



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

Date: 25-10-23

Specialist Archaeological Advice

Dear Planning

UTT/23/2193/PINS: Land At Eastfield Stables, May Walk, Elsenham Road, Stansted

The Historic Environment Advisor has identified the above application from the weekly list as having potential for surviving archaeological deposits.

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

RECOMMENDATION: A 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 investigation identified in the WSI defined in 1 above.
3. 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 shows the proposed development lies in a potentially sensitive area of archaeological deposits. Excavations to the west of the proposed development identified a prehistoric pit and cropmarks of rectilinear enclosures have been identified north of the site (EHER 48657 and 18899). To the south of the proposed development a prehistoric enclosure and roman finds have been found indicating nearby Roman and prehistoric occupation (EHER 4659). There is therefore the potential for archaeological deposits dating to a number of different periods within the proposed development.

The District Council should inform the applicant of the recommendation and its financial implications. An archaeological brief detailing the requirements can be produced from this office.

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

Yours sincerely

[Redacted signature]

Richard Havis
Principal Historic Environment Advisor

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