



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

Date: 18th August 2023

Specialist Archaeological Advice

Dear Planning,

UTT/23/1848/PINS Moors Fields, Station Road, Little Dunmow

The Historic Environment Advisor of Place Services, Essex County Council has identified the above planning application from the weekly list.

The following recommendations are in line with the National Planning Policy Framework paragraph 194:

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

1. No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant, and approved in writing by the local planning authority.
2. No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the WSI defined in Part 1 and confirmed by the Local Authority archaeological advisors.
3. A mitigation strategy detailing the excavation / preservation strategy shall be submitted to the local planning authority following the completion of the archaeological evaluation.
4. 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 approved in writing by the local planning authority.

5. The applicant will submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the 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 Historic Environment Record, the desk based assessment and the geophysical survey submitted with the application shows that the proposed development lies within an area of known archaeological deposits. These particularly highlighted the potential for Iron Age/Roman settlement activity which have been identified both through known features from excavation just south of the development and anomalies detected by the geophysical survey. Iron Age and Roman settlement is recorded in the vicinity of Felsted Station (EHER 1246-7) and may cover a considerable area to the north. Excavations immediately to the south of the station identified extensive Roman features of an industrial nature. To the south of the proposed development is the disused railway line of the Flich Way which retains a number of its original features which are not identified in the desk based assessment. There is therefore the potential for multi-period deposits being impacted on by the proposed development.

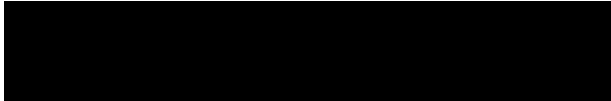
A recognised team of professionals should undertake the archaeological work. The archaeological work would comprise a programme of archaeological trial trenching of the proposed development. A brief detailing the requirements of this work can be obtained from this office.

Yours sincerely,



Katie Lee-Smith

Historic Environment Consultant



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