



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

Date: 26-4-2023

Specialist Archaeological Advice

Dear Planning,

UTT/23/0950/PINS Land At Tilekiln Green, Stansted, Great Hallingbury

Thank you for consulting the Historic Environment Advisor on the above application.

The following recommendations are in line with the National Planning Policy Framework paragraph 205.

RECOMMENDATION: Archaeological evaluation and 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 proposed development is located just north of the historic settlement of Tilekiln Green (EHER 15631). The proposed development is located just south of Stane Street a Roman Road which is known to have an Iron Age and a Roman phase (EHER 4697, 4702) and just north of the former Bishops Stortford to Braintree railway (EHER19629). The earliest record of brick and tile making in the parish was in 1553 when William Naylor owed an annual rent of 1,000 tiles. There are references to brickmakers and brickmaking in the late seventeenth and eighteenth centuries. Cropmarks indicate linear field boundaries in the surrounding areas (EHER 46554). There is therefore the potential for multi-period archaeological remains being impacted on by the proposed development.

A Desk Based Assessment was undertaken on the area of the proposed development; this is comprehensive and identifies the archaeological potential as high for Romano-British and post-medieval remains, a moderate potential for prehistoric and moderate to high for medieval remains. However, following ongoing excavations in the adjacent field evidence of early medieval activity as well as an insitu tile kiln have been identified. This application site would therefore also have a high potential for below ground remains of early medieval/ medieval date. The proposed development is situated therefore within an area of known archaeological potential and any preserved archaeological remains will be impacted by the proposed development. Therefore, a phased condition for archaeological evaluation and excavation is recommended.

An archaeological brief will be produced by this office detailing the archaeological work required. A recognised professional team of archaeologists should undertake the works.

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



Yours sincerely,



Katie Lee-Smith

Historic Environment Consultant

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