



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

Date: 9th July 2024

Specialist Archaeological Advice

Dear Planning,

UTT/24/1417/PINS Land To The North-West Of Bishops Stortford, Farnham Road, Farnham

The Historic Environment Advisor of Place Services, Essex County Council has identified the above planning application from the weekly list.

The following recommendations are in line with the National Planning Policy Framework paragraph 194:

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 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, the Cropmark Statement and the Heritage Assessment submitted with the application shows that the proposed development lies within an area of known archaeological deposits. Within the proposed development the geophysical survey undertaken in 2023 identified a number of enclosures, some possible Bronze Age barrows and ditch and pit-like anomalies (HA, 18). These features tie into the cropmark evidence identified in the Cropmark Statement. Historic field boundaries are evident across and around the site. The Essex Historic Environment Record shows that the proposed development borders the site of Wickham Hall, a post medieval farmstead with possible earlier origins, where medieval and Roman pottery has been identified (EHER3869, 3870) indicating the potential for medieval and Roman occupation in the vicinity. Wickham Hall is evident on the first edition Ordnance Survey map of 1875. To the north of the proposed development evidence of medieval settlement at Levels Green has been seen in earthworks in the form of house platforms and a possible dam (EHER18355). To the east cropmarks of a penannular ring ditch have been identified through aerial photography (EHER3874). There is therefore the potential for multi-period deposits being impacted on by the proposed development.

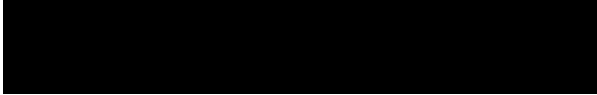
A recognised team of professionals should undertake the archaeological work. The archaeological work would comprise a programme of archaeological trial trenching of the proposed development followed by discussions on mitigation strategy including design solutions for the protection and preservation of the archaeological deposits or excavation in advance of development. A brief detailing the requirements of the trial trenching phase of this work can be obtained from this office.

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.