



**ARCHAEOLOGICAL
DESK BASED
ASSESSMENT**

**Cheshunt Sports Village
Theobalds Lane
Cheshunt
Hertfordshire**

August 2016

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

**Local Planning Authority:
Borough of Broxbourne**

**Site centred at:
TL 3548 0135**

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EXECUTIVE SUMMARY

The site of Cheshunt Sports Village, Theobalds Lane, Cheshunt, Hertfordshire has been reviewed for its below ground archaeological potential.

In terms of relevant designated heritage assets, no World Heritage Sites, Historic Battlefield or Historic Wreck Sites lie within the vicinity of the site. The site is not located within an area of identified archaeological potential.

The Scheduled Monument of Theobalds Palace is located immediately to the south of the study site on the opposite side of Theobalds Lane. The proposed development will not impact the setting of the Scheduled Monument.

The site is considered likely to have a low archaeological potential for all periods.

Medieval and Post-Medieval agricultural activity is considered likely to have had a low, but widespread, negative impact on below ground archaeological deposits.

The extensive extraction of aggregates from the site during the 20th century is considered to have had a severe widespread negative impact on below ground archaeological deposits.

Current development proposals comprises the demolition of the existing buildings/facilities, followed by the construction of a new sports ground and residential development.

Based on the low archaeological potential and previous anticipated below ground impacts, it is considered unlikely that the proposed development will significantly impact upon below ground archaeological deposits.

On the basis of the available information we would suggest that no further archaeological mitigation would be appropriate in this particular instance.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched by James Archer, and prepared by Chris Clarke of CgMs Consulting on behalf of LW Developments Limited.
- 1.2 The subject of this Assessment comprises the site of Cheshunt Sports Village, Theobalds Lane, Cheshunt, Hertfordshire. The site is centred at TL 3548 0135 within the Borough of Broxbourne (see Figs. 1-2). The site is bounded by Theobalds Lane to the south, Albury Walk to the east, sports facilities to the north, and agricultural land to the west. Overall the site measures approximately 5.2ha in size.
- 1.3 In terms of designated archaeological assets, no World Heritage Sites, Historic Battlefield or Historic Wreck Sites lie within the vicinity of the site. The site is not located within an area of identified archaeological potential.
- 1.4 The Scheduled Monument of Theobalds Palace is located immediately to the south of the study site on the opposite side of Theobalds Lane.
- 1.5 LW Developments Limited have commissioned CgMs Consulting to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.6 In line with national and local policy and guidance, this desk-based assessment comprises an examination of evidence on the Hertfordshire Historic Environment Record (HHER) and other sources, including the Hertfordshire Records Office. The report also includes the results of a comprehensive map regression exercise. An exterior site inspection was conducted in June 2016.
- 1.7 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas (AMAA) Act 1979, amended by the National Heritage Act 1983 and 2002.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaces national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment). More recently (March/April 2014) National Planning Practice Guidance (NPPG) has been published.
- 2.3 The Planning Practice Guide previously issued in support of PPS5, together with accompanying English Heritage documentation, was cancelled 25 March 2015, to be replaced 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, and GPA 3: The Setting of Heritage Assets.
- 2.4 Section 12 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 12 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 contributes to our knowledge and understanding of the past.
- 2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 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. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 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** 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 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
 - 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.
- 2.11 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 publically 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.

2.12 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.

2.13 With the LDF Core Strategy yet to be adopted the relevant Local Plan framework is provided by the Borough of Broxbourne Local Plan Second Review 2001-2011 adopted on 8 December 2005. Policies relevant to archaeology state:

HD1 EFFECT OF DEVELOPMENT ON NATIONALLY IMPORTANT SITES AND MONUMENTS

PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD ADVERSELY EFFECT THE SITE OR SETTING OF NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS, WHETHER SCHEDULED OR UNSCHEDULED

HD2 REQUIREMENTS FOR EVALUATION OF HERITAGE ASSET

APPLICANTS FOR DEVELOPMENT ON, OR ADJACENT TO, SITES OF KNOWN ARCHAEOLOGICAL INTEREST OR SITES BELIEVED TO POSSESS POTENTIAL ARCHAEOLOGICAL SIGNIFICANCE, WILL BE REQUIRED TO SUBMIT THE RESULTS OF AN ARCHAEOLOGICAL FIELD EVALUATION PRIOR TO DETERMINATION OF ANY APPLICATION FOR DEVELOPMENT.

HD3 PRESERVATION OF HERITAGE ASSET

(I) WHERE THE COUNCIL CONSIDERS THAT ARCHAEOLOGICAL SITES OR MONUMENTS OF LOCAL IMPORTANCE AND THEIR SETTINGS ARE LIKELY TO BE AFFECTED BY DEVELOPMENT, PHYSICAL PRESERVATION IN SITU WILL BE THE PREFERRED OPTION. THE DECISION WHETHER TO PRESERVE IN SITU WILL BE MADE ON THE BASIS OF THE INTRINSIC IMPORTANCE OF THE REMAINS AND. THE POSSIBILITY OF PRESERVATION IN SITU THROUGH THE CAREFUL DESIGN, LAYOUT AND SITING OF NEW DEVELOPMENT. WHERE PRESERVATION IN SITU IS NOT MERITED, PLANNING PERMISSION MAY BE SUBJECT TO CONDITIONS AND/OR A LEGAL AGREEMENT REQUIRING THAT PROVISION BE MADE FOR THE INVESTIGATION AND RECORDING OF THE REMAINS AND PUBLICATION OF A REPORT OF FINDINGS PRIOR TO COMMENCEMENT OF THE DEVELOPMENT

(II) THE COUNCIL WILL:

- a. SEEK TO SECURE THE APPROPRIATE MANAGEMENT AND PRESENTATION OF ARCHAEOLOGICAL SITES AND THEIR SETTINGS AS PART OF THE GRANT OF PLANNING PERMISSION FOR DEVELOPMENT;**
- b. ENSURE DESIGNS FOR DEVELOPMENT IN THE VICINITY OF ARCHAEOLOGICAL REMAINS ARE SYMPATHETIC TO THE SETTING OF THE REMAINS; AND REQUIRE THE DEVELOPER TO ALLOW OBSERVATION OF GROUNDWORKS**

(WHERE THE COUNCIL CONSIDERS THAT PHYSICAL PRESERVATION OF ARCHAEOLOGICAL REMAINS IN SITU IS NOT MERITED, TAKING INTO ACCOUNT THE IMPORTANCE OF THE REMAINS AND OTHER MATERIAL CONSIDERATIONS, PLANNING PERMISSION MAY BE SUBJECT TO CONDITIONS AND/OR AGREEMENTS REQUIRING THE DEVELOPER TO SECURE APPROPRIATE PROVISIONS FOR THE INVESTIGATION AND RECORDING OF THE ARCHAEOLOGICAL REMAINS AND THE PUBLICATION OF THE RESULTS. WHERE APPROPRIATE, THE COUNCIL WILL SEEK TO SECURE THE ENHANCED MANAGEMENT AND PRESENTATION OF ARCHAEOLOGICAL SITES AND THEIR SETTINGS).

(III) ADDITIONALLY THE COUNCIL WILL:

- a. SEEK TO SECURE THE ENHANCEMENT, MANAGEMENT AND PRESENTATION OF ARCHAEOLOGICAL SITES AND THEIR SETTINGS AS PART OF THE GRANT OF A PLANNING PERMISSION FOR DEVELOPMENT;**
- b. ENSURE DESIGNS FOR DEVELOPMENT IN THE VICINITY OF ARCHAEOLOGICAL REMAINS ARE SYMPATHETIC TO THE SETTING OF REMAINS; AND**
- c. REQUIRE THE DEVELOPER TO ALLOW OBSERVATION OF GROUND WORKS**

2.14 Historic England's guidance on the management of change within the setting of heritage assets seeks to provide a definition for the term of 'setting' itself, as well as guidance to allow councils and applicants to assess the impact of developments upon the settings of heritage assets (Historic England 2015).

2.14.1 The document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.' Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.

2.14.2 This document provides guidance on practical and proportionate decision making with regards to the management of proposed developments and the setting of heritage assets. It is clearly stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the

potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may be have positive or neutral effects.

2.14.3 The guidance sets out a five staged process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals. The guidance states that if development is capable of affecting the **contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting.** Importantly, it is distinguished that an impact on setting does not necessarily equate with harm and may be positive or neutral. This judgement of impact instead depends upon a detailed understanding of the individual heritage **asset's significance, of which setting may form a greater or lesser part.**
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset. This depends upon an understanding of the history and development of the site, utilising historic mapping where possible. This assessment should also be informed by the physical surroundings of the asset, including its relationship with other heritage assets, the way in which the asset is experienced and **the asset's associations and patterns of use.** All this information will inform an assessment of the effects of a proposed development on the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset. With the information gathered at Stage 2 it will be possible to identify a range of effects development may have on setting, which will be evaluated as beneficial, neutral or harmful to the significance of the heritage asset. The location and siting, form and appearance, permanence and any other effects of proposals will all inform the assessment process;
4. Maximising enhancement and reduction of harm on the setting of heritage assets. Measures to reduce harm could include relocation of all or parts of a development, changes to the layout, screening, etc. Where harm cannot be eliminated, design quality of the proposed development may be one of the main factors in assessing the balance of harm and benefit. Where a development cannot be adjusted and where some harm to the setting of

heritage assets is unavoidable, appropriate screening may be required to reduce the extent of the harm caused;

5. The final decision about the acceptability of proposals. This will depend on the range of circumstances that apply to a heritage asset and the relative sensitivity to change. Decisions are therefore made on a case by case basis, recognising that all heritage assets are not of equal importance and the contribution made by their setting to their significance also varies.

- 2.15 In terms of designated heritage assets as defined above in the NPPF, and as shown on Figure 2, no World Heritage Sites, Historic Battlefield or Historic Wreck designations lie within, or in close proximity to, the 1km radius study area. The site is not located within an area of identified archaeological potential.
- 2.16 The Scheduled Monument of Theobalds Palace (1005250, TL 35422 01167; Appendix A) is located immediately to the south of the study site on the opposite side of Theobalds Lane.
- 2.17 This desk based assessment therefore aims to meet the national, strategic and local council policy and policy guidance as set out above, in clarifying the archaeological potential of the study sites and the need or otherwise for further mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

- 3.1.1 The study site is located on the boundary of two geological formations, with the solid geology in the eastern half of the site consisting of Lambeth Group formation, and London Clay in the western half as shown by the British Geological Survey (2016), overlain by a drift geology of the Kesgrave Catchment Subgroup - Sand And Gravel.
- 3.1.2 Several phases of geotechnical investigation have taken place within the site. In 2010, three trial holes were excavated adjacent to Albury Walk on the eastern boundary of the site ahead of widening of the path. Three test pits along the edge of the footpath, each 1.2m deep, were excavated with only made ground recorded which contained plastic bags and concrete (EHT6768, TL 35623 01423).
- 3.1.3 A second phase of site investigations was undertaken in 2013. Three trial holes were excavated in the pitches in the eastern part of the site. Each trial was excavated to the top of modern made ground found at a depth of between 0.10m-0.15m below the existing topsoil. The made ground contained fragments of brick, concrete and a variety of domestic waste (Foresite and SPDB 2013).
- 3.1.4 In 2015, one trial hole was excavated adjacent to the existing club house which recorded mixed fill, similar to that previously recorded, about 1.5m thick overlying London Clay. The second trial hole was located to the east of the football pitch and found approximately 5 metres of modern made ground overlying London Clay (Peter Dann 2015).
- 3.1.5 The Environment Agency lists the full site footprint as having previously been used for landfill purposes.

3.2 Topography

- 3.2.1 The ground within the study site is roughly level at a height of approximately 29m Above Ordnance Datum (AOD).
- 3.2.2 The course of Theobalds Brook forms the part of the southern site boundary of the study site along site Theobalds Lane.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

(Including Historic Map Regression exercise)

4.1 Timescales used in this report:

Prehistoric

| | | | | |
|--------------|---------|---|--------|----|
| Palaeolithic | 450,000 | - | 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 | |
| Anglo Saxon/Early Medieval | AD 410 | - | 1066 | |
| Medieval | AD 1066 | - | 1485 | |
| Post Medieval | AD 1486 | - | 1749 | |
| Modern | AD 1750 | - | Present | |

4.2 Introduction

- 4.2.1 What follows comprises a review of archaeological findspots within a 1km radius of the study site, also referred to as the study area, held on the Hertfordshire Historic Environment Record (HHER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.2.2 In terms of designated heritage assets, as defined above and as shown on Figure 2, no designated World Heritage Sites, Historic Wrecks or Historic Battlefields lie within the study area. The site is not located within an area of identified archaeological potential.
- 4.2.3 The Scheduled Monument of Theobalds Palace (1005250, TL 35422 01167; Appendix A) is located immediately to the south of the study site on the opposite side of Theobalds Lane.

4.2.4 In general the HHER records within the study area are characterised by evidence for exploitation of the landscape during the Late Medieval period, together with Post-Medieval development on the site of the former Theobalds Palace.

4.2.5 The map regression exercise and a review of documentary evidence and secondary sources demonstrates that prior to the mid-20th century the site was located in agricultural fields, which was subsequently impacted by extensive gravel extraction. The sports ground was laid out following landfill of the quarry.

4.3 Prehistoric (Palaeolithic, Mesolithic, Neolithic, Bronze Age, Iron Age)

4.3.1 The gravel terraces around Cheshunt appear to have been a favoured area of exploitation in the Palaeolithic period. A high number of stone tools of the period have been found, mainly during gravel extraction in the surrounding area. Within the study area, a number of flint tools including several handaxes and a scraper were found during minor gravel extraction works at Churchgate to the north of the site (MHT2090). A further flint flake was found in the Pengelly Pit to the north-west of the site (MHT2077).

4.3.2 There is no evidence of Palaeolithic, Mesolithic or Neolithic activity within the 1km study radius. Within the wider area Mesolithic assemblages have been found on the terraces to the west of the Lea Valley and Neolithic implements found to the north of the site at Dewhurst School some 1.2km distant (CgMs 2009). There are no definite remains within the study area attributed to the Bronze Age period, though finds of abraded pottery and flint flakes found approximately 500m to the south of the site at the Cheshunt Link Road are most likely derive from this period (MHT9635, TL 355 008).

4.3.3 No Iron Age remains have been recorded at Cheshunt though it is speculated that this is a false impression and much Iron Age activity has been concealed by alluvium and marsh and destroyed by erosion and gravel extraction (Thompson & Hunns 2003).

4.3.4 On the basis of the known evidence, the potential for prehistoric remains at the study site is considered to be low.

4.4 Roman

- 4.4.1 The major Roman feature of the area is the course of Ermine Street, the principal Roman road from London to York, located c1km to the west of the site (Thompson & Hunns 2003). Roman ditches, thought to be field boundaries, have been discovered c500m south of the site during excavations at the Cheshunt Link Road (MHT9363, TL 3550 0080). Roman findspots from the study area comprise the recovery of residual sherds of 1st or 2nd century pottery found in the grounds of Theobalds Palace c200m to the south of the site (MHT17187, TL 35508 01079).
- 4.4.2 The Roman finds from the area are dispersed and in small quantity. As a consequence the potential for encountering Roman activity within the study site is considered to be low.

4.5 Anglo-Saxon and Medieval

- 4.5.1 Excavations near Waltham Cross, approximately 1km south of the site, recorded a 10th to 12th century post-hole structure associated with ditches and a clamp kiln, indicating the presence of small scale Saxo-Norman occupation (MHT16279, TL 3531 0044).
- 4.5.2 The historic village of Cheshunt, located approximately 1km to the north of the site, is recorded in the Domesday Book of 1086 as a large settlement containing 78 households (Open Domesday 2016).
- 4.5.3 Archaeological evaluation at Bury Green Farm, c1km west of the site, revealed a single pit that contain Late Medieval pottery and ceramic building material (MHT11970, TL 3454 0152). To the northeast of the site a Medieval moated homestead is located approximately 500m of the study site at Crossbrook Street. Identified on Richardson's Map of the Parish (1785) the moated homestead was referred to as 'Scite of the Manor of Darcies' (MHT11843, TL 3604 0180).
- 4.5.4 A small number of Late Medieval boundary ditches were recorded during archaeological investigations c1km south of the site (MHT12640, TL 3525 0042), while a small assemblage of residual Medieval pottery was recovered in the grounds of Theobalds Palace c200m to the south of the site (MHT17187, TL 35508 01079).

4.5.5 The potential for Anglo-Saxon and Medieval can be identified as low as the area would have remained agricultural land at a distance from inhabited areas during these periods.

4.6 Post Medieval and Modern

4.6.1 Within Cedars Park on the opposite site of Theobalds Lane to the south of the site is the location of the Theobalds Palace Scheduled Monument (MHT89, 1005250, TL 35422 01167; Appendix A). In 1564 the manor of Theobalds was purchased by Sir William Cecil who turned the estate in to one of the most important Elizabethan houses in Hertfordshire boasting extensive grounds and many water features. In 1607 James I acquired the estate in exchange for Hatfield House and part of his alterations was to lay out an extensive gardens and deer park (MHT2961, TL 3297 0095; Andrews 1994) which extended over an extensive area from the rear of properties fronting onto Crossbrook Street to the northeast, towards Bulls Cross to the south. The deer park was empaled by a brick wall, part of which survives c300m to the north of the site at Aldbury Farm (MHT4274, TL 35277 01702). The site would have been located within the area of the deer park immediately to the north of Theobalds Palace, as shown on Thorpe's Estate Map of 1611 (Fig. 3). The Deer Park is likely to have contained open spaces for the deer to graze, along with multiple stands of trees for cover. Apart from limited survival of the park wall, only limited traces of the deer park now survive within the local landscape.

4.6.2 Parliament ordered the demolition of the palace in 1651 and elements of the structure were pulled down. However, a survey of the estates made in 1783 listed parts of the palace still present though in a ruinous condition. Old Palace House, constructed in 1710, contained original elements of the palace within its own structure, a select residential development called Theobalds Square was constructed within the site in 1765-70 possibly using palace demolition materials (CgMs 2009).

4.6.3 The original setting of the Scheduled Monument would be that of an extensive palace lying within formal gardens, enclosed within the solitude of the wider deer park. Following the demolition of the palace in the 17th century and subsequent redevelopment of the land, in association with the 19th and 20th century growth in the local urban environment and infrastructure, means that any recognition or appreciation of the original setting has been removed. With the physical remains of the palace now almost entirely preserved below ground, the setting of the monument is restricted to the grounds of the modern Cedars Park, which is defined along its northern boundary

by both a high red brick boundary wall and Theobalds Lane. A thick belt of trees on either side of Theobalds Lane prevents intervisibility between the study site and the Schedule Monument.

- 4.6.4 Druy and Andrew's map of 1766 (Fig. 4) shows the study site located within what appears to be gardens associated with a larger building to the north of Theobalds Lane.
- 4.6.5 The 1785 Plan of the Manor of Cheshunt (Fig. 5) depicts the site more clearly, with the site divided into two fields called '*Long 4 Acres*' and '*Great Albury*'. A small outbuilding and compound appear to be located in the southeast corner of the site. Theobalds Brook is shown adjacent to the southern boundary. The general character of the site remains unaltered between 1807 and 1822 (Figs. 6-8).
- 4.6.6 The 1842 Cheshunt Tithe map (Fig. 9) and associated Award record the names and the layout of the fields on site as those given on the earlier 1785 Plan of Cheshunt (Fig. 4), with both fields described as meadow.
- 4.6.7 The Ordnance Survey map of 1873 (Fig. 10) indicates that fields have been further subdivided and a small outbuilding constructed adjacent to the northern boundary.
- 4.6.8 By 1898 (Fig. 11) several of the field boundaries in the western half of the site have been removed.
- 4.6.9 By 1914 (Fig. 12) a small gravel pit is shown centrally accessed by a track originating in the southwest corner of the site.
- 4.6.10 By 1935 (Fig. 13) approximately three quarters of the site has been impacted by gravel extraction which is facilitated by provision of a tramway along the western boundary of the site. An aerial photo of the site taken in 1945 (Fig. 14) indicated that the full area of the site has now been disturbed by gravel extraction.
- 4.6.11 By 1967 (Fig. 15) the gravel quarry has been subject to a programme of landfill and a football ground, with associated facilities and open landscaped areas for additional pitches, has been constructed. Barring minor changes, the layout of the site remains consistent up to the present (Figs. 16-19).
- 4.6.12 The potential of the study site for Post-Medieval and Modern evidence periods is low.

4.7 Assessment of Significance

- 4.7.1 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.**
- 4.7.2 The study site is located in close proximity to the Theobalds Palace Scheduled Monument. Due to the designated status of this asset, it is considered of national significance due to its archaeological interest.
- 4.7.3 No archaeological non-designated heritage assets are recorded within the study site.
- 4.7.4 Overall it would appear that the site has a low potential for all periods, indicating that the site has a negligible archaeological significance.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

(Review of potential impact upon Heritage Assets)

5.1 Site Conditions

- 5.1.1 The site is currently occupied by a modern sports club consisting central football pitch, metalled carpark and single storey club buildings to the west (Plate 1) and practice pitches to the east (Plate 2). Views to the south across Theobalds Lane are obscured by a belt of trees adjacent to Theobalds Brook (Plate 3).
- 5.1.2 Agricultural activity from the Medieval period onwards is likely to have had a low, but widespread, negative impact on below ground archaeological deposits.
- 5.1.3 The extensive extraction of aggregates from the site during the 20th century, demonstrated by both previous geotechnical investigations (see section 3.1) and the historic map regression exercise (see section 4.6), will have had a severe widespread negative impact on below ground archaeological deposits removing any residual archaeological potential within the site.

5.2 The Proposed Development

- 5.2.1 The redevelopment proposals comprises demolition of the existing buildings/facilities, followed by the construction of a new sports ground and residential development (Fig. 20).

5.3 Review of potential development upon Heritage Assets

- 5.3.1 In order to accurately assess the potential impacts to the setting of the Scheduled Monument within the site, **a stage approach, as recommended within 'The Setting of Heritage Assets' (Historic England 2015) will be adopted.**
- 5.3.2 Stage 1 – Identification of Heritage Assets: The designated heritage asset which could potentially be impacted by the current development proposals is the Scheduled Monument of Theobalds Palace, located immediately to the south of the site.
- 5.3.3 Stage 2 – Assessing Setting and Contribution to Significance: The original setting of the monument has been obscured and altered over time. Originally the palace would have been set within its own grounds and wider deer park. The below ground remains of the

palace are now located within a modern park strongly defined to the north by a boundary wall and Theobalds Lane. Bands of trees on either side of Theobalds Lane prevent intervisibility between the Scheduled Monument and the study site. The study site does not contribute to the setting of the Scheduled Monument.

- 5.3.4 Step 3 – Assessing the Effect of the Proposed Development on the Significance of the Asset: Current development proposals include clearance of the existing football club and facilities followed by the construction of a new sports ground and residential buildings. Since the setting of the monument is restricted to the boundaries of the current park, and there is no established intervisibility between the monument and the study site, the proposed development will have a neutral impact on the setting of the designated asset.
- 5.3.5 Step 4 – Maximising Enhancement and Minimising Harm: Retention of the vegetated boundary of the site will maintain the existing character along the line of Theobalds Lane, and avoid any change to the setting of the monument.
- 5.3.6 Step 5 – Documenting Decisions and Monitoring Outcomes: It is considered that the proposed impact to the setting of the Scheduled Monument will be neutral.
- 5.3.7 As set out in Section 4 above, the study site has a low archaeological potential for all past periods of human activity, indicating the site is considered to have a negligible archaeological significance.
- 5.3.8 Any below ground archaeological deposits present at the site will have been negatively impacted on by gravel extraction during the 20th century.
- 5.3.9 Based on the low archaeological potential and previous anticipated below ground impacts, it is considered unlikely that the proposed development will significantly impact upon below ground archaeological deposits.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The site of Cheshunt Sports Village, Theobalds Lane, Cheshunt, Hertfordshire has been reviewed for its below ground archaeological potential.
- 6.2 In accordance with central and local 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 designated heritage assets, no World Heritage Sites, Historic Battlefield or Historic Wreck Sites lie within the vicinity of the site.
- 6.4 The Scheduled Monument of Theobalds Palace (1005250, TL 35422 01167; Appendix A) is located immediately to the south of the study site on the opposite side of Theobalds Lane. The proposed development will not impact the setting of the Scheduled Monument.
- 6.5 The site is considered likely to have a low archaeological potential for all periods.
- 6.6 Medieval and Post-Medieval agricultural activity is considered likely to have had a low, but widespread, negative impact on below ground archaeological deposits.
- 6.7 The extensive extraction of aggregates from the site during the 20th century can be considered to have had a severe widespread negative impact on below ground archaeological deposits.
- 6.8 Current development proposals comprises the demolition of the existing buildings/facilities, followed by the construction of a new sports ground and residential development.
- 6.9 Based on the low archaeological potential and previous anticipated below ground impacts, it is considered unlikely that the proposed development will significantly impact upon below ground archaeological deposits.
- 6.10 On the basis of the available information we would suggest that no further archaeological mitigation would be appropriate in this particular instance.

SOURCES CONSULTED

1. **General**

British Library
Hertfordshire Historic Environment Record
Hertfordshire Records Office

2. **Internet**

<http://www.british-history.ac.uk/>
<http://www.historicengland.org.uk/>
<http://www.bgs.ac.uk/>
<http://opendomesday.org/>
<http://planningguidance.planningportal.gov.uk>

3. **Bibliographic**

Andrews, M. Theobalds Palace: The Gardens and the Park *Journal of Garden History* vol14 1994 pp. 129–149

CgMs Consulting *Archaeological Desk-Based Assessment Land at Albury Farm, Cheshunt, Hertfordshire* 2009

Chartered Institute for Archaeologists *Standard & Guidance for historic environment desk based assessment* August 2014 unpublished document

Department of Communities and Local Government *National Planning Policy Framework* 2012

Foresite Ltd and SPDB Ltd *Trial Pits On Existing Football Pitches on Former Landfill Site* 2013

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008

Historic England *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

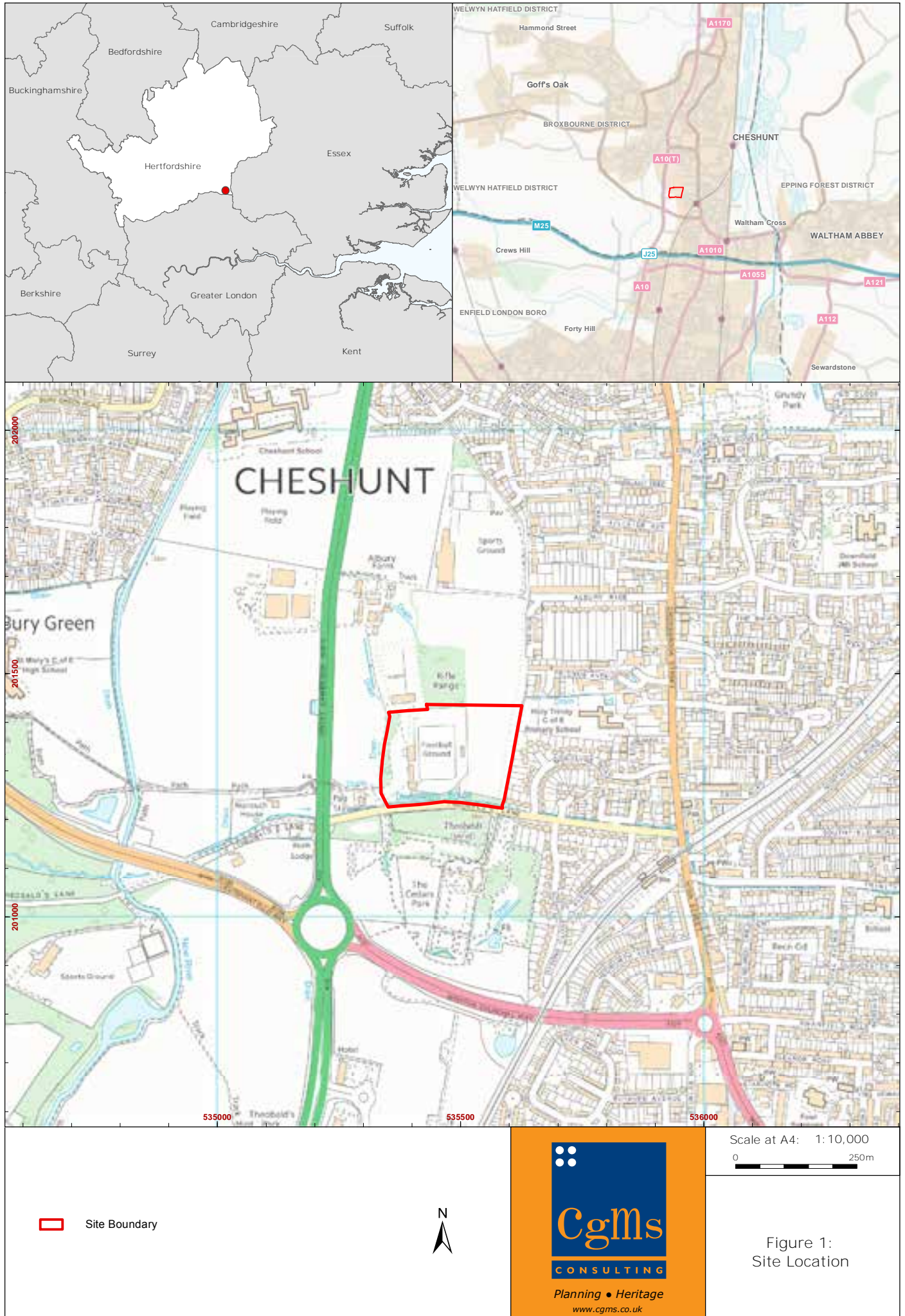
Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* July 2015 unpublished document

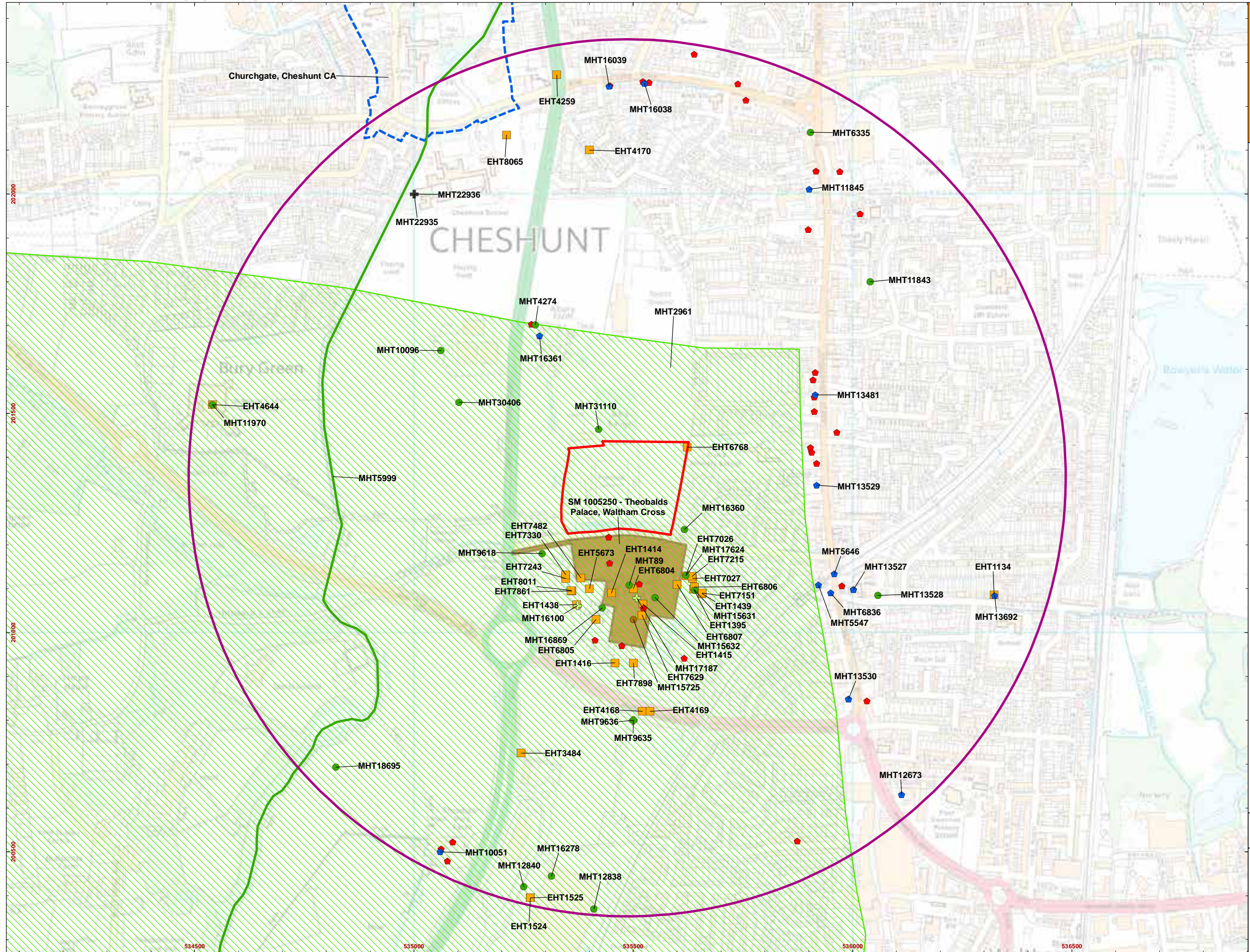
Peter Dunn *Civil Engineering Feasibility Study for Cheshunt Sports Village* 2015

Thompson, I. & Hunns, T. *Cheshunt Extensive Urban Survey Assessment* 2003

4. **Cartographic**

1611 John Thorp Theobald's Palace Estate Map
1766 Dury & Andrews
1785 Plan of the Liberty and Manor of Cheshunt
1807 Cheshunt Parish
1821-40 Cheshunt Parish
1822 Bryant
1842 Cheshunt Tithe Map
1873 Ordnance Survey
1896-98 Ordnance Survey
1914 Ordnance Survey
1932-35 Ordnance Survey
1945 Aerial Photograph
1967 Ordnance Survey
1973-78 Ordnance Survey
1987-92 Ordnance Survey
2016 Google Earth View





- Site Boundary
- Search Radius 1km

Designated Heritage Assets:

- ◆ Listed Building
- Conservation Area
- Scheduled Monument

Non-Designated Heritage Assets:

- HER Record (Point)**
- ◆ Historic Building
 - + Find Spot
 - Land
 - Monument
 - + PAS Find Spot

HER Record (Linear)

- Monument
- HER Record (Polygon)**
- Monument

Previous Archaeological Work:

- Event Record (Point)



Scale at A3: 1:8,000
0 250m

Figure 2: Summary of designated cultural heritage assets (Data from the Hertfordshire HER)



○ Site Location



Not to Scale:
Illustrative Only

Figure 3:
1611
John Thorpe Theobald's
Palace Estate Map

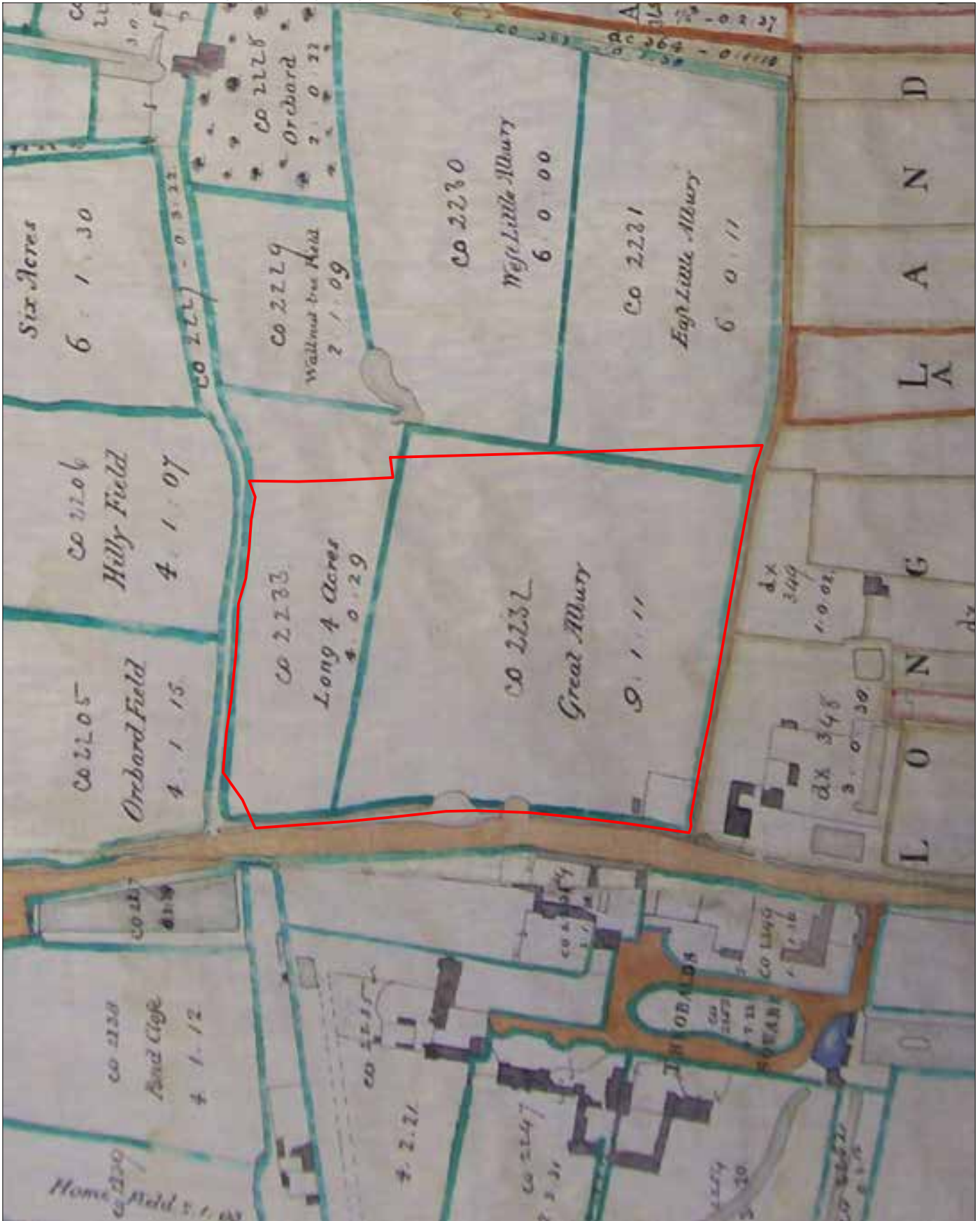


 Site Location



Not to Scale:
Illustrative Only

Figure 4:
1766 Dury & Andrews

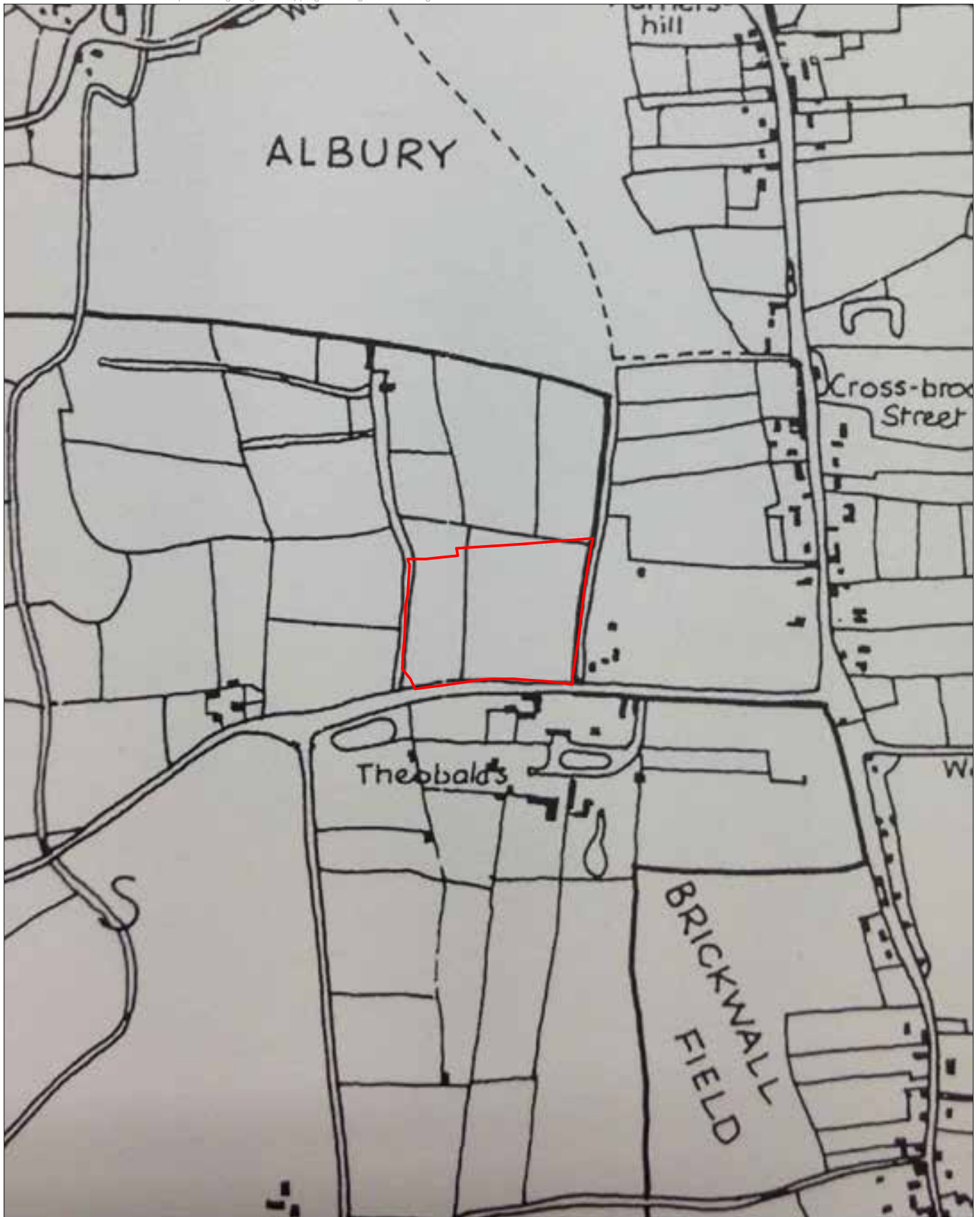


 Site Boundary



Not to Scale:
Illustrative Only

Figure 5:
1785 Plan of the
Liberty and Manor
of Cheshunt

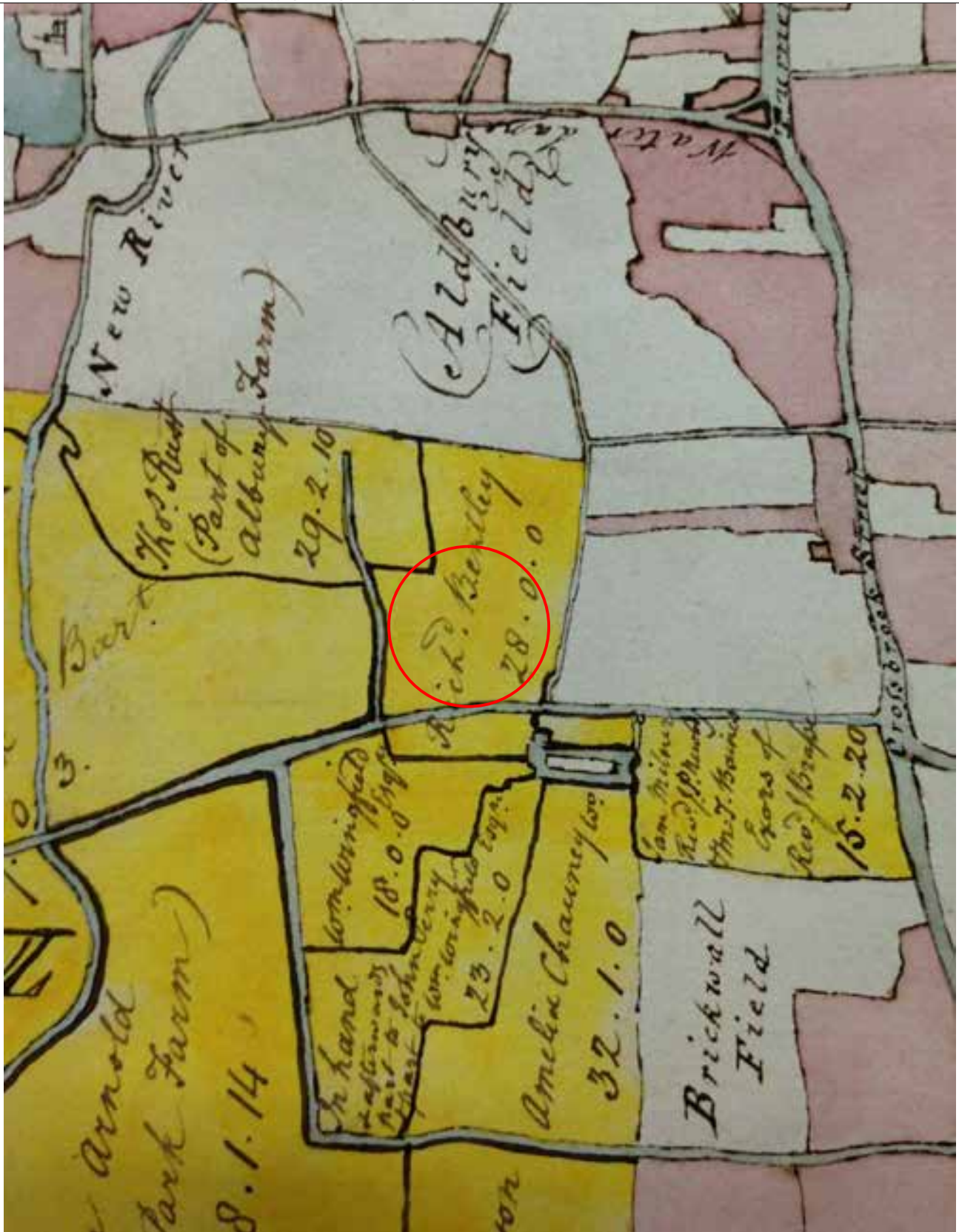


 Site Boundary



Not to Scale:
Illustrative Only

Figure 6:
1807 Cheshunt
Parish



 Site Location



Planning • Heritage
www.cgms.co.uk

Not to Scale:
Illustrative Only

Figure 7:
1821-40 Cheshunt
Parish

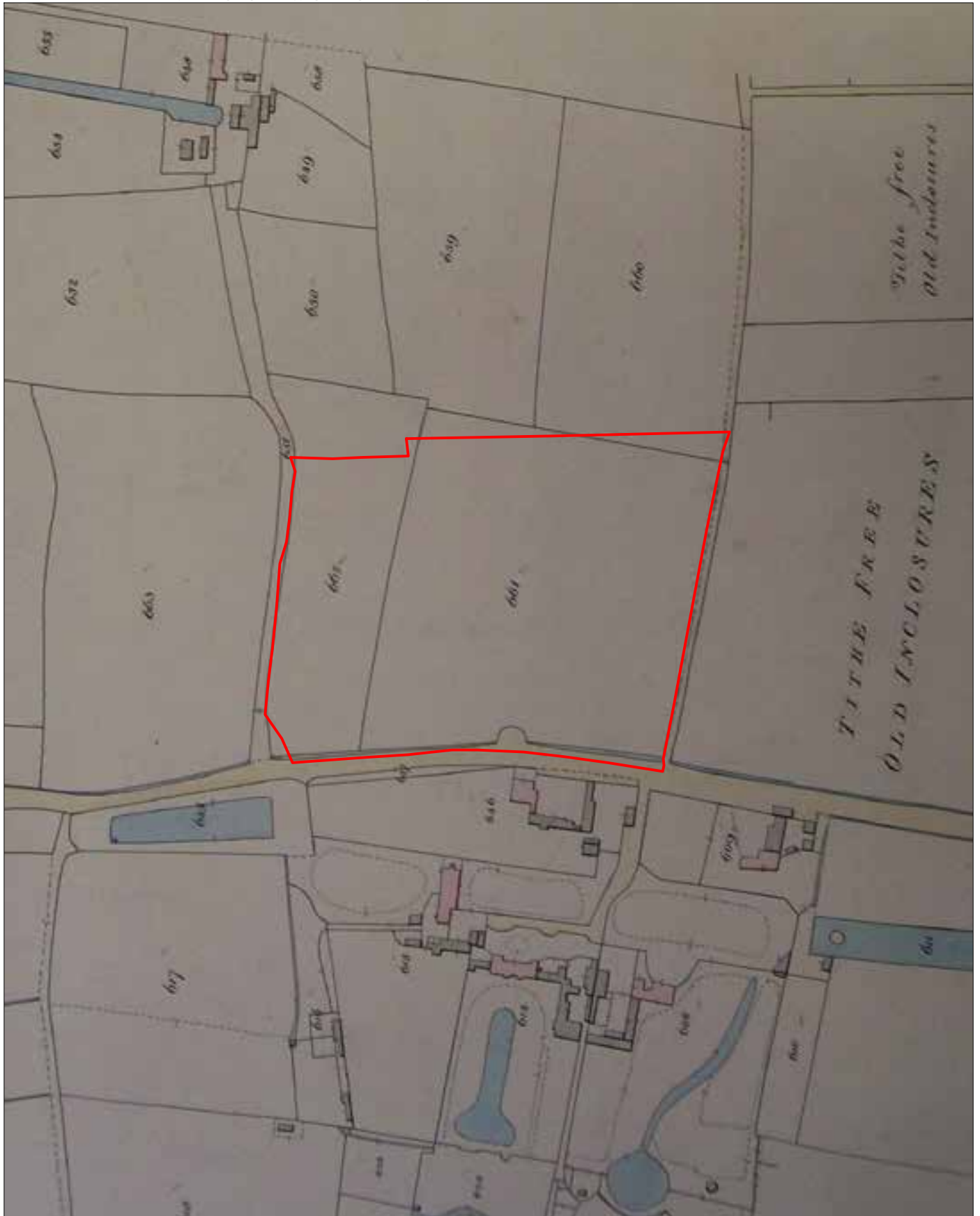


○ Site Location



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Illustrative Only

Figure 8:
1822 Bryant

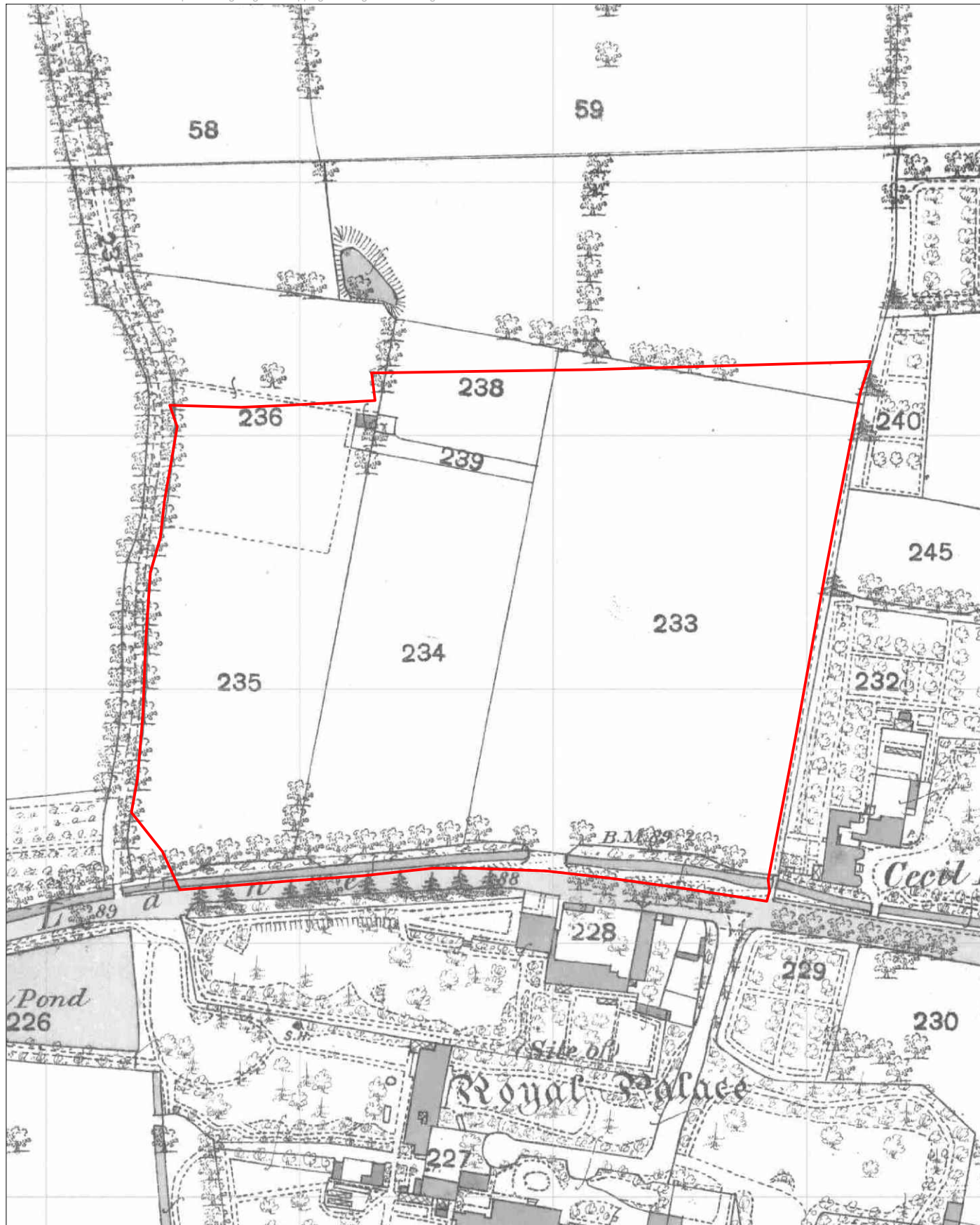


 Site Boundary



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Figure 9:
1842 Cheshunt Tithe
Map

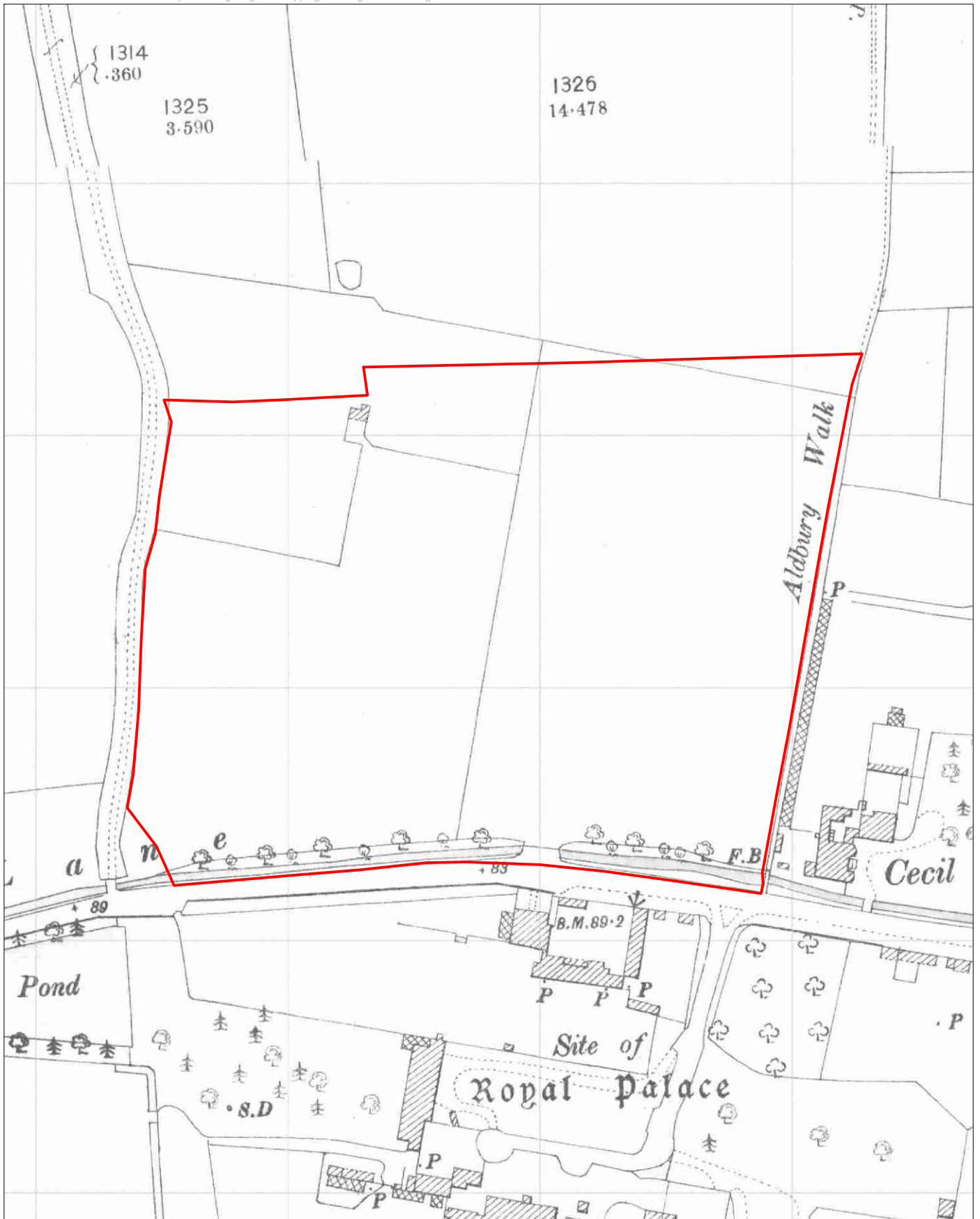


Site Boundary



Not to Scale:
Illustrative Only

Figure 10:
1873 Ordnance Survey



 Site Boundary



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Figure 11:
1896-98 Ordnance Survey



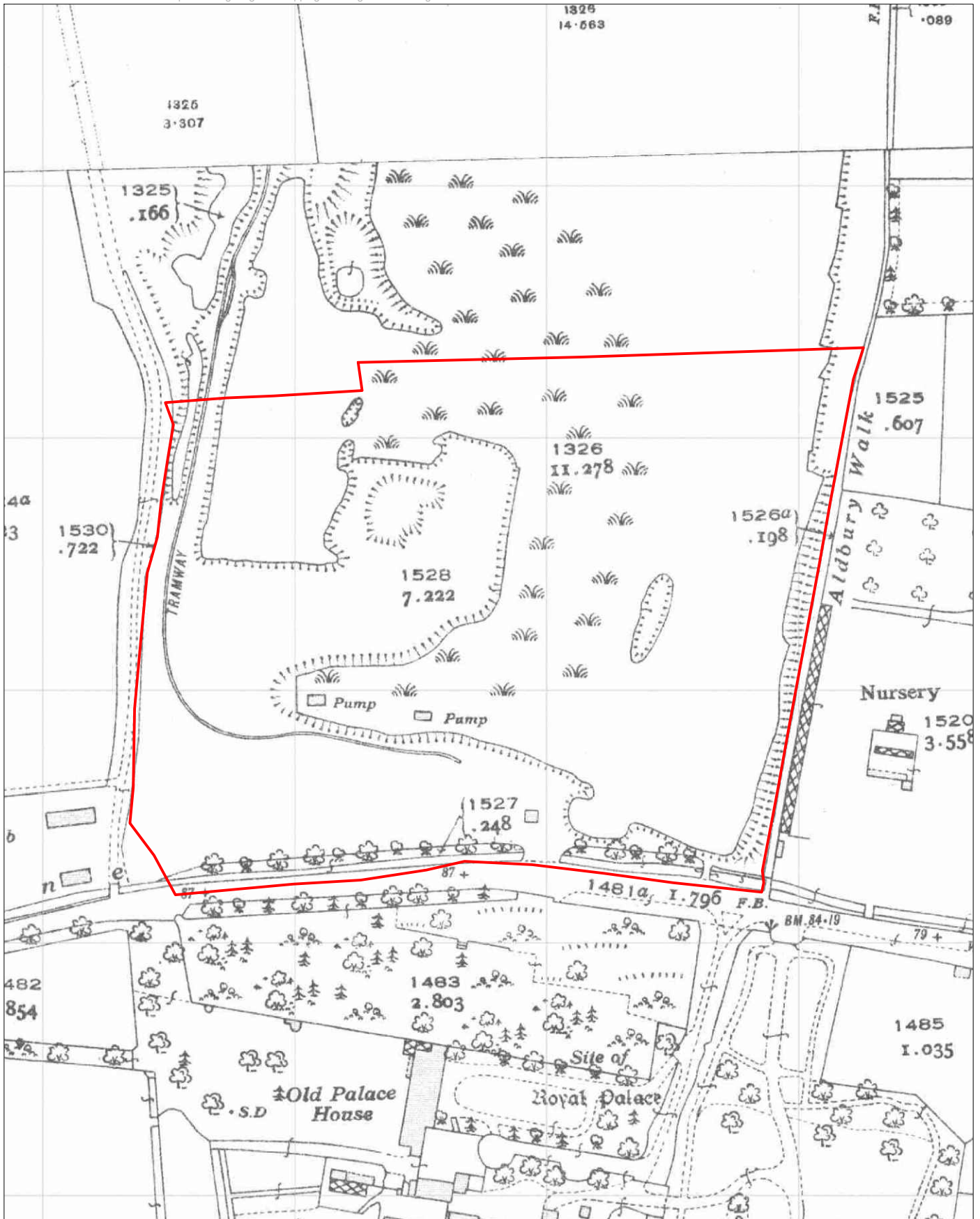
 Site Boundary



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Not to Scale:
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Figure 12:
1914 Ordnance Survey



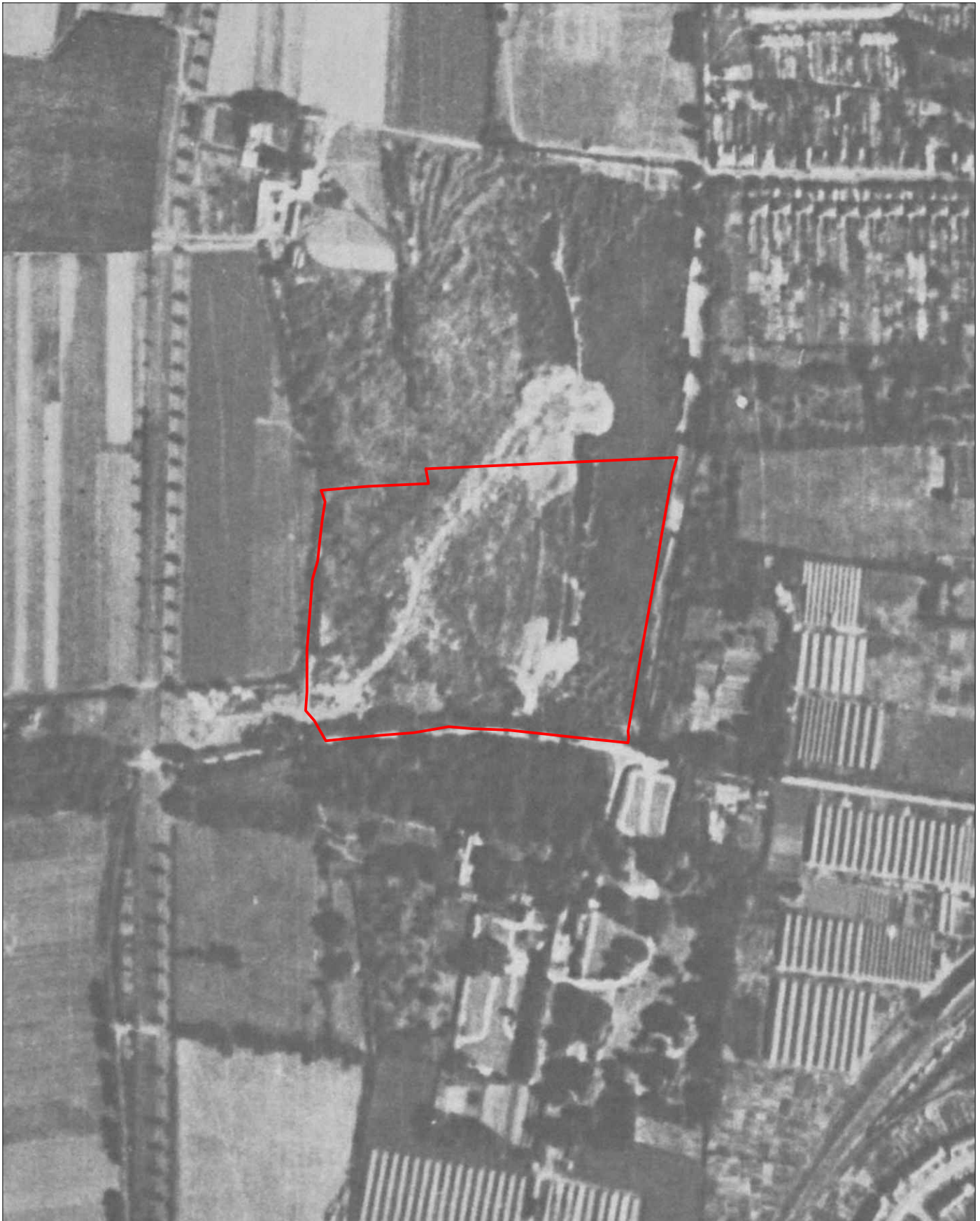
Site Boundary



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Not to Scale:
Illustrative Only

Figure 13:
1932-35 Ordnance
Survey

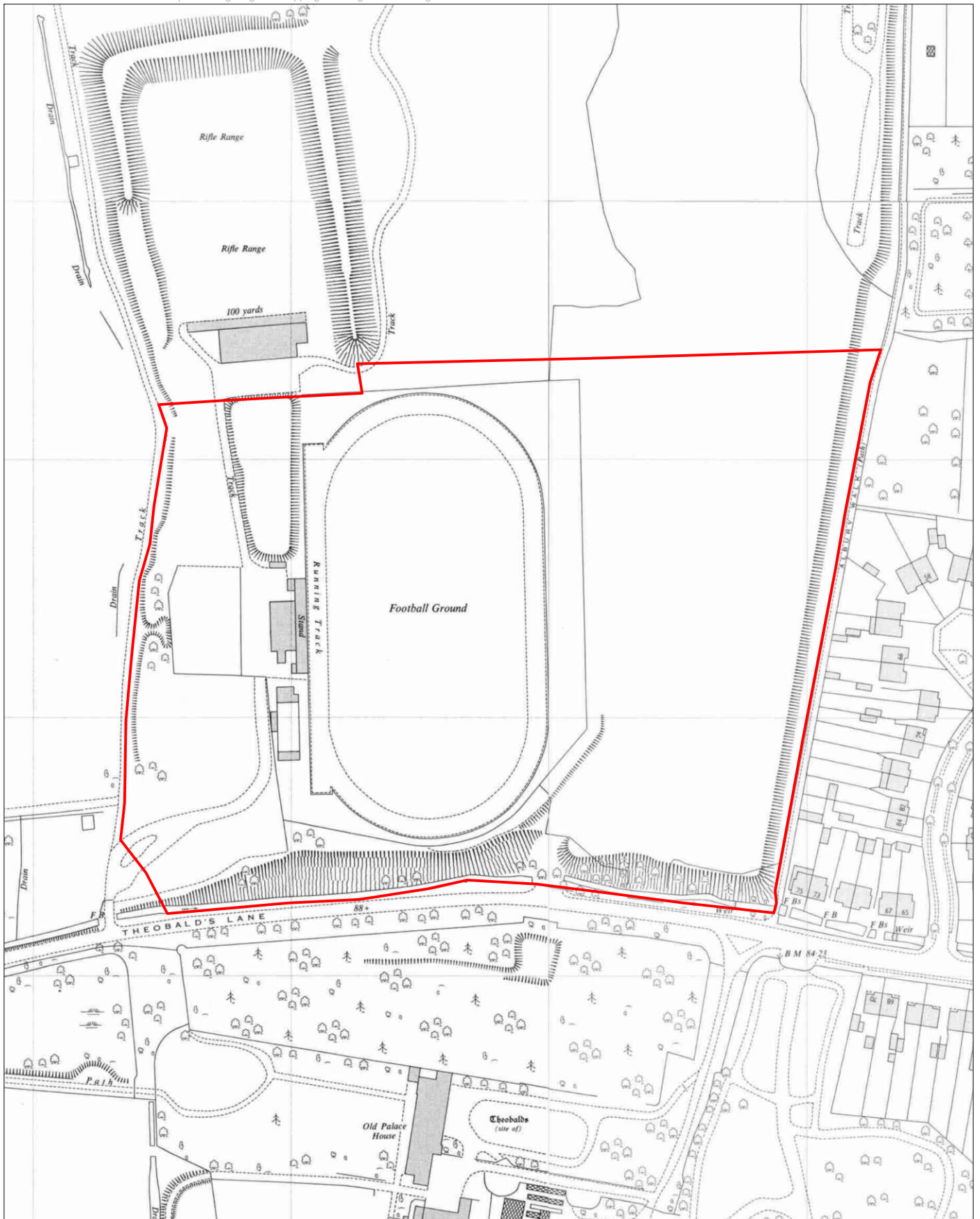


 Site Boundary



Not to Scale:
Illustrative Only

Figure 14:
1945 Aerial Photograph



 Site Boundary



Not to Scale:
Illustrative Only

Figure 15:
1967 Ordnance Survey



 Site Boundary



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Figure 16:
1973-78 Ordnance
Survey



Site Boundary



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Figure 17:
1987-92 Ordnance
Survey




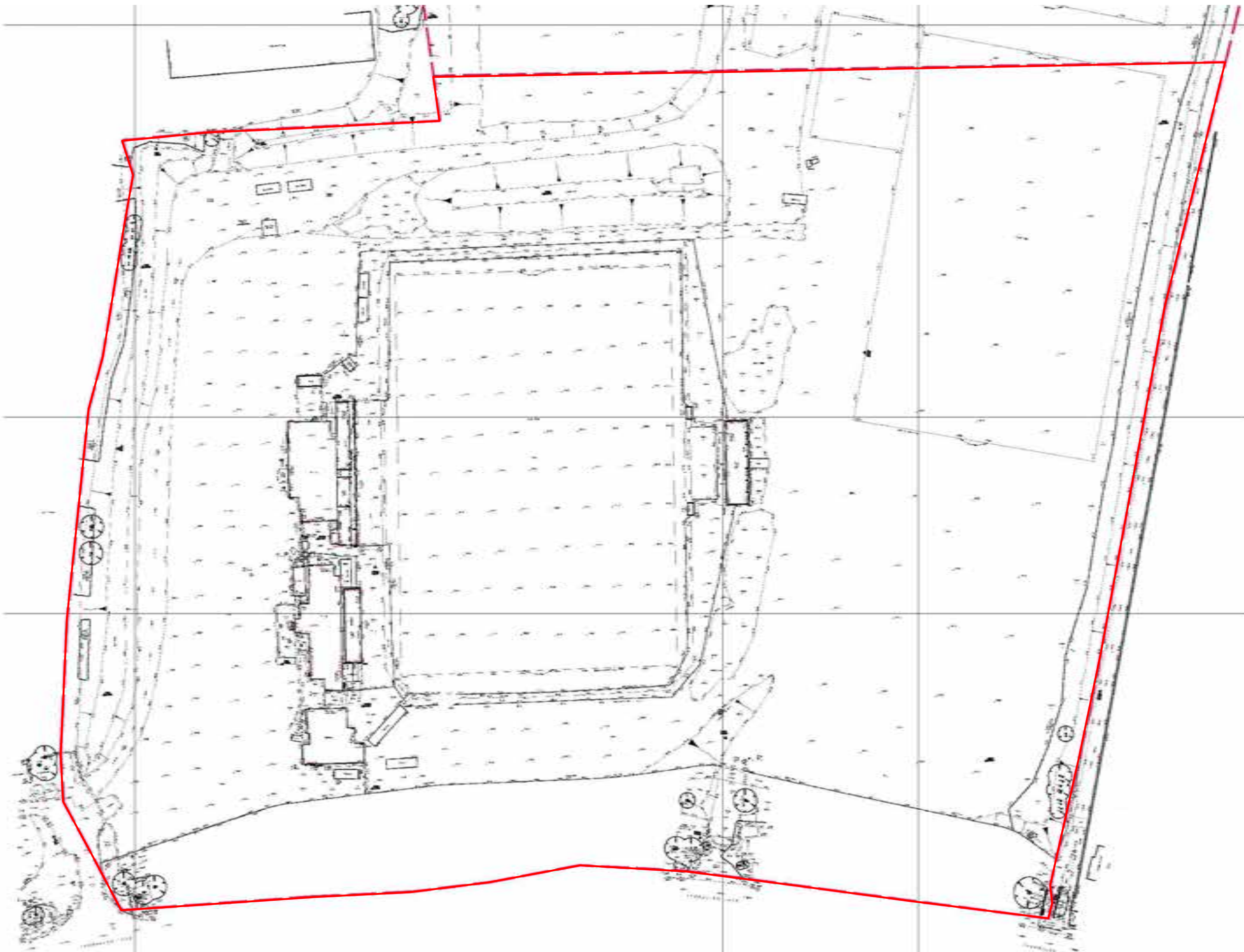
 Site Boundary



Not to Scale:
Illustrative Only

Figure 18:
2016 Google Earth
View

 Site Boundary



Not to Scale:
Illustrative Only

Figure 19:
Existing Site Plan



Site Boundary

SCHEDULE OF ACCOMMODATION / KEY
SITE AREA - 31896sq/0.519Ha)

FOOTBALL CLUB

| | |
|--------------|--|
| Ground Floor | |
| First Floor | |
| Second Floor | |

COMMERCIAL

| | |
|--------------------|--|
| Ground Floor Total | |
| First Floor Total | |
| Second Floor Total | |
| Third Floor Total | |

RESIDENTIAL

| | |
|---|--|
| EAST BLOCK: 18No. 1 bed flats 18No. 2 bed flats | |
| SOUTH BLOCK: 12No. 1 bed flats 12No. 2 bed flats | |
| 4No. CORNER BLOCKS: 6No. 2-bed flats 6No. 1-bed flats 2No. Penthouses | |
| HOUSE TYPE A 20No. 4-bed house | |
| HOUSE TYPE B 13No. 4-bed house | |
| HOUSE TYPE C 15No. 3-bed house @ 11 4+ | |

PARKING

| | |
|---------------------------------|--|
| 218 - SPACES COMMERCIAL | |
| 58 - SPACES CHESHUNT FC | |
| 116 - SPACES RESIDENTIAL FLATS | |
| 119 - SPACES RESIDENTIAL HOUSES | |
| 503 - SPACES TOTAL | |

3D PERSPECTIVE VIEW
ELEVATION VIEW



Not to Scale:
Illustrative Only

Figure 20:
Proposed Development



Plate 1 View of the Western Area of the Site Looking South



Plate 2 View of the Eastern Area of the Site Looking North



Plate 3 View of the Southern Boundary Looking Southeast

Appendix A – Theobalds Palace Scheduled Monument

Theobalds Palace, Waltham Cross

List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Name: Theobalds Palace, Waltham Cross

List entry Number: 1005250

Location

Not currently available for this entry.

The monument may lie within the boundary of more than one authority.

County: Hertfordshire

District: Broxbourne

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: Not applicable to this List entry.

Date first scheduled: N/A

Date of most recent amendment: N/A

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: RSM - OCN

UID: HT 77

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Monument

Not currently available for this entry.

Reasons for Designation

Not currently available for this entry.

History

Not currently available for this entry.

Details

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TL 35422 01167

Map

