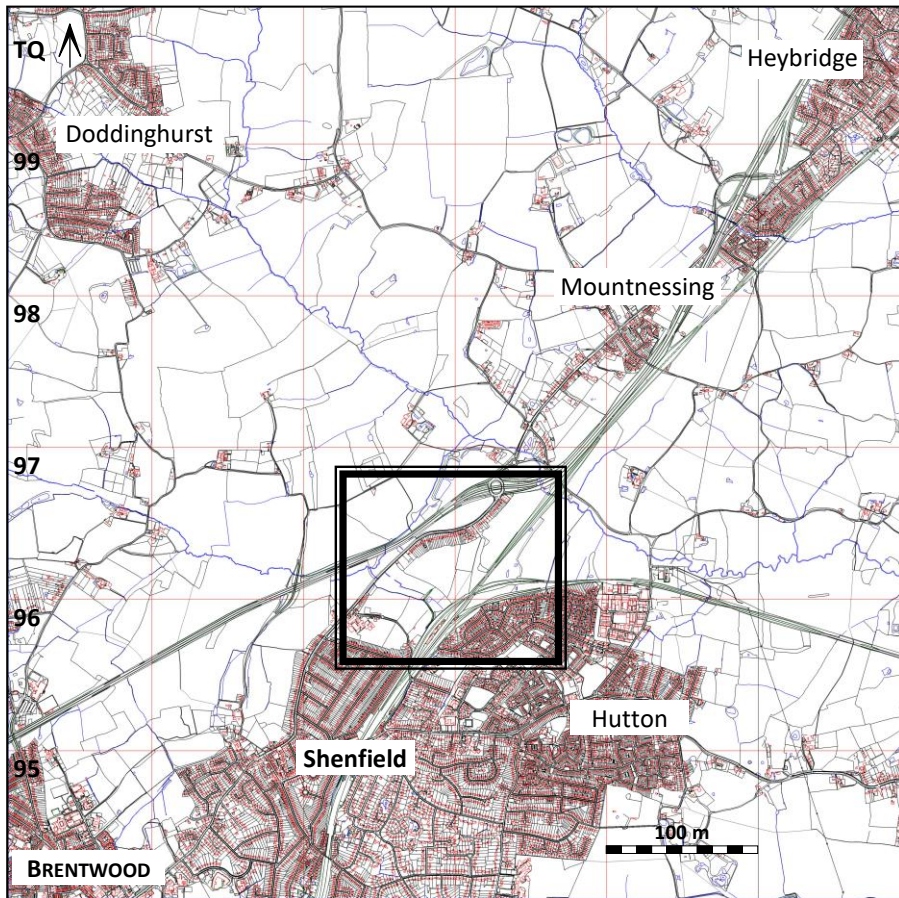
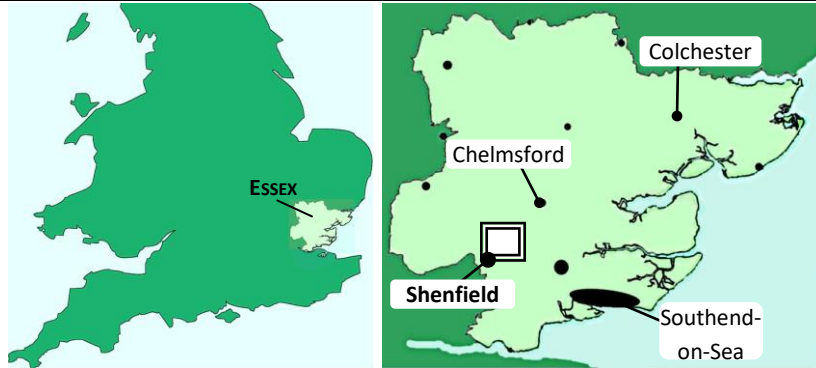


Figure 1: Site location map

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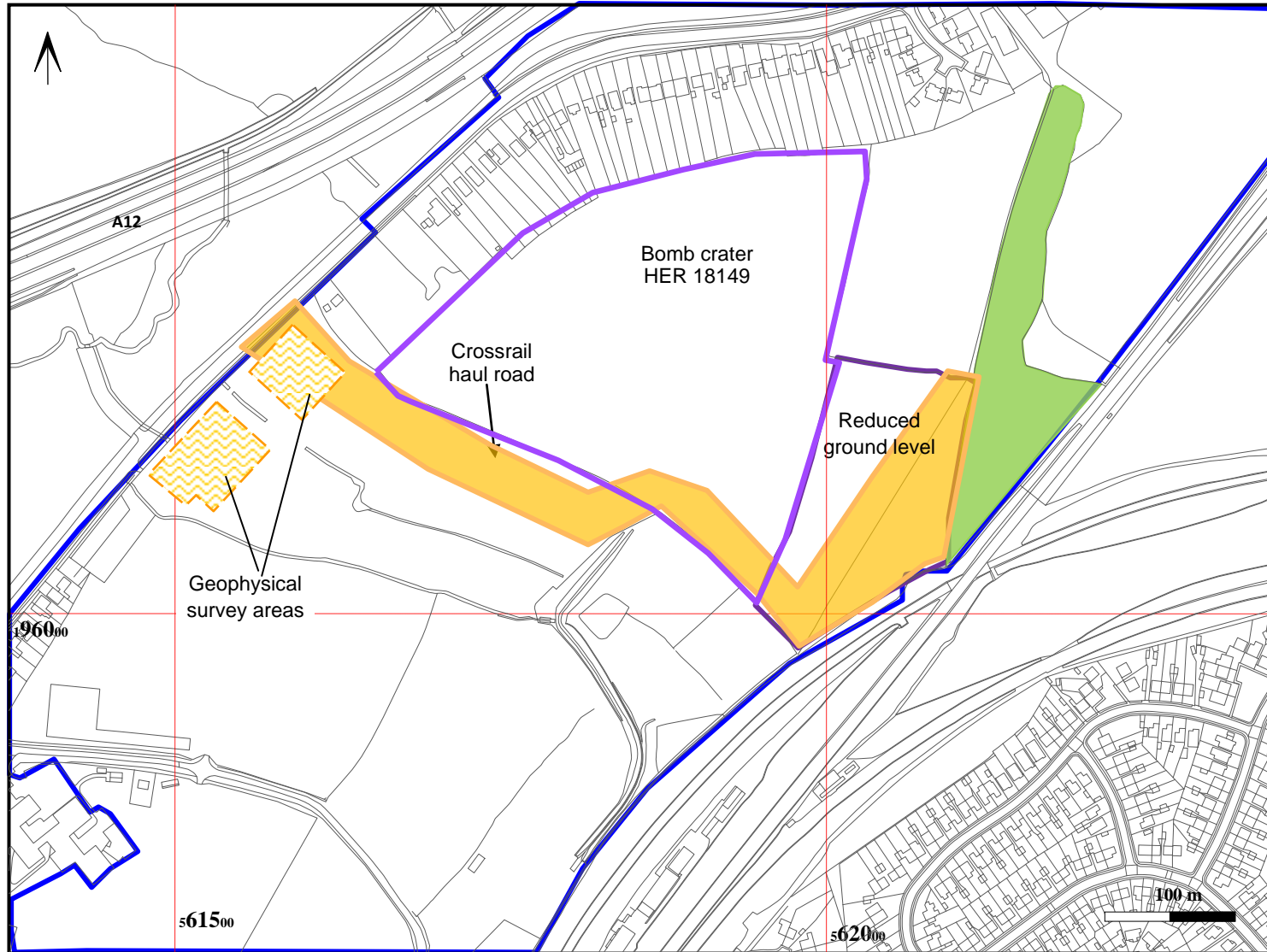


Figure 3: Location of areas of geophysical survey and ground disturbance on the SAA

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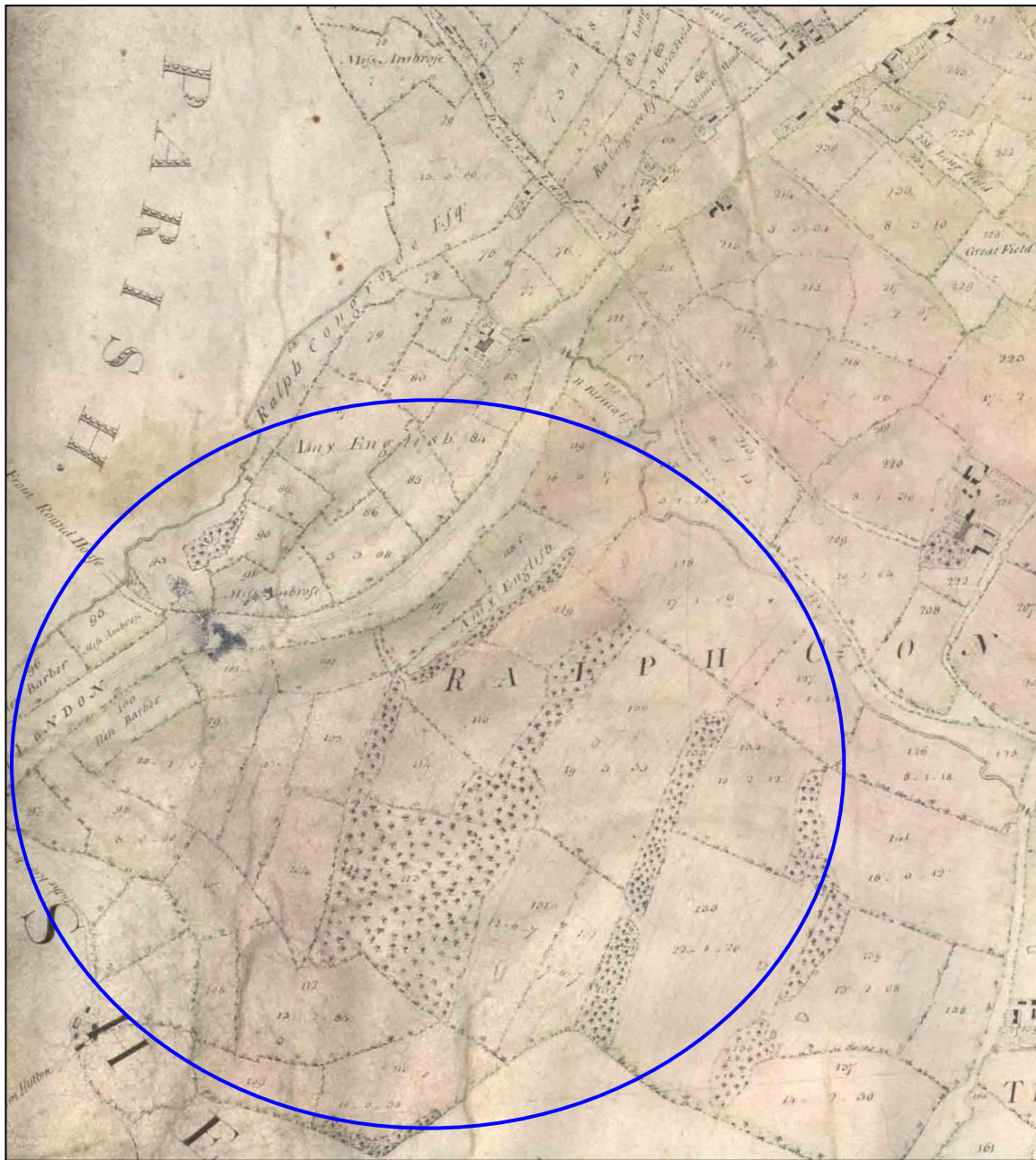


Figure 4: Plan of the Parish of Mountnessing 1777

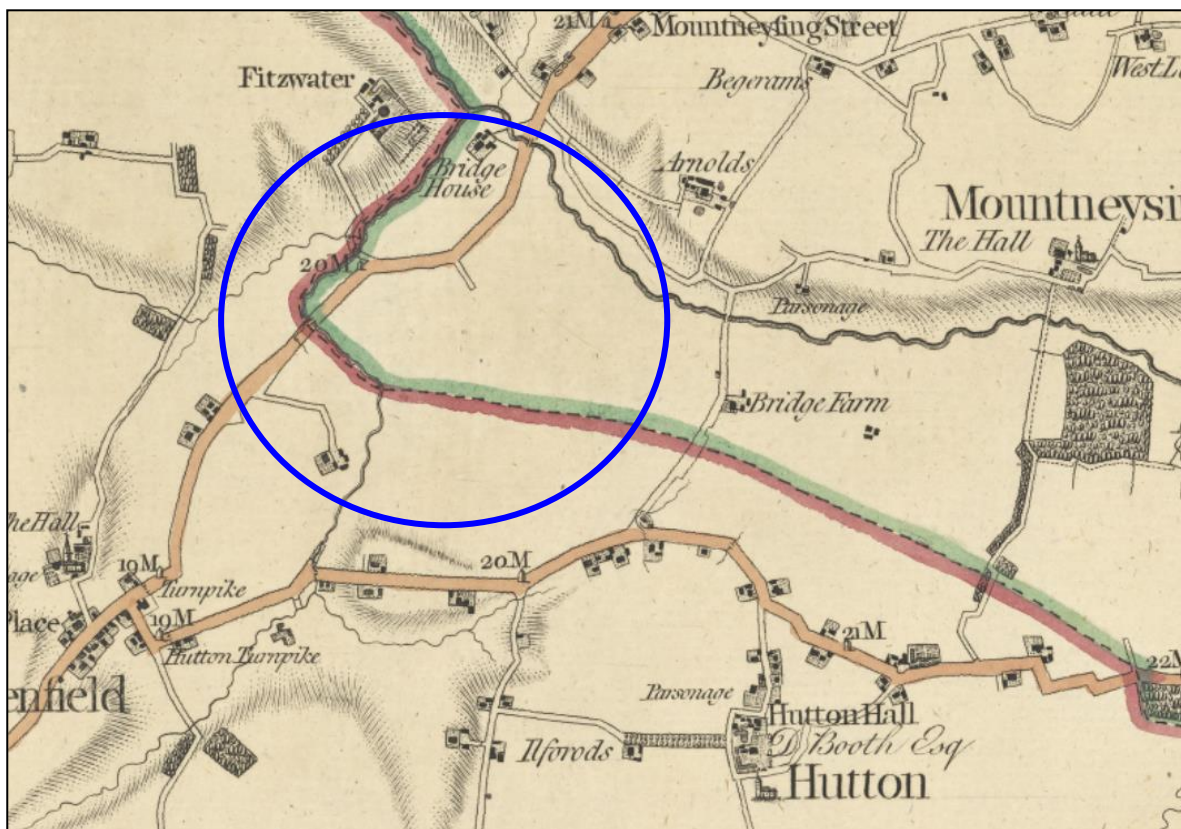


Figure 5: Chapman and Andre map of Essex 1777
(Location and scale of the SAA are approximate.)

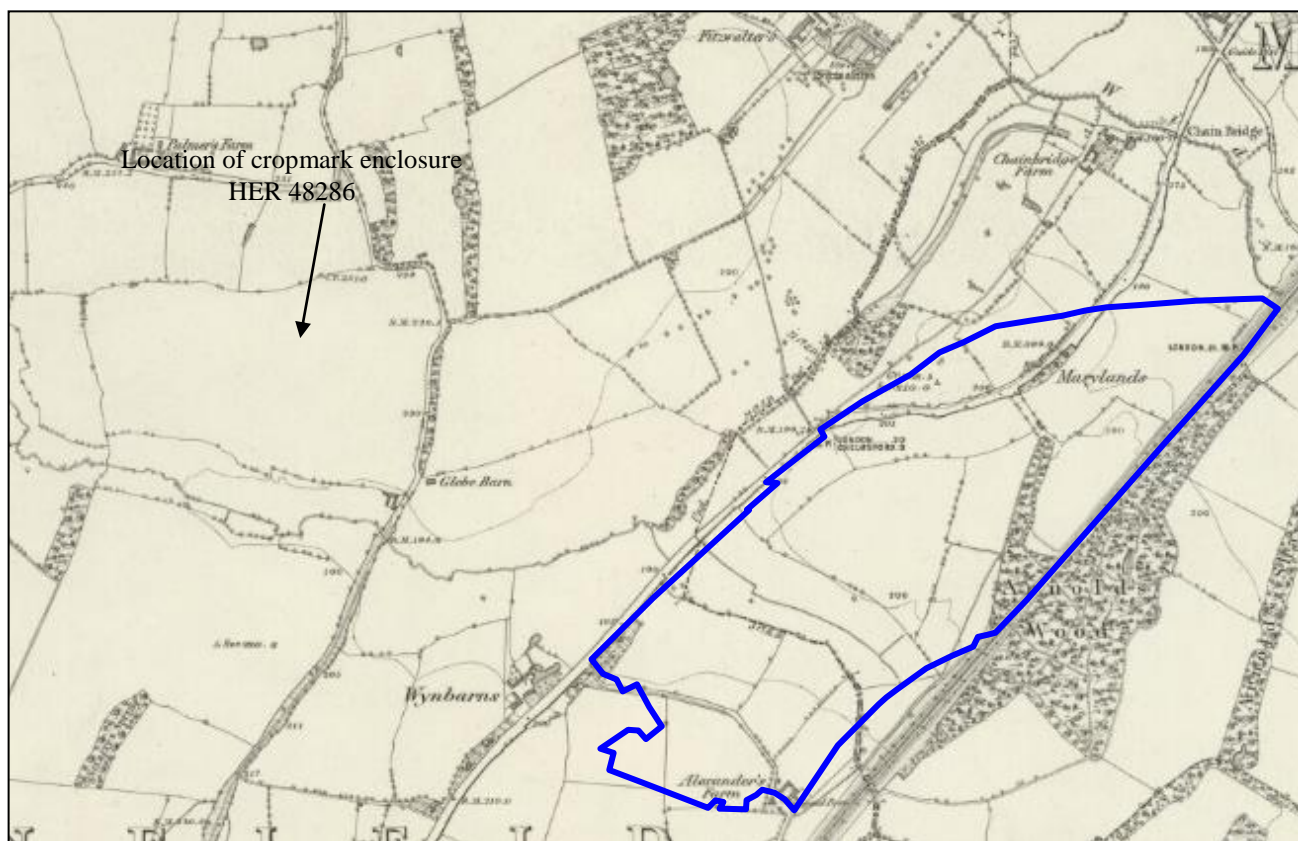


Figure 6: First edition Ordnance Survey map 1881
(Location and scale of the SAA are approximate.)

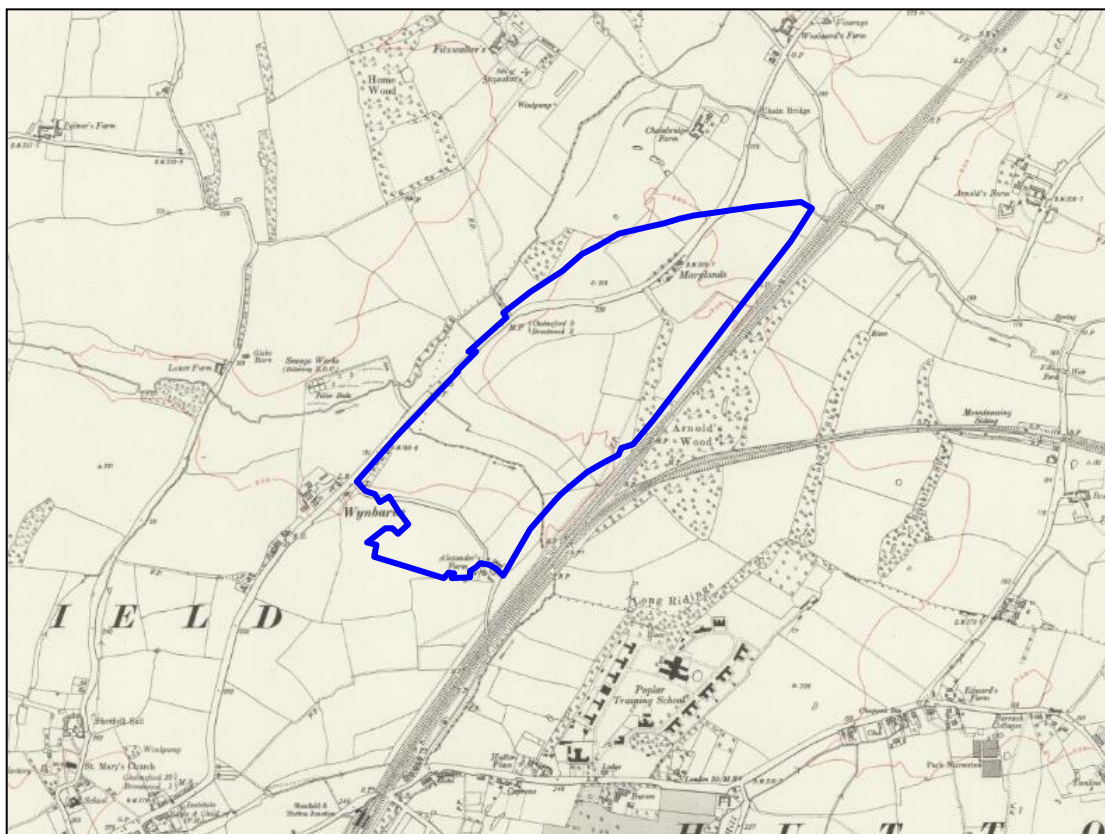


Figure 7: OS map 1915
(Location and scale of the SAA are approximate.)

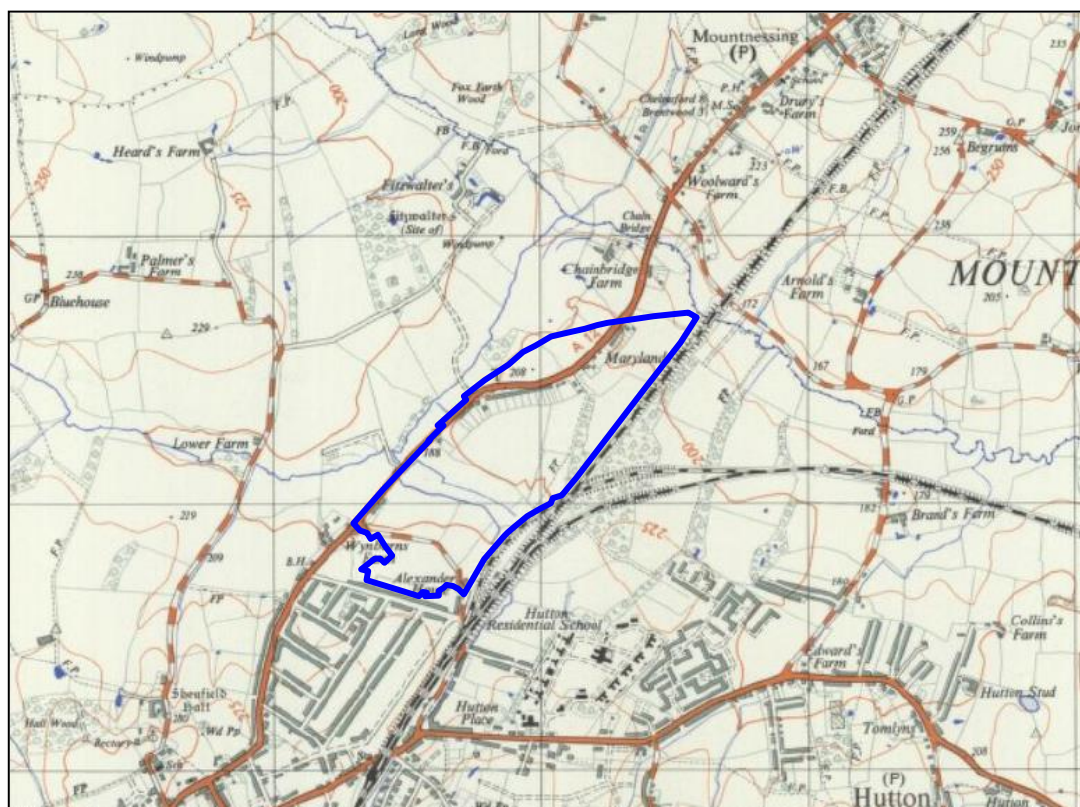


Figure 8: 1:25,000 OS map 1939-50
(Location and scale of the SAA are approximate.)



Plate 1: Looking north-east along the northern boundary of the SAA



Plate 2: Looking south-east towards Arnold's Wood



Plate 3: Reinstated ground associated with former Crossrail haul road, looking north-west towards Chelmsford Road



Plate 4: Blocked temporary Crossrail entrance to the SAA on Chelmsford Road, looking south-east



Plate 5: Reduced ground surface in the southern field, looking south-east towards Arnold's Wood and the railway



Plate 6: Looking south towards the railway embankment and Arnold's Wood



Plate 7: Northern area of the SAA,
with the A12 dual carriageway bordering it to the north



Plate 8: View of 20th-century development along Chelmsford Road, looking
north from the southern half of the SAA



Plate 9: View along Chelmsford Road, looking south-west
from the north-western corner of the SAA



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