



Head of of Planning and Development Control
Uttlesford District Council
Council Offices
London Road
Saffron Walden
CB11 4ER
Date: 11-8-23

Specialist Archaeological Advice

Dear Planning,

UTT/23/1583/FUL Land Known As Bull Field, Warish Hall Farm Smiths Green Takeley

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

A certain area of targeted archaeological evaluation has been completed previously on specific areas of the development site which included a moated site and features identified in the geophysical survey. Further trial trenching in the remaining areas is required. A Written Scheme of Investigation has been submitted with the current application and is approved by the Historic Environment Advisor. The following recommendation is therefore made in line with the 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 the completion of the programme of archaeological evaluation identified in the WSI and confirmed by the Local Authority archaeological advisors.**
- 2. A mitigation strategy detailing the excavation / preservation strategy shall be submitted to the local planning authority following the completion of the archaeological evaluation.**
- 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 approved in writing by the local planning authority.**
- 4. 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

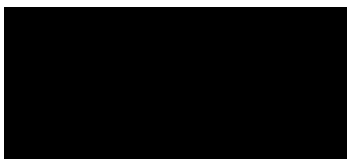
The Historic Environment Record has identified that the proposed development lies within an area of known archaeological potential. The site lies to the south of the Scheduled Monument of Warish Hall, a moated site, with its origins in the medieval period whose setting will be harmed by the present development design. To the north of the site a moated enclosure is identified on early cartographic data. Other moats identified within the Takeley area have had an original construction date of 12th to 13th century. A Desk Based Assessment has been undertaken and has highlighted the potential for encountering the archaeological remains and that the likelihood is that these features would be a similar density to those identified in the surrounding area. The earlier evaluation also identified poste medieval features within the vicinity of the site.

Evidence from Priors Green to the south would indicate the high potential for prehistoric through to post medieval occupation within the area.

The archaeological work would comprise trial trenching across the whole 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



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