



FAO: Planning Department,  
Uttlesford District Council

Our ref:08429  
Application ref: UTT/25/2203/SO  
Date:1 September 2025

## ARCHAEOLOGICAL ADVICE

### **RE: Land North Of Birchanger And South Of Stansted**

The application is for Request fo Scoping Opinion for - Up to 520 new homes (Use Class C3) and up to 20,000 sqm of commercial floor space with public open space, new access, active travel routes between the Birchanger Site and Stansted Mountfitchet and Sustainable Urban Drainage System.

The submitted scoping opinion although mentioning heritage only has an assessment of the designated heritage assets in the form of listed buildings with no assessment of the non-designated archaeological heritage that is known in the proposed development area. The Historic Environment Record shows that part of the proposals lies within a large medieval deer park whose boundaries were identified as part of the Stansted Airport development (EHER 46757). The archaeological work undertaken at Stansted provides a good comparison of the nature of archaeological deposits likely to be present on this proposed site.

Despite there being recognised impacts arising from the proposed development, these impacts are not considered of such significance that the requirement for an Environmental Statement to support the anticipated planning application is triggered. An Environmental Impact Assessment is not therefore specifically required on archaeology to support the future planning application.

Given the potential for non designated archaeological assets to be present within the proposed development site, however, it is recommended that the results of a programme of archaeological desk based assessment supported by appropriate archaeological field evaluation should be submitted in support of this application.

This archaeological programme is required to assess and clarify the significance of archaeological remains within the proposed development site (as stipulated by National Planning Policy Framework paragraph 207) and to inform the planning decision. The results will also serve to inform on any subsequent mitigation works.

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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*