

Land to the south of  
Radwinter Road  
Saffron Walden  
Essex



**Executive Summary of  
Archaeological  
Desk-based Assessment**



December 2013

**Client: Manor Oak Homes**

NGR: TL 553 384

**Land to the south of Radwinter Road, Saffron Walden, Essex**

*Executive Summary of Archaeological Desk-based Assessment*

*By Paul Spoerry PhD, BTech, MIFA*

*Report Date: December 2013*

**Report Number:** XXXX

**Site Name:** Land to the south of Radwinter Road, Saffron Walden, Essex

**HER Event No:** xxx

**Date of Works:** October 2013

**Client Name:** Manor Oak Homes

**Client Ref:** n/a

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**Grid Ref:** TL 553 384

**Site Code:** XEXRSW13

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**Receiving Body:** Saffron Walden Museum where applicable

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Prepared by: Paul Spoerry  
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Date: December 2013

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## **Land to the south of Radwinter Road, Saffron Walden, Essex**

### **Executive Summary of Archaeological Desk-based Assessment**

#### **BACKGROUND TO EXECUTIVE SUMMARY**

##### **Background to Proposal**

Oxford Archaeology East was commissioned by Manor Oak Homes to carry out an initial assessment of the potential archaeological impact of a proposed mainly residential development at 'Land to the south of Radwinter Road, Saffron Walden'. This document has been produced in support of an application for outline planning consent.

The development consists of an area of land totalling 13.9ha on the eastern edge of Saffron Walden, that rises from around 81m AOD at its northern extremity to around 100m AOD in the southern part. It comprises a central, rectangular block of land between Turnip Hall Farm and Shire Hill Farm, with three 'fingers' extending northwards, two of which include frontage on Radwinter Road. A further block of land extends south westwards towards the current edge of settlement and employment at The Shires.

The development area is currently composed of three arable fields of varying sizes and one field under pasture on the Radwinter Road frontage.

##### **National Planning Policy Framework**

In March 2012 the Government issued the National Planning Policy Framework (NPPF), which replaces most Planning Policy Statements, including Planning Policy Statement 5. This document provides a framework within which 'local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'. Section 12 deals with conserving and enhancing the historic environment.

For the purposes of this report, the key passages in the NPPF are that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.' (NPPF 2012, 30).

Further, the NPPF requires that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement

will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’ (ibid. 31).

Additionally, the NPPF states that ‘Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’ (ibid. 32)

## **RESULTS OF DESK-BASED ASSESSMENT COMPLETED IN SUPPORT OF THIS APPLICATION**

In line with the requirements of the NPPF, a Desk-based Assessment has been carried out in support of the Application (Appendix A).

### **Scope of Study**

All relevant records for the site and a 1km 'search area' around its boundaries were accessed at the Essex Historic Environment Record (EHER). Additionally further documents in the public domain were accessed through the EHER, including reports of recent work on land to the southwest, and the Uttlesford District Historic Environment Characterization Report.

A search was undertaken of all historic manuscript maps and OS maps held at the Essex Record Office (ERO) in Chelmsford and at the Local Studies Library in Saffron Walden. The maps available for study ranged in date from 1777 to the present.

### **Results**

There are no EHER records for the proposal area itself, however information from other locations in the vicinity and a study of other evidence including the cartographic sources, has been compiled on a period basis.

**Prehistoric** occupation within the site is uncertain, with no EHER records from these periods within 0.7km of the site. Aerial photographic evidence indicates that prehistoric field systems are known from other locations on the high land to the west of Saffron Walden. Additionally EHER records from within the southern part of the town indicate that prehistoric activity seems to have been concentrated on the upper slopes of the Slade Valley. In 2013 archaeological fieldwalking and geophysical survey were carried out on an area of land around 700m southwest of the site (Clover 2013, Bartlett 2013) and here both prehistoric artefact scatters and anomalies interpreted as remains including a probable Bronze Age barrow ring ditch were identified.

In the **Roman** period there may have been a road running along part of the northern boundary of the site to a fort and settlement located c.2km to the west. There is also continued potential for field systems and possibly associated dispersed rural settlement, as a continuation or revision of activity seen in the later prehistoric period.

This roadway, in the Middle and/or Late **Saxon** periods, linked Walden to Swards End more than 1km to the east. It is likely in this period there was also a settlement c.200m to the south of the site called Le Uppshire (now called Shire Hill Farm). The site, being close to the latter settlement, was likely to have been within its field system.

The location of **medieval** settlement is likely to conform to that expected for the previous period, but cartographic sources provide information on the agricultural landscape. The c.1758 map of Pounce manor shows that Shire Hill Farm was part of its land holdings (recorded in Domesday Book some 700 years earlier, and with a documented history of ownership thereafter). By the time that the 1758 map was created the proposal site was still subdivided into strips forming part of the open field arable associated with this manor, the strips being farmed by the individual tenants and representing continuance of medieval arrangements.

A further 18th century map indicates the earlier medieval field systems continued into the **post-medieval** period and field names recorded within the site include 'chalk pits' and 'small bridge field', suggesting possible activities and structures here. The 1843 title map records the site post-enclosure, when the land was turned into several enclosed fields that mostly survive to the present day, with only two or three boundaries being removed.

The former line of the Saffron Walden Branch Line railway and the former location of a World War II fuel depot and prisoner of war camp lie immediately to the northwest, and northwards across Radwinter Road.

## **STATEMENT OF ARCHAEOLOGICAL POTENTIAL**

Assessment of the evidence described above has enabled some modelling of archaeological potential for the site.

The paucity of EHER findspots and features from the site does not necessarily signify an absence of archaeology but may be due the effect of ploughing or to a lack of investigation. The site has never been subject to any archaeological investigations such as fieldwalking surveys or excavations. A lack of development on the site has meant no opportunity for finds and features to come to light. The absence of cropmarks on this site may be due to conditions at the time of flying or to the fact that shallow features, small features or burials would not show up as cropmarks.

Many centuries of ploughing will have truncated the tops of archaeological features such as deep ditches or quarry pits but, on the basis of experience elsewhere in chalkland landscape, will not have completely destroyed them. This type of survival is evidenced by cropmarks of field boundary ditches showing elsewhere in this landscape, and in the direct evidence of surviving boundary ditches and a funerary monument from a geophysical survey 300m to the southwest. Nonetheless, shallow features such as small pits and postholes may well have been completely destroyed, depending on the depth of ploughing, and thus any archaeological site here will only survive in a partial state.

There is moderate potential for the presence of **prehistoric** remains, principally in the form of

agricultural enclosures and funerary monuments but also possibly domestic occupation.

There is moderate potential for the presence of **Roman** period remains, principally in the form of agricultural enclosures and possibly domestic occupation.

There is low potential for **Anglo-Saxon** or **medieval** period remains of any type except for the remains of field boundaries and associated data.

There is high potential to identify the remains of the open field systems that characterized this landscape from the late Saxon period onwards, until enclosure in the 19th century (**Anglo-Saxon, medieval and post-medieval**). This may also include the remains of documented structures and activity areas associated with the field names 'chalk pits' and 'small bridge field'. Generally, though, the remains of field systems will be extensive and comparatively simple, rather than clustered and complex.

## STATEMENT OF DEVELOPMENT IMPACTS

The proposal is an outline planning application for a residential development of up to 230 dwellings, an extra care facility and offices and associated infrastructure, including parking provision. It is intended that the extra care facility will be in the northern part of the site and 1,800 square metres of business use (offices) will lie towards the north western tip of the site.

The proposed development will be primarily accessed off Radwinter Road and a secondary access will be provided off Shire Hill creating a link between Radwinter Road and Thaxted Road. The new built will continue the commercial character of the Radwinter Road frontage, with an urban character of Saffron Walden in a residential area behind. Further South the development would become more scattered with density falling as the land rises.

The indicative masterplan provides only a general indication of where the public open space will be located, but this includes a linear space from north to south, linking to the much more open parkland-style areas of the southern fringe.

Several balancing ponds will be required and suggested locations are positioned on topographic grounds in the north eastern and north western parts of the site.

Excepting areas selected to be green spaces, all primary development invariably has impact through the full depth of arable topsoil in chalkland landscapes, thereby meaning that archaeological remains in most or all areas may be vulnerable.

That aside, areas of densest impact on archaeology are those where landscaping will remove the full current topsoil depth. In particular that will include balancing ponds and areas 'graded down' for landscaping, alongside deeply-excavated service trenches. Building footprints and adjacent areas of dense impact from drainage, sewerage and other services, are also likely to result in full impact on any existing remains. The line of new roads may also have full topsoil depth impact depending on construction details. Enabling works such as temporary roadways and welfare and storage compounds may also result in full depth impact on any remains unless designed to

preserve the topsoil profile.

In conclusion, excepting those areas of green space which are not to be significantly landscaped, all other parts of the site may potentially cause full impact on any archaeological remains.

## **RECOMMENDATIONS FOR MANAGING ARCHAEOLOGICAL RISK**

The desk-based assessment has identified moderate and low potential for remains (Heritage Assets) of all periods, except for Anglo-Saxon to post-medieval agricultural features where potential is high.

Any remains within the site are threatened by the proposed development, but any remains are likely to be plough-damaged.

The presence/absence and degree of survival of these remains could be assessed by a programme of archaeological assessment that might include fieldwalking of the arable areas and would ideally include geophysical survey of all areas of extensive topsoil-depth impact and targeted evaluation trenching to further define and confirm the results of the geophysical survey.

Mitigation of development impact would be required for any significant any remains (Heritage Assets) so identified which do not fall within areas where impact depth will be less than the topsoil profile. This mitigation would normally be in the form of limited area excavation ('preservation by record') for more concentrated areas of remains and through monitoring of groundworks for areas of more extensive and less dense remains.

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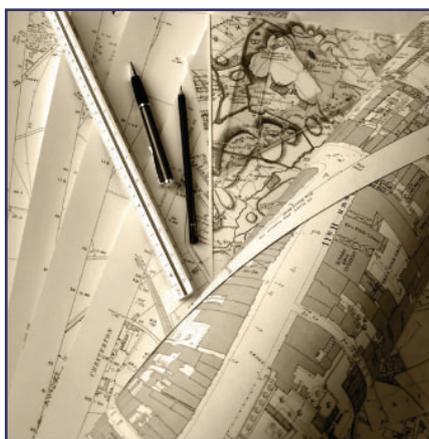
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## **APPENDICES**

Appendix A Atkins, R, 2013, Land to the south of Radwinter Road, Saffron Walden; Desk-Based Assessment , OA East Report No. 1534.

# Appendix A: Land to the south of Radwinter Road Saffron Walden



## Desk-Based Assessment



October 2013

**Client: Manor Oak Homes**

OA East Report No: 1534

OASIS No: oxfordar3-161213

NGR: TL 553 384

**Land to the south of Radwinter Road, Saffron Walden**

*Desk-Based Assessment*

*By Rob Atkins BSocSc DipArch MifA*

*Editor: Paul Spoerry BTech PhD MifA*

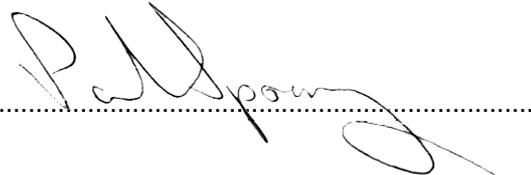
*Illustrator: Gillian Greer BA MifA*

*Report Date: October 2013*

**Report Number:** 1534  
**Site Name:** Radwinter Road, Saffron Walden  
**HER Event No:**  
**Date of Works:** October 2013  
**Client Name:** Manor Oak Homes  
**Client Ref:** 16161  
**Planning Ref:** not applicable  
**Grid Ref:** TL 553 384  
**Site Code:** XEXRSW13  
**Finance Code:** XEXRSW13  
**Receiving Body:** Saffron Walden Museum

**Prepared by:** Rob Atkins  
**Position:** Project Officer  
**Date:** October 2013

**Checked by:** Paul Spoerry  
**Position:** Regional Manager, OA East  
**Date:** November 2013  
**Signed:** .....



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## Summary

*Oxford Archaeology East was commissioned by Manor Oak Homes to carry out an archaeological desk-based assessment of land to the south of Radwinter Road. The aim of the assessment was to define that archaeological potential of the site in advance of potential redevelopment. The desk-based assessment will be used by the Essex County Council Archaeological Officer to determine the archaeological potential of the site and subsequently the scope of any further archaeological investigation.*

*The site is situated on the south-eastern edge of Saffron Walden and is centred on TL 553 384. It encompasses a small pasture field and three arable fields of varying sizes totalling 13.9ha. There are no actual Essex Historic Environment Records (EHERs) for the site itself with no previous archaeological investigations having occurred here.*

*Despite a lack of any records pertaining to the proposal site itself, the desk-based assessment has pieced together some of the history of the site with known ownership and use from at least the medieval period, but with some indications of earlier activities from the Saxon and possibly the Roman periods.*

*Prehistoric occupation within the site is uncertain, with no EHER records from these periods within 0.7km of the site. Nonetheless survey work and aerial photographic evidence indicates that prehistoric field systems and some burial mounds previously existed in other locations nearby, implying the possibility of some survival here also. In the Roman period there may have been a road running along part of the northern boundary of the site to a fort and settlement located c.2km to the west, but it is uncertain if there was any occupation within the site itself. This roadway, in the Middle and/or Late Saxon periods, linked Walden to Swards End more than 1km to the east. It is likely in this period there was also a settlement c.200m to the south of the site called Le Uppeshire (now called Shire Hill Farm). The site, being close to the latter settlement, was likely to have been within its field system.*

*The c.1758 map of Pounce Hall Farm shows that Shire Hill Farm was part of its land holdings (recorded as being owned by the de Mandevilles in Domesday Book some 700 years earlier, and with a documented history of ownership thereafter). By the time that the 1758 map was created the proposal site was still at this time subdivided into strips forming part of the open field arable associated with this manor, the strips being farmed by the individual tenants.*

*The c.1758 map also records that directly to the west of the site there was a field called 'Pouns Crouch Field'. It is likely this was the medieval strip field name for this area. Part of the site was within 'Stone Hill Field', 'Small Bridge Field' and 'Chalk Pit Shell' suggesting that there had been a bridge within or near the site and small scale extraction had occurred at some time.*

*Subsequent cartographic evidence shows that until c. 1850, the Pounce manor owned the site, but with Shire Hall Farm Probably running it. The 1843 tithe map records the site post-enclosure, when the rights of the individual manorial tenants had been extinguished and the land turned into several enclosed fields, farmed in the modern manner, mostly from Shire Hall. Shire Hall bought land off the manor around 1850, including the far western part of the site. The rest of the site was at this time owned by Lord Braybrooke and possibly other(s). These fields mostly*

*survive to the present day with perhaps only town of the field boundaries being removed in the intervening 170 years.*

*To the north of the site is the former line of the Saffron Walden Branch Line railway and the former location of a World War II fuel depot and prisoner of war camp.*

## 1 INTRODUCTION

### 1.1 Planning Background

- 1.1.1 The site is being considered by the client for a residential-led mixed use development. An outline planning application is to be submitted to Uttlesford District Council.

### 1.2 Location, Geology and Topography

- 1.2.1 The small market-town of Saffron Walden is situated in the extreme north-west of Essex, 25km south of Cambridge. The proposed development site is located on the south-eastern edge of the town and is centred on TL 553 384 (Fig. 1). It comprises a small pasture field and three arable fields of varying sizes.
- 1.2.2 In total this land encompasses around 13.9 hectares with the height OD varying between approximately 81m at the northern extremity to around 100m in the southern area nearest Shire Hill Farm. This southern area is relatively flat land, but the majority comprises a gentle slope northwards down to the Radwinter Road, except the far western side which slopes down to the west (Fig. 4).
- 1.2.3 The site is bordered by modern housing developments and by an industrial zone (Dencora Park) to the north-west (Plate 2). Radwinter Road and a Tesco superstore lie to the north, Turnip Hall Farm buildings to the north-east (Plate 4) and arable fields on all other sides.
- 1.2.4 The solid geology of the site is Lewes Nodular Chalk Formation and Seaford Chalk Formation laid in the Coniacian period (British Geological Survey (BGS) 2002). Some Head Drift deposits (variably clayey, silt, sand and gravel) lie at the extreme northern part of the site by Radwinter Road.

### 1.3 Acknowledgements

- 1.3.1 The author would like to thank Manor Oak Homes for commissioning this assessment. Thanks are also due to Richard Havis at the Essex County Council HER and the staff at the Essex Record Office for their help and assistance. Kate Clover kindly supplied data from her DBA and fieldwalking sites directly to the south. Paul Spoerry managed the project and made useful comments and edited this report.

## 2 ARCHAEOLOGICAL AND HISTORICAL SOURCES

### 2.1 Historical Sources

- 2.1.1 Essex County Council retains a database of all recorded archaeological sites, listed buildings, findspots, and archaeological events within the county as well as other designations such as conservation areas and scheduled monuments. The Essex HER (EHER) was consulted in October 2013 for information pertaining to the historic environment within the Search Area. The HER data is provided in tabular format in Appendix A.
- 2.1.2 The EHER is not a record of all surviving elements of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.1.3 Uttlesford District Historic Environment Characterisation Report was also consulted. This document was produced in 1999 by Essex County Council using information from the HER (ECC 1999). It provides a framework for broadening our understanding of the whole landscape rather than looking at individual sites and monuments.

### 2.2 The Historic Environment Record (EHER)

- 2.2.1 No EHER records are located within the site, but there are several within a 1km radius (Fig. 2).

#### *Prehistoric*

- 2.2.2 Four prehistoric records are located within 1km of the site. Neolithic flints have been found in 'Pleasant Valley', south of the Friends School nearly 1km to the south-west of the site (EHER 507). Middle Bronze Age flints and an Early Iron Age settlement (post holes, ditches and pits) were found in an excavation directly to the south of EHER 507 (EHER 14594; Ecclestone 1993 and 1994).
- 2.2.3 An Iron Age to Roman settlement seems to have been found in the 1930s when Late Iron Age and Roman pottery and quernstone fragments were recovered from a field 'west of Bears Hall' (EHER 261-263), the grid reference placing these around 0.75km to the south-east of the site. A Late Iron Age coin was found c.0.9km to the west of the site (EHER 18560), but its significance is uncertain.
- 2.2.4 In addition a ring ditch (probable barrow) has been recorded in a geophysical survey 0.7km to the south-east in 2012 (see Section 2.62 below). Further away, excavations in the 1970s at Elm Grove, off Faircroft Road, more than 1km north-west of the site, uncovered flintwork dating from the Mesolithic, Neolithic and Bronze Age periods as well as a small Iron Age settlement (TL 539 382; not illustrated). In 1882 a possible Neolithic causewayed enclosure was recorded more than 1km to the west (not illustrated). This consisted of a complex of pits associated with a 200m long discontinuous ditch containing human burials. These features were observed between the north side of West Road and Mount Pleasant Road (Bassett, 1982, 5; ECC, 1999, 12).

#### *Romano-British (AD 43-410)*

- 2.2.5 Four Roman EHER records are located within 1km of the site, but these include two (EHER 261 and 263) which are part of the postulated Iron Age to Roman settlement, 0.75km to the south-east (recorded above). The other two are both find spots with a

double headed iron axe found c.1km to the west (EHER 466) and a coin recovered from Copt Hall Farm (CHER 264) 0.35km to the north.

- 2.2.6 Evidence for Romano-British settlement in Saffron Walden is provided by the place name of 'Walden' which derives from 'Weala-dunu' which is Old English for 'valley of the Britons or serfs' (Reaney 1935, 537; Bassett, 1982, 10; ECC, 1999, 12). There is archaeological evidence for a possible Roman fort located directly to the west of the medieval town centre (Bassett 1982). In this location inhumation burials excavated in 1876 were probably Late Roman in date and nearby other Roman finds have been found suggesting that there was a settlement also here (ECC, 1999, 12).

#### **Anglo-Saxon (AD 410-1066)**

- 2.2.7 No EHER records for Saxon sites lay within a km of the site, but it is likely that Shire Hill Farm area c.200m to the south dates from this period. Reaney (1935, 542), records that Shire Hill derives from '*Sherehill* (ibid.)'. This or a place near by is (*le Uppesire, Opeseyre* 1387 Walden'. *Uppesire* is a Saxon name which suggests an Anglo-Saxon origin for this settlement (Paul Sperry, *pers. comm.*). The evidence that this present farm overlies a far older settlement ties in with other Saffron Walden farms and farm complexes which have been recorded as having probable ancient origins (ECC 1999, 167).
- 2.2.8 The main Anglo-Saxon settlement and a cemetery were sited in the western part of the town at approximately the same area as the former Roman settlement. By the time of the Domesday Book of 1086 Walden had a large and prosperous population (ECC, 1999, 12). However this settlement focus is located over 1km to the west and north-west of the site (outside the search area). Those other settlements within Saffron Walden parish known to have developed into medieval manors (Herberts, The Roos and Pounces - Seward's End) would almost certainly have had their origins in the Anglo-Saxon period (ECC 1999).

#### **Medieval (AD 1066-1500)**

- 2.2.9 There are two medieval findspots recorded within a km of the site (EHERs 391 and 18561). The former was a horseshoe from St Ayletts Farm 0.9km to the north-east and the latter an iron arrow head 0.3km to the west.
- 2.2.10 Shire Hill Farm, c.200m to the south of the site, seems to have its origins in the Saxon period (see above), but was recorded in the 14th century as a place (see Reaney quote above in Section 2.2.7). This sub-status can be postulated from the post-medieval c.1758 map of Pounce Hall landholdings (Fig. 3). Pounce Hall was the main manor, but it is noticeable that Shire Hill Farm is the only recorded settlement in this manor land (ignoring those houses fronting Swersend Lane 1km to the east of the site at Swards End). This map shows two roads leading to Shire Hill, and a large bend in one of the roads suggests it was routed around some obstacle, most probably the houses and closes of former habitation. Shire Hill Farm would have been more than just a farmstead in this period, presumably a sub-manor or hamlet. This could be at odds with the present established view that outside of the main urban areas, the medieval settlement pattern was of dispersed moats and farmsteads (ECC 1999, 162-3). The development area fronts Swersend Lane (now called Radwinter Road), but only strip fields are located here on the 1758 map and thus it is unlikely there had been houses in this location during the medieval period, especially as the settlement of Swards End is more than a kilometre to the east.
- 2.2.11 The site lies nearly 1km to the east of the medieval town. After the Norman Conquest, the Manor of Walden was granted to the de Mandevilles, and became the centre of

their Essex and Suffolk estates. Walden was seemingly later sub-divided and the site became part of the Pounces manor. This can be clearly seen in the 1758 map (Fig. 3) which includes the name 'Pouns Crouch Field' directly to the west of the site. These field names presumably refer to former medieval strip fields. The location of the Shire Hill Farm, directly to the south of the site, suggests this sub-manor and or hamlet, looked after this area on behalf of the greater Pounce manor.

- 2.2.12 The cartulary of Walden Abbey says that Abold Poucyn inherited the manor from his grand father Siward in 1124, from which the name of Swards end developed (White 1991, 23). Reaney (1935, 539) states that William de Mandeville granted to Albold Poucyn the place near Swards End. Later in the medieval period Pounces manor was owned by Thomas, Lord Audley and this was recorded in his will dated 1545 (ERO D/DBe T21-not accessed). At least one of the larger farmers of Pounce manor is known as the will of William Coull the elder, dated 23rd May 1587 and recorded as 'farmer of the manor of Pounces [Saffron] Walden', survives in the Essex Record Office (ERO D/ACW 1/23). This was not accessed and it is uncertain which part of the estate he farmed.
- 2.2.13 Saffron Walden played an important role in the East Anglian wool industry, with the keeping of sheep and manufacture of cloth (ECC 1999). The prosperity of the late medieval period is reflected in the quality of the built environment, most notably the church. In the late medieval period Walden became the major English centre of production of the saffron crocus which was used as a dye, and thereby acquired the former part of its name.

#### ***Post-medieval***

- 2.2.14 There are seven post-medieval EHER records within 1km of the site. A Elizabethan salt cellar (EHER 469) was recorded 0.9km to the west in West Road. Two former windmills have been documented within the Search Area (EHER 19776 and 499), the latter also being depicted on Chapman and André's map of 1777. Both were 0.7km to the south-west of the site. A pest house (EHER 15646) is also recorded on this map about 1km to the south-west. A series of plough marks were found in an evaluation (EHER 46249), 1km to the south-west (Ilson 2006). The former Copt Hall (EHER 47284) was shown on the 1777 Chapman and Andre map, 0.3km to the north of the site. Cropmarks of former field boundaries are recorded at Wheel Hall (EHER 47930), 0.8km to the south-east.
- 2.2.15 As noted above, the site was part of Pounce Manor/Hall Farm and recorded as such in the c.1758 map (Fig. 3). It was presumably being controlled directly from Shire Hill Farm which is located directly to the south of the site.

#### ***Modern***

- 2.2.16 Sixteen modern (post-1800) EHER records are with the 1km search area and these are mostly industrial in nature. This shows that in this period the town of Saffron Walden was expanding towards the site. Five records relate to the Saffron Walden Branch railway line (EHER 372) which ran roughly east to west directly to the north of the site and its associated bridges, sidings and building (EHER nos 40461-40463 and 40475).
- 2.2.17 Three records relate to a mid 19th cemetery to the north-west of the site with its railings and two chapels given separate numbers (EHER 27168-27170). A mid 19th century workhouse (EHER 15384) lay 0.2km to the north. A late 19th century building (EHER 47291), now demolished, lay 0.8km to the west.

- 2.2.18 Brick making was carried out in the area, 0.4km to the south-east, with Bells Brickworks (EHER 15724) in use from 1865-1910. Chalk/lime deposits which occur very near the surface, 0.5km to the south of the site, were exploited in this period for agricultural usage, mortar and cement. A pair of 19th century lime kilns are recorded built against the sides of a former chalk pit and cement works (EHER 15007). The HER map locates the site of these lime kilns on the south side of Thaxted Road but the grid reference given is not an exact one. Furthermore, none of the historic maps consulted show any cement works in this field. Maps from 1897 onwards show the cement works sited next to an existing chalk pit on the opposite side of the road and this is where it has been pinpointed on Fig. 2. Chalk extraction in the area may well be a continuation of a much older industry.
- 2.2.19 Three records relate to WWII features and these comprise an anti-tank ditch (EHER 8893 (but no TL number given so its location is unknown), a fuel storage depot (EHER 40476) and a prisoner of war camp (EHER 46823) both directly to the north of the site.
- 2.2.20 There are some modern documents surviving which may include information on the site. The 1810 Pounce Hall Farm Deeds, Copt Hall Farm, and St. Ayletts Farm in Ashdon and Saffron Walden survive in the Essex Record Office (ERO D/DBY T12/5) but they were not assessed as part of this DBA. In this modern period, Shire Hill Farm seems to have become independent of the manor of Pounce. It was presumably why in 1850, an estate map of its lands was drawn up (Fig. 7). The western part of the site belonged to this farm but the rest belonged to Lord Braybrooke and possibly Henry Archer. This farm was later sold off and some of the records survive in the Essex Record Office (ERO D/F 87/59) dated as 7th July 1860 and labelled 'Sale catalogue for Shire Hill Farm (76a) [field names] in Saffron Walden. Particulars and conditions of sale with plan' but this document was not accessed as part of this DBA.

### ***Negative evidence***

- 2.2.21 The EHER recorded two archaeological sites within the area where nothing of interest was found, a gas pipeline (EHER 45449, but location unknown) and an evaluation 1km to the south-west at Friend's school (Schofield 2011).

## **2.3 Cartographic Evidence**

- 2.3.1 A search was undertaken of all historic manuscript maps and OS maps held at the Essex Record Office (ERO) in Chelmsford and at the Local Studies Library in Saffron Walden. The maps available for study ranged in date from c.1758 to the present.
- 2.3.2 The study of maps and associated historical sources helps to clarify the archaeological potential of the site in two ways. Firstly, it suggests aspects of the medieval, post-medieval and later land use prior to any modern development. Secondly, it pinpoints areas within the site that, as a result of development, are likely to have become archaeologically sterile. The maps relevant to the site are listed in the bibliography.

### ***c.1758 A plan of Pounce Hall Farm and lands adjoining (Fig. 3)***

- 2.3.3 This is an extremely important map for many reasons. It gives a clear indication that the site belonged to Pounce manor in this period and name indications in the map imply the manor owned it from medieval times. The layout of the fields within the site was presumably the remnant of the former medieval strips. Names within the site comprise 'Small bridge field', 'Chalk pit shell' and 'Stone Hill'.

- 2.3.4 The site is directly to the north of the suggested Saxon to medieval settlement at Shire Hill Farm (see Section 2.2.10 above) and to the south of the ancient routeway called Seversend Lane (now partly Radwinter Road), which dates to at least the Saxon period but a Roman origin is more likely (see Discussion). The map shows no settlement around the Lane at this point (with houses shown fronting this lane starting 1km to the east of the site before Pounce Hall itself at Swards End (not illustrated).

**1777 Chapman and André map (Fig. 4)**

- 2.3.5 The 1777 Chapman and André map of 1777 is a very small scale map (Fig. 4). It gives an overall indication that Shire Hill Farm (and presumed ancient settlement) was on a plateau with a slope northwards to the present Radwinter Road. The field boundaries are not included on this map.

**1823 Saffron Walden enclosure map (Fig. 5)**

- 2.3.6 The medieval fields of the area were enclosed in 1823 and Fig. 5 shows the new layout, but little else. There were several north to south small sub-rectangular fields fronting onto the present Radwinter Road in this period. The field by this road seems to still say small bridge field? The absence of a good copy of this map in the public domain means the map text is hard to read.

**1843 Tithe map (Fig. 6)**

- 2.3.7 The tithe map of 1843 is much clearer (Fig. 6) and shows little change from the 1823 enclosure map, although it does show buildings near the Radwinter Road frontage at Turnip Hall Farm for the first time. Both the tithe and enclosure maps indicate several moderate sized fields that had been created south of the Radwinter Road and perpendicular to it with more irregular fields laid around Shire Hill Farm. The tithe award records that all fields within the site were arable at this time.

**1850 Sheer (Shire) Hill Farm (Fig. 7)**

- 2.3.8 An 1850 estate plan is available for Shire Hill Farm (Fig. 7). Only the western part of the site seems to be owned by this farm, with Lord Braybrook and possibly Henry Archer probably owning the rest. Within the western area the fields are called 'allotment arable' and Stanley's Field Arable. A field directly to the north is labelled 'Old Saint Fain Croft' which may refer to a virgin saint of Ireland.

**1881 1st Edition Ordnance Survey map (Fig. 8)**

- 2.3.9 The 1881 OS map (Fig. 8) shows no real change compared to the 1843 tithe map, although there has been subdivisions to a couple of fields at the far western and eastern sides.

**1897, 1921, 1938 and 1960 (2nd, 3rd, 4th and 5th Edition Ordnance Survey maps; not illustrated)**

- 2.3.10 The 1897 and 1921 maps show no change within the site. The 1938 OS Map has the three western fields amalgamated to become one large field. The other features have not changed within the site. By the 1960 OS map the site was identical to the 1938 map. The property 'Wild Hedges' had been built adjacent to the site near Radwinter Road.

### **1970 OS map (Fig. 9)**

- 2.3.11 There has been little change to the site by the 1970 OS map (Fig. 9). The only minor addition seems to be a small tank located adjacent to the extreme north-western part of the site.

## **2.4 Aerial Photographs**

- 2.4.1 An aerial photographic search was not undertaken for this assessment. English Heritage's National Mapping Programme has mapped features visible on aerial photographs for the county and any features have been transferred onto the HER. The EHER reports that no features of potential significance have been recorded on aerial photographs in the 700m area around TL 553 384 (Richard Havis *pers. comm.*).

## **2.5 Earthworks**

- 2.5.1 A walkover survey was carried out on 8th October 2013. All arable fields in this area had been ploughed and there were no earthworks visible. All but one of the fields within the site currently are under arable cultivation and that aside, all have presumably been so since at least 1843 (the date of the tithe award). Consequently any earthworks that may have been visible above ground will have been destroyed. Modern aerial photographic cover does not indicate any large-scale earthworks surviving.

## **2.6 Archaeological Excavations and Surveys**

- 2.6.1 No known archaeological excavations or surveys have been carried out within the site. Excavations and surveys have been carried out within the adjacent Search Area (all within the built up area of the town) and these are discussed in section 2.2.
- 2.6.2 These results do not include three recent works within the Search Area. In 2012 a desk-based assessment was compiled for land about 0.7km to the south-west of the site on either side of Thaxted Road (Clover 2013a). This land was subsequently evaluated by a fieldwalking survey and a geophysical survey. The surface finds collected from the fieldwalking survey were dominated by post-medieval tile, in no distinct concentrations. There were no concentrations of artefacts from the topsoil that could be defined as a 'site' apart from one piece of Iron Age pottery from east of Thaxted Road. This was found near a scatter of three worked flints and may denote a focus of prehistoric activity (Clover 2013b).
- 2.6.3 The geophysical survey showed two findings of particular archaeological interest - a ring ditch 20m in diameter towards the north of the field east of Thaxted Road, and a nearby similar but slightly elliptical feature (c.22 x 24m). These features are not recorded as cropmarks or visible earthworks. They are rather too large to be hut circles, and so could be barrow ditches. There may be a few individual pit-like magnetic anomalies near the ring ditch, but they are too few and small to suggest any dense concentrations of archaeological features (Bartlett 2013).

### 3 DEPOSIT MAPPING

3.1.1 In this section, an attempt has been made to map all known monuments and events and, based on this mapping, to predict the existence of further remains within the site.

#### 3.2 Prehistoric

3.2.1 There is no evidence of prehistoric archaeology within the site itself, however, activity and occupation dating from the Mesolithic to the Iron Age is recorded between 0.7km and over 1km in all directions from the site, but in no obvious concentrations (see Sections 2.2.2-2.2.4 and 2.6), including evidence for ring ditches and artefact scatters recovered north of Thaxted Road during 20012-13. The potential for prehistoric remains is therefore moderate.

#### 3.3 Romano-British

3.3.1 No Roman settlement or artefacts have been found within the site and none are known within 0.5km of it (see Sections 2.2.5-2.2.6). It is likely that Swersend Lane (parts now called Radwinter Road and fronts the northern part of the site) is Roman in date, principally on the basis that it seems aligned towards the Roman fort and settlement which were located c.2km to the north-west of the site and is known to have some antiquity anyway (see below).

3.3.2 The likelihood of Roman remains is uncertain. Farmsteads, on average would be expected every c.1km to 1.5km. The proposed development area is fairly large at 13.1ha and therefore the chance of Roman occupation is moderate.

#### 3.4 Anglo-Saxon

3.4.1 The likelihood of remains of Anglo-Saxon date, other than of an agricultural nature, is considered to be low. The closest probable Saxon settlement was the farmstead/hamlet formerly called Le Uppeshire (now called Shire Hill Farm) which is c.200m to the south on a plateau. The main Saxon settlement was situated more than 1km to the north-west, as was its burial ground. Swards End, another probable Anglo-Saxon settlement, was more than 1km to the east and located along the former Swersend Lane which partly runs directly to the north of the site. The road itself is at least Saxon in date as it linked Saffron Walden town to Swards End. It is extremely likely the site was within the field system of Le Uppeshire.

#### 3.5 Medieval

3.5.1 The possibility of medieval settlement within the site is extremely low. The reasons given for this assessment are identical to those given for the Saxon period (above). It is likely the site was part of the field system of Le Uppeshire, located c.200m to the south of the site.

3.5.2 The c.1758 map of the site shows that the site was within a field system which seems to have medieval origins. The probability of former medieval field boundaries surviving within the site is therefore considered to be high. Field names recorded within the site includes 'chalk pits' and another is labelled as 'small bridge field'. It is possible that both names originated in the medieval period and remains of these former features may have survived within the site.

### **3.6 Post-medieval to modern**

- 3.6.1 The likelihood of post-medieval settlement remains within the site is considered to be low. The 1758 map clearly records no houses or properties within the site, but former features such as chalk pits or a small bridge are far more likely.
- 3.6.2 The modern post-1800 maps record only fields.

## 4 DEGREE OF SURVIVAL

### 4.1 The effect of ploughing

- 4.1.1 Many of the fields which make up the site have been under arable since at least the mid 18th century and they are likely to have been farmed for the preceding centuries. The vast majority of this area has, to the best of our knowledge, never been developed and therefore the only real factor affecting the survival of below-ground remains will be the effect of ploughing.
- 4.1.2 Ploughing will have truncated the tops of archaeological features such as deep ditches or quarry pits but will not have completely destroyed them. This type of survival is evidenced by cropmarks of field boundary ditches showing to the south-west of the Site when this area was still a ploughed field. Shallow features such as small pits and postholes may well have been completely destroyed, depending on the depth of ploughing.
- 4.1.3 Ploughing will have disturbed artefacts within the tops of features and brought them to the surface. Thus most below ground features, if present, will be detected by fieldwalking the Site.

## 5 DISCUSSION

### 5.1 The site

- 5.1.1 There are no actual EHER records for the Site itself. A study of other sources of evidence, particularly the cartographic sources, has shown that field boundaries from at least the medieval period are likely to be present on the site and that there is a possibility of chalk pits and a small bridge within the site.
- 5.1.2 The paucity of HER findspots and features from the site does not necessarily signify an absence of archaeology but may be due the effect of ploughing or to a lack of investigation. The site has never been subject to any archaeological investigations such as fieldwalking surveys or excavations. A lack of development on the site has meant no opportunity for finds and features to come to light. The absence of cropmarks may be due to conditions at the time of flying or to the fact that shallow features, small features or burials would not show up as cropmarks.

### 5.2 Comparison with other areas

- 5.2.1 Development of the southern part of the town has brought to light evidence of Neolithic, Bronze Age and Iron Age activity on the upper slopes of the Slade Valley. This area has, in its southern part, a similar topography and geology to the current Site and may give a clue as to the type of remains that might be expected.
- 5.2.2 Additionally geophysical survey and fieldwalking of the area north of Thaxted Road and 400m south of the Site in 20012-13 identified previously unknown ring ditches and associated artefact scatters, perhaps implying similar potential here.

## APPENDIX A. HER DATA

HER no	Site	Record Type	Description	Period	NGR (TL)
507	Pleasant Valley	Findspot	Neolithic Site – flints found	Neolithic	5420 3733
14594	The Friends School, Saffron Walden (SW24/25)	Monument	Postholes, Ditches and Pits containing Early Iron Age Pottery recorded during an evaluation and later excavation carried out by Essex FAU in 1993. Middle Bronze Age and Iron Age flints also found in the topsoil ( Ecclestone, J 1994)	Middle Bronze Age and Early Iron Age	5425 3735
262	West of Bears Hall	Findspot	Iron Age, Belgic pottery	Late Iron Age	5590 3760
18560	Saffron Walden	Findspot	Bronze coin of Cunobelin. Exact location not known	Late Iron Age	54 38
261	West of Bears Hall	Findspot	Roman pottery (4th century)	Roman	5590 3760
263	West of Bears Hall	Findspot	Grit millstone fragments	Roman	5590 3760
264	Copt Hall Farm	Findspot	Roman coin	Roman	551 388
466	Ashdon Road	Findspot	Double headed axe (fasces) of iron	Roman	53 38
391	St Ayletts Farm	Findspot	Horseshoe	Medieval	56 39
18561	Saffron Walden	Findspot	Medieval iron arrowhead	Medieval	5470 3840
469	West Road	Monument	Elizabethan salt cellar found while digging foundations of a house in 1879	Post-medieval	53 38
499	Near Mount Pleasant Road	Monument	Site of windmill, shown on the 1777 Chapman and Andre map, now demolished	Post-medieval	5425 3785
15646	Saffron Walden District Infirmary, Hill Top Lane	Industrial	A late 19th century isolation hospital for infectious diseases, formerly the parish pest house. Opened in 1875 (although the Pest House is shown on the 1777 Chapman and André Map)	Post-medieval	5422 3723
19776	Saffron Walden	Monument	Site of a windmill, now demolished	Post-medieval	5430 3753
46249	Friend's School	Monument	A series of plough scars were found in one of four evaluation trenches dug by Archaeological Solutions in the school in 2006 (Ilson 2006)	Post-medieval	5406 3755
47284	Copt Hall, Ashdon Road	Monument	Former Copt Hall. Recorded on 1777 Chapman and Andre map	Post-medieval	5513 3875
47930	Wheel Hall	Monument	Cropmarks of former field boundaries	Post-medieval	5610 3770
372	Saffron Walden Railway	Monument	Dismantled railway running from Audley End to Saffron Walden. Opened in 1865. Extended to Bartlow in 1866. Closed 1964	Modern	5332 3730 to 5490 3830 etc.
8893	GHQ Line Anti-Tank Ditch	Cropmark/e arthwork	WW11 tank trap- Same number given to 34 different sites across Essex - no individual TL numbers given!	Modern	???
15007	Thaxted Road (SW27)	Monument	Pair of lime kilns built against the sides of a former chalk pit and cement works. Brick built. 19th century	Modern	5480 3740
15384	Saffron Walden Union Workhouse (later Community Hospital)	Building	Grade II listed. Built 1834-1837 following plans by James Clephan	Modern	5499 3857
15724	Bell's Brickworks	Industrial	Brickworks located south-east of Shire Hill Farm. In use 1865-1910	Modern	5555 3765
27168	Peace Lodge	Building	Mid 19th century cemetery lodge in Gothic Revival style	Modern	5465 3848
27169	Cemetery Chapel	Building	Mid 19th century cemetery lodge in Gothic Revival style	Modern	5469 3843

HER no	Site	Record Type	Description	Period	NGR (TL)
27170	Cemetery railings and gates	Building	Mid 19th century wrought and cast iron cemetery railings and gates	Modern	5465 3849
40461	Radwinter Road Underbridge	Building	Remains of mid 19th century railway underbridge	Modern	5506 3845
40462	Ashdon Road	Building	Remains of mid 19th century railway underbridge	Modern	5541 3886
40463	Acrow Halt	Building	1957 concrete railway building	Modern	5543 3890
40475	Air Ministry Sidings	Building	1939 railway sidings	Modern	5540 3858
40476	Air Ministry fuel storage depot	Monument	WWII Air Ministry fuel storage depot	Modern	5540 3840
46823	Saffron Walden Camp- POW	-	Prisoner of war camp	Modern	549 385
47291	Bell Language School, Lancaster House	Building	Building recording at Lancaster House, before demolition. Dated late 19th to early 20th century	Modern	5423 3790
45229	Cambridge to Matching Green pipeline	-	Gas pipeline route. Many TL points.	Negative	-
?	Friend's School		Negative Evidence from a further evaluation by Archaeological Solutions in the school in 2011 (Schofield 2011)	Negative Evidence	5400 3760

Table 1: EHER data within 1km of the site

## APPENDIX B. BIBLIOGRAPHY

- Bartlett, A.D.H., 2013 *Land off Thaxted Road Saffron Walden, Essex- Report on Archaeological Geophysical Survey* Bartlett-Clark Consultancy report (unpublished)
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- White, M., 1991 *Saffron Walden's History: a chronological compilation* (Hart Talbot: Saffron Walden)

### List of Relevant Maps Consulted

- A plan of Pounce Hall Farm and lands adjoining c.1758 D/D/Qy/ 11 (T/M 124) Estate Map Binder 5A
- Chapman and André Map, 1777 (ERO)
- Saffron Walden Enclosure Map, 1823 (ERO Q/RDc 25B)
- Saffron Walden Tithe Map, 1843 (ERO D/CT 378B)
- Plan of Shire (Sheer) Hill Farm, 1850 (ERO D/DBs P6)
- OS 6 inch map, 1881 (ERO) 9/6
- OS 25 inch map, 1897 (ERO) 9/6
- OS 25 inch map, 1921 (ERO) 9/6
- OS 25 inch map, 1938 (assessed on line)
- OS map, 1960 (assessed on line)
- OS 1:2500 map, 1970 (ERO) (TL 5438-5538)

## APPENDIX C. OASIS REPORT FORM

All fields are required unless they are not applicable.

### Project Details

OASIS Number	oxfordar3-161213			
Project Name	Land south of Radwinter Road, Saffron Walden, Essex. Desk-based assessment			
Project Dates (fieldwork)	Start	07-10-2013	Finish	07-10-2013
Previous Work (by OA East)	No	Future Work	Unknown	

### Project Reference Codes

Site Code	XEXRSW13	Planning App. No.	N/A
HER No.		Related HER/OASIS No.	15007

### Type of Project/Techniques Used

Prompt	Direction from Local Planning Authority - PPS 5
Development Type	Housing Estate

### Please select all techniques used:

#### DBA

<input type="checkbox"/> Aerial Photography - interpretation	<input checked="" type="checkbox"/> Documentary Search
<input type="checkbox"/> Aerial Photography - new	<input checked="" type="checkbox"/> Visual Inspection (Site Visit)

### Monument Types & Period

List feature types using the [NMR Monument Type Thesaurus](#) together with their respective periods. If no features were found, please state "none".

Monument	Period
Fields	Early Medieval (410 to 1066)
Fields	Medieval (1066 to 1540)
Fields	Post Medieval (1540 to 1901)
Bridge, chalk quarry pit	Post Medieval (1540 to 1901)

### Project Location

County	Essex	Site Address (including postcode if possible)	
District	Uttlesford	Land south of Radwinter Road, Saffron Walden, Essex CB10 2LB.	
Parish	Saffron Walden		
HER	Essex		
Study Area	13.1ha	National Grid Reference	TL 553 384

### Project Originators

Organisation	OA EAST
Project Brief Originator	N/A
Project Design Originator	N/A
Project Manager	Paul Spoerry - OA East
Supervisor	Rob Atkins - OA East

### Project Archives

Physical Archive	Digital Archive	Paper Archive
Saffron Walden Museum	OA East	Saffron Walden Museum
XEXRSW13	XEXRSW13	XEXRSW13

### Archive Contents/Media

	Physical Contents	Digital Contents	Paper Contents
Animal Bones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceramics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Human Bones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leather	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stratigraphic		<input type="checkbox"/>	<input type="checkbox"/>
Survey		<input type="checkbox"/>	<input type="checkbox"/>
Textiles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worked Bone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Worked Stone/Lithic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Digital Media	Paper Media
<input type="checkbox"/> Database	<input type="checkbox"/> Aerial Photos
<input type="checkbox"/> GIS	<input type="checkbox"/> Context Sheet
<input type="checkbox"/> Geophysics	<input type="checkbox"/> Correspondence
<input checked="" type="checkbox"/> Images	<input type="checkbox"/> Diary
<input checked="" type="checkbox"/> Illustrations	<input type="checkbox"/> Drawing
<input type="checkbox"/> Moving Image	<input type="checkbox"/> Manuscript
<input type="checkbox"/> Spreadsheets	<input type="checkbox"/> Map
<input type="checkbox"/> Survey	<input type="checkbox"/> Matrices
<input checked="" type="checkbox"/> Text	<input type="checkbox"/> Microfilm
<input type="checkbox"/> Virtual Reality	<input type="checkbox"/> Misc.
	<input checked="" type="checkbox"/> Research/Notes
	<input checked="" type="checkbox"/> Photos
	<input type="checkbox"/> Plans
	<input checked="" type="checkbox"/> Report
	<input type="checkbox"/> Sections
	<input type="checkbox"/> Survey

### Notes:

