



FAO: Planning Department,  
Uttlesford District Council

Ref: UTT/23/1583/PINS  
Date: 10/12/2024

## ARCHAEOLOGICAL ADVICE

### RE: UTT/23/1583/PINS Land Known As Bull Field, Warish Hall Farm Smiths Green Takeley

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

The application is for Access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to 96 dwellings on Bulls Field, south of Prior's Wood, including associated parking, landscaping, public open space, land for the expansion of Roseacres Primary School, pedestrian and cycle routes to Smiths Green Lane together with associated infrastructure.

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. To the north of the site a moated enclosure is identified on early cartographic data and by an earlier evaluation. Other moats identified within the Takeley area have had an original construction date of 12<sup>th</sup> to 13<sup>th</sup> 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 post 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. There is therefore the potential for prehistoric, medieval and post medieval features within the proposed development area.

### 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.**

Katie Lee-Smith

Historic Environment Consultant

Place Services

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*