



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

Date 4<sup>th</sup> December 2023

### Specialist Archaeological Advice

Dear Planning,

#### **UTT/23/2622/PINS: Land South Of (West Of Robin Hood Road) Rush Lane, Elsenham**

The Historic Environment Advisor for Uttlesford District Council has identified the above application from the weekly list as having archaeological implications.

The following recommendations are 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 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 a final archaeological report or (if appropriate) a Post Excavation Assessment report and an Updated Project Design for approval by the Local Planning Authority. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance in writing by the Local 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 submitted heritage statement by Landgage Heritage with the application identifies the potential for archaeological deposits being present on the site. The geophysics results are disappointing, but this is not unusual on the boulder clays of Uttlesford. The presence of archaeological deposits is supported by the Historic Environment Record which that the proposed development lies within an area where a number of archaeological sites have been identified. The area to the north was found to have a low level of multi-period occupation all of very local interest only. To the east, however, a multi-period site of prehistoric, Saxon and medieval deposits was identified (EHER 49001). It is possible that similar occupation will extend into the development area.

A recognised team of professionals should undertake the archaeological work. The archaeological work would initially comprise a programme of archaeological trial trenching of the proposed development. 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

[Redacted signature]

**Richard Havis**  
**Principal Historic Environment Advisor**

Telephone: [Redacted]

Email: [Redacted]

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

