



FAO: Planning Department,
Uttlesford District Council

Our ref:04760
Application ref: UTT/25/1343/PINS
Date:4 June 2025

ARCHAEOLOGICAL ADVICE

RE: Former Friends School Field Mount Pleasant Road Saffron Walden Essex

The application is a Consultation on S62A/2025/0107 - Erection of 75no. dwellings with associated infrastructure and landscaping. Provision of playing fields and associated clubhouse.

A Heritage and Archaeology statement has been submitted with the above application. The report again highlights the archaeological sites within the vicinity of the proposed development. It specifies that key sites were identified in the 19th century and 1930s although in the last ten years human remains have been discovered within the vicinity of the site; these were potentially associated with Late Iron Age and Roman material recovered during the construction of the water tower. The report also refers to prehistoric activity nearby including those remains discovered immediately south (EHER 14594). Previous archaeological work within the confines of the main school has been limited however deposits within the vicinity indicate the potential for multi - period archaeological deposits being present therefore the below condition is reiterated. We would however support the recommendation in the Heritage and Archaeology statement to undertake a geophysical survey of the site as this has the potential to target the trial trenching.

To understand the potential for, and significance of, archaeological deposits impacted by the proposal, a programme of trial trenching followed by excavation is being recommended in line with paragraph 218 of the National Planning Policy Framework (2024). A recognised team of professionals should undertake the archaeological work. The archaeological potential beneath the dwellings, infrastructure and landscaping needs to be further understood by a programme of trial trenching. Should this reveal archaeological deposits it could be followed by further targeted excavation; this could be outlined in further detail by a brief from this office to inform a WSI.

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.

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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