

Appendix A

*Conservation Management Plans for the
Mount and Eastwick Moated Sites Scheduled
Monuments*

Content

The Mount moated site and associated deer-pen enclosure and park pale,
Gilston Park - Conservation Management Plan

Moated site south of Eastwick Hall Farm – Conservation Management Plan

Moated site and associated earthworks south-west of Home Wood –
Conservation Management Plan

The Mount moated site and associated deer-pen enclosure and park pale, Gilston Park

Gilston, CM20

East Herts District Council

Conservation Management Plan

Scheduled Monument 1013017

National Grid Reference 544414 212199

Planning reference: 3/19/1045/OUT. Condition 7

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Executive summary

Places for People has commissioned MOLA to prepare this Conservation Management Plan for The Mount moated site and associated deer-pen enclosure and park pale (Scheduled Monument 1013107), Gilston Park, to the north of Harlow CM20, in East Hertfordshire.

East Herts District Council granted outline planning permission on 9 January 2025 for the creation of 8,500 homes, plus supporting development, infrastructure and open space which comprises Places for People's development of Villages 1 to 6, known as the Gilston Park Estate (Ref. No. 3/19/1045/OUT). Condition 7 attached to the planning permission requires a Conservation Management Plan to be drawn up to inform the Strategic Landscape Masterplan "to include details of the measures to be implemented in order to ensure the long-term protection and maintenance" of three scheduled monuments, including The Mount moated site.

The Conservation Management Plan has been prepared to address this condition as it relates to The Mount. It sets out its heritage significance, and how that significance will be retained and improved by future management. It draws on the results of a walkover condition survey carried out by MOLA.

The scheduled area consists of a rectangular medieval moat enclosing a platform (considered to have been the location of a park keeper's lodge), and associated deer-pen enclosure and park pale. The Mount is mostly covered by existing deciduous woodland with scrub, long grass and nettles. The historic park pale (originally a ditch with an outer bank) continues to the east and west, beyond the scheduled area.

Whilst the location of the monument is currently clearly visible as a belt of woodland in cultivated fields, its form, and archaeological and historical significance, are not easily recognised.

The over-arching aim of the Conservation Management Plan is to inform a programme of works to enhance and better reveal the significance of the scheduled monument in the context of the Strategic Landscape Masterplan and the wider Gilston Area development. Village 1 is to the south of The Mount and will be the subject of a future Village 1 Masterplan (V1MP): from the outline planning permission context and emerging work on the V1MP it is anticipated that The Mount will have a 20m ecological buffer, including seating and information about the monument. Beyond this to the west would be village play-space and school sports pitches. To the north, tree planting and a community orchard are proposed, within meadow extending c 180m to the north as far as the public footpath, potentially fenced and grazed by sheep. Residential development will be located to the south beyond the buffer.

Changes to the setting of The Mount will enhance its visibility, increase awareness of it and understanding of its significance, which in turn should help to protect it. However, there will also be pressure from more people in the vicinity, with a risk of antisocial behaviour and damage. Appreciation of the historic context of the monument may be negatively affected by light and noise from the village.

As a scheduled monument, The Mount is protected by law. A number of management issues and vulnerabilities have been identified: the scheduled area is wooded and heavily overgrown: root growth and up-rooting trees may damage the archaeological remains. Litter, and the lack of interpretation have a negative effect on perception of it as a nationally important archaeological asset and historic place.

In order to address the management issues and vulnerabilities and improve the condition of the monument and thereby enhance and better reveal its significance, a programme of initial works and ongoing maintenance is set out.

Although a balance will need to be found between 'opening up' the monument and making it vulnerable to unauthorised access, these works will initially comprise the clearance of litter, a programme of woodland and vegetation management, and the provision of an interpretation board. The interpretation board will highlight the special significance of the monument and explain its history. Ongoing maintenance would include regular visits to remove litter, control the growth of scrub, and prevent the growth of new saplings on the earthworks; such work could involve local residents to encourage them to become 'custodians' of the monument. It may be appropriate to establish an access route into the monument for maintenance, visitors by special arrangement, or further surveys. Public engagement would also be beneficial, for example, documentary research carried out by local heritage groups or interested individuals, and schools' projects inspired by the monument, which may also help to encourage its protection by local people. This could contribute to the Social Value of the Gilston Park Estate development as a whole.

1 Introduction

1.1 Origin and scope of the Conservation Management Plan

- 1.1.1 Places for People has commissioned MOLA to prepare a Conservation Management Plan (CMP) for *The Mount moated site and associated deer-pen enclosure and park pale, Gilston Park, Eastwick* (Scheduled Monument 1013017). The site is close to Gilston, to the north of Harlow CM20, in Hertfordshire, see Fig 1.
- 1.1.2 East Herts District Council granted outline planning permission on 9 January 2025 for the creation of 8,500 homes, plus supporting development, infrastructure and open space which comprises Places for People's development of Villages 1 to 6, known as the Gilston Park Estate (Ref. No. 3/19/1045/OUT). Condition 7 attached to the planning permission requires a CMP to be drawn up to inform the Strategic Landscape Masterplan "to include details of the measures to be implemented in order to ensure the long-term protection and maintenance of the Eastwick Moated sites and Mount Moated site".
- 1.1.3 The purpose of this CMP is to address this condition as it relates to The Mount. It sets out the significance of the scheduled monument, hereafter referred to as "the site", and how that significance will be retained and improved by future management, with reference to the wider landscape strategy.
- 1.1.4 The CMP has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2024) and to standards specified by the Chartered Institute for Archaeologists (CIfA 2020), and Historic England (2013, 2017). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Surveys, archaeological investigation, more information about the nature of the site, and/or more detailed proposals for local development may require changes to all or parts of the document.

1.2 Structure of this document

- 1.2.1 Section 1 of this document sets out the scope of the CMP, identifies the key stakeholders in the plan, and defines the overall aims and objectives of the CMP.
- 1.2.2 The site, its location, historical background, and significance are described in Section 2.
- 1.2.3 The walkover condition survey, management issues and vulnerabilities are outlined in Section 3.
- 1.2.4 The overall management aims and objectives, along with guiding principles and policies for the future management of the site are set out in Section 4.
- 1.2.5 A proposed maintenance schedule for the site is set out in Section 5.

1.3 Stakeholders

- 1.3.1 The key stakeholders of this CMP are:
 - Places for People.
 - The contractor who will be undertaking the initial works and maintenance of the site.
 - East Herts District Council, the Local Planning Authority.
 - Hertfordshire County Council: the Hertfordshire Historic Environment Advisory Service.
 - Historic England, the public body responsible for England's historic environment.

1.4 Aims and objectives of the Conservation Management Plan

- 1.4.1 This CMP sets out the significance of the site, and how that significance will be retained and enhanced by future management.
- 1.4.2 The over-arching aim of the CMP is to inform a programme of conservation management works to protect, enhance and better reveal the significance of the scheduled monument.
- 1.4.3 To that end, the CMP recommends a programme of works to:
 - Manage vegetation to arrest and reduce the scrub cover on the site and prevent future damage to the earthworks and other remains;
 - Clear current litter from the site;
 - Improve appropriate access arrangements at the site;
 - Provide interpretation at the site; and
 - Carry out ongoing maintenance of the site.

1.5 Methodology and sources consulted

- 1.5.1 As part of the planning submission Ref. No. 3/19/1045/OUT an archaeological desk-based assessment (DBA) was prepared by L–P Archaeology (now MOLA) which has provided the historical and archaeological background to the site summarised in Section 2 (L–P, 2020). To inform this CMP, a walkover survey of the site to confirm its current condition was carried out by MOLA on the 11th of July 2024 (see Section 3).
- 1.5.2 The following sources have also been used:
 - Environment Agency LiDAR data
 - British Geological Survey (BGS) digital mapping.
- 1.5.3 Background information on the site was obtained for the DBA from sources including the Hertfordshire Historic Environment Record, and historic Ordnance Survey maps.
- 1.5.4 The *Gilston Park Estate Strategic Landscape Masterplan Part B - Regulatory Plan & Design Code* prepared by Grant Associates (March 2025) includes a proposed strategy and design for the landscape immediately around the site and has informed the preparation of this CMP.
- 1.5.5 The site was discussed during a consultation meeting on the 9th August 2024 with Adam Single, the Historic England Inspector of Ancient Monuments for Hertfordshire. His recommendations following his subsequent visit to the site have been incorporated in this report.
- 1.5.6 The guidance manual *Managing Earthwork Monuments* (Rimmington 2004) can be downloaded from <https://www.yumpu.com/en/document/view/27567643/managing-earthwork-monuments-introduction-pdf-helm>. It was also consulted to inform the preparation of this CMP. Although it is primarily focused on archaeological earthworks under grassland management, it includes relevant information on repairing erosion scars and advice on obtaining appropriate materials to do so.

1.6 Acknowledgements

- 1.6.1 The author wishes to thank the following for their assistance in producing this document: Adam Single of Historic England, Nicola Whiting of Grant Associates, Phoebe Hingston of Knight Frank, Rachel Godfrey of Quod.

2 Understanding the Site

2.1 Site location

- 2.1.1 *The Mount moated site and associated deer-pen enclosure and park pale, Gilston Park, Eastwick* (Scheduled Monument 1013017, hereafter referred to as “the site”) is located at National Grid Reference 544414 212199, see Fig 1.
- 2.1.2 The extent of the nationally designated (scheduled) area covered by this CMP is shown in red on Fig 1. The scheduled area covers just under 0.9 hectares: it should be noted that it includes a 2m boundary around the archaeological features, considered to be essential for the monument's support and preservation (National Heritage List for England (NHLE) entry 1013017).
- 2.1.3 The site is c 350m west of Eastwick Road at the junction with Pye Corner, and is surrounded by open farmland. A private track known as Limetree Avenue runs north on ground rising from the south at South Lodge, and passes immediately to the west of the site. A public footpath runs east/west, c 180m to the north of the site.
- 2.1.4 The site is largely covered by deciduous woodland, although dense scrub and nettles dominate the western half, largely preventing access to the moated area.
- 2.1.5 No archaeological excavations are known to have taken place at the site.

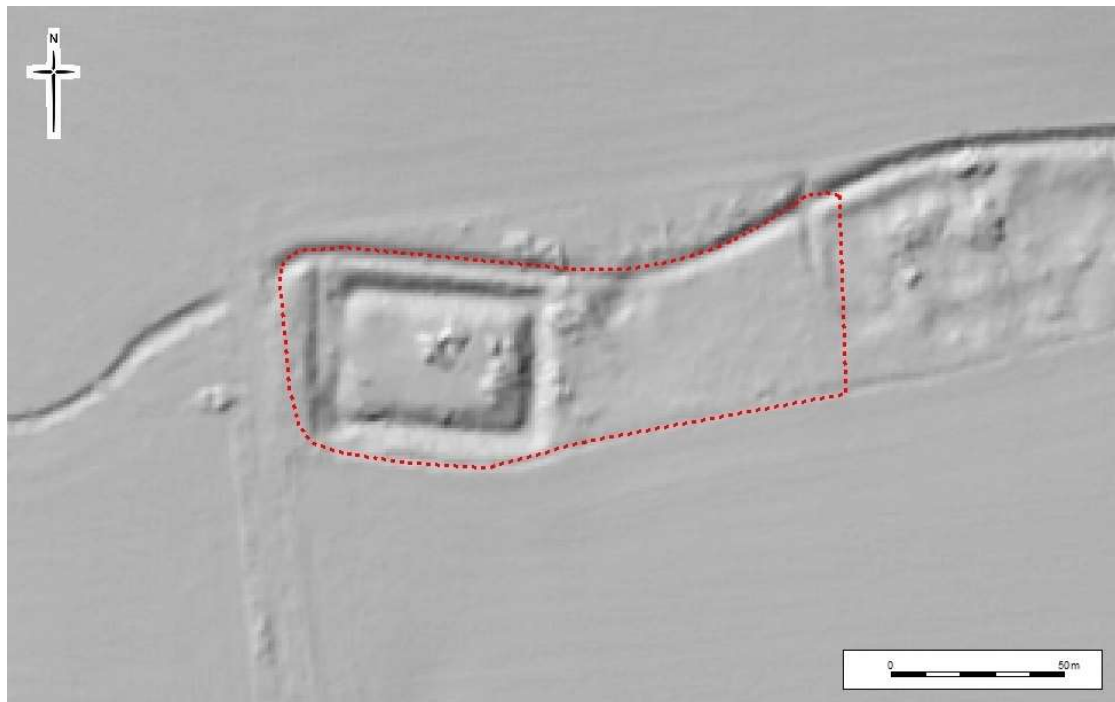
2.2 Topography, geology and hydrology

- 2.2.1 The nearest watercourse to the site is Fiddlers Brook, c 300m to the east, a small stream which runs along the east side of Eastwick Road and flowing south into the River Stort c 800m to the south-east of the site.
- 2.2.2 The natural topography of the vicinity of the site generally slopes up to the north-west from the valley of the Stort, from c 48.0m above Ordnance Datum (OD) 500m south of the site on Eastwick Road, to c 49.0m OD, 500m to the north of the site. The site is at c 50m OD.
- 2.2.3 BGS mapping shows that the site is underlain by Lowestoft Formation, an extensive sheet of chalky till, together with outwash sands and gravels, silts and clays.

2.3 Description of the Scheduled Monument

- 2.3.1 The National Heritage List for England (NHLE) entry for the site includes the following description:
- “The monument includes the well-preserved remains of a medieval moated enclosure and associated deer-pen enclosure and park pale. The moated enclosure measures some 75m east-west by 50m north-south in maximum external dimensions. The surrounding dry moat measures about 12m across and up to 2.5m deep. Part of the west side of the moat has been infilled in modern times. A low external bank, measuring some 0.5m high and 3m across, flanks its east arm. The moated island is raised 2m higher than the surrounding ground surfaces. Foundations of a flint-faced building, measuring about 4m by 9m, survive within the interior. The moated site is considered to have been the location of a park keeper's lodge in the Tudor period. Adjacent to the moat on the east side is an outer enclosure with dimensions of about 85m east-west by 50m north-south. Its eastern side [are] defined by a 2m high scarp slope and by the moat and park pale on the west and north sides respectively. The interior of the enclosure is levelled to form a flat terrace on which stood at least three deer-houses up until the last [19th] century. There are no obvious surface traces of these buildings. Immediately to the north of the moat and outer enclosure are the remains of a park pale, originally enclosing Gilston Park in the Tudor period. The park pale survives as a well-defined ditch which measures 4m across and up to 1.5m deep”.
- 2.3.2 Although the NHLE description suggests a Tudor date (i.e. 1485–1603) for the park keeper's

lodge and associates the park pale with Gilston Park (to the north), it was suggested in the DBA that Gilston Park originated in the late 17th century, and that the park pale may have been associated with Pisho Park, to the south, first documented in 1294 (L–P, 2020, after Rowe, 2009).



- 2.3.3 The park pale extends to the east and west beyond the scheduled area, as seen on the Environment Agency LiDAR view of the site (above). This shows the site in relief, without vegetation/tree cover, and is reproduced below with the boundary of the scheduled area as a dotted red line.

2.4 Archaeological and historical context

- 2.4.1 The NHLE entry for the site sets out the background to the designation of moated sites as follows:
- “Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains”.
- 2.4.2 Moated sites are often associated with features such as ponds and gardens, and some examples still serve as residential sites up to the present day (Whittle 1950).
- 2.4.3 Deer hunting was popular in the later medieval period, facilitated by the creation of parks comprising managed woodland and grassland where the animals could be contained, enclosed by a ‘pale’, a ditch with an outer bank topped by a tall wooden fence. Typically, parks lay away from settlements on economically marginal land, and most were around 30–80 hectares. Many such parks contained a lodge for the person responsible for the management and security of the land and the deer, and the lodge might be surrounded by a moat, and parks often included other features such as fish ponds or rabbit warrens (Historic England, 2018, *Register of Parks and Gardens Selection Guide*, <https://historicengland.org.uk/images->

2.4.4

The 6":mile Ordnance Survey map surveyed in 1873 to 1874 shows the site within a belt of woodland (The Chase), on the edge of Gilston Park. The east end of The Chase, at that time, turned south to run parallel with the Fiddlers Brook.



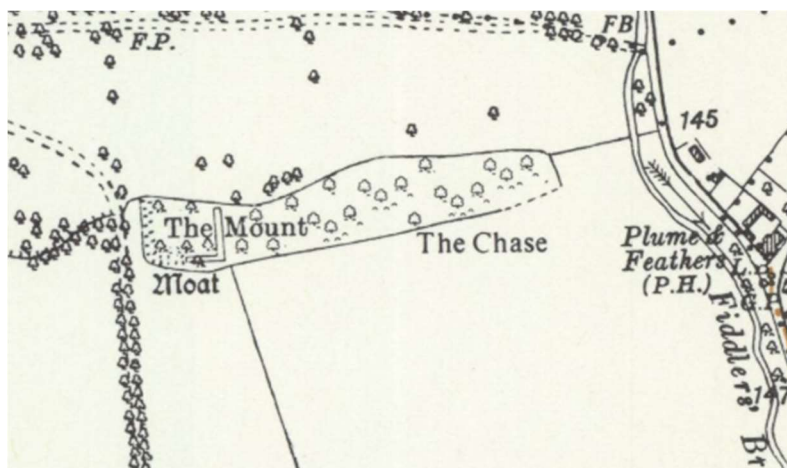
6":mile Ordnance Survey map surveyed 1873 to 1874

2.4.5

The moat is depicted (see detail below) with its south-eastern corner and east arm water-filled.



Detail from the 6":mile Ordnance Survey map surveyed 1873 to 1874



1:10,560 Ordnance Survey map of 1964

- 2.4.6 The site and The Chase are unchanged on subsequent maps until after the Second World War: aerial photographs indicate that the eastern arm of the woodland of The Chase was not removed until after 1949.

2.5 Significance

Statutory designation

- 2.5.1 The site is included in the NHLE as a scheduled monument (ref.1013017), and as such is protected by law as a nationally important archaeological site.
- 2.5.2 Protected heritage landscapes (such as hedgerows which meet the criteria of 'important' under *The Hedgerows Regulations 1997*), are considered to be of regional or county importance.

Discussion of the heritage significance of the site

- 2.5.3 The following assessment of the significance of the site is guided by Historic England's 'Conservation Principles, Policies and Guidance' (<https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>) that shows how heritage significance can be grouped into four categories:
- **Evidential value** – the potential of a place to yield evidence about past human activity.
 - **Historical value** – the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
 - **Aesthetic value** – the ways in which people draw sensory and intellectual stimulation from a place.
 - **Communal value** – the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- 2.5.4 Overall, the significance of the archaeological remains at the site is defined largely by **evidential value** and **historical value**.
- 2.5.5 The archaeological significance of the site is derived in large part from its earthwork remains through their **evidential value** to inform about the past. The NHLE entry for the site states that: *"The Mount survives as a well-preserved Hertfordshire moated enclosure. It is an unusual example of a site of this category specifically associated with deer management."*
- 2.5.6 Moated sites are recognised as being important features for understanding the distribution of wealth and status in rural areas in the later medieval period. The site has considerable significance for understanding the history of the local area, and therefore also has **historical value**.
- 2.5.7 A further aspect of the **evidential value** of the moat is the potential of the silts to contain significant palaeoenvironmental evidence, preserved within the seasonally waterlogged fill. Such evidence could, if well-preserved, provide valuable information on the past environment of the site, and provide information on past vegetation cover, land-use and economic activities (e.g. from pollen and plant macrofossils) associated with the use of the site, as well potential information on climatic conditions, pollution and human health from other proxy indicators (e.g. diatoms, insects, non-pollen palynomorphs, diatoms, stable isotopes, sedimentary DNA), combined with potentially dateable deposits (using AMS radiocarbon dating, and potentially lead-210 dating). Well-preserved and well-dated multiproxy palaeoenvironmental sequences from the medieval period are generally scarce in the UK.
- 2.5.8 However, periodic drying-out of the moat silts may have already had a detrimental effect on the organic preservation conditions. The exact state of preservation within the silts can only be assessed through future intrusive investigation (e.g. augering and laboratory assessment).
- 2.5.9 The wooded nature of the site and its attraction as a habitat for wildlife, have **aesthetic value**. The site currently has some **communal value** as a feature of the local landscape, but there is potential to be a valuable educational and recreational asset for local residents and workers, with **significant communal value**.
- 2.5.10 As described above, the woodland habitat on the site does also possess some **aesthetic value**, however across much of the site the heavily wooded vegetation cover may pose a threat to the continued survival of the archaeological features.

3 Management issues and vulnerability

3.1 Walkover condition survey

- 3.1.1 The condition survey was carried out in warm, dry, sunny conditions, in July 2024. A plan of the locations of the photographs referred to below is appended as Fig 3, followed by the photographs.
- 3.1.2 Approaching from the south along a private track known as Limetree Avenue (which is flanked by a number of Lime trees), the site is clearly visible as a wooded area standing out within open land comprising cultivated fields (Photo 1).
- 3.1.3 There appears to be little or no current formal management of the site, although sections of old iron estate-type fencing was seen, twisted and broken in places, suggesting that this may have once run round the outer edge of the moat.
- 3.1.4 At the west end of the site, adjacent to Limetree Avenue, is dense grass and nettles c 1.0–1.5m high, patches of brambles, occasional trees (Photo 2), and some litter and discarded orange plastic barrier mesh (Photo 3).
- 3.1.5 Tree cover increases to the east along the northern and southern edges of the site (Photos 4 and 5).
- 3.1.6 The banks of the moat and the moated platform are dominated by dense scrubby vegetation and nettles, with mature trees mostly around the perimeter, including a large mature oak outside a section of estate fencing (Photo 6). One large oak was also noted inside the south-east corner of the moat (Photo 7).
- 3.1.7 The vegetation largely prevented access to the moat and platform: only the eastern part of the south side of the moat could be reached. Here, the base of the moat is around 1.0–1.2m below the level of the surrounding ground, its base damp rather than wet, although the south-east corner adjacent to the mature oak had some shallow standing water (around 0.1m deep) which extended to the north (Photo 8). The trunks of two fallen trees lay across the eastern side of the moat.
- 3.1.8 The platform was accessed in one location on its south side, where there was an entrance to an animal burrow, c 0.2m in diameter, with an area of loose upcast spreading c 0.5–0.75m from it. On the surface of the upcast was a fragment of red clay roof tile, presumably excavated from the burrow. There was also a cluster of animal droppings (probably deer) on the upcast (Photo 9).
- 3.1.9 The eastern half of the site has mature tree cover with relatively little understorey other than nettles, which made it difficult to trace the earthworks. A damp area was observed in the north. To the east was a timber and wire cage, possibly a pheasant pen (Photo 11).
- 3.1.10 Close to the centre of the southern side of the site, outside the scheduled area, abundant fragments of red brick and tile were observed on the surface of the ploughsoil.
- 3.1.11 Views from the site are open across arable land, with the Grade: II* listed house *Gilston Park* partly visible in the distance amongst trees to the north; pylons to the west; Gilston village to the east; and Harlow to the south.

3.2 Site use

- 3.2.1 The site is on private land with no apparent evidence of unauthorised access. Currently, the nearest public access is the footpath (public right of way) c 180m to the north.
- 3.2.2 The current vegetation cover impedes access into the site, which – although discouraging detrimental uses, such as antisocial behaviour or fly-tipping, and incidental or deliberate damage – also prevents potential benign access (e.g. by possible educational visits) and appreciation of the site. It does, however provide a secluded habitat for wildlife.
- 3.2.3 The dense vegetation cover on the site also affects the ‘legibility’ of the earthworks, in that it is difficult to understand and recognise them as archaeological remains.
- 3.2.4 There is currently no readily available information nearby about the site’s history, archaeology and ecology, and no provision for interpretation to enhance understanding and appreciation of

the site's significance.

3.3 Risks

- 3.3.1 The site is considered to be in a generally unsatisfactory condition, with major localised problems; it is, however, not currently on Historic England's *Heritage At Risk Register* (<https://historicengland.org.uk/advice/heritage-at-risk/search-register/>).
- 3.3.2 There is currently no formal programme of vegetation maintenance at the site. Animal burrowing has caused some localised (at least) damage to the moat platform, observed during the walkover survey but possibly more extensive than a single area seen.
- 3.3.3 Any trees at risk of uprooting pose a potential risk to the monument, in terms of disturbing the archaeological remains. The current condition and lack of maintenance of the site, therefore, has the potential to negatively affect its significance. Threats to the physical integrity of the monument, through tree fall and burrowing, and scrub growth (i.e. root disturbance and as shelter for burrowing animals), have the potential to negatively affect the evidential value of the site, as well as diminishing its communal and aesthetic value. The lack of interpretation at the site restricts appreciation of its historical value.
- 3.3.4 The heavy vegetation around the moat is also likely to affect the hydrology, leading to reduced moisture content of the moat silts during drier months with a negative impact on the preservation of organics and potential palaeoenvironmental remains. Furthermore, the vegetation cover also results in an increased in leaf-fall and consequent sediment build-up in the moat.
- 3.3.5 The fence which has in the past has apparently enclosed the moat, or at least part of it, is in a state of total disrepair, and now only contributes to the general unmanaged condition of the site.

3.4 Constraints

- 3.4.1 Whilst the current vegetation cover has a number of negative impacts on the condition and use of the site, any vegetation management works on the site must consider the impact of such works on the ecology of the site, and any restrictions under *The Hedgerows Regulations 1997*.
- 3.4.2 An increase in people using the area for recreation may lead to possible damage.

4 Conservation management aims and objectives

4.1 Legislation and planning context

Scheduled Monuments

- 4.1.1 Historic England's (2014) guidance note, *Scheduled Monuments: A Guide for Owners and Occupiers*, is available online at
- <https://historicengland.org.uk/images-books/publications/scheduled-monuments-guide-for-owners-and-occupiers/guideforownersofscheduledmonuments/>.
- 4.1.2 It provides a useful summary of the legal framework surrounding scheduled monuments, and sets out what needs to be considered when planning or undertaking works to them.
- 4.1.3 Nationally important archaeological sites (both above and below-ground remains) may be identified and protected under the *Ancient Monuments and Archaeological Areas Act 1979*. An application to the Secretary of State is required for any works affecting a Scheduled Monument. Prior written permission, known as Scheduled Monument Consent (SMC) is required from the Secretary of State for works physically affecting a scheduled monument. SMC is separate from the statutory planning process.
- 4.1.4 'Works' as defined in the 1979 Act that require SMC are:
- (a) any works resulting in the demolition or destruction of or any damage to a scheduled monument;
 - (b) any works for the purpose of removing or repairing a scheduled monument or any part of it or of making any alterations or additions thereto; and
 - (c) any flooding or tipping operations on land in, on or under which there is a scheduled monument.
- 4.1.5 Development affecting the setting of a scheduled monument is dealt with wholly under the planning system and does not require SMC.
- 4.1.6 Geophysical prospection (including the use of a metal detector) on a scheduled monument requires prior consent from Historic England.

National Planning Policy Framework

- 4.1.7 The National Planning Policy Framework (NPPF) was revised on 12th December 2024 in response to the Proposed reforms to the National Planning Policy Framework and other changes to the Planning system consultation and sets out the government's planning policies for England and how these are expected to be applied. It sets out the government's planning policies for England and how these are expected to be applied, and replaces the previous NPPF which was first published in March 2012 with revisions in 2018, 2019, 2021, and September 2023 and revised in December 2023.
- 4.1.8 The NPPF section 16 covers "Conserving and enhancing the historic environment". Paragraph 219 of this Section states that local planning authorities should look for opportunities for new development within the setting of heritage assets "to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably".

The Hedgerows Regulations 1997

- 4.1.9 A countryside hedgerow is a boundary line of bushes which can include trees. A hedgerow is protected, meaning it cannot be removed, if it meets certain criteria for length, location, and 'importance': <https://www.legislation.gov.uk/ukxi/1997/1160/contents>.

4.2 Vision for the site

The landscape proposals

- 4.2.1 The Strategic Landscape Masterplan (SLMP) Part B: Regulatory Plan and Design Code (Grant

Associates, 2025) provides an overview of the mandatory requirements and recommendations for the design of the future landscape within the SLMP area. The Regulatory Plans form the overriding design control tool and inform the structure of the Design Code. The Character Areas identified within the Regulatory Plan form the structure for the Design Code. Within the Design Code, mandatory requirements use the term 'must'. Recommendations use the term 'should' (Grant Associates 2025, 14).

- 4.2.2 The Regulatory Plan (GSLM605-GRA-X-XX-DR-L-1112 (14/03/2024) shows the site within the south-east part of the *Gilston Park* landscape Character Area (CA5), with Village 1 to the south. Both the site and The Chase to the east are shown as existing woodland with a 20m ecological buffer, within a Sensitive Development Area.
- 4.2.3 The Design Requirements set out in Section 5.3.2 *Response to Heritage Assets* of the SLMP *Response to Heritage Assets* (Grant Associates 2025) state that:
- SLMP RMA designs must be appropriate for the setting of listed and designated heritage assets, respecting the requirements set out in relation to the Sensitive Development Areas (SDA's) and must ensure impact on heritage assets are minimised and appropriately mitigated;
 - proposals should enhance access to and interpretation of heritage features for enjoyment of the public, where appropriate;
 - long term management and conservation plans should be developed for all heritage assets as part of RMA stages;
 - proposals must consider the impact of any proposed lighting or noise on heritage assets and where needed develop sensitive proposals potentially incorporating landscape elements to mitigate impacts.
- 4.2.4 The *Response to Heritage Assets* section of the SLMP also required that a "Site-Wide heritage trail must be created, linking key heritage features of interest and utilising the open space of the SLMP to provide a route located primarily through the SLMP landscape" (Grant Associates 2025).
- 4.2.5 Design Requirements regarding the ecological buffer for the Chase in terms of minimising activity, the physical impact of pedestrian paths and of changes to hydrology, are also specified in Section 5.5.3 of the SLMP (Grant Associates 2025).
- 4.2.6 The SLMP Design Principles *Heritage & Views* for *Gilston Park* (Grant Associates 2025, Section 4.7.2) state that:
- The design proposals should sensitively respond to The Chase: access should be considered to avoid adverse impacts including potential sensitive fencing of an appropriate character;
 - heritage interpretation must be provided to The Chase;
 - Lime Avenue should be extended into the park, following historic precedents;
 - design proposals must be sensitive to existing site topography. Significant alterations of topography must be avoided to avoid adverse impact on important views and should positively contribute to the views to and from Gilston House.
- 4.2.7 Illustrative Masterplan proposals for CA5¹ particularly relevant to the site are:
- Open grassland and parkland character to the north of the site, with legacy parkland trees;
 - Reinstatement of the historic lime tree avenue, to form a route through the village, and for pedestrians and cyclists as it passes to the west of the site;

¹ Grant Associates 2024, and dwg GSLM605-GRA-X-XX-DR-L-1112

- An 'access point' to the area from Eastwick Road to the north-east of The Chase, with footpaths running outside the north and south sides of the site;
- A community orchard to the north-east of the site;
- Sports pitches and a bowling green with changing facilities to the west of the site, for community and school use;
- A small village play-space close to the lime avenue outside the western end of the site.

4.2.8 The changes to the setting of the site will enhance its visibility, increase awareness of it and understanding of its significance, which in turn should help to protect it. However, there will also potentially be pressure arising from more people in the vicinity, with the risk of antisocial behaviour and damage. Appreciation of the historic context of the site may be negatively affected by light and noise from the village, but making it less 'secluded' may discourage antisocial behaviours.

The site management aims

- 4.2.9 The overall vision for the site is to manage and maintain it in such a way as to preserve the physical integrity of the significant archaeological remains, arrest damaging processes such as scrubby growth, and enhance the appreciation and understanding of the remains, whilst avoiding negative impacts on ecology and preventing or reducing the likelihood of damage arising from increased recreational use of the area.
- 4.2.10 Grassland, either mowed, or grazed by sheep, is generally considered the optimal regime for earthwork monuments, but in many cases there needs to be a balance between how this might be achieved when the site is already heavy with scrub, and also the need to discourage inappropriate uses of the site.
- 4.2.11 Properly managed, the site would provide a valuable amenity for the area, although it is not envisaged that visitors should be encouraged onto the site (fencing may be appropriate), as this may be likely to cause erosion and litter issues. Instead, its visibility within an area of recreational use may promote a sense of local engagement and appreciation of the site, which in turn may help discourage detrimental uses (e.g. antisocial behaviour, incidental or deliberate damage or fly-tipping).
- 4.2.12 Ideally, the national significance of the monument should be clearly evident to local communities and visitors. Its significance will be explained by an information board, so people can understand the special character and designation of the monument and enjoy 'a sense of place' and distinctiveness about the extant remains. Placing the information board near to the main path closest to the site, where it is easily seen, will enhance visitors' understanding and appreciation of the heritage significance of the site and adjoining park pale, and provide an opportunity for the site to be included in educational programmes. Interpretation should link with the nearby designated sites to highlight their relationships and contrasts between them.
- 4.2.13 Management of the vegetation cover, including removing scrubby undergrowth and controlling subsequent re-growth, will create better views through the site, enhancing 'legibility' of the remains (i.e. the ability to see the earthworks and get an impression of the layout of the site. It would also allow further definition of an optimum management regime to ensure the site's long-term preservation.
- 4.2.14 The site has been covered by woodland since at least the mid-to-late 19th century. In the short term at least, the site could continue to be maintained as woodland, but new growth of trees and shrubs should be prevented and older or diseased trees managed and removed as they begin to die off, to prevent their up-rooting damaging the earthworks. Providing a medium-high tree canopy is likely to help in suppressing further new growth of woody vegetation on the site, as well as improving visibility through the site.
- 4.2.15 In the long term, the site could be managed to transition towards more open grassland cover. If future monitoring indicates conditions likely to cause desiccation of palaeoenvironmental remains in the moat fills, then options for enhancements to the local hydrology, that may include rewetting, should be discussed with Historic England's Inspector of Ancient Monuments.

4.3 Maintenance

- 4.3.1 The site should be inspected for damage and any litter removed on a regular basis.
- 4.3.2 Any damage to the earthworks caused by erosion from footfall and animal burrowing should be promptly repaired to maintain the physical integrity of the archaeological remains. SMC would be required, and a methodology should be agreed with the Historic England Inspector of Ancient Monuments prior to commissioning the work.
- 4.3.3 The damaged estate-type fencing is currently a hazard for access for maintenance, but its total removal could cause incidental damage, and it may be preferable to simply record its location, cut it off at ground level and remove.
- 4.3.4 Trees in immediate danger of falling should be felled or managed by removing limbs to prevent collapse resulting in damage to the earthworks.
- 4.3.5 Older trees should be monitored on a regular basis to avoid the risk of any trees uprooting, in order to prevent damage to the earthworks.
- 4.3.6 In order to avoid further damage to the archaeological remains at the site, saplings and younger trees within the canopy of older trees (semi-mature competing trees) should be removed by felling, and treating the stump to prevent re-growth and allow it to decay *in situ* (rather than its physical removal). Periodic visits should be made to the site to remove saplings.
- 4.3.7 Nettles should be controlled by regular cutting.
- 4.3.8 Leaf litter within the moat should be collected and removed each autumn to prevent excessive build-up and the deterioration of any palaeoenvironmental evidence preserved within its fills.

4.4 Access and appropriate use

- 4.4.1 Since there may be public access to the area around the site, regular checks on the site's general condition and to remove litter would create a sense that it is 'looked after' and thus encourage visitors to do the same. Measures should be put in place to ensure that any new paths to the north and south of the site do not cause erosion from footfall: selective mowing may help to periodically redirect any informal routes created by access, avoiding ground compaction, loss of grass cover, and erosion.
- 4.4.2 If access to the site is to be restricted by fencing, the method should be agreed with the Historic England Inspector of Ancient Monuments prior to commissioning the work. Access to the interior of the site, i.e. for visitors by special arrangement, or for further surveys, may require an access point and cleared path: such measures should be agreed with the Historic England Inspector of Ancient Monuments prior to commissioning the work. The safety issues of facilitating access to uneven ground, steep slopes, and water, will need to be considered. Access for general visitors should not be encouraged, but will be required for surveys and maintenance.
- 4.4.3 Controlling scrubby undergrowth, removing saplings and semi-mature competing trees, and where appropriate raising the canopy of mature trees will create a more open environment, and may reduce the likelihood of antisocial behaviours and uses.

4.5 Learning and interpretation

- 4.5.1 Once access is made easier by scrub clearance, a detailed hachure plan should be made of the site to aid interpretation of the earthworks.
- 4.5.2 Documentary research could be carried out by local heritage groups or interested individuals, and schools' projects could be designed inspired by the site, which may help to encourage its protection by local people. This can contribute to the Social Value of the development as a whole.
- 4.5.3 An interpretation panel should be created and installed beside the nearest footpath, or close to any new access into the site.
- 4.5.4 The interpretation panel should be of an appropriate size and of vandal-proof and robust construction. The exact specification and materials for the panel, as well as the content and

design, and location for its installation should be agreed in writing with Historic England. Scheduled Monument Consent may be required for the installation of this panel.

5 Indicative maintenance schedule

5.1 Key responsibilities

- 5.1.1 Places for People will be responsible for funding, commissioning and carrying out the maintenance works at the site in accordance with this conservation management plan.
- 5.1.2 Places for People will be responsible for agreeing the scope of all works with the relevant stakeholders, namely:
 - East Herts District Council, the Local Planning Authority;
 - the Development Control Archaeologist / County Archaeologist at Hertfordshire County Council;
 - the Inspector of Ancient Monuments at Historic England
- 5.1.3 Where required, Places for People will be responsible for obtaining Scheduled Monument Consent for the works.
- 5.1.4 These responsibilities relating to the care of the monument will be transferred to a stewardship body in due course.
- 5.1.5 Appropriate safety measures and a Risk Assessment will be required for all works to ensure there is no conflict with visitor use of the area.

5.2 Initial works: indicative

- 5.2.1 No heavy plant or other equipment that may inadvertently damage the earthworks should be used. Works should be scoped and timed to minimise conflict with ecology. Works affecting trees would be carried out in accordance with any Tree Preservation Orders in place.
- 5.2.2 Initial works at the site would comprise:
 - **Preliminary management** to include initial limited clearance to facilitate access, begin to raise canopy by minor reduction to lower tree branches and remove from site. Identify and fell any diseased trees or trees otherwise liable to uproot and remove from site. Leave already fallen timber *in situ*. Remove litter and any fly-tipped material and significant deadwood.
 - **Repair damage** from erosion, animal burrows and any fallen trees.
 - **Consider archaeology inputs** for new information panel.
 - **Commission/produce information panel.**

5.3 Ongoing maintenance

- 5.3.1 Ongoing maintenance works would comprise:
 - **Regular monitoring visits** to check condition and identify any inappropriate uses. It may be possible to involve local people in these, promoting engagement with – and care of – the site.
 - **Control of scrub, removing saplings and competing trees, and redirecting any informal paths causing erosion.**
 - **Removal of litter.**
 - **Monitoring condition of trees.**

5.4 Periodic inspection

- 5.4.1 A regular formal inspection should be carried out annually or as appropriate to review its condition and progress against the aspirations for the site. It is recommended that other stakeholders (i.e. the Local Planning Authority, the County's Archaeological Advisors, and the Historic England Inspector of Ancient Monuments) are invited to attend these inspections and

to review the findings.

6 Designation information

7/3/2024

The Mount moated site and associated deer-pen enclosure and park pale, Gilston Park, Eastwick, Eastwick - 1013017 | Historic Engl...

The Mount moated site and associated deer-pen enclosure and park pale, Gilston Park, Eastwick

Official list entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1013017**

Date first listed: **23-Jan-1991**

Location

The building or site itself may lie within the boundary of more than one authority.

County: **Hertfordshire**

District: **East Hertfordshire (District Authority)**

Parish: **Eastwick**

National Grid Reference: **TL 44411 12201**

Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and

1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

The Mount survives as a well-preserved Hertfordshire moated enclosure. It is an unusual example of a site of this category specifically associated with deer management.

Details

The monument includes the well-preserved remains of a Medieval moated enclosure and associated deer-pen enclosure and park pale. The moated enclosure measures some 75m east-west by 50m north-south in maximum external dimensions. The surrounding dry moat measures about 12m across and up to 2.5m deep. Part of the west side of the moat has been infilled in modern times. A low external bank, measuring some 0.5m high and 3m across, flanks its east arm. The moated island is raised 2m higher than the surrounding ground surfaces.

Foundations of a flint-faced building, measuring about 4m by 9m, survive within the interior. The moated site is considered to have been the location of a park keeper's lodge in the Tudor period. Adjacent to the moat on the east side is an outer enclosure with dimensions of about 85m east-west by 50m north-south. Its eastern side defined by a 2m high scarp slope and by the moat and park pale on the west and north sides respectively. The interior of the enclosure is levelled to form a flat terrace on which stood at least three deer-houses up until the last century. There are no obvious surface traces of these buildings. Immediately to the north of the moat and outer enclosure are the remains of a park pale, originally enclosing Gilston Park in the Tudor period. The park pale survives as a well-defined ditch which measures 4m across and up to 1.5m deep.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

Legacy

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

Legacy System number: **11566**

Legacy System: **RSM**

Sources

<https://historicengland.org.uk/listing/the-list/list-entry/1013017?section=official-list-entry>

2/4

Other

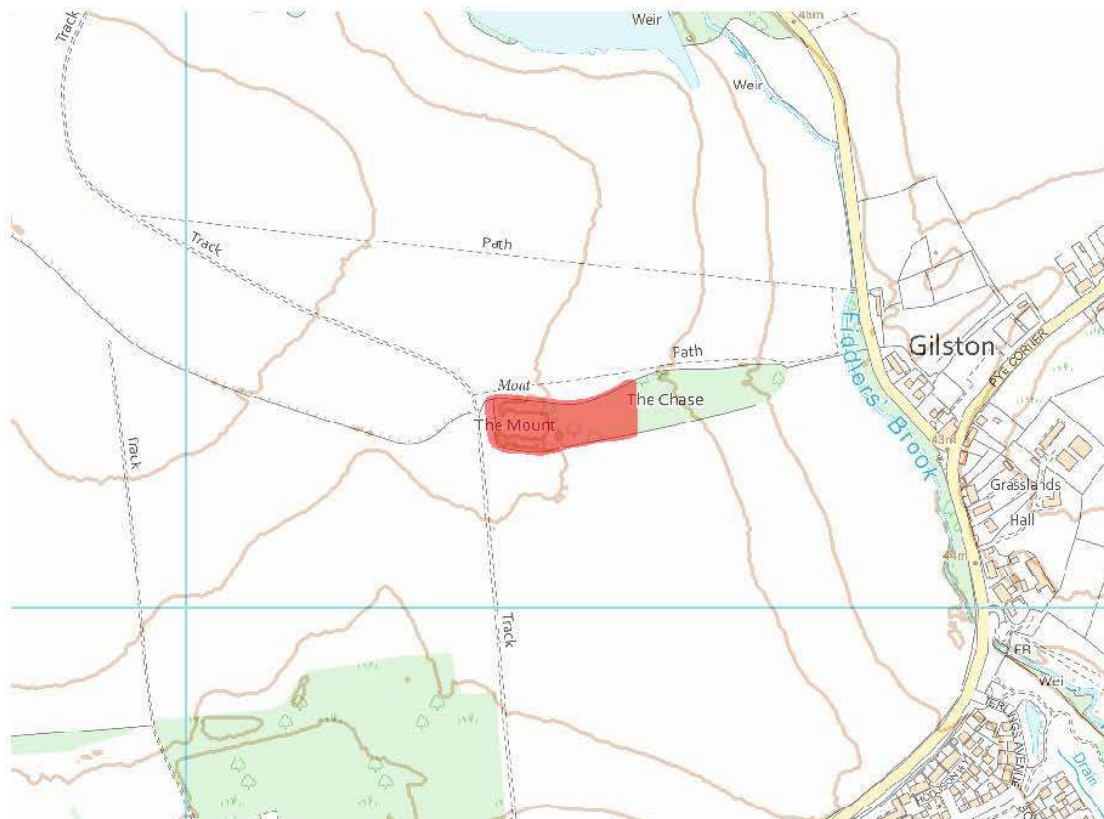
Title: Gilston Park Estate Map Source Date: 1851 Author: Publisher: Surveyor:

Title: Tithe Map Source Date: 1839 Author: Publisher: Surveyor:

Title: Tithe Maps Source Date: 1839 Author: Publisher: Surveyor: 1839 & 1898

Legal

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.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 03-Jul-2024 at 16:52:55.

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry



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7 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>‘to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect’</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Desk-based assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the ‘Postglacial’ and (in Britain) as the ‘Flandrian’.
<i>Iron Age</i>	600 BC–AD 43
<i>Later medieval</i>	AD 1066 – 1500

<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the county HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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<https://historicengland.org.uk/advice/technical-advice/monuments-and-sites/management-of-archaeological-sites-on-grassland/#Scrub>



Fig 1 Site location



Fig 2 Aerial view of the site

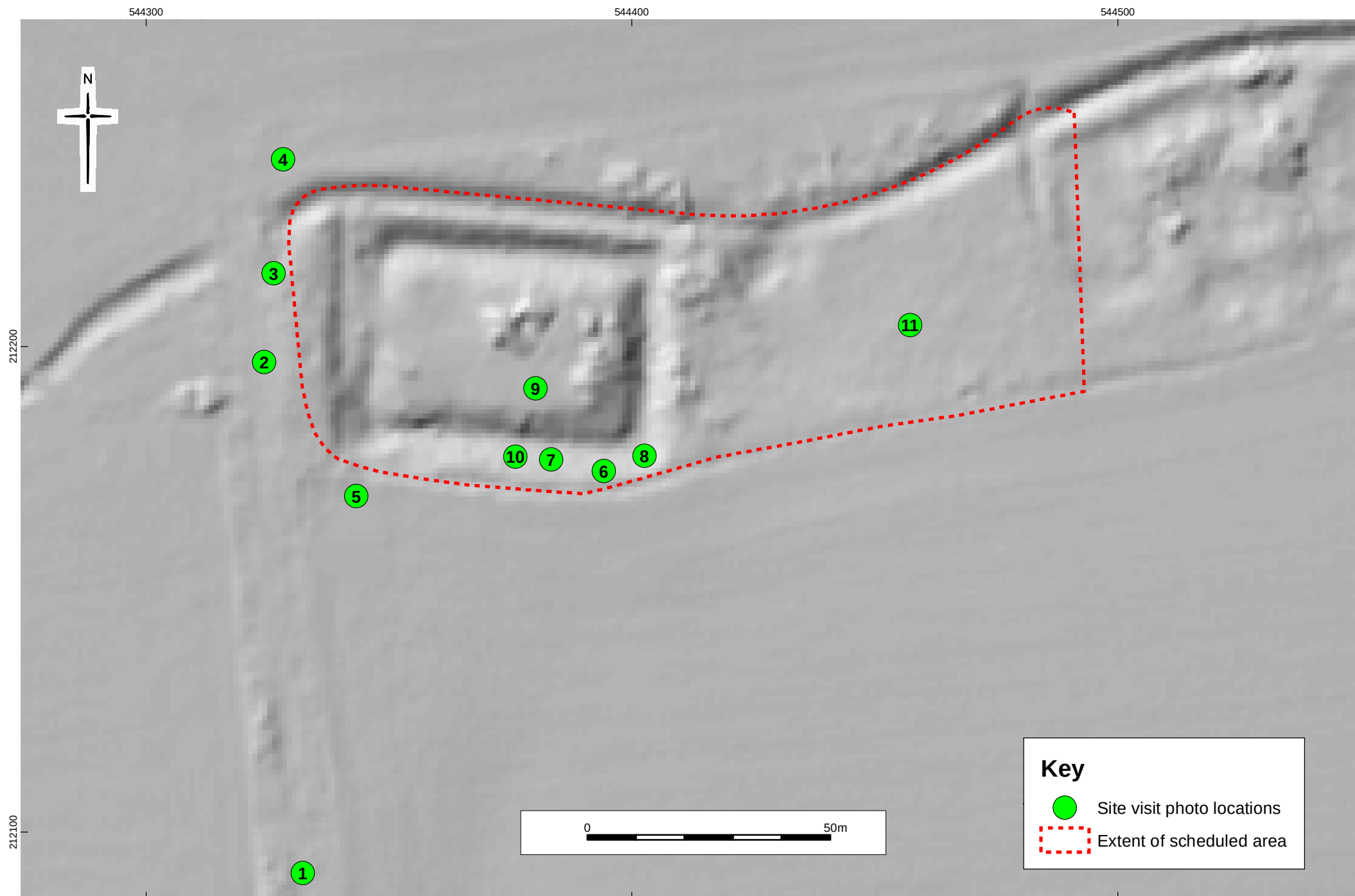


Fig 3 Locations of walkover condition survey photographs

Condition survey photographs, MOLA, 11th July 2024



Photo 1: approaching the site from the south



Photo 2: the site from the west



Photo 3: litter at the west end of the site



Photo 4: tree cover along the north edge of the site, looking east



Photo 5: the southern edge of the site, looking east towards Gilston



Photo 6: mature oak and fencing outside the south-east corner of the moat, looking south-east



Photo 7: mature oak and south-east corner of the moat, looking east



Photo 8: south-east corner of the moat, looking north



Photo 9: burrow and animal droppings on the moated platform (scale 0.5m)



Photo 10: the western end of the southern arm of the moat, looking north-west



Photo 11: the eastern part of the site, looking east

Moated site south of Eastwick Hall Farm

Eastwick, CM20

East Herts District Council

Conservation Management Plan

Scheduled Monument 1012184

National Grid Reference 543035 212464

Planning reference: 3/19/1045/OUT. Condition 7

Sign-off history

issue no.	Issue date	Prepared by	Reviewed by	Project Manager	Notes
1	27/08/2024	Christina Holloway	David Divers (Head of MOLA Heritage Consultancy)	David Divers (Head of MOLA Heritage Consultancy)	Draft issue
2	05/09/2024	"	"	"	Client comments incorporated
3	25/10/2024	"	"	"	Draft for GA comment
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Appended

Fig 1 Site location

Fig 2 Aerial view of the site, and locations of walkover condition survey photographs

Photo 1: view east towards the site from the stables

Photo 2: tree cover and scrub in the western part of the site

Photo 3: view into the site from the south-west

Photo 4: view north-west along the north-east edge of the site

Photo 5: pond in the south-west of the site

Photo 6: pond in the south-west of the site

Photo 7: silting in the pond

Photo 8: setting of the north-western part of the site, looking north

Executive summary

Places for People has commissioned MOLA to prepare this Conservation Management Plan for the Moated site south of Eastwick Hall Farm (Scheduled Monument 1012184), Gilston Park, to the north of Harlow CM20, in East Hertfordshire.

East Herts District Council granted outline planning permission on 9 January 2025 for the creation of 8,500 homes, plus supporting development, infrastructure and open space which comprises Places for People's development of Villages 1 to 6, known as the Gilston Park Estate (Ref. No. 3/19/1045/OUT). Condition 7 attached to the planning permission requires a Conservation Management Plan to be drawn up to inform the Strategic Landscape Masterplan "to include details of the measures to be implemented in order to ensure the long-term protection and maintenance" of three scheduled monuments, including the Moated site south of Eastwick Hall Farm.

The Conservation Management Plan has been prepared to address this condition as it relates to the Moated site south of Eastwick Hall Farm. It sets out its heritage significance, and how that significance will be retained and improved by future management. It draws on the results of a walkover condition survey by MOLA.

The scheduled monument consists of a medieval moated enclosure 80m by 70m, with the southern side defined by a slight scarp. The other sides are formed by a 15m-wide ditch measuring up to 1.5m deep. A low outer bank surrounds the complete lengths of ditch. The surface of the island is uneven indicating the potential presence of internal buildings and structures. The north-west arm of the moat is fed by a small stream, and another stream feeds a pond on the south-west side thought to be associated with the moat.

The monument is to the west of Eastwick Hall Lane in the valley of a stream, the Eastwick Brook, which runs south into the River Stort. The valley sides here are relatively steep and the site is around 10m above the level of the Lane: on the opposite valley side at a similar height is the moated site and associated earthworks south-west of Home Wood (NHLE entry 1013025).

Within the scheduled area there is currently open grassland in the south and east, and unmanaged woodland and scrub in the west, extending outside the site. The pond in the south-west corner fed by a natural stream, and the north-west arm of the moat, are covered by dense scrub and small trees, largely preventing access. In addition, at the time of the site visit the grass on the remainder of the site was long and it was difficult to make out the earthworks: their archaeological and historical significance are currently, therefore, not easily recognised.

The over-arching aim of the Conservation Management Plan is to inform a programme of works to enhance and better reveal the significance of the scheduled monument in the context of the Strategic Landscape Masterplan and the wider Gilston Area development. Village 6 is to the south of the monument and will be the subject of a future Village 6 Masterplan (V6MP): from the outline planning permission context and emerging work on the V6MP it is anticipated that the monument will have an ecological buffer including seating and information about it. The buffer corresponds to the current hedgerow to the south of the site and the trees/scrub to the north and north-east, with agricultural fields to the north and west: an area to the west is proposed for Community Food Production. Residential development will be located to the south beyond the buffer.

Appreciation of the monument's historic context may be negatively affected by light and noise from the village. There is an opportunity, however, to enhance its visibility and increase awareness and understanding of its significance, which in turn should help to protect it. However, there may also be pressure arising from more people in the vicinity, with the risk of antisocial behaviour and damage.

As a scheduled monument, the site is protected by law. Significant management issues and vulnerabilities arising from scrub and tree growth have been identified, and the lack of interpretation has a negative effect on appreciation of it as a nationally important archaeological asset and historic place.

In order to improve the condition of the monument and thereby enhance and better reveal its significance, a programme of initial works and maintenance is set out, focussed on the provision of interpretation and the control of scrub. Ongoing maintenance could involve local residents to encourage them to become 'custodians' of the monument. Public engagement would also be beneficial, for example, documentary research carried out by local heritage groups or interested individuals, and schools' projects inspired by the site, which may also help to encourage its protection by local people. This could contribute to the Social Value of the Gilston Park Estate development as a whole.

1 Introduction

1.1 Origin and scope of the Conservation Management Plan

- 1.1.1 Places for People has commissioned MOLA to prepare a Conservation Management Plan (CMP) for the *Moated site south of Eastwick Hall Farm, Eastwick, CM20* (Scheduled Monument 1013025). The site is to the north of Harlow CM20, in Hertfordshire, see Fig 1.
- 1.1.2 East Herts District Council granted outline planning permission on 9 January 2025 for the creation of 8,500 homes, plus supporting development, infrastructure and open space which comprises Places for People's development of Villages 1 to 6, known as the Gilston Park Estate (Ref. No. 3/19/1045/OUT). Condition 7 attached to the planning permission requires a CMP to be drawn up to inform the Strategic Landscape Masterplan "to include details of the measures to be implemented in order to ensure the long-term protection and maintenance of the Eastwick Moated sites and Mount Moated site".
- 1.1.3 The purpose of this CMP is to address this condition as it relates to the moated site south of Eastwick Hall Farm. It sets out the significance of the scheduled monument, hereafter referred to as "the site", and how that significance will be retained and improved by future management, with reference to the wider landscape strategy.
- 1.1.4 The CMP has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2024) and to standards specified by the Chartered Institute for Archaeologists (CifA 2020), and Historic England (2013, 2017). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Surveys, archaeological investigation, more information about the nature of the site, and/or more detailed proposals for local development may require changes to all or parts of the document.

1.2 Structure of this document

- 1.2.1 Section 1 of this document sets out the scope of the CMP, identifies the key stakeholders in the plan, and defines the overall aims and objectives of the CMP.
- 1.2.2 The site, its location, historical background, and significance are described in Section 2.
- 1.2.3 The walkover condition survey, management issues and vulnerabilities are outlined in Section 3.
- 1.2.4 The overall management aims and objectives, along with guiding principles and policies for the future management of the site are set out in Section 4.
- 1.2.5 A proposed maintenance schedule for the site is set out in Section 5.

1.3 Stakeholders

- 1.3.1 The key stakeholders of this CMP are:
 - Places for People.
 - The contractor undertaking the initial works and maintenance of the site.
 - East Herts District Council, the Local Planning Authority.
 - Hertfordshire County Council: the Hertfordshire Historic Environment Advisory Service.
 - Historic England, the public body responsible for England's historic environment.

1.4 Aims and objectives of the Conservation Management Plan

- 1.4.1 This CMP sets out the significance of the site, and how that significance will be retained and

enhanced by future management.

1.4.2 The over-arching aim of the CMP is to inform a programme of conservation management works to protect, enhance and better reveal the significance of the scheduled monument.

1.4.3 To that end, the CMP recommends a programme of works to:

- Manage vegetation to arrest and reduce the scrub cover on the site and prevent future damage to the earthworks and other remains;
- Provide appropriate access arrangements at the site for maintenance;
- Provide interpretation at the site; and,
- Carry out ongoing maintenance of the site.

1.5 Methodology and sources consulted

1.5.1 As part of the planning submission Ref. No. 3/19/1045/OUT an archaeological desk-based assessment (DBA) was prepared by L–P Archaeology (now MOLA) which has provided the historical and archaeological background to the site summarised in Section 2. To inform this CMP, a walkover survey of the site to confirm its current condition was carried out by MOLA on the 11th of July 2024 (see Section 3).

1.5.2 The following sources have also been used:

- Environment Agency LiDAR data
- British Geological Survey (BGS) digital mapping.

1.5.3 Background information on the site was obtained for the DBA from sources including the Hertfordshire Historic Environment Record, and historic Ordnance Survey maps.

1.5.4 The *Gilston Park Estate Strategic Landscape Masterplan Part B - Regulatory Plan & Design Code* prepared by Grant Associates (March 2025) includes a proposed strategy and design for the landscape immediately around the site and has informed the preparation of this CMP.

1.5.5 The site was discussed during a consultation meeting on the 9th August 2024 with Adam Single, the Historic England Inspector of Ancient Monuments for Hertfordshire. His recommendations following his subsequent visit to the site have been incorporated in this report.

1.5.6 The guidance manual *Managing Earthwork Monuments* (Rimmington 2004) can be downloaded from <https://www.yumpu.com/en/document/view/27567643/managing-earthwork-monuments-introduction-pdf-helm>. It was also consulted to inform the preparation of this CMP. Although it is primarily focused on archaeological earthworks under grassland management, it includes relevant information on repairing erosion scars and advice on obtaining appropriate materials to do so.

1.6 Acknowledgements

1.6.1 The author wishes to thank the following for their assistance in producing this document: Adam Single of Historic England, Nicola Whiting of Grant Associates, Phoebe Hingston of Knight Frank, Rachel Godfrey of Quod.

2 Understanding the Site

2.1 Site location

- 2.1.1 *The Moated site south of Eastwick Hall Farm* (Scheduled Monument 1012184, hereafter referred to as “the site”) is located 550m south of Eastwick Hall Farm and 600m to the north-west of Eastwick at National Grid Reference 543035 212464, see Fig 1.
- 2.1.2 The extent of the nationally designated (scheduled) area covered by this CMP is shown in red on Fig 1. The scheduled area covers just under 1 hectare: it should be noted that this includes a 2m boundary around the archaeological features, considered to be essential for the monument's support and preservation (National Heritage List for England (NHLE) entry 1012184).
- 2.1.3 The eastern extent of the site is c 55m west of Eastwick Hall Lane: the site is on land which rises steeply westward above the road. A public footpath (right of way) runs north-west from the road, passing c 55m to the north-east of the scheduled area, although on the opposite side of a hedge and woodland belt which obscures views of it.
- 2.1.4 Although surrounded by arable fields (Fig 2), the site itself is within a parcel of uncultivated land comprising relatively open grassland to the south and east, and unmanaged woodland and scrub to the west. The western edge of the site (including a pond in the south-west corner which is fed by a natural stream) is covered by dense scrub and small trees, largely preventing access to this area. At the time of the site visit the grass was long, obscuring the earthwork features; the field had recently been used for grazing horses.
- 2.1.5 The northern corner of the site is c 68m from a National Grid pylon.

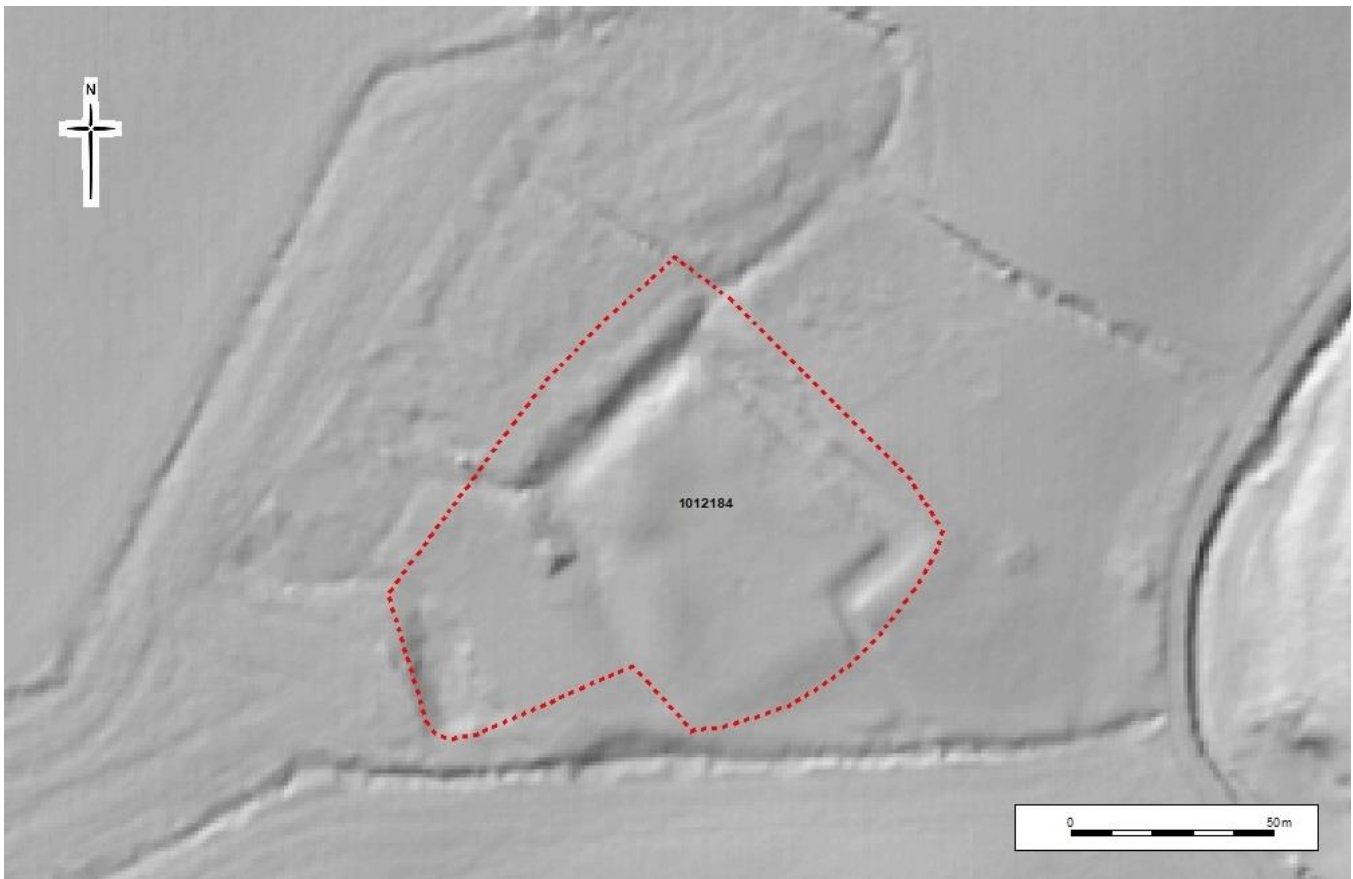
2.2 Topography, geology and hydrology

- 2.2.1 The natural topography of the area of the site generally slopes up to the north from the valley of the River Stort, c 1km to the south of the site, from c 39.0m above Ordnance Datum (OD) 700m south of the site at the junction of Eastwick Hall Lane and Eastwick Road, to c 55.0m OD, 500m to the north of the site.
- 2.2.2 Within this landscape, Eastwick Hall Lane lies in a valley with a stream (the Eastwick Brook) flowing south into the Stort, which at its closest to the site runs along the east side of Eastwick Hall Lane. Here, the valley sides are relatively steep, with the site on elevated ground at c 60m OD. On the opposite valley side at a similar height is the *Moated site and associated earthworks south-west of Home Wood* (NHLE entry 1013025).
- 2.2.3 BGS mapping shows that the site is underlain by Lowestoft Formation, an extensive sheet of chalky till, together with outwash sands and gravels, silts and clays; to the east of the site on the line of Eastwick Hall Lane are Head deposits, commonly found on valley floors, comprising sands, gravels and other material moved glacially or by wind or water action from higher areas.

2.3 Description of the Scheduled Monument

- 2.3.1 The National Heritage List for England (NHLE) entry for the site includes the following description:
- “The monument consists of the well-preserved remains of a medieval moated enclosure. The moat forms a rectangle, measuring 80m by 70m in maximum dimension, with the southern side defined by a slight scarp. The other three sides are formed by a broad 15m wide ditch measuring 1.5m deep in places. The north-west arm of the moat is water filled and fed by a small stream. A low outer bank surrounds the complete lengths of ditch. The surface of the island is uneven indicating the potential presence of internal buildings and structures. Parallel to the site on the south-west side is an oblong pond considered to be associated with the moat.”
- 2.3.2 The earthworks can be seen on the Environment Agency LiDAR view of the site. This shows

the site in relief, without vegetation/tree cover, and is reproduced below with the boundary of the scheduled area as a dotted red line.



Lidar view of the site.

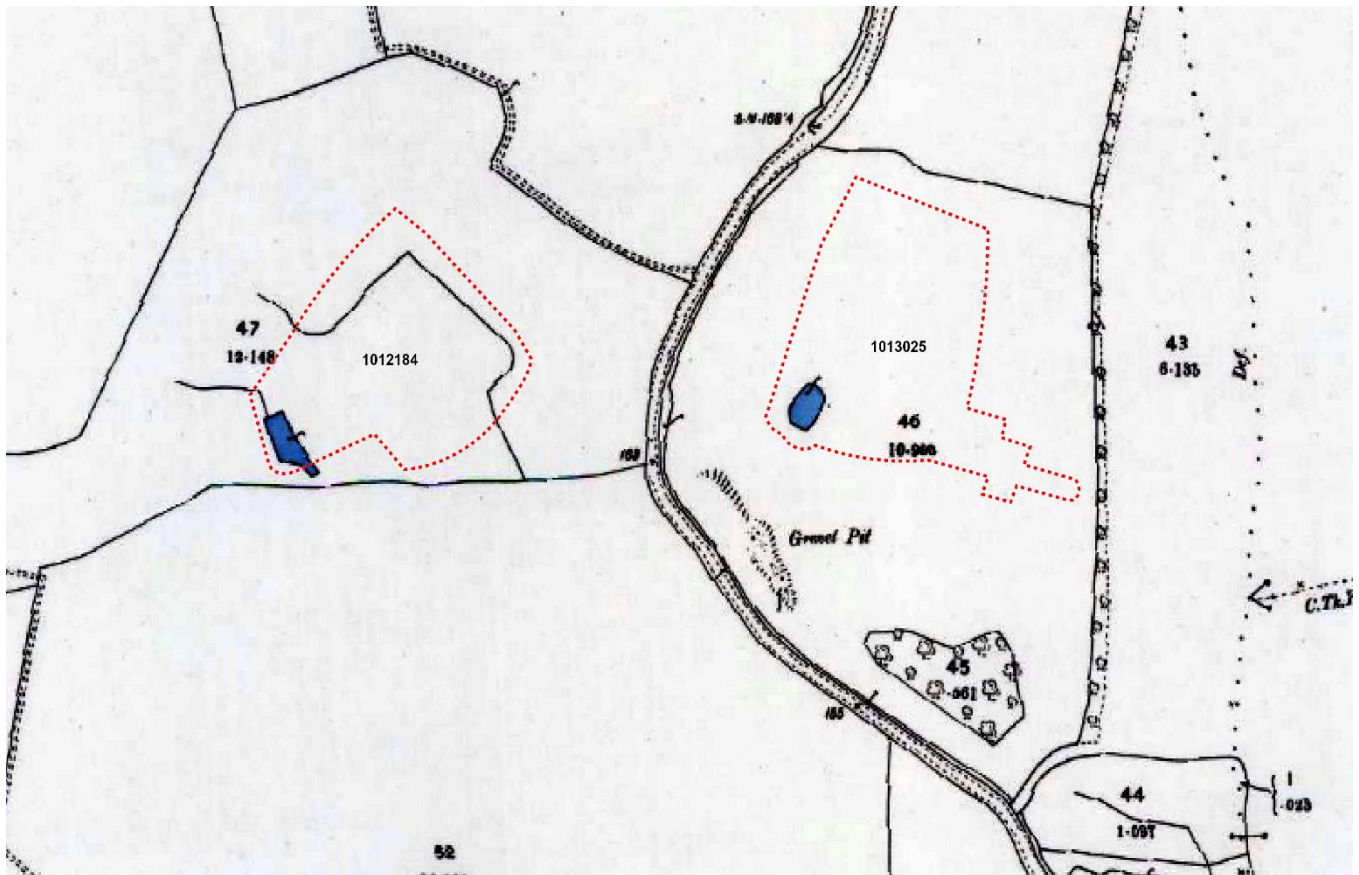
2.4 Archaeological and historical context

2.4.1 The NHLE entry for the site sets out the background to the designation of moated sites as follows:

- “Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains”.

2.4.2 Moated sites are often associated with features such as fishponds and gardens, and some examples still serve as residential sites up to the present day (Whittle 1950).

2.4.3 The 6”-mile Ordnance Survey maps of the mid-to-late 19th century show the location of the site, and of the neighbouring moat to the east (NHLE entry 1013025) as open land with occasional trees.



25"-mile revised Ordnance Survey map of 1896

2.5 Significance

Statutory designation

- 2.5.1 The site is included in the NHLE as a scheduled monument (ref. 1012184), and as such is protected by law as a nationally important archaeological site.

Discussion of the heritage significance of the site

- 2.5.2 The following assessment of the significance of the site is guided by Historic England's *Conservation Principles, Policies and Guidance* (<https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>) that shows how heritage significance can be grouped into four categories:

- **Evidential value** – the potential of a place to yield evidence about past human activity.
- **Historical value** – the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- **Aesthetic value** – the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value** – the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

- 2.5.3 Overall, the significance of the archaeological remains at the site is defined largely by **evidential value** and **historical value**.

- 2.5.4 The archaeological significance of the site is derived in large part from its earthwork remains through their **evidential value** to inform about the past. The NHLE entry for the site states that: *"The moat is a fine example of a single island site surviving in very good condition. With its water-logged ditches and undisturbed interior, the moat has good potential for the preservation of archaeological and environmental remains. The moat forms one of a pair of well-preserved*

moats, located on either side of the valley, at Eastwick.”

- 2.5.5 Moated sites are recognised as being important features for understanding the distribution of wealth and status in rural areas in the later medieval period. The site has considerable significance for understanding the history of the local area, and the relationship with the moated site nearby to the west (ref. 1013025), and therefore also has **historical value**.
- 2.5.6 A further aspect of the **evidential value** of the moat is the potential of any pond or moat silts to contain significant palaeoenvironmental evidence, preserved within their fills. Such evidence could, if well-preserved, provide valuable information on the past environment of the site, and provide information on past vegetation cover, land-use and economic activities (e.g. from pollen and plant macrofossils) associated with the use of the site, as well potential information on climatic conditions, pollution and human health from other proxy indicators (e.g. diatoms, insects, non-pollen palynomorphs, diatoms, stable isotopes, sedimentary DNA), combined with potentially dateable deposits (using AMS radiocarbon dating, and potentially lead-210 dating). Well-preserved and well-dated multiproxy palaeoenvironmental sequences from the medieval period are generally scarce in the UK.
- 2.5.7 However, periodic drying-out of such silts may have already had a detrimental effect on the organic preservation conditions. The exact state of preservation within the silts can only be assessed through future intrusive investigation (e.g. augering and laboratory assessment).
- 2.5.8 The grassland and tree/scrub cover on the site and its attraction as a habitat for wildlife, has **aesthetic value**, however as a medieval site this is currently compromised by the pylon to the north. The site currently has some **communal value** as a feature of the local landscape, but there is potential to be a valuable educational and recreational asset for local residents and workers, with **significant communal value**.

3 Management issues and vulnerability

3.1 Walkover condition survey

- 3.1.1 The condition survey was carried out in warm, dry, sunny conditions, in July 2024. The locations of the photographs referred to below are shown on Fig 2; the photographs are appended.
- 3.1.2 The approach to the site (Photo 1) was uphill through grass from the road gate and stables to the east.
- 3.1.3 At the time of the survey the majority of the site was grass, with the remainder scrub and trees (Photo 2). Deer were observed during the visit.
- 3.1.4 The western part of the scheduled area, including the pond in the south-west corner was covered in dense scrub, nettles and brambles, and small trees, assumed to be self-sown (Photos 3 and 4). Access to the scrub-covered area was only possible in the south-west corner where the pond was found to be holding some standing water, with some parts drier and silted-up (Photos 5, 6 and 7).
- 3.1.5 Photo 8 is typical of the landscape setting of the site to the north and east, surrounded by arable fields crossed by the National Grid powerline.

3.2 Site use

- 3.2.1 The site is on private land currently used occasionally for grazing horses. Within the constraints of the site visit there was no apparent evidence of unauthorised access or damage.
- 3.2.2 Although access to the site with the owner's permission is possible, the current vegetation cover largely prevents appreciation of the site and affects the 'legibility' of the earthworks, in that it is difficult to understand and recognise them as archaeological remains.
- 3.2.3 There is currently no readily available information nearby about the site's history, archaeology and ecology, and no provision for interpretation to enhance understanding and appreciation of the site's significance.

3.3 Risks

- 3.3.1 The condition of the site is considered to be declining, due to the tree and scrub cover and drying of the pond/moat silts. It is not on Historic England's *Heritage At Risk Register* (<https://historicengland.org.uk/advice/heritage-at-risk/search-register/>).
- 3.3.2 The current vegetation maintenance for the majority of the site as grass is largely beneficial. However, the extensive scrub is potentially damaging, and may allow animal burrowing to caused additional localised damage. This could negatively affect the site's significance through the loss of its physical integrity and evidential value, as well as diminishing its communal and aesthetic value. The lack of interpretation at the site restricts appreciation of its historical value.
- 3.3.3 The heavy vegetation around the pond and part of the moat may affect its hydrology, leading to reduced moisture content of the silts during drier months with a negative impact on the preservation of organics and potential palaeoenvironmental remains. Furthermore, the vegetation also results in an increased in leaf-fall and consequent sediment build-up in the pond.

3.4 Constraints

- 3.4.1 Whilst the current vegetation cover has a number of negative impacts on the condition and use of the site, any vegetation management works on the site must consider the impact of such works on the ecology of the site, and any restrictions under *The Hedgerows Regulations 1997*.
- 3.4.2 An increase in people using the area for recreation may lead to possible damage.

4 Conservation management aims and objectives

4.1 Legislation and planning context

Scheduled Monuments

- 4.1.1 Historic England's (2014) guidance note, *Scheduled Monuments: A Guide for Owners and Occupiers*, is available online at
- <https://historicengland.org.uk/images-books/publications/scheduled-monuments-guide-for-owners-and-occupiers/guideforownersofscheduledmonuments/>.
- 4.1.2 It provides a useful summary of the legal framework surrounding scheduled monuments, and sets out what needs to be considered when planning or undertaking works to them.
- 4.1.3 Nationally important archaeological sites (both above and below-ground remains) may be identified and protected under the *Ancient Monuments and Archaeological Areas Act 1979*. An application to the Secretary of State is required for any works affecting a Scheduled Monument. Prior written permission, known as Scheduled Monument Consent (SMC) is required from the Secretary of State for works physically affecting a scheduled monument. SMC is separate from the statutory planning process.
- 4.1.4 'Works' as defined in the 1979 Act that require SMC are:
- (a) any works resulting in the demolition or destruction of or any damage to a scheduled monument;
 - (b) any works for the purpose of removing or repairing a scheduled monument or any part of it or of making any alterations or additions thereto; and
 - (c) any flooding or tipping operations on land in, on or under which there is a scheduled monument.
- 4.1.5 Development affecting the setting of a scheduled monument is dealt with wholly under the planning system and does not require SMC.
- 4.1.6 Geophysical prospection (including the use of a metal detector) on a scheduled monument requires prior consent from Historic England.

National Planning Policy Framework

- 4.1.7 The National Planning Policy Framework (NPPF) was revised on 12th December 2024 in response to the Proposed reforms to the National Planning Policy Framework and other changes to the Planning system consultation and sets out the government's planning policies for England and how these are expected to be applied. It sets out the government's planning policies for England and how these are expected to be applied, and replaces the previous NPPF which was first published in March 2012 with revisions in 2018, 2019, 2021, and September 2023 and revised in December 2023.
- 4.1.8 The NPPF section 16 covers "Conserving and enhancing the historic environment". Paragraph 219 of this Section states that local planning authorities should look for opportunities for new development within the setting of heritage assets "*to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably*".

4.2 Vision for the site

The landscape proposals

- 4.2.1 The Strategic Landscape Masterplan (SLMP) Part B: Regulatory Plan and Design Code (Grant Associates, 2025) provides an overview of the mandatory requirements and recommendations for the design of the future landscape within the SLMP area. The Regulatory Plans form the overriding design control tool and inform the structure of the Design Code. The Character Areas identified within the Regulatory Plan form the structure for the Design Code. Within the Design Code, mandatory requirements use the term 'must'. Recommendations use the term 'should' (Grant Associates 2025, Section 1.3).

- 4.2.2 The Regulatory Plan (GSLM605-GRA-X-XX-DR-L-1111 (14/03/2025) in the SLMP (Grant Associates 2025) shows the site in the *Eastwick Hall Green Corridor* landscape Character Area (CA9), with Village 6 to the south. The site is surrounded by a Local Wildlife Site and ecological buffer which includes existing hedgerows to the west and south, and is within a Sensitive Development Area. To the north and west of the site is CA16, *Agriculture*, with an area of Community Food Production to the west of the site within CA16.
- 4.2.3 The Design Requirements set out in Section 5.3.2 *Response to Heritage Assets* of the SLMP (Grant Associates 2025) state that:
- SLMP RMA designs must be appropriate for the setting of listed and designated heritage assets, respecting the requirements set out in relation to the Sensitive Development Areas (SDA's) and must ensure impact on heritage assets are minimised and appropriately mitigated;
 - proposals should enhance access to and interpretation of heritage features for enjoyment of the public, where appropriate;
 - long term management and conservation plans should be developed for all heritage assets as part of RMA stages;
 - proposals must consider the impact of any proposed lighting or noise on heritage assets and where needed develop sensitive proposals potentially incorporating landscape elements to mitigate impacts.
- 4.2.4 The *Response to Heritage Assets* section of the SLMP also required that a "Site-Wide heritage trail must be created, linking key heritage features of interest and utilising the open space of the SLMP to provide a route located primarily through the SLMP landscape" (Grant Associates 2025).
- 4.2.5 *Design Requirements* for the Eastwick Hall Green Corridor in Section 4.9.2 of the SLMP note that "the STC [Sustainable Transport Corridor] link between Villages 5 and 6 must be sensitively integrated into the existing landscape and must consider the impact (including visual impact) on the nearby Scheduled Monuments", and that heritage interpretation should be improved (Grant Associates 2025).
- 4.2.6 Illustrative Masterplan proposals for CA9¹ relevant to the site include:
- The retention of the narrow country lane character of Eastwick Hall Lane;
 - Allowing for enjoyment of the scheduled monument by providing enhanced access and interpretation;
 - Enhancement of the riparian habitats and hedgerows to Eastwick Brook;
 - Provision of community uses including allotment sites; and,
 - Provision of a suitable boundary treatment to the powerline corridor.
- 4.2.7 The proposals have the potential to change the setting of the site in terms of its proximity to residential development. Enhancement of its visibility and accessibility will increase awareness of the scheduled monument and understanding of its significance, which in turn should help to protect it. However, there will also potentially be pressure arising from more people in the vicinity, with the risk of antisocial behaviour and damage. Appreciation of the historic context of the site may be negatively affected by light and noise from the villages.

The site management aims

- 4.2.8 The overall vision for the site is to manage and maintain it in such a way as to preserve the physical integrity of the significant archaeological remains, arrest the advance of woodland onto the site, and enhance the appreciation and understanding of the remains, whilst avoiding

¹ Grant Associates 2025, and dwg GSLM605-GRA-X-XX-DR-L-1111

any resulting negative impacts on ecology and preventing or reducing the likelihood of damage arising from increased recreational use of the area.

- 4.2.9 Grassland, either mowed, or grazed by sheep, is generally considered the optimal regime for earthwork monuments, which is in part already in place at the site and should be continued. It may be appropriate to treat all or part of the currently grassed area as hay meadow, cut annually. For the future, there should be consideration of reducing the scrub over the pond, and balancing future positive management of the heritage features and ecology with the need to discourage inappropriate uses of the site.
- 4.2.10 Properly managed, the site would provide a valuable amenity for the area, although it is not envisaged that visitors should be encouraged onto the site (fencing may be appropriate), as this would be likely to cause erosion and litter issues. Instead, its visibility within an area of recreational use may promote a sense of local engagement and appreciation of the site, which in turn may help discourage detrimental uses (e.g. antisocial behaviour, incidental or deliberate damage or fly-tipping).
- 4.2.11 Ideally, the national significance of the monument should be clearly evident to local communities and visitors. Its significance will be explained by an information board, so people can understand the special character and designation of the monument and enjoy 'a sense of place' and distinctiveness about the extant remains. Placing the information board near to the main public route closest to the site, where it is easily seen, will enhance visitors' understanding and appreciation of the heritage significance of the site, and provide an opportunity for the site to be included in educational programmes. Interpretation should link with the nearby designated sites to highlight their relationships and contrasts between them.
- 4.2.12 Management of the vegetation cover, including removing some scrubby undergrowth, will create better views through the site, enhancing 'legibility' of the remains (i.e. the ability to see the earthworks and get an impression of the layout of the site), whilst also making some areas of the site less secluded, which would discourage antisocial behaviours.
- 4.2.13 In the short term at least, the currently wooded part of the site could continue to be maintained as such, but new growth of trees and shrubs in the scheduled area should be prevented and any older or diseased trees managed and removed as they begin to die off, to prevent their uprooting damaging the earthworks. Providing a tree canopy is likely to help in suppressing further new growth of woody vegetation on the site, as well as improving visibility through the site. This would also allow further definition of an optimum management regime to ensure the site's long-term preservation.
- 4.2.14 In the long term, the site could be managed to reduce the spread of trees in the scheduled area and transition towards more open vegetation cover.

4.3 Maintenance

- 4.3.1 The site should be inspected for damage and any litter removed on a regular basis.
- 4.3.2 Any damage to the earthworks caused by erosion from footfall and animal burrowing should be promptly repaired to maintain the physical integrity of the archaeological remains. SMC would be required, and a methodology should be agreed with the Historic England Inspector of Ancient Monuments prior to commissioning the work.
- 4.3.3 Trees in the scheduled area in immediate danger of falling should be felled or managed by removing limbs to prevent collapse resulting in damage to the earthworks. Older trees should be monitored on a regular basis to avoid the risk of uprooting, in order to prevent damage to the earthworks.
- 4.3.4 In order to avoid further damage to the archaeological remains at the site, saplings and younger trees within the scrub area could be removed by cutting/felling, and treating the stump to prevent re-growth and allow it to decay *in situ* (rather than its physical removal). Periodic visits should be made to the site to remove saplings. Scrub and nettles should be controlled and progressively reduced by regular cutting.
- 4.3.5 Leaf litter within the pond and moat should be collected and removed each autumn to prevent excessive build-up and the deterioration of any palaeoenvironmental evidence preserved within their fills. In the longer term, any desilting of the wet section should be informed by appropriate survey in consultation with the Historic England Inspector of Ancient Monuments.

4.4 Access and appropriate use

- 4.4.1 Since there may be public access to the area around the site, regular checks on the site's general condition, and to remove litter would create a sense that it is 'looked after' and thus encourage visitors to do the same. Measures should be put in place to ensure that any access from the public footpath to the east of the site does not cause erosion from footfall: selective mowing may help to periodically redirect any informal routes created by access, in order to avoid ground compaction, loss of grass cover, and erosion.
- 4.4.2 If access to the site is to be restricted by fencing, the method should be agreed with the Historic England Inspector of Ancient Monuments prior to commissioning the work. A suitable access point should be identified (e.g. for maintenance, visitors by special arrangement, or further surveys). The safety issues of facilitating access to uneven ground, slopes, and potentially water, will need to be considered.
- 4.4.3 Controlling scrub and managing the grass cover may reduce the likelihood of antisocial behaviours and uses.

4.5 Learning and interpretation

- 4.5.1 A detailed hachure plan should be made of the site to aid interpretation of the earthworks. Ideally, this would require at least some scrub clearance.
- 4.5.2 Documentary research could be carried out by local heritage groups or interested individuals, and schools' projects could be based on the site, which may help to encourage its protection by local people. This can contribute to the Social Value of the development as a whole.
- 4.5.3 An interpretation panel should be created and installed beside the nearest public road or right of way, or close to any new access into the area.
- 4.5.4 The interpretation panel should be of appropriate size and of robust vandal-proof construction. The exact specification and materials for the panel, as well as the content and design, and location for its installation should be agreed in writing with Historic England. SMC may be required for the installation of this panel.

5 Indicative maintenance schedule

5.1 Key responsibilities

- 5.1.1 Places for People will be responsible for funding, commissioning and carrying out the maintenance works at the site in accordance with this conservation management plan.
- 5.1.2 Places for People will be responsible for agreeing the scope of all works with the relevant stakeholders, namely:
 - East Herts District Council, the Local Planning Authority;
 - the Development Control Archaeologist / County Archaeologist at Hertfordshire County Council;
 - the Inspector of Ancient Monuments at Historic England
- 5.1.3 Where required, Places for People will be responsible for obtaining SMC for the works.
- 5.1.4 These responsibilities relating to the care of the monument will be transferred to a stewardship body in due course.
- 5.1.5 Appropriate safety measures and a Risk Assessment will be required for all works and to ensure there is no conflict with visitor use of the area.

5.2 Initial works: indicative

- 5.2.1 No heavy plant or other equipment that may inadvertently damage the earthworks should be used. Works should be scoped and timed to minimise conflict with ecology. Works affecting trees would be carried out in accordance with any Tree Preservation Orders in place.
- 5.2.2 Initial works at the site would comprise:
 - **Preliminary removal/control of scrub**, to include limited clearance to facilitate further access. Cut and remove saplings. Identify and fell any diseased trees and remove from site. Leave any already fallen timber *in situ*.
 - **Repair damage** from erosion, animal burrows and any fallen trees.
 - **Consider archaeology inputs** for new information panel.
 - **Commission/produce information panel**.

5.3 Ongoing maintenance

- 5.3.1 Ongoing maintenance works would comprise:
 - **Regular monitoring visits** to check condition and identify any inappropriate uses. It may be possible to involve local people in these, promoting engagement with and care of the site.
 - **Cut hay annually** if applicable, and remove from site.
 - **Control scrub, remove any saplings and competing trees and redirect any informal paths causing erosion**.
 - **Remove litter**.

5.4 Periodic inspection

- 5.4.1 A regular formal inspection of the site should be carried out annually or as appropriate to review its condition and progress towards the aspirations for the site. It is recommended that other stakeholders (i.e. the Local Planning Authority, the County's Archaeological Advisor, and the Historic England Inspector of Ancient Monuments) are invited to attend these inspections and to review the findings.

6 Designation information

7/3/2024

Moated site south of Eastwick Hall Farm, Eastwick - 1012184 | Historic England

Moated site south of Eastwick Hall Farm

Official list entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1012184**

Date first listed: **19-Jun-1978**

Date of most recent amendment: **04-Jan-1991**

Location

The building or site itself may lie within the boundary of more than one authority.

County: **Hertfordshire**

District: **East Hertfordshire (District Authority)**

Parish: **Eastwick**

National Grid Reference: **TL 43035 12464**

Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites

<https://historicengland.org.uk/listing/the-list/list-entry/1012184?section=official-list-entry>

1/4

were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

The moat is a fine example of a single island site' surviving in very good condition. With its water-logged ditches and undisturbed interior, the moat has good potential for the preservation of archaeological and environmental remains. The moat forms one of a pair of well-preserved moats, located on either side of the valley, at Eastwick.

Details

The monument consists of the' well-preserved remains of a Medieval moated enclosure. The moat forms a rectangle, measuring 80m. by 70m. in maximum dimension, with the southern side defined by a slight scarp. The other three sides are formed by a broad 15m wide ditch measuring 1.5m. deep in places. The north-west arm of the moat is water filled and fed by a small stream. A low outer bank surrounds the complete lengths of ditch. The surface of the island is uneven indicating the potential presence of internal buildings and structures. Parallel to the site on the south-west side is an oblong pond considered to be associated with the moat.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

Legacy

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

Legacy System number: **11520**

Legacy System: **RSM**

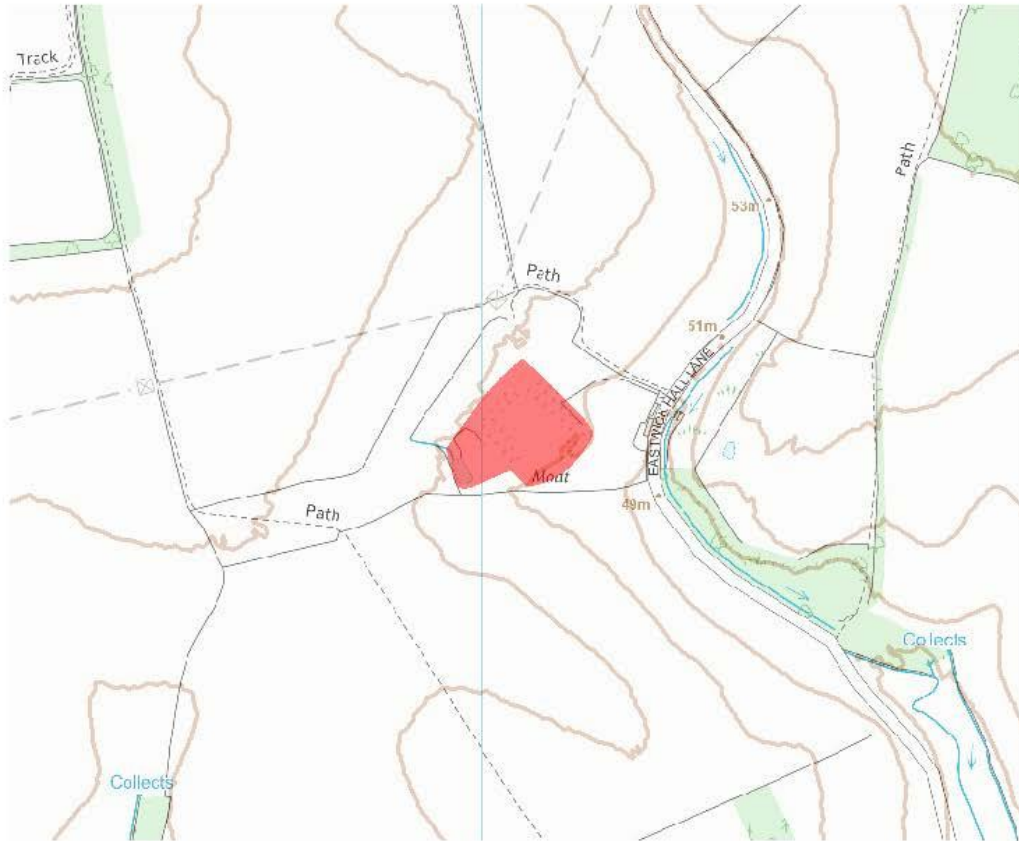
Sources

Books and journals

'TEHAS' in TEHAS, , Vol. 11, (1940)

Legal

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.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 03-Jul-2024 at 17:02:04.

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry



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7 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>‘to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect’</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Desk-based assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the ‘Postglacial’ and (in Britain) as the ‘Flandrian’.
<i>Iron Age</i>	600 BC–AD 43
<i>Later medieval</i>	AD 1066 – 1500

<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the county HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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<https://historicengland.org.uk/advice/technical-advice/monuments-and-sites/management-of-archaeological-sites-on-grassland/#Scrub>



Fig 1 Site location (NHLE 1012184) with NHLE 1013025 to the east



Fig 2 Aerial view of the site, and locations of walkover condition survey photographs

Condition survey photographs, MOLA, 11th July 2024



Photo 1: view east towards the site from the stables



Photo 2: tree cover and scrub in the western part of the site



Photo 3: view into the site from the south-west



Photo 4: view north-west along the north-east edge of the site



Photo 5: pond in the south-west of the site



Photo 6: pond in the south-west of the site



Photo 7: silting in the pond



Photo 8: setting of the north-western part of the site, looking north

Moated site and associated earthworks south-west of Home Wood

Eastwick, CM20

East Herts District Council

Conservation Management Plan

Scheduled Monument 1013025

National Grid Reference 543293 212464

Planning reference: 3/19/1045/OUT. Condition 7

Sign-off history

issue no.	Issue date	Prepared by	Reviewed by	Project Manager	Notes
1	27/08/2024	Christina Holloway	David Divers (Head of MOLA Heritage Consultancy)	David Divers (Head of MOLA Heritage Consultancy)	Draft issue
2	05/09/2024	"	"	"	Client comments incorporated
3	25/10/2024	"	"	"	Draft for GA comment
4	20/11/2024	"	"	"	Historic England comments incorporated
5	05/12/2024				Minor amendments
6	31/01/2024				Update following planning consent
7	18/03/2025				Update after finalisation of SLMP

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Appended

Fig 1 Site location

Fig 2 Aerial view of the site, and locations of walkover condition survey photographs

Photo 1: approach to the site from the road gate

Photo 2: view to the east across the south side of the site

Photo 3: scrub covering the pond, viewed from the south-west corner of the site

Photo 4: pond area in the south-west corner of site, from the south-east

Photo 5: shooting debris under scrub on the south side of the pond (scale 0.5m)

Photo 6: view to the west across the south side of the site

Photo 7: view to the south from the southern edge of the site

Executive summary

Places for People has commissioned MOLA to prepare this Conservation Management Plan for the moated site and associated earthworks south-west of Home Wood (Scheduled Monument 1013025), Gilston Park, to the north of Harlow CM20, in East Hertfordshire.

East Herts District Council granted outline planning permission on 9 January 2025 for the creation of 8,500 homes, plus supporting development, infrastructure and open space which comprises Places for People's development of Villages 1 to 6, known as the Gilston Park Estate (Ref. No. 3/19/1045/OUT). Condition 7 attached to the planning permission requires a Conservation Management Plan to be drawn up to inform the Strategic Landscape Masterplan "to include details of the measures to be implemented in order to ensure the long-term protection and maintenance" of three scheduled monuments, including the Home Wood moated site.

The Conservation Management Plan has been prepared to address this condition as it relates to the Home Wood moated site. It sets out the heritage significance of the site, and how that significance will be retained and improved by future management. It draws on the results of a walkover condition survey by MOLA.

The scheduled monument consists of a medieval moated enclosure 100m by 70m, surrounded by a dry moat c. 6m wide; there is a silted up pond near the south-west corner of the moat. Limited excavations in the south-east corner in the 1940s revealed remains of a substantial building believed to be Eastwick Hall. A hollow-way running parallel with the southern arm of the moat extends for about 100m; at least three house platforms visible on either side belong to an ancillary settlement thought to be broadly contemporary with the moat.

The monument is to the east of Eastwick Hall Lane in the valley of a stream, the Eastwick Brook, which runs south into the River Stort. The valley sides here are relatively steep and the monument is around 10m above the level of the Lane: on the opposite valley side at a similar height is the Moated site south of Eastwick Hall Farm (NHLE entry 1012184).

The scheduled area is currently mostly under grass, with the exception of the pond in the south-west corner which is covered by scrub. It is difficult to make out the earthworks, and their archaeological and historical significance are, therefore, not easily recognised.

The over-arching aim of the Conservation Management Plan is to inform a programme of works to enhance and better reveal the significance of the scheduled monument in the context of the Strategic Landscape Masterplan and the wider Gilston Area development. Village 5 is to the east and north of the monument and Village 6 to the south/south-west: each will be the subject of a future Village Masterplan (V5MP and V6MP). A public right of way runs north/south close to the eastern extent of the scheduled area. From the outline planning permission context and emerging work on the V5MP and V6MP, it is anticipated that the monument will have an ecological buffer including seating and information about it, with existing woodland retained to the south beside Eastwick Hall Lane where watercourse realignment and restoration is proposed. Residential development will be located to the north, east and south/south-west, beyond the buffer.

Appreciation of the monument's historic context may be negatively affected by light and noise from the villages. There is an opportunity, however, to enhance its visibility and increase awareness and understanding of its significance, which in turn should help to protect it. However, there may also be pressure arising from more people in the vicinity, with the risk of antisocial behaviour and damage.

As a scheduled monument, the site is protected by law. Some localised management issues and vulnerabilities arising from scrub growth have been identified, and the lack of interpretation has a negative effect on appreciation of it as a nationally important archaeological asset and historic place.

In order to improve the condition of the monument and thereby enhance and better reveal its significance, a programme of initial works and maintenance is set out, focussed on the provision of interpretation, appropriate management of the grass cover, and the control/reduction of scrub. Ongoing maintenance could involve local residents to encourage them to become 'custodians' of the scheduled monument. Public engagement would also be beneficial, for example, documentary research carried out by local heritage groups or interested individuals, and schools' projects inspired by the site, which may also help to encourage its protection by local people. This could contribute to the Social Value of the Gilston Park Estate development as a whole.

1 Introduction

1.1 Origin and scope of the Conservation Management Plan

- 1.1.1 Places for People has commissioned MOLA to prepare a Conservation Management Plan (CMP) for the *moated site and associated earthworks south-west of Home Wood, Eastwick, CM20* (Scheduled Monument 1013025). The site is to the north of Harlow CM20, in Hertfordshire, see Fig 1.
- 1.1.2 East Herts District Council granted outline planning permission on 9 January 2025 for the creation of 8,500 homes, plus supporting development, infrastructure and open space which comprises Places for People's development of Villages 1 to 6, known as the Gilston Park Estate (Ref. No. 3/19/1045/OUT). Condition 7 attached to the planning permission requires a CMP to be drawn up to inform the Strategic Landscape Masterplan "to include details of the measures to be implemented in order to ensure the long-term protection and maintenance of the Eastwick Moated sites and Mount Moated site".
- 1.1.3 The purpose of this CMP is to address this condition as it relates to the Home Wood moated site. It sets out the significance of the scheduled monument, hereafter referred to as "the site", and how that significance will be retained and improved by future management, with reference to the wider landscape strategy.
- 1.1.4 The CMP has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2024) and to standards specified by the Chartered Institute for Archaeologists (CifA 2020), and Historic England (2013, 2017). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Surveys, archaeological investigation, more information about the nature of the site, and/or more detailed proposals for local development may require changes to all or parts of the document.

1.2 Structure of this document

- 1.2.1 Section 1 of this document sets out the scope of the CMP, identifies the key stakeholders in the plan, and defines the overall aims and objectives of the CMP.
- 1.2.2 The site, its location, historical background, and significance are described in Section 2.
- 1.2.3 The walkover condition survey, management issues and vulnerabilities are outlined in Section 3.
- 1.2.4 The overall management aims and objectives, along with guiding principles and policies for the future management of the site are set out in Section 4.
- 1.2.5 A proposed maintenance schedule for the site is set out in Section 5.

1.3 Stakeholders

- 1.3.1 The key stakeholders of this CMP are:
 - Places for People.
 - The contractor who will be undertaking the initial works and maintenance of the site.
 - East Herts District Council, the Local Planning Authority.
 - Hertfordshire County Council: the Hertfordshire Historic Environment Advisory Service.
 - Historic England, the public body responsible for England's historic environment.

1.4 Aims and objectives of the Conservation Management Plan

- 1.4.1 This CMP sets out the significance of the site, and how that significance will be retained and enhanced by future management.
- 1.4.2 The over-arching aim of the CMP is to inform a programme of conservation management works to protect, enhance and better reveal the significance of the scheduled monument.
- 1.4.3 To that end, the CMP recommends a programme of works to:
- Manage the current grass cover;
 - Arrest and reduce scrub to prevent future damage to the earthworks;
 - Clear current litter from the site;
 - Provide appropriate access arrangements at the site for maintenance;
 - Provide interpretation at the site; and,
 - Carry out ongoing maintenance of the site.

1.5 Methodology and sources consulted

- 1.5.1 As part of the planning submission Ref. No. 3/19/1045/OUT an archaeological desk-based assessment (DBA) was prepared by L–P Archaeology (now MOLA) which has provided the historical and archaeological background to the site summarised in Section 2. To inform this CMP, a walkover survey of the site to confirm its current condition was carried out by MOLA on the 11th of July 2024 (see Section 3).
- 1.5.2 The following sources have also been used:
- Environment Agency LiDAR data
 - British Geological Survey (BGS) digital mapping.
- 1.5.3 Background information on the site was obtained for the DBA from sources including the Hertfordshire Historic Environment Record, and historic Ordnance Survey maps.
- 1.5.4 The *Gilston Park Estate Strategic Landscape Masterplan Part B - Regulatory Plan & Design Code* prepared by Grant Associates (March 2025) includes a proposed strategy and design for the landscape immediately around the site and has informed the preparation of this CMP.
- 1.5.5 The site was discussed during a consultation meeting on 9 August 2024 with Adam Single, the Historic England Inspector of Ancient Monuments for Hertfordshire. His recommendations following his subsequent visit to the site have been incorporated in this report.
- 1.5.6 The guidance manual *Managing Earthwork Monuments* (Rimington 2004) can be downloaded from <https://www.yumpu.com/en/document/view/27567643/managing-earthwork-monuments-introduction-pdf-helm>. It was also consulted to inform the preparation of this CMP. Although it is primarily focused on archaeological earthworks under grassland management, it includes relevant information on repairing erosion scars and advice on obtaining appropriate materials to do so.

1.6 Acknowledgements

- 1.6.1 The author wishes to thank the following for their assistance in producing this document: Adam Single, Inspector of Ancient Monuments at Historic England, Nicola Whiting of Grant Associates, Phoebe Hingston of Knight Frank, Rachel Godfrey of Quod.

2 Understanding the Site

2.1 Site location

- 2.1.1 *The moated site and associated earthworks south-west of Home Wood* (Scheduled Monument 1013025, hereafter referred to as “the site”) is located 600m to the north of Eastwick at National Grid Reference 543293 212464, see Fig 1.
- 2.1.2 The extent of the nationally designated (scheduled) area covered by this CMP is shown in red on Fig 1. The scheduled area covers 1.12 hectares: it should be noted that it includes a 2m boundary around the archaeological features, considered to be essential for the monument's support and preservation (National Heritage List for England (NHLE) entry 1013025).
- 2.1.3 The site is c 50m east of Eastwick Hall Lane, on land which rises steeply eastward above the road. A public right of way runs north/south, passing c 8m to the east of the south-eastern extent of the scheduled area.
- 2.1.4 Although surrounded by arable fields (Fig 2), the site itself is within a parcel of relatively open grassland and occasional small trees, and is currently used for clay pigeon shooting. Dense scrub covers the pond in the south-west corner of the site, however, preventing access to this area. At the time of the site visit, the grass had been cut only along the southern edge of the site; on the majority of the site the grass was long, obscuring the earthwork features.
- 2.1.5 Home Wood (also known as Gibson's Shaw), c 230m north-east of the scheduled area at its closest point, is identified as Ancient Woodland, i.e. an area that has been continuously wooded since 1600.

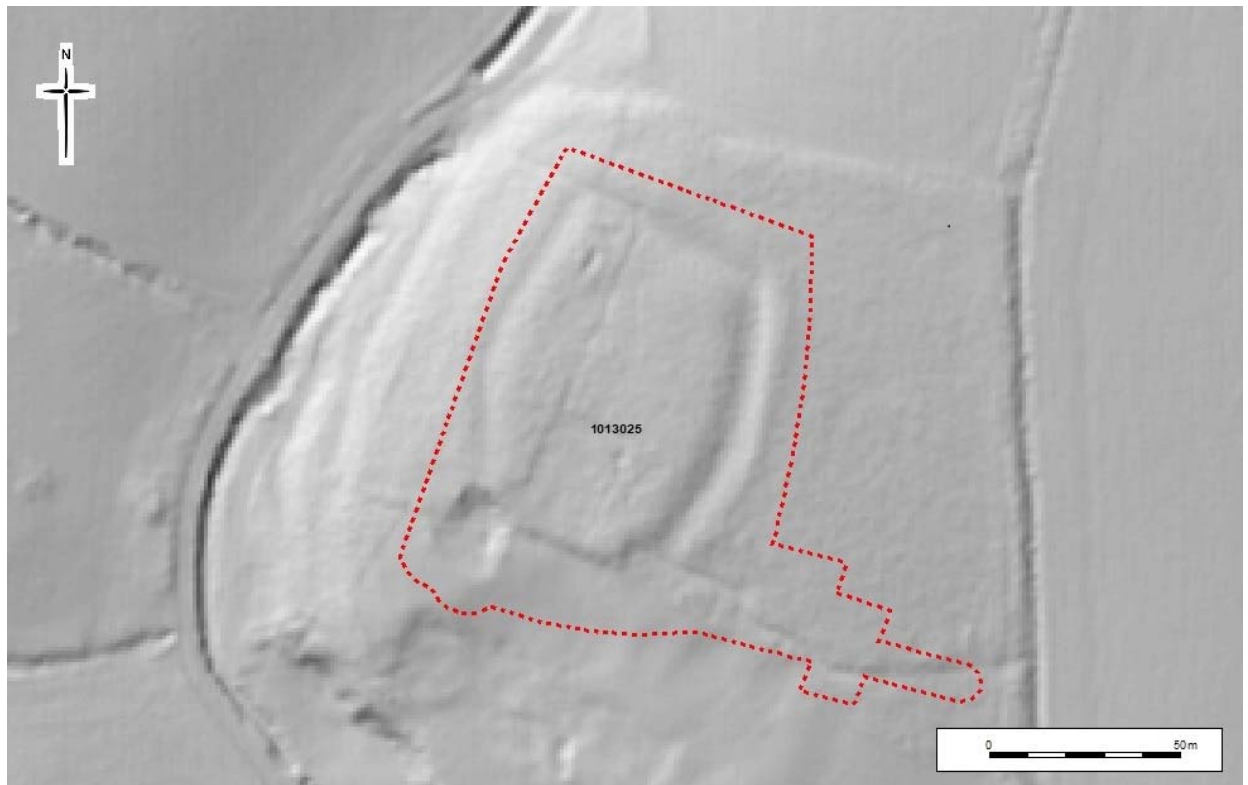
2.2 Topography, geology and hydrology

- 2.2.1 The natural topography of the area of the site generally slopes up to the north from the valley of the River Stort, c 1km to the south of the site, from c 39.0m above Ordnance Datum (OD) 700m south of the site at the junction of Eastwick Hall Lane and Eastwick Road, to c 55.0m OD, 500m to the north of the site.
- 2.2.2 Within this landscape, Eastwick Hall Lane lies in a valley with a stream (the Eastwick Brook) flowing south into the Stort, which at its closest to the site runs along the east side of Eastwick Hall Lane. Here, the valley sides are relatively steep, with the site on elevated ground at c 60m OD. On the opposite valley side at a similar height is the *Moated site south of Eastwick Hall Farm* (NHLE entry 1012184).
- 2.2.3 BGS mapping shows that the majority of the site is underlain by Lowestoft Formation, an extensive sheet of chalky till, together with outwash sands and gravels, silts and clays; the south-west corner of the site overlies Head deposits, commonly found on valley floors, comprising sands, gravels and other material moved glacially or by wind or water action from higher areas.

2.3 Description of the Scheduled Monument

- 2.3.1 The National Heritage List for England (NHLE) entry for the site includes the following description:
- “The monument includes the remains of a medieval moated enclosure. The enclosure is rectangular in shape and measures 100m by 70m. It is surrounded by a dry moat which is some 6m across and is visible on all but the south side where there is a scarp. A low bank runs along the outer edge of the east moat arm and there is a silted up pond near the south-west corner of the moat. There is a rectangular platform in the southern part of the moat island and limited excavations carried out in the south-east corner in the 1940s revealed part of the remains of a substantial building believed to be the remains of Eastwick Hall. A hollow-way running parallel with the southern arm of the moat extends for about 100m. At least three house platforms visible on either side of the hollow-way belong to an ancillary settlement believed to be broadly contemporary with the moat.”

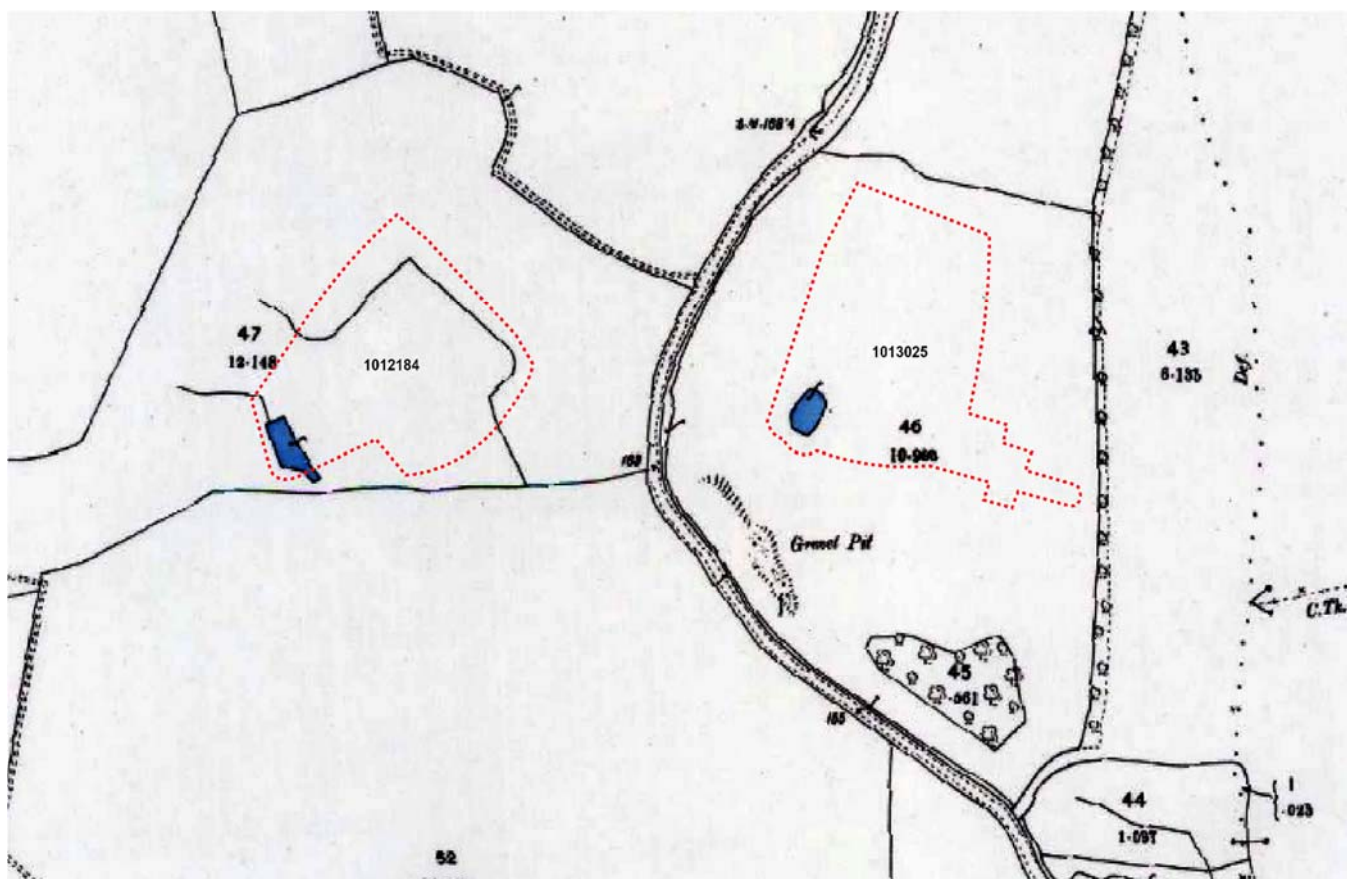
- 2.3.2 The earthworks can be seen on the Environment Agency LiDAR view of the site. This shows the site in relief, without vegetation/tree cover, and is reproduced below with the boundary of the scheduled area as a dotted red line.



Lidar view of the site.

2.4 Archaeological and historical context

- 2.4.1 The NHLE entry for the site sets out the background to the designation of moated sites as follows:
- “Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains”.
- 2.4.2 Moated sites are often associated with features such as fishponds and gardens, and some examples still serve as residential sites up to the present day (Whittle 1950).
- 2.4.3 Limited archaeological excavations were carried out in the south-east corner of the site in the 1940s, which revealed part of the remains of a substantial building believed to be Eastwick Hall (NHLE entry 1013025; *Transactions of the East Hertfordshire Archaeological Society*, Vol. 11, 1940).
- 2.4.4 The 6”:mile Ordnance Survey map surveyed in 1873 to 1880 shows the location of the site, and of the neighbouring moat to the west (NHLE entry 1012184) as open land with occasional trees. The 25”:mile revised Ordnance Survey map of 1896 is reproduced below, and indicates that an area to the south-west of the site quarried for gravel (known locally as Croats Hole) had expanded by the end of the 19th century.



25"=mile revised Ordnance Survey map of 1896

2.5 Significance

Statutory designation

- 2.5.1 The site is included in the NHLE as a scheduled monument (ref.1013025), and as such is protected by law as a nationally important archaeological site.

Discussion of the heritage significance of the site

- 2.5.2 The following assessment of the significance of the site is guided by Historic England's *Conservation Principles, Policies and Guidance* (<https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>) that shows how heritage significance can be grouped into four categories:

- **Evidential value** – the potential of a place to yield evidence about past human activity.
- **Historical value** – the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- **Aesthetic value** – the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value** – the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

- 2.5.3 Overall, the significance of the archaeological remains at the site is defined largely by **evidential value** and **historical value**.

- 2.5.4 The archaeological significance of the site is derived in large part from its earthwork remains through their **evidential value** to inform about the past. The NHLE entry for the site states that: *"The Eastwick rectangular moat is a fine example of a single island site, surviving in very good condition and associated with a hollow-way, pond, and external house platforms. Limited excavation has confirmed the cluster of occupation of the enclosure and demonstrated the presence of internal buildings. The moat is one of a pair of well-preserved moats at Eastwick, the other is located some 150m to the west on the other side of the valley."*

- 2.5.5 Moated sites are recognised as being important features for understanding the distribution of wealth and status in rural areas in the later medieval period. The site has considerable significance for understanding the history of the local area, and the relationship with another nearby moated site, and therefore also has **historical value**.
- 2.5.6 A further aspect of the **evidential value** of the moat is the potential of any pond or moat silts to contain significant palaeoenvironmental evidence, preserved within their seasonally waterlogged fills. Such evidence could, if well-preserved, provide valuable information on the past environment of the site, and provide information on past vegetation cover, land-use and economic activities (e.g. from pollen and plant macrofossils) associated with the use of the site, as well potential information on climatic conditions, pollution and human health from other proxy indicators (e.g. diatoms, insects, non-pollen palynomorphs, diatoms, stable isotopes, sedimentary DNA), combined with potentially dateable deposits (using AMS radiocarbon dating, and potentially lead-210 dating). Well-preserved and well-dated multiproxy palaeoenvironmental sequences from the medieval period are generally scarce in the UK.
- 2.5.7 However, periodic drying-out of such moat silts may have already had a detrimental effect on the organic preservation conditions. The exact state of preservation within the silts can only be assessed through future intrusive investigation (e.g. augering and laboratory assessment).
- 2.5.8 The un-mown grassland on the site and its attraction as a habitat for wildlife, has **aesthetic value**. The site currently has some **communal value** as a feature of the local landscape in use for clay pigeon shooting, but there is potential to be a valuable educational and recreational asset for local residents and workers, with **significant communal value**.

3 Management issues and vulnerability

3.1 Walkover condition survey

- 3.1.1 The condition survey was carried out in warm, dry, sunny conditions, in July 2024. The locations of the photographs referred to below are shown on Fig 2; the photographs are appended.
- 3.1.2 The approach to the site from the south-west is currently via a level area (the location of historic quarrying) adjacent to the road, used as access for the shooting facility, and up a steep bank between belts of trees (Photo 1).
- 3.1.3 At the time of the survey the southern edge of the site was cut grass, with the remainder left uncut (Photo 2).
- 3.1.4 The area of the pond in the south-west corner of the site was covered in dense scrub including blackthorn and brambles, and occasional saplings, assumed to be self-sown (Photo 3). Access to the interior was not possible (Photo 4), but a quantity of shooting waste was observed under the edge of the south side of the scrub (Photo 5).
- 3.1.5 The features referred to in the NHLE entry such as house platforms could be seen as undulating ground in the southern part of the site, just visible in Photo 6. This also shows the tree cover and pylons in the distance to the west, and a shooting platform outside the south edge of the site.
- 3.1.6 Views from the site to the east and south are across grass and arable land (Photos 2 and 7).

3.2 Site use

- 3.2.1 The site is on private land used for shooting, with no apparent evidence of unauthorised access.
- 3.2.2 Although access to the site with the owner's permission is possible, the current vegetation cover in places prevents appreciation of the site and affects the 'legibility' of the earthworks, in that it is difficult to understand and recognise them as archaeological remains.
- 3.2.3 There is currently no readily available information nearby about the site's history, archaeology and ecology, and no provision for interpretation to enhance understanding and appreciation of the site's significance.

3.3 Risks

- 3.3.1 The site is considered to be in a generally stable condition, but with localised problems. It is not on Historic England's *Heritage At Risk Register* (<https://historicengland.org.uk/advice/heritage-at-risk/search-register/>).
- 3.3.2 The current vegetation maintenance for the majority of the site as grass is largely beneficial. However, the scrub over the pond area is potentially damaging to buried archaeological remains by root growth, and may allow animal burrowing to caused additional localised damage. This could negatively affect the site's significance through the loss of its physical integrity and evidential value, as well as diminishing its communal and aesthetic value. The occasional young trees outside the pond area may also have a localised impact of disturbing archaeological remains by root growth. The lack of interpretation at the site restricts appreciation of its historical value.
- 3.3.3 The heavy vegetation around the pond may affect its hydrology, leading to reduced moisture content of the silts during drier months with a negative impact on the preservation of organics and potential palaeoenvironmental remains. Furthermore, the vegetation also results in an increased in leaf-fall and consequent sediment build-up in the pond.

3.4 Constraints

- 3.4.1 Whilst the current vegetation cover has a number of negative impacts on the condition and use

of the site, any vegetation management works on the site must consider the impact of such works on the ecology of the site, and any restrictions under *The Hedgerows Regulations 1997*.

- 3.4.2 An increase in people using the area for recreation may lead to possible damage.

4 Conservation management aims and objectives

4.1 Legislation and planning context

Scheduled Monuments

- 4.1.1 Historic England's (2014) guidance note, *Scheduled Monuments: A Guide for Owners and Occupiers*, is available online at
- <https://historicengland.org.uk/images-books/publications/scheduled-monuments-guide-for-owners-and-occupiers/guideforownersofscheduledmonuments/>.
- 4.1.2 It provides a useful summary of the legal framework surrounding scheduled monuments, and sets out what needs to be considered when planning or undertaking works to them.
- 4.1.3 Nationally important archaeological sites (both above and below-ground remains) may be identified and protected under the *Ancient Monuments and Archaeological Areas Act 1979*. An application to the Secretary of State is required for any works affecting a Scheduled Monument. Prior written permission, known as Scheduled Monument Consent (SMC) is required from the Secretary of State for works physically affecting a scheduled monument. SMC is separate from the statutory planning process.
- 4.1.4 'Works' as defined in the 1979 Act that require SMC are:
- (a) any works resulting in the demolition or destruction of or any damage to a scheduled monument;
 - (b) any works for the purpose of removing or repairing a scheduled monument or any part of it or of making any alterations or additions thereto; and
 - (c) any flooding or tipping operations on land in, on or under which there is a scheduled monument.
- 4.1.5 Development affecting the setting of a scheduled monument is dealt with wholly under the planning system and does not require SMC.
- 4.1.6 Geophysical prospection (including the use of a metal detector) on a scheduled monument requires prior consent from Historic England.

National Planning Policy Framework

- 4.1.7 The National Planning Policy Framework (NPPF) was revised on 12th December 2024 in response to the Proposed reforms to the National Planning Policy Framework and other changes to the Planning system consultation and sets out the government's planning policies for England and how these are expected to be applied. It sets out the government's planning policies for England and how these are expected to be applied, and replaces the previous NPPF which was first published in March 2012 with revisions in 2018, 2019, 2021, and September 2023 and revised in December 2023.
- 4.1.8 The NPPF section 16 covers "Conserving and enhancing the historic environment". Paragraph 219 of this Section states that local planning authorities should look for opportunities for new development within the setting of heritage assets "*to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably*".

4.2 Vision for the site

The landscape proposals

- 4.2.1 The Strategic Landscape Masterplan (SLMP) Part B: Regulatory Plan and Design Code (Grant Associates, 2025) provides an overview of the mandatory requirements and recommendations for the design of the future landscape within the SLMP area. The Regulatory Plans form the overriding design control tool and inform the structure of the Design Code. The Character Areas identified within the Regulatory Plan form the structure for the Design Code. Within the Design Code, mandatory requirements use the term 'must'. Recommendations use the term 'should' (Grant Associates 2025, Section 1.3).

- 4.2.2 The Regulatory Plan (GSLM605-GRA-X-XX-DR-L-1111 (14/03/2025) in the SLMP (Grant Associates 2025) shows the site in the *Eastwick Valley Green Corridor* landscape Character Area (CA7 to the area), with Village 6 to the south/south-west and Village 5 to the east and north. The site is surrounded by a Local Wildlife Site and ecological buffer which includes existing woodland to the south, and is within a Sensitive Development Area. To the north-west is CA16, Agriculture.
- 4.2.3 The Design Requirements set out in Section 5.3.2 *Response to Heritage Assets* of the SLMP *Response to Heritage Assets* (Grant Associates 2025, 134) state that:
- SLMP RMA designs must be appropriate for the setting of listed and designated heritage assets, respecting the requirements set out in relation to the Sensitive Development Areas (SDA's) and must ensure impact on heritage assets are minimised and appropriately mitigated;
 - proposals should enhance access to and interpretation of heritage features for enjoyment of the public, where appropriate;
 - long term management and conservation plans should be developed for all heritage assets as part of RMA stages;
 - proposals must consider the impact of any proposed lighting or noise on heritage assets and where needed develop sensitive proposals potentially incorporating landscape elements to mitigate impacts.
- 4.2.4 The *Response to Heritage Assets* section of the SLMP also required that a "Site-Wide heritage trail must be created, linking key heritage features of interest and utilising the open space of the SLMP to provide a route located primarily through the SLMP landscape" (Grant Associates 2025).
- 4.2.5 *Design Requirements* for the *Eastwick Valley Green Corridor* in Section 4.9.2 of the SLMP note that "the STC [Sustainable Transport Corridor] link between Villages 5 and 6 must be sensitively integrated into the existing landscape and must consider the impact (including visual impact) on the nearby Scheduled Monuments", and that heritage interpretation should be improved (Grant Associates 2025).
- 4.2.6 Illustrative Masterplan proposals for CA7¹ relevant to the site include:
- The retention of the narrow country lane character of Eastwick Hall Lane;
 - Allowing for enjoyment of the scheduled monument by providing enhanced access and interpretation; and,
 - Enhancement of the riparian habitats and hedgerows to Eastwick Brook.
- 4.2.7 The proposals have the potential to change the setting of the site in terms of its proximity to residential development. Enhancement of its visibility and accessibility will increase awareness of the scheduled monument and understanding of its significance, which in turn should help to protect it. However, there will also potentially be pressure arising from more people in the vicinity, with the risk of antisocial behaviour and damage. Appreciation of the historic context of the site may be negatively affected by light and noise from the villages, but making it less 'secluded' may discourage antisocial behaviours.

The site management aims

- 4.2.8 The overall vision for the site is to manage and maintain its current grassland cover in such a way as to preserve the physical integrity of the significant archaeological remains, enhance the appreciation and understanding of the remains, whilst avoiding negative impacts on ecology and preventing or reducing the likelihood of damage arising from increased recreational use of the area.

¹ Grant Associates 2025, and dwg GSLM605-GRA-X-XX-DR-L-1111

- 4.2.9 Grassland, either mowed, or grazed by sheep, is generally considered the optimal regime for earthwork monuments, which is largely already in place at the site and should be continued. It may be appropriate to treat all or part of the currently un-mown area as hay meadow, cut annually. For the future, there will need to be consideration of reducing the scrub over the pond, and balancing future positive management of the heritage features and ecology with the need to discourage inappropriate uses of the site.
- 4.2.10 Properly managed, the site would provide a valuable amenity for the area, although it is not envisaged that visitors should be encouraged onto the site (fencing may be appropriate), as this may be likely to cause erosion and litter issues. Instead, its visibility within an area of recreational use may promote a sense of local engagement and appreciation of the site, which in turn may help discourage detrimental uses (e.g. antisocial behaviour, incidental or deliberate damage or fly-tipping).
- 4.2.11 Ideally, the national significance of the monument should be clearly evident to local communities and visitors. Its significance will be explained by an information board, so people can understand the special character and designation of the monument and enjoy 'a sense of place' and distinctiveness about the extant remains. Placing the information board near to the main public route closest to the site, where it is easily seen, will enhance understanding and appreciation of the heritage significance of the site, and provide an opportunity for the site to be included in educational programmes. Interpretation should link with the nearby historic sites to highlight their relationships and contrasts between them.
- 4.2.12 Existing structures and litter should be removed from the scheduled area. Management of the vegetation cover, including removing at least some of the scrub, will enhance 'legibility' of the remains (i.e. the ability to see the earthworks and get an impression of the layout of the site). It will also allow further definition of an optimum management regime to ensure the site's long-term preservation.
- 4.2.13 Any new growth of trees and shrubs in the scheduled area should be prevented to avoid damage to the earthworks.

4.3 Maintenance

- 4.3.1 The site should be inspected for damage on a regular basis and any litter removed.
- 4.3.2 Any damage to the earthworks caused by erosion from footfall and animal burrowing should be promptly repaired to maintain the physical integrity of the archaeological remains. SMC would be required, and a methodology should be agreed with the Historic England Inspector of Ancient Monuments prior to commissioning the work.
- 4.3.3 In order to avoid further damage to the archaeological remains at the site, saplings and younger trees within the scheduled area should be removed by cutting/felling, and treating the stump to prevent re-growth and allow it to decay *in situ* (rather than its physical removal). Scrub should be controlled and progressively reduced by regular cutting. Trees already established elsewhere within the scheduled area should be managed in consultation with the Historic England Inspector of Ancient Monuments.
- 4.3.4 Leaf litter within the pond should be collected and removed each autumn to prevent excessive build-up and the deterioration of any palaeoenvironmental evidence preserved within its fills.

4.4 Access and appropriate use

- 4.4.1 Since there is potential for public access to the area around the site, regular visits should be made to check on its general condition, and to remove litter would create a sense that it is 'looked after' and thus encourage visitors to do the same. Measures should be put in place to ensure that any access from the public right of way to the east of the site does not cause erosion from footfall. Selective mowing may help to periodically redirect any informal routes created by access, in order to avoid ground compaction, loss of grass cover, and erosion.
- 4.4.2 If access to the site is to be restricted by fencing, the method should be agreed with the Historic England Inspector of Ancient Monuments prior to commissioning the work. A suitable access point should be identified (e.g. for maintenance, visitors by special arrangement, or further surveys). The safety issues of facilitating access to uneven ground, slopes, and

potentially water, will need to be considered.

- 4.4.3 Controlling scrub and managing the grass cover may reduce the likelihood of antisocial behaviours and uses.

4.5 Learning and interpretation

- 4.5.1 A detailed hachure plan should be made of the site to aid interpretation of the earthworks. Ideally, this would require at least some scrub clearance over the pond.
- 4.5.2 Documentary research could be carried out by local heritage groups or interested individuals, and schools' projects could be based on the site, which may help to encourage its protection by local people. This can contribute to the Social Value of the development as a whole.
- 4.5.3 An interpretation panel should be created and installed beside the nearest public road or public right of way, or close to any new access into the area.
- 4.5.4 The interpretation panel should be of appropriate size and of robust vandal-proof construction. The exact specification and materials for the panel, as well as the content and design, and location for its installation should be agreed in writing with Historic England. SMC may be required for the installation of this panel.

5 Indicative maintenance schedule

5.1 Key responsibilities

- 5.1.1 Places for People will be responsible for funding, commissioning and carrying out the maintenance works at the site in accordance with this conservation management plan.
- 5.1.2 Places for People will be responsible for agreeing the scope of all works with the relevant stakeholders, namely:
- East Herts District Council, the Local Planning Authority;
 - the Development Control Archaeologist / County Archaeologist at Hertfordshire County Council;
 - the Inspector of Ancient Monuments at Historic England
- 5.1.3 Where required, Places for People will be responsible for obtaining SMC for the works.
- 5.1.4 These responsibilities relating to the care of the monument will be transferred to a stewardship body in due course.
- 5.1.5 Appropriate safety measures and a Risk Assessment will be required for all works and to ensure there is no conflict with visitor use of the area.

5.2 Initial works: indicative

- 5.2.1 No heavy plant or other equipment that may inadvertently damage the earthworks should be used. Works should be scoped and timed to minimise conflict with ecology. Works affecting trees would be carried out in accordance with any Tree Preservation Orders in place.
- 5.2.2 Initial works at the site would comprise:
- **Preliminary scrub management** to include limited clearance to facilitate further access. Cut and remove saplings. Identify and fell any diseased trees and remove from site. Leave any already fallen timber *in situ*.
 - **Repair damage** from erosion, animal burrows and any fallen trees.
 - **Consider archaeology inputs** for new information panel.
 - **Commission/produce information panel.**

5.3 Ongoing maintenance

- 5.3.1 Ongoing maintenance works would comprise:
- **Regular monitoring visits** to check condition and identify any inappropriate uses. It may be possible to involve local people in these, promoting engagement with and care of the site.
 - **Cut hay annually** if applicable, and remove from site.
 - **Control scrub, remove and saplings and redirect any informal paths causing erosion.**
 - **Remove litter.**

5.4 Periodic inspection

- 5.4.1 A regular formal inspection of the site should be carried out annually or as appropriate to review its condition and progress against the aspirations for the site. It is recommended that other stakeholders (i.e. the Local Planning Authority, the County's Archaeological Advisor, and the Historic England Inspector of Ancient Monuments) are invited to attend these inspections and to review the findings.

Moated site and associated earthworks south-west of Home Wood

Official list entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1013025**

Date first listed: **19-Jun-1978**

Date of most recent amendment: **25-Mar-1991**

Location

The building or site itself may lie within the boundary of more than one authority.

County: **Hertfordshire**

District: **East Hertfordshire (District Authority)**

Parish: **Eastwick**

National Grid Reference: **TL 43293 12464**

Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and

1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

The Eastwick rectangular moat is a fine example of a single island site, surviving in very good condition and associated with a hollow-way, pond, and external house platforms. Limited excavation has confirmed the cluster of occupation of the enclosure and demonstrated the presence of internal buildings. The moat is one of a pair of well-preserved moats at Eastwick, the other is located some 150 m. to the west on the other side of the valley.

Details

The monument includes the remains of a medieval moated enclosure. The enclosure is rectangular in shape and measures 100m. by 70m. It is surrounded by a dry moat which is some 6m. across and is visible on all but the south side where there is a scarp. A low bank runs along the outer edge of the east moat arm and there is a silted up pond near the SW corner of the moat. There is a rectangular platform in the southern part of the moat island and limited excavations carried out in the SE corner in the 1940's revealed part of the remains of a substantial building believed to be the remains of Eastwick Hall. A hollow-way running parallel with the southern arm of the moat extends for about 100m. At least three house platforms visible on either side of the hollow-way belong to an ancillary settlement believed to be broadly contemporary with the moat.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

Legacy

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

Legacy System number: **11519**

Legacy System: **RSM**

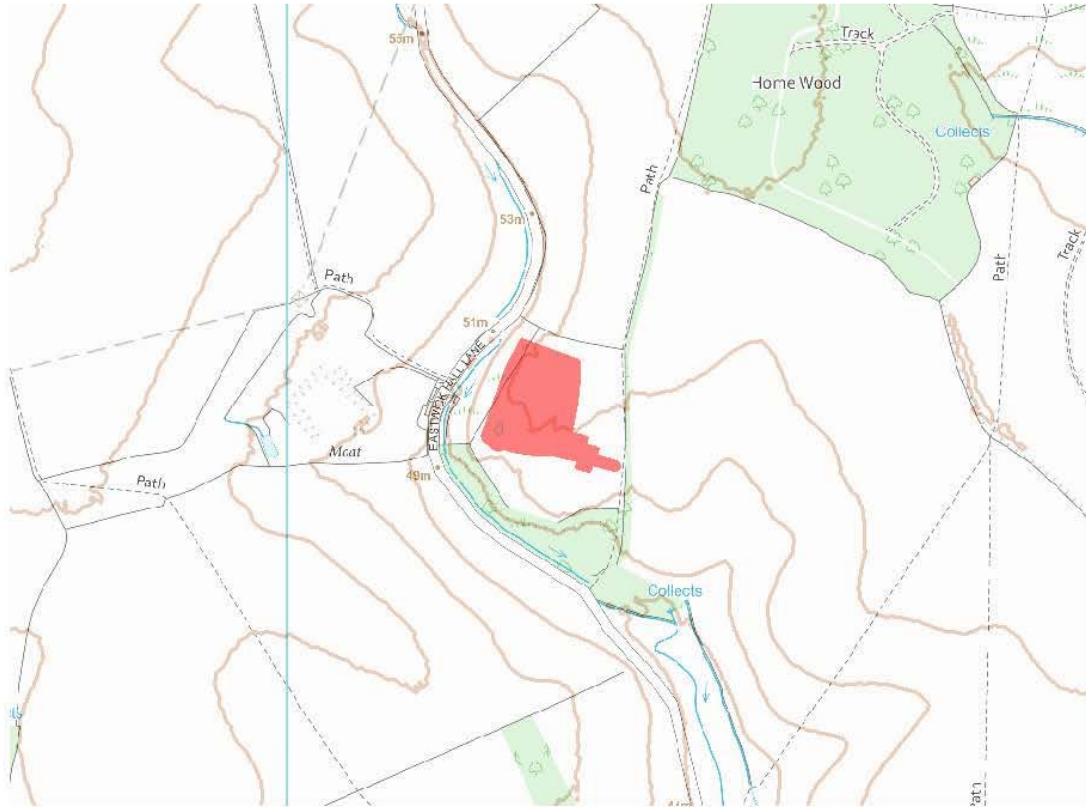
Sources

Books and journals

'TEHAS' in Re: Excavations At Moated Site South West Of Home Wood, (1940), 286

Legal

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.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 03-Jul-2024 at 16:56:10.

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

<https://historicengland.org.uk/listing/the-list/list-entry/1013025?section=official-list-entry>

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7 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>‘to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect’</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Desk-based assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the ‘Postglacial’ and (in Britain) as the ‘Flandrian’.
<i>Iron Age</i>	600 BC–AD 43
<i>Later medieval</i>	AD 1066 – 1500

<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the county HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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- Historic England technical advice:
<https://historicengland.org.uk/advice/technical-advice/monuments-and-sites/management-of-archaeological-sites-on-grassland/#Scrub>



Fig 1 Site location (NHLE 1013025) with NHLE 1012184 to the west



Fig 2 Aerial view of the site, and locations of walkover condition survey photographs

Condition survey photographs, MOLA, 11th July 2024



Photo 1: approach to the site from the road gate



Photo 2: view to the east across the south side of the site



Photo 3: scrub covering the pond, viewed from the south-west corner of the site



Photo 4: pond area in the south-west corner of site, from the south-east



Photo 5: shooting debris under scrub on the south side of the pond (scale 0.5m)



Photo 6: view to the west across the south side of the site



Photo 7: view to the south from the southern edge of the site