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**ARCHAEOLOGICAL  
DESK BASED  
ASSESSMENT**

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**Cuffley Hill,  
Goff's Oak,  
Hertfordshire**

**August 2018**

**Local Planning Authority:  
Broxbourne Borough Council**

**Site centred at:  
TL 31746 03053**

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## **EXECUTIVE SUMMARY**

Land north of Cuffley Hill, at Goff's Oak, in Hertfordshire, has been considered for its below ground archaeological potential.

In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or its immediate vicinity.

In terms of relevant local designations, the study site does not lay within an Area of Archaeological Interest, as defined by Broxbourne Borough Council.

Based on the available evidence, the study site can be considered to have a low potential for Roman archaeological remains, and a negligible potential for archaeological evidence of all other periods of past human activity pre-dating the modern period.

Past post-depositional impacts, including agricultural and horticultural practices, can be considered likely to have had a moderate, widespread below ground impact. The construction and clearance of the nursery structures can be considered likely to have had a significant, localised below ground impact.

Redevelopment proposals at the time of writing comprised residential development, with associated parking and access.

In view of the limited archaeological potential at the study site and the anticipated past post-depositional impacts, no further archaeological mitigation measures are recommended in this particular instance.

## **1.0 INTRODUCTION AND SCOPE OF STUDY**

- 1.1 This archaeological desk-based assessment has been prepared by Tony Brown and edited by Simon Blatherwick of CgMs Heritage (part of RPS Group), on behalf of Countryside Properties Plc.
- 1.2 The subject of this assessment, hereafter referred to as the "study site", is land to the north of Cuffley Hill, at Goff's Oak, Hertfordshire. The study site is approximately 3.1ha in extent and is centred on National Grid Reference TL 32161 03025. The study site's boundaries are formed by Cuffley Hill (road) to the south, residential properties to the east, a builder's yard to the west, and agricultural land to the north (Figs. 1 & 13).
- 1.3 Countryside Properties Plc. have commissioned CgMs Heritage (part of RPS Group) to establish the archaeological potential of the study site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.4 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for historic environment desk based assessments' (Chartered Institute for Archaeologist, 2017), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.5 The assessment comprises an examination of evidence in the Hertfordshire Historic Environment Record (HER), considers the results of nearby archaeological investigations, incorporates published and unpublished material and charts historic land-use through a map regression exercise.
- 1.6 As a result, the assessment enables relevant parties to assess the significance of archaeological assets on and close to the site, assess the potential for hitherto undiscovered archaeological assets and thus enable potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.

## **2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK**

- 2.1 Legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Acts of 1983 and 2002.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was updated in July 2018. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6<sup>th</sup> March 2014 and last updated 22<sup>nd</sup> February 2018 (<http://planning.guidance.planningportal.gov.uk>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England in 2015: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment. The second edition of GPA 3: The Setting of Heritage Assets was published in December 2017.
- 2.4 Section 16 of the NPPF, entitled *Conserving and Enhancing the Historic Environment*, provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking planning strategy to take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
  - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
  - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 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 is 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 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 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.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions; and
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

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 Planning guidance is provided by Broxbourne Borough Council's Local Plan 2005, adopted in December 2005, containing the following policies relating to archaeological and historical assets:

#### **HD1 EFFECT OF DEVELOPMENT ON NATIONALLY IMPORTANT SITES AND MONUMENTS**

**PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD ADVERSELY AFFECT 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 The emerging Broxbourne Local Plan 2018-2033 was submitted for independent examination in March 2018, with a view to supersede the Local Plan 2005. The following policy is included in the Local Plan 2018-2033, relating to the historic environment:

**POLICY HA1: GENERAL STRATEGY FOR THE HISTORIC ENVIRONMENT**

**I. THE COUNCIL WILL SEEK TO ENSURE THAT DEVELOPMENT NOT ONLY AVOIDS HARM, BUT ALSO IMPROVES THE SETTING OF BROXBOURNE'S HISTORIC ENVIRONMENT, AND BETTER REVEALS THE SIGNIFICANCE OF HERITAGE ASSETS.**

**II. TO ACHIEVE THIS, THE COUNCIL WILL:**

- CARRY OUT A BOROUGH-WIDE CHARACTERISATION STUDY;**
- INVESTIGATE THE USE OF ARTICLE 4 DIRECTIONS IN CONSERVATION AREAS;**

- **IMPROVE SIGNAGE RELATING TO HERITAGE ASSETS, AND**
- **SEEK TO INCREASE PUBLIC ACCESS TO THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS WHERE-EVER POSSIBLE.**

- 2.15 In terms of relevant designated heritage assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or its immediate vicinity.
- 2.16 In terms of relevant local designations, the study site does not lay within an Area of Archaeological Interest, as defined by Broxbourne Borough Council.
- 2.17 In line with existing national, strategic and local planning policy and guidance, this desk based assessment seeks to clarify the sites archaeological potential and the need or otherwise for additional mitigation measures.

### **3.0 GEOLOGY AND TOPOGRAPHY**

#### **3.1 Geology**

- 3.1.1 According to the British Geological Survey website (accessed 6<sup>th</sup> August 2018), the underlying bedrock geology at the study site is mapped as London Clay Formation – Clay, Silt and Sand – having formed approximately 48 to 56 million years ago in the Palaeogene Period.
- 3.1.2 Superficial deposits of Lowestoft Formation – Diamicton – are recorded as overlying the bedrock geology at the study site, having formed up to 2 million years ago, and are glacial in origin (BGS, 2018).
- 3.1.3 Site specific geotechnical information is available from a single borehole record, taken near to the southern boundary of the study site. This recorded the following geological sequence (figures indicate thickness of deposit):

*Borehole TL 30 SW 22*

Soil	0.5m
Boulder Clay	3.9m
London Clay	>15.6m

#### **3.2 Topography**

- 3.2.1 The study site lies on a slight, south-facing slope, from c. 99m above Ordnance Datum (aOD) at the northern boundary, to c. 96m aOD at the southern boundary.
- 3.2.2 No water courses or standing bodies of water are known to be present on the study site or within its immediate vicinity.
- 3.2.3 The study site lies c. 620m east of Cuffley Brook, and c. 650m north-west of Theobalds Brook.

#### 4.0 **ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, INCLUDING AN 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	-	800 BC
Iron Age	800	-	AD 43

##### **Historic**

Roman	AD 43	-	410
Anglo-Saxon/Early Medieval	410	-	1066
Medieval	1066	-	1485
Post-medieval	1486	-	1750
Modern	1750	-	Present

#### 4.1 **Introduction**

- 4.1.1 What follows is a consideration of find spots within a 1km radius, hereafter referred to as the "study area", held on the Hertfordshire Historic Environment Record (HER), together with a map regression exercise charting the history of the study site from the 18<sup>th</sup> century until the present day.
- 4.1.2 In terms of relevant designated heritage assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or its immediate vicinity.
- 4.1.3 In terms of relevant local designations, the study site does not lay within an Area of Archaeological Interest, as defined by Broxbourne Borough Council.
- 4.1.4 In general, the HER entries within the study area are characterised by post-medieval and modern agricultural activity, with several farmsteads recorded within the study area.
- 4.1.5 The map sequence, together with a review of documentary sources, demonstrates that the study site was in use as agricultural land up to the late 19<sup>th</sup> century, whereupon

the eastern part of the site was converted for use as a nursery. The remainder was likely adapted for horticulture, associated with the nursery.

4.1.6 This chapter reviews the available archaeological evidence for the 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 site.

4.1.7 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

## 4.2 **Early Prehistoric: Palaeolithic and Mesolithic**

4.2.1 The Palaeolithic period represents the period of human activity leading up to the end of the last Ice Age, and the emergence of anatomically modern human beings. Little is known about the lifestyles and activities of these people, as the bulk of artefactual evidence comes from stone tools that have been recovered, often relocated from their original deposition locations by erosion and water movement, and from rare skeletal fragments and faunal remains.

4.2.2 The superficial drift geology of the wider surrounding landscape is suggestive of post-glacial drainage and gravel terrace formation to the east, in the direction of the River Lea, presently situated c. 5km east from the study site. Ice melt and glacial movement have likely removed any earlier superficial deposits at the study site, and with it any Palaeolithic archaeological evidence.

4.2.3 No Palaeolithic artefacts have been recorded within the study area. In addition, relevant geological strata often used to indicate a theoretical potential for Palaeolithic evidence are absent from the study site.

4.2.4 No Mesolithic findspots are recorded within the study area. Furthermore, the study site is not situated within a landscape of Mesolithic potential, often suggested by fluvial-formed deposits such as peat.

4.2.5 Predicting the presence or absence of early prehistoric remains is a difficult and problematic process. In view of the combined absence of suitable geological/palaeo-environmental deposits and recorded relevant findspots at the study site or within close proximity, the study site can be reasonably considered to have a negligible archaeological potential for the Palaeolithic and Mesolithic periods.

#### 4.3 **Later Prehistoric: Neolithic, Bronze Age and Iron Age**

- 4.3.1 No findspots recorded within the study area on the HER have been securely dated to the later prehistoric periods.
- 4.3.2 A single flint bladelet findspot is recorded c. 680m south-west from the study site, which may have been transported to this location by Cuffley Brook (HER Ref: 2066).
- 4.3.3 The heavy clay geology mapped across the study site likely provided a hostile agrarian environment during the later prehistoric, presenting a less favourable site for permanent prehistoric settlement here. In view of the paucity of recorded evidence, the study site can be considered likely to have a negligible archaeological potential for the Neolithic, Bronze Age and Iron Age periods.

#### 4.4 **Roman**

- 4.4.1 The route of Ermine Street, the Roman road from London to York, is recorded c. 2.6km east from the study site, running north-south. A subsidiary route is recorded running east-west roughly along the route of the present Cuffley Hill, at the southern boundary of the study site (Margary, 1955; Roman Rural Settlement Project, accessed 1<sup>st</sup> August 2018). The line of this road is now represented by the modern road.
- 4.4.2 No findspots recorded within the study area on the HER relate to Roman archaeological evidence.
- 4.4.3 Beyond the information provided by the HER, a Roman roadside settlement, possibly relating to a crossing of the River Lea, is speculated c. 2.6km north-east from the study site (Thompson & Hunns, 2003).
- 4.4.4 The available evidence does not suggest an area of Roman settlement within the study site or its immediate vicinity. In view of the possible presence of a Roman road adjacent to the study site, the overall potential for encountering archaeological evidence of the Roman period can likely be considered as low.

#### 4.5 **Anglo-Saxon and Medieval**

- 4.5.1 The Anglo-Saxon, or early medieval, period is sparsely represented within the study area.

- 4.5.2 An earthwork known as "Above and Below Bank", running roughly north-south c. 1.2km east from the study site, and barely distinguishable in 1912, is believed to have once formed the boundary between Mercia and Essex (Page, 1912). The line of the bank now follows that of the modern roads Burton Lane, Haslthead Hill, and a small part of Goff's Lane.
- 4.5.3 Goff's Oak itself is not mentioned in the Domesday Survey, although mention is made of a mill possibly nearby (Page, 1912; Open Domesday, accessed 8<sup>th</sup> August 2018).
- 4.5.4 The site of a later medieval moated site, known as "Darks", is recorded c. 800m east from the study site (HER Ref: 2040). This is shown on the 1841 Cheshunt Tithe Map (not reproduced) and 1873 Ordnance Survey (area not reproduced) as a square or rectangular moat, without a causeway. An archaeological Alert Area has been established at this location, considering the moated site (Fig. 2).
- 4.5.5 The available evidence suggests that the study site lay beyond the denser settled landscape around Cheshunt during the Anglo-Saxon and later medieval periods. Agricultural activity may have taken place within the vicinity of the study site, however, the overall potential for encountering archaeological evidence of the medieval period at the study site can reasonably be defined as negligible.

#### 4.6 **Post-medieval and Modern**

- 4.6.1 Evidence of the post-medieval period within the study area largely focusses on agricultural activity within the surrounding landscape.
- 4.6.2 Cheshunt and its immediate environs did not experience the same degree of economic growth during the 18<sup>th</sup> century, as compared to other Hertfordshire settlements near to the London-Cambridge coaching route. Rather, the neighbourhood became inhabited by wealthy Londoners, benefiting from the parcelled out remains of Theobalds Park, a former royal park c. 1.4km south-east from the study site.
- 4.6.3 The study area itself did not develop similarly to Cheshunt, instead remaining principally agricultural in nature. Evidence of this is given by the records of several post-medieval farmsteads within the study area: at Ricklesslane Farm, c. 810m east from the study site (HER Ref: 16138), Poyndon Farm, c. 630m south-east (HER Ref: 16200), Elm Farm, c. 760m north-east (HER Ref: 18588), and Brook Farm, c. 670m west (HER Ref: 30271). Poplars Farm is represented on maps between 1873 and 1960, to the immediate north of the study site (Figs. 6-10).

- 4.6.4 Andrews & Dury's map of 1766 places the study site in an area of open land within the largely agricultural and pastoral landscape of Cheshunt Common. Goff's Oak did not exist as a settlement at this time (Fig. 3). The 1799 Ordnance Survey Drawing continues this depiction of the study site, although a small collection of structures had been built around the core of the later settlement (Fig. 4).
- 4.6.5 The 1849 Northaw Parish Tithe Map (Fig. 5) does not depict the study site, as it had been enclosed in 1799 with three rectangular strip fields forming the study site (not reproduced). The Parish Tithe Map demonstrates the development of the settlement of Goff's Oak, at the crossroads of Cuffley Hill, Goff's Lane, and Newgate Street.
- 4.6.6 Goff's Oak is recorded as being formed into a district chapelry in 1871, following the construction of the Church of St James in 1861. It is believed to have taken its name from the Goff family, William Goff having held a 99-year lease of Cheshunt Park from 1650, the name also being given to an ancient oak that once stood outside the public house nearby (Page, 1912; Fig. 3).
- 4.6.7 By 1873, the study site is represented by two adjacent fields, likely in use for agricultural purposes (Fig. 6). The continued agricultural nature of Goff's Oak is suggested by the livestock pound (HER Ref: 16142) and flour mill (HER Ref: 16143) situated at the centre of the settlement, c. 400m east from the study site, and the site of a tower mill c. 360m north from the study site (HER Ref: 1907).
- 4.6.8 The modern expansion of Cheshunt took place largely from the 1880s, with the growth of the nursery gardening industry (Thompson & Hunns, 2003).
- 4.6.9 The first development at the study site had taken place by the end of the 19<sup>th</sup> century, with the construction of nursery buildings at the eastern and southern parts of the study site, and the remainder likely converted to horticultural use (Fig. 7). The eastern buildings were amalgamated and expanded by 1913 (Fig. 8), and further structures added in the easternmost field by 1935 (Fig. 9) and 1960 (Fig. 10).
- 4.6.10 During the Second World War, a heavy anti-aircraft gun emplacement was constructed at Burnt Farm Camp, c. 850m south from the study site, now a Scheduled Monument (List Entry No: 1020980).
- 4.6.11 The study site remained in use as a nursery throughout the 20<sup>th</sup> century. By the 21<sup>st</sup> century, the nursery had fallen into disuse, with the buildings cleared and mature woodland established across the northern part of the study site (Fig. 11; Plate 2).



- 4.6.12 Former field boundaries, foundations, and paths can be seen as cropmarks and linear anomalies on the LIDAR plot (Figs. 12-14).
- 4.6.13 Documentary and cartographic evidence demonstrates that the study site lay within agricultural or horticultural land for much of its recorded history. The first development in the late 19<sup>th</sup> century comprised plant nursery buildings, which were extended during the 20<sup>th</sup> century and were in use until the later part of the century.
- 4.6.14 Accordingly, the study site can be considered unlikely to have any significant archaeological remains for the post-medieval and modern periods, and the overall potential can be reasonably considered as negligible.

#### 4.7 **Undated**

- 4.7.1 Undated cropmarks identified between c. 830m and 1.2km south-east from the study site relate closely to linear and curvilinear post-medieval fields boundaries depicted on 19<sup>th</sup> century maps. Linear features associated with a conjectured Roman road may also be present here, contributing to the establishment of an archaeological Alert Area (Fig. 2).
- 4.7.2 A further series of soilmarks has been recorded c. 660m south from the study site, closely relating to field boundaries depicted in Ordnance Survey maps of the 1870s (HER Ref: 18101).
- 4.7.3 A single linear soilmark, c. 830m south-west from the study site, may relate to a pipeline laid down in the 1970s (HER Ref: 18100).
- 4.7.4 In addition, a single undated ditch, encountered at Brynfield Nursery c. 700m east from the study site, may be contemporary to parallel field boundaries indicated in later 19<sup>th</sup> century Ordnance Survey maps (HER Ref: 15045; EHT1218).

#### 4.8 **Assessment of Significance**

- 4.8.1 Paragraph 189 of the NPPF states that planning decisions should be based on the significance of the heritage asset, and that the 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 on the significance of that asset.

- 4.8.2 In terms of relevant designated heritage assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or its immediate vicinity.
- 4.8.3 In terms of relevant local designations, the study site does not lay within an Area of Archaeological Interest, as defined by Broxbourne Borough Council.
- 4.8.4 Based on the available evidence, the study site can be considered to have a low potential for archaeological evidence of the Roman period, and a negligible overall archaeological potential for all other periods of past human activity, pre-dating the modern period.

## **5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACT ON ARCHAEOLOGICAL ASSETS**

### **5.1 Site Conditions**

5.1.1 The study site encloses c. 3.1ha, occupied by a strip of overgrown, derelict nursery gardens along the eastern boundary (Plate 1), and an area divided between scrub/grassland to the south-west and mature woodland to the north-west (Plates 2 & 3).

5.1.2 Available LiDAR information did not cover the north-eastern corner of the study site. The available data did not suggest any significant buried features at the study site (Fig. 14; paragraph 4.6.12).

### **5.2 Proposed development**

5.2.1 Redevelopment proposals at the time of writing comprised residential development, with associated parking, access and drainage (Fig. 15).

### **5.3 Impact on Archaeological Assets**

5.3.1 The proposed development boundary would not impact any designated archaeological or heritage assets.

5.3.2 In terms of relevant local designations, the study site does not lay within an Area of Archaeological Interest, as defined by Broxbourne Borough Council.

5.3.3 Past post-depositional impacts, including agricultural and horticultural practices, can be considered likely to have had a moderate, widespread below ground impact. The construction and clearance of the nursery structures can be considered likely to have had a significant, localised below ground impact.

5.3.4 In view of the overall anticipated negligible archaeological potential at the study site, in conjunction with the likely post-depositional impacts, development can be considered unlikely to have a significant impact on any significant underlying archaeological remains.

## **6.0 SUMMARY AND CONCLUSIONS**

- 6.1 Land north of Cuffley Hill, at Goff's Oak, in Hertfordshire, has been considered for its below ground archaeological potential.
- 6.2 In terms of relevant designated heritage assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or its immediate vicinity.
- 6.3 In terms of relevant local designations, the study site does not lay within an Area of Archaeological Interest, as defined by Broxbourne Borough Council.
- 6.4 Based on the available evidence, the study site can be considered to have a low potential for Roman archaeological remains, and a negligible potential for archaeological evidence of all other periods of past human activity pre-dating the modern period.
- 6.5 Past post-depositional impacts, including agricultural and horticultural practices, can be considered likely to have had a moderate, widespread below ground impact. The construction and clearance of the nursery structures can be considered likely to have had a significant, localised below ground impact.
- 6.6 Redevelopment proposals at the time of writing comprised residential development, with associated parking and access.
- 6.7 In view of the limited archaeological potential at the study site and the anticipated past post-depositional impacts, no further archaeological mitigation measures are recommended in this particular instance.

## **SOURCES CONSULTED**

### 1. **General**

British Library  
Hertfordshire Archives and Local Studies  
Hertfordshire Historic Environment Record  
Portable Antiquities Database

### 2. **Internet**

<http://archaeologydataservice.ac.uk/> (Roman Rural Settlement Project)  
<http://www.britainfromabove.org.uk/>  
<http://www.british-history.ac.uk/>  
<https://finds.org.uk/database/>  
<https://www.historicengland.org.uk/listing/the-list>  
<http://planningguidance.planningportal.gov.uk>  
<http://discovery.nationalarchives.gov.uk>  
<https://opendomesday.org/>

### 3. **Bibliographic**

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Chartered Institute for Archaeologists. 2017. Standard & Guidance for historic environment desk based assessment. Unpublished document.

Department of Communities and Local Government. 2018. National Planning Policy Framework.

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Page, W. (ed.). 1912. 'Parishes: Cheshunt', in *A History of the County of Hertfordshire: Volume 3*. London: Victoria County History.

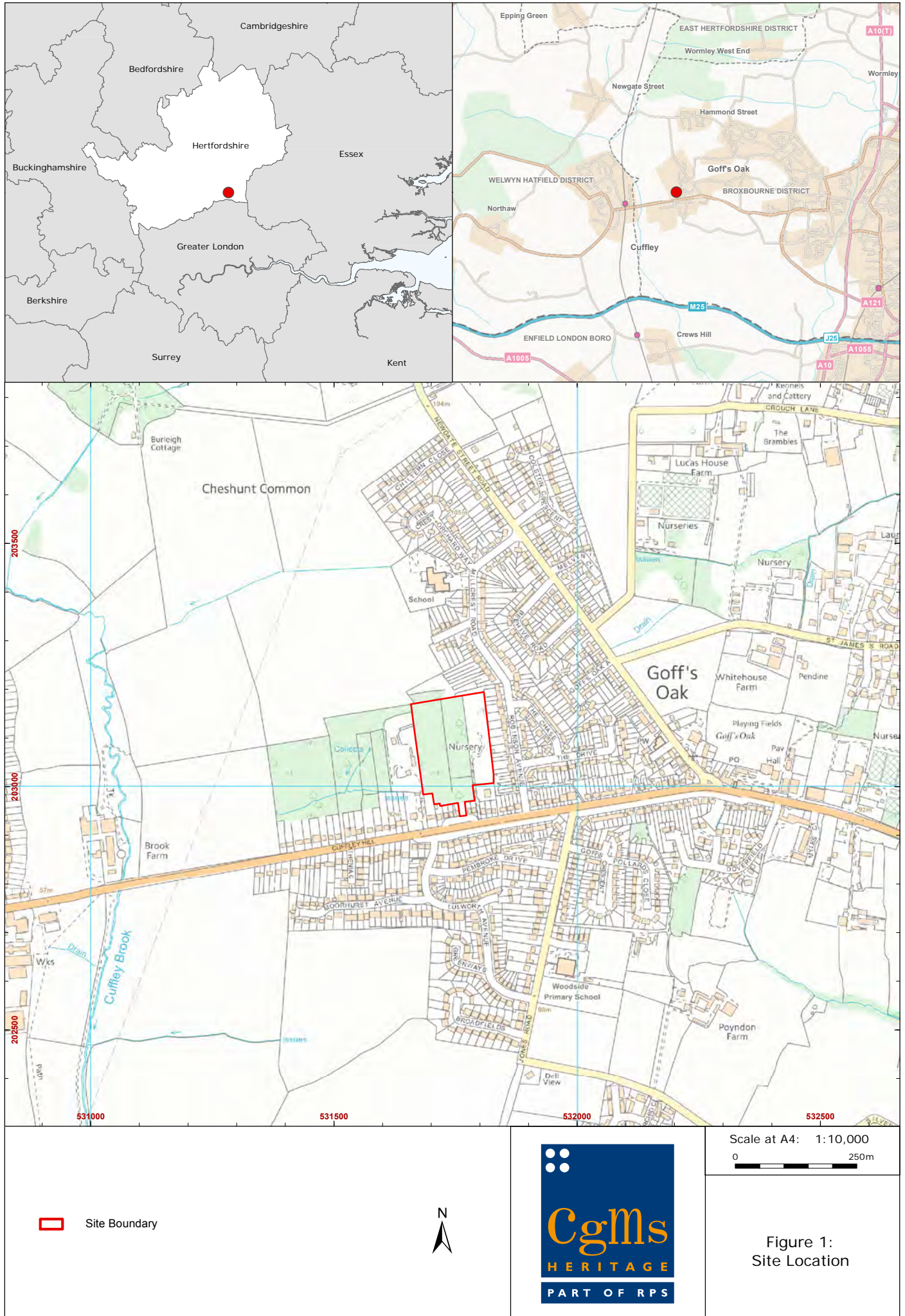
Thompson, I. & Hunns, T. 2003. Cheshunt: Extensive Urban Survey Project Assessment Report. Unpublished report.

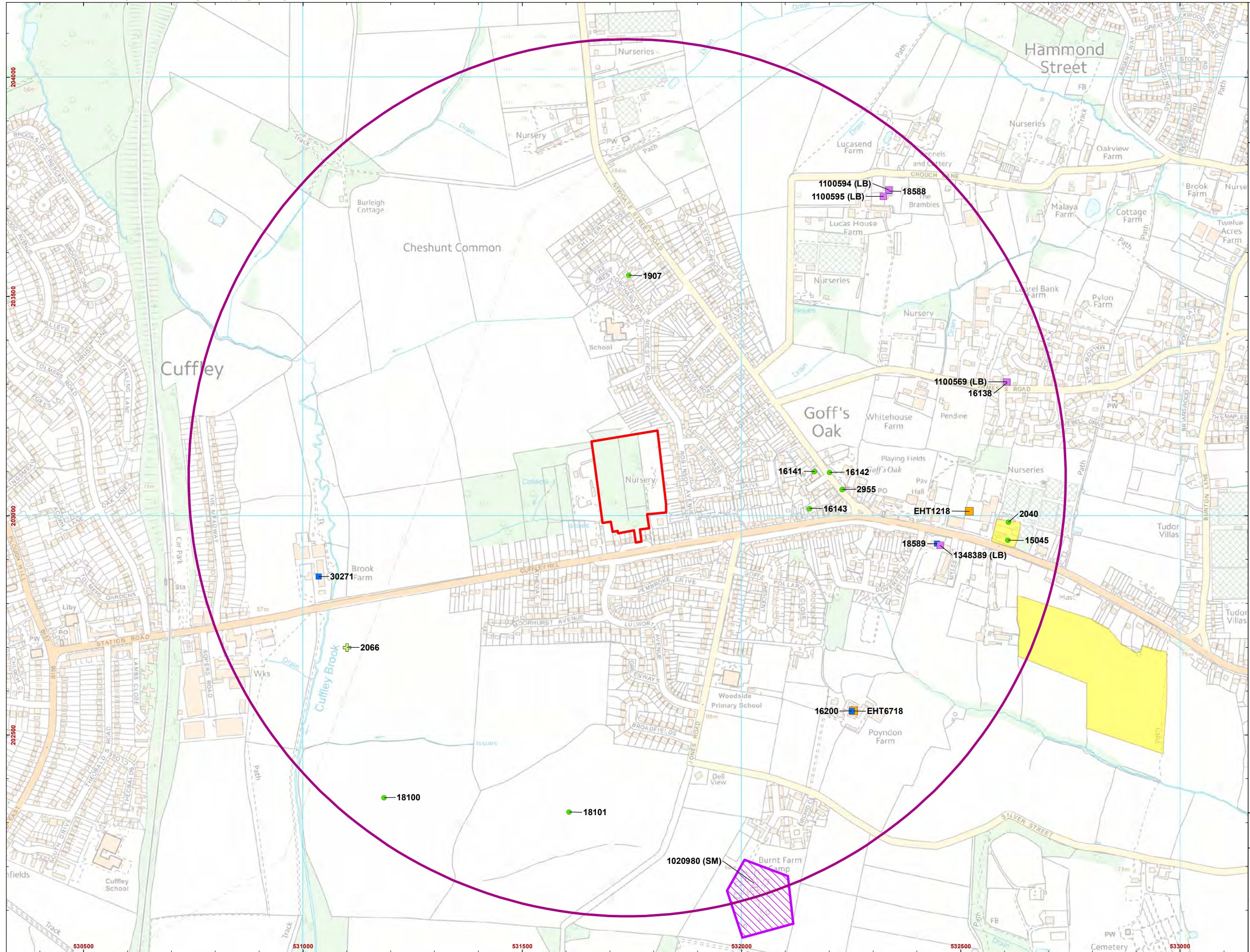
### 4. **Cartographic**

1766 Andrews & Dury's *A Topographical Map of the County of Hertfordshire*  
1799 Ordnance Survey Drawing  
1849 Northaw Parish Tithe Map

1873 Ordnance Survey  
1898 Ordnance Survey  
1913 Ordnance Survey  
1935 Ordnance Survey  
1960 Ordnance Survey

5. **Aerial Photographs**  
2000 Aerial Image (Google Earth)  
2005 Aerial Image (Google Earth)  
2017 Aerial Image (Google Earth)  
LiDAR Data Plot (Environment Agency)





- Site Boundary
- Search Radius 1km

**Designated Assets:**

- Listed Building Grade II
- Scheduled Monument

**Non-Designated Assets:**

- Alert Areas
- HER Record (Point)
  - Find Spot
  - Monument
  - Building

**Previous Archaeological Work:**

- HER Event (Point)



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

Figure 2:  
HER Plot (Data from  
Hertfordshire HER)






 Site Location (approximate)



Not to scale:  
illustrative only

Figure 3:  
1766 Andrews & Dury's  
*A Topographical Map of the  
County of Hertfordshire*

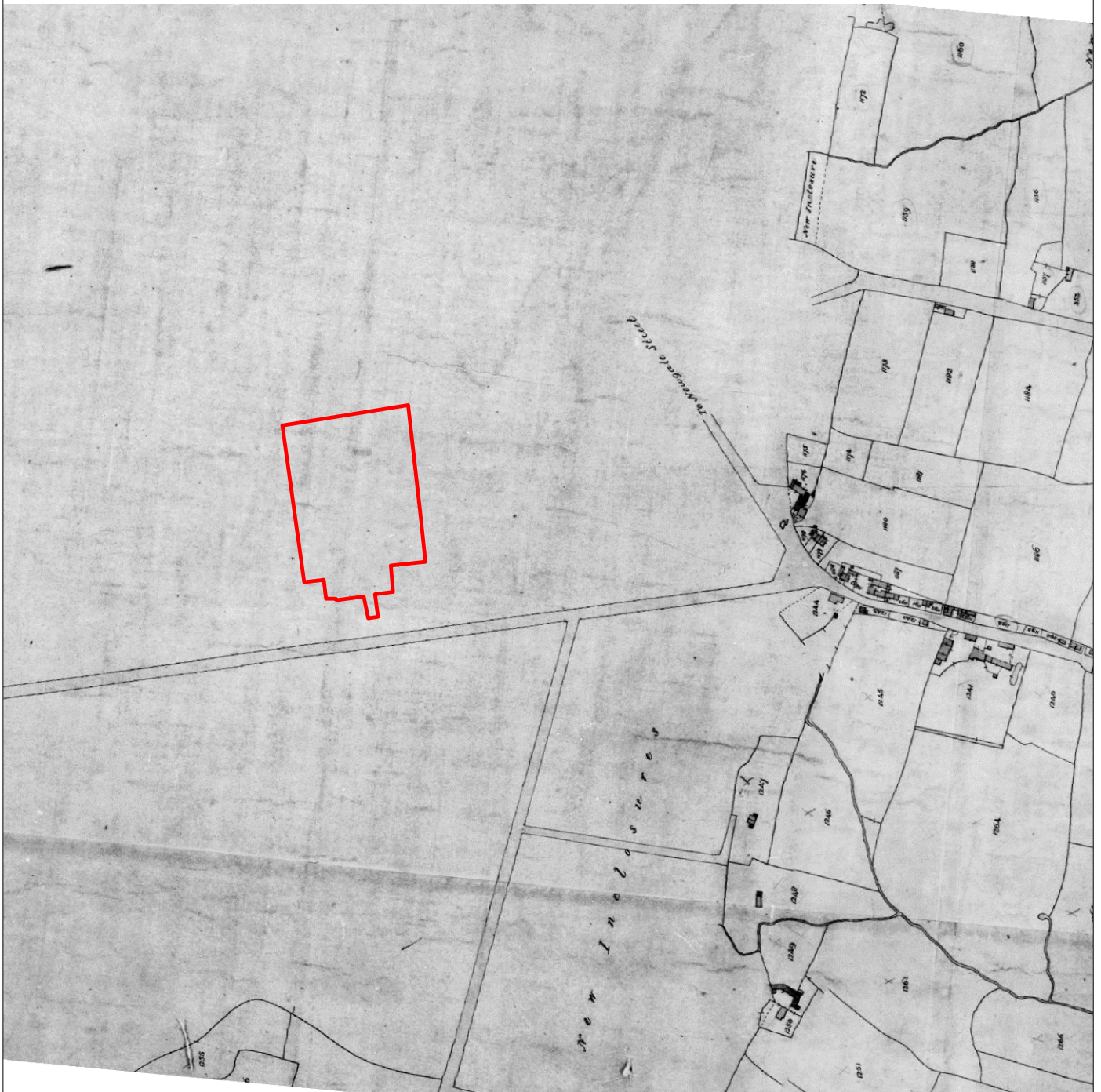


 Site Location (approximate)



Not to scale:  
illustrative only

Figure 4:  
1799 Ordnance Survey  
Drawing



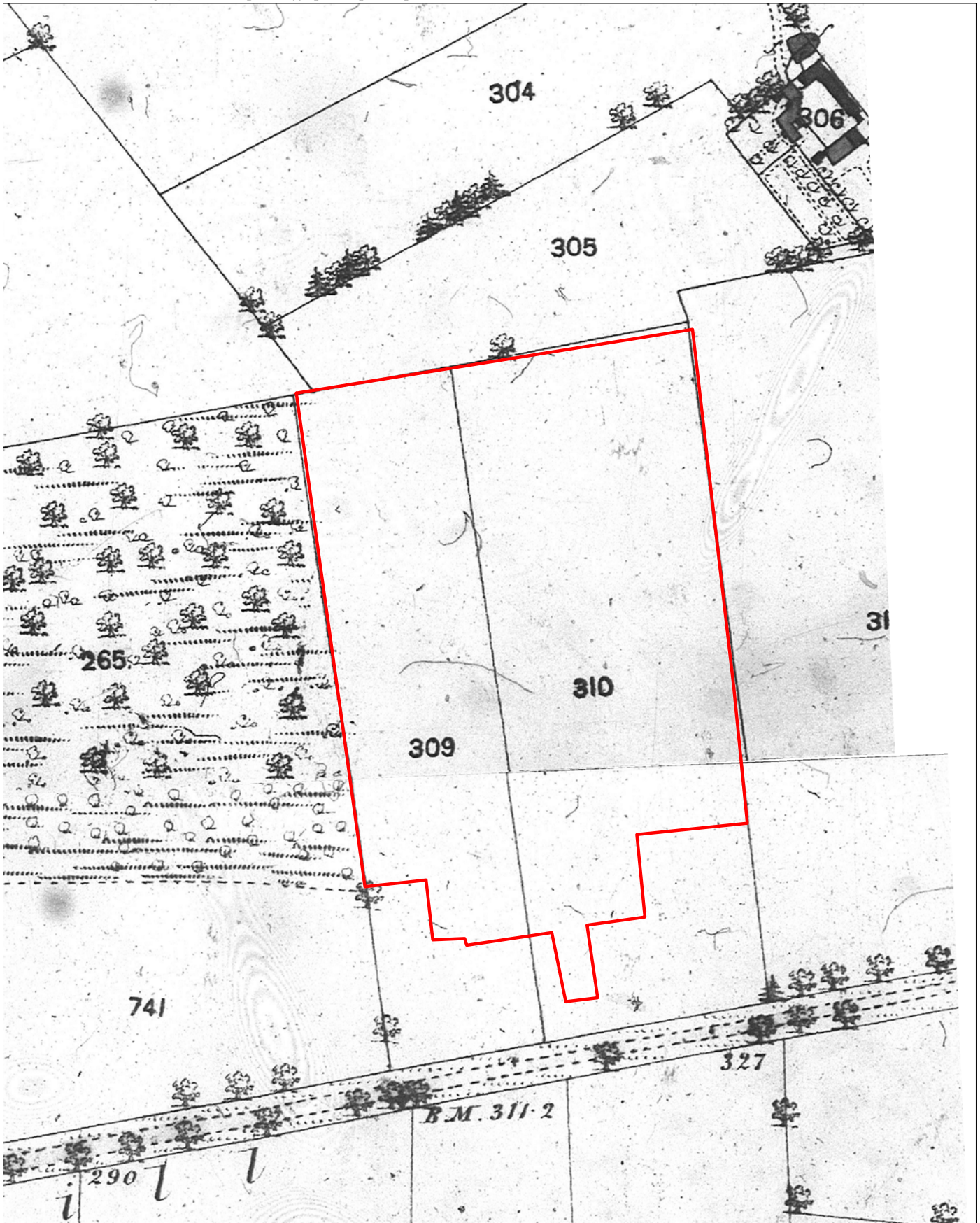
 Site Boundary



0  20 m

1:750 at A4

Figure 5:  
1849 Northaw Parish Tithe  
Map

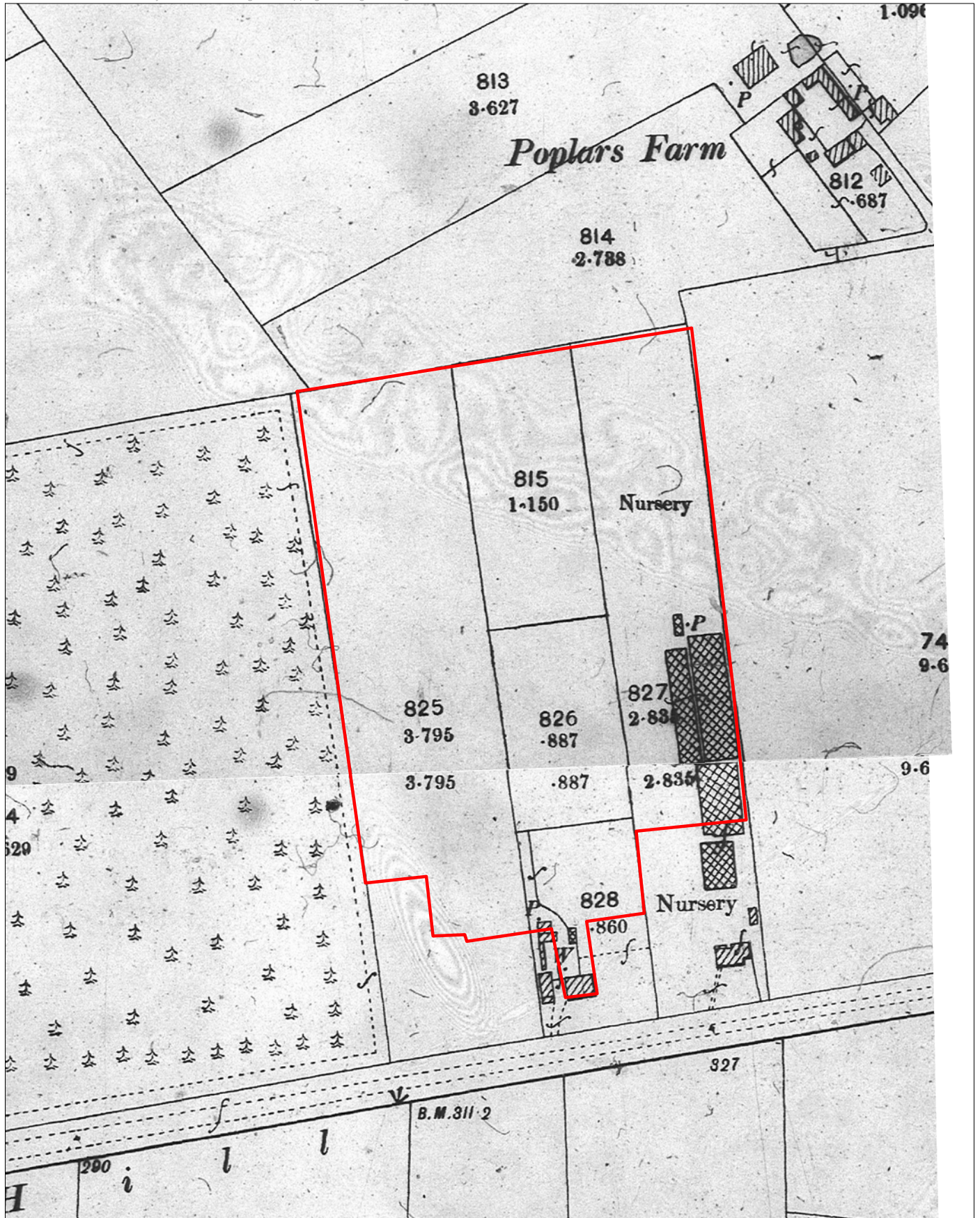


 Site Boundary



0 50 m  
1:2,000 at A4

Figure 6:  
1873 Ordnance Survey

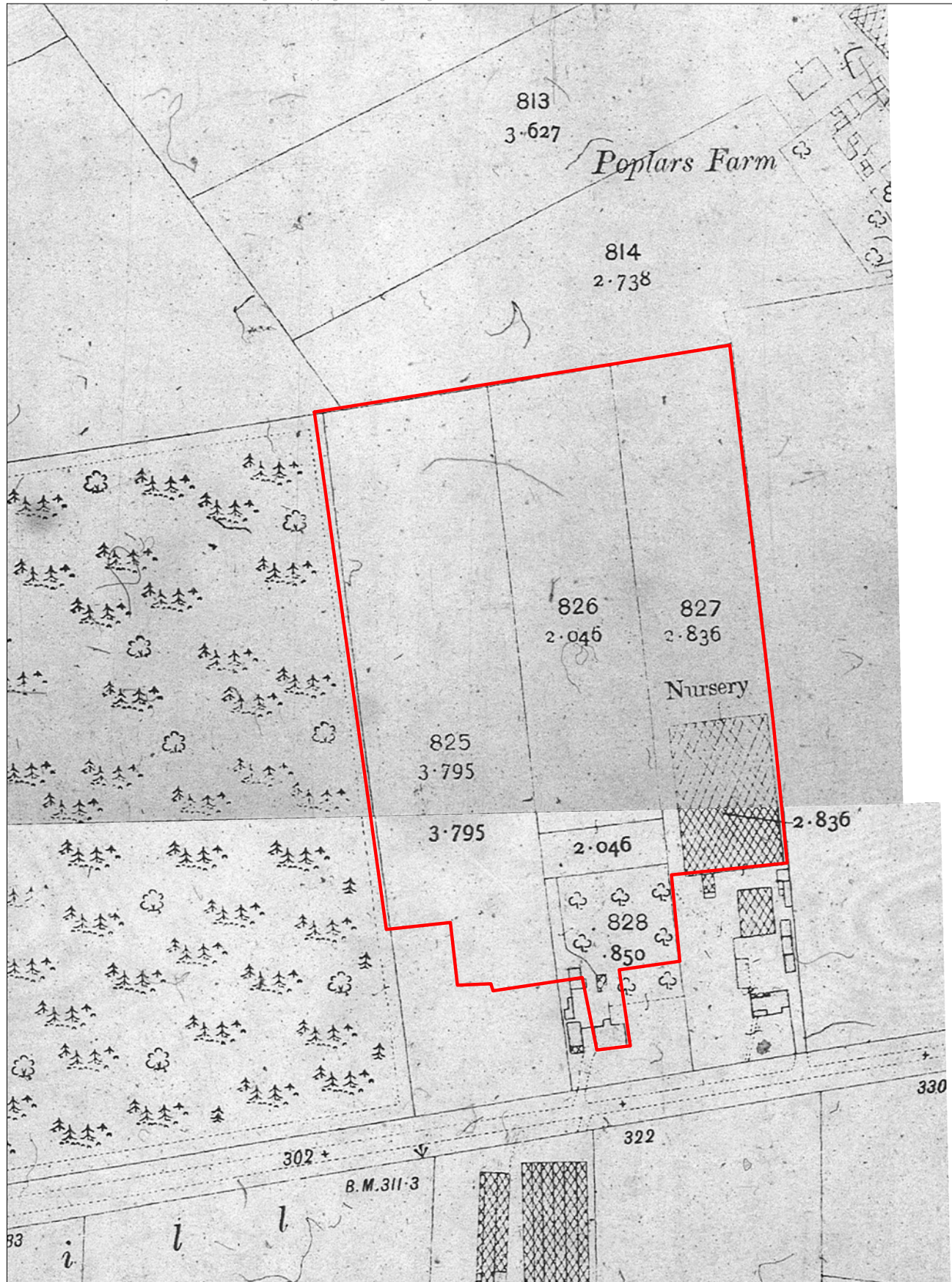


 Site Boundary



0 50 m  
1:2,000 at A4

Figure 7:  
1898 Ordnance Survey

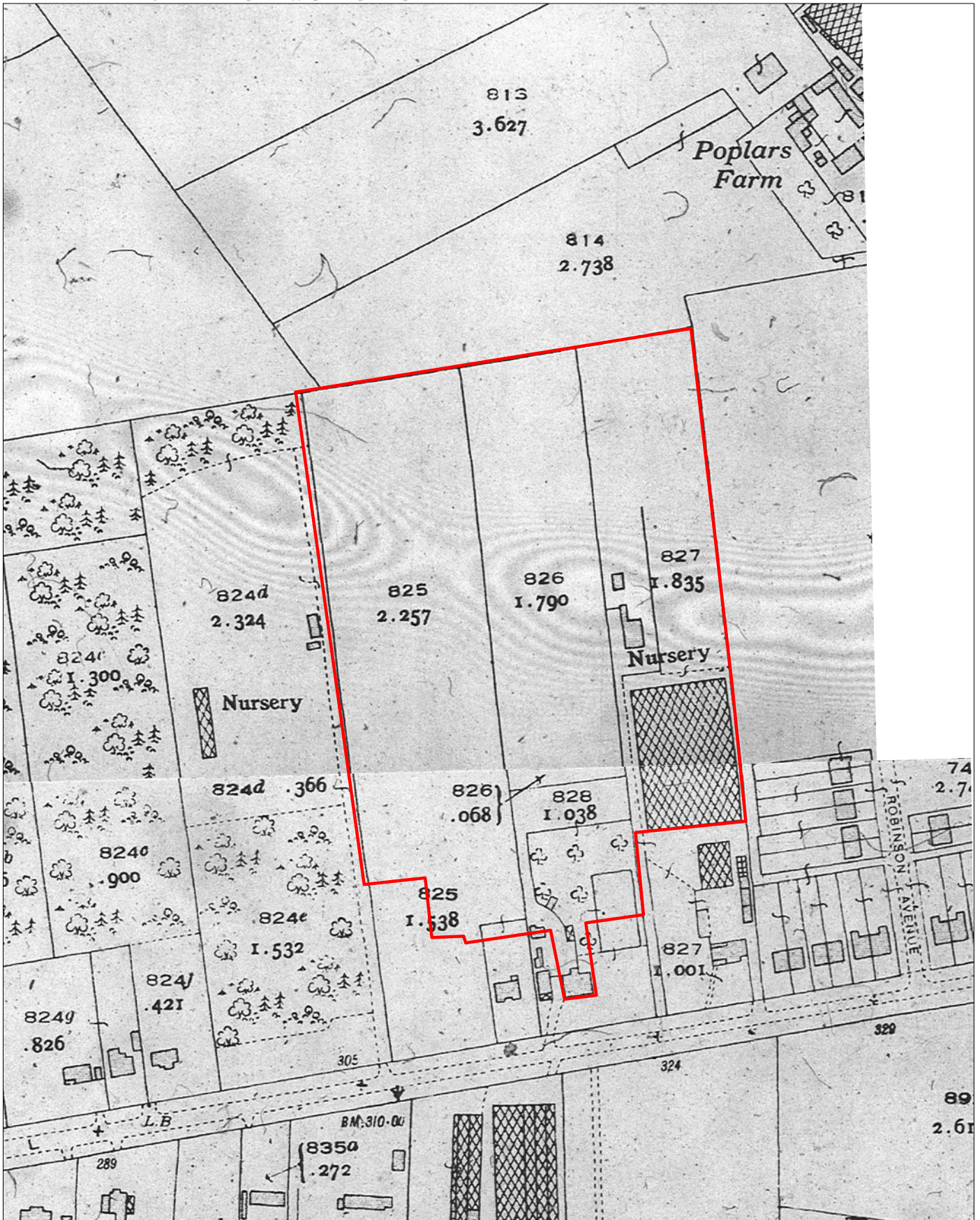


 Site Boundary



0 50 m  
1:2,000 at A4

Figure 8:  
1913 Ordnance Survey



 Site Boundary



0 50 m  
1:2,000 at A4

Figure 9:  
1935 Ordnance Survey