



Head of Planning
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER
Date: 28-4-23

Specialist Archaeological Advice

Dear Planning,

UTT/23/0902/PINS Land At Warish Hall Farm, North Of Jacks Lane, Smiths Green Lane, Takeley

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

The site lies to the south of the Scheduled Monument of Warish Hall, a moated site, with its origins in the medieval period (LUID1007834). The site therefore sits within the setting of the Scheduled Ancient Monument and therefore Historic England should be consulted as to the impact on the monument.

If a planning decision is made following consultation with Historic England the following recommendation is in line with the new National Planning Policy Framework paragraph 205.

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 trial trenching 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 Recommendations

The Essex Historic Environment Record indicates that the proposed development lies within an area where there is known archaeological deposits. The proposed development is between two medieval moated sites at Cheerups Cottage and Jack's Green (EHER19463, 4655) and a possible moated site at Goodwyns (EHER18163). Excavations to the east of the proposed development at Priors Green identified a small prehistoric enclosure with probable post-holes, a Late Bronze Age/Early Iron Age pit complex (EHER46765) and 10th to 13th century activity (EHER46766). A Desk Based Assessment has been undertaken and has highlighted the moderate potential for encountering archaeological remains of Bronze Age, Iron Age, Roman, and Saxon date and a high potential for Medieval features. Evidence from Priors Green to the south and the archaeological evaluation of Stansted G2 to the north indicates the high potential for prehistoric through to post medieval occupation within the area.

The proposed development would also impact the Warish Hall Protected Lane which lies on the western side of the development area. The creation of an additional access will impact this non designated asset.

The archaeological work would comprise initial trial trenching across the development area to identify the extent and depth of archaeological deposits followed by open area excavation if archaeological deposits are identified. All archaeological work should be conducted by a professional recognised archaeological contractor in accordance with a brief issued by this office.

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

Yours sincerely



Katie Lee-Smith

Historic Environment Consultant

Telephone: 

Email: 

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