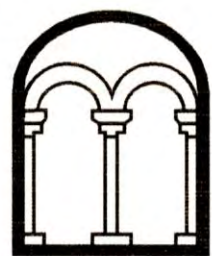


**OFFICERS' MEADOW
SHENFIELD
ESSEX**

DESK-BASED HERITAGE ASSESSMENT

Albion
archaeology



**OFFICERS' MEADOW
SHENFIELD
ESSEX**

DESK-BASED HERITAGE ASSESSMENT

Document: 2023/67
Version 1.1

Project: OM1700

Compiled by	Approved by
Mark Phillips	Drew Shotliff

Issue date:
September 2023

Produced for:
Stantec

On behalf of:
Croudace Homes Ltd



Contents

List of Figures	3
List of Images	3
Preface	4
Version History	4
Structure of this Document	4
Key Terms	5
1. INTRODUCTION	8
1.1 <i>Planning Background</i>	8
1.2 <i>Site Location and Description</i>	8
2. OBJECTIVES OF THE HERITAGE ASSESSMENT	9
2.1 <i>National Policy Framework</i>	9
2.2 <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	9
2.3 <i>Local Planning Policy</i>	10
2.4 <i>National Advice and Research Priorities for Heritage</i>	10
2.5 <i>Regional and Local Archaeological Research Framework</i>	11
2.6 <i>Methodology</i>	11
3. HERITAGE ASSET ASSESSMENT	14
3.1 <i>Introduction</i>	14
3.2 <i>Designated Heritage Assets</i>	14
3.3 <i>Previous Archaeological Work</i>	14
3.4 <i>Known Archaeological and Historical Assets</i>	15
3.5 <i>Cartographic Evidence</i>	17
3.6 <i>Site Visit</i>	18
3.7 <i>Setting</i>	19
3.8 <i>Assessment of Potential and Significance</i>	22
4. IMPACT ASSESSMENT	24
4.1 <i>The Site</i>	24
<hr/>	
Officers' Meadow, Shenfield, Essex:	2
Desk-based Heritage Assessment	



4.2	<i>Direct Impacts on Potential Heritage Assets on the Site</i>	24
4.3	<i>Impacts on the Setting of Heritage Assets</i>	24
4.4	<i>Historic Hedgerows</i>	25
4.5	<i>Summary</i>	25
4.6	<i>Confidence Rating for the Current Study</i>	26
5.	BIBLIOGRAPHY	27
6.	APPENDICES	28
6.1	<i>Appendix 1: Designated Heritage Assets within 750m of the Site</i>	28
6.2	<i>Appendix 2: Undesignated Heritage Assets within 750m of the Site</i>	28
6.3	<i>Appendix 3 – Previous Archaeological Investigations ('Events') within 750m of the Site</i> ...	30
6.4	<i>Appendix 4 – List of Cartographic Sources</i>	30
6.5	<i>Appendix 5 – Significance and Impact Criteria</i>	30

List of Figures

Figure 1: Site location plan

Figure 2: Heritage assets within 750m of the Site

Figure 3: Site plan showing areas of geophysical survey and ground disturbance

Figure 4: 1777, Chapman and Andre map of Essex

Figure 5: 1881, Ordnance Survey 6-inch map

Figure 6: 1921, Ordnance Survey 6-inch map

Figure 7: 1959, Ordnance Survey 1: 25,000 OS map

List of Images

Image 1: North area of the Site, looking south-west

Image 2: Central area of the Site, looking north

Image 3: South/central area of the Site, looking north-west

Image 4: Southernmost field of the Site, looking south-west

Image 5: Eastern field, area of reduced ground level

Image 6: Area of reduced ground, showing western edge

Image 7: Arnold's Wood, northern end, looking south

Image 8: Arnold's Wood, southern end, looking north

Image 9: Grade II listed milestone (NHLE 1197192)

Image 10: Grade II listed building, The Rose Inn (NHLE 1297261)

The figures and images are bound at the back of the report.



Preface

All statements and opinions in this document are offered in good faith. This document has been prepared for the titled project or named part thereof and was prepared solely for the benefit of the client. This document should not be relied upon or used for any other project without an independent check being carried out as to its suitability and the prior written authority of Albion Archaeology (a trading unit of Central Bedfordshire Council).

Albion Archaeology accepts no responsibility or liability for the consequences of this document being used for any other purpose than the purposes for which it was commissioned. Any person/party relying on the document for such other purposes agrees and will, by such use or reliance, be taken to confirm their agreement to indemnify Albion Archaeology for all loss or damage resulting therefrom. Albion Archaeology accepts no responsibility or liability for this document to any party other than the persons/party by whom it was commissioned. This document is limited by the current state of knowledge.

This document was researched and written by Mark Phillips (Assistant Archaeological Manager) and approved by Drew Shotliff (Operations Manager). The figures were prepared by Joan Lightning (Geomatics Technician) and Mark Phillips. All Albion projects are under the overall management of Drew Shotliff (Operations Manager).

Albion Archaeology is grateful to Lexi Dones of Stantec for commissioning the study on behalf of Croudace Homes Ltd. We would also like to acknowledge the assistance of Essex County Council Historic Environment Record.

Albion Archaeology
St Mary's Church
St Mary's Street
BEDFORD, MK42 0AS
☎: 0300 300 6877
e-mail: office@albion-arch.com
website: www.albionarchaeology.co.uk

Version History

Version	Issue date	Reason for re-issue
1.0	25/08/2023	n/a
1.1	01/09/2023	Minor edits arising from client comments

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. It



also suggests possible ways of mitigating 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, and the significance and impact criteria used in the assessment.

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



Non-technical Summary

Stantec on behalf of Croudace Homes Ltd, are submitting a hybrid planning application for 344 units including 35% affordable housing, safeguarded land for a 2FE primary school and early years facility, public open space and associated landscaping, drainage and highways infrastructure, for a site at Officers' Meadow, Shenfield, part of allocated Site R03: Land North of Shenfield.

Albion Archaeology was commissioned to prepare this desk-based heritage assessment, to provide supporting information for the application. 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, and to assess the significance of those assets. It also assesses the potential impact of development on any heritage assets within and around the Site and advises on the most suitable techniques currently available to mitigate any such impact. The assessment is based on a 750m-offset study area around the Site.

Shenfield lies in south Essex, on the north-eastern side of Brentwood. The Site forms part of the Strategic Site R03 allocated in the Brentwood Local Plan (BLP) (March 2022). It covers an area of 21.32ha, centred on OS grid reference TQ 61870 96140.

No heritage assets, other than the cropmark of a bomb crater, have been recorded on the Site. 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 remains have 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 Site and a possible manorial site is situated c.600m to the north. Based on current evidence, it is likely that the Site formed part of the open-field system of medieval Shenfield and Mountnessing.

Historical maps show that the Site has been in agricultural use since at least the later 18th century. The construction of railway lines from the mid-19th century onwards and the recent temporary Crossrail haul road represents potential localised disturbance on the Site that may have impacted on its archaeological potential. These factors have been considered in the period-based assessment of archaeological potential below.

The potential for heritage assets to be present on the Site 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 medium, depending on their exact nature. The significance of any impact upon potential heritage assets (before mitigation), therefore, ranges from neutral to moderately significant (see summary table below).

Designated heritage assets in the study area consist of six Grade II listed buildings. There are no scheduled monuments, registered parks and gardens, or registered battlefields in the study area. The assessment has identified one Grade II listed



heritage asset (milestone NHLE 1197192) for consideration in relation to potential setting issues. The entrance to the proposed development is situated c.250m south-west of the milestone. The location of the milestone is screened from the main part of the Site by existing buildings and trees lining the south side of Chelmsford Road. Given that the milestone stands next to a busy road and considering its original function, development on the Site would result in no change to its setting.

Some of hedgerows on the Site are likely to be defined as historic, as they follow the boundaries of 18th-century fields. One hedgerow also appears to follow the line of the Mountnessing and Shenfield parish boundary. Cartographic evidence suggests these boundaries have existed since at least the late 18th century and an earlier origin is possible. In archaeological and historical terms, these hedgerows appear to be 'important' under the Hedgerow Regulations.

The potential for heritage assets within the Site, 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 Site</i>	<i>Significance of potential archaeological remains/ setting</i>	<i>Potential impact of development</i>	<i>Significance of impact (without mitigation)</i>
Prehistoric (pre-AD 43)	Low	Low to medium	Minor to moderate harm	Slightly to moderately significant
Roman (AD 43–AD 410)	Low to moderate	Low to medium	Minor to moderate harm	Slightly to moderately significant
Anglo Saxon to medieval (410–1550)	Low	Low to medium	Minor to moderate harm	Slightly to moderately significant
Post-medieval (1550–1900)	Negligible to low	Negligible to low	Minor to moderate harm	Neutral to slightly significant
Modern (1900–present)	Negligible	Negligible	Minor to moderate harm	Neutral
Setting issues	Potential setting issue	Value of setting attribute	Potential impact of development	Significance of impact (before mitigation)
Built heritage assets	No	High	No change	Neutral

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**

Stantec on behalf of Croudace Homes Ltd are submitting a hybrid planning application for 344 units including 35% affordable housing, safeguarded land for a 2FE primary school and early years facility, public open space and associated landscaping, drainage and highways infrastructure, for a site at Officers' Meadow, Shenfield, part of allocated Site R03: Land North of Shenfield.

Albion Archaeology was commissioned to prepare this desk-based heritage assessment, to provide supporting information for the application. 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, and to assess the significance of those assets. It also assesses the potential impact of the proposed development on any heritage assets within and around the Site 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 July 2021.

1.2 **Site Location and Description**

Shenfield lies in south Essex, on the north-east side of Brentwood. The Site forms part of the Strategic Site R03, allocated in the Brentwood Local Plan (BLP) (March 2022). It covers an area of 21.32ha, centred on OS grid reference TQ 61870 96140 (Figure 1).

The Site is located approximately 1.3km north-west of the commercial centre of Shenfield. It is bound to the north-west by Chelmsford Road, its associated dwellings and their rear residential curtilages. Beyond Chelmsford Road lies the A12 (dual carriageway) and open farmland. The eastern boundary of the Site is delineated by Ancient Woodland, an area of undesignated woodland and a railway line, beyond which lies additional areas of woodland, residential development, and further farmland. To the south the Site is bordered by the playing fields of Shenfield High School and Alexander Lane.

The underlying bedrock consists of Claygate Member and London Clay Formation; clay, silt and sand sedimentary bedrocks formed in the Palaeogene period¹. Superficial deposits formed in the Quaternary period consist of Head (clay, silt, sand and gravel) in the lowest part of the Site, and possible alluvium at the lowest part of the north-west edge of the Site.

¹ Contains British Geological Survey Material NERC (2023)



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 reissued on 20th July 2021 (MHCLG 2021).

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 more important the asset, the greater the weight should be given to the effects of development upon it and ‘great weight’ should be given to the conservation designated heritage assets (Paragraph 199). ‘Substantial harm’ to or loss of a Grade II listed building, park or garden should be ‘exceptional’. ‘Substantial harm’ to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be ‘wholly exceptional’ (Paragraph 200).

Planning consent should be refused where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, unless there is good justification.

For non-designated heritage assets, judgements should be balanced with regard to the scale of any harm or loss and the significance of the heritage asset.

2.2 **Planning (Listed Buildings and Conservation Areas) Act 1990**

The Planning Act 1990 gives statutory protection to buildings and areas of special architectural or historic interest.



The practice of ‘listing’ buildings enables those of historic and/or architectural significance to be recognised and appropriately protected. The list is authorised by the Secretary of State for Digital, Culture, Media and Sport (DCMS). Under Part 1 Section 7 of the Act no demolition, alteration or extension of a listed building can be undertaken unless authorised by the local planning authority or the Secretary of State, subject to a number of provisions.

Part 2 of the Act, sections 69 and 71, outlines the statutory responsibility of local authorities to undertake designation of conservation areas, perform timely reviews of these decisions and publish proposals for the preservation and enhancement of any conservation areas in their authority area. Local planning authorities manage their responsibilities by commissioning Conservation Area Appraisals that consider:

- historical development of the conservation areas,
- historic buildings,
- spaces and structures still present,
- and any issues that may affect their future preservation.

These appraisals are then used to inform management plans that set out the requirements for the ongoing and future preservation of the character of a conservation area. Exercising of the local authority’s planning functions must consider the preservation and enhancement measures outlined in the local management plans and provisions set out in the various planning Acts, including Part 1 of the 1990 Act.

2.3 Local Planning Policy

The Brentwood Local Plan 2016-2033 was adopted on 23 March 2022. The plan identifies locations to deliver local housing needs and supporting infrastructure and allocates land for appropriate development. The Site has been identified in the plan as Site Allocation R03, land suitable for both residential and employment-led development.

The local plan also includes policies relating to development and the historic environment (pp 97–104). Policy BE16: Conservation and Enhancement of Historic Environment contains sections referring to Designated Assets (A), Conservation Areas (B), Non-Designated Heritage Assets (C), and Specific Requirements in relation to specific heritage assets identified in housing allocation policies (D).

2.4 National Advice and Research Priorities for Heritage

Historic England (officially the Historic Buildings and Monuments Commission for England) is a non-departmental public body that advises the government on heritage issues within England. Historic England has produced guidance on the application of NPPF, and its Heritage Protection Guide explains in detail how planning law applies to historic buildings and places. This is available online in html format². A number of Good Practice

² <http://historicengland.org.uk/advice/hpg> Accessed 21/08/2023



Advice (GPA) notes have also been issued³, which provide information to assist the relevant parties in implementing historic environment policy in the NPPF and the related guidance given in the national Planning Practice Guide. Historic England's advice acknowledges the primacy of relevant legislation, the NPPF and PPG; it supports the implementation of national policy, but does not constitute a statement of Government policy, itself. It is not intended to be prescriptive and alternative approaches may be equally acceptable, provided they comply with legislation, national policies and objectives. Currently the documents comprise:

- GPA1 - The Historic Environment in Local Plans (2015)
- GPA2 - Managing Significance in Decision-Taking (2015)
- GPA3 - The Setting of Heritage Assets (2017)
- GPA4 - Enabling Development and Heritage Assets (2020)

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.

Historic England has also produced an extensive library of more specific guides covering a wide range of heritage topics, and most of these are available for free download⁴. The Introductions to Heritage Assets series and technical guidelines are particularly pertinent.

2.5 Regional and Local Archaeological Research Framework

At the regional level, Essex is covered by the 'East of England Regional Research Framework' (EoERF). This is an online document consisting of a series of period-specific resource assessments and corresponding research agendas⁵. It augments the previous published versions: Part 1 Resource Assessment (Glazebrook 1997), Part 2 Research Agenda and Strategy (Brown and Glazebrook 2000) and the revised framework (Medlycott 2011).

These documents provide a comprehensive chronological review of the historic environment as investigated so far within the eastern counties as well as establishing 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.

2.6 Methodology

This desk-based assessment was carried in accordance with the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (2020).

³ <https://historicengland.org.uk/advice/planning/planning-system> Accessed 21/08/2023

⁴ <https://historicengland.org.uk/images-books/publications> Accessed 21/08/2023

⁵ <https://researchframeworks.org/eoe/> Accessed 21/08/2023



Known and potential heritage assets were identified on the Site and within a 750m offset from its boundary (Appendices 1–3; Figures 2–3) – referred to as the *study area*. The proposed development area is referred to as ‘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 Site.

The criteria for assessing significance and impact are based on those in ICOMOS 2011⁶. They are listed in Appendix 5. During the preparation of this document, the sources of information listed below were consulted.

2.6.1 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.

2.6.2 Previous archaeological investigations

Information on previous archaeological investigations is held in the HER. Information from previous archaeological investigations can give valuable evidence as to the presence, absence, nature and date of below-ground heritage assets within a given area of investigation. These are listed as ‘Events’ in the HER and are given the prefix EEX (Events Essex). The relevant events are shown on Figures 2 and 3 and listed in Appendix 3.

2.6.3 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.

⁶ At: https://www.iccom.org/sites/default/files/2018-07/icomos_guidance_on_heritage_impact_assessments_for_cultural_world_heritage_properties.pdf
Officers’ Meadow, Shenfield, Essex:
Desk-based Heritage Assessment



2.6.4 Cartographic data

Early maps and other illustrations of an area can be a very productive area of research. They often show 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.

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

2.6.5 Site visit

As part of the heritage assessment a preliminary site visit was undertaken on 22nd August 2023 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 Site and the 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*

There are no scheduled monuments, registered parks and gardens, registered battlefields, or world heritage sites within the study area or located in the immediate vicinity of the study area. Designated heritage assets in the study area comprise six listed buildings/structures, all listed at Grade II.

Four of these designated assets are buildings on Chelmsford Road, situated to the south-west of the Site. One is a milestone on Chelmsford Road, located a short distance to the west of the Site. There is a single listed building (Poplars Hall) located to the south of the Site within the built-up area of Shenfield. The buildings range in date from the 16th century to the early 20th century.

- NHLE 1197192 – 18th-century milestone, Chelmsford Road.
- 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 the early 19th century.
- NHLE 1197243 – Poplars Hall, dining hall, 1906, originally part of Hutton Residential School.

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

3.3 *Previous Archaeological Work*

Three previous archaeological interventions ('events') are recorded from the study area (Figures 2 and 3).

A trial-trench evaluation was undertaken prior to the construction of a temporary Crossrail haul road across the Site (EEX59302). Sixteen trial trenches were excavated, representing a 5% sample of the area. No



significant archaeological remains were found, with a single undated linear field boundary recorded.

Geophysical survey was undertaken on two blocks of land within the Site, adjacent to Chelmsford Road (Figure 3) (Geophysical Surveys of Bradford, 1996). 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. (Note: this survey may correspond to EEX52379 (Figure 2), although the given co-ordinate data for this event places it on the west side of Chelmsford Road, opposite Oliver Road).

A trial-trench evaluation was undertaken immediately adjacent to the Site, at 167 Chelmsford Road (EXX59865). Five trenches were excavated. No significant archaeological features were identified. Results consisted of one undated ditch or gully, natural features, and a small sherd of 11th- to early 13th-century medieval pottery, which was recovered from a buried soil layer (Hicks 2023).

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 Site and the 750m-offset 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 been identified in the study area.

3.4.3 Roman (AD 43–c.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 within the study area. However, some evidence has been identified a short distance outside of the area, c.1.1km to the south-west of the Site. Roman pottery and building material were recovered from fields to the east of St Mary's Church, Shenfield (HER 5485). 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 within the study area, but a manor associated with Shenfield was recorded in the Domesday Survey of 1086. It was a small manor comprising of 6 households, land for 1.5 ploughs and woodland for 40 pigs⁷.

3.4.5 Medieval (1066–1500)

Within the study area, the medieval period is represented by a moated site known as Fitzwalters (HER 5346), situated c.600m north of the Site, 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).

The historic core of Shenfield is represented by the parish church of St Mary’s, located outside of the present study area, c.1.3km south-west of the Site.

Two find-spots of medieval pottery and tile have been recorded south of Arnold’s Farm (HER 5470 and HER 5471), c.650m east-north-east of the Site.

One entry for the medieval period records a documentary reference to archery butts in Mountnessing (HER 19306); however, the actual location of these is unknown.

3.4.6 Post-medieval (1500–1900)

The majority of designated and undesignated heritage assets within the study area date to the post-medieval period. These mainly comprise buildings on Chelmsford Road and buildings and infrastructure related to the railway.

Early post-medieval roadside settlement is represented by four listed buildings dating from the 16th and 17th centuries, located on Chelmsford Road between 400m and 600m south-west of the Site.

- Elm House (NHLE 1197191) early-17th-century.
- Elm Cottage (NHLE 1297260) 16th-century.
- Barn at Wybarns Farm (NHLE 1197193) 16th-century.
- The Rose Inn (NHLE 1297261) c.1700.

Eighteenth-century heritage assets comprise:

- NHLE 1197192 – 18th-century milestone, Chelmsford Road.
- Fitzwalters (HER 5347) – 18th-century brick house, located next to a medieval moat, c.800m north of the Site.

⁷ <https://opendomesday.org/place/TQ6095/shenfield/>. Accessed:21/08/2023



During the mid- to late 19th century, the area was changed by the arrival of the railway and associated development. The railway borders the south-east edge of the Site, with the London to Colchester (completed 1843) and a Shenfield and Southend branch line (opened 1888). Within the study area are railway bridges (HER 40909, HER 41004), a railway crossing (HER 40902), and two pairs of late-19th-century railway cottages (HER 40900). Also dating from the 19th century is the site of a former brickworks (HER 15347), located c.350m south-east of the Site.

3.4.7 Modern (1900 to present)

Early-20th-century heritage assets comprise the site of the Poplar Training School (HER 15405), and the Grade II listed Poplars Hall (NHLE 1197243), which was the dining hall of the former school (built 1906), located c.500m south-east of the Site.

There are a small number of mid-20th-century records, all World War II-related. On the Site itself is the location of a bomb crater (HER 18149), known from historical aerial photographs. Within the wider study area is the site of road barrier (HER 20256), a spigot mortar (HER 20266), and an unidentified brick building (HER 20267) with a blast wall, possibly an air-raid shelter or guard post. These all lie within the built-up area of Shenfield, c.600m south of the Site.

3.5 Cartographic Evidence

This section contains a discussion of selected historical maps, illustrating the changes occurring on the Site and in the 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 (not illustrated)

The map of Mountnessing indicates that most of the Site 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.

The map shows Arnold's Wood at the eastern edge of the Site. Within the area of the Site, the land was divided into a series of rectilinear and irregular-shaped plots defined by hedged boundaries. Several of these boundaries appear to correspond to modern field boundaries.

3.5.2 1777, Chapman and Andre map of Essex (Figure 4)

This small-scale, county-wide map shows the Site located on the boundary between the two historic parishes of Shenfield and Mountnessing. The boundary corresponds approximately to the central/southern section of the Site, where a drainage ditch/brook runs south-east to north-west along the lowest part of the Site. No buildings or other features are indicated on the Site itself.



Landmarks on this map are the River Wid, to the north-east of the Site, and Chelmsford Road that runs diagonally across the map. Settlement at this time within Mountnessing and Hutton was spread along the main roads, with occasional outlying farms. The larger houses are named, and the parsonages and churches are labelled.

3.5.3 Ordnance Survey 6-inch map 1881 (Figure 5)

This map was surveyed in 1871–73, and published 1881. 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, Arnold's Wood, to the east of the Site. Part of the wood extends on to the Site.

The Site itself 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 Site. A short distance to the north of the Site, a group of houses alongside the Chelmsford Road at 'Marylands' first appears on this map.

3.5.4 Ordnance Survey 6-inch map 1921 (Figure 6)

This map was revised 1915, and published 1921. No changes are shown on the Site compared to the 1881 edition of the map and it remains undeveloped. To the east of the Site, the branch line between Shenfield and Southend is shown cutting through the southeastern part of Arnold's Wood.

3.5.5 Ordnance Survey 1:25,000 map 1959 (Figure 7)

This map is described as a partial systematic revision between 1936–55, published in 1959. Within the Site many of the earlier land parcels and boundaries shown on earlier maps are still present and the Site remains largely unchanged and undeveloped.

The most obvious changes adjacent to the Site are the construction of buildings along Chelmsford Road, bordering the northern edge of the Site, and an additional railway track next to the south-east boundary of the Site. Both of these features are also shown on the 25-inch OS map that was revised 1936–37 and published in 1939 (not illustrated).

3.6 Site Visit

3.6.1 Extent, access, and current land-use

The Site 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 the 1881 First Edition OS map (Figure 5). These fields are defined by well-established boundaries (Images 1–4).

In one field, bordered by Arnold's Wood to the east and the railway to the south, the ground level is approximately 2m lower than the surrounding land



(Figure 3; Images 5 and 6). It is possible that the area was quarried to provide material to build the railway embankment in the mid-19th century.

Within the eastern edge of the Site is a narrow strip of woodland, forming part of Arnold's Wood. This is a mixed oak and beech coppice wood, which is bounded by a small woodbank earthwork (Images 7 and 8).

Until recently much of the Site was in agricultural use, but at present has been subject to general maintenance including ploughing twice a year and general maintenance. Access to the Site is from Chelmsford Road and Alexander Lane to the south.

Between 2016 and 2017 a haul road was constructed across the Site to facilitate railway maintenance works by Crossrail (Figure 3). This haul road had been removed and the ground reinstated by August 2018.

Views from the Site to the south and south-east are limited due to the high railway embankments and Arnold's Wood. Mid-20th-century and later housing on Chelmsford Road on the north side of the Site can be glimpsed through trees on the boundary of the Site (Image 2). Buildings located further to the south-west on Chelmsford Road are not visible from the Site due to the bend in the road.

3.7 Setting

The NPPF defines the setting of a heritage asset as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, and may affect the ability to appreciate that significance or may be neutral'* (NPPF 2021, 71).

The Site is situated between the Chelmsford Road (A1023) to the north-west and railway lines to the south-east. The area to the south and south-west of the Site is an extensive area of 20th-century residential development. To the north is the A12 dual-carriageway and agricultural land with pockets of woodland.

The current Historic England guidance on *The Setting of Heritage Assets* (2017) recommends the steps that ought to be followed in assessing the impact of development on the settings of heritage assets. These are:

Step 1: Identify heritage assets that are affected

Designated heritage assets in the study area consist of six Grade II listed buildings. There are no scheduled monuments, registered parks and gardens, registered battlefields in the study area. The designated assets are listed below, tabulated in Appendix 1, and mapped in Figure 2.

Grade II listed buildings

- Milestone, Chelmsford Road (1197192).



- Elm House, Chelmsford Road (1197191).
- Elm Cottage, Chelmsford Road (1297260).
- Barn at Wybarns Farm, Chelmsford Road (1197193).
- The Rose Inn, Chelmsford Road (1297261).
- Poplars Hall, Poplar Drive (1197243).

Four of these (Elm House, Elm Cottage, Barn at Wyburns Farm, and The Rose Inn) are located between 300m and 500m south-west of the Site on Chelmsford Road. The buildings stand on the west side of the road, set back slightly from the road frontage (Image 10). To the west the land is in agricultural use. On the opposite side of the road is an extensive area of modern (20th-century) residential development and the modern buildings of Shenfield High School. The Site is not visible from this location. Considering their location on a busy road and the existing built context of these buildings, development on the Site would not impact on the setting of the buildings or harm their significance.

Poplars Hall is located within the former site of the Poplars Hutton School, which has been redeveloped. Its front elevation faces Hutton Poplars Green, which is surrounded by recent residential development. The Site is not visible from Poplars Hall, being separated from it by a belt of mature trees, extensive modern housing, and multiple railway lines. The setting of the building is formed by its location on Poplar Drive, facing the open space of the green. The proposed development on the Site would not affect the setting or significance of Poplars Hall, and it is not considered further.

The setting of the milestone (1197192) is considered in more detail below due to its relative proximity to the Site.

Step 2: Assess the degree to which these settings and views contribute to the significance of the heritage assets or allow significance to be appreciated

The milestone is located within the grass verge on the north side of Chelmsford Road, opposite No. 179 Chelmsford Road (Image 9). Its location is approximately 250m to the north-east of what would become the entrance to the proposed development. The milestone is believed to date from the 18th century. It is marked on 19th-century Ordnance Survey maps, which show it 3 miles from Ingatestone and 2 miles from Brentwood

The setting of the milestone is formed by its location next to a road, which was formerly the main road between London and Chelmsford. The milestone is a relatively small and inconspicuous. It appears to be located on or close to its original location. The setting is intrinsically related to the original function of the milestone and it, therefore, makes a major contribution to its significance as a listed structure. The value of the setting is *high*.

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 plan⁸.

Under the Hedgerows Regulations 1997⁹ 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 Site (Images 1–5). Their association with a field layout that resembles those depicted on the 1777 Mountnessing parish map suggests that these boundaries pre-date 18th-century Parliamentary Enclosure. One boundary also follows the line of the Mountnessing and Shenfield parish boundary (Figure 4).

In archaeological and historical terms, these hedgerows appear to be ‘important’ under the Hedgerow Regulations. (Their potential ecological significance is not considered here, see separate ecological¹⁰ and arboricultural¹¹ reports)

⁸ <https://historicengland.org.uk/advice/hpg/consent/hedgerowregs/> [accessed 21/08/2023]

⁹ <http://www.legislation.gov.uk/ukxi/1997/1160/schedule/1/made> [accessed 21/08/2023]

¹⁰ Ecological Appraisal prepared by Aspect Ecology (Section 4, Habitats and Ecological Features)

¹¹ Veteran Tree Strategy Report, and Woodland Management Report by prepared by SJA Trees



3.8 Assessment of Potential and Significance

3.8.1 Introduction

The assessment of archaeological potential and significance is based on the known heritage assets within the 750m-offset study area, together with the wider heritage environment and cartographic evidence.

Historical maps show that the Site has been in agricultural use since at least the later 18th century. The construction of railway lines from the mid-19th century onwards and the recent temporary Crossrail haul road represent potential localised disturbance on the Site that may have impacted on its archaeological potential. These factors have been considered in the period-based assessment of archaeological potential below.

The criteria for assessing significance are listed in Appendix 5.

3.8.2 Prehistoric (pre-AD 43)

No prehistoric heritage assets have so far been identified within the study area. Based on the available evidence, the potential for prehistoric heritage assets to be present on the Site is assessed as *low*.

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

3.8.3 Roman (AD 43–410)

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, evidence for Roman settlement has been found close to the course of the road near Shenfield Church.

On the basis of current evidence, the potential for Roman heritage assets to be present on the Site 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). The development of late Iron Age and Roman roads is identified as a research objective (LIA-Rom 10) in the latest East of England research agenda¹².

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

¹² <https://researchframeworks.org/eoe/research-agenda/late-iron-age-roman/>



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 from the Site, but the historic medieval settlements of Mountnessing and Hutton are situated *c.*600m and *c.*1km, respectively, from the Site, 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 Site is, therefore, assessed as *low*.

If any Anglo-Saxon or medieval assets were found on the Site, their significance could be *low* to *medium*, 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 some of the designated buildings recorded in the study area front onto it.

Historical mapping evidence suggests that the Site has remained in agricultural use and largely unchanged since the 18th century. Many of the boundaries and associated hedgerows on the Site probably pre-date parliamentary enclosure.

The potential for post-medieval heritage assets to survive within the Site is assessed as *negligible* to *low*. If any did survive, they would probably consist of stray artefacts relating to agricultural activities 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 within the Site (EHCR 18149) is known from historical aerial photographic evidence. During the second half of the 20th century the area to the south of the Site was extensively developed for housing; immediately north of the Site houses were constructed on Chelmsford Road; and the A12 dual carriageway was constructed to bypass the Chelmsford Road.

The potential for modern heritage assets within the Site 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

The proposed development on the Site comprises 344 units including 35% affordable housing, safeguarded land for a 2FE primary school and early years facility, public open space and associated landscaping, drainage and highways infrastructure

Developments of this type can typically have variable potential impact on sub-surface archaeological remains, ranging from *minor* 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 Site

The Site has remained in agricultural use since at least the late 18th century and so any ground disturbance, other than ploughing, is likely to have been minimal. Construction of railway lines to the south of the Site, and more recently the temporary Crossrail haul road represents potential localised disturbance on the Site. 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 Site 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 *medium*, depending on their exact nature. The significance of any impact upon potential heritage assets (before mitigation), therefore, ranges from *neutral* 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 assessment has identified one Grade II listed heritage asset (milestone in verge opposite no. 179 (NHLE 1197192) for further analysis in relation to potential setting issues.

- **Milestone in verge opposite no. 179 (NHLE 1197192)**
The roadside setting is intrinsically related to the original function of the milestone and it, therefore, makes a major contribution to the significance of this listed structure.

The entrance to the proposed development is situated c.250m south-west of the milestone. The location of the milestone is screened from



the main part of the Site by existing buildings and trees lining the south side of Chelmsford Road. Given that the milestone stands next to a busy road and considering the original function of the asset, development on the Site would result in *no change* to the setting of the milestone.

4.4 Historic Hedgerows

Some of hedgerows on the Site are likely to be defined as historic, as they follow the boundaries of 18th-century fields. 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 on the Site. 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 the proposed development are also summarised.

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

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

*Note: In Table 1 the data in the potential and importance columns is derived from Section 3.8 (Assessment of Potential and Significance). The criteria for the impact column are defined in Section 6.5.3 and the significance of the impact is calculated using the significance of effects matrix in Section 0.



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. A previous archaeological evaluation of the Crossrail haul road found no significant archaeological features within the area investigated.

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



5. BIBLIOGRAPHY

- Brentwood Local Plan 2016–33, Available at:
<https://www.brentwood.gov.uk/adopted-local-plan>
- Brown, N. and Glazebrook, J., 2000, Research and Archaeology: A Framework for the Eastern Counties – 2 Research Agenda and Strategy, East Anglian Archaeology Occasional Paper 8
- Geophysical Surveys of Bradford, 1996 *Report on Geophysical Survey: Officer's Meadow, Shenfield, Essex* (Unpubl. rep. 96/13)
- Hicks, Dr. E., 2023, *Archaeological Evaluation on land adjacent to 167 Chelmsford Road, Shenfield, Essex*, Colchester Archaeological Trust, CAT Report 1893
- Historic England, 2015a, *Historic Environment Good Practice Advice in Planning Note 1 – The Historic Environment in Local Plans*. Available at: <https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>
- Historic England, 2015b, *Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking*. Available at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>
- Historic England, 2015c, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets*. Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>
- ICOMOS, 2011, *Heritage Impact Assessments for Cultural World Heritage Properties, International Council on Monuments and Sites*
- Kemble, V.H., 1994 'Roman Road Ingatestone', *Essex Archaeology and History* 25, 263
- Medlycott, M., 2011 Research and Archaeology Revisited: a revised framework for the East of England. EAA Occasional Paper 24



6. APPENDICES

6.1 Appendix 1: Designated Heritage Assets within 750m of the Site

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.	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

6.2 Appendix 2: Undesignated Heritage Assets within 750m of the Site

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. Moat rectangular, incomplete. Southern half gone on OS 25'. Probably to be associated with the family of Robert 'Fitz Walter' (1303).	Medieval
5347	Shenfield, Hall Lane-Fitzwalters	18th century red brick house, 2-storied, L-plan. Roof tiled with old tiles. (listed building)	Post-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
15347	The Brickyard, Priests Lane, Shenfield	Late 19th-century brickworks run by Daniel Cornish and Co.	Post-medieval – modern



EHER	Name	Description	Period
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
18149	Chelmsford Road	WWII bomb crater appearing as a cropmark.	Modern
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
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
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
40900	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	The Hutton, Public House, Rayleigh Road, Shenfield	Public house, red brick, 2 stories, timbered gable to frontage, chimney stacks.	Post-medieval to modern
40902	Shaw Crescent crossing (Arnold Wood), Shenfield	Railway crossing. a footpath crossing north of Shaw Crescent, protected by a metal stile	Post-medieval
40909	Alexander Lane bridges	Pedestrian bridges on Alexander Lane over the Shenfield to Southminster railway	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



6.3 Appendix 3 – Previous Archaeological Investigations ('Events') within 750m of the Site

Event ID	Name	Description	Date
EEX52379	Officer's Meadow, Shenfield	Geophysical survey of proposed site for a golf course	1996 Geophysical Surveys of Bradford
EEX59302	Officers Meadow Evaluation	Trial trench evaluation. No significant archaeological remains. One undated field ditch.	2016 RSK Environment
EEX59865	Archaeological Evaluation at land adjacent to 167 Chelmsford Road, Shenfield	Trial trench evaluation. Found one undated ditch, a possible tree throw, a natural feature, and one sherd of medieval pot in buried soil layer.	2022 Colchester Archaeological Trust

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 LXXI
	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>Very High</i>	World Heritage Sites	Places of international importance due to its 'outstanding universal value'
<i>High</i>	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>Medium</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 demonstrably have no archaeological, historical or cultural importance – usually backed up field evaluation – that there is no possibility that anything of significance exists 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 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.



Value of Setting Attribute	Effect on Significance of Heritage Asset
<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>Major 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.
<i>Minor 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>Negligible Harm</i>	Very minor adverse changes to the asset or its setting
<i>No change</i>	No appreciable change to the asset or its setting.
<i>Negligible Benefit</i>	Very minor beneficial changes to the asset or its setting
<i>Minor 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>Major 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	Very High	<i>Neutral</i>	<i>Slight</i>	<i>Moderate/Large*</i>	<i>Large/Very** Large</i>	<i>Very Large**</i>
	High	<i>Neutral</i>	<i>Slight</i>	<i>Moderate/Slight</i>	<i>Moderate/Large*</i>	<i>Large/Very Large**</i>
	Medium	<i>Neutral</i>	<i>Neutral/Slight</i>	<i>Slight</i>	<i>Moderate</i>	<i>Moderate/Large*</i>
	Low	<i>Neutral</i>	<i>Neutral/Slight</i>	<i>Neutral/Slight</i>	<i>Slight</i>	<i>Slight/Moderate</i>
	Negligible	<i>Neutral</i>	<i>Neutral</i>	<i>Neutral/Slight</i>	<i>Neutral/Slight</i>	<i>Slight</i>
	Uncertain	<i>Unknown</i>	<i>Unknown</i>	<i>Unknown</i>	<i>Unknown</i>	<i>Unknown</i>
		No Change	Negligible	Minor	Moderate	Major
<i>Magnitude of impact (on the asset or its setting) (either adverse or beneficial)</i>						
<p>* Very large adverse impacts will require “exceptional” justification.</p> <p>** Large adverse impacts will require “wholly exceptional” 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>						

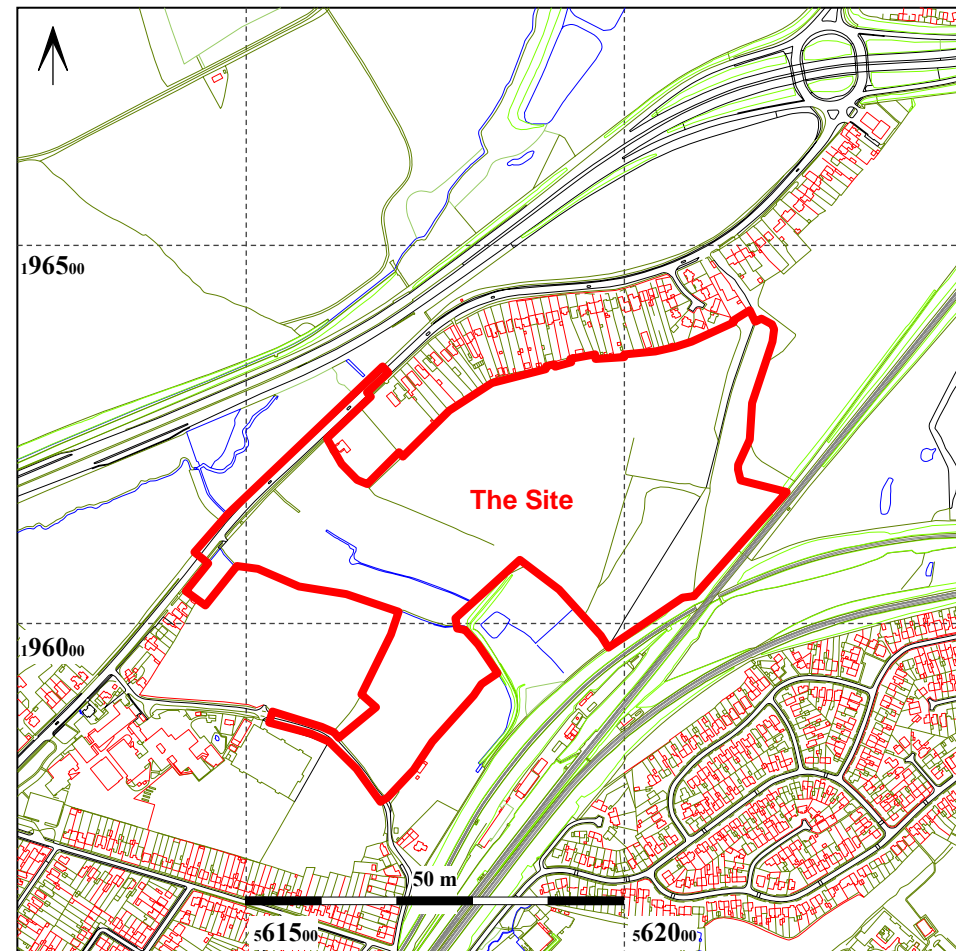
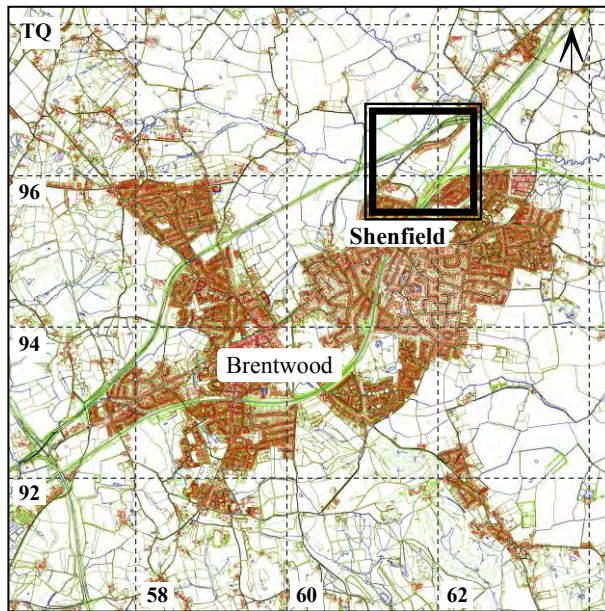


Figure 1: Site location plan

Ordnance Survey extract © Crown Copyright and database right 2023. Ordnance Survey 100049029. Central Bedfordshire Council

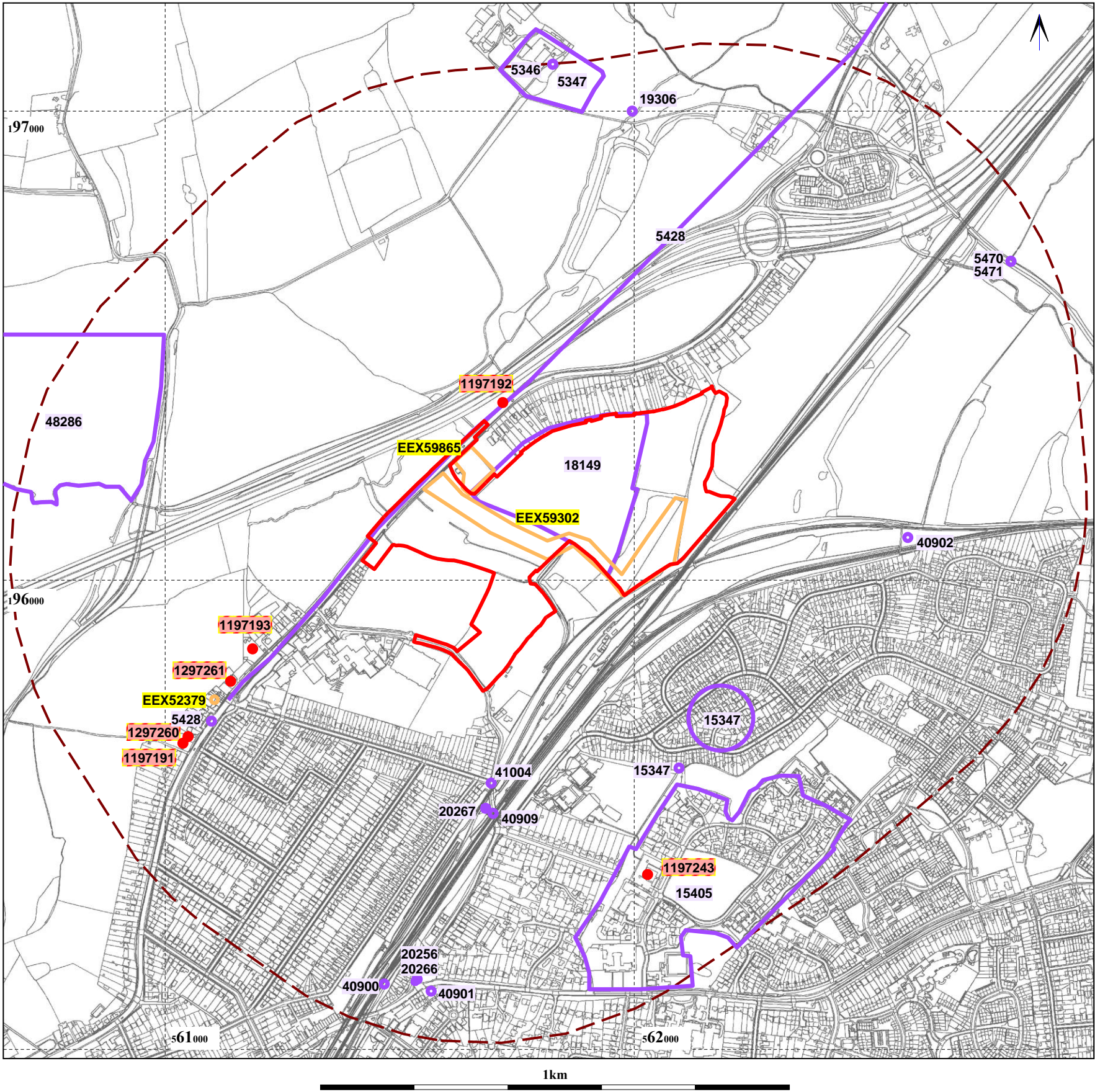


Figure 2: Heritage assets within 750m of the Site

Ordnance Survey extract © Crown Copyright and database right 2023. Ordnance Survey 100049029. Central Bedfordshire Council

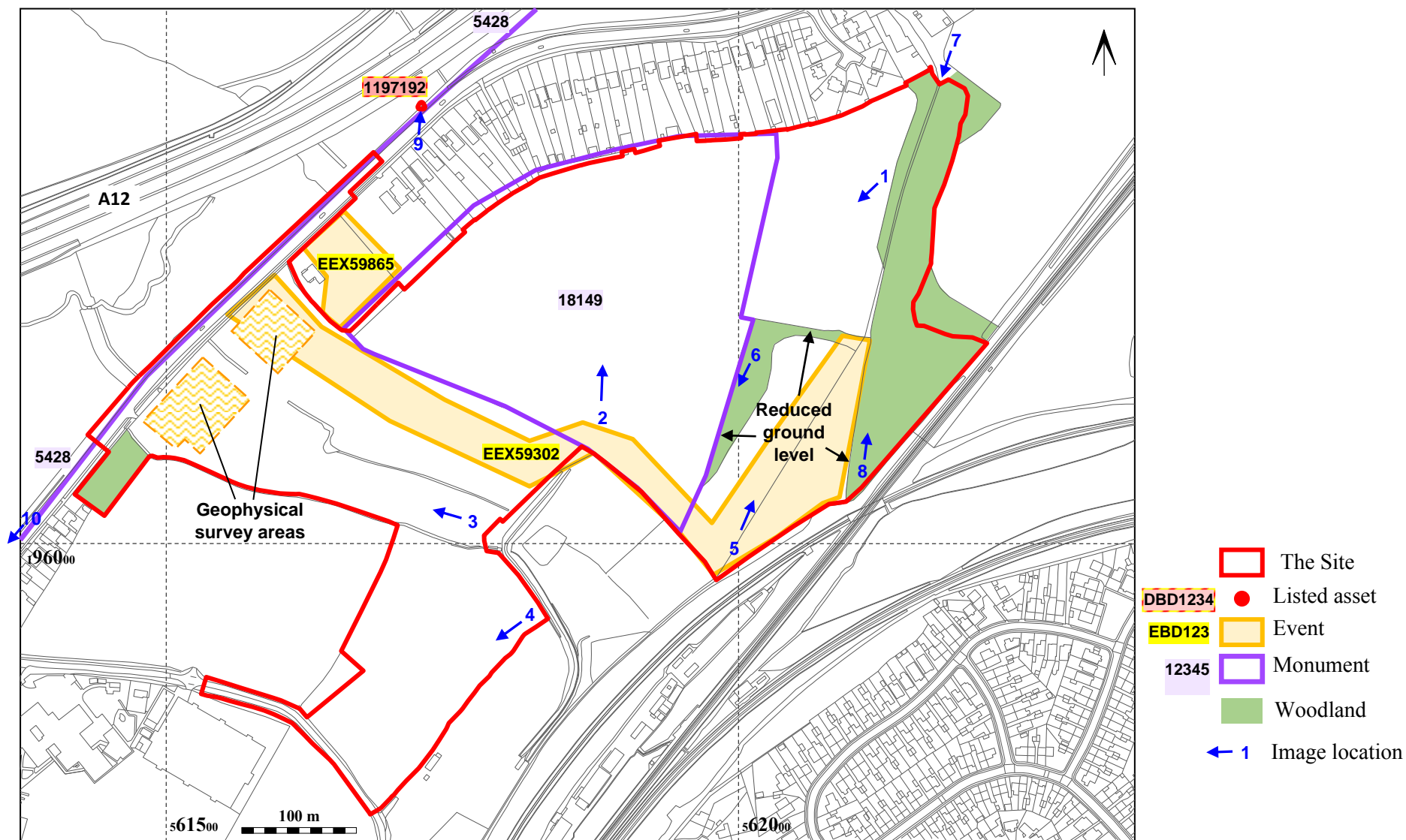


Figure 3: Site plan showing areas of geophysical survey and ground disturbance

Ordnance Survey extract © Crown Copyright and database right 2023. Ordnance Survey 100049029. Central Bedfordshire Council

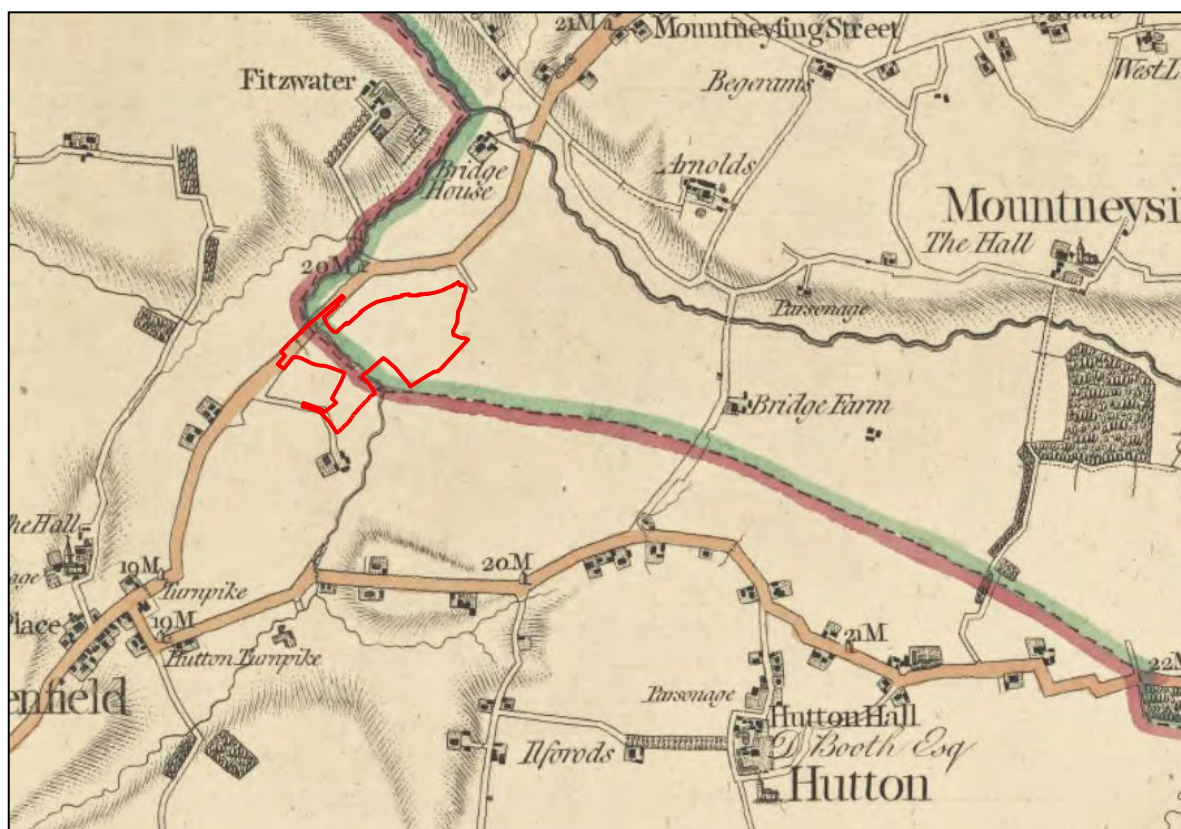


Figure 4: 1777, Chapman and Andre map of Essex
(Location and scale of the Site are approximate.)

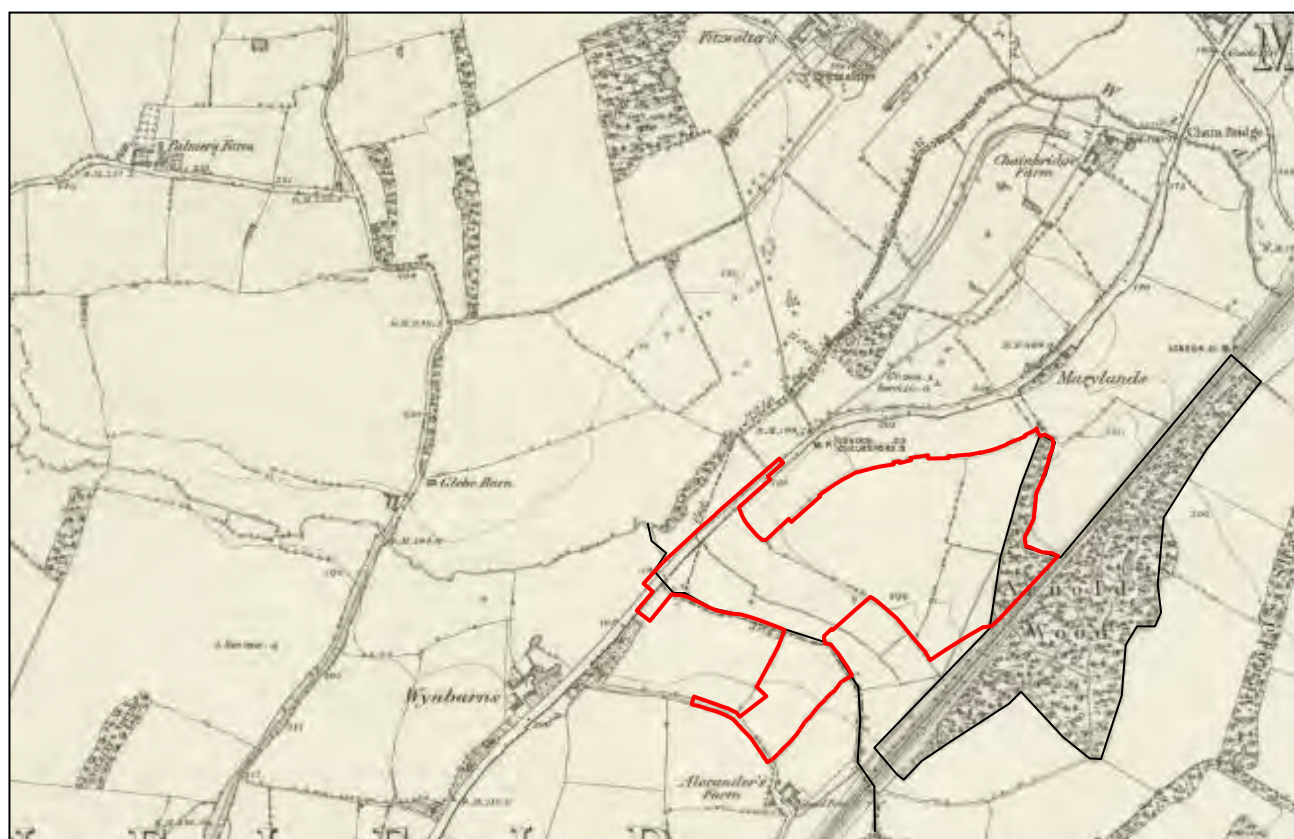


Figure 5: 1881, Ordnance Survey 6-inch map

Reproduced with the permission of the National Library of Scotland (CC-BY licence)

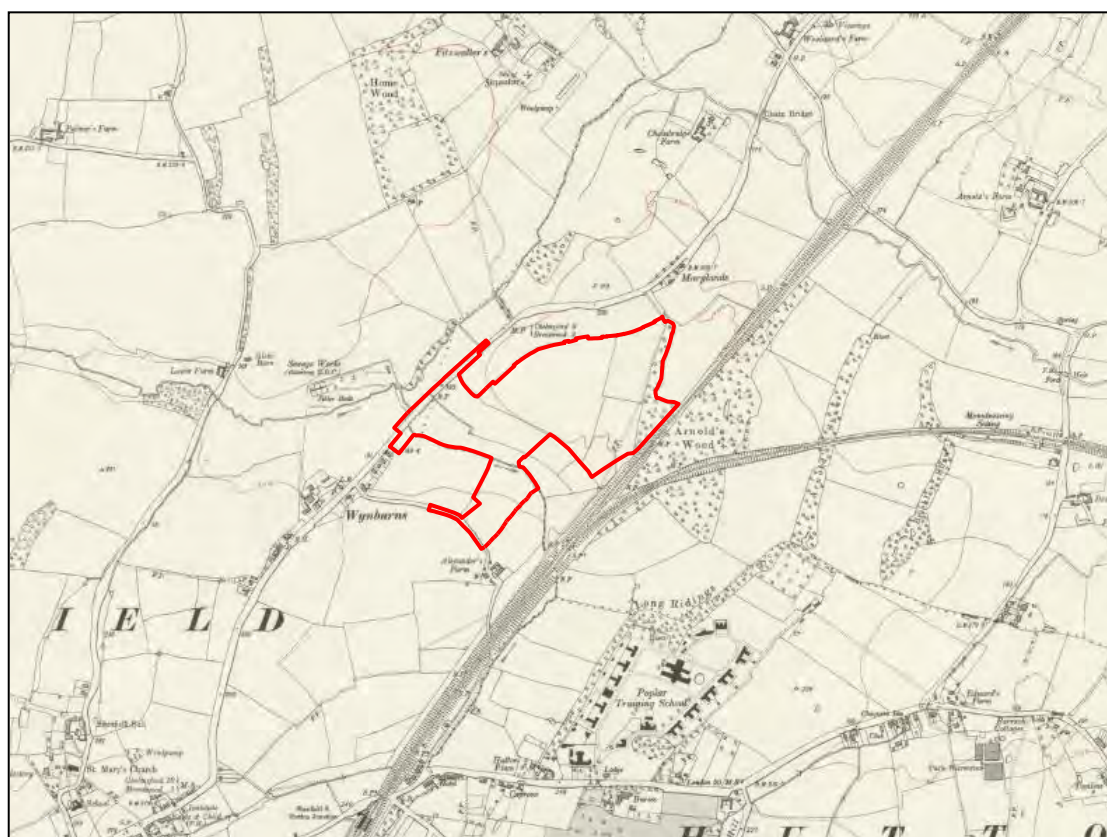


Figure 7: 1921, Ordnance Survey 6-inch map

Reproduced with the permission of the National Library of Scotland (CC-BY licence)



Figure 8: 1959, Ordnance Survey 1:25,000 OS map

Reproduced with the permission of the National Library of Scotland (CC-BY licence)



Image 1: North area of the Site, looking south-west



Image 2: Central area of the Site, looking north

Houses lining the south side of Chelmsford Road are visible in the distance.



Image 3: South/central area of the Site, looking north-west

The boundary with the playing field of Shenfield High School is at the left; the hedge line at right follows a drain along the lowest part of the Site.



Image 4: Southernmost field of the Site, looking south-west



Image 5: Eastern field, area of reduced ground level
Looking north-east with railway embankment and Arnold's Wood to the right



Image 6: Area of reduced ground, showing western edge
Looking south, showing change in ground level



Image 7: Arnold's Wood, northern end, looking south
Showing a small ditch and bank forming the historic boundary of the wood



Image 8: Arnold's Wood, southern end, looking north
To the left, the ground slopes down where the ground level has been reduced.



Image 9: Grade II listed milestone (NHLE 1197192)

Looking north, showing setting of milestone on the Chelmsford Road



Image 10: Grade II listed building, The Rose Inn (NHLE 1297261)

Shows setting of listed buildings on Chelmsford Road to the south-west of the Site.