

Uttlesford District Council PPWG Meeting 23 May 2018

Question from Stebbing Parish Council: Archaeological Case West of Braintree GC site

The 'Brief Archaeological Impact Assessment: Proposed Uttlesford Garden Communities' by Pace Services, January 2018 summarises known Heritage assets within the WoB Garden Community located within Uttlesford: (Not listed buildings)

1. Andrews Field WWII airfield of the 8th Air Force (USAF), station 485, known officially as Andrews Field. Surviving beneath HER No: 14090
2. South of Boxted Wood Traditional site of building, alleged locally to be the site of a former church. HER No: 1240
3. Stebbing Green Roman Mill Roman villa identified in 1958. Tessellated pavement first reported by owner-farmer in 1938 HER No: 1239
4. Stane Street Roman Road from Braughing to Colchester HER No: 1226
5. Boxted Wood Ancient Woodland

Table 12: List of heritage assets within the boundary of the proposed Land West of Braintree Garden Community

But does not refer to sites within Braintree District Council's area and we suggest the total number of sites needing archaeological investigation is much higher.

We have sought the services of an Archaeologist and are advised, following his referral to *Planning Policy Statement 5, Planning for the Historic Environment*, that assessing the likelihood of currently unidentified heritage assets is an essential part of the planning process.

We feel the Council has not given the impact of archaeology anything like its due weight.

I refer to the impact of past investigations during two recent development programmes: a) the Stansted Airport expansion programme (Havis & Brooks 2004) and b) the upgrade of A120 in 2000 – 2003. These works give a detailed idea of the kind of archaeology which will be encountered during a project on this site.

For Stansted Airport; c 600 Ha was fieldwalked while for the A120 landscape transect, an area of c 115 Ha was investigated. The latter project produced some 24 archaeological sites; one per 4 Ha, of which most were sampled or excavated.

We are advised, the dissected boulder clay plateau on which WoB would be built, is a strong indicator that the archaeology at Stansted Airport and the A120 will be similar.

So, on the assumption that the projected land-take for the Garden Community would be approximately 500 Ha, we can assume that the archaeological site density will be approximate to that encountered at the earlier two sites and a fieldwalking programme may identify as many as 125 sites which merit investigation.

Basing costs on the closest project; A120: Costings from Oxford Archaeology re A120 project: Evaluation @ £65,000 Field Work @ £445,000, Post Excavation @ £326,000 for 115 Ha. Therefore, on the basis for 115 Ha, an archaeology cost of £7,700 per hectare.

It is not unrealistic to take that figure for the 500 Ha; which means the Developers need to find £3,500,000 (2003- 2005 prices) for the archaeology. In today's prices approximately £4million.

Can the Council assure us that a full and thorough archaeological investigation will be carried out?

Jackie Kingdom
23/5/18 Stebbing PC