



Planning and Development Control Manager
Uttlesford District Council
Council Offices
London Road
Saffron Walden
CB11 4ER

Date: 24 October 2022

Specialist Archaeological Advice

Dear Planning,

UTT/22/2760/PINS: S62A/2022/0012: Land East Of Station Road, Elsenham

Thank you for consulting the Historic Environment Advisor on the above application which has archaeological implications.

The following recommendations are in line with the new National Planning Policy Framework:

RECOMMENDATION: An Archaeological Programme of Trial Trenching followed by Open Area Excavation

- 1. No development or preliminary groundworks can commence until a programme of archaeological trial trenching has been secured in accordance with a written scheme of investigation which has been submitted and undertaken by the applicant, and approved by the planning authority.**
- 2. A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the local planning authority following the completion of the above trial trenching work.**
- 3. No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.**
- 4. The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within six months of the completion of**



fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

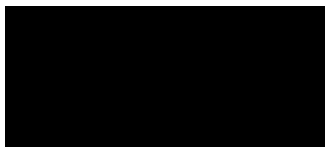
Reason for Archaeological condition

The Essex Historic Environment Record and recent excavation in the adjacent site has shown that the proposed development area contains potentially significant archaeological remains. Trial trenching and excavation on an adjacent development site undertaken in 2021 and 2022 identified different phases of occupation ranging from prehistory to the post-medieval period. The earliest evidence of human activity comprises finds of struck flint, dated from the Mesolithic to the Bronze Age and prehistoric features, including a large ring ditch, ditches and the large pits, were also excavated. Pottery sherds of probable Late Bronze Age / Early Iron Age date were also recovered from the site along with mortuary activity comprising a few undated cremations. Evidence of Roman and post-medieval occupation was also identified. The Historic Environment Record shows that to the southeast of the application area multi-period deposits including burials have been recorded within Pledgdon Pit (EHER 4609-4614). To ensure a full programme of recording the archaeological deposits a phased condition has been recommended which will assess the whole site.

A recognised professional team of archaeologists should undertake the archaeological work. The work will consist of the initial excavation of trial trenches across the site followed by open area excavation of archaeological deposits identified. The District Council should inform the applicant of the archaeological recommendation and its financial implications. An archaeological brief can be produced by this office detailing the work required on request.

If you have any questions please do not hesitate to contact me.

Yours sincerely,



Katie Lee-Smith

Historic Environment Consultant

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Email: [REDACTED]

NOTE: This letter is advisory and should only be considered as the opinion formed by specialists in relation to this particular matter.