



Head of Planning
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER
Date 9-5-23

Specialist Archaeological Advice

Dear Planning,

UTT/23/0966/PINS Land East Of Pines Hill Stansted

The Historic Environment Advisor of Essex County Council has identified the above application on the weekly list as having potential archaeological implications.

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

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 Recommendation

The Uttlesford Historic Environment Characterisation project shows that the proposed development area lies within a zone where archaeological excavation has shown extensive prehistoric and Roman deposits surviving. Medieval occupation is attested with both the surviving settlement and field pattern. The site sits on the slopes above the river Stort which has been shown elsewhere to be highly sensitive with extensive deposits present within both Hertfordshire and Essex. Flint tools have been identified to the east of the proposed development (EHER46039) and a Roman pit to the northwest (EHER4713). There is therefore the potential for prehistoric and Roman archaeological features and deposits within the proposed development area.

A recognised team of professionals should undertake the archaeological work. The initial archaeological work would comprise a programme of archaeological evaluation of all areas of ground disturbance to fully assess the surviving heritage assets on the site and record them. A brief detailing the requirements of this work can be obtained from this office.

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

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.