

# ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Land East of High Road, High Cross

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Land East of High Road, High Cross  
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## ARCHAEOLOGICAL DESK BASED ASSESSMENT

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### EXECUTIVE SUMMARY

Land East of High Road, High Cross, Hertfordshire, has been reviewed for its below ground archaeological potential ahead of a planning application for residential development.

In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Historic Wrecks or Historic Battlefields lie within the study site or its immediate vicinity.

The study site can be considered likely to have a low archaeological potential for the earlier prehistoric periods and the Anglo-Saxon period, with a moderate archaeological potential for the Iron Age, Roman, and Medieval periods.

Archaeological evaluation and excavations associated with the A10 Wadesmill bypass c.200m to the east of the site found two phases of settlement and enclosure evidence, beginning in the late Bronze Age to early Iron Age with a second phase in the 1<sup>st</sup> century AD (latest Iron Age to early Roman period. It is possible that elements of these enclosures or associated contemporary field boundaries may extend westwards to the site. Roman Ermine Street, now broadly followed by the straight High Street, was constructed by the Roman army and if precisely below its line would be immediately adjacent to the proposed site access. However, there may be some variances in its precise line, the location of flanking ditches and extent of the surfacing. There is therefore a possibility of road associated features (such as ditches or quarries in the adjacent areas of site, whilst although the remainder of the site's western boundary is further east (c.50m for much of the site's length the possibility of roadside occupation also cannot be discounted at this stage. However, there are few indicators of such on the Hertfordshire Historic Environment Record presently.

High Cross developed as a small hamlet of Standon on the former Roman road in the medieval period. The site itself was almost certainly within farmland as its location is just south of a high status moated farmstead whose 14<sup>th</sup> century aisled hall farmhouse survives 'Sutes' and is a Grade II\* listed building. The associated manor may be that of Robert Swote, as mentioned in a 1330 document. The land of the site is later mentioned as belonging to Sutes Farm on the 1839 Tithe Map.

Past post-depositional impacts within the study site, in the form of past ploughing truncation along with drainage, are considered likely to have had a minor negative archaeological impact, as was evidenced associated with the nearby archaeological investigations for the A10 Wadesmill bypass, where the upper levels of features were plough truncated.

Due to the potential for the site to contain archaeological remains it is considered that archaeological evaluation of the site is likely to be required. Discussions will be required with the County Archaeological Officer at Herts on behalf of the LPA would determine the precise requirements and timing of any archaeological evaluation. It is recommended that the archaeological evaluation is undertaken as a condition of planning permission. Such evaluation will define the presence/absence, significance of below ground archaeology that may be impacted. This may lead to further measures to mitigate or offset effects to associated heritage significance.

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## 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 The subject of this assessment comprises the site, also referred to as the study site, of land east of High Road, High Cross, Hertfordshire comprising open farmland, with further land beyond the eastern boundary and the A10. The study site is centred at TL 36654 18790 within administrative area East Hertfordshire Local Planning Authority (see Figures 1-2).
- 1.2 The site is located within the northern area of High Cross is located and is a hamlet of the parish of Standon (the village of which is c.5km to the north). The former Roman road of Ermine Street is followed by the High Street and runs just west of the site, whilst the A10 bypass is 200m to the east.
- 1.3 Figure 2a spatially summarises relevant cultural heritage designations and archaeological findspot references in relation to the study site, primarily using data provided by the Hertfordshire Historic Environment Record (HER).
- 1.4 In terms of relevant nationally significant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Historic Battlefield or Historic Wreck.
- 1.5 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, 2020), the assessment draws together the available archaeological, topographic, historical, cartographic and land-use information in order to clarify the likely archaeological potential and significance of the study site. The assessment includes an examination of evidence on the Hertfordshire Historic Environment Record (HER), and other sources, and includes a map regression exercise.
- 1.6 The assessment thus enables relevant parties to assess the archaeological potential of the study site (as far as can be determined prior to fieldwork evaluation surveys), 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 The Levelling Up and Regeneration Bill gained Royal Assent on 26th October 2023 to become the Levelling Up and Regeneration Act 2023. Clause 92 of the LUR Act 2023 establishes that the settings of certain type of designated heritage assets now have the equivalent statutory protection as the setting of a listed building - i.e. in planning decision-making 'special regard' should be given to the desirability of preserving or enhancing the asset and its setting. This applies to World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens and Protected Wrecks, but not Conservation Areas.
- 2.3 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in September 2023. 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>).
- 2.4 The NPPF and NPPG are additionally supported by three 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.

### National Planning Policy

- 2.5 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.
- 2.6 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.
- 2.7 *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.

- 2.8 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.
- 2.9 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.
- 2.10 *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.
- 2.11 *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.
- 2.12 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.
- 2.13 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.



2.14 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**

#### **The East Herts District Plan 2018**

2.15 The District Plan sets out the planning framework for the District for the period of 2011-2033 and will deliver sustainable development. Page 8 states that “The rich heritage of historic buildings, features and archaeology in the District will have been protected and enhanced. The attractive landscape of East Herts, which contributes to its distinctive character, will have been conserved and enhanced.”

2.16 The following policy HA1 in relation to designated archaeology is included:

#### **“Policy HA1 Designated Heritage Assets**

**I. Development proposals should preserve and where appropriate enhance the historic environment of East Herts.**

**II. Development proposals that would lead to substantial harm to the significance of a designated heritage asset will not be permitted unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Less than substantial harm should be weighed against the public benefits of the proposal.**

**III. Where there is evidence of neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset will not be taken into account in any decision.**

**IV. The Council will, as part of a positive strategy, pursue opportunities for the conservation and enjoyment of the historic environment recognising its role and contribution in achieving sustainable development.”**

2.17 In relation to non-designated assets Policy HA2 states:

#### **Policy HA2 Non-Designated Heritage Assets**

**I. The Council will engage with key stakeholders and local communities to identify non-designated heritage assets that contribute to local distinctiveness and refer to existing information in the historic environment record.**

**II. Where a proposal would adversely affect a non-designated heritage asset, regard will be had to the scale of any harm or loss and the significance of the heritage asset.**

2.18 The following policy HA3 with respect to archaeological remains is as follows:

#### **“Policy HA3 Archaeology**

**I. Where a site has the potential to include heritage assets with archaeological interest (whether scheduled or unscheduled), applicants should consult with the Hertfordshire Historic Environment Unit to submit an appropriate desk based assessment and, where necessary, the results of a field evaluation, prior to the submission of an application.**

**II. Where development is permitted on sites containing archaeological remains, planning permission will be subject to conditions and/or formal agreements requiring appropriate excavation and recording in advance of development and the subsequent storage and display of material.”**

### Relevant Designations

- 2.19 In terms of relevant nationally significant designated heritage assets, the study site does not lie within the vicinity of a Scheduled Monument, World Heritage Site, Historic Battlefield or Historic Wreck.
- 2.20 The site lies south and east of the locally designated Sutes Farm Area of Archaeological Significance associated with the core of the Medieval and Post Medieval farm complex, and north-east of the High Cross Area of Archaeological Significance associated with its Medieval core.
- 2.21 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 According to the BGS Online the solid geology of the study site is mapped to comprise solid Lewes Nodular Chalk Formation and Seaford Chalk Formation – Chalk, Sedimentary bedrock formed between 93.9 and 83.6 million years ago during the Cretaceous period. The solid geology is found below capping superficial deposits comprising Lowestoft Formation - Diamicton. Sedimentary superficial deposit formed between 480 and 423 thousand years ago during the Quaternary period ([https://geologyviewer.bgs.ac.uk/?\\_ga=2.245913796.1171943211.1700571313-2111728239.1700571313](https://geologyviewer.bgs.ac.uk/?_ga=2.245913796.1171943211.1700571313-2111728239.1700571313)).
- 3.2 Archaeological investigations to the east of the site for the A10 Wadesmill bypass (see HERs 11557, 11575, 11579-82 & 11941) identified the upper level of the Lowestoft Formation below only c.0.3m of ploughsoil. No site-specific geotechnical information is currently available but a similar depth of ploughsoil above the geology is likely within the site.

#### Topography

- 3.3 The existing ground level of the study site is relatively flat at around 90m AOD with land rising slightly to the north-east.
- 3.4 The nearest major watercourse is the River Rib c.1.3km running east-west to the south through Wadesmill, whilst the smaller 'The Bourne' watercourse is located c.0.6km to the west.

## 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 one kilometre radius of the study site, also referred to as the study area, held on the Hertfordshire 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 Figure 2a spatially summarises relevant cultural heritage designations and archaeological findspot references in relation to the study site, primarily using data provided by the Hertfordshire HER, the NMR, and the Historic England website.
- 4.4 In terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Historic Battlefield or Historic Wreck.
- 4.5 There is one Scheduled Monument within the study area, and another is located just beyond. These comprise ‘Moated mound S of Renresley Garden Wood’ (List Entry 1005509; TL 35495 18033) some 1 km to the south-west (for which there is no associated description), and ‘Youngsbury Roman barrows

(list entry 1018271) located c.1 km to the south-east (Fig. 2a). The Roman barrows are described as follows:

“The monument includes two Roman barrows located some 150m south east of Home Farm and 1.2km to the east of the A10 (Ermine Street). They stand on the southern edge of a broad plateau and, but for the present woodland, are well positioned to command extensive views across the broad valley of the River Rib.

The eastern barrow is roughly circular in plan, measuring approximately 18m in diameter and 1.5m high, with steep sides leading to a flattened area on the summit some 5m across. A slight depression on the summit is thought to mark the location of a minor excavation in 1788, which uncovered spear heads, coins and Roman pottery. The second barrow stands about 10m to the west. It is similar in size to the eastern barrow although slightly more oval in appearance and marginally greater in height. This barrow was partly excavated in 1899 by J Evans, who was shortly to become president of the Society of Antiquaries. The excavation trench was not backfilled and is still visible on the south side of the barrow extending some 9m between the foot and the centre of the mound. A low earthen bank runs from the foot of the trench towards the eastern barrow and is believed to represent the upcast from the excavation. At the centre of the mound, Evans discovered the remains of a wooden chest (evident from the survival of four iron clamps or hinges) containing a burial assemblage. The cremated remains were contained in a large coarseware vessel, or grain jar, and in a square glass bottle with a strap handle. These and other associated artefacts are now in the Verulamium Museum at St Albans...”

- 4.6 Due to associated woodland and the intervening vegetation, topography and built environment, neither is considered likely to have any intervisibility with the site and visual effects are not anticipated. In addition, the proposal site has no known historical associations with either monument and the land of the proposal site is not considered to form part of the setting for either. As such a full GPA3 setting assessment (Historic England 2017) is not considered applicable.
- 4.7 A locally designated Area of Archaeological Significance for medieval High Cross is located immediately south-west of the site (EH\_179; HER 4440), whilst the site is situated immediately west and south of the medieval moated site of Sutes Farm AAS (EH\_204; HER 1993).

### **Previous Archaeological Work**

- 4.8 The Hertfordshire HER records indicates that no known archaeological fieldwork has been undertaken within the site.
- 4.9 The most extensive and informative archaeological investigation Events for informing the context of the site were a series of investigations undertaken from c.200m the east of the site for the A10 Wadesmill bypass (HERs EHT4630, EHT5085; Murray 1994; Turner 2002a, 2002b & 2002c). The geophysical survey, fieldwalking and trenching work (24 trenches of an average depth of only 0.28m) closest to the site (Plots 28 and 29), suggested prehistoric activity. Cut features of prehistoric date included a ditched trackway (HER 11941), curvilinear ditches and rectangular enclosures of later Bronze Age to Early Iron Age date (HER 11580) along with a late Iron Age/early Roman ditch (HER 11582) representing continuous boundary use and occupation from the late Bronze Age (Turner 2002a). The following 17

trench evaluation of 'Site 3 (Plot 29) in 2002 identified another focus of late Bronze Age to Roman boundaries leading to excavation confirming an earlier late Bronze Age/early Iron Age settlement was followed by a typical latest Iron Age to earliest Roman phase (Turner 2002c).

- 4.10 EHT2449 also on the A10 alignment but c.210m to the south-east relates to cropmarks of ridge and furrow whilst EHT3433 c.700m to the east refers to cropmarks of a ring ditch (HER 9106) and enclosure and linear ditches (HER 9107-8). Event EHT3318, c.570m to the south west, refers to air photo identifications of cropmarks of rectilinear enclosures (HER 9035) and former field boundaries.
- 4.11 The closest Event to the site is at Sutes Farm to the immediate north (EHT8674) and relates to a presumably small evaluation located within the southern area of the Sutes Farm farmyard complex at TL 3666 1893 by KDK in 2019 (Fig. 2a). No further information is provided and there is no associated HER monument reference to any positive findings.
- 4.12 A number of Events to the south of the site at High Cross include EHT8954 (a 2021 evaluation at Land North of North Drive High Cross); EHT7737 (a negative evaluation in 2014-15 at High Road and North Drive, High Cross); EHT7293 (a 2008 borehole survey of land at North Drive, High Cross); EHT7737 & EHT8514 (a 2104-5 evaluation followed by watching brief at High Road and North Drive, High Cross which identified an undated ditch); with EHT3319 c.500m to the south-west a reference to an oblique aerial photograph showing High Cross and the A10 work.

### **LiDAR**

- 4.13 Figure 3 reproduces the LiDAR data for the study site, coloured to show interpreted height variations. Sourced from the Environment Agency, the data was captured LiDAR survey (data from Environment Agency 2022) at a 1m resolution, and was processed to generate simple local relief and multidirectional hillshade models.
- 4.14 There are no obvious archaeological features visible on the LiDAR survey within the study site with the exception of a former north-south field boundary line which just enters the south-east corner.

### **Earlier Prehistoric (Palaeolithic and Mesolithic)**

- 4.15 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.
- 4.16 Palaeolithic implements are most commonly found residually within gravel geology associated with Pleistocene rivers, often followed by the course of Holocene and modern drainage. Similarly, the post glacial Mesolithic hunter-gatherer communities tended to frequent riverine environments in their mobility cycles for ease of communication in addition to fishing and fowling opportunities. The River Rib flows about 1.2km to the south of the site and has produced some artefacts of these periods.
- 4.17 No Palaeolithic finds or Mesolithic artefacts or sites are noted on the HER for the study area and given the site is not crossed by or close to a watercourse, and low archaeological potential for these periods is identified.

### Later Prehistoric (Neolithic, Bronze Age and Iron Age)

- 4.18 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.
- 4.19 This was followed by increasing woodland clearance, probably principally for pastoral farming, in the Bronze Age, with an emphasis on the creation of enclosed farmland with individual fields in the Middle to Late Bronze Age, often utilising the river valleys and lighter soils in the first instance (Yates 2007). In this area Bronze Age occupation and farming is evidenced across the East Hertfordshire Plateau.
- 4.20 Fieldwalking in 2000 ahead of the A10 bypass identified prehistoric burnt and worked flints, including tools and cores (HER 11575; Murray 1994; Turner 2002a, 2002b & 2002c) but there appears to be little other evidence of Neolithic or early-middle Bronze Age farming settlements within the study area. The fieldwalking also located later Prehistoric pottery. However, a partial ring-ditch crop mark suggests the possibility of a late Neolithic to Bronze Age barrow at Thundridge c.800m to the east of the site (HER 9106).
- 4.21 The A10 bypass works identified a possible late Bronze Age to Early Iron Age trackway (HER 11941; 11580) c.200m east of the site that were probably also at the corner of an enclosure. Further occupation-related field / enclosure ditches (with relatively high concentrations of domestic finds) represent continuity with the early Iron Age, and although no associated roundhouse gullies were found, a pit on the corner of the enclosure contained a substantial quantity of pottery (HER 11580). As noted above HER11557 relates to another pair of ditches found c.200m to the east of the site at the A10, whose associated ceramics and domestic animal bone are of Late Iron Age date. Further features were found during later stages of the investigation.
- 4.22 The Victoria County History (VCH) (Page 1971: <https://www.british-history.ac.uk/vch/herts/vol3/pp347-366>) reports “*the existence of pre-Roman inhabitants in the neighbourhood is evidenced by copper coins of the reign of Cunobelinus (ob. 40 or 42 A.D.) found between Standon and Braughing.*” Hertfordshire was the homeland of the powerful Catuvelluani tribe prior to its expansions into Essex, Buckinghamshire and Northamptonshire, under Cunobelin prior to the Roman invasion.
- 4.23 The findings of late Bronze Age/early Iron Age and of Late Iron Age date only c.200m to the east suggest the possibility that the site was located within an occupied and farmed landscape, whilst it is possible that the occupation-related enclosures at the A10 bypass, or associated occupation / fields extending from those, extended further to the west towards the site (although it is also possible that the associated remains may be contained within the field area between the eastern boundary of the site and the A10). As such a low potential for occupation of Neolithic to earlier Bronze Age date is predicted for the site, but a moderate potential can be identified for the later Bronze Age and Iron Age field-systems and/or occupation.

## Roman

- 4.24 The site lies 100m to the east of the major Roman arterial road of Ermine Street, which originated at London (Londinium) and ran to York. The major arterial roads such as Ermine Street were built by the Roman army in the years shortly after the conquest of AD43 (probably by AD45 in the case of Ermine Street). The route is presumed to run directly under modern Ermine Street through High Cross and is aligned north-east/south-west (HER 9271; Margary 1955, 172). Excavations to the north and south of the River Lea (including at Chadwell Springs Golf Course, Ware) have identified roadside ditches and the gravel agger of the road surface.
- 4.25 There are few known Roman finds spots at High Cross itself and no suggestion of occupation of anything above farmstead scale in the surrounding area of the study area.
- 4.26 As is common to much of south-eastern England, especially in areas close to Roman Roads, much of the land within the study area is likely to have been cleared of residual woodland for mixed farming within ditch defined fields associated with farmsteads perhaps as little as 500m apart. Some of these reflect low status tenant farmsteads, whilst higher status Romanised buildings may reflect estate centres. There is the suggestion of a Roman villa at Youngsbury Park, to the south-east of the site, where a typical tessellated floor was identified in antiquity (HER 1101; Page 1971).
- 4.27 Roman pottery was found during fieldwalking for the A10 bypass (HER 11575) and as noted above, a ditch of late Iron Age/early Roman date was excavated at 'Site 3' c.200m east of the site. Some later occupation activity was represented here by enclosures of late Iron Age/early Roman date and other features (up to the later 2<sup>nd</sup> century AD in date) between the ditch groups, including a possible sill beam of a building with a possible internal dividing wall and associated pits and post holes (HER 11582).
- 4.28 As above there are two Roman extant Roman barrows c.1.2km to the south-east. Although almost a kilometre from the road, the location of the parent (probably farming) occupation may have been influenced by the accessibility of the major routeway for trade. According to the VCH (<https://www.british-history.ac.uk/vch/herts/vol3/pp347-366>) one of the tumuli "was opened by David Barclay (owner of Youngsbury, where they are situated) in 1788, and was found to contain Roman coins and pottery. The other was opened by Sir John Evans in 1889 and contained one of the largest sepulchral urns found in this country, with two bottles, one earthenware and one glass." In addition, the aforementioned tessellated pavement is reported as "found about 300 yards north-west of the tumuli in 1736, and other remains which have since been brought to light show that this was the site of a villa".
- 4.29 In view of the available information; in particular the typically c.50m distance of the study site from Ermine Street (High Street) to the west, with the proposed site access immediately adjacent (opposite Pest House Lane) along with the Roman period features found to the east found at the bypass; a moderate archaeological potential can be identified for the Roman period landscape and possibly occupation evidence within the study site.

## Anglo-Saxon/Early Medieval/Medieval

- 4.30 There are no sites or finds of Anglo-Saxon date at High Cross itself, or within the study area. However, the village of Standon, of which High Cross is a hamlet and chapelry by the medieval period, has its



entomology in its Old English prefix of 'Stan' referring to stone and the suffix 'dun' referring to a hill (Gover, Mawer & Stenton 1938). Standon may also be mentioned in a Saxon charter of AD 851 (Seddon & Bryant 1999).

- 4.31 At the time of Domesday (1086) the settlement was recorded as 'Stanone' in the administrative Hundred of Braughing and the county of Hertfordshire. It was a substantial village with 24 ploughs. Thundridge to the south was a smaller settlement, also referred to in the Domesday Book as land of Bishop Odo of Bayeux, with a recorded population of 9 households and 4 ploughlands. According to Seddon & Bryant (1999, 2) Standon was reputedly cited in 1085-6 by Ingulph, the first Norman Abbot at Crowland Abbey, in *The Historia Croylandensis*.
- 4.32 The Victoria County History reports that in the early 13<sup>th</sup> century the lord of the manor of Standon 'farmed out' a prescriptive market, whilst in "1262 Standon was a borough governed by a reeve...called the portreeve, who held it at a farm of 9 marks from the lord of the manor and divided with him the profits of fairs, shops and stalls." (Page 1971, A History of the County of Hertford: Volume 3; <https://www.british-history.ac.uk/vch/herts/vol3/pp347-366>). Standon later became a market town.
- 4.33 The hamlet of High Cross had developed at the junction of Ermine Street (High Street) with Marshall's Lane above the valley and Wadesmill. It is first mentioned as 'Heyecrouch' in 1360 and as 'Hyecrosse' in the 15<sup>th</sup> century (HER 4440; *ibid*). The place name suggests that there was an actual wayside cross located as the road junction.
- 4.34 There were two manors at Marshalls and Sutes, with the site clearly falling within the latter manor. Marshall's Farm medieval manor was c.350m to the south-west of the site (HER 9448). It was associated with John le Mareshal, as referred to in 1293.
- 4.35 Sutes Farm (formerly known as 'Sootes', 'Sotes', or 'Wroths') is a typical high status moated farmhouse located to the immediate north and west of the site (HER 1993; HER 2223). The aisled hall farmhouse dates to the 14<sup>th</sup> century and is a Grade II\* listed building. Robert Swote, named in a 1330 Subsidy Roll, may have built the farmhouse. The manor of Sutes was named after the Swote family but according to the VCH was owned John Riggewyn in 1412. The HER notes that '*wellhead gear stands intact at the SE corner of the platform, probably in its original position, about 5m from the house.*' The moat (HER 2223) is sub-square in formed, some 65m east-west by c.50m north-south, with much of it open and water filled to 2m at its deepest, whilst the south arm was overlaid by buildings by 1880 (it was still shown as extant in on the 1839 Tithe Map).
- 4.36 A 15<sup>th</sup> century Balham's Hall at High Cross (which is also Grade II\* listed) is another example of a former Medieval open hall house, c.220m south of the site (HER 4843). The adjacent Old Wagon High Road is a late medieval example of an open hall house (HER 12270), whilst Sutes Wood, c.200m to the north-east of the site, is another example of a local moated site (HER 1177).
- 4.37 Other Medieval finds on the HER include a 13<sup>th</sup> century brooch to the north-east of the site (HER 10924) and pottery c.220m to the south-west of the site (HER 1390). Evidence of a pottery kiln, based on pottery finds, is also known from Marshalls Farm, c.580m to the south-west of the site (HER 1176).
- 4.38 Trench 10 of the A10 Wadesmill bypass evaluation, c.200m to the east of the site, also identified an east-west ditched boundary that may date to the period (Turner 2002a & 2002c).

4.39 In view of the available information, a low archaeological potential can be identified for the Anglo-Saxon period within the study site, whilst a moderate potential is identified for the Medieval period (although perhaps most likely for agricultural features associated with Sutes Farm).

### **Post Medieval & Modern (including map regression exercise)**

4.40 The VCH (ibid) reports that much of the parish of Standon was overlaid by a large number of common fields with its main inclosure award made in 1835 under an Act of 1831.

4.41 Early maps show the study site to lie in open land associated with High Cross to the south of Standon and Buntingford, at a junction location on the Great North Road.

4.42 The (VCH ibid) indicates that the Wrothe family held Sutes in the 16<sup>th</sup> and 17<sup>th</sup> centuries, with the manor under joint ownership with the manor of Youngs in 1790. William Cunliffe Shawe purchased them both in 1793, prior to selling to Daniel Giles, whose family owned the property under Giles and King surnames in the 19<sup>th</sup> century. Listed buildings of Post-Medieval date within the study area include the 17<sup>th</sup> century barn at Sutes Farm to the north of the site (Grade II; HER 15257), The Old Waggon, c.200m to the south-west (Grade II\*; HER 12270), and the 17<sup>th</sup> century White Horse (Grade II; HER 30290) c.200m to the south-west. The house at Youngsbury, c.610m to the south-east of the site, was constructed in c.1745 (HER 13268), whilst the extensive Youngsbury Park from c.330m to the south of the site was a fine 1760's 'Capability' Brown designed landscape (HER 382) (Fig. 2a).

4.43 Apart from the medieval house and 17<sup>th</sup> century barn Sutes is largely a 19<sup>th</sup> and 20<sup>th</sup> century farmstead well characterised by historic mapping (HER 15257; see below).

4.44 In addition, the HER records Highcross Farm and Marshall's Farm as post-medieval farmhouses c.190m and 400m to the south-west respectively (HERs 17992 & 30482). The 1846 church of St John the Evangelist (Grade II) is situated c.60m to the west of the south-west corner of the site (HER 30479) and the 1866 Puller Memorial Church of England Primary School is located to c.50m west of the site (HER 30481). Other early Modern buildings at High Cross include HERs 5036 (50m to the north-west), 5679, 13804 and 30482 (c.380m to the east) and 30480 (immediately to the south).

### **Map Regression**

4.45 John Speed's 1610 map of Hertfordshire (not illustrated) provides evidence of the development of High Cross as a hamlet on Ermine Street (the Great North Road), suggesting medieval origins.

4.46 Dury and Andrews's map of Hertfordshire of 1766 (Fig. 4) provides more detail with buildings at High Cross flanking the road and the site in open agricultural land. Sutes farm is labelled and depicted surrounded by open land with a track leading west then south-west from the farm to Youngsbury.

4.47 An estate map of 1793 (not reproduced) shows the site south and east of 'Sootes Farm' with the site largely within a single plot.

4.48 The 1822 Bryant map of Hertfordshire (Fig. 5) shows further development of High Cross with Sutes Farm, as presently, within agricultural land.

4.49 Standon was subject to enclosure in 1835 (Fig. 6) with the site mainly within a single field (although no detail of the farm complex is shown).

4.50 The Standon Tithe Map of 1839 (Fig. 7) the site lay to the south of Sutes ('Sootes') Farm and north-east of High Cross. The field east of the farm (proposed access) was part of plot 548 with the rest of the site forming most of plot 544. The tithe award indicates the land was part of Sites owned by Benjamin Giles King. The tenant of Plot 544 (Road Field) was Joseph White. The associated Award of 1838-9 shows the study site remaining in open land south of 'Sootes' farmhouse (546):

**1838-39 Tithe Apportionments, Standon - Hertfordshire**

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
544	Benjamin Giles King, as tenant for life	Joseph White	Road Field	Arable
545	Benjamin Giles King, as tenant for life	Joseph White	Dull Mead	Pasture
546	Benjamin Giles King, as tenant for life	Joseph White	Sootes Farms House Homestead etc.	-
547	Benjamin Giles King, as tenant for life	Joseph White	Road to Sootes Farm's House Homestead etc.	-
548	Benjamin Giles King, as tenant for life	Joseph White	Great Mead	Pasture

4.51 The 1879-80 1:2,500 scale Ordnance Survey (Fig. 8) shows the site largely as it remains today with no differentiating features within the main field area. The former north-south field boundary that formed the eastern edge of the large field is commensurate with the south-eastern corner of the proposal site but otherwise runs just to the east. The access road from High Road to the farm complex is labelled '939' with the farmhouse enclosed by its moat on three sides. St John's Church and the school are depicted to the immediate south-west (the Puller Memorial Church of England Primary School was built in 1866).

4.52 The 1898 2<sup>nd</sup> edition Ordnance Survey map (Fig. 9) is also largely unchanged, although 'Ermine Street' Roman road is labelled as such.

4.53 The 1923 1:2,500 scale Ordnance Survey (Fig. 10) remains unchanged for the site, whilst the 1973 Ordnance Survey (Fig. 11) shows the development of Cambridge Cottages to the immediate west of the site (fronting Ermine Street) the residential development of the village to the immediate south of the site associated with Poplar Close.

4.54 Google Earth images of 2000, 2010 and 2017 (Figs. 12-14) show the land of the site as arable with no discernible soil marks or crop marks of potential archaeological interest visible.

4.55 The archaeological potential of the study site for the Post Medieval and Modern periods can be identified as generally low with the exception of the likely ditch for the former north-south field boundary in the south-astern corner of the site.

**Historic Landscape Characterisation (HLC)**

4.56 The Historic Landscape Characterisation held by the Herts Historic Environment Record (Fig. 2b) refers to the site as 20th century field boundary losses with relict elements.

**Assessment of Significance (Designated Assets)**

4.57 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.

4.58 In terms of relevant designated heritage assets, the study site does not lie within the vicinity of, or within a Scheduled Monument, World Heritage Site, Historic Battlefield or Historic Wreck. There are no such nationally important archaeological assets within the 1km study area although two Scheduled Monuments are known slightly further afield (see above).

4.59 Roman Ermine Street is of high significance in its own right and in its totality as a long-distance arterial communication route.

**Assessment of Significance (Non-Designated Assets)**

4.60 In terms of relevant local designations, the study site does not lie within the Archaeological Priority Area, as defined by the LPA, although APA’s are located to the south-west (AAS 137) for medieval High Cross (HER 4440) and to the north with respect to Sutes Farm (HER 1993). These locations are likely to contain buried archaeology of regional importance.

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

<b>Period:</b>	<b>Identified Archaeological Potential (prior to truncation)</b>	<b>likely Archaeological Significance (if present)</b>
Palaeolithic	Low	Low (Local)
Mesolithic	Low	Low (Local)
Neolithic	Low	Low (Local)
Bronze Age	Low	Low (Local)
Iron Age	Low to moderate	Low (local) (or possibly Moderate (Regional))
Roman	Low to moderate	Low (local) (or possibly Moderate (Regional))
Anglo-Saxon	Local	Low (local)
Medieval	Low to moderate	Low (local)
Post Medieval	Low	Low (local)
Modern	Low	Low (local)

## ARCHAEOLOGICAL DESK BASED ASSESSMENT

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- 4.62 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, although the potential for Moderate/Regional importance archaeology cannot be discounted at this stage.
- 4.63 As with all sites yet to be archaeologically evaluated by surveys, the above 'identified' potential and significance categories are subject to reassessment when development impact zone specific data from such fieldwork surveys is available, along with a truncation assessment.

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

### Site Conditions

- 5.1 A site visit was conducted on 23<sup>rd</sup> November (Plates 1-8). The conditions were bright and dry. The study site currently comprises open arable land to the south and west of Sutes Farm.
- 5.2 The field between Sutes Farm buildings and High Street/Ermine Street was under crop at the time of writing (Plate 1) whilst the main area of the site was fallow with weed growth following the last harvest (Plates 2 -7). The road at the proposed access point is hedged. The main field area south of Sutes is not sub-divided by hedges but is crossed by an overhead line with telegraph poles running north-south through its eastern area. A row of houses flank much of the eastern side of the site, with the A10 some 200m west of the western edge of the site.
- 5.3 Approximately 60% of bare ground was exposed in the main area (between weeds) but very few artefacts other than a low-density scatter of Medieval to Post Medieval and Modern peg tile (typical of manuring) was noted via surface inspection. The exceptions to this were a single hard hammer struck flint flake of likely Bronze Age date and a small fragment of Roman brick or tile, from the south-western area of the site. The latter is also likely to have derived from Roman period manuring.
- 5.4 Agricultural/horticultural use of the study site prior to development can be considered likely to have had a moderate, widespread negative archaeological impact.

### Proposed Development

- 5.5 The Proposed Residential Development is drafted as shown by Appendix B. The Outline application is for up to 95 dwellings with access via High Road to the west side of Sutes and associated landscaping. Attenuation (SUDS) ponds would be located adjacent to the site access, midway within the western boundary and within the southern boundary, whilst a 'Primary School Extension Zone' is located in the south-west.

### Review of Potential Development Impacts on Designated Archaeological Assets

- 5.6 In terms of relevant designated archaeological heritage assets, as defined above and as shown on Figure 2a, no nationally designated World Heritage Sites, Historic Battlefield or Historic Wreck sites lie within the vicinity of the study site.
- 5.7 It is understood that Built Heritage is assessed in a separate report.

### Review of Potential Development Impacts on Non-Designated Assets

- 5.8 The site is located between the High Cross and A10 Wadesmill bypass Areas of Archaeological Significance, whilst Ermine Street is adjacent to the east. It is possible that the proposed eastern access road may encounter evidence of the Roman road itself and/or associated roadside activities, whilst there

is low to moderate potential of other remains of late Bronze Age/early Iron Age, Roman or Medieval date within the site generally (although no find scatters were noted during the walkover). The Roman road is of national importance in its totality but any very small impacts to its edge or flanking ditch from the access work would be anticipated to result in only low levels of harm to its much wider significance. Such findings may be beneficial in terms of provision of knowledge relating to precise position and form. Archaeological remains over the remainder of the site are most likely to be low/local significance.

- 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. In view of the use of the fields as arable the upper levels of any archaeology present will have been horizontally truncated. However, if present, truncated cut features, such as ditches, post-holes, pits, foundations etc are likely to be preserved (as seen at the A10 site c.200m to the west).
- 5.10 The proposed development may impact buried remains via its foundations, services, attenuation and roads and in view of the perceived archaeological potential, and in line with relevant planning policy and guidance, it is anticipated that the planning authorities archaeological planning advisors will require further archaeological evaluation/mitigation measures in association with development impacts. It is recommended that the archaeological investigation is undertaken as a condition of planning permission.

## 6 SUMMARY AND CONCLUSIONS

- 6.1 Land East of High Road, High Cross, Hertfordshire, has been reviewed for its below ground archaeological potential ahead of a planning application for residential development.
- 6.2 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Historic Wrecks or Historic Battlefields lie within the study site or its immediate vicinity.
- 6.3 The study site can be considered likely to have a low archaeological potential for the earlier prehistoric periods and the Anglo-Saxon period, with a moderate archaeological potential for the Iron Age, Roman, and Medieval periods.
- 6.4 Archaeological evaluation and excavations associated with the A10 Wadesmill bypass c.200m to the east of the site found two phases of settlement and enclosure evidence, beginning in the late Bronze Age to early Iron Age with a second phase in the 1st century AD (latest Iron Age to earliest Roman period). It is possible that elements of these enclosures or associated contemporary field boundaries may extend westwards to the site. Roman Ermine Street, now broadly followed by the straight High Street, was constructed by the Roman army and if precisely below its line would be immediately adjacent to the proposed site access. However, there may be some variances in its precise line, the location of flanking ditches and extent of the surfacing. There is therefore a possibility of road associated features (including quarries) in the adjacent areas of site, whilst although the remainder of the site's western boundary is further east (c.50m for much of its length) the possibility of roadside occupation also cannot be discounted at this stage, although there are few indicators of such on the Herefordshire Historic Environment Record presently.
- 6.5 High Cross developed as a small hamlet of Standon on the former Roman road in the medieval period. The site itself was almost certainly within farmland as its location is just south of a high status moated farmstead whose 14th century aisled hall farmhouse survives 'Sutes' and is a Grade II\* listed building. The associated manor may be that of Robert Swote, as mentioned in a 1330 document. The land of the site is later mentioned as belonging to Sutes Farm on the 1839 Tithe Map.
- 6.6 Past post-depositional impacts within the study site, in the form of past ploughing truncation along with drainage, are considered likely to have had a minor negative archaeological impact, as was evidenced associated with the nearby archaeological investigations for the A10 Wadesmill bypass where features where the upper levels of features were plough truncated.
- 6.7 Due to the potential for the site to contain archaeological remains it is considered that archaeological evaluation of the site is likely to be required. Discussions will be required with the County Archaeological Officer at Herts on behalf of the LPA would determine the precise requirements and timing of any archaeological evaluation. It is recommended that the archaeological evaluation is undertaken as a condition of planning permission. Such evaluation will define the presence/absence, significance of below ground archaeology that may be impacted. This may lead to further measures to mitigate or offset effects to associated heritage significance.



## SOURCES CONSULTED

### General

Hertfordshire Historic Environment Record

### 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>

Maidenhead Waterways: <http://www.maidenheadwaterways.org/default.html>

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

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

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

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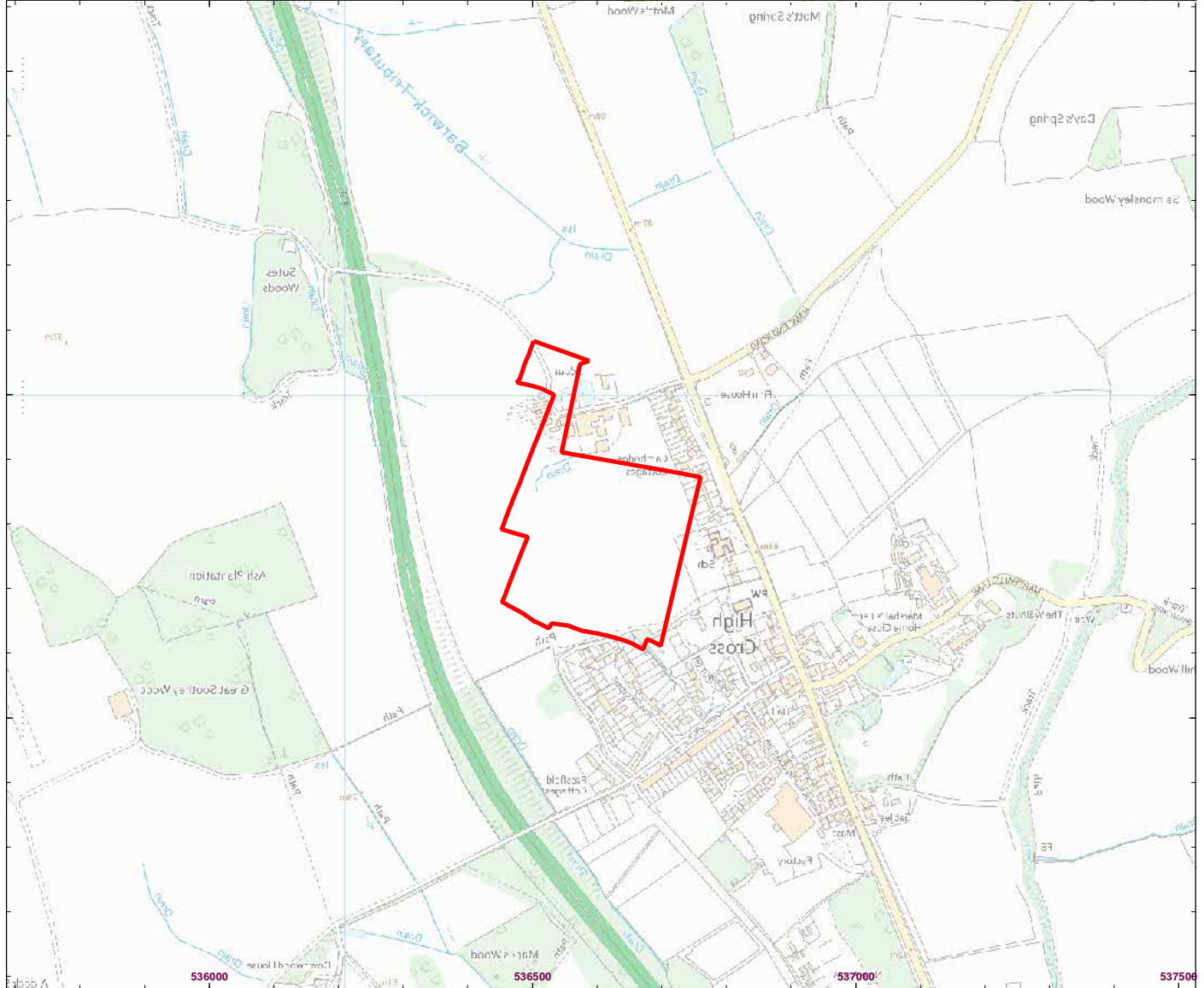
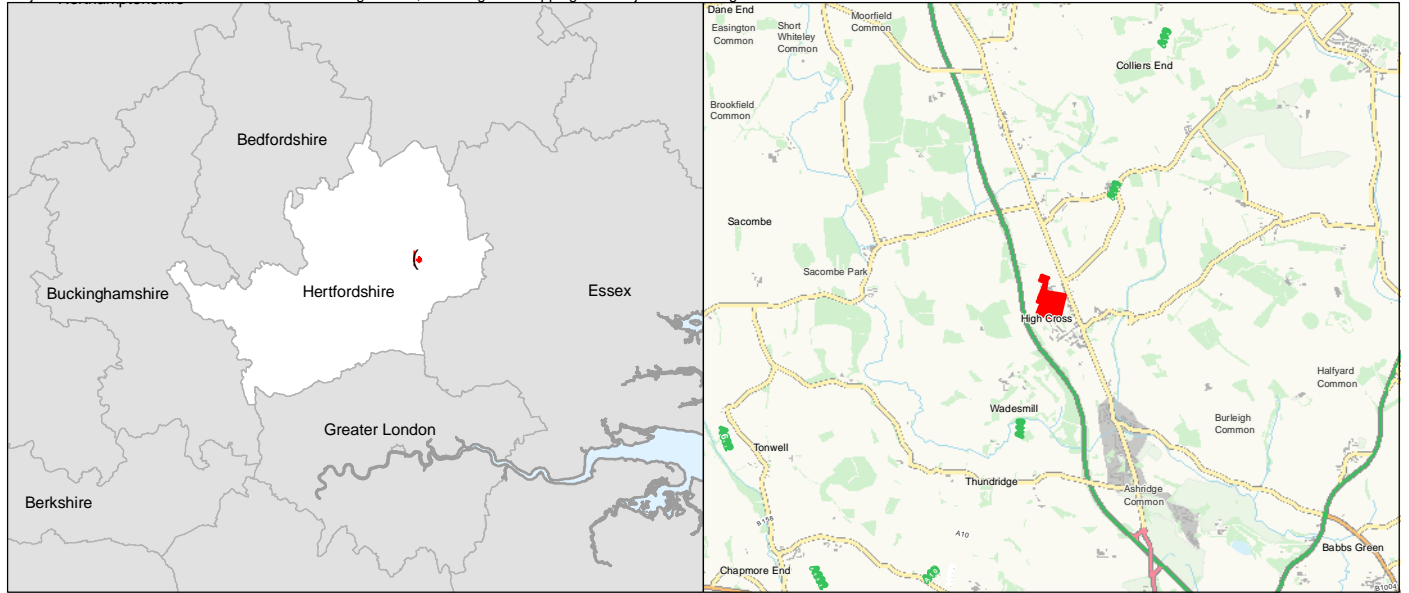
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- Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document
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- Turner, C. 2002c, A10 Wadesmill Bypass: Site 3 (Plot 29). Archaeological Assessment Report. Heritage Network, Heritage Network unpublished report No. 173
- Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

### Cartographic

- 1766 Andrews and Dury Map of Hertfordshire
- Estate map at High Cross, Hertfordshire, showing Sutes Farm 1793 (A/2830)
- 1822 Bryant Map of Hertfordshire
- 1835 Standon Enclosure Map
- 1839 Standon Tithe Map
- 1879-80 Ordnance Survey
- 1898 Ordnance Survey
- 1935 Ordnance Survey
- 1974 Ordnance Survey
- 2000 Google Earth image
- 2010 Google Earth image
- 2017 Google Earth image



 Site Boundary


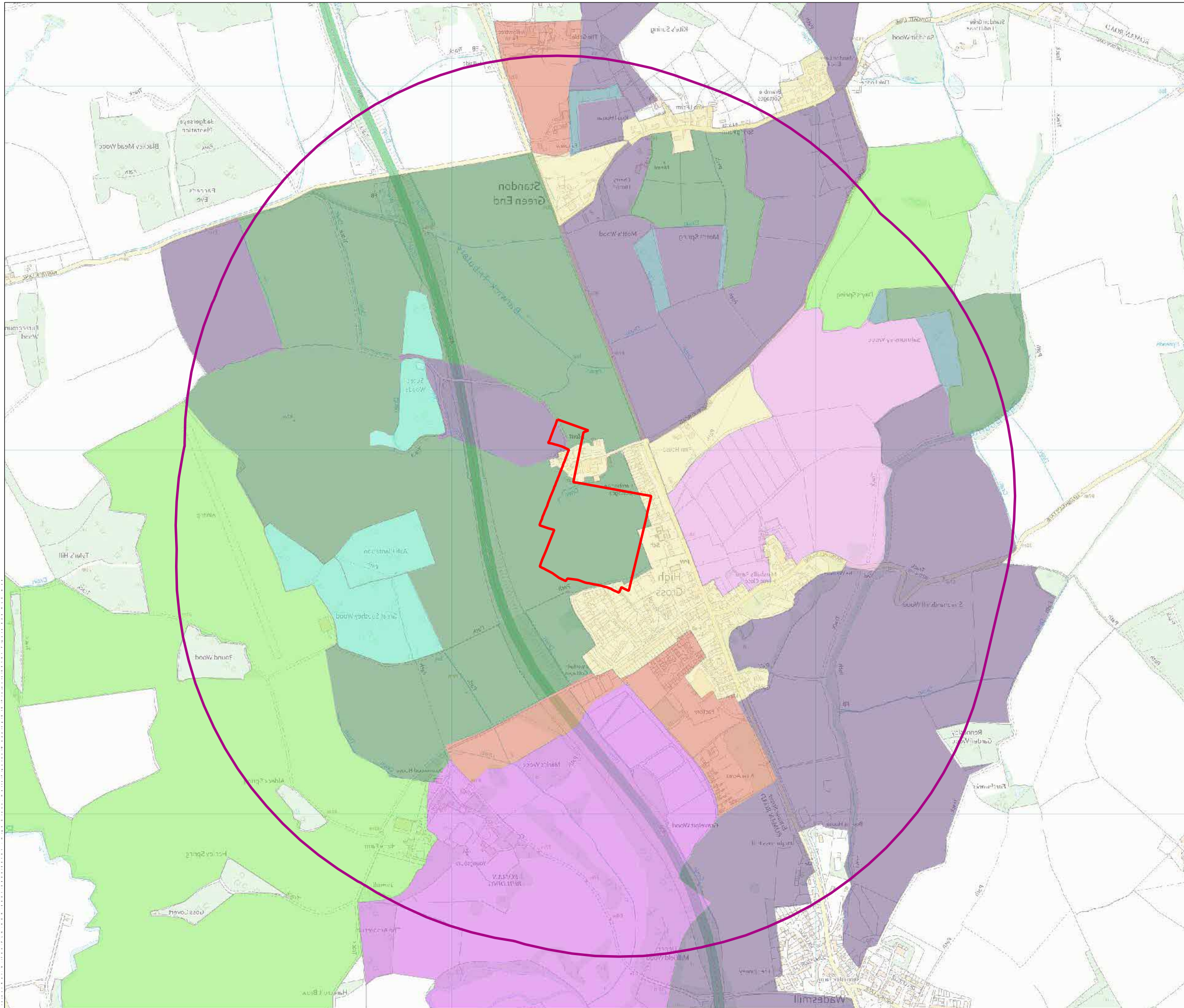
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Figure 1  
Site Location





**Legend**

- Site Boundary
- 1 km Search Buffer

**Historic Landscape Characterisation:**

- "20thC" ENCLOSURE
- 18TH-20TH CENTURY WOODLAND PLANTATION
- ANCIENT WOODLAND
- BOUNDARY LOSS
- BOUNDARY LOSS - WITH RELICT ELEMENTS
- BUILT-UP AREAS - URBAN DEVELOPMENT
- INFORMAL PARKLAND
- IRREGULAR ENCLOSURE
- PIECEMEAL ENCLOSURE BY AGREEMENT

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Figure 2b

Historic Landscape Characterisation data (from Hertfordshire HER)



 Site Boundary

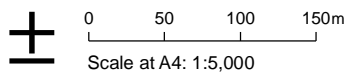
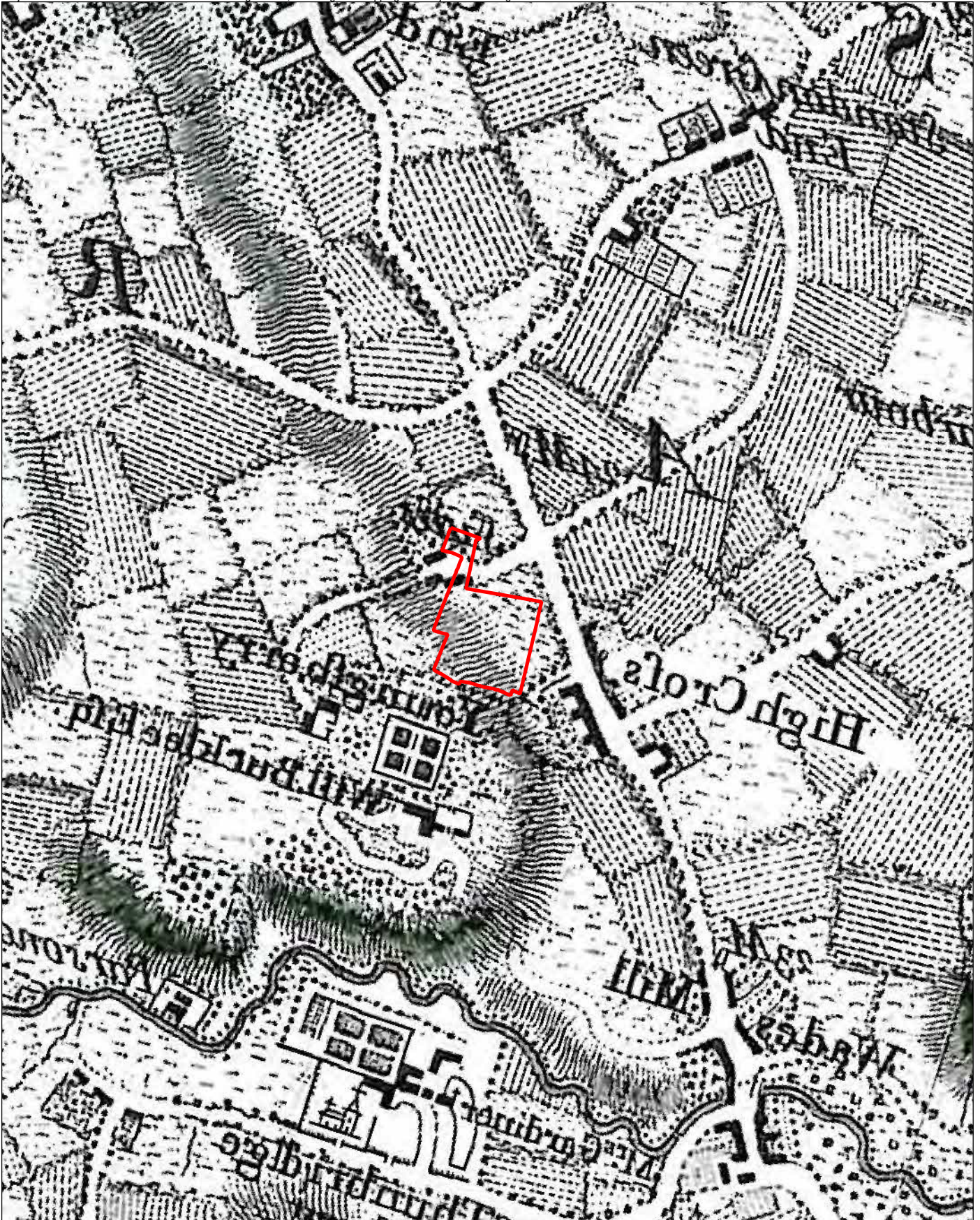



Figure 3

LiDAR survey (data from Environment Agency 2022)



 Site Boundary (approximate location)

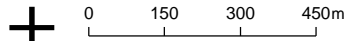
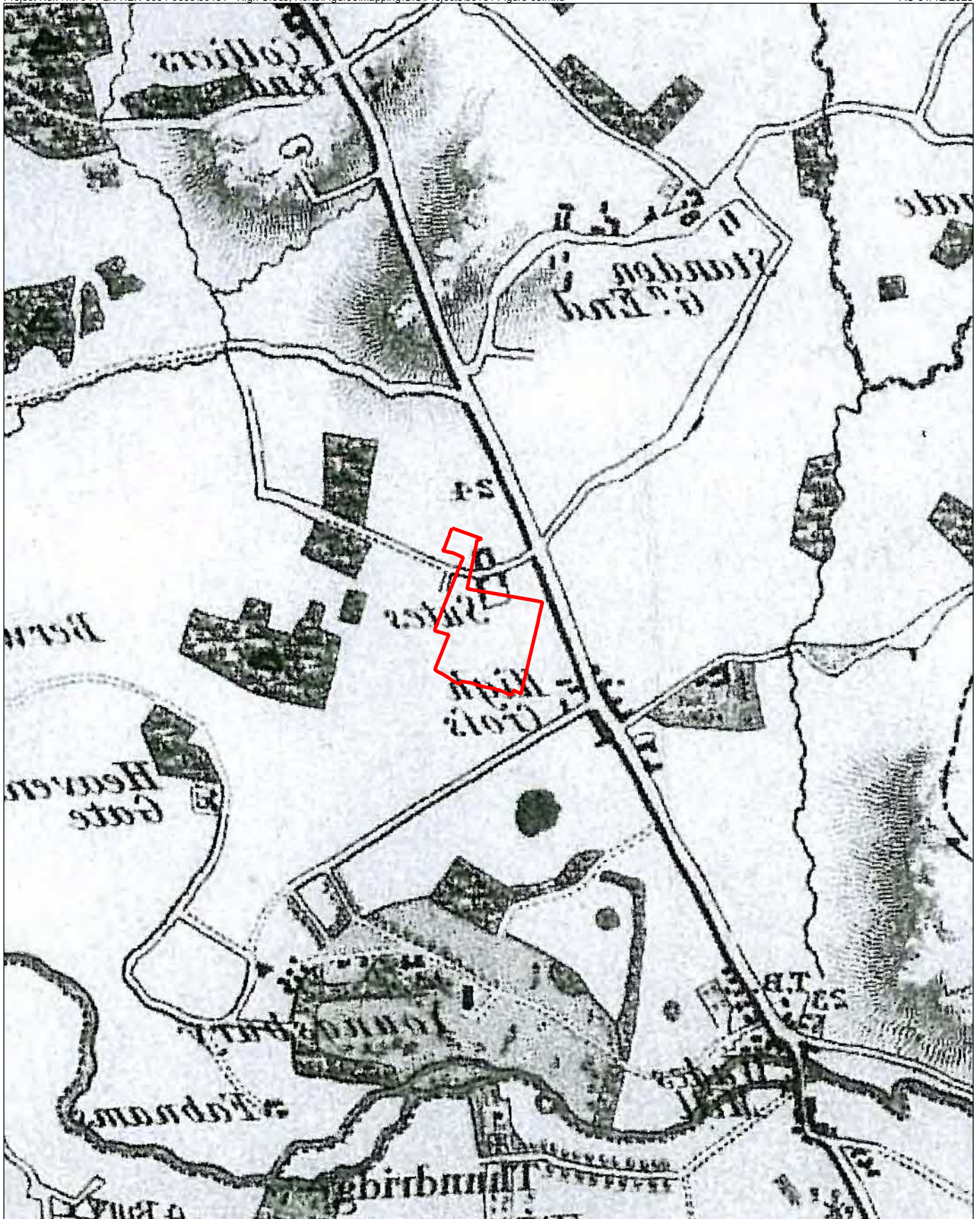

  
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(approximately)



Figure 4

1766 Andrews and Dury Map of Hertfordshire



 Site Boundary (approximate location)

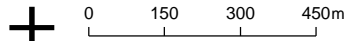
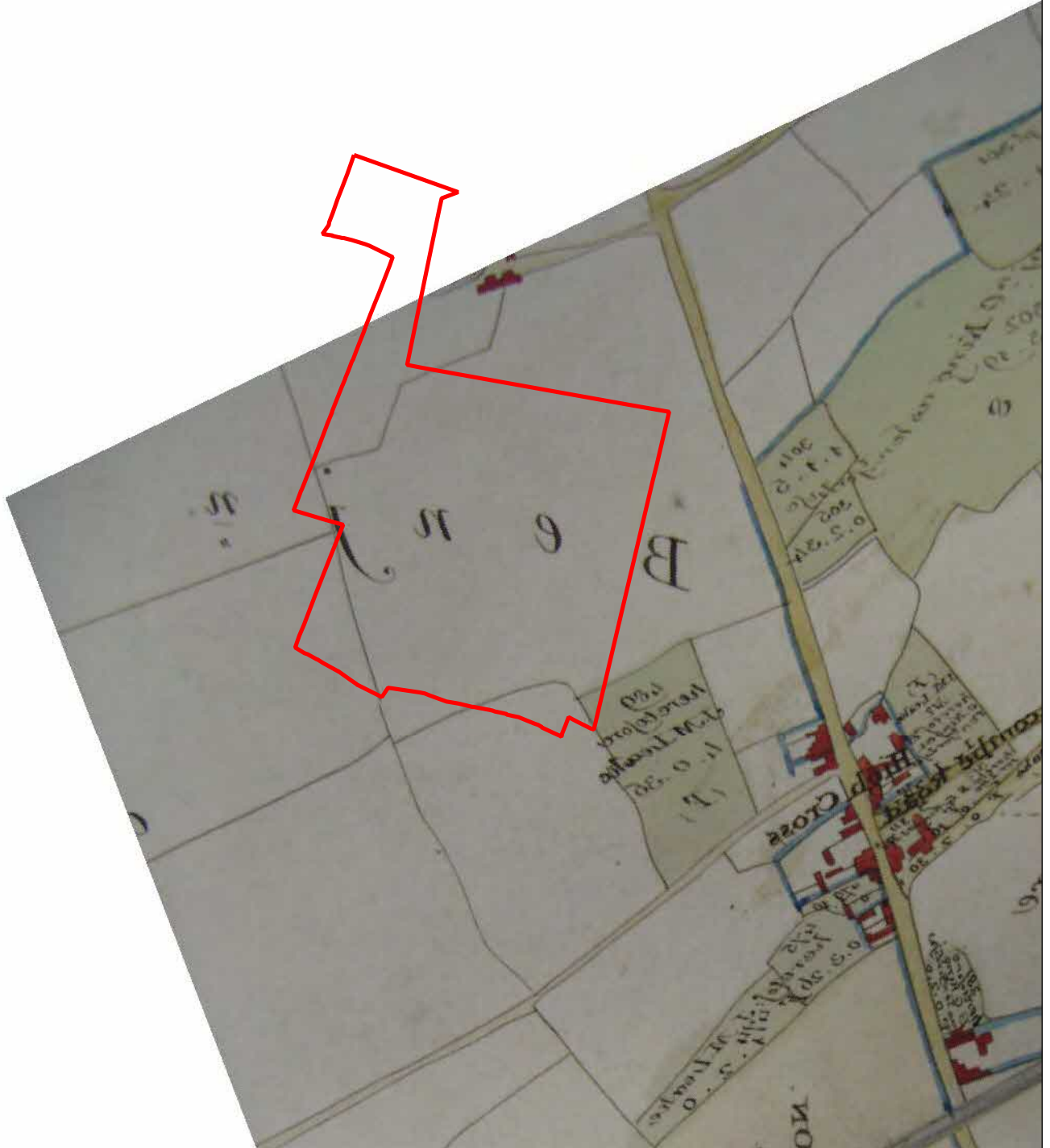

  
Scale at A4: 1:15,000  
(approximately)



Figure 5  
1822 Bryant Map of Hertfordshire





 Site Boundary (approximate location)

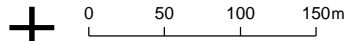
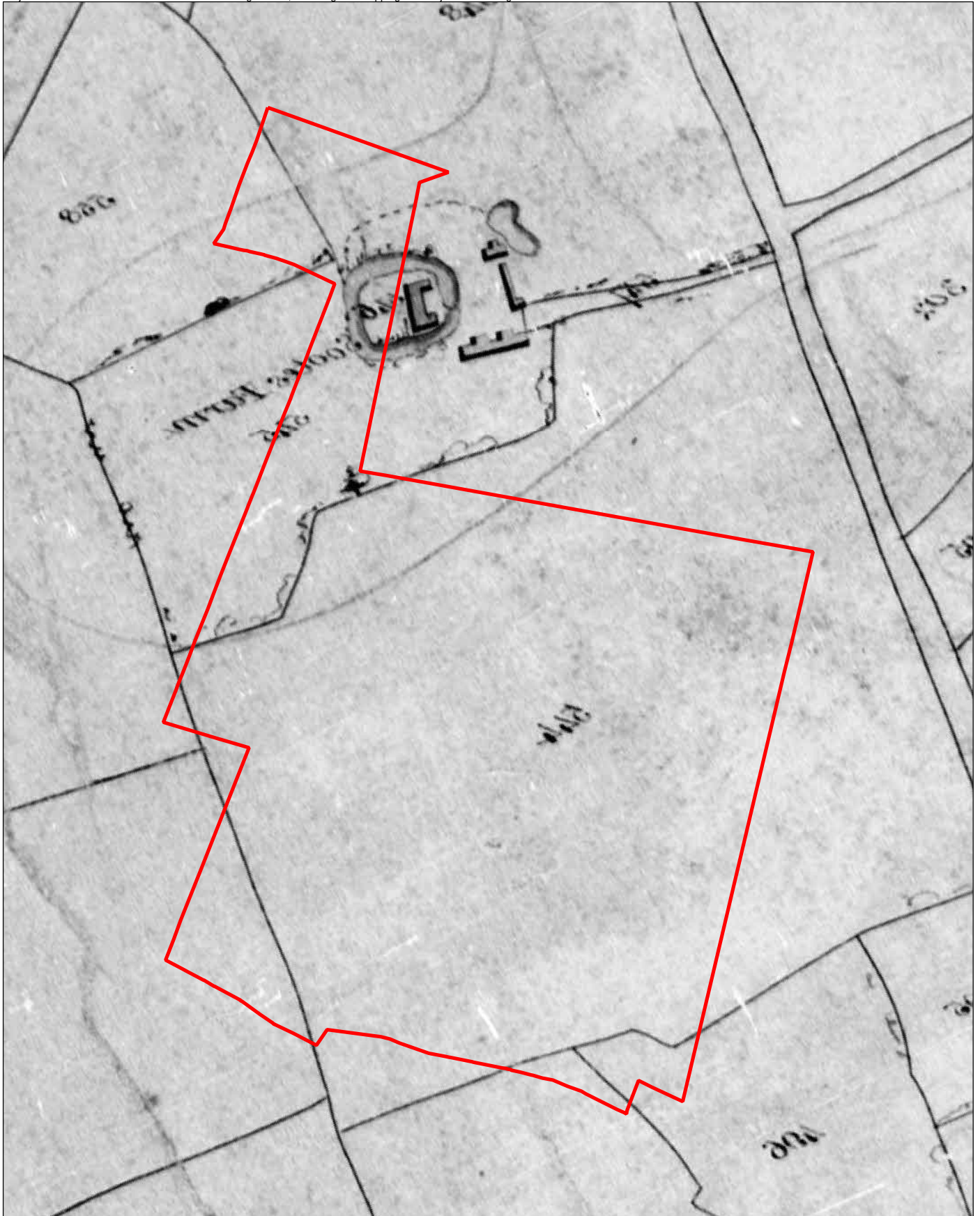

  
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Figure 6  
1835 Standon Enclosure Map



 Site Boundary (approximate location)

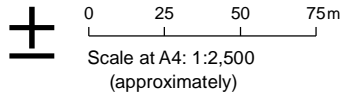
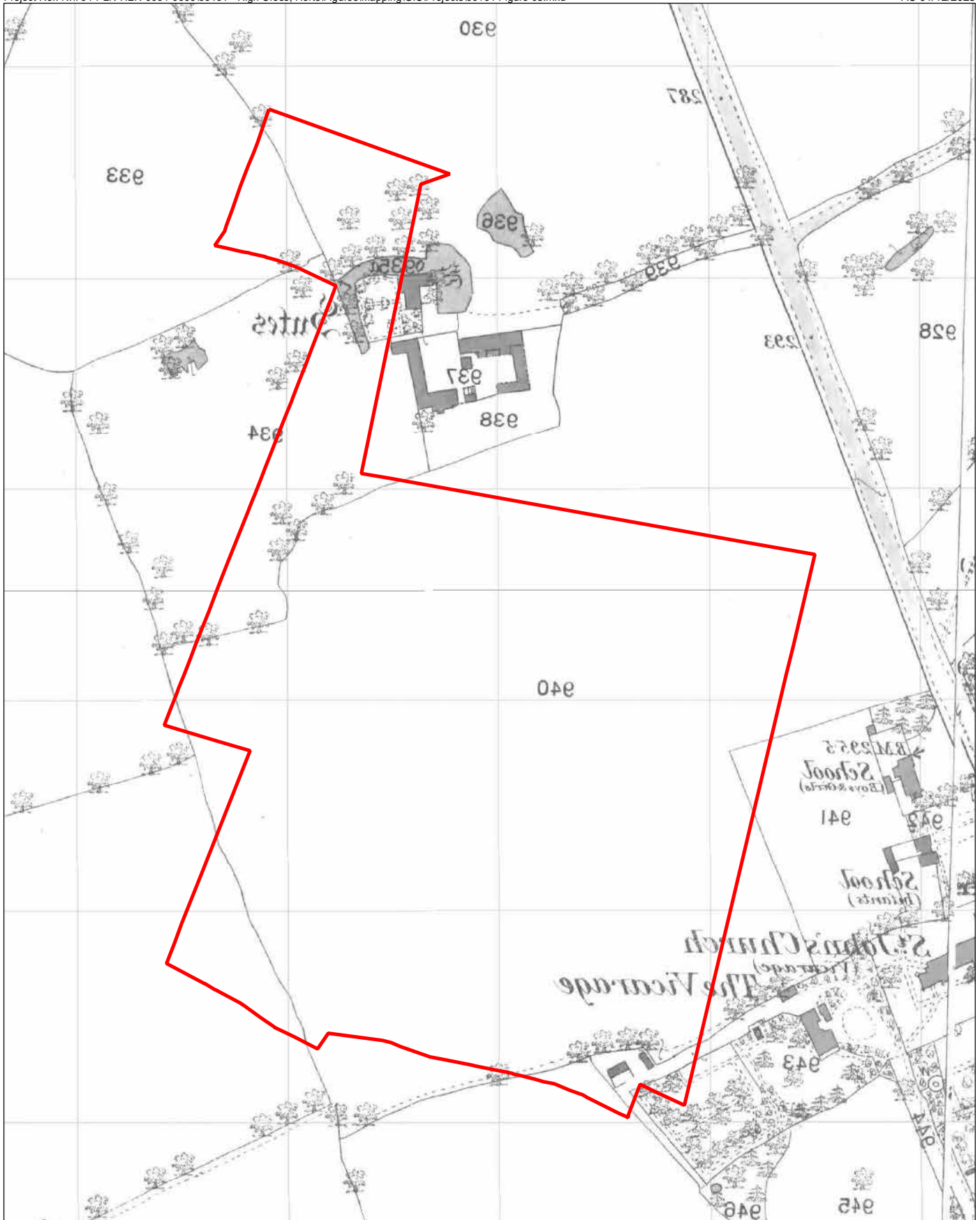


Figure 7

1839 Standon Tithe Map



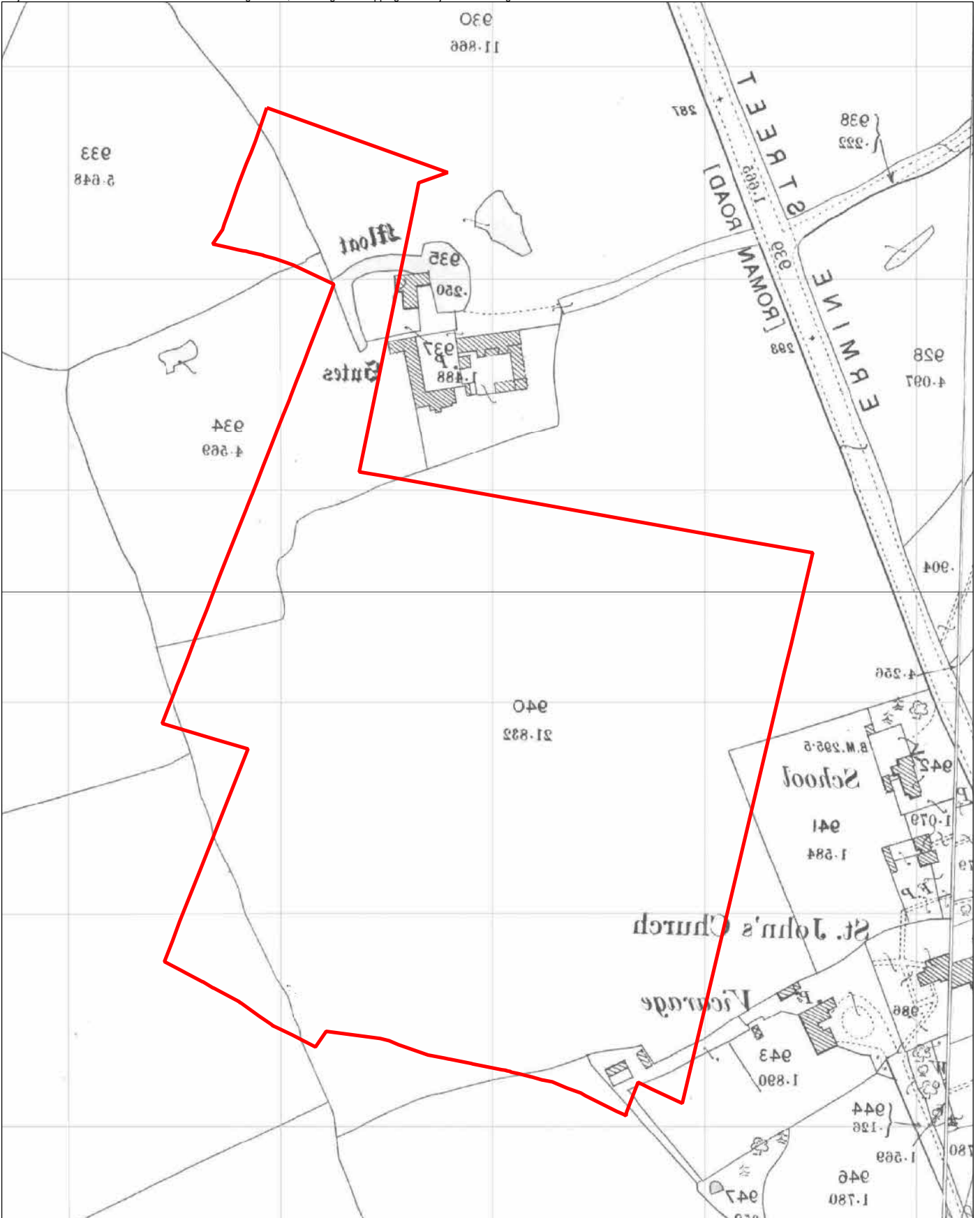
 Site Boundary



0 25 50 75m  
Scale at A4: 1:2,500



Figure 8  
1879-80 Ordnance Survey



 Site Boundary

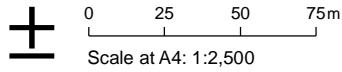
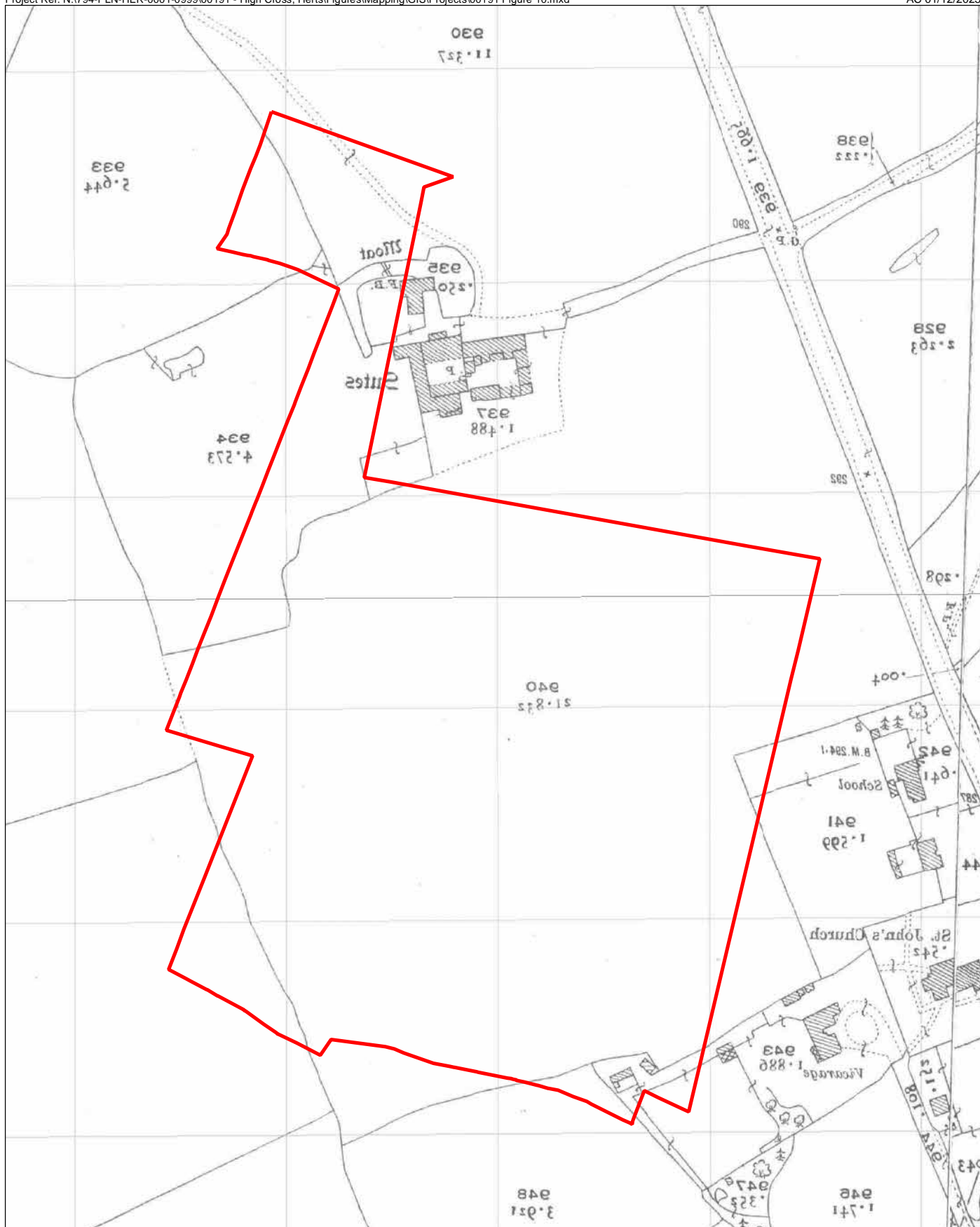


Figure 9

1898 Ordnance Survey



 Site Boundary

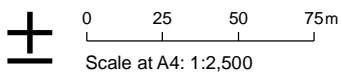
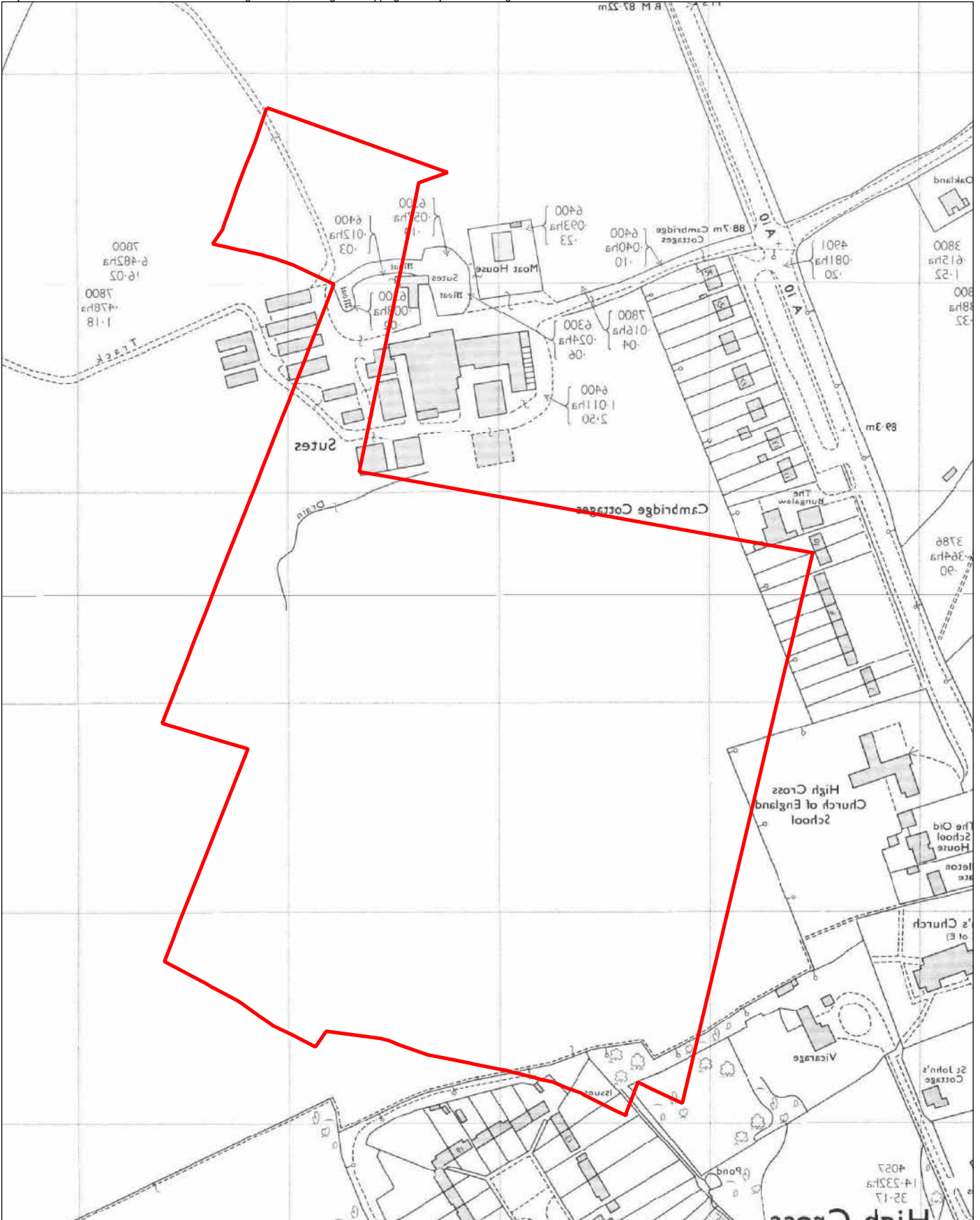


Figure 10  
1923 Ordnance Survey



 Site Boundary

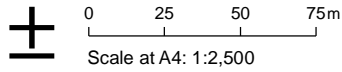


Figure 11

1973 Ordnance Survey



 Site Boundary

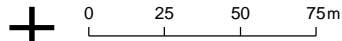
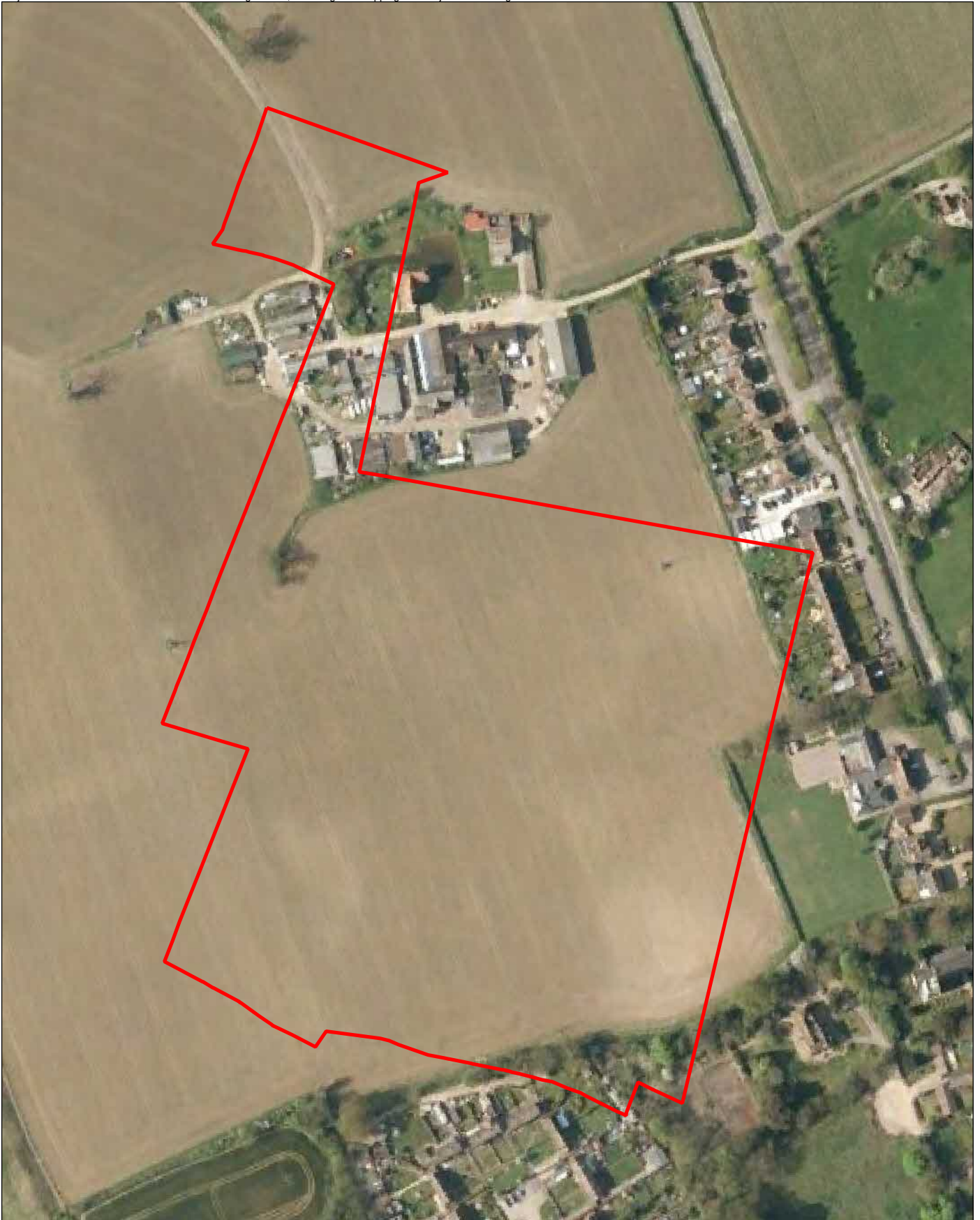
  
Scale at A4: 1:2,500



Figure 12  
2000 Google Earth image



 Site Boundary

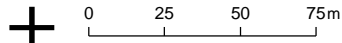
  
Scale at A4: 1:2,500



Figure 13  
2010 Google Earth image





 Site Boundary


 0 25 50 75m  
Scale at A4: 1:2,500



Figure 14  
2017 Google Earth image



**APPENDICES**

## Appendix A

### HER Gazetteer

## HER Gazetteer

### HER Data

SMR Number	Name	Monument Type	Period
382	YOUNGSBURY PARK, HIGH CROSS, STANDON	LANDSCAPE PARK; ARBORETUM; WALLED GARDEN	Post Medieval
1176	MEDIEVAL POTTERY KILN WASTE, MARSHALLS FARM, HIGH CROSS, THUNDRIDGE	POTTERY KILN?; FINDSPOT	Medieval
1177	MOATED SITE SOUTH OF SUTES WOOD, HIGH CROSS, THUNDRIDGE	MOAT	Medieval
1390	MEDIEVAL POTTERY, HIGH CROSS, THUNDRIDGE	FINDSPOT	Medieval
1993	SUTES, HIGH CROSS, THUNDRIDGE	MANOR HOUSE; TIMBER FRAMED HOUSE; HALL HOUSE; WELL HEAD	Medieval to Post Medieval
2223	SUTES MOAT, HIGH CROSS, THUNDRIDGE	MOAT	Medieval
2985	POSSIBLE EARTHWORKS, MARSHALLS FARM, HIGH CROSS, THUNDRIDGE	EARTHWORK?	Unknown
4440	HIGH CROSS VILLAGE	HAMLET	Medieval to Post Medieval
4843	BALHAMS HALL/THE COTTAGE (THE OLD POST OFFICE), HIGH CROSS, THUNDRIDGE	OPEN HALL HOUSE; TIMBER FRAMED HOUSE; POST OFFICE	Medieval to Twentieth Century
5036	MILESTONE, NORTH OF HIGH CROSS	MILEPOST	Post Medieval
5679	WELLHEAD GEAR, MARSHALLS LANE, HIGH CROSS	WELL HEAD	Post Medieval
6041	THE 'BALLOON' OR 'LUNARDI STONE', STANDON GREEN END, STANDON	COMMEMORATIVE MONUMENT	Post Medieval
9035	CROPMARKS OF ENCLOSURES & HISTORIC FIELD BOUNDARIES, SOUTH OF GREAT SOUTHEY WOOD, THUNDRIDGE	FIELD BOUNDARY; RECTILINEAR ENCLOSURE	Post Medieval
9106	CROPMARK OF A RING DITCH, THUNDRIDGE	ROUND BARROW?; RING DITCH	Late Neolithic to Earlier Bronze Age

9107	CROPMARKS OF HISTORIC FIELD BOUNDARIES, ROUND WOOD, THUNDRIDGE	FIELD BOUNDARY	Post Medieval
9108	CROPMARKS OF A LINEAR DITCH, THUNDRIDGE	LINEAR FEATURE; DITCH	Unknown
9271	ERMINE STREET ROMAN ROAD	ROAD	Roman
9448	MANOR OF MARSHALLS, HIGH CROSS, THUNDRIDGE	MANOR	Medieval to Post Medieval
10924	MEDIEVAL BRONZE BROOCH, BETWEEN SUTES WOOD AND ASH PLANTATION, THUNDRIDGE	FINDSPOT	Medieval
11557	LATE IRON AGE FEATURES, SOUTH EAST OF SUTES FARM	DITCH; PIT	Late Iron Age
11575	PREHISTORIC AND ROMAN FINDS, NORTH EAST OF HIGH CROSS	FINDSPOT; FINDSPOT	Lower Mesolithic to Late Roman
11579	POST-MEDIEVAL FIELD BOUNDARY, EAST OF HIGH CROSS	DITCH	Post Medieval
11580	LATE BRONZE/EARLY IRON AGE DITCHES, SUTES FARM, EAST OF HIGH CROSS	TRACKWAY; DITCH	Later Bronze Age to Earlier Iron Age
11582	LATE IRON AGE/EARLY ROMAN FEATURES, SUTES FARM, EAST OF HIGH CROSS	DITCH; BUILDING?	Late Iron Age to Late Roman
11941	PREHISTORIC TRACKWAY, SUTES FARM, HIGH CROSS	TRACKWAY	Later Bronze Age to Late Iron Age
12270	THE OLD WAGGON, HIGH ROAD, HIGH CROSS	TIMBER FRAMED HOUSE; WALL PAINTING; CROSS WING HOUSE; OPEN HALL HOUSE; JETTIED BUILDING; PUBLIC HOUSE	Post Medieval
12873	POSSIBLE HOUSE PLATFORMS AND OTHER EARTHWORKS, STANDON GREEN END	HOUSE PLATFORM?; DITCH; SHRUNKEN VILLAGE?	Historic: period uncertain

13268	YOUNGSBURY, THUNDRIDGE	COUNTRY HOUSE	Post Medieval
13804	MARSHALL'S FARM, MARSHALL'S LANE, HIGH CROSS	FARMHOUSE; FARMSTEAD; TIMBER FRAMED BUILDING; SHED; MODEL FARM	Post Medieval to Twentieth Century
15257	POST-MEDIEVAL FARMSTEAD AT SUTES, HIGH CROSS	TIMBER FRAMED BARN; FARMSTEAD	Medieval to Twentieth Century
17992	HIGHCROSS FARM, HIGH CROSS	FARMSTEAD; TIMBER FRAMED BARN; FARMHOUSE; TIMBER FRAMED HOUSE; CONTINUOUS JETTY HOUSE	Post Medieval
18432	CROPMARKS OF DITCHES AND PITS, NORTH OF SHEPHERDSHILL WOOD, MARSHALL'S LANE, WADESMILL	DITCH; PIT	Unknown
30290	THE WHITE HORSE, HIGH ROAD, HIGH CROSS	TIMBER FRAMED BUILDING; LOBBY ENTRY HOUSE; INN	Post Medieval
30479	CHURCH OF ST JOHN THE EVANGELIST, HIGH ROAD, HIGH CROSS	ANGLICAN CHURCH	Post Medieval
30480	THE RECTORY, NORTH DRIVE, HIGH CROSS	VICARAGE	Post Medieval
30480	THE RECTORY, NORTH DRIVE, HIGH CROSS	VICARAGE	Post Medieval
30481	PULLER MEMORIAL C OF E PRIMARY SCHOOL, HIGH ROAD, HIGH CROSS	PRIMARY SCHOOL	Post Medieval
30482	MARSHALL'S AND SITE OF POST-MEDIEVAL FARMSTEAD, MARSHALL'S LANE, HIGH CROSS	DETACHED HOUSE; FARMSTEAD	Post Medieval
31522	UNDATED DITCH, NORTH DRIVE, HIGH CROSS	DITCH	Unknown
MHT31624	43 HIGH ROAD, HIGH CROSS, THUNDRIDGE		Unknown

HER Events

EvUID	Name	Organisati
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EHT2449	AIR PHOTO OF THUNDRIDGE BURY AND RIDGE AND FURROW, THUNDRIDGE	Air Photos from CUCAP
EHT3318	AIR PHOTO OF CROPMARKS OF ENCLOSURES AND FORMER FIELD BOUNDARIES, THUNDRIDGE	Air Photos taken by Essex County Council
EHT3319	AIR PHOTO OF FIELDS N OF WADESMILL TO HIGH CROSS AND BEYOND, THUNDRIDGE	Air Photos taken by Essex County Council
EHT3433	AIR PHOTO, THUNDRIDGE	Air Photos taken by Essex County Council
EHT4630	Excavation at plot 29, Wadesmill Bypass, High Cross, 2002	The Heritage Network
EHT5085	Evaluation on A10 bypass between Ware and Standon, 2002	The Heritage Network
EHT7293	Borehole survey of land at North Drive, High Cross, 2008	Boxwood Laboratories
EHT7737	Evaluation at High Road and North Drive, High Cross, 2014-15	Foundations Archaeology
EHT8418	Building appraisal of the White Horse PH, Ermine Street, High Cross, 2017	Archaeological Solutions Limited
EHT8514	Monitoring at High Road and North Drive, High Cross, 2015	Foundations Archaeology
EHT8674	Evaluation at Sutes Farm, High Road, High Cross 2019	KDK Archaeology
EHT8861	Monitoring at 43 High Road, High Cross, 2020	Archaeological Solutions Ltd
EHT8954	Evaluation at Land North Of North Drive High Cross, 2021	MOLA North (Northampton)
EHT9126	Archaeological Monitoring at White Horse PH, High Cross, 2023	Wardell Armstrong
EHT7737	Evaluation at High Road and North Drive, High Cross, 2014-15	Foundations Archaeology
EHT8514	Monitoring at High Road and North Drive, High Cross, 2015	Foundations Archaeology
EHT8514	Monitoring at High Road and North Drive, High Cross, 2015	Foundations Archaeology

Scheduled Monuments

List Entry	Name
1005509	Moated mound S of Rennesley Garden Wood
1012268	Thundridgebury moated enclosure and associated remains of Thundridgebury House, St Mary and All Saints' Church and graveyard, Thundridge
1018271	Youngsbury Roman barrows

Conservation Area

NAME
Thundridge and Wadesmill

Registered Garden

DesigUID	Name	Grade
DHT1717	Youngsbury	II*

Local Registered Garden

DesigUID	Name	Grade
DHT1633	Youngsbury, Standon	II

Areas of Archaeological Significance

AAS_ID	NAME	DESCRIPTION
36	EH_204	
35	EH_179	



48	EH_295	Youngbury, Home Farm, evidence of Roman building, Roman burials, prehistoric, Late Iron Age, Roman occupation
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## Appendix B

### Site Layout Plan (draft Development Proposals)



Romsey Portishead Camberley  
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 F: 01794 367276 F: 01794 367276 F: 01794 367276

[www.thrivearchitects.co.uk](http://www.thrivearchitects.co.uk)

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Rev	Description	Date	Au	Ch
P1	Preliminary Issue	25.07.23	AB/NN	AB/-
P2	Layout Revised	05.10.23	AB/NN	AB/-
P3	Minor Updates	10.10.23	AB/NN	AB/-
P4	Layout Revised	07.11.23	PR/AA	AB/PR
P5	Minor Updates	09.11.23	AA/AB	PR/AB
P6	Updated Boundary	14.11.23	AA/PR	PR/-
P7	Minor Update to Key	17.11.23	AA/-	-/-

Project	Land East of High Road, High Cross	Date	20.07.23
Drawing	Concept Master Plan - 01	Rev.	P7
Client	SCOTT PROPERTIES	Author	NN/AB
Job no.	SCOT230616	Checked	AB
Dwg no.	CMP-01	Scale	1:1000@A0
Status	PRELIMINARY	Office	Romsey
Client ref.	-		



## Plates

## Plates



Plate 1: Access Road to Sute Farm (looking east)



Plate 2: View Over Proposed Site Access Zone looking North-West towards Ermine Street (beyond the hedge)



Plate 3: View South-East over the Eastern Area of the Site



Plate 4: View North of the Farm Complex from the eastern area of the Site



Plate 5: View West over Southern Area of the Site



Plate 6: View South-East over Southern area of the Site from the Western Zone



Plate 7: View North-East from the Western Area of the Site (Sutes Farm in Background)



Plate 8: Sutes Farmhouse





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