



FAO: Planning Department,
Uttlesford District Council

Ref: UTT/25/0101/PINS
Date: 28/01/2025

ARCHAEOLOGICAL ADVICE

RE: Land North Of Knight Park, Thaxted Road, Saffron Walden

The application is a Consultation on S62A/2024/0075 - Reserved matters (appearance, landscaping, layout and scale); pursuant to outline planning permission ref: S62A/2023/0031 for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park

The below condition has been recommended on previous applications for the same site and is reiterated on the above application.

The Historic Environment Record shows that the proposed development lies in an area of potential archaeological deposits directly southwest of Thaxted, southeast of the historic settlement of Saffron Walden. Excavations to the north found the remains of two Bronze Age barrows and other prehistoric features approximately 200 metres north of the site (EHER48520). A geophysical survey of the area undertaken by Headland Archaeology identified potential archaeological features. Trial trenching would need to be completed to confirm the nature of the features identified by the geophysics. The following recommendation is being made to ensure appropriate recording of the archaeological deposits where required.

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 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.

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 open area excavation to assess the surviving heritage assets on the site and record them. A brief detailing the requirements of this work can be obtained from this office.

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Historic Environment Consultant

Place Services

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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