

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Land east of Rayleigh Road, Thundersley, Essex

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ARCHAEOLOGICAL DESK BASED ASSESSMENT

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EXECUTIVE SUMMARY

The site of land east of Rayleigh Road, Thundersley, Essex, has been reviewed for its below ground archaeological potential.

In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the study site or its immediate vicinity. A designated Scheduled Monument lies c.1 kilometre to the east of the study site.

Relevant built heritage issues associated with the proposed redevelopment are dealt with in the Built Heritage Statement provided by RPS.

The available information indicates that the study site can be considered likely to have an archaeological potential for the prehistoric, Roman, Anglo Saxon and Medieval periods.

The Essex Historic Environment Record notes the potential presence of a Roman villa site within the eastern boundary of the study site, however, there does not appear to be any evidence to support this.

Previous geophysical survey work undertaken within the western part of the study site did not reveal any potential features which were interpreted as pre-dating the Modern period.

Recent geophysical survey across the study site revealed no clear evidence for the Roman villa within the eastern part of the study site. Geophysical anomalies interpreted as likely to represent archaeological features have been identified within the central, southwestern, northwestern and eastern parts of the study site, with a single 'strong' anomaly of likely archaeological origin identified towards the northwestern corner.

The bulk of the study site has remained open agricultural land throughout its documented history.

An outline planning application is to be submitted for the development of up to 455 new homes, a multi-use community hall, land for the provision of a healthcare facility, land for a stand-alone early years and childcare nursery, new vehicular/pedestrian access points from Stadium Way in the north and Daws Heath Road in the south, new greenways and green links, multi-functional open space, green infrastructure, surface water attenuation, landscaping and associated infrastructure. All matters reserved except access.

In view of the perceived archaeological potential, and in line with relevant planning policy and guidance, it is anticipated that the planning authority's archaeological planning advisors will require further archaeological mitigation measures in association with redevelopment impacts. The available information indicates that in accordance with the National Planning Policy Framework (NPPF), and proportionate to the impact of

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development, these works can follow the granting of planning consent, secured by an appropriate archaeological planning condition.

It is not anticipated that the proposed development will impact upon the setting of the designated Scheduled Monument to the east.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk based assessment has been prepared by RPS on behalf of This Land Development Limited.
- 1.2 The subject of this assessment comprises the site, also referred to as the study site, of land east of Rayleigh Road, Thundersley, Essex. The study site is c.27.89 hectares in extent, and primarily comprises open land, with a reservoir within the eastern boundary, stables buildings to the southeast, and the buildings of Claydons Farm to the southwest, the latter partially excluded from the application site boundary. The developable area is c.13.62ha in extent. The study site is centred at TQ80455 89130 within the Essex Borough of Castle Point (see Figures 1-2 and 15-16; also Plates 1-8).
- 1.3 Figure 2 spatially summarises relevant cultural heritage designations and archaeological findspot references in relation to the study site, primarily using data provided by the Essex Historic Environment Record (HER).
- 1.4 In terms of relevant nationally significant designated heritage assets, the study site does not lie within the immediate vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck. A designated Scheduled Monument, comprising a Romano-British site south of Pound Wood, lies c.1 km to the east of the study site.
- 1.5 Built heritage issues associated with the development proposals are addressed in separate documentation prepared by RPS.
- 1.6 This Land Development Limited have commissioned RPS to establish the archaeological potential of the study site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.7 In accordance with relevant policy and guidance on archaeology and planning, including 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the likely archaeological potential and significance of the study site.
- 1.8 This desk based assessment comprises an examination of evidence on the Essex Historic Environment Record (HER) and other sources, including the Essex Record Office, and includes a comprehensive map regression exercise, together with a review of Lidar data. The results of geophysical survey undertaken within the study site have been reviewed (see Section 4 below; Figures 3 and 16), and a walkover was undertaken during 2021 (see Plates 1-8).
- 1.9 The assessment thus enables relevant parties to assess the archaeological potential of various parts of the study site, together with the likely significance of that potential, and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential and significance identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, updated April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and is periodically updated (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by four Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015); the second edition of GPA3: The Setting of Heritage Assets was published in December 2017; GPA 4: Enabling Development and Heritage Assets was published in June 2020.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined 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, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 Saved Policy EC38 of the Castle Point Borough Local Plan, (adopted November 1998) states the following relating to archaeology:

POLICY EC38 - ARCHAEOLOGICAL SITES AND MONUMENTS

(i) WHERE IMPORTANT ARCHAEOLOGICAL SITES AND MONUMENTS, BOTH SCHEDULED AND UNSCHEDULED, AND THEIR SETTINGS ARE AFFECTED BY A PROPOSED DEVELOPMENT, PRESERVATION IN SITU WILL BE SOUGHT.

(ii) IF THERE IS EVIDENCE THAT ARCHAEOLOGICAL REMAINS EXIST, THE EXTENT AND IMPORTANCE OF WHICH IS UNKNOWN, THE COUNCIL WILL REQUIRE DEVELOPERS TO ARRANGE FOR AN ARCHAEOLOGICAL FIELD ASSESSMENT TO BE CARRIED OUT BEFORE THE PLANNING APPLICATION CAN BE DETERMINED IN ORDER TO INFORM THE PLANNING DECISION.

(iii) WHERE PRESERVATION IS NOT POSSIBLE OR FEASIBLE THEN THE COUNCIL WILL NOT ALLOW DEVELOPMENT TO TAKE PLACE UNTIL SATISFACTORY PROVISION HAS BEEN MADE FOR A PROGRAMME OF ARCHAEOLOGICAL INVESTIGATION AND RECORDING PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

- 2.15 Castle Point Borough Council had been preparing a new local plan (the Castle Point Local Plan 2018-2033) to replace the saved policies of the local plan adopted in 1998. The new local plan was found sound by the examining inspector on 3 March 2022. However, at a meeting of Castle Point's Full Council on 23 March 2022, a decision was taken not to adopt the local plan. The Council then resolved to withdraw the local plan at a further meeting of Full Council on 15 June 2022. Whilst the policies of the emerging local plan have been withdrawn, this report has been prepared in accordance with their provisions, and with reference to the local plan's evidence base (where relevant). The submitted planning statement considers the weight to be afforded to local plan policies and the evidence base for the withdrawn local plan. The withdrawn local plan contained the following policies relevant to the historic environment at the study site:

Strategic Policy HE1 Conserving and Enhancing the Historic Environment

1. Development proposals affecting a heritage asset (either designated or non-designated) will be expected to conserve, and where appropriate enhance, the setting of the heritage asset, taking into account the contribution which the setting makes to the character and appearance of the surrounding area and the original function of the asset.

2. When assessing applications for development, there will be a presumption in favour of the conservation and where appropriate enhancement of all heritage assets and their setting. The Council will encourage applicants to put heritage assets to viable and appropriate use, to secure their future conservation and enhancement.

3. Development proposals affecting any heritage asset should demonstrate a comprehensive understanding of its significance. This should include an understanding of the contribution made to that significance by the current setting so that it is clear to decision makers how a change would impact on heritage significance. In assessing the impact of a development proposal on a heritage asset or its setting, the Council will consider:

- a. The level of any harm or loss;**
- b. The significance of the asset;**
- c. The sustainability, economic and conservation benefits of the assets; and**
- d. The contribution the assets makes to local character and distinctiveness.**

4. Development proposals which would cause substantial harm to, or total loss of the significance of, a designated heritage asset will be dealt with in accordance with national policy set out in the NPPF.

5. The effect of a development proposal on the significance of a non-designated heritage asset should be considered in determining the appropriateness of relevant planning applications. Consideration will be given to scale of any harm or loss, against the significance of the heritage asset.

6. Planning permission will be granted for development affecting archaeological sites providing it protects, enhances and preserves sites of archaeological interest and their settings. Where there is a non-designated heritage asset of archaeological interest which is demonstrably of equivalent significance to scheduled monuments, it will be considered in accordance with the requirements for designated assets as set out in part 4 of this policy. In other cases where archaeological heritage assets are known or have the potential to be present, the Council will expect a desk-based assessment and as necessary a field evaluation to have been undertaken and will take into account the archaeological importance of any remains, the need for the development, the likely extent of any harm, and the likelihood of the proposal successfully preserving the archaeological interest of the site in determining any application for development.

Local Policy NE2 Protection of Historic Natural Landscapes

1. Development which will have an impact on the Daws Heath, Hadleigh Castle and Marshes, and Canvey Marshes historic natural landscapes (as identified on the Policies Map) will be supported where the proposals:

- a. Protect and enhance the character and quality of the landscape and its heritage or ecological assets having regard to the level of protection set out in policies HE1 and NE5 respectively for different designations and the provisions of the NPPF.
- b. Seek to provide greater public access to and enjoyment of the landscape and its features, where appropriate.
- c. Mitigate any residual harm to the quality of the landscape through the provision of landscaping, which should comprise native species and must be sufficiently mature to integrate effectively into the environment and provide effective mitigation.

Local Policy NE6 Protecting and Enhancing the Landscape and Landscape Features

- 1. All development proposals should contribute positively towards creating a visually attractive environment.
- 2. Development proposals should seek to protect and integrate key natural and seminatural features including:
 - a. Established field boundaries, hedgerows and tree lines;
 - b. Established trees with a high visual amenity value;
 - c. Established areas of woodland; and
 - d. Topographical features including ridge lines, watercourses, ditch systems and bunds.
- 3. Development proposals should be designed to have regard to the character of the landscape, and seek to avoid harm to the landscape as a result of adverse impacts on:
 - a. The degree of openness;
 - b. The scale and nature of existing development; and
 - c. The amount and density of existing vegetative screening.

Relevant Designations

- 2.16 Figure 2 spatially summarises relevant cultural heritage designations and archaeological findspot references in relation to the study site, primarily using data provided by the Essex Historic Environment Record (HER).
- 2.17 In terms of relevant nationally significant designated heritage assets, the study site does not lie within the immediate vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.
- 2.18 A designated Scheduled Monument comprising a Romano-British site north of Pound Wood, Thundersley, lies c.1 km to the east of the study site.

- 2.19 Built heritage issues associated with the development proposals are addressed in separate documentation prepared by RPS.
- 2.20 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the study site's archaeological potential, together with the likely significance of that potential, and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey (BGS online 2022) has mapped the geology underlying the study site to principally comprise deposits of Bagshot Sand across the western, central and southeastern areas, with Claygate sand silt and clay to the northwest, and Head deposits to the northeast. A small area of sand and gravel of uncertain age has been mapped overlying the Bagshot Sand within the southwestern part of the study site.
- 3.2 No site specific geotechnical information is currently available.

Topography

- 3.3 Within the northern boundary of the study site, the land rises from north to south, from c.65-74m AOD. The central southern part of the study site rises to c.78m AOD on the southern site boundary with Daws Heath Road. Eastwards from the centre of the study site, the land drops to c.59m AOD north of the pond, to the eastern boundary the land drops from c.66-63m AOD, and rises towards the southeastern corner, to c.70-71m AOD (see also Plates 1-8).
- 3.4 Watercourses are mapped running through the central and eastern parts of the study site on a north south alignment, with one linked to a pond situated to the southeast of the Claydons farm buildings (see Figure 7 onwards). A reservoir is also mapped within the eastern part of the study site, created during the later twentieth century (see Figures 13-14).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1.5 kilometre radius of the study site, also referred to as the study area, held on the Essex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.3 In terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.
- 4.4 A designated Scheduled Monument comprising a Romano-British site north of Pound Wood, Thundersley, lies c.1 kilometre to the east of the study site.
- 4.5 Built heritage issues associated with the development proposals are addressed in separate documentation prepared by RPS.
- 4.6 Historic Landscape Characterisation (HLC) data confirms the study site to lie in an area categorised as 'HE Character Area 92_3 – West Wood', comprising a zone of land between Thundersley and Hadleigh.

It contains an area of ancient woodland situated between Thundersley and Hadleigh, as well as small, ancient irregular field enclosures.

- 4.7 The text relating to Character Area 92_3 is set out below, with additions relevant to the context of the study site (see Bibliography: Essex County Council 2007 p21-22).
- 4.8 Geologically, the underlying bedrock consists of alternate zones of sandy Claygate Beds of the upper London Clay Mudstone, and Bagshot Formation Sandstone. These are overlain in part by colluvial head deposits and by an area of glacio-fluvial gravel deposits at the north-east (see also Section 3 above).
- 4.9 In terms of Historic Landscape Character, there are no settlements within the zone, which is bounded on all sides by the modern developments of Hadleigh and Thundersley. An area of ancient woodland, West Wood, stretches up the sloping ground within the southern part of the Area, to the south of the study site, and the rest of the zone comprises a field system of small irregular enclosures dating to the early post-medieval period. The woodland to the south of the study site contains a number of earthworks including woodland boundary banks.
- 4.10 There has been little archaeological investigation of this zone but it is an undeveloped corridor between urban areas and may therefore contain significant archaeological deposits. There are earthworks surviving within the woodland to the south of the study site.
- 4.11 The perceived archaeological potential has been summarised in the below table:

Diversity of historic environment assets	Ancient Field System and Woodland	2: contains a range of assets of different date and character
Survival	Good survival throughout the zone due to lack of development	3: zone contains known assets which are well preserved
Documentation	HER data, historic mapping	2: a range of documentation
Group Value Association	Ancient Field System and Woodland	2: contains a limited range of historic environment assets which are related or of a similar date
Archaeological Potential	Good potential throughout the zone due to lack of development	3: current evidence and little disturbance indicates that a range of high quality assets probably survive within the zone
Sensitivity to Change	Whole zone is sensitive to change	3: the zones historic environment is highly sensitive to medium to large scale development
Amenity Value	Potential for presentation and interpretation of historic landscape and woodland in conjunction with neighbouring zones.	2 Historic environment does or could help define a sense of place of the area. There may be specific elements which are or could be promoted such as woodland, castles etc.

- 4.12 The historic map regression indicates that the study site has comprised open land and woodland throughout its documented history.
- 4.13 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

- 4.14 Non-intrusive geophysical survey has previously been undertaken on land at Claydons Farm, Benfleet, Essex, comprising the western part of the study site. The fluxgate gradiometer survey did not identify any anomalies that clearly indicated archaeological remains. The bulk of the magnetic variations appeared to relate to recent and modern features, including former field boundaries, miscellaneous ferrous litter, buried rubble and a number of sites of potential burning in the southern area. Zones of irregularly shaped weak magnetic anomalies were interpreted to indicate natural inconsistencies within the upper geological/soil horizons (PCA 2010; MEX1040776, TQ8018 8910; see also Figures 2-3).
- 4.15 The buildings of Claydons Farm within the southwestern part of the study site were subject to a Historic Building Assessment. Most of the buildings were found to have been constructed during the second half of the twentieth century and into the early twenty first century. A derelict building was dated to the early nineteenth century, and a chimney base was dated to the mid sixteenth to the early seventeenth centuries (Essex County Council Field Archaeology Unit 2010; MEX1040776, TQ8018 8910; see also Figure 2).
- 4.16 Within the vicinity of the study site, MEX30175 close to the western boundary comprises a find of undiagnostic prehistoric flintwork, present in this location due to the four figure grid reference rather than as a definite findspot.
- 4.17 Recent geophysical survey undertaken across the study site revealed no clear evidence for the Roman villa within the eastern part of the study site. Geophysical anomalies interpreted as likely to represent archaeological features have been identified within the central, southwestern, northwestern and eastern parts of the study site, with a single 'strong' anomaly of likely archaeological origin identified towards the northwestern corner (Magnitude Surveys 2020; see also Figure 16).

Lidar

- 4.18 Lidar data for the study site (see Figure 4) was sourced from the Environment Agency; the data was captured in March 2018 at a resolution of 1 metre, and was subsequently processed to generate simple local relief and multidirectional hillshade models and reviewed in relation to historic mapping and aerial photography. The western part of the study site is clearly distinct from the eastern, which likely reflects differences in land use. The western fields show no indication of ploughing and recent land use is that of rough pasture. Historically, much of this area was wooded. The rough area visible in the southwest represents the dense vegetation around what was Claydons farm. The eastern area has traces of possible agriculture and modern mowing/maintenance, and has been open land since at least 1777 (Chapman & Andre: Figure 4). The modern balancing pond is clearly visible on the Lidar. The western field boundaries are also seen on the 1798 Ordnance Survey Drawing and the 1777 Chapman & Andre maps (Figures 6-7). There are traces of former field boundaries, which correlate with those seen on the 1838 Tithe Map and 1868 Ordnance Survey (Figures 7-8).
- 4.19 In review with the two phases of geophysical survey previously undertaken across the study site (see above), the Lidar does not show any corresponding surface features: other than the field boundaries, there are no discernible archaeological features visible on the Lidar.

Prehistoric

- 4.20 The earliest prehistoric activity identified on the Essex HER within the 1.5 kilometre study area is associated with the Palaeolithic period, which relates to the isolated discovery of an worn handaxe from the surface of roadside gravels to the southeast of the study site (MEX30817, TQ815 886), and an axe from the Rayleigh area to the north (MEX37125, TQ8000 9025).
- 4.21 Further early prehistoric flintwork artefacts recorded on the Essex HER within the 1.5 kilometre study area search radius comprise Mesolithic flints 'within the Rayleigh area' (MEX24559, TQ790 900); a Mesolithic/Neolithic chipped stone axe located at Thundersley to the southwest (MEX23376, TQ798 882); Mesolithic/Neolithic worked flints at Thundersley Lodge, further to the southwest (MEX23600, TQ7921 8824). Mesolithic flints have been identified south of Daws Heath Road to the south of the study site (MEX30439, TQ807 888), and also during gravel extraction to the northeast (MEX30703, TQ8110 8965). Mesolithic and later flints have been identified in the Daws Heath area to the southeast of the study site (MEX30740-2, TQ814 883); a waste Mesolithic flake has also been identified to the southeast (MEX31017, TQ8114 8862). Mesolithic flints have also been identified as lying to the south of the study site on the opposite side of Daws Heath Road (MEX31020, TQ804 888).
- 4.22 The presence of early prehistoric material is notoriously difficult to predict, and can be influenced by suitable topographical locations, particularly related to watercourses, together with suitable underlying geology.
- 4.23 The evidence for Early Prehistoric activity in the study area derives solely from chance artefactual discoveries. The general paucity of Palaeolithic material within the 1.5 kilometre study area search radius indicates a generally low potential for this period within the study site; the presence of the Bagshot Formation across the study site indicates a low to moderate potential for Mesolithic artefacts to be present.
- 4.24 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.
- 4.25 Later prehistoric artefactual evidence gathered from the 1.5 kilometre study area search radius has been mostly Neolithic in date, and has comprised the following. Neolithic flintwork together with coins have been recorded from a gravel pit on Daws Heath Road to the southeast of the study site (MEX30163, MEX1033171, TQ8188). Neolithic flint implements and loom weights have also been identified on Daws Heath Road at the Wyburn Height Estate (MEX30173, TQ8188). A Neolithic flint chisel has been identified over 1.5km to the south of the study site at Bridges Farm (MEX30459, TQ8076 8751), and Neolithic flint axes have been identified to the north (MEX31016, TQ8065 8980; MEX37126, TQ8000 9025). A late Neolithic/early Bronze Age macehead has been identified at Wier Farm Rayleigh to the north (MEX30881, TQ802 898). An early Bronze Age flint dagger blade has been identified at the Wyburn Height Estate to the southeast (MEX30815, TQ814 886), and a barbed and tanged arrowhead

has been identified at Daws Heath Road to the north (MEX37564, TQ8070 9024). Iron Age pottery is recorded from the same location (MEX30170, TQ81 88).

- 4.26 A mixture of Bronze Age, Iron Age and undiagnostic artefacts, including flintwork, pottery and coins, are recorded on a generic grid reference in the vicinity of Rayleigh to the north of the study site (TQ80 90: MEX31134; MEX31139; MEX31142; MEX31148; MEX31152; MEX31156; MEX31159; MEX31164; MEX31167; MEX31237; MEX37637; MEX37645).
- 4.27 Undiagnostic prehistoric flintwork has also been identified in the general Rayleigh area (MEX30175, TQ80 89), and to the northeast (MEX30899, TQ811 898); a handaxe was found near Pound Wood to the southeast (MEX31011, TQ8189 8849).
- 4.28 The scatter of later Prehistoric artefacts across the study area indicates an increased utilisation of the landscape during this period, although any concentration of associated activity and settlement, particularly cut features, has yet to be identified. In general, taking into consideration the potential recovery of isolated Prehistoric flints from within the site boundary, the potential for Later Prehistoric activity within the study site is considered to be low to moderate. While the results of geophysical survey undertaken within the western part of the study site did not indicate the presence of buried features of potential prehistoric date, more recent survey did detect anomalies considered likely to be of archaeological origin (Magnitude 2020).

Roman

- 4.29 The Essex HER records the site of a 'reputed Roman villa' within the eastern part of the study site. The HER records no further information or evidence for this findspot, or the reason for its location (MEX30671, TQ805 890).
- 4.30 In the vicinity of Pound Wood, c.1 km to the east of the study site, an area of land has been designated as a nationally significant Scheduled Monument, based on analysis of aerial photographs and the presence of well preserved low lying earthworks indicating the presence of rectangular buildings and enclosures (SM ref 1002147, TQ81824 88941; MEX30337, TQ8182 8894; MEX30782, TQ8198 8905; MEX1037382, TQ8180 8911). A broken possible Roman millstone was found in Pound Wood to the south of the Scheduled Monument (MEX1039708, TQ817 888).
- 4.31 Artefactual discoveries within the 1.5 kilometre study area comprise a decorated clay lamp dated to the First Century AD, located to the southwest (MEX23244, TQ796 886), a coin of Antoninus Pius to the northwest (MEX24477, TQ797 902) and another to the southeast (MEX30378, TQ814 883), a seated bronze figure in the general Thundersley area (MEX30180, TQ79 88), a small vase from Castle Road to the northeast (MEX1033172, MEX1035755, TQ8067 9022), a coin of Commodus at Meadow Road to the south (MEX30384, TQ8035 8775). Roman coins was also recorded on a generic grid reference in the vicinity of Rayleigh to the north of the study site (TQ80 90: MEX31227; MEX37640). A hoard of coins was identified in 1850 at White House Farm to the northeast (MEX37124, TQ8130 9001).
- 4.32 The presence of Roman settlement activity within the study area, and in particular the reference to a possible settlement site within the eastern part of the study site itself, albeit apparently without any firm evidence, indicates a potential for this period at the study site. The results of geophysical survey

undertaken within the western part of the study site did not indicate the presence of buried features of potential Roman date. Recent geophysical survey across the study site revealed no clear evidence for the Roman villa, however anomalies interpreted as likely to represent archaeological features were identified within the central, southwestern, northwestern and eastern parts of the study site (Magnitude Surveys 2020).

Anglo-Saxon/Early Medieval/Medieval

- 4.33 Early Medieval pottery is recorded on the Essex HER from Thundersley to the south of the study site (MEX30455, TQ804 887), and a spearhead and knife has been located at Wyburns Height Estate to the northeast of the study site (MEX38136, MEX1033170, TQ813 895).
- 4.34 The church of St Peter's Thundersley, to the southwest of the study site, is recorded as having twelfth century origins; Holy Trinity at Rayleigh to the northeast has late fourteenth century origins (Bettley & Pevsner 2007).
- 4.35 An area of Daws Heath adjacent to the A127, within the northern part of the study area, extending into the eastern area of the study site, is listed by Essex County Council as a Designated Ancient Landscape. This is due to the quantity of pre-1600 landscape features, including high number of hedgerows, associated with field boundaries that are considered likely to have originally been established during the Medieval period, together with areas of woodland (MEX1040044, TQ8144 8901).
- 4.36 The extent of the former Thundersley Medieval Deer Park has been mapped to the southwest of the study site (MEX1039676, TQ7952 8810; see also Figure 2). Thundersley Lodge also to the southwest is dated to the sixteenth century or possibly earlier (MEX28735, TQ7921 8818).
- 4.37 The extent of Rayleigh Deer Park has been mapped to the northeast of the study site (MEX1039678, TQ8235 8964; see also Figure 2).
- 4.38 A bank and ditch identified at Turret House Farm to the north of the study site has been dated to the Medieval period, found in association with domestic occupation and kilns. Associated finds included late Medieval pottery (MEX37441, TQ802 900; MEX37447, TQ809 901).
- 4.39 Artefactual material dating to the Medieval period identified within the 1.5kilometre study area search radius comprised a fragment of 14th Century pottery near the church in Rayleigh to the north (MEX37109, TQ8074 9047). Residual pottery was identified during evaluation at Lower Wyburns Farm to the east (MEX42214, TQ8090 8925).
- 4.40 The archaeological potential of the study site for the Anglo Saxon and Medieval periods can be identified as low to moderate. Evidence of agricultural activity and land division is most likely to be represented within the archaeological record. The results of geophysical survey undertaken within the western part of the study site did not indicate the presence of buried features of potential Anglo Saxon or Medieval date. Recent geophysical survey across the study site revealed anomalies interpreted as likely to represent archaeological features within the central, southwestern, northwestern and eastern parts of the study site (Magnitude Surveys 2020).

Post Medieval & Modern (including map regression exercise)

- 4.41 The study site has remained open land and woodland throughout its documented history.
- 4.42 The 1777 Chapman & Andre Map of Essex (Figure 5) shows the study site to comprise open land with woodland to the northwestern corner and the buildings of Claydons Farm towards the southwest. The 1798 Ordnance Survey Drawing (Figure 6) shows an absence of woodland from the northwestern corner and the presence of woodland towards the centre of the southern boundary.
- 4.43 The 1838 Thundersley Tithe Map (Figure 7) shows the study site remaining in open land, with the buildings of Claydons Farm to the southwest. Relevant tithe award references are as follows:

Reference - Use	Reference - Use	Reference - Use	Reference - Use
318 – arable	325 – grass	351 – arable	360 - arable
319 – arable	327 – arable	352 – arable	
320 – grass	328 – arable	353 - oziers	
322 – arable	329 – arable	354 - oziers	
323 – grass	348 - arable	355 – arable	
324 – arable	350 - arable	356 - arable	

- 4.44 Tithe award references 318-329 refer to the land associated with Claydon's Farm within the western part of the study site; the absence of any reference to woodland indicates this has been cleared from the study site by the late 1830s.
- 4.45 The First Edition Ordnance Survey (Figure 8: 1868) shows the study site remaining in open land, with the bulk of the field boundaries lined with trees, the Claydons Farm buildings to the southwest with a trackway leading to the farm on a north-south alignment through the centre west of the study site. The Second Edition Ordnance Survey (Figure 9: 1896-7) shows the removal of field boundaries within the study site. No significant changes are shown within the study site on the 1923 Ordnance Survey (Figure 10); further field boundaries are absent within the study site on the Revised Ordnance Survey (Figure 11: 1938), and the lane running into the study site from the centre of the northern boundary is named as Claydons Lane. The 1954 Ordnance Survey (Figure 12) and the 1961 Ordnance Survey (Figure 13) both show an absence of further field boundaries within the study site.
- 4.46 The 1970-1971 Ordnance Survey (Figure 14) shows buildings projecting into the study site across the centre of the southern boundary.
- 4.47 The 2019 aerial photograph (Figure 15) shows the creation of the reservoir within the eastern boundary, and confirms the presence of wooded boundaries to the south and to the north of Claydons Farm. Further structures are shown within the southern boundary. The existing site survey (Figure 16) shows the study site comprising open fields, a stables within the southeastern boundary, the (unnamed) Claydons Farm to the southwest, Claydons Lane also unnamed, small areas of woodland towards the centre of the northern boundary and to the southeast.

- 4.48 Geophysical survey undertaken within the western part of the study site identified magnetic variations which appeared to relate to recent and modern features, including former field boundaries, miscellaneous ferrous litter, buried rubble and a number of sites of potential burning in the southern part of the site, together with probable natural geological variations (PCA 2010; MEX1040776, TQ8018 8910; see also Figures 2-3). Recent geophysical survey across the study site revealed anomalies interpreted as likely to represent archaeological features have been identified within the central, southwestern, northwestern and eastern parts of the study site. Anomalies detected and interpreted as being related to historical agricultural use have been identified as mapped and unmapped former field boundaries, along with ploughing trends and drainage (Magnitude Surveys 2020; see also Figure 16).
- 4.49 Overall, evidence of agricultural activity and land division appears to be most likely to be represented within the archaeological record for the Post Medieval and Modern Periods. Therefore, besides known remains of low to negligible significance, the study site's archaeological potential for the Post Medieval and Modern periods can be identified as generally low.

Negative and Neutral Data

- 4.50 In addition to the results of the geophysical survey previously undertaken within the western part of the study site, archaeological monitoring on Great Common to the west of the study site during water mains reinforcing works revealed no archaeological remains or artefacts (MEX1033530, TQ7933 8921). To the east of the study site, a negative evaluation is recorded at Pounds Wood, with no further detail (MEX1037380, TQ8185 8909), while to the north of the study site, monitoring at 75a High Road Rayleigh revealed no archaeological remains (MEX1039039, TQ8021 9010).

Assessment of Significance (Designated Assets)

- 4.51 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.52 In terms of relevant designated heritage assets, the study site does not lie within the immediate vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.
- 4.53 A designated Scheduled Monument comprising a Romano-British site north of Pound Wood, Thundersley, lies c.1 km to the east of the study site. This monument partially lies within woodland, and additional areas of woodland (including Tile Wood, the Little Haven Nature Reserve and Starvelarks Wood) lie between the monument and the study site's eastern boundary. It is not therefore anticipated that there is any intervisibility between the monument and the study site.
- 4.54 In view of the above it is concluded that the redevelopment proposals will have no direct archaeological impact upon relevant designated heritage assets.

Assessment of Significance (Non-Designated Assets)

- 4.55 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Palaeolithic	Low	Low (Local)
Mesolithic	Low to moderate	Low (Local)
Neolithic	Low to moderate	Low (Local)
Bronze Age	Low to moderate	Low (Local)
Iron Age	Low to moderate	Low (Local)
Roman	Low to moderate	Low (Local)/moderate (regional)
Anglo-Saxon	Low to moderate	Low (Local)
Medieval	Low to moderate	Low (Local)
Post Medieval	Low	Low (Local)
Modern	Low	Low (Local)

- 4.56 Any archaeological remains, should they occur at the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance. The sole exception to this would be the presence of Roman settlement activity within the eastern boundary of the study site, which is deemed possible to have a moderate, regional significance if such remains were identified (see paragraph 4.26 above).

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The existing site survey shows the study site largely comprising open fields, with a stables facility within the southeastern boundary, the (now unnamed) Claydons Farm buildings to the southwest, Claydons Lane (also unnamed) leading towards the centre of the northern boundary. Small areas of woodland are present towards the centre of the northern boundary and to the southeast, and a reservoir is shown within the eastern boundary (see Figure 15 and 17, and Plates 1-8).
- 5.2 The construction of existing buildings at Claydons Farm to the southwest, the stables to the southeast, and the creation of the reservoir to the east, can be considered likely to have had a localised negative archaeological impact through the cutting of foundations and services, focussed within development footprints.
- 5.3 Agricultural/horticultural use of the study site prior to development can be considered likely to have had a moderate, widespread negative archaeological impact. Previous geophysical survey within the western part of the study site revealed magnetic variations which appeared to relate to recent and modern features, including former field boundaries, miscellaneous ferrous litter, buried rubble and a number of sites of potential burning in the southern area (PCA 2010; MEX1040776, TQ8018 8910; see also Figures 2-3).

Proposed Development

- 5.4 An outline planning application is to be submitted for the development of up to 455 new homes, a multi-use community hall, land for the provision of a healthcare facility, land for a stand-alone early years and childcare nursery, new vehicular/pedestrian access points from Stadium Way in the north and Daws Heath Road in the south, new greenways and green links, multi-functional open space, green infrastructure, surface water attenuation, landscaping and associated infrastructure. All matters reserved except access.
- 5.5 Figure 18 reproduces a plan showing proposed land use and access.

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.6 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites lie within the vicinity of the study site.
- 5.7 A designated Scheduled Monument comprising a Romano-British site north of Pound Wood, Thundersley, lies c.1 km to the east of the study site. This monument partially lies within woodland, and areas of woodland (Tile Wood; the Little Haven Nature Reserve; Starvelarks Wood) lie between the

monument and the study site's eastern boundary. It is not therefore anticipated that there is any intervisibility between the monument and the study site.

- 5.8 In view of the above it is concluded that the redevelopment proposals will have no direct archaeological impact upon relevant designated heritage assets.

Review of Potential Development Impacts on Non-Designated Assets

- 5.9 The nature of archaeological survival will necessarily depend upon the impact of past post-depositional impacts as a result of development since deposition. The available information indicates that the study site has remained undeveloped open agricultural land throughout its documented history.
- 5.10 As defined above in Section 4, the available information indicates that the study site has an archaeological potential for the prehistoric, Roman, Anglo Saxon and Medieval periods. Previous geophysical survey within the western part of the study site did not reveal clearly identifiable archaeological features or activity predating the Modern period, however more recent geophysical survey did reveal features of potential archaeological origin (Section 4 and Figures 2-3, and 16).
- 5.11 The study site's perceived archaeological potential, combined with a general lack of previous development impact (aside from agricultural use), indicates that the Essex County Council archaeological advisors will require the implementation of further mitigation measures in advance of development impacts.

6 SUMMARY AND CONCLUSIONS

- 6.1 The study site comprising land east of Rayleigh Road, Thundersley, Essex has been assessed for its below ground archaeological potential.
- 6.2 In accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the study site or its immediate vicinity. A designated Scheduled Monument comprising a Romano-British site lies c.1 kilometre to the east of the study site.
- 6.4 Relevant built heritage issues associated with the proposed redevelopment are dealt with in the Built Heritage Statement provided by RPS.
- 6.5 The study site is considered likely to have an archaeological potential for the prehistoric and Roman periods. The Essex Historic Environment Record notes the potential presence of a Roman villa site within the eastern boundary, however, no evidence in support of this site appears to be available.
- 6.6 Previous geophysical survey work undertaken within the western part of the study site did not reveal any potential features considered likely to pre-date the Modern period.
- 6.7 More recent geophysical survey across the study site revealed no clear evidence for the Roman villa within the eastern part of the study site. Geophysical anomalies interpreted as likely to represent archaeological features have been identified within the central, southwestern, northwestern and eastern parts of the study site, with a single 'strong' anomaly of likely archaeological origin identified towards the northwestern corner.
- 6.8 The bulk of the study site has remained open land throughout its documented history.
- 6.9 An outline planning application is to be submitted for the development of up to 455 new homes, a multi-use community hall, land for the provision of a healthcare facility, land for a stand-alone early years and childcare nursery, new vehicular/pedestrian access points from Stadium Way in the north and Daws Heath Road in the south, new greenways and green links, multi-functional open space, green infrastructure, surface water attenuation, landscaping and associated infrastructure. All matters reserved except access.
- 6.10 In view of the perceived archaeological potential, and in line with relevant planning policy and guidance, it is anticipated that the planning authority's archaeological planning advisors will require further archaeological mitigation measures in association with redevelopment impacts. The available information indicates that in accordance with the National Planning Policy Framework (NPPF), and proportionate to the impact of development, these works can follow the granting of planning consent, secured by an appropriate archaeological planning condition.
- 6.11 A staged approach to archaeological mitigation works, which will likely be required as part of an archaeological condition attached to any grant of outline planning permission, is therefore proposed as follows:

1. Trial trench evaluation, guided by the results of the geophysical survey, and areas of proposed impact;
 2. Further archaeological mitigation, guided by the results of initial evaluation.
- 6.12 Following the implementation of appropriate archaeological mitigation measures it is anticipated that there will be no harm to archaeological heritage assets.
- 6.13 It is not anticipated that the development proposals will have an impact on the setting of the Scheduled Monument to the east.

SOURCES CONSULTED

General

Essex Historic Environment Record

Essex Record Office

Internet

Archaeological Data Service: <http://archaeologydataservice.ac.uk>

Aerial photography: <http://www.britainfromabove.org.uk/>

British Geological Survey: <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

British History: <http://www.british-history.ac.uk/>

Domesday Book: <https://opendomesday.org.uk>

Historic England (National Heritage List): <https://www.historicengland.org.uk/listing/the-list>

Past Scape: <http://www.pastscape.org.uk>

Portable Antiquities Database: <https://finds.org.uk/database/>

NPPG: <http://planningguidance.planningportal.gov.uk>

World War Two bomb damage: <http://www.bombsight.org/bombs/>

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Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning Note 4: Enabling Development and Heritage Assets*. June 2020 unpublished document

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Magnitude Surveys *Geophysical Survey Report for Land at Castle Point Hadleigh Essex* August 2020 unpublished document

Margary *Roman Roads in Britain* 1955

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RPS *Built Heritage Statement Land East of Rayleigh Road, Thundersley, Essex* November 2022 unpublished document

Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

Cartographic

1777 Chapman & Andre Map of Essex

1798 Ordnance Survey Drawing

1838 Thundersley Tithe Map

1868 Ordnance Survey

1896-7 Ordnance Survey

1923 Ordnance Survey

1938 Ordnance Survey

1945 aerial photograph

1954 Ordnance Survey

1961 Ordnance Survey

1970-1971 Ordnance Survey

Essex Record Office references

Reference	Description	Date
D/DFa T58	Deeds of capital messuage called CLAYDONS in Thundersley; land in Rayleigh; several woods [names given], Hadleigh	1718
D/DFa T59	Deeds of capital messuage called Claydons in Thundersley; land in Rayleigh; several woods [names given], Hadleigh For schedule of deeds of Claydons, 1649-1740, see D/DFa E45/20	1728-1744
D/DFa T63	Deeds of Great and Little Wheatleys, Burshes and CLAYDONS Farms (leases and surrenders), Thundersley, North Benfleet and Rayleigh	1856-1880
D/DTo E190	Sale plan of Little Wheatleys Farm in Rayleigh and Burches and Claydons Farms in Thundersley The sale catalogue itself is lacking.	1909
D/DFa E20	'Survey Valuation and Report on the Essex Estates. The Property of John Fane Esqre, M.P. By W. Downes Colchester':	1828

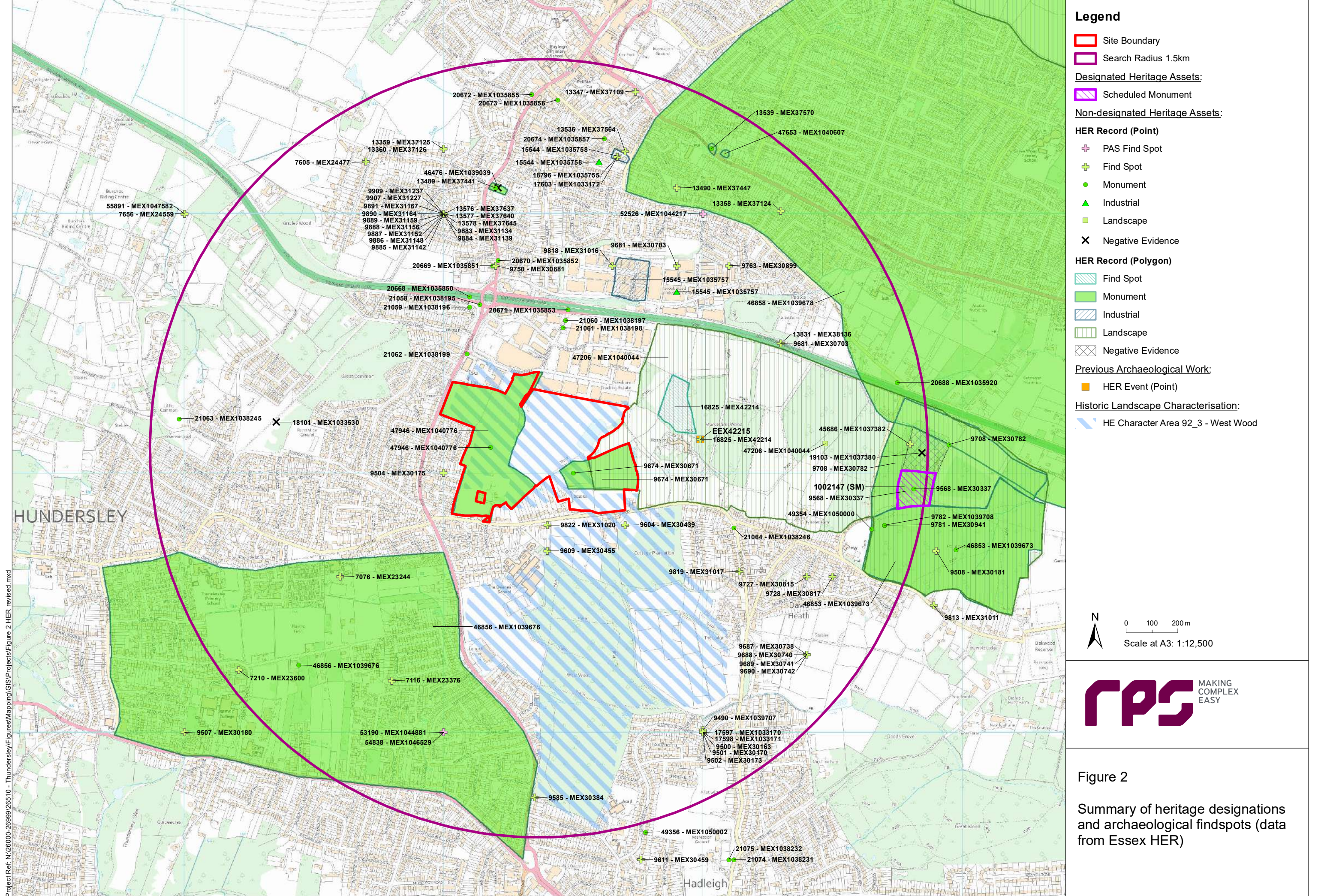
ARCHAEOLOGICAL DESK BASED ASSESSMENT

	<p>The first ten pages give a general report on the estate, with notes on locality, course of cropping, buildings and 'lost estates', the best mode for selling the estate, and valuation.</p> <p>They are followed by a plan, detailed terrier and report for each farm, giving names of farms, fields, marshes and woods; acreages; names of tenants, some adjacent lands and occupiers; state of cultivation; and notes on state of land, buildings, leases, copyholds etc.</p> <p>No scale.</p> <p>Contents:</p> <p>...</p> <p>Claydons (119 acres) in north east of Thundersley;</p> <p>...</p>	
D/DU 1464/19	<p>Photographs and postcards of Thundersley showing Thundersley School, caravan site, The White Hart, Kenneth Road, Kiln Road, Thundersley Congregational Church, King John's Cottage, Hart Road, Thundersley Glen, The Devil's Steps, Bread and Cheese Hill, Cedar Hall, a parade of the KRR'S [King's Royal Rifles, probably 14th and 15th Reserve Battalions formed at Sheerness in October 1914 and moved to Westcliff on Sea in May 1915], The Retreat on the London Road (A13), council offices, Digby's shop, Church Road, wheelwright's, Thundersley Common, Woodman's Arms, Rayleigh Road, old schools, Turnpike Cottage, Thundersley Lodge including grounds, The Chase, Runnymede Chase, Post Office, Kiln Road, Badger Hall, Woodman's Corner, old cottages in Hart Road, Rayleigh Road, Jarvis Hall, Raymond's Farm House, Wheels Cottage, Church Road, Weir Roundabout, Hadleigh Road, interior and exterior views of parish church, The Rectory, including photograph during demolition, Rectory Cottages, Swan Cottage, Malyon Court.</p> <p>Some photographs or postcards removed before deposit, and this is indicated with an ERO stamp.</p>	1950-1975
D/DU 1464/248	<p>Postcards and photographs of Brentwood showing interior and exterior views of Brentwood parish church and exterior views of the South Weald parish church, St Thomas A Becket chapel, High Street, Queens Road, Shenfield Common, the Martyr's Tree, Woolworth's, F Baker's, H Banham & Son, the Odeon cinema, a Chinese restaurant, The White Horse public house, Brentwood School, the Hunter Memorial, Warley Barracks, Warley Woods, properties in Warley Road, properties in Weald Road, The Soldiers' Home, Essex County Asylum, and various properties in the village.</p> <p>Removed from self adhesive photograph album for conservation reasons.</p>	1950-1975

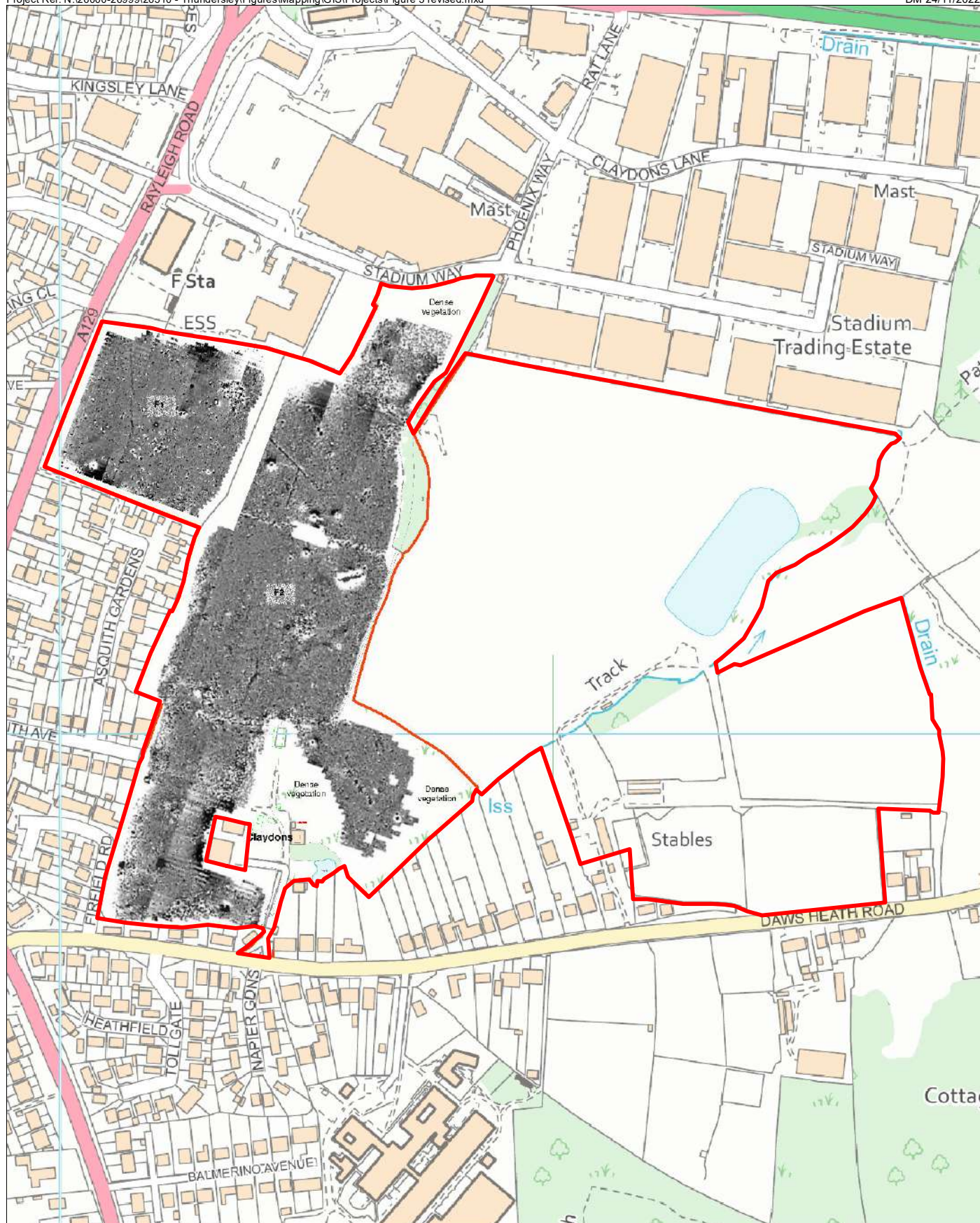
FIGURES



Figure 1
Site Location



Project Ref: N126000-26990126510 - Thundersley Figures Mapping GIS Project Figure 2 HER revised.mxd



Site Boundary



0 50 100 150m
Scale at A4: 1:4,500

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Figure 3

Location coverage of geophysical survey within the western part of the study site (PCA 2010)



Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DSM

Resolution: 1m

Date Captured:
07/03/2018 - 08/03/2018

Processing:
Multi-direction Hillshade overlaid on
simple Local Relief Model



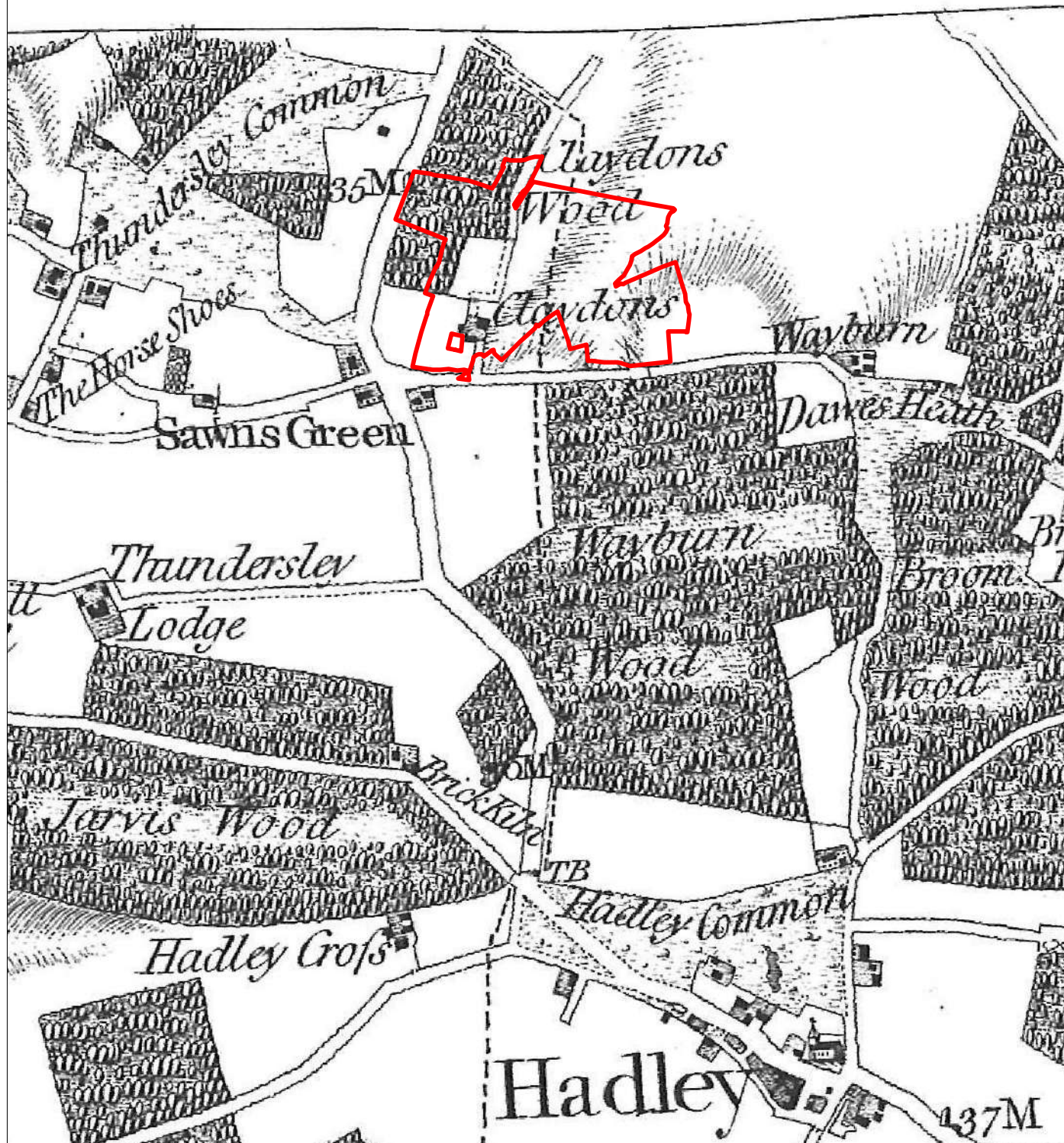
0 50 100m
Scale at A3: 1:3,500




Figure 4

LiDAR Plot

Published as the Act directs Oct. 1.st 1777. by John Chapman



 Approximate Site Location

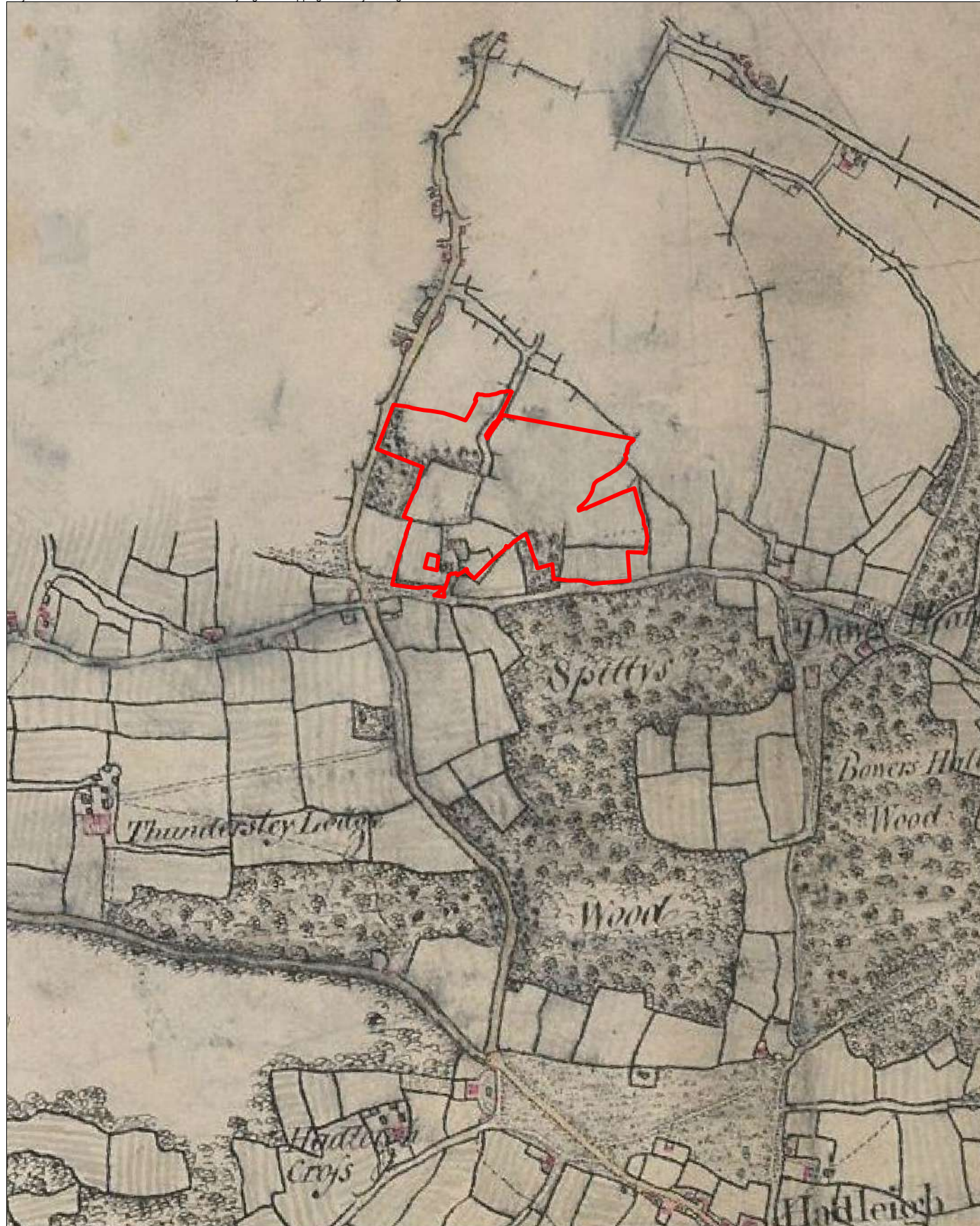


0 150 300 450 m
Scale at A4: 1:15,000 approx.

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Figure 5

1777 Chapman & Andre Map of
Essex



 Approximate Site Location

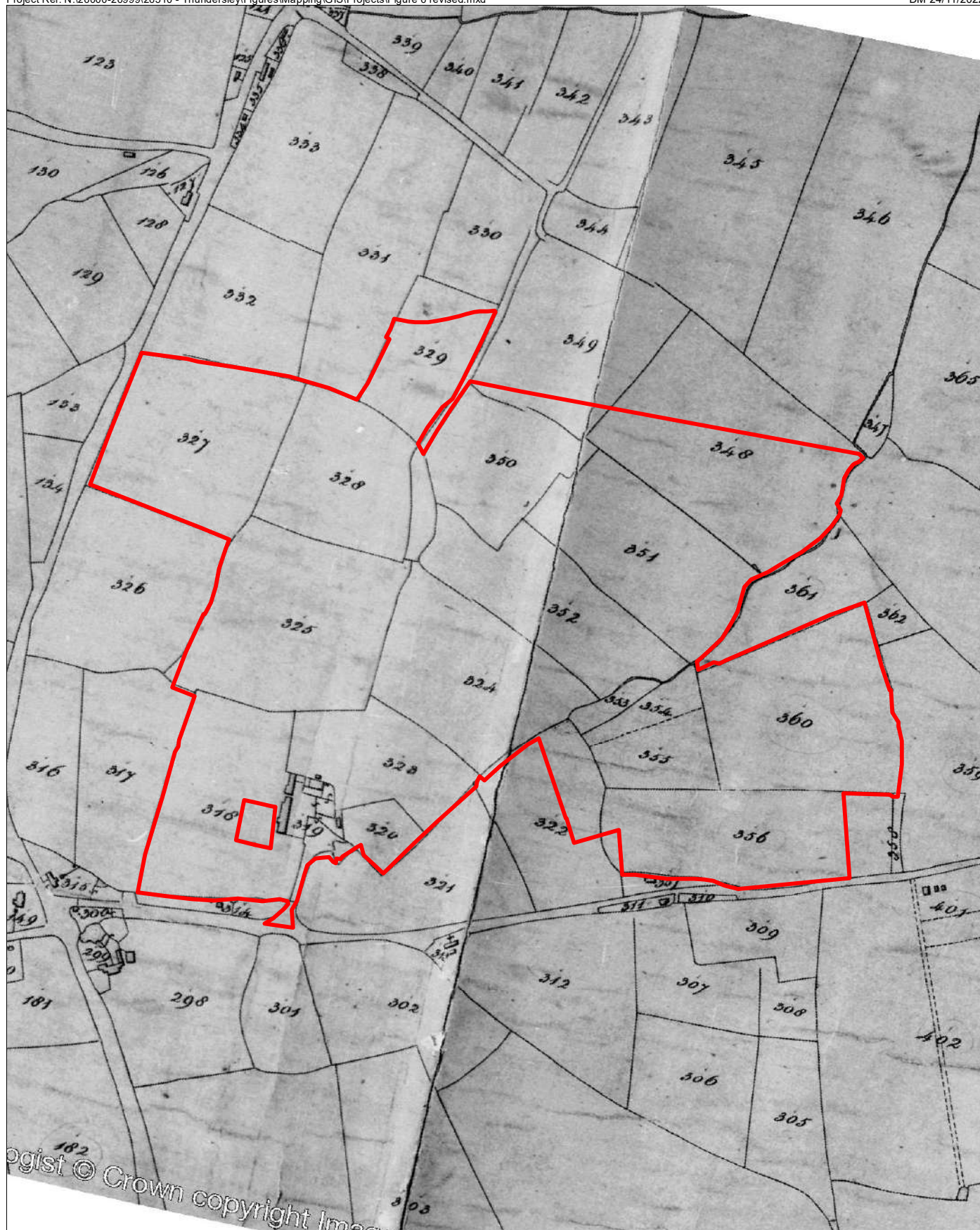


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Scale at A4: 1:15,000 approx.



Figure 6

1798 Ordnance Survey Drawing



 Site Boundary

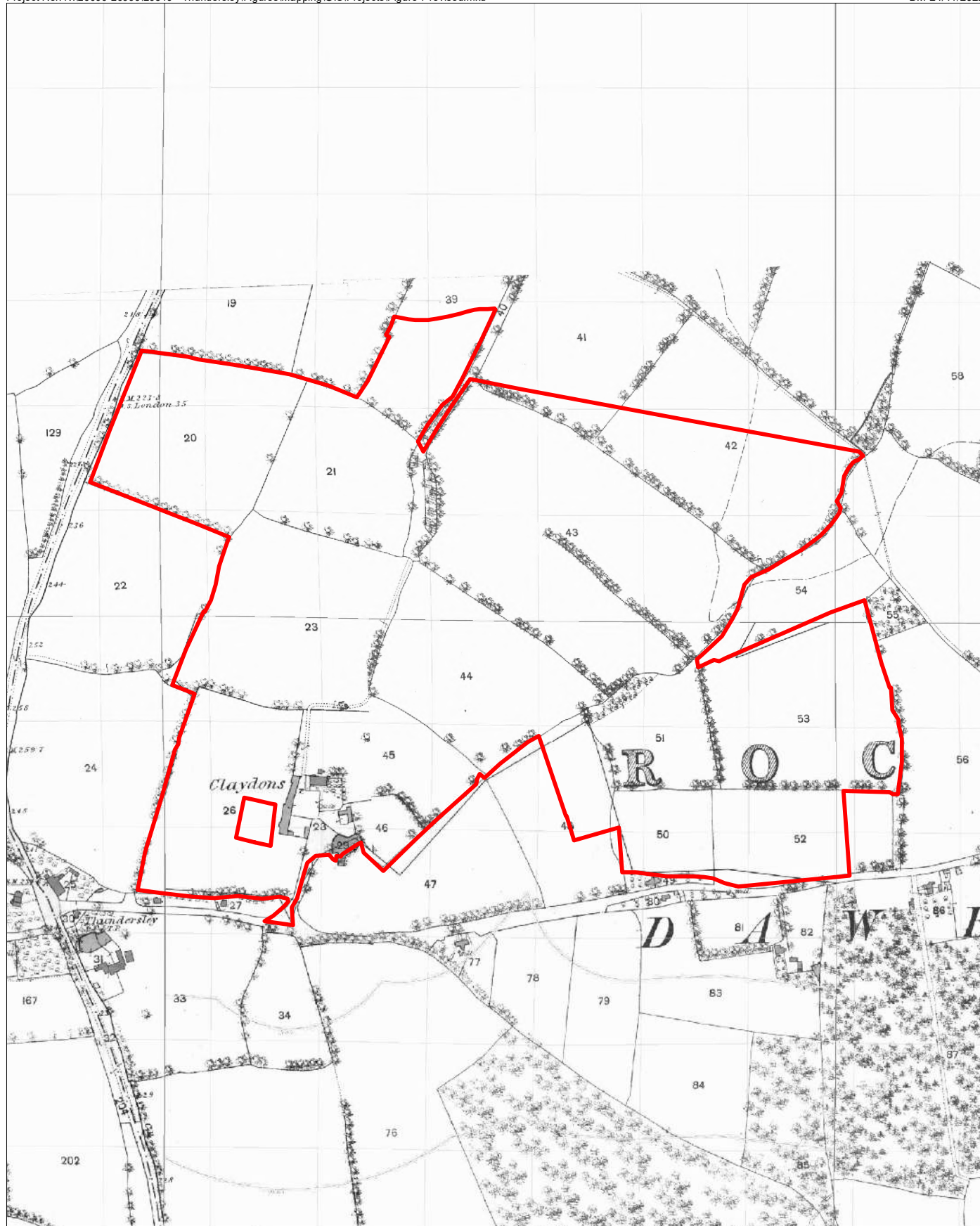


0 50 100 150 m
Scale at A4: 1:5,000



Figure 7

1838 Thundersley Tithe Map



 Site Boundary

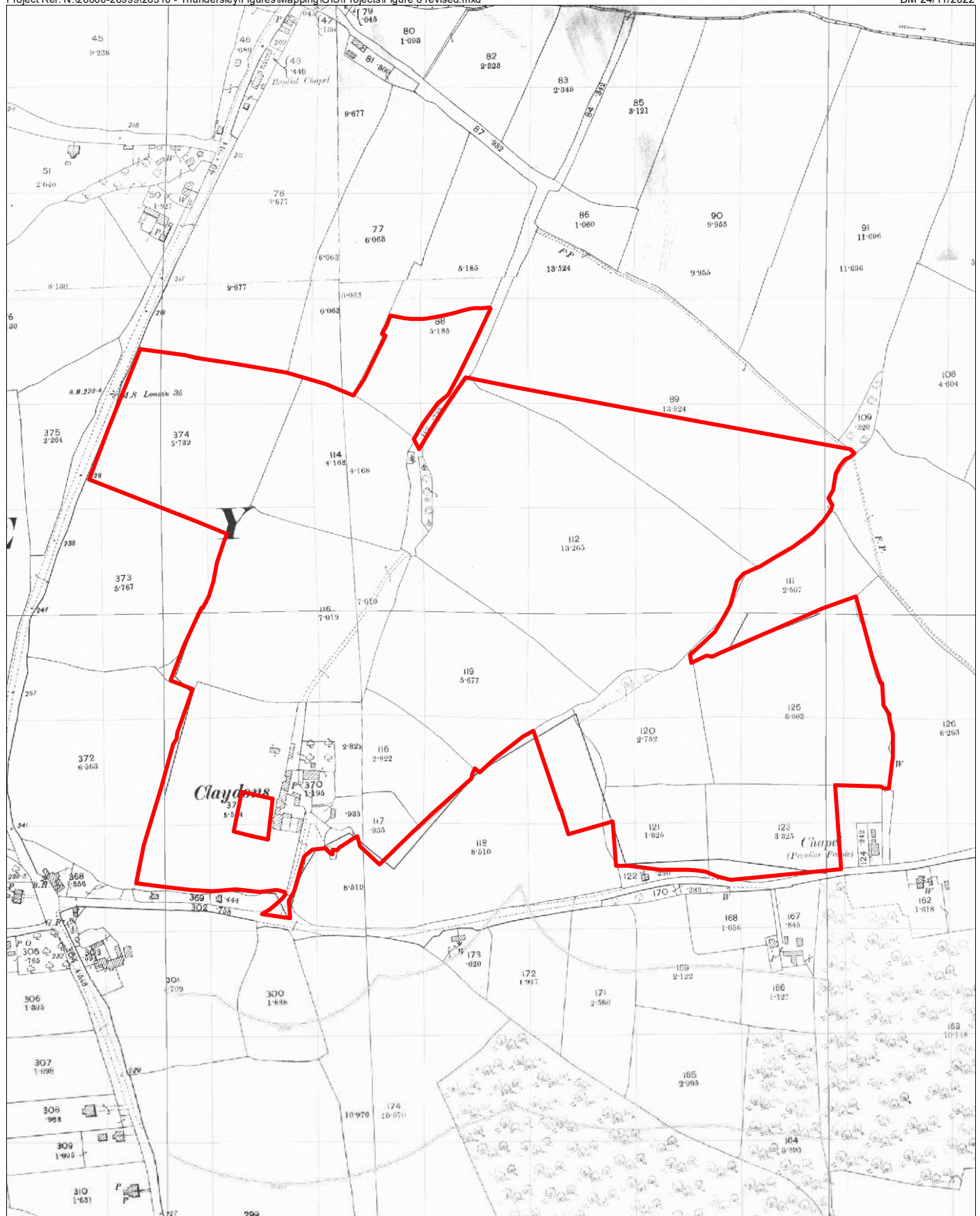


0 50 100 150 m
Scale at A4: 1:5,000

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Figure 8

1868 Ordnance Survey



Site Boundary

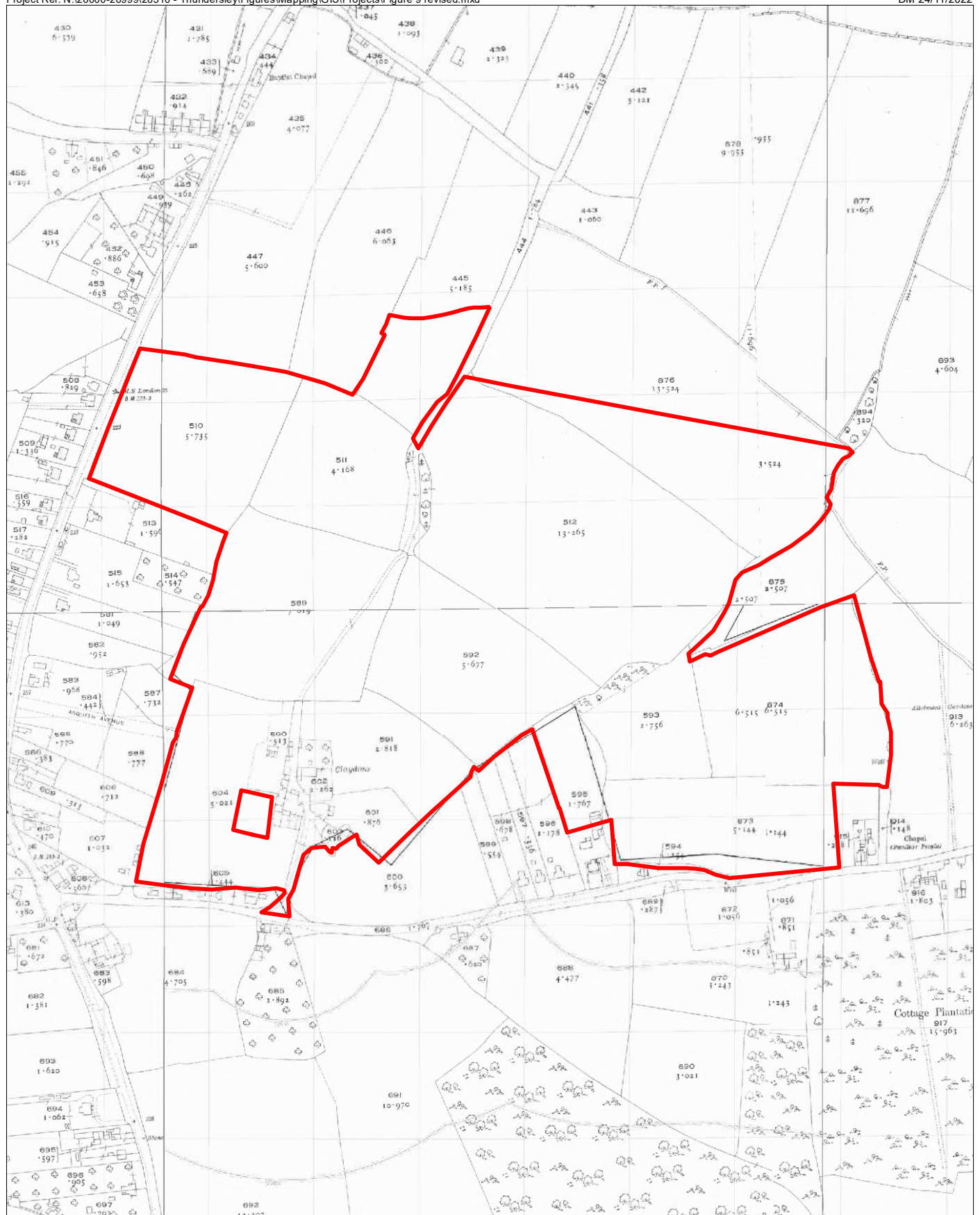


0 50 100 150m
Scale at A4: 1:5,000

rps MAKING
COMPLEX
EASY

Figure 9

1896-7 Ordnance Survey



 Site Boundary

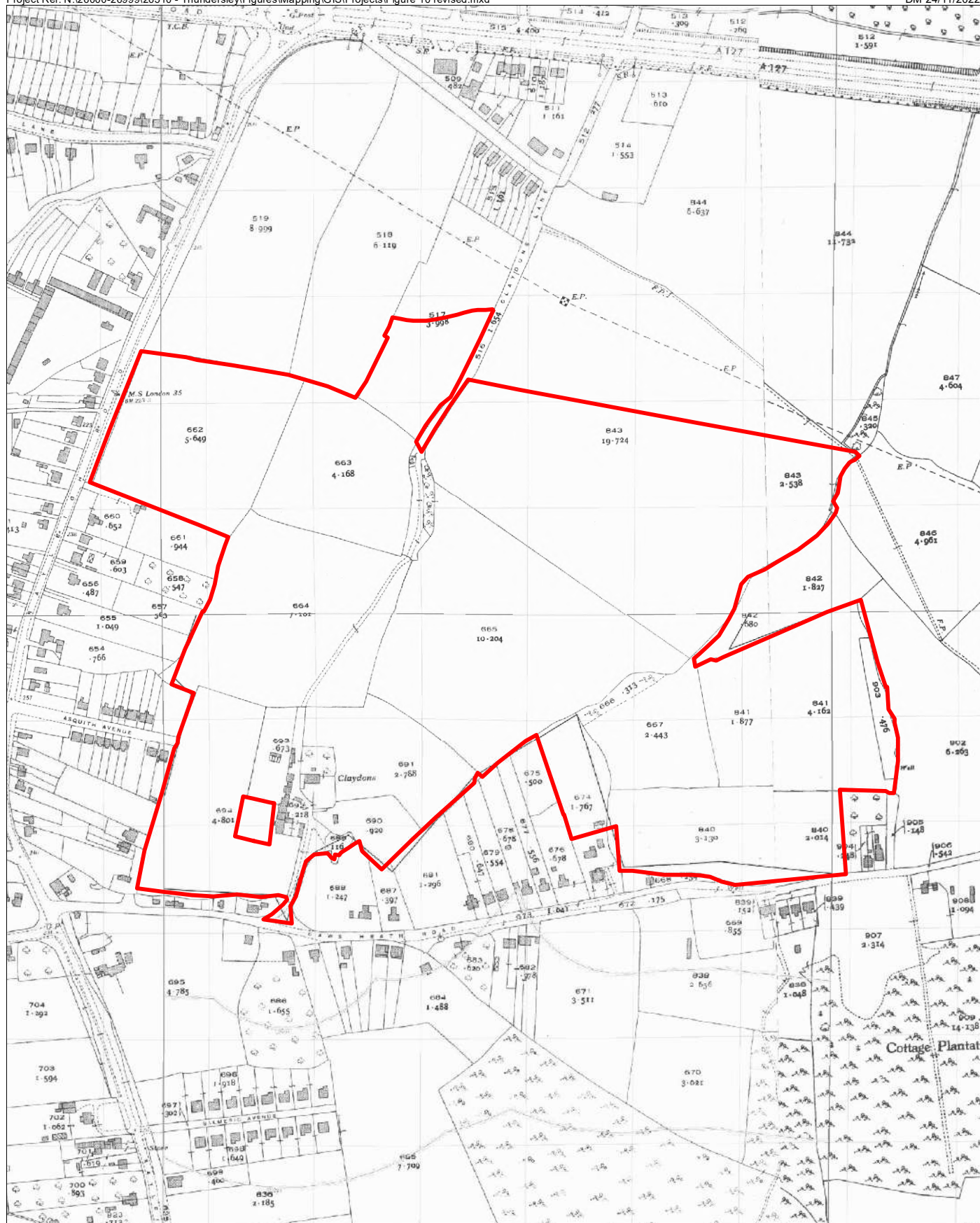


0 50 100 150 m
Scale at A4: 1:5,000

rps MAKING
COMPLEX
EASY

Figure 10

1923 Ordnance Survey



 Site Boundary

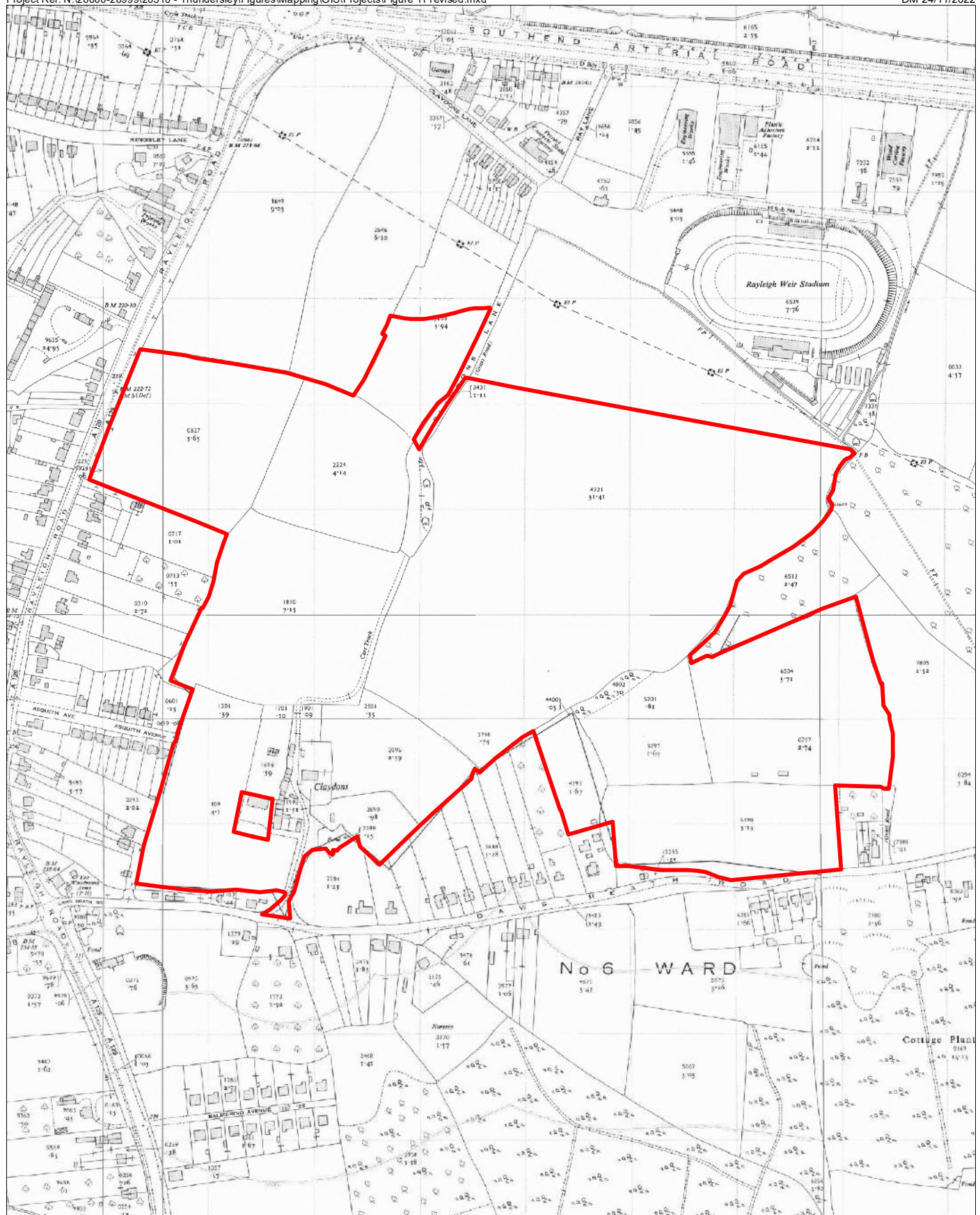


0 50 100 150m
Scale at A4: 1:5,000

rps MAKING
COMPLEX
EASY

Figure 11

1938 Ordnance Survey



 Site Boundary

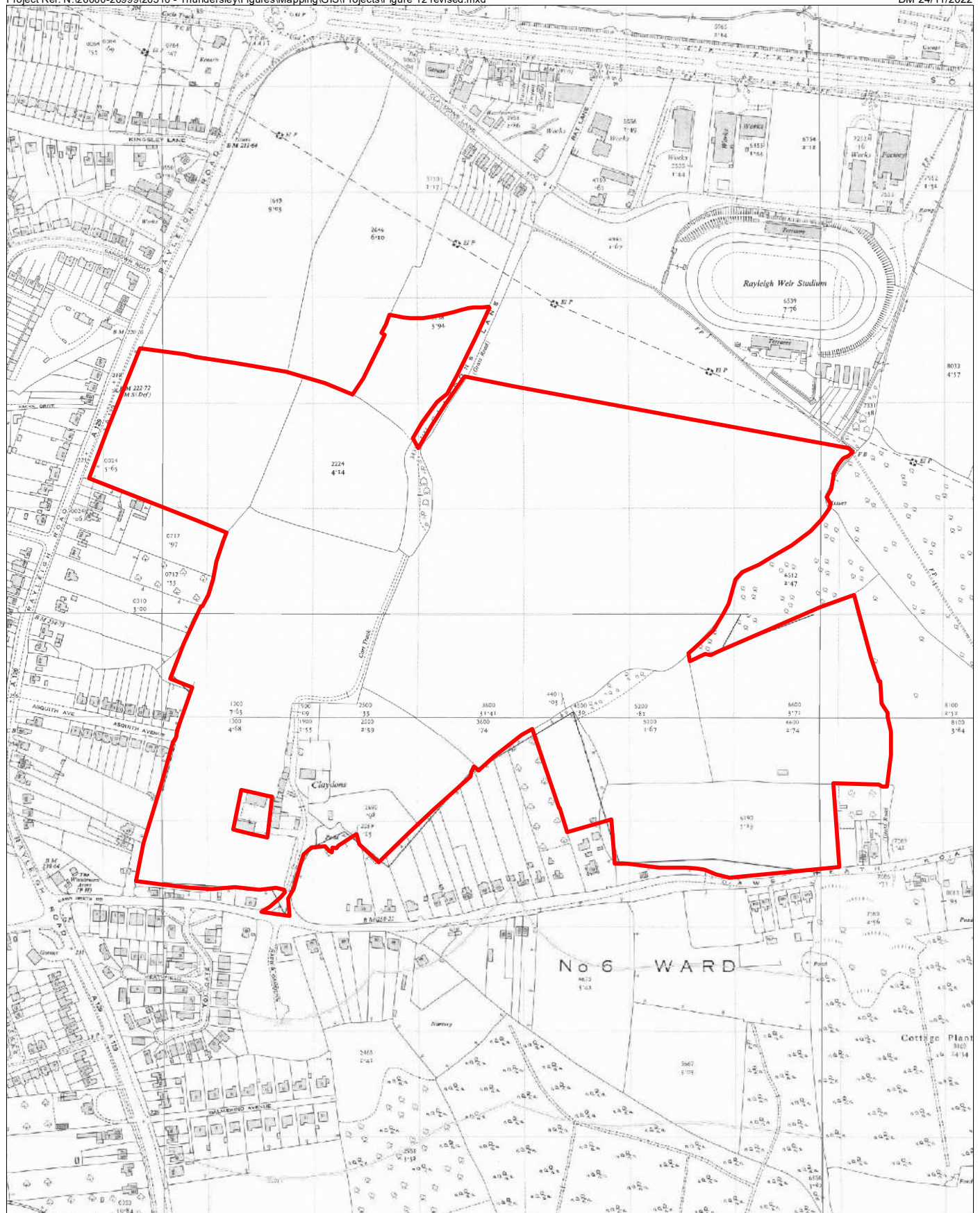


0 50 100 150 m
Scale at A4: 1:5,000

rps MAKING
COMPLEX
EASY

Figure 12

1954 Ordnance Survey



 Site Boundary

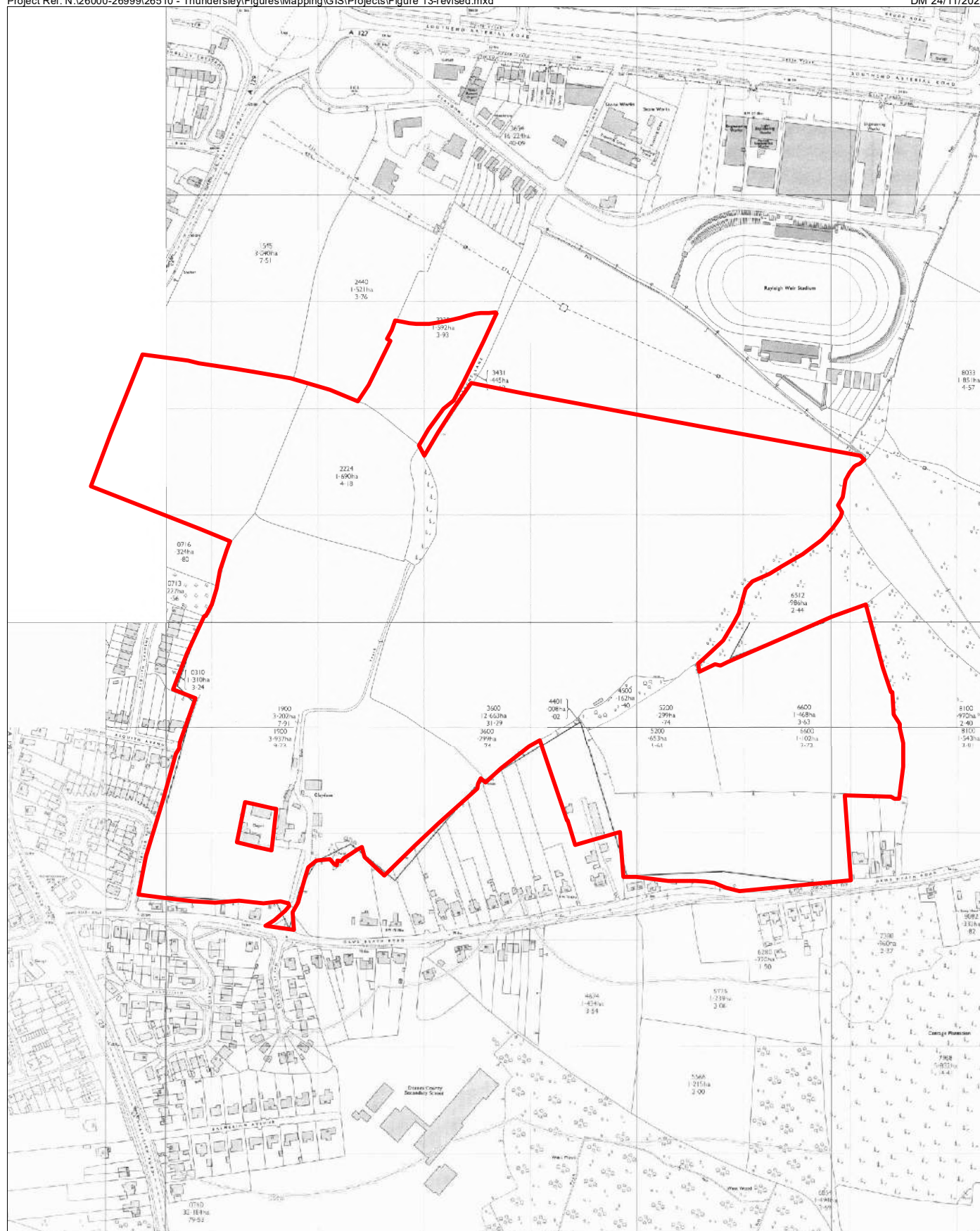


0 50 100 150 m
Scale at A4: 1:5,000

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Figure 13

1961 Ordnance Survey



 Site Boundary



0 50 100 150 m
Scale at A4: 1:5,000

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Figure 14

1970-71 Ordnance Survey



 Site Boundary



0 50 100 150 m
Scale at A4: 1:5,000



Figure 15

2019 aerial photograph



- | | | |
|-------------------------------|-------------------------|----------------------|
| Archaeology Possible (Strong) | Natural (Weak) | Burning |
| Archaeology Possible (Weak) | Natural (Zone) | Agricultural (Trend) |
| Agricultural (Strong) | Magnetic Disturbance | Drainage Feature |
| Agricultural (Weak) | Ferrous/Debris (Spread) | Ferrous (Spike) |
| Modern | Undetermined (Strong) | |
| | Undetermined (Weak) | |

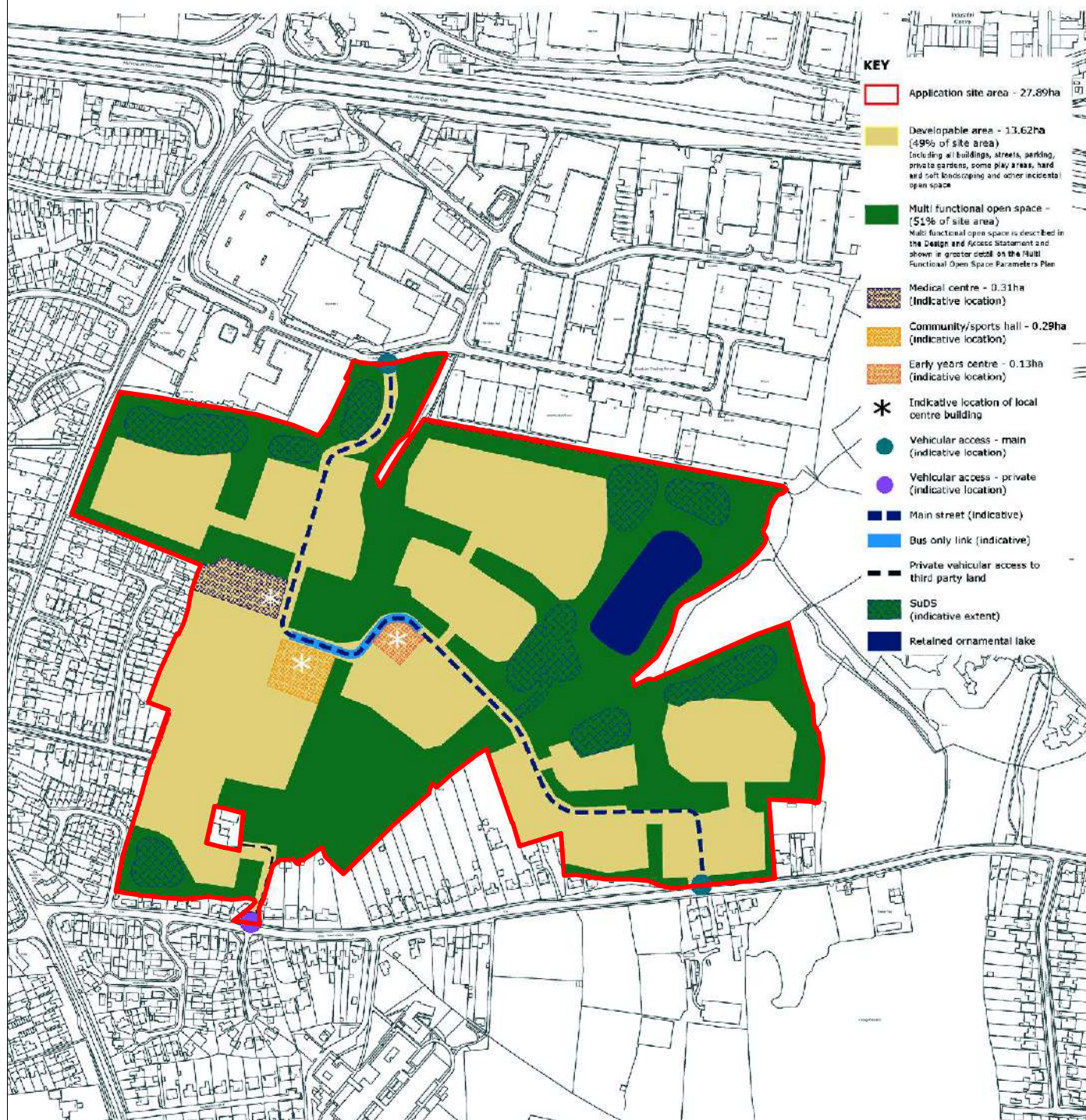
 Site Boundary



0 40 80 120m
Scale at A4: 1:4,250

rps MAKING
COMPLEX
EASY

Figure 17
2020 Interpreted Results of
Geophysical Survey
(source: Magnitude Surveys)



Site Boundary



0 60 120 180m
Scale at A4: 1:6,000

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Figure 18

Proposed Land Use and Access plan



PLATES



Plate 1: View west along northern boundary of Site from north eastern corner.



Plate 2: General view east from northern boundary of Site.



Plate 3: General view south west from north east corner of Site, north of the reservoir.



Plate 4: View south-south east from topographic high point of the Site.



Plate 5: View approximately west-south west from topographic high point of the Site.



Plate 6: View north along access to reservoir within Site from Daws Heath Road.



Plate 7: View to south eastern boundary of Site looking north west from Daws Heath Road



Plate 8: View north west across Site from south eastern corner on Daws Heath Road.



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