



Braintree District Council,  
Development Services  
Causeway House  
Braintree  
Essex CM7 9HB

Our ref: A/HEM/TOC/614/1  
Your ref: 23/01994/FUL  
Date: 21/08/23

### Specialist Archaeological Advice

Dear Sir/Madam,

#### **RE: 23/01994/FUL –The Woodlands Hotel Coupals Road Sturmer**

The above application is for the demolition of the existing buildings on site, and the erection of a 64no. bed care home (Use Class C2), together with access, car parking, landscaping and associated works.

The proposed development site lies within an area of recorded Roman and medieval archaeological remains, as recorded on the Suffolk HER. The site lies adjacent to the district boundary in an area that was formerly common land as shown on the Chapman and Andre map of 1777. Aerial photographic evidence also depicts ring ditches southeast of the site and a scheduled barrow monument lies c.600m to the south. Further evidence of prehistoric activity is recorded in the area.

The Tithe map of c1840 depict a building within the development site, part of a hamlet at Woodland Green. The Heritage Statement submitted states that the building roughly aligns with the rear of the current Hotel building, suggesting that the present building was formed through the addition of extensions over time. Though the building has been altered and extended over time there is potential for survival of the historic fabric and fixtures of the original house. The demolition of the building will result in the total loss of the structure and a historic building record should be completed to preserve by record the historic structure.

There is potential for the proposed development to impact upon historical and archaeological remains, the archaeological potential of the site will need to be established through evaluation in accordance with Paragraph 194 of the NPPF.

The following recommendation is in line with the National Planning Policy Framework (Para 194 and 205, 2021):

#### **RECOMMENDATION: Archaeological evaluation**



1. No demolition, development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation, including historic building recording, has been secured in accordance with a written scheme of investigation which has been submitted by the applicant, for approval by the local planning authority.
2. No demolition, 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 a historic buildings report which has been submitted for approval by the local planning authority and deposition of a digital archive with the Archaeological Data Service (ADS).
4. The applicant will submit 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) for approval by 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 professional archaeological contractor/historic buildings specialist should undertake any archaeological investigation/historic building recording. An archaeological brief detailing the requirements can be produced from this office. The District Council should inform the applicant of the recommendation and its financial implications.

Yours sincerely



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Historic Environment Officer at 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*