



02 March 2020

Caroline Brown,  
Planning Department  
Epping Forest District Council,  
Civic offices  
323 High Street,  
Epping  
CM16 4BZ

Planning Ref: **EPF/0379/20**

## **SPECIALIST ARCHAEOLOGICAL ADVICE**

Dear Sir/Madam

### **RE: EPF-0379-20 Playing Field Site, Epping Forest College, Loughton**

The Historic Environment Advisor of Place Services, Essex County Council has identified the above planning application from the weekly list.

The Essex Historic Environment (EHER) Record shows that the proposed development lies south of the medieval and post medieval settlement at Loughton. At its core are Loughton Hall, a Grade II listed 19<sup>th</sup> century house, and the Grade II listed late 19th century Church of Nicholas (EHER 34002, 34003). Both Hall and Church replaced medieval predecessors on the site (potentially one of the two manors of Loughton). There is therefore medieval occupation north of the site but no current evidence as to its extent southwards. There is the potential that unknown archaeological deposits will be disturbed or destroyed. In view of this the following recommendation was made to Epping District Council in line with the National Planning Policy Framework

### ***RECOMMENDATION: A Programme of Trial Trenching followed by Open Area Excavation***

Condition 1: No development or preliminary groundworks can commence until a programme of archaeological trial trenching has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the planning authority.





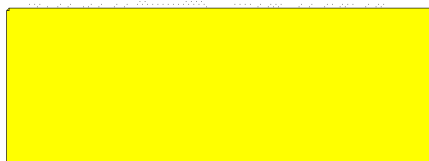
Condition 2: A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the planning authority following the completion of this work and prior to commencement of any work on site.

Condition 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 signed off by the local planning authority through its historic environment advisors.

Condition 4: The applicant will submit to the planning authority a post-excavation assessment (to be submitted within six months of the completion of 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.

If you have any further questions please do not hesitate to contact me.

Yours sincerely



Katie Lee-Smith MA, ACIfA

**Junior Historic Environment Officer**

*Note: This letter is advisory and should be considered as the opinion formed by specialist staff in relation to this particular matter.*

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