Colchester Local Plan: Stage 2

Colchester, Essex

Heritage Impact Assessment

October 2026

Client: Colchester City Council

Issue No.: V.1

OA Report No.: 2923 Addendum

NGR: TL 95783 23135

oxford archaeology

Client Name:	Colchester City Council
Document Title:	Colchester Local Plan: Stage 2
Document Type:	Heritage Impact Assessment
Report No.:	2923 Addendum
Grid Reference:	TL 95783 23135
Planning Reference:	Pre-application
Invoice Code:	COLHIA
OA Document File Location:	W:\Oxford\Projects\HMS Working Projects\Colchester HIAs\002 Report\004 As Sent
OA Graphics File Location:	W:\Oxford\Projects\HMS Working Projects\Colchester HIAs\002 Report\004 As Sent
Issue No.:	V.1
Date:	22 October 2026
Prepared by:	Robin Webb (Project Officer) and Tim Lewis (Project Officer)
Checked by:	Charlotte Malone (Senior Project Manager – Heritage Management Services)
Edited by:	Linzi Harvey (Project Officer)
Approved for Issue by:	Gerry Thacker (Head of Fieldwork)
Signature:	[redacted]

Disclaimer:

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Oxford Archaeology being obtained. Oxford Archaeology accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees and will by such use or reliance be taken to confirm their agreement to indemnify Oxford Archaeology for all loss or damage resulting therefrom. Oxford Archaeology accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned.

Oxford office
Janus House
Osney Mead
Oxford
OX2 0ES

t. +44 (0)1865 980 700

Cambridge office
15 Trafalgar Way
Bar Hill
Cambridge
CB23 8SQ

t. +44 (0)1223 850 500

Lancaster office
Mill 3
Moor Lane Mills
Moor Lane
Lancaster
LA1 1QD

t. +44 (0)1524 880 250

E: info@oxfordarchaeology.com
W: oxfordarchaeology.com
Oxford Archaeology is a registered Charity: No. 285627

Colchester Local Plan: Stage 2

Heritage Impact Assessment Addendum

Contents

LIST OF FIGURES 3
1 INTRODUCTION 4
CUMULATIVE IMPACTS 5
LOCAL PLAN SITE ALLOCATION PP2 9
LOCAL PLAN SITE ALLOCATION PP19 78
LOCAL PLAN SITE ALLOCATION PP26 91
LOCAL PLAN SITE ALLOCATION PP48 109

List of Figures

Figure 1 Regulation 18 potential allocations considered as part of the cumulative assessments

1 INTRODUCTION

1.1.1 This document forms an addendum to the Regulation 18 heritage impact assessment document:

OA 2026, *Colchester Local Plan: Stage 2. Colchester, Essex. Heritage Impact Assessment*, OA Report no. 2923

1.1.2 It incorporates a cumulative impact assessment of the sites assessed at Regulation 18, as well as updates to the assessments made for potential allocations PP2, PP19 and PP48, and a textual edit to the assessment for potential allocation PP26.

CUMULATIVE IMPACTS

Regulation 18 Addendum: Cumulative Impacts

The scope of the original Regulation 18 heritage assessments did not incorporate the cumulative impacts that may arise from development within the potential allocations. In many cases, this is not an issue. However, there are instances where the scale of developments or their proximity to each other may result in cumulative impacts on heritage assets or the historic settlement and landscape pattern of their surrounding area.

This addendum provides an assessment of where potential cumulative impacts may arise from the combined development of the potential allocations. In most instances where there is potential for a cumulative impact, it stems from changes to the historic settlement pattern or historic landscape character. However, in a small number of instances, particular heritage assets may be affected, and these are discussed separately.

Historic landscape character and settlement pattern

Much of the district outside Colchester has historically been characterised by rural land and dispersed and roadside settlement. Due to the number of potential allocations, and the size of some, there will be some impact upon this historic character.

Potential allocations PEP9, PP31 and PP32 are located to the east and west of Fordham Heath, within an area that historically comprised dispersed settlement surrounded by agricultural land and woodland. Although existing development within this area has already affected the settlement pattern, the combined development of these allocations would further extend this settlement, while also leading to coalescence between Fordham Heath and Eight Ash Green.

Three potential allocations (PP19, PP20 and PP21) are located to the north of Tiptree. Historically, this area comprised dispersed settlement within a rural and wooded landscape. PP20 and PP21 are small allocations which would extend the Tiptree settlement edge further north, towards other dispersed rural settlement. PP19 is a much larger allocation, which would result in greater erosion of the rural landscape separating Tiptree from the dispersed rural settlement to the north. These three allocations would expand the settlement of Tiptree to the north, eroding the rural landscape that separates the settlement from the dispersed settlement further north. The majority of this impact would arise from the PP19 allocation, however allocations PP20 and PP21 would add to this impact resulting in a small additional cumulative impact upon the historic landscape in this area. Due to the surviving areas of rural land between these allocations and the surrounding settlements, the level of cumulative impact from them is likely to equate to **less than substantial harm**.

Potential allocations PP37 and PP38 are located adjacent to each other between historical dispersed roadside settlements of Langham, Langham Moor and Langham Wick. The development of both allocations would result in the erosion of the agricultural landscape and coalescence between these roadside and dispersed settlements. The majority of the impact would arise from the PP37 allocation, which is much larger, however there would be a small additional cumulative impact upon the historic landscape of this area from the combined allocation of PP37 and PP38.

Due to the small scale of allocation PP38, the level of cumulative impact is likely to equate to **less than substantial harm**.

Although historically potential allocations PP39 and PP40 formed part of the rural landscape to the north of settlement at Malting Green and Layer de la Haye, settlement in this area has already changed, with Layer de la Haye having expanded northwards. Development within both of these allocations may lead to the loss of some of the remaining open land to the north of Malting Green, leading to a perceived coalescence with the existing northern expansion at Layer de la Haye, as well as towards isolated settlement at 'The Black Barn'. The majority of the impact would arise from the PP40 allocation, which is larger and would join the PP39 allocation and settlement to its east with that in the north of Layer de la Haye. Due to the modern extent of development in this area, the level of cumulative impact is considered to be **negligible**.

Where potential allocations PP4, PP5 and PP7 are located to the north and south of Braiswick, although extending areas of historically dispersed settlement, these are located within an area that has already seen substantial change to the historic landscape with the urban spread of Colchester. They are also separated from the wider landscape by the A12. As such, **no cumulative impacts** are anticipated from development within these three potential allocations.

In contrast, potential allocations PP42, PP43 and PP44, to the east and north of West Bergholt, lie outside this heavily developed area, partially surrounding a settlement that is considered to retain its distinctness from other settlements, especially Colchester. Although development within each of these sites would extend the settlement edge of West Bergholt outwards, their proposed scale would not cumulatively result in further coalescence towards other settlements. As such, **no cumulative impacts** are anticipated from development within these three potential allocations.

In the instances discussed above, each of the allocations would affect settlement separation, rural setting and historic landscape character, in some instances, there may also be an increased the risk of perceived coalescence between areas of settlement. In order to reduce these cumulative impacts, requirements for setbacks, green space buffers, green infrastructure, retained routes, boundary planting and locally responsive design would help manage these effects. These should be secured through allocation-specific policy wording.

PEP5, PEP6, PP17, PP18 and PP29

Together, these allocations have the potential to cumulatively affect the historic dispersed settlement pattern of the area by introducing substantial areas of built development into a landscape historically characterised by dispersed and roadside settlement within a rural setting. This pattern has already begun to be eroded by modern development at Marks Tey to the west and Copford to the east, and along the A12 and A120 to the north. Nevertheless, the wider landscape beyond these settlements remains predominantly rural in character. Marks Tey and the road network provide separation between some of these allocations, with the residential allocation PP18 and historic settlements to the north separated from those to the south, while the A12 provides some separation from the potential employment allocation PEP6. Copford also provides some separation from the proposed residential allocation PP29 to the east. These help to moderate the extent of change experienced within individual settlements. However, only agricultural land separates the larger proposed employment allocation PEP5 from the residential allocation PP17.

Despite this separation, the cumulative effect of significant new development on both sides of these transport corridors would increase the perception of urbanisation within the wider landscape, reducing the area's rural character. As a result, the proposed allocations have the potential to give rise to a cumulative impact on the historic landscape character and settlement pattern of the area. This change in settlement pattern would include some coalescence with dispersed settlements, including Copford Green (including the Copford Conservation Area), Mulberry Green, Easthorpe (and its listed buildings), and Potts Green (and its listed building) through the extension of settlement edges southwards from Copford and Marks Tey. Due to the scale of these allocations and their proximity to each other, the level of cumulative impact is likely to equate to **substantial harm**.

Given the proximity of PEP5 and PP17 to the historic settlement area of Potts Green and its listed building, and the potential loss of agricultural and rural landscape to its west, south and east, the cumulative impact of the two allocations could lead to **less than substantial harm** to the historic settlement pattern and the listed building of Doggets Hammer Farm (NHLE 1266767).

In the instances discussed above, each of the allocations would affect settlement separation, rural setting and historic landscape character, as well as an increased risk of perceived coalescence between areas of settlement. In order to reduce these cumulative impacts, requirements for setbacks, green space buffers, green infrastructure, retained routes, boundary planting and locally responsive design would help manage these effects. These should be secured through allocation-specific policy wording.

Sites within Colchester

Although there are multiple sites within Colchester (OA1, OA2, OA3, PP1, PP2, PP3, PP11, PP12, PP13, PP14, PP15 and PP16), the small scale of these potential allocations, as well as the built-up nature of the town means that despite their close proximity to each other, there is a more limited potential cumulative impact from their combined allocation. The intervening topography and development between these potential allocations means that their potential impact is much more localised. As well as this, the conservation areas within the town have different characteristics.

However, due to the extent of the buried remains within the area of the town, there is a greater potential for a cumulative impact on archaeological remains. Where development takes place, it is likely to result in the truncation and/or destruction of archaeological remains, and this would harm understanding of the town. Due to this loss of remains, the level of cumulative impact is likely to equate to **substantial harm**.

Archaeological assessments, evaluations (and mitigation) are recommended for allocations within the town in order to establish the remains within each site.

Marks Tey medieval moated complex

Potential allocations PP17, PEP 5 and PP29 are all situated within the agricultural landscape surrounding the medieval moat complex at Marks Tey Hall (NHLEs 1224576, 1224577, 1266768 and 1477794). Both PEP5 and PP29 are separated from the moat complex by distance and intervening planting, with PP29 also partially separated by existing development. While all three allocations sit within the agricultural land surrounding the moated site, the majority of the impact would arise as a result of development within PP17, which encircles the moated site. Development within PEP5 and PP29 would not appreciatively increase the impact upon the setting of the

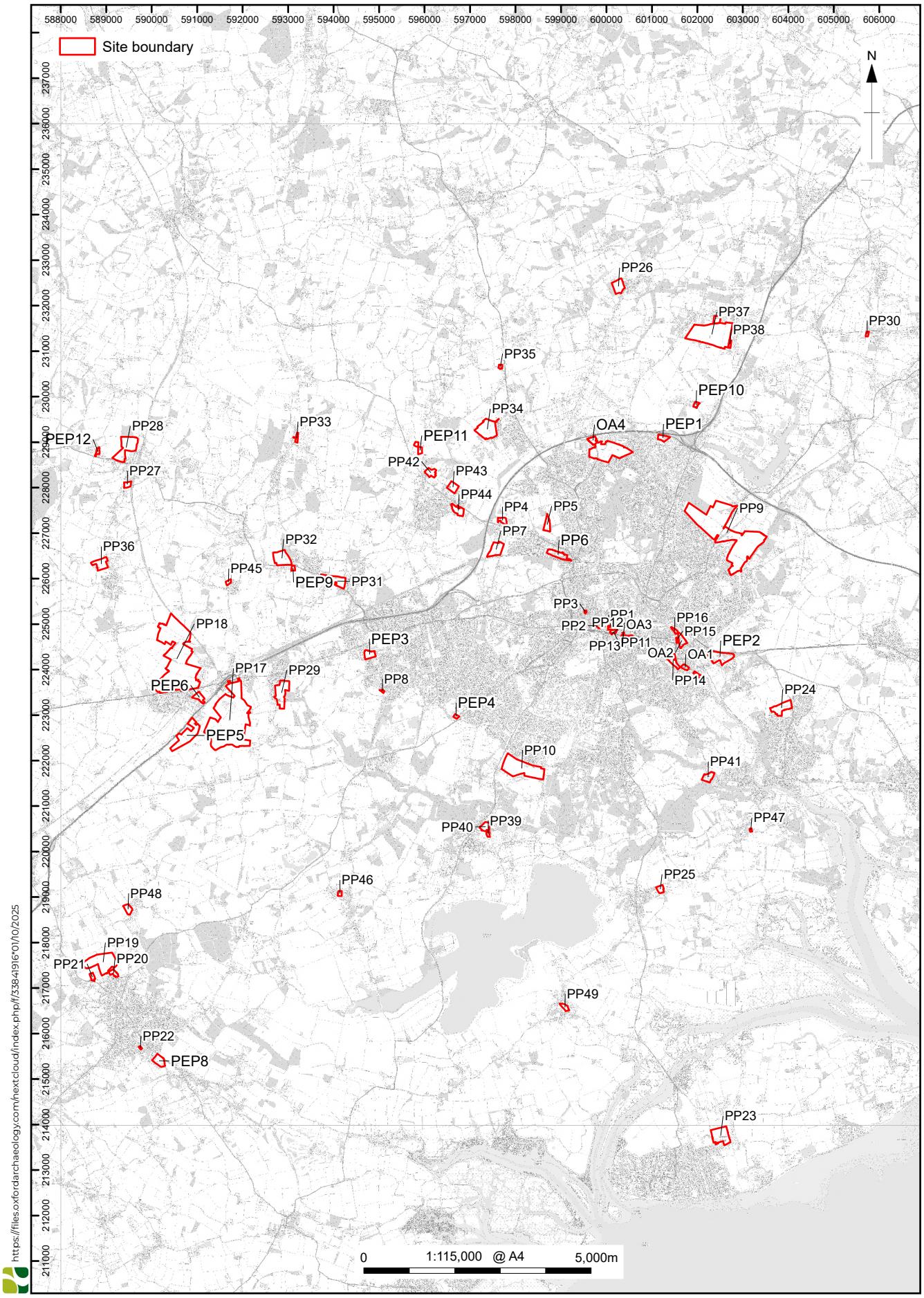
moated site through loss of agricultural land. As such, **no cumulative impacts** are anticipated from development within both potential allocations to the setting of the Marks Tey Hall medieval moat complex.

Doggets Hammer Farm

Potential allocations PEP5 and PP17 lie adjacent to Doggets Hammer Farm (NHLE 1266767) and Hammer Farm (EHER MCC9213) and would change the setting of these heritage assets to their south-west and south-east. Together, the two allocations may introduce built development and result in the loss of agricultural and rural setting in both of these directions. As such, there is potential for an additional cumulative impact upon the setting of these assets as a result of both allocations. The level of cumulative impact is likely to equate to **less than substantial harm**.

Chappel Conservation Area

Where potential residential allocations PP27 and PP28 are located to the north and south of the Chappel Conservation Area, when considered together, these have the potential to contribute to a cumulative impact on the conservation area. They would expand the settlement edge at Chappel to both the north and south, although PP27 would be a more incremental change due to the scale of the allocation, and has already seen development within the area between it and the Conservation Area. would affect the rural setting of the conservation area from different directions. When also taken with the potential employment allocation of PEP12 to the west, there is also an increased risk in the perceived coalescence between Chappel and Wakes Colne, with PEP12 and PP28 reducing the rural land between. As agricultural land would still remain in the surrounding area, between the potential allocations, the level of cumulative impact is likely to equate to **less than substantial harm**.



https://files.oxfordarchaeology.com/nextcloud/index.php/f/3841916?01/10/2025

Contains Ordnance Survey data © Crown copyright and database right 2023. All rights reserved. Licence no. AL 10001998

Figure 1: Regulation 18 potential allocations considered as part of the cumulative assessments

LOCAL PLAN SITE ALLOCATION PP2

Detailed Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP2

Introduction

Site PP2 (Vineyard Gate Development) is identified in the emerging Local Plan as a potential allocation for residential development of up to 100 dwellings. It lies on the southern edge of the Castle Ward of Colchester. The site covers approximately 1.46 hectares and was flagged for a more detailed heritage impact assessment in the Sift Methodology (Place Services 2025) as it has a large number of heritage assets surrounding it.

Site description

The site comprises a sub-rectangular area that contains a combination of buildings and carparks adjacent to the town wall and the southern edge of the historical core of Colchester. It is bounded to the north by properties that front onto Eld Lane, with further town development beyond. The south and east of the site are bounded by Osborne Street and St Botolph's Street respectively, with further town development beyond, including St Botolph's Priory to the east. To the west, the site is bounded by a small carpark with town development beyond. Within the site, there is a mixture of buildings, trees, walls and street furniture, with the south-east especially built up.

The site lies on terraced land that along its southern edge slopes up from 21.2m Ordnance Datum (OD) in the south-east to 24.7m OD in the south-west, while the north of the side slopes up from and 25m OD in the north-east to 28.1m OD in the north-west. It sits at a lower level than the streets to its north. The underlying bedrock geology consists of clay, silt and sand of the Thames Group. This is overlain by Kesgrave Catchment Subgroup sediments (BGS 2025).

Heritage assets within the site

A number of heritage assets of both designated and non-designated status have been identified within the site. The site itself is located towards the southern edge of the Colchester Area 1 conservation area (Queen Street, St Botolph's and Vineyard Street area) and includes features that both contribute and detract from it. The features that contribute to the conservation area include the 15 locally listed buildings that are both covered by the site:

- 2b Osborne Street, Colchester (north side) (Ref.: DCC25569);
- 3, 3a-6 Osborne Street, Colchester (corner Arthur Street) (Ref.: DCC25576);
- Osborne Street, Colchester (north side) (Ref.: DCC25771);
- 16-17 Osborne Street, Colchester (north side) (Ref.: DCC25433);
- 19 Osborne Street, Colchester (north side) (Ref.: DCC25462);
- 4 St Botolph's Street, Colchester (west side) (Ref.: DCC25634);
- Rear part of 4 St Botolph's Street/Vineyard Street, Colchester (south side) (Ref.: DCC25979);
- 5 St Botolph's Street, Colchester (west side) (Ref.: DCC25689);
- 6-8 St Botolph's Street, Colchester (Ref.: DCC25764);

- St Botolph's Street, Colchester (west side) (Ref.: DCC25817);
- St Botolph's Street, Colchester (west side) (Ref.: DCC25355);
- St Botolph's Street, Colchester (west side) (Ref.: DCC25372);
- St Botolph's Street, Colchester (west side) (Ref.: DCC25384);
- Former British Lion public house, 24 Osborne Street, Colchester (north side) (Ref.: DCC25523); and
- Warehouses, Arthur Street, Colchester (east side) (Ref.: DCC25981).

As well as these, there are a further five locally listed buildings that are adjacent to the site's northern boundary:

- 13-15 Eld Lane, Colchester (south side) (Ref.: DCC25386);
- 18-19 Eld Lane, Colchester (south side) (Ref.: DCC25453);
- 21-22 Eld Lane, Colchester (south side) (Ref.: DCC25499);
- 23-24 Eld Lane, Colchester (south side) (Ref.: DCC25512); and
- 25 Eld Lane, Colchester (south side) (Ref.: DCC25531).

These buildings will be impacted by development on the site and are considered for further assessment alongside the Colchester Area 1 conservation area.

The site is located immediately to the north of the Roman Legionary Fortress (EHER MCC477), which formed the site of the later town. The northern boundary of the site is formed by the southern extent of the Town Wall (NHLE 1003772), with the area to the north of this including the extensive area of Romano-British and later historical settlement within the town walls (Ref.: DCC26098). Archaeological remains identified within the site include a Romano-British cremation (EHER MCC8482) on the southern edge of the site and a drain through the wall (EHER MCC2371); the Saxo-Norman town ditch (EHER MCC722) in the north-west and origin of Vineyard Street (EHER MCC719) in the north-east; late medieval bastions on the wall (EHERs MCC2711, MCC2716, MCC7864 and MCC7896), the site of a late medieval building (EHER MCC700) in the north-west of the site; and an undated ditch (EHER MCC8539) in the centre of the site.

Heritage assets in the surrounding area

Scope

Assessment of the heritage assets surrounding the Vineyard Gate Development allocation has differed slightly to those of the other assessments due to the number of heritage assets within the surrounding area. The initial 1km area was utilised—in line with the other assessments—in order to identify heritage assets that may be affected by potential new development within the site and to provide a broad understanding of the surrounding area. However, due to the number of assets within this area, a smaller (250m) area has been used to provide a more detailed assessment, especially given the site's location immediately outside the historical core of the town. The extent of this smaller area was defined from an assessment of sight lines between the site and heritage assets, given the screening supplied by the surrounding development and the site's location outside the historical core of the town. Only six of the heritage assets—including one conservation area, four listed buildings and one locally listed building—that were considered to have the potential

to be affected by potential development on the site were not within the smaller 250m study area.

Designated heritage assets

In addition to Colchester Area 1, a further 357 designated heritage assets have been identified within the 1km study area, with 111 of these within the refined 250m area. These include conservation areas, scheduled monuments, a registered park and garden and listed buildings.

Conservation areas

In addition to Colchester Area 1, in which the site is located, the study area incorporates at least part of the areas of a further five conservation areas—New Town, Garrison and three of the Colchester areas (Area 2, Area 4 and Area 5 Mill Field Estate). These all form irregularly shaped, differently sized areas that follow distinctive parts of the town. These conservation areas all have views that are considered to contribute to their character by demonstrating either what contributes to the area's character or the setting of the conservation area. These have not been identified as particular views to be protected, but should be considered as they contribute to the character of the conservation areas and therefore their setting. Most of these do not look towards the site, instead being focused on particular street scenes, or aspects of them, or look across the landscape to the north, east and west of Colchester.

The closest of these—Garrison (Ref.: DEX23000)—is within 100m of the southern edge of the site, with views extending from the northern edge of the conservation overlooking the site due to the topography of the area. As such, this has been included for further assessment.

Further afield, the area of New Town is 300m to the south-east, Colchester Area 2 480m to the west, Colchester Area 4 580m to the north-west and Colchester Area 5 560m to the south-west. These are separated from the site by the intervening topography, existing development and planting. These are unlikely to receive setting effects from potential new development within the site and have been scoped out from further assessment.

Scheduled monuments

In total, ten scheduled monuments have been identified within the study area. The closest of these—Town Wall (NHLE 1003772)— is adjacent to the northern edge of the site. This will be affected by development within the site and has been scoped in for further assessment.

Further afield, the scheduled monuments include the St Botolph's Augustinian Priory (NHLE 1013764) 25m to the east of the site, the Balkerne Gate (NHLE 1002187) in the western part of the Town Wall and Town Ditch (NHLE 1002178) adjacent to its north-eastern corner. Enclosed within the town wall are the South-east corner of Roman Town in Easthill House Gardens (NHLE 1002153) in the south-east, 210m to the north-east of the site, and Colchester Castle and the Temple of Claudius (NHLE 1002217) in the north. Beyond the wall, 815m to the north-west of the site, is Site of pre-Roman settlement (NHLE 1002173). To the south of the site, The Benedictine Abbey of St John (NHLE 1015015) extends to within 160m of the site, with the site of Colchester Roman Circus including sections of the Benedictine Abbey of St John (NHLE 1021426) to its south-west and Remains of an apsidal Roman building at Butt Road and Southway (NHLE 1470104) to the west. These are separated from the site by topography and the existing development of Colchester. As such, they are unlikely to be affected by new development within the site and have been scoped out from further assessment.

Registered park and garden

A single registered park and garden—Colchester Castle Park (NHLE 1000208)—lies 245m to the north of the site. This is a late 19th century public park that incorporates a mid-18th century house and its grounds, and was set around the remains of a Norman castle on the site of a Romano-British temple. This is separated from the site by topography and existing development. It is unlikely to receive setting effects from potential new development within the site and has been scoped out of further assessment.

Listed buildings

A total of 340 listed buildings lie within the study area, comprising 12 Grade I, 32 Grade II* and 296 Grade II buildings. These reflect the urban character of the town, including religious, industrial, military and civic buildings, as well as houses, almshouses, the Romano-British town wall and the late medieval castle. These are primarily located within the historical core of the town to the north of the site and front onto its streets. Within the smaller study areas, however, the site's location outside the historical core of the town becomes apparent with the closer listed buildings comprising five buildings of Grade I status, 10 of Grade II* status and 79 of Grade II status. Although these largely reflect the 18th and 19th century development of the town with churches, almshouses, public houses, houses and shops, they also include the Roman town wall and late medieval buildings and remains.

Of the 284 listed buildings within the Colchester Area 1 conservation area, 10 have been considered to have the potential to receive setting effects from potential development within the site. These comprise two Grade I listed buildings— The Roman Town Wall (NHLE 1123664) and St John's Abbey Gatehouse (NHLE 1337765)— and 8 Grade II listed buildings— Church Of St Botolph (NHLE 1123508), 62 And 62a, Stanwell Street (NHLE 1123521), 63, Stanwell Street (NHLE 1123522), Congregational Church (NHLE 1123594), 1 And 2, Scheregate (NHLE 1169422), Scheregate Hotel (NHLE 1169512), The Brewers Arms Public House (NHLE 1169536) and 37-49, St John's Green (NHLE 1337766). As a result, these listed buildings have been considered as for further assessment, with the results of this included amongst that of the conservation area of which they form a part.

The remaining listed buildings within this study area are separated from the site by existing development and some planting, or where they are further away from the site and have potential lines of sight to the site, any windows face away from the site. They are unlikely to be affected by development within the site and have been scoped out from further assessment.

Non-designated heritage assets

Local List

A total of 509 locally listed buildings that have been identified within the study area. These reflect the urban character of the town, especially after 1840, and are primarily located within the historical core of the town, fronting onto the streets to the north of the site. They do, however, include buildings within the other conservation areas and within the town in general. Within the smaller study area, there are a total of 149 locally listed buildings, of which 30 are not within the conservation areas.

Of the locally listed buildings identified within the study area, 32 of those identified as potentially receiving setting effects from development within the site lie within the Colchester Area 1 conservation area. Of these, 18 share some intervisibility with the site:

- 10-14 Vineyard Street, Colchester (north side) (Ref.: DCC25348);
- 16 Vineyard Street, Colchester (north side) (Ref.: DCC25431);
- 27 St Botolph's Street, Colchester (east side) (Ref.: DCC25550);
- 28-30 St Botolph's Street, Colchester (east side) (Ref.: DCC25558);
- 3 St Botolph's Street, Colchester (west side) (Ref.: DCC25575);
- 32 St Botolph's Street, Colchester (east side) (Ref.: DCC25587);
- 39 Osborne Street, Colchester (south side) (Ref.: DCC25622);
- 3a and 3b Short Wyre Street, Colchester (south side) (Ref.: DCC25625);
- 40 St Botolph's Street, Colchester (east side) (Ref.: DCC25636);
- 41-44 Osborne Street, Colchester (south side) (Ref.: DCC25641);
- 42 St Botolph's Street, Colchester (east side) (Ref.: DCC25643);
- 43 St Botolph's Street, Colchester (east side) (Ref.: DCC25648);
- 44-45 St Botolph's Street, Colchester (east side) (Ref.: DCC25649);
- 45 Osborne Street (south side) with 12 Stanwell Street, Colchester (Ref.: DCC25652);
- 46 St Botolph's Street, Colchester (east side) (Ref.: DCC25659);
- 4-8 Priory Street, Colchester (south side) (Ref.: DCC25670);
- Gateway with posts between 39 and 40 Osborne Street, Colchester (south side) (Ref.: DCC25897); and
- The Abbey Arms Public House, St John's Green, Colchester (Ref.: DCC25959).

A further 14 do not share intervisibility with the site, but are in close proximity and may be affected by construction. These comprise:

- 3-4 Eld Lane, Colchester (south side) (Ref.: DCC25596);
- 5 Eld Lane, Colchester (south side) (Ref.: DCC25684);
- 1-2 Short Wyre Street, Colchester (south side) (Ref.: DCC25371);
- 4 and 5 Short Wyre Street, Colchester (south side) (Ref.: DCC25628);
- 6 Short Wyre Street, Colchester (south side) (Ref.: DCC25725);
- 7-9 Short Wyre Street, Colchester (south side) (Ref.: DCC25792);
- 10 Short Wyre Street, Colchester (south side) (Ref.: DCC25342);
- The Little Crown Public House, 12 Short Wyre Street, Colchester (north side) (Ref.: DCC25370);
- 1a-2 St Botolph's Street, Colchester (west side) (Ref.: DCC25470);
- 47 St Botolph's Street, Colchester (east side) (Ref.: DCC25663);
- 48-49 St Botolph's Street, Colchester (east side) (Ref.: DCC25672);
- 1, 1a, 1b Priory Street, Colchester (south side) (Ref.: DCC25338);
- 121 Priory Street, Colchester (north side) (Ref.: DCC25379); and
- 122-123 Priory Street, Colchester (north side) (Ref.: DCC25375).

These buildings have been included for further assessment alongside the assessments of their respective conservation areas.

The remaining locally listed buildings within this study area are separated from the site by existing development and topography. They are unlikely to receive setting effects from potential development within the site and have been scoped out of further assessment.

Historic Environment Record

Heritage assets

In addition to the remains identified within—and on the edge of—the site, a further 1,052 heritage assets across the study area have been recorded within the historic environment record. For the most part, these relate to the development and growth of Colchester since the Romano-British period but also include activity within its hinterland.

The earliest evidence within 1km of the site relates to findspots of Palaeolithic tools. Although these were mostly to the north-west of the site, they include ones to the south and east that were approximately 100m away. Additional prehistoric activity was spread across the study area and related to Mesolithic findspots; Neolithic findspots and pits; Bronze Age settlement and funerary evidence, as well as findspots; and Iron Age settlement and funerary activity. However, most of the evidence recorded within the historic environment record relates to the origins and growth of the town.

A Roman legionary fortress that extended onto the north-western corner of the site was established following the invasion of Britain. This fortress was reused during the AD 50s as a colonia with a new street layout of rectangular blocks, with the former annexe to the fortress—to the north-east of the site—used for public buildings. The destruction of most of the town during the Boudican Revolt of AD 61 led to the town being rebuilt. As part of this, the first freestanding masonry wall of its kind in Britain was built to replace the earthen ramparts. This included six gates, between twelve and twenty-four towers and a piped water supply. Following the growth of the town through the 2nd century AD, the 3rd century saw a decline that saw cultivated land replacing demolished buildings within the town walls, as well as improvements to the town defences. Outside the walls, the decline was more dramatic, and burials (such as EHERs MCC1407, MCC1906, MCC7857, MCC8484 and MCC8485) extended towards the walls from the cemetery areas (EHERs MCC453 and MCC7954) to the south of the site.

While the town's decline continued during the post-Roman period, there was still settlement within the walls. Despite being scattered among the ruins of the Romano-British town from the 5th century, it still retained a focus towards the High Street area, with several Romano-British streets (EHERs MCC813, MCC1029, MCC1467, MCC1469, MCC1664, MCC1770, MCC2338, MCC2358 and MCC8281) identified within the town, including traces of metalling along St Botolph's Street (EHER MCC8483). Although no trace has been identified within the archaeological record, the Danes are recorded as having occupied the town: the Anglo-Saxon Chronicle records that the Danish army were driven out of the town in 917 by Edward the Elder (Mansell Jagger 2007, p. 6). Following this reconquest, the town was re-established with the Roman defences repaired, new streets laid out and new properties created. This led to the town being an important administrative and commercial centre by the end of the Anglo-Saxon period (Mansell Jagger 2007, p.6). This period also saw the founding of several churches within the town (EHERs MCC7825, MCC7845, MCC7841 and

MCC7932), with the Norman Conquest of 1066 continuing the town's growth, including the use of the Roman Temple for the castle (EHER MCC1732) and the founding of abbeys, chapels and churches, including St John's Abbey (EHER MCC7930), the Church of St Giles (EHER MCC414) and St Botolph's Priory (NHLE 1013764/EHER MCC425).

While the built development of Colchester continued during the late medieval period, with the pattern of streets surviving into the 20th century—including Culver Street (EHER MCC2410), East Street (EHER MCC2405) and Queen Street (EHER MCC2413)—gardens and cultivated areas continued to be present within the town walls, most notably in the south-east corner where St Denis' Fair was held. The new buildings, as well as repairs to the town walls, re-used tile and stone from the ruined Romano-British buildings. This growth was made possible through the cloth trade, the markets and the religious institutions in and around the town, and was reinvigorated by refugees from the Low Countries during the late 16th century (Mansell Jagger 2007, p. 7).

Despite the continued development of the town-including the railway, the transport connections at The Hythe, and industries—including engineering works such as on the site—during the post-medieval period, the Civil War saw damage to—and destruction of—many significant buildings in the town, including St Botolph's Priory, with the town under siege by Parliamentarian forces—with further damage to the area around the site during World War II bombing raids (Mansell Jagger 2007, p. 9). The town walls also began to be neglected during the 19th century, with parts of them robbed for stone, most of the gates demolished and parts of the wall built over. Although there was less of a need for town defences, Colchester developed into a garrison town during the 19th century with the establishment of the Garrison to the south of the site during the Napoleonic Wars, and its expansion during the Crimean Wars and later in the century.

However, the site lies outside the Romano-British and historical core of the town. In closer proximity to the site—within the 250m study area—the non-designated heritage assets provide a more refined representation of the character of remains that may be associated with activity on the site. The earliest of these relate to Palaeolithic flints recovered within 200m of the west (EHERs MCC7737 and MCC7795), south (EHER MCC7961) and east (EHERs MCC8942, MCC8943 and MCC8946) of the site and the closest prehistoric evidence—Iron Age pottery (EHER MCC1875)—recovered 80m to the south. For the most part, however, prehistoric evidence relates to late Neolithic or Bronze Age pits identified within the surrounding area, with an area of Bronze Age to middle Iron Age settlement evidence (EHER MCC5466) to the south of the site.

Romano-British evidence is dominated by the presence of the Legionary fortress (EHER MCC477) that extends onto the north-east corner of the site, as well as the walled town (EHER MCC9314) that replaced it. Although this evidence is primarily to the north of the site, evidence to the south includes burials and cemetery areas (such as EHERs MCC146, MCC453, MCC7931, MCC7954, MCC8447), with burials extending up to the town walls, even though the area adjacent to the town walls may have been used as a refuse tip. To the immediate south of the site, this includes areas of extra-mural Romano-British buildings (EHER MCC660), tessellated pavement and mosaic (EHEs MCC1092, MCC1093, MCC1094, MCC7929), as well as settlement evidence (EHER MCC2883, MCC2947) and a possible Roman road (EHER MCC2208). St Botolph's Street—to the immediate east of the site—was possibly established during this period (EHER MCC8483), leading to a gate that has subsequently been

replaced by the late medieval gate (EHER MCC7815), and the town ditch (EHER MCC2826) extended along Vineyard Street.

While settlement to the north continued during the Anglo-Saxon period, the town ditch (EHER MCC722) extended across the north of the site, outside the town wall. Also beyond the town wall, Anglo-Saxon burials (EHER MCC7949 and MCC10245) have been identified in the area of the priory to the east of the site, with further cemetery areas to the south (EHER MCC2642) and south-west (EHER MCC7956). Further afield, remains of this date outside the town relate to St John's Abbey as well as lime kilns (EHER MCC458) and a hollow way (EHER MCC1244).

The town continued to grow during the late medieval period, with the streets around the site dating to this period, including Stanwell Street (EHER MCC2731) to the south and Abbeygate Street (EHER MCC2689) to the west, and the continuation of St Botolph's Street (EHER MCC2419) to the east.

Post-medieval and modern evidence primarily relates to the continued development and growth of the town, with its spread beyond the town walls. It also highlights the changing landscape to the south of the town with the site of a windmill (EHER MCC9002) to the south of the site and the industrial activity nearer the town with the site of an ironworks (EHER MCC5013) to the east.

History and development of the allocation

The landscape character of the area is that of the built-up area of Colchester and its environs (LUC 2024). This includes both the historical and modern development of the town (Bennett 2013), with the site immediately outside the historical town walls.

Historically, the site has been developed since before Chapman and Andre's 1777 Map of Essex. At this time, buildings were shown across its area, with enclosed gardens, probably associated with St John's Abbey, and agricultural land to the south. The streets forming the boundaries of the site had been established by this time. Buildings have continued to be shown on the historical mapping of the site, with part of the barracks area to the south-west established by the time of the 1881 Ordnance Survey (OS) map. This mapping indicates the presence of streets and courtyards within the area of the site. By 1924, built development within the site had become denser in the east and west, with further infill across the whole site by 1953. However, by 1964 the north-western part of the site had been cleared and a carpark established.

The satellite imagery indicates that the site has remained in largely the same condition subsequent to this, although the inner relief road and multi-storey carpark were constructed to the south.

Assessment of archaeological potential

The site has been subject to previous ground disturbance related to the construction of—and subsequent removal of some—post-medieval buildings and the construction of the modern carpark. A desk-based assessment (RPS 2007), monitoring of boreholes (Shimmin 2004) and archaeological trial trenching (Crossan and Holloway 2004) have already been carried out within the site. The 2004 monitoring was focused in the area of the carpark in the north-west of the site, while the 2004 trial trenching focused in areas between buildings in the south and east of the site. These identified that the medieval defensive ditch extended east to west across the northern part of the site, with late medieval and post-medieval pits surviving across

the area of the carpark, and post-medieval and modern levelling deposits up to 3.65m deep. Within this, Romano-British features survived beneath post-medieval and modern deposits, between 0.5m and 1m below the current ground level in the west of the site, with structural features under 1.6m of later deposits in the south of the carpark. Late medieval features were also identified over 2.5m below the current ground level in the south of the carpark. As a result, it is possible that earlier deposits survive beneath the later development of the site.

Although evidence of prehistoric activity in close proximity to the site is dominated by findspots, it also includes Bronze Age and Iron Age settlement and funerary activity, especially on the higher ground to the south. As such, due to the spread of recorded heritage assets in close proximity, the site is considered to have a moderate potential to contain prehistoric remains. Where these are encountered, they are likely to be associated with the Bronze Age and Iron Age settlement of the area as well as findspots.

Romano-British evidence, while concentrated in the area of the walled town to the north, also includes evidence within the site and from its immediate vicinity that relates to buildings, floors, roads and burials, with additional extra-mural activity spreading further away. As such, there is a high potential for further associated remains to be identified within the site.

The concentration of settlement related activity around the site continued through the medieval and post-medieval periods, and includes the town ditch in the north of the site. The remains that have been identified within the site indicate the spread of the town across its entire area. As such, the site has a high potential to contain similar remains associated with the defensive works and expansion of the town.

Previous activity on the site, including the expansion of the town across the site and underground parts of buildings, will have adversely impacted the survival of buried archaeological remains across the site.

Statement of significance

This section assesses the significance of heritage assets that may be affected by the allocation and considers the contribution made by the site to that significance or the ability to appreciate it. It focuses on the three conservation areas (including their nationally and locally listed buildings), four scheduled monuments, six Grade II listed buildings and 11 locally listed buildings within the study area, as well as archaeological remains associated with the Romano-British, medieval and undated remains identified within the site. The remaining heritage assets identified in the study area have been scoped out from further assessment as they are unlikely to affected by the proposed allocation.

The nationally and locally listed buildings identified within the conservation areas contribute to their character and may receive similar effects from potential development within the site. As such, where these heritage assets have been identified as being potentially affected by development within the site, their assessment has been included with that of their associated conservation area.

Colchester Area 1 (Ref.: DEX22998)

Colchester Area 1 is a conservation area which is considered to be of **Medium** significance as a result of the architectural and historic interest inherent in the surviving historic fabric of its buildings and the character of the area. It was first designated in 1968 with amendments in 1978 and 1980 and covers the area of the

walled town as well as parts of the historical extra-mural settlements immediately outside its walls, with its character appraisal (Mansell Jagger 2007) outlining its significance. This retains a great deal of its historic character, through its buildings, street frontages, open spaces, the retention of many historic property boundaries and the historic street pattern, parts of which date to the Romano-British and early medieval period. The area of this in which the site lies is characterised by three areas (Queen Street, St Botolph's and Vineyard Street Area) that have different characteristics. Of these, Queen Street lies entirely within the historic town wall area, St Botolph's lies to the east of the site and Vineyard Street is covered by the site.

The Queen Street area maintains historical street alignments with historical properties that fronted the streets having gardens and orchards behind that were built up during the 19th century. Post-war redevelopment and clutters of street furniture have degraded parts of the area, especially where they have not respected the scale or alignments of the neighbouring street or buildings. Of note within this area is the open setting of East Hill House Gardens in the south-east corner, with views south over this area look towards the inner suburbs of Colchester. The southern part of this area, along Short Wyre Street, Eld Lane and Sir Isaac's Walk back onto the site, with these forming an ancient narrow street.

The St Botolph's Area extends south from the historic town walls and east from St Botolph's Street, with the buildings in the east of the site within it. Although much of the St Botolph's Street area maintains its Victorian character, this is mainly apparent above the ground floor. Within this area, the view east along St Botolph's Church Walk is deemed a gem. The southern end of this area, to the south-east of the site, detracts from the conservation area with the view of the traffic and highways infrastructure.

The Vineyard Street area, bounded by Eld Lane and the town wall to the north and the modern dual carriageway to the south, incorporates the area of the site. Within this, the central part of the historical Vineyard Street is carparking and access to the underground service area for Lion Walk. Where there are listed buildings within this area, they lie to the west of the site. The carparking, concrete staircase and underground service area within this area mar views of the town wall where they have been opened up. Some of the buildings along Eld Street and on top of the wall are in need of repair. Within the site, some 19th century buildings survive although most have been cleared away with several of the newer buildings detracting from the area. Views to the south of this area are dominated by the multi-storey carpark.

The Romano-British element mainly survives below ground. As such, much of the standing remains relates to historical buildings and structures (Mansell Jagger 2007, p.3). These include heritage assets that are of both national and local significance. Although development has surrounded the conservation area, the open space of Castle Park extends to the north and the river to the east.

Of the identified buildings within the conservation area that may be affected by development within the site, two—St Botolph's Church (NHLE 1123508) and Congregational Church (NHLE 1123594)—have towers that have the potential to make them more visible within their wider setting. Due to the close proximity of other buildings to the Congregational Church, and the drop in ground level to the south, this tower is not visible in views that incorporate the site. However, the tower of St Botolph's Church is visible in views across the site from the western and southern parts of the site. Views of this tower were also identified as important.

The site forms a developed area towards the southern edge of the conservation area, on lower ground outside the town walls. It lies within the part of the conservation area that is bounded by modern development, including roads and buildings, with views out in this direction limited by the opposite side of the valley. Its location means that it is overlooked by most of the conservation area. However, views from much of this area are limited due to the buildings that line the streets. This is especially the case for views from ground level. In some areas, although there is potential for the site to be seen amongst the roofline, the lower level of the site means that this is limited.

The contribution made by the site to the setting of the conservation area is not clear cut due to the different characteristics that it comprises. Some areas, especially the carparks and service areas, provide a **high negative** contribution due to their detraction from the historical and architectural interest of the surrounding area. However, the presence of buildings of historic and architectural interest, makes a **high positive** contribution, with the buildings helping to preserve the historical character of the area and highlighting its post-medieval development.

Garrison (Ref.: DEX23000)

The Garrison is a conservation area which is considered to be of **Medium** significance as a result of the architectural and historic interest inherent in the surviving historic fabric of its buildings and the character of the area. It is important as one of Britain's oldest military centres that has played a key role in many events throughout Britain's history (Stones 2004, p. 15). This incorporates Garrison buildings that are considered to be historically important due to their innovative design, construction and grouping, including the uniqueness of the Cavalry and Le Cateau Barracks, as well as the officers' quarters and layout of barracks areas and their surrounding wall.

The Garrison area, by its historical nature, is traditionally introspective with its high brick wall separating it from the surrounding area (Stones 2004, p. 26). This wall is a key feature in views around the conservation area.

The site currently forms a developed area of land incorporating both existing development and more open tarmac and concrete areas. It lies 80m to the north of the conservation area and due to the topography of the area—in which the site lies towards the bottom of a valley—it is overlooked by the conservation area. Most of the conservation area, however, is separated from the site by the existing development within it. Potential impacts would be focused in the north of the conservation area, towards its leading edge overlooking the historical town. The views afforded over the site from the conservation area include a mixture of historic buildings and newer, post-war development, some of which detracts from the views. Overall, the site makes a **low negative** contribution to the setting of the Garrison conservation area as it incorporates features that both add to and detract from views over the area, but forms part of the historical development and growth of Colchester.

Town Wall scheduled monument (NHLE 1003772) and listed building (NHLE 1123664)

The town wall is a scheduled monument and listed building which is considered to be of **High** significance as a result of the archaeological interest inherent in its surviving visible and buried remains, as well as the historic and architectural interest inherent in its built form and surviving historic fabric. It lies within the Colchester Area 1 conservation area and contributes to its character. These include the surviving Romano-British stone structure of the wall that surrounds the historical core of Colchester and that forms the northern boundary of the site. This is one of the earliest and most complete town walls surviving from Roman Britain, although it does

include subsequent repairs and refurbishment from the early, late and post-medieval periods. Overall, these works have not altered the essential character of the wall.

The site currently forms a developed area of land incorporating both existing development and more open tarmac and concrete areas. Part of the southern extent of the wall lies on the northern edge of the site and extends to the east and west before extending to the north. Where the wall extends to the north, it is mostly separated from the site by existing development. Where the wall bounds the site, later buildings have been built up on top of the wall, and later features, including concrete steps, abut the wall and gates inserted into it. While the site has historically been identified as forming part of the extra-mural settlement of the area, the presence of the carpark adjacent to the wall creates separation between the remaining buildings and the wall.

Due to the built and developed nature of much of the site, the poor integration of the service area in the north-western corner, and the absence of visual connection from the extra-mural settlement that would have been within its area, the site makes a **negative** contribution to the setting of the wall. Where the carpark in the north-west of the site creates an area of open space, this increases the ability to appreciate the monument. However, its current form, including tarmac that extends up to the wall and the underground service area with the concrete that overlies it, detracts from this appreciation. In addition, the vehicle movements within this part of the site, the pollution created, and the vehicles parked up against the wall, make it difficult to appreciate the wall despite the open area in the north-west.

Known archaeological remains

A series of archaeological remains recorded as non-designated heritage assets on the Essex Historic Environment Record have been identified within the site and along its boundaries. These relate to the Roman Legionary Fortress (EHER MCC477), a Romano-British cremation (EHER MCC8482), a Romano-British drain through the town wall (EHER MCC2371), the Saxo-Norman town ditch (EHER MCC722), Vineyard Street (EHER MCC719), late medieval bastions on the wall (EHERs MCC2711, MCC2716, MCC7864 and MCC7896), the site of a late medieval building (EHER MCC700) and an undated ditch (EHER MCC8539). These remains relate to the development of the town and its extra-mural area from the Romano-British period onwards and are considered to be of **Low to medium** significance as a result of the archaeological and historic interest inherent in their buried remains. Where they relate to the scheduled monument, they are considered to be of **high** significance.

The site forms a developed area that covers at least part of each of these remains. Its development is that of the post-medieval and modern urban expansion of the town with terracing creating different levels of activity. It forms part of the urban spread of Colchester that partially reflects the changing modern use of the area, with traffic noise and pollution evident both across the site and from the surrounding roads.

Due to the identified presence of the archaeological remains within the site, and depth of overlying deposits, further associated archaeological remains are likely to survive under the site. The focus of these is their archaeological interest, but there is likely to have been some disturbance from construction and demolition works associated with the site's development. As such, the site makes a **high negative** contribution to the setting of the non-designated remains due to their potential presence within the site and the disturbance caused by the later alterations of the site.

Impact assessment

The Vineyard Gate Development allocation would include up to 100 residential units. The construction of these units could result in direct effects upon any previously unidentified archaeological remains within the site and indirect effects upon the surrounding designated heritage assets. Indirect effects could arise from the development itself and/ or increased construction noise and traffic associated with the development.

Colchester Area 1 (Ref.: DEX22998)

Development within the site would have a direct impact upon the conservation area due to its location within its bounds. Although the proposed allocation would change the area of the site from mixed use to residential properties, this is still in keeping with the character of the conservation area. This alteration could enhance this part of the conservation area through utilising the character of the buildings that add to the conservation area especially those in the north-east of the site which are former houses with shops on the ground floor. Development within the site would also provide the opportunity for the removal of aspects that detract from the conservation area—including the carpark, concrete steps, entrance to the underground service area and buildings—and their replacement with designs that are more fitting to the area.

The site is also partially visible from other areas of the conservation area, meaning that development within it has the potential to be visible from these areas in all directions. This impact is probably most limited from the north due to the site being on a lower level that is screened by the buildings that sit on top of the wall.

Depending upon the layout of the new development and height of any proposed buildings the allocation could result in new buildings being introduced into views from across the wider conservation area. With the current mixture of development and carparking across the site, this could alter the views by increasing the extent of built development. Historically, this area was fully developed, and returning the built development could restore this historical connection. Depending on its design, it would also not be out of character with the mix of nationally and locally listed buildings that this includes.

The tower of St Botolph's Church is prominent above the roofline of buildings from the western and southern parts of the site, as well as in views from further afield. Buildings within the site may affect the visibility of the church tower and detracting from the prominence of the tower.

Additionally, construction activity could adversely affect the historical town setting of the conservation area. This character is currently partially preserved by the buildings on the site, although the modern dual carriageway to the south and the use of the west of the site as a carpark detracts from this setting. Any impacts arising from construction activity are likely to be temporary in nature. This is the main impact for many of the buildings within the conservation area.

Garrison (Ref.: DEX23000)

Depending upon the layout of the new development and height of any proposed buildings, the allocation could result in new buildings being introduced into views of the historical town from the Garrison conservation area. This lies 110m to the south of the site on the higher ground with views partially screened by existing development. However, the northern edge of the conservation area retains some intervisibility with

the site and would be the most sensitive to setting effects. Where views of the site are possible, there is already surrounding development, and buildings within the site would be an extension of these. The western part of the site is the most sensitive due to the smaller intervening buildings and the current use of that part of the site for carparking. Buildings in this part of the site would have the potential to enhance views in this direction, if sensitively designed. Although development on the site would potentially increase the number of buildings viewed from the conservation area, the site was historically an area of built development, and the focus of the Garrison conservation area was inward.

Town Wall (NHLE 1003772)

The town wall forms the northern boundary of the site and could be directly affected by development within the site through damage to its physical structure. Repairs and refurbishment have been historically carried out on the wall, and development within the site has the potential to add to these. This could enhance the significance of the wall by improving its conserved condition. This could include removing the areas of concrete associated with the stairs and service entrance in the west of the site and replacing these with more sensitively designed features.

Although the focus of the scheduled area is the archaeological remains, the town wall survives as an above-ground standing structure associated with the development of the town from the Romano-British period onwards. Development within the site also has the potential to affect the setting of the town wall. Depending on its layout, development could introduce new buildings into views to and from the wall. Built development is currently focused in the east and on the lower terrace of the site. Changes to building heights may introduce new buildings into view, with new taller buildings also potentially visible as part of the roofscape. Built development within the west of the site would remove the ability to appreciate the wall by further enclosing it. However, the carpark currently detracts from the ability to appreciate its setting. New development, though, could enhance the area through the use of landscaping and green space as a physical buffer between buildings and the wall. This would enable the wall to remain publicly accessible, while interpretation panels could enhance understanding of the wall.

While the presence of the carpark within the site already detracts from the historical town setting of the wall with the traffic noise, construction activity could adversely affect what remains of this to the south. This character is currently preserved by the restrictions to vehicular access to the north, within the historic town, but is more limited to the south. Any impacts arising from construction activity are likely to be temporary in nature.

Known Archaeological Remains

The site extends onto the south-eastern corner of the Roman legionary fortress (EHER MCC477), as well as adjacent to and across the Romano-British Town Wall (NHLE 1003772) settlement (Ref.: DCC26098), cremation (EHER MCC8482) and drain through the wall (EHER MCC2371); the Saxo-Norman town ditch (EHER MCC722) and surface of Vineyard Street (EHER MCC719); late medieval bastions on the wall (EHERs MCC2711, MCC2716, MCC7864 and MCC7896), the site of a late medieval building (EHER MCC700); and an undated ditch (EHER MCC8539). Depending upon its layout, development could result in direct disturbance or loss of archaeological remains associated with these remains through groundworks and associated vehicle movements. These impacts would be permanent and irreversible. In particular, once buried archaeological remains are disturbed or removed without an appropriate

record having been made, their context and relationship to other archaeological features and deposits is partially or completely lost and their heritage significance is likely to be reduced or lost completely.

Although these would impact the whole site, the main intrusive impact would be concentrated around areas of housing. However, historical development has already been undertaken across most of the site, and this may already have disturbed or destroyed the remains.

Previously Unidentified Archaeological Remains

Development on the site would require intrusive groundworks associated with the excavation of building foundations, service utilities, infrastructure and roads, as well as potentially for landscaping. In addition to these, disturbance to the ground and underlying archaeological deposits may be caused by vehicle movements across the site and the storage of materials through compaction, vibration and rutting, depending on the ground conditions. These impacts would be permanent and irreversible. In particular, once buried archaeological remains are disturbed or removed without an appropriate record having been made, their context and relationship to other archaeological features and deposits is partially or completely lost and their heritage significance is likely to be reduced or lost completely.

Although these would impact the whole site, the main intrusive impact would be concentrated around areas of housing. However, historical development has already been undertaken across most of the site, and this may already have disturbed or destroyed the remains.

Recommendations

In order to address the potential impacts that development on the site may have, a series of mitigation and enhancement measures have been identified that will help to reduce the impact:

Design recommendations

- The scheduled and listed town walls (NHLEs 1003772 and 1123664) should be preserved in situ. Any works affecting the scheduled monument and listed building will require Scheduled Monument consent and Listed Building consent respectively. A buffer of green space should also be used to the south of these.
- In order to maintain and enhance the archaeological interest of the town walls, public access to them should be maintained and appropriate signage included within an area of green space to their south in order to promote their understanding.
- The area of the carpark and street should be retained as open space. Where views of the town wall have been opened up, the carpark detracts from its setting. Maintaining the buffer would enable the wall to still be appreciated, although it needs to be enhanced to increase this appreciation. This area should be enhanced through the removal of the carpark and its associated infrastructure. Green space could be better utilised in this area to maintain the open space alongside the town wall and maintain public access to it. This could be further enhanced through the provision of information boards.
- Due to the presence of the town wall in the north of the site, a physical buffer should be maintained in the north of the site to ensure that built development

does not extend up to its limit. The existing carpark provides an existing buffer to the wall at the north-western end of the site, and where possible this should be extended to the east.

- The layout of the streets within the site should form view corridors that frame views of interest in the area. This could include extending the view of St Botolph's Church to the east by extending the line of St Botolph's Church Walk within the site.
- The layout of the development should reflect the historical street layout of the area to maintain its historical connections. This could incorporate re-linking the ends of the historical Vineyard Street to reflect its full line. Site access should use the existing road layout in order to maintain links to the historical use of the area. Where vehicular access is needed, this should be to the west where the existing streets are wider. Street furniture should also avoid clustering and cluttering in order to not detract from the conservation area.
- To preserve the character of the town, built development should follow the tenement style of the surrounding buildings, incorporating a range of building styles and heights. The character of the surrounding listed buildings should be used as a guide to the style of new buildings.
- To preserve the character of the conservation area and the setting of surrounding heritage assets, the exteriors of buildings that contribute to the character of the conservation area within the site should be conserved and the buildings refurbished. These relate to the locally listed buildings within the site and may need works for their repair.
- The conservation area appraisal (Mansell Jagger 2007) noted that several buildings within the site—as well as the carpark, concrete steps and underground service area—detract from the conservation area. These should be removed and replaced with more sympathetically designed features in order to enhance the feel of the area.
- Where these are not identified as contributing to the character of the conservation area, they could be removed or lowered in order to reduce the extent of buildings visible on the skyline.
- Design should reflect the surrounding townscape and character of the nearby conservation areas. It should respond to the character of the surrounding heritage assets, especially reflecting street alignments and building scales.
- Building heights should be limited so that they do not extend into views across the skyline of Colchester. This is less of an issue in views from the north due to the lower level of the site, but is more of an issue in views from the east, south and west.

Further work

- Establish a heritage management plan:

  In order to protect remains associated with the scheduled and listed town wall, a heritage management plan should be compiled and its implementation secured prior to any work on the site. This could include measures to enhance the appreciation of the scheduled monument, such as on-site interpretation.
- Obtain Scheduled Monument and Listed Building Consent:

Scheduled Monument and Listed Building Consent should be obtained for any works carried out within the area of the town wall scheduled monument and listed building. These works should be monitored and appropriately recorded to mitigate any disturbance.

- Undertake a desk-based assessment:

  This should determine the historical street layout and property boundaries within the site. This could be used to inform the layout of development within the site, as well as the heritage context of the development. This would enhance the historic character of the area and potentially help to maintain views within the area.

- Conduct archaeological trial trenching and recording:

  Previous works indicate the survival of Romano-British deposits beneath the post-medieval and modern disturbance. Further archaeological investigation will help assess the nature, extent, and significance of any archaeological remains present on-site.

- Develop a mitigation strategy:

  The results of archaeological evaluation should guide the design and layout of the development to reduce or avoid impacts.

- Ensure public dissemination of findings:

  Any archaeological discoveries should be made publicly available to enhance understanding and significance. This could incorporate the use of signage to demonstrate the history of the town and the remains that have been identified in the immediate area of the site.

Conclusion and summary

The site is located on the southern edge of the historical town of Colchester, adjacent to the town wall. Although the site lies outside the town wall, activity from the Romano-British period onwards has taken place within and around the site, with prehistoric activity not much further away. This includes remains associated with the Romano-British town wall and its historical development, and the development of the town's extra-mural area and its incorporation into the wider town.

Due to the historical nature of the town, three conservation areas and a large number of nationally and locally listed buildings associated with the town are in close proximity to the site, with many of the buildings within the conservation areas. Where the site is considered to contribute to the setting of heritage assets within the study area, it is considered to make a low negative contribution to most of these due to its modern character as part of the urban development of the area detracting from the original extra-mural town setting that it would have contained prior to its post-medieval development. Some of the post-medieval character is maintained through locally listed buildings on the site, but these are partially lost amongst the later development. However, due to its location within the Colchester Area 1 conservation area and its modern development, it makes a high negative contribution to this conservation area. For most of the nationally and locally listed buildings in close proximity to the site (and within the Colchester Area 1 conservation area), the main impact from development will be from construction and will be temporary. It also makes a high negative contribution to the scheduled monument of Town Wall (NHLE 1003772) due to the physical impact on the area's development on the wall.

Development within the site will be visible to heritage assets that are within and that adjoin the site, as well as between or above the rooflines of existing buildings from those that are further afield. Depending upon the scale and layout of development, this could be visible to different extents from these different buildings. This could have a negative impact upon the setting of the surrounding heritage assets by further eroding the town views, but could also enhance these views by returning town buildings or planting. Development within the site could also lead to the repair of buildings that contribute to the character of the Colchester Area 1 conservation area and the removal of buildings that detract from it. The impact of any new development could be reduced through good design.

The entire site is considered to have potential to contain archaeological remains, both those associated with the development of the town from the Romano-British period onwards and other, currently unknown, features. Groundworks associated with development would directly affect any such remains. Adverse impacts could be reduced through a programme of archaeological evaluation and recording, in line with industry standards, to determine the presence, extent and significance of any remains. This information should be used to inform a mitigation strategy aimed at reducing or offsetting archaeological impacts, and the results should be made publicly available to enhance the significance of any identified remains.

Suitability for Allocation

Partly suitable (site constraints)

In addition to heritage and archaeological issues that have been identified for this allocation, parts of the site have been identified as fundamentally unsuitable for development due to the proximity of a scheduled monument adjacent to the northern edge of the site. The allocation should define constraints spatially and embed design requirements. Other areas may be developed in principle, subject to careful design and mitigation.

The northern edge of the site lies along the line of the scheduled monument of the historical town wall (NHLE 1003772), with the open space of the car park allowing views of this. This car park area is considered to be not suitable for built development, although it could be incorporated as an area of green space that maintains views of the wall and provides a buffer to the scheduled area to aid in the preservation of any associated archaeological remains. The full extent of this buffer should be agreed with Historic England.

An archaeological trial trench evaluation is recommended to fully characterise the archaeological potential of the site and the full extent of disturbance from later development. The results of the trial trenching will be used to inform the need for and nature of any subsequent archaeological mitigation (if required).

Gazetteer

Table PP2.1: Gazetteer of heritage assets within 1km of site allocation PP2.

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
-	DEX22988	Colchester Area 2	CA	-	598694	224839
-	DCC26161	Colchester Area 5 Mill Field Estate	CA	-	598924	224429
-	DCC26090	Colchester Area 4	CA	-	599309	225881

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
-	DEX23000	Garrison	CA	-	599498	224303
-	DEX22998	Colchester Area 1	CA	-	599820	225229
-	DEX22993	New Town	CA	-	600495	224504
-	1002173	Site of pre-Roman settlement	SM	Romano-British	598429	225382
-	1002187	Balkerne Gate	SM	Romano-British	599238	225191
-	1470104	Remains of an apsidal Roman building at Butt Road and Southway	SM	Romano-British	599259	224848
-	1021426	Colchester Roman Circus including sections of the Benedictine Abbey of St John	SM	Romano-British	599605	224534
-	1002217	Colchester Castle and the Temple of Claudius	SM	Romano-British	599909	225390
-	1003772	Town wall	SM	Romano-British	600046	225574
-	1002178	Town ditch	SM	Romano-British	600048	225604
-	1002153	SE corner of Roman town in Easthill House Gardens	SM	Romano-British	600117	225161
-	1015015	The Benedictine Abbey of St John	SM	Late medieval	599789	224728
-	1013764	St Botolph's Augustinian Priory	SM	Late medieval	599977	224951
-	1000208	Colchester Castle Park	II RPG	Post-medieval	599818	225598
MCC3387	1337736	Colchester Town Hall	I LB	Post-medieval	599577	225220
MCC3646	1169575	Former Church of Holy Trinity	I LB	Early medieval	599626	225118
MCC49, MCC3352	1123599	Red Lion Hotel	I LB	Late medieval	599679	225207
MCC3540	1337765	St John's Abbey Gatehouse	I LB	Early medieval	599767	224753
-	1337764	Ruins Of Priory Church of St Botolph	I LB	Late medieval	599948	224958
MCC254, MCC3638	1169553	Tymperleys	II* LB	Late medieval	599580	225086
-	1230447	Column and street light, left of entrance to Town Hall	II* LB	Post-medieval	599585	225213
-	1230446	Column and street light, right of entrance to Town Hall	II* LB	Post-medieval	599594	225215
MCC252, MCC3636	1337771	6, Trinity Street	II* LB	Post-medieval	599601	225100
-	1337769	The Scheregate	II* LB	Post-medieval	599621	225012
MCC168, MCC3382	1123614	The George Hotel	II* LB	Late medieval	599736	225238
MCC3251	1337710	Colchester Club	II* LB	Post-medieval	599928	225170
-	1391704	Colchester War Memorial (including lamp columns, walls, gates, piers, railings and posts)	II* LB	Modern	599928	225241
MCC3252	1123644	71, Culver Street	II* LB	Post-medieval	599942	225169

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC3367	1123608	Summerhouse at Number 74 (The Minories)	II* LB	Post-medieval	600013	225176
-	1168265	Headgate Congregational Church	II LB	Post-medieval	599454	224912
MCC3623	1123516	11, Sir Isaac's Walk	II LB	Post-medieval	599463	224997
MCC387, MCC3551	1123513	45-47, St John's Street	II LB	Post-medieval	599504	224982
MCC3346	1278618	14, High Street	II LB	Post-medieval	599506	225176
MCC386, MCC3550	1337768	41-44, St John's Street	II LB	Post-medieval	599519	224983
MCC3549	1123512	40, St John's Street	II LB	Post-medieval	599534	224985
MCC3349	1337729	21 and 21a, High Street	I LB	Post-medieval	599537	225178
MCC385, MCC3548	1337767	35-39, St John's Street	II LB	Post-medieval	599541	224990
MCC3350	1123598	22, High Street	II LB	Post-medieval	599545	225178
MCC3624	1123517	12-14, Sir Isaac's Walk	II LB	Post-medieval	599554	225018
-	1123511	Headgate Hotel	II LB	Post-medieval	599579	224987
MCC3559	1110912	6, Sir Isaac's Walk	II LB	Late medieval	599588	225020
MCC251, MCC391, MCC3634	1123523	2 and 3, Trinity Street	II LB	Post-medieval	599598	225128
MCC253, MCC3637	1123524	7 and 7A Trinity Street	II LB	Late medieval	599599	225085
MCC3635	1169550	4, Trinity Street	II LB	Post-medieval	599600	225114
MCC3351	1337730	28-30, High Street	II LB	Post-medieval	599602	225185
MCC3639	1123525	9 and 10, Trinity Street	II LB	Late medieval	599604	225065
MCC257, MCC3641	1169562	14, Trinity Street	II LB	Post-medieval	599606	225038
MCC256, MCC3640	1337772	Numbers 11, 12 And 13 Trinity Street	II LB	Late medieval	599607	225047
MCC3544	1123509	St John's Green Primary School	II LB	Post-medieval	599609	224794
MCC261, MCC3622	1169437	6a and 6b, Sir Isaac's Walk	II LB	Post-medieval	599612	225010
MCC262, MCC3555	1123514	3, Scheregate	II LB	Post-medieval	599615	225006
MCC3645	1123527	26, Trinity Street	II LB	Post-medieval	599617	225066
MCC264	1306530	4, Scheregate	II LB	Post-medieval	599618	224997
MCC3556	1337770	3a, Scheregate	II LB	Post-medieval	599618	225002
MCC259, MCC3644	1337773	22, Trinity Street	II LB	Post-medieval	599618	225048
MCC3643	1306482	18 to 21, Trinity Street	II LB	Post-medieval	599621	225038
MCC3385	1230386	136, High Street	II LB	Late medieval	599621	225234

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
-	1230410	K6 Telephone Kiosk	II LB	Modern	599624	224965
MCC3329	1123636	1, Eld Lane	II LB	Post-medieval	599624	225011
-	1123526	The Purple Dog	II LB	Post-medieval	599624	225026
MCC3386	1110908	135, High Street	II LB	Post-medieval	599626	225233
MCC263, MCC3554	1169422	1 And 2, Scheregate	II LB	Post-medieval	599628	225007
MCC384, MCC3632	1123522	63, Stanwell Street	II LB	Post-medieval	599635	224993
-	1110906	18, 20 and 22, Abbeygate Street	II LB	Post-medieval	599636	224902
MCC3628	1169512	Scheregate Hotel	II LB	Post-medieval	599638	224963
MCC3203	1123665	4-16, Abbeygate Street	II LB	Post-medieval	599640	224929
MCC267, MCC3631	1123521	62 and 62a, Stanwell Street	II LB	Post-medieval	599644	224999
-	1337681	Abbeygate House	II LB	Post-medieval	599651	224846
MCC5231	1110907	Former Hippodrome Theatre	II LB	Modern	599655	225257
MCC3383	1168873	The Bay and Say Public House	II LB	Modern	599661	225239
MCC3630	1169536	The Brewers Arms Public House	II LB	Post-medieval	599668	224984
MCC50, MCC3353	1123600	45-47, High Street	II LB	Late medieval	599691	225208
-	1123594	Congregational Church	II LB	Post-medieval	599712	225064
MCC169, MCC3384	1123615	117 and 118, High Street	II LB	Late medieval	599723	225238
MCC3546	1337766	37-49, St John's Green	II LB	Post-medieval	599740	224819
MCC3354	1337731	54, High Street	II LB	Post-medieval	599740	225208
-	1306908	Baptist Church	II LB	Post-medieval	599744	225056
-	1123601	56 and 57, High Street	II LB	Post-medieval	599748	225208
MCC3356	1337732	58, High Street	II LB	Post-medieval	599758	225208
MCC3545	1123510	Gimber Cottage	II LB	Post-medieval	599771	224787
MCC162, MCC163, MCC3381	1168858	105 and 106, High Street	II LB	Post-medieval	599811	225223
MCC3629	1123520	Church of St Giles	II LB	Late medieval	599812	224815
MCC3479	1123566	3-7, Museum Street	II LB	Late medieval	599817	225246
MCC3444	1337745	33-37, Long Wyre Street	II LB	Late medieval	599821	225040
-	1168244	Gateway to Castle Park	II LB	Post-medieval	599839	225260
MCC3357	1123602	63, High Street	II LB	Post-medieval	599856	225198
MCC3358	1306842	Park House	II LB	Post-medieval	599869	225198
MCC3380	1337735	95 and 96, High Street	II LB	Post-medieval	599875	225217
-	1168847	93 and 94, High Street	II LB	Post-medieval	599885	225219

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC3378	1123613	The Castle Inn	II LB	Post-medieval	599892	225230
MCC383, MCC3535	1169371	39 and 41 Queen Street	II LB	Post-medieval	599918	225055
MCC3534	1123548	Police Station	II LB	Post-medieval	599920	225071
MCC3359	1123603	All Saints Museum	II LB	Late medieval	599926	225202
MCC3533	1337744	33 and 35, Queen Street	II LB	Post-medieval	599928	225088
MCC3536	1123549	2, Queen Street	II LB	Post-medieval	599939	225157
-	1306846	67, High Street	II LB	Post-medieval	599954	225229
MCC3529	1169366	1, Queen Street	II LB	Post-medieval	599955	225223
MCC3361	1123604	67a, High Street	II LB	Late medieval	599957	225230
MCC243, MCC3531	1123547	7 and 9, Queen Street	II LB	Late medieval	599958	225198
MCC3530	1337743	3, Queen Street	II LB	Late medieval	599958	225219
MCC3532	1169369	11 and 13, Queen Street	II LB	Post-medieval	599960	225187
MCC3543	1123508	Church of St Botolph	II LB	Post-medieval	599963	224929
MCC3362	1123605	68, High Street	II LB	Post-medieval	599964	225232
MCC3539	1123507	Station House, St Botolph's Station	II LB	Post-medieval	599966	224859
MCC156	1168765	69 and 70, High Street	II LB	Post-medieval	599974	225231
MCC157	1123606	71 and 72, High Street	II LB	Post-medieval	599991	225228
MCC3445	1123550	The Prince of Wales Public House	II LB	Post-medieval	600023	224786
MCC3446	1337746	17, Magdalen Street	II LB	Post-medieval	600069	224790
DCC26158	-	Cast iron bollards in Colchester Borough	LL	-	595876	223485
DCC26099	-	Historic street signs in Colchester	LL	-	598867	225032
DCC26160	-	Cast iron lamp posts in Colchester	LL	-	599155	225648
DCC25676	-	49-53 St John's Street, Colchester (north side)	LL	-	599445	224992
DCC25660	-	4-6 St John's Street, Colchester (south side)	LL	-	599450	224954
DCC25671	-	48 St John's Street, Colchester (north side)	LL	-	599474	224997
DCC25721	-	6 Culver Street West, Colchester	LL	-	599475	225156
DCC25822	-	9-10 St John's Street, Colchester (south side)	LL	-	599481	224961
DCC25395	-	1-4 Chapel Street North, Colchester (east side)	LL	-	599487	224931
DCC25825	-	9-14 St John's Street, Colchester (south side)	LL	-	599491	224960
DCC25367	-	12 High Street, Colchester (south side)	LL	-	599497	225177
DCC25687	-	12-13 High Street/5 Shewell Walk, Colchester (east side)	LL	-	599497	225177
DCC25411	-	15 High Street, Colchester (south side)	LL	-	599511	225175

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
DCC25428	-	16 High Street, Colchester (south side)	LL	-	599519	225166
DCC25441	-	17-18 High Street, Colchester (south side)	LL	-	599525	225166
DCC25766	-	69-71 South Street, Colchester (north side)	LL	-	599541	224775
DCC25581	-	31 Walsingham Road, Colchester	LL	-	599555	224781
DCC25532	-	25 High Street, Colchester (south side)	LL	-	599561	225170
DCC25539	-	26 High Street, Colchester (south side)	LL	-	599570	225180
DCC25829	-	99 & 101 Crouch Street, Colchester	LL	-	599579	225019
DCC25793	-	8 & 10 Sir Isaac's Walk, Colchester (north side)	LL	-	599581	225021
DCC25549	-	27 High Street, Colchester (south side)	LL	-	599583	225172
DCC25746	-	Former Public Library, 65 West Stockwell Street, Colchester (west side)	LL	-	599587	225250
DCC25570	-	2b Sir Isaac's Walk, Colchester (north side)	LL	-	599598	225023
DCC25619	-	39 and or 41 Queen Street, Colchester (east side)	LL	-	599602	225028
DCC25417	-	15-17 Trinity Street, Colchester (west side)	LL	-	599602	225028
DCC25482	-	2 Trinity Square, Colchester	LL	-	599602	225175
DCC25323	-	Cecil Villas, 1 & 3 Abbeygate Street, Colchester (west side)	LL	-	599603	224927
DCC25682	-	5 & 7 Abbeygate Street, Colchester (west side)	LL	-	599604	224914
DCC26157	-	Equipment of the Colchester Electrical Company in Colchester	LL	-	599604	225165
DCC25926	-	Parish Room, St John's Green, Colchester (west side)	LL	-	599611	224768
DCC25583	-	31-32 High Street, Colchester (south side)	LL	-	599611	225187
DCC25971	-	Decorative cast concrete panels, Southway/Abbeygate Street Subway, Colchester	LL	-	599622	224859
DCC25390	-	137 High Street, Colchester (north side). The former Angel Inn	LL	-	599623	225254
DCC25337	-	1 West Stockwell Street, Colchester	LL	-	599623	225254
DCC25592	-	33-34 High Street, Colchester (south side)	LL	-	599628	225190
DCC25519	-	Ivy House, 24 Abbeygate Street, Colchester (east side)	LL	-	599634	224888
DCC25601	-	35-37 High Street, Colchester (south side)	LL	-	599639	225190
DCC25608	-	36a Osborne Street, Colchester (south side)	LL	-	599650	224966
DCC25596	-	3-4 Eld Lane, Colchester (south side)	LL	-	599653	225012
DCC25597	-	34-39 Eld Lane, Colchester (north side)	LL	-	599658	225027
DCC25614	-	38 High Street, Colchester (south side)	LL	-	599659	225161

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
DCC25455	-	Former Lord Palmerston public house (part of Abbeygate House), 18-20 St John's Green, Colchester	LL	-	599660	224835
DCC25684	-	5 Eld Lane, Colchester (south side)	LL	-	599660	225013
DCC25622	-	39 Osborne Street, Colchester (south side)	LL	-	599665	224961
DCC25811	-	8-9 Whitewell Road, Colchester	LL	-	599666	224907
DCC25897	-	Gateway with posts between 39 and 40 Osborne Street, Colchester (south side)	LL	-	599674	224966
DCC25380	-	125 High Street, Colchester (north side)	LL	-	599674	225243
DCC25334	-	1 St John's Green, Colchester	LL	-	599676	224739
DCC25863	-	Abbey House, Former Garrison Artillery Barracks, Flagstaff Road, Colchester	LL	-	599676	224739
DCC25861	-	Coleman's iron foundry, Osborne Street, Colchester (south side)	LL	-	599678	224933
DCC25376	-	123 & 124 High Street, Colchester (north side)	LL	-	599680	225247
DCC25552	-	2-7 Whitewell Road, Colchester	LL	-	599694	224938
DCC25641	-	41-44 Osborne Street, Colchester (south side)	LL	-	599695	224959
DCC25799	-	8 St John's Place, St John's Green, Colchester	LL	-	599699	224832
DCC25523	-	Former British Lion public house, 24 Osborne Street, Colchester (north side)	LL	-	599705	224979
DCC25652	-	45 Osborne Street (south side) with 12 Stanwell Street, Colchester	LL	-	599715	224951
DCC26098	-	Archaeological remains within the area of the historic walled town, Colchester	LL	-	599717	225287
DCC25696	-	52 & 53 High Street, Colchester (south side)	LL	-	599733	225202
DCC25959	-	The Abbey Arms Public House, St John's Green, Colchester	LL	-	599742	224848
DCC25386	-	13-15 Eld Lane, Colchester (south side)	LL	-	599749	225017
DCC25873	-	T Block, Camp and equipment store, Former Garrison Artillery Barracks, Colchester	LL	-	599756	224672
DCC25462	-	19 Osborne Street, Colchester (north side)	LL	-	599757	224966
DCC25780	-	72 Culver Street East, Colchester (north side)	LL	-	599757	225169
DCC25360	-	112 High Street, Colchester (north side)	LL	-	599757	225239
DCC25716	-	59 High Street, Colchester (south side)	LL	-	599763	225198
DCC25453	-	18-19 Eld Lane, Colchester (south side)	LL	-	599767	225018
DCC25414	-	St John's Cottage, 15 St John's Green, Colchester	LL	-	599771	224797

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
DCC25824	-	9-13 Abbey Terrace, St John's Green, Colchester	LL	-	599772	224810
DCC25433	-	16-17 Osborne Street, Colchester (north side)	LL	-	599779	224957
DCC25496	-	21 St John's Green, Colchester	LL	-	599785	224769
DCC25499	-	21-22 Eld Lane, Colchester (south side)	LL	-	599790	225019
DCC25536	-	25-31 Long Wyre Street, Colchester (west side)	LL	-	599793	225099
DCC25528	-	25 (part of) Long Wyre Street, Colchester (west side)	LL	-	599793	225099
DCC25512	-	23-24 Eld Lane, Colchester (south side)	LL	-	599796	225019
DCC25328	-	Former Co-op. department store, 1 Long Wyre Street, Colchester (west side)	LL	-	599798	225099
DCC25785	-	Former Co-operative Society premises, 75 Culver Street East, Colchester (south side)	LL	-	599798	225099
DCC25531	-	25 Eld Lane, Colchester (south side)	LL	-	599803	225020
DCC25588	-	32-34 Long Wyre Street, Colchester (east side)	LL	-	599809	225099
DCC25771	-	7 Osborne Street, Colchester (north side)	LL	-	599820	224933
DCC25727	-	60 High Street, Colchester (south side)	LL	-	599821	225191
DCC25681	-	5 & 6 St Nicholas Street, Colchester (east side)	LL	-	599822	225175
DCC25576	-	3, 3a-6 Osborne Street, Colchester (corner Arthur Street)	LL	-	599825	224924
DCC25342	-	10 Short Wyre Street, Colchester (south side)	LL	-	599839	225022
DCC25605	-	36 Long Wyre Street, Colchester (east side)	LL	-	599840	225072
DCC25344	-	100 High Street, Colchester (north side)	LL	-	599840	225223
DCC25792	-	7-9 Short Wyre Street, Colchester (south side)	LL	-	599842	225023
DCC25370	-	The Little Crown Public House, 12 Short Wyre Street, Colchester (north side)	LL	-	599842	225038
DCC25981	-	Warehouses, Arthur Street, Colchester (east side)	LL	-	599848	224922
DCC25431	-	16 Vineyard Street, Colchester (north side)	LL	-	599854	225003
DCC25628	-	4 and 5 Short Wyre Street, Colchester (south side)	LL	-	599857	225024
DCC25725	-	6 Short Wyre Street, Colchester (south side)	LL	-	599857	225024
DCC25348	-	10-14 Vineyard Street, Colchester (north side)	LL	-	599862	225003
DCC25658	-	46 Culver Street East, Colchester (north side)	LL	-	599862	225178

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
DCC25625	-	3a and 3b Short Wyre Street, Colchester (south side)	LL	-	599869	225024
DCC25634	-	4 St Botolph's Street, Colchester (west side)	LL	-	599872	224990
DCC25979	-	Rear part of 4 St Botolph's Street/Vineyard Street, Colchester (south side)	LL	-	599872	224990
DCC25575	-	3 St Botolph's Street, Colchester (west side)	LL	-	599878	225005
DCC25470	-	1a-2 St Botolph's Street, Colchester (west side)	LL	-	599878	225015
DCC25689	-	5 St Botolph's Street, Colchester (west side)	LL	-	599879	224984
DCC25371	-	1-2 Short Wyre Street, Colchester (south side)	LL	-	599879	225025
DCC25569	-	2b Osborne Street, Colchester (north side)	LL	-	599882	224912
DCC25764	-	6-8 St Botolph's Street, Colchester	LL	-	599882	224972
DCC25372	-	12 St Botolph's Street, Colchester (west side)	LL	-	599884	224952
DCC25355	-	11 St Botolph's Street, Colchester (west side)	LL	-	599884	224956
DCC25817	-	9 St Botolph's Street, Colchester (west side)	LL	-	599884	224964
DCC25358	-	Sainsbury's, 11-14 Priory Walk, Colchester (north side)	LL	-	599885	225138
DCC25333	-	1 St Botolph's Street, Colchester (west side)	LL	-	599888	225026
DCC25384	-	13 St Botolph's Street, Colchester (west side)	LL	-	599889	224944
DCC25978	-	Decorative concrete panel, Southway/St. Botolph's Street Subway, Colchester	LL	-	599895	224854
DCC25750	-	66 High Street, Colchester (south side)	LL	-	599895	225191
DCC25663	-	47 St Botolph's Street, Colchester (east side)	LL	-	599910	225021
DCC25648	-	43 St Botolph's Street, Colchester (east side)	LL	-	599912	224994
DCC25649	-	44-45 St Botolph's Street, Colchester (east side)	LL	-	599912	224996
DCC25659	-	46 St Botolph's Street, Colchester (east side)	LL	-	599912	225015
DCC25643	-	42 St Botolph's Street, Colchester (east side)	LL	-	599913	224987
DCC25636	-	40 St Botolph's Street, Colchester (east side)	LL	-	599914	224976
DCC25672	-	48-49 St Botolph's Street, Colchester (east side)	LL	-	599914	225024
DCC25587	-	32 St Botolph's Street, Colchester (east side)	LL	-	599918	224924

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
DCC25550	-	27 St Botolph's Street, Colchester (east side)	LL	-	599921	224895
DCC25375	-	122-123 Priory Street, Colchester (north side)	LL	-	599924	225012
DCC25593	-	33-35 Queen Street, Colchester (east side)	LL	-	599926	225087
DCC25558	-	28-30 St Botolph's Street, Colchester (east side)	LL	-	599930	224905
DCC25379	-	121 Priory Street, Colchester (north side)	LL	-	599931	225015
DCC25977	-	Decorative concrete panels, Southway/Mersea Road Subway, Colchester	LL	-	599945	224783
DCC25510	-	2-3 St Botolph's Circus, Colchester (north side)	LL	-	599945	224868
DCC25973	-	Decorative concrete panel, Southway/Colchester Town Station Subway, Colchester	LL	-	599946	224856
DCC25633	-	4 St Botolph's Circus, Colchester (north side)	LL	-	599954	224862
DCC25413	-	15 Queen Street, Colchester (east side)	LL	-	599968	225171
DCC25495	-	Railings in front garden of 21 Portland Road, Colchester (east side)	LL	-	599976	224752
DCC25949	-	Churchyard wall of St Botolph's Priory, Priory Street, Colchester (south side)	LL	-	599978	224963
DCC25488	-	20 Portland Road, Colchester (east side)	LL	-	599979	224745
DCC25338	-	1, 1a, 1b Priory Street, Colchester (south side)	LL	-	599982	225001
DCC25802	-	8-10 Magdalen Street, Colchester (south side)	LL	-	599990	224789
DCC25931	-	Colchester Town Railway Station, St Botolph's Circus, Colchester (north side)	LL	-	599992	224869
DCC25626	-	3a Priory Street, Colchester (south side)	LL	-	600019	225002
DCC25670	-	4-8 Priory Street, Colchester (south side)	LL	-	600022	225004
DCC25816	-	Gurdon Villa, 9 Priory Street, Colchester (south side)	LL	-	600040	225008
DCC25346	-	10-13 Priory Street, Colchester (south side)	LL	-	600055	225012
DCC25391	-	14 & 14a Priory Street, Colchester (south side)	LL	-	600070	225022
DCC25511	-	Garnett Villa, 23 St Julian Grove, Colchester (south side)	LL	-	600077	224957
DCC25454	-	18-19 Magdalen Street, Colchester (south side)	LL	-	600079	224787
DCC26134	-	East Hill House Gardens, East Hill, Colchester	LL	-	600096	225195
DCC25805	-	8-22 Military Road, Colchester (east side)	LL	-	600106	224759

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
DCC25464	-	190a & 190b Magdalen Street, Colchester (north side)	LL	-	600112	224814
DCC25420	-	15-30 Priory Street, Colchester (south side)	LL	-	600114	225018
DCC25460	-	188-189 Magdalen Street, Colchester (north side)	LL	-	600119	224810
DCC25459	-	187 Magdalen Street, Colchester (north side)	LL	-	600125	224813
DCC25458	-	184 Magdalen Street, Colchester (north side)	LL	-	600141	224822
MCC5466	-	Prehistoric evidence from the Colchester Garrison Project, Colchester	MON	Prehistoric	599306	223357
MCC748	-	Prehistoric pit, Culver Street, Colchester	ELM	Prehistoric	599485	225077
MCC747	-	Prehistoric pit, Culver Street, Colchester	ELM	Prehistoric	599493	225066
MCC7737	-	West side of Roman Town	FS	Prehistoric	599499	225000
MCC7795	-	West side of Roman Town	FS	Prehistoric	599499	225000
MCC745	-	Late Bronze Age pit, Culver Street, Colchester	ELM	Prehistoric	599539	225105
MCC746	-	Middle or late Bronze Age pit, Culver Street, Colchester	ELM	Prehistoric	599546	225115
MCC744	-	Late Bronze Age pit, Culver Street, Colchester	ELM	Prehistoric	599546	225147
MCC741	-	Late Neolithic pit, Culver Street, Colchester	ELM	Prehistoric	599550	225101
MCC743	-	Late Bronze Age pit, Culver Street, Colchester	ELM	Prehistoric	599550	225116
MCC2592	-	Prehistoric pottery, flint and Anglo-Saxon pottery and comb, Culver Street, Colchester	FND	Prehistoric	599551	225101
MCC7861	-	Lion Walk, Colchester	FS	Prehistoric	599699	225099
MCC7912	-	West side of Roman Town	FS	Prehistoric	599699	225099
MCC7961	-	Colchester - Turners Clothing Factory	FS	Prehistoric	599719	224870
MCC1875	-	Iron Age pottery, Stanwell Street, Colchester	FND	Prehistoric	599732	224878
MCC8165	-	Colchester-Inner Relief Road Site (1972)	FS	Prehistoric	599800	224800
MCC8203	-	Colchester-St John's abbey grounds	MON	Prehistoric	599800	224800
MCC451	-	Late Bronze Age Pit, Grounds of St John's Abbey, Colchester	ELM	Prehistoric	599888	224790
MCC455	-	Finds from St John's Abbey Precinct, Colchester	FND	Prehistoric	599888	224792
MCC450	-	Late Bronze Age Pit, Grounds of St John's Abbey, Colchester	ELM	Prehistoric	599889	224792
MCC2434	-	Prehistoric flint axe, Queen Street, Colchester	FND	Prehistoric	599950	225176
MCC5678	-	Mesolithic tools, Colchester	FS	Prehistoric	600000	225000

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC8942	-	East side of Roman Town	FS	Prehistoric	600000	225000
MCC8943	-	East side of Roman Town	FS	Prehistoric	600000	225000
MCC8946	-	East Street	FS	Prehistoric	600000	225000
MCC8968	-	East side of Roman Town	FS	Prehistoric	600000	225000
MCC1933	-	Mesolithic blades, near Priory Street, Colchester	FND	Prehistoric	600050	225044
MCC5396	-	23 St Julian Grove, Colchester	MON	Prehistoric	600063	224946
MCC8567	-	Colchester - St John's Street - Cameo Cinema	MON	Romano-British	599439	224989
MCC766	-	Early Roman timber drain, Culver Street, Colchester	ELM	Romano-British	599456	225096
MCC812	-	Roman street between Insula 26 and 34, Culver Street, Colchester	MON	Romano-British	599456	225100
MCC797	-	Roman drain or gully, Culver Street, Colchester	ELM	Romano-British	599457	225093
MCC8428	-	Crouch Street, Colchester	FS	Romano-British	599459	224970
MCC749	-	Early Roman oven in the Legionary Fortress, Culver Street, Colchester	ELM	Romano-British	599459	225098
MCC1112	-	Roman wall, Culver Street, Colchester	ELM	Romano-British	599460	225024
MCC750	-	Early Roman oven of the Legionary Fortress, Culver Street, Colchester	ELM	Romano-British	599460	225099
MCC877	-	Roman building (CAT Building 110), Insula 34 at Culver Street, Colchester	MON	Romano-British	599461	225090
MCC796	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599461	225098
MCC793	-	Roman building in Insula 34 (CAT Building 93), Culver Street, Colchester	MON	Romano-British	599462	225093
MCC795	-	Roman drain across east-west footway of post-Boudican Colonia, Colchester	ELM	Romano-British	599462	225096
MCC2355	-	Roman tip, Playhouse Theatre, St John's Street, Colchester	GRP	Romano-British	599463	224966
MCC1000	-	Roman tessellated pavement, Culver Street, Colchester	MON	Romano-British	599463	225043
MCC902	-	Roman building (CAT Building 115), Insula 34 at Culver Street, Colchester	MON	Romano-British	599464	225017
MCC751	-	Early Roman oven of the Legionary Fortress, Culver Street, Colchester	ELM	Romano-British	599464	225095
MCC1066	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599464	225106
MCC761	-	Roman Street of Legionary Fortress, Colchester	MON	Romano-British	599465	225098
MCC822	-	Roman footway on the south side of Insula 34 at Culver Street, Colchester	MON	Romano-British	599465	225110
MCC886	-	Roman building (CAT Building 111), Insula 34 at Culver Street, Colchester	MON	Romano-British	599465	225112

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC1068	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599466	225101
MCC798	-	Roman timber water main along an east-west street, Culver Street, Colchester	MON	Romano-British	599466	225106
MCC2584	-	Roman hearth, Culver Street, Colchester	ELM	Romano-British	599467	225027
MCC479	-	Via Sagularis of Colchester's Roman Legionary Fortress	MON	Romano-British	599468	225139
MCC478	-	Ditch of Legionary Fortress, Colchester	MON	Romano-British	599468	225149
MCC8481	-	Colchester - Chapel Street	MON	Romano-British	599470	224930
MCC1889	-	Roman cremation burial, Chapel Street, Colchester	ELM	Romano-British	599470	224949
MCC1117	-	Roman baby burial, Culver Street, Colchester	ELM	Romano-British	599470	225029
MCC8339	-	Near Head Street	MON	Romano-British	599470	225080
MCC477	-	The Roman Legionary Fortress, Colchester	MON	Romano-British	599471	225200
MCC998	-	Roman tessellated pavement, Sir Isaacs Walk, Colchester	ELM	Romano-British	599474	225016
MCC816	-	Roman Building (CAT Building 96), Insula 34 at Culver Street, Colchester	MON	Romano-British	599474	225063
MCC768	-	Early Roman water-main, Culver Street, Colchester	ELM	Romano-British	599474	225082
MCC1454	-	Roman inhumation burial accessory vessel, Chapel Street, Colchester	ELM	Romano-British	599475	224940
MCC764	-	Roman Street of Legionary Fortress, Culver Street, Colchester	MON	Romano-British	599475	225026
MCC1026	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599475	225094
MCC1110	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599475	225099
MCC767	-	Early Roman timber drain, Culver Street, Colchester	ELM	Romano-British	599476	225079
MCC819	-	Roman footway on the south side of Insula 34 at Culver Street, Colchester	MON	Romano-British	599476	225098
MCC894	-	Roman building (CAT Building 113), Insula 34 at Culver Street, Colchester	MON	Romano-British	599478	225076
MCC2579	-	Roman hearth, Culver Street, Colchester	ELM	Romano-British	599478	225081
MCC2859	-	Copper alloy Roman military strap fitting, Culver Street, Colchester	FND	Romano-British	599478	225081
MCC8480	-	Roman Urns, St Johns Street, Colchester	FS	Romano-British	599480	224970
MCC1108	-	Roman infant burial, Culver Street, Colchester	ELM	Romano-British	599480	225067
MCC1107	-	Roman infant burial, Culver Street, Colchester	ELM	Romano-British	599480	225082
MCC1458	-	Roman cremation urn, St Johns Terrace, Colchester	ELM	Romano-British	599481	224962

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC756	-	Roman Barrack Block (CAT Building 80) of the Legionary Fortress, Culver Street, Colchester	MON	Romano-British	599481	225044
MCC765	-	Roman Timber drain, Culver Street, Colchester	ELM	Romano-British	599481	225052
MCC1457	-	Roman cremation urn, St Johns Terrace, Colchester	ELM	Romano-British	599482	224965
MCC763	-	Roman Street of Legionary Fortress, Culver Street, Colchester	MON	Romano-British	599482	225051
MCC1459	-	Roman cremation urn, St Johns Terrace, Colchester	ELM	Romano-British	599483	224961
MCC910	-	Roman building (CAT Building 117), Insula 34 at Culver Street, Colchester	MON	Romano-British	599483	225019
MCC1116	-	Roman baby burial, Culver Street, Colchester	ELM	Romano-British	599483	225030
MCC762	-	Roman Street of Legionary Fortress, Colchester	MON	Romano-British	599483	225081
MCC772	-	Early Roman timber? drain, Culver Street, Colchester	ELM	Romano-British	599484	225024
MCC771	-	Early Roman timber? drain, Culver Street, Colchester	ELM	Romano-British	599484	225026
MCC1111	-	Roman infant burial, Culver Street, Colchester	ELM	Romano-British	599484	225066
MCC1104	-	Roman infant burial, Culver Street, Colchester	ELM	Romano-British	599484	225085
MCC759	-	Roman Barrack Block (CAT Building 82) of the Legionary Fortress, Culver Street, Colchester	MON	Romano-British	599485	225019
MCC1114	-	Roman baby burial, Culver Street, Colchester	ELM	Romano-British	599485	225030
MCC918	-	Roman building (CAT Building 120), Insula 34 at Culver Street, Colchester	MON	Romano-British	599486	225026
MCC1016	-	Roman ditch, Insula 34, Culver Street, Colchester	MON	Romano-British	599486	225031
MCC827	-	Roman cultivation plot, Culver Street, Colchester	MON	Romano-British	599486	225043
MCC1167	-	Roman street between Insula 34 & town wall, Culver Street, Colchester	MON	Romano-British	599487	225011
MCC1015	-	Street between Insula 34 & town wall, Culver Street, Colchester	MON	Romano-British	599487	225012
MCC758	-	Roman Barrack Block (CAT Building 81) of the Legionary Fortress, Culver Street, Colchester	MON	Romano-British	599487	225032
MCC754	-	Roman Barrack Block (CAT Building 78) of the Legionary Fortress, Culver Street, Colchester	MON	Romano-British	599488	225072

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC755	-	Roman Barrack Block (CAT Building 79) of the Legionary Fortress, Culver Street, Colchester	MON	Romano-British	599489	225062
MCC753	-	Roman Barrack Block (CAT Building 77) of the Legionary Fortress, Culver Street, Colchester	MON	Romano-British	599489	225090
MCC1017	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599490	225028
MCC8337	-	Roman remains, Sir Isaac's Walk, Colchester	MON	Romano-British	599490	225029
MCC4846	-	Culver Street, Colchester - Roman features	MON	Romano-British	599490	225059
MCC3015	-	Human bone fragment, St John's Street, Colchester	FND	Romano-British	599491	224958
MCC905	-	Roman building (CAT Building 116), Insula 34 at Culver Street, Colchester	MON	Romano-British	599491	225037
MCC936	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599491	225139
MCC853	-	Roman cultivation plot, Culver Street, Colchester	MON	Romano-British	599492	225020
MCC800	-	Roman building (CAT Building 94), within Insula 34, Culver Street, Colchester	MON	Romano-British	599492	225089
MCC774	-	Early Roman drain, Culver Street, Colchester	ELM	Romano-British	599492	225097
MCC1766	-	Roman cremation burial, 12 St John's Street, Colchester	ELM	Romano-British	599493	224962
MCC1021	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599493	225019
MCC1018	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599493	225025
MCC901	-	Roman building (CAT Building 114), Insula 34 at Culver Street, Colchester	MON	Romano-British	599493	225062
MCC770	-	Early Roman drain, Culver Street, Colchester	ELM	Romano-British	599493	225083
MCC890	-	Roman building (CAT Building 112), Insula 34 Culver Street, Colchester	MON	Romano-British	599493	225089
MCC2589	-	Roman oven GF2139, Culver Street, Colchester	ELM	Romano-British	599494	225017
MCC912	-	Roman building (CAT Building 118), Insula 34 at Culver Street, Colchester	MON	Romano-British	599494	225030
MCC811	-	Roman building (CAT Building 95), Insula 34 at Culver Street, Colchester	MON	Romano-British	599494	225078
MCC2590	-	Roman hearth, Culver Street, Colchester	ELM	Romano-British	599495	225017
MCC818	-	Roman building (CAT Building 97), Insula 34 at Culver Street, Colchester	MON	Romano-British	599495	225035
MCC773	-	Element Group, Culver Street, Colchester	GRP	Romano-British	599495	225054
MCC1024	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599495	225069
MCC1755	-	Roman floor, 12-13 High Street, Colchester	GRP	Romano-British	599495	225161

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC7954	-	Colchester - Abbey Fields	MON	Romano-British	599496	224360
MCC1416	-	Roman lead coffin, St John's Street, Colchester	ELM	Romano-British	599497	224872
MCC1754	-	Roman foundation, 12-13 High Street, Colchester	ELM	Romano-British	599497	225161
MCC8580	-	Colchester - St Johns Street, 37-8	MON	Romano-British	599499	225000
MCC8287	-	Colchester - Culver Street West	MON	Romano-British	599499	225129
MCC8392	-	Colchester - town walls	MON	Romano-British	599500	225000
MCC1020	-	Roman water tank, Culver Street, Colchester	ELM	Romano-British	599500	225019
MCC2367	-	Roman street between Insula 26 & 27, Colchester	MON	Romano-British	599500	225161
MCC916	-	Roman building (CAT Building 119), Insula 34 at Culver Street, Colchester	MON	Romano-British	599501	225023
MCC860	-	Roman building (CAT Building 98), Insula 34 at Culver Street, Colchester	MON	Romano-British	599501	225029
MCC760	-	Via principalis of the Legionary Fortress, Colchester	MON	Romano-British	599502	225186
MCC2364	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599508	225092
MCC8447	-	Roman lead coffin, rear of Salvation Army Barracks, Colchester	MON	Romano-British	599509	224849
MCC8358	-	Colchester - Shelwell Road, Public Library	MON	Romano-British	599509	225089
MCC1078	-	Roman footway along the west side of Insula 35, Culver Street, Colchester	MON	Romano-British	599509	225091
MCC8294	-	Colchester - Shelwell Road, Public Library	MON	Romano-British	599509	225099
MCC1058	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599510	225082
MCC1445	-	Roman inhumation burial, Cedars Road, Colchester	ELM	Romano-British	599512	224799
MCC1137	-	Roman ditch, Culver Street, Colchester	MON	Romano-British	599512	225034
MCC1447	-	Roman inhumation burial, Cedars Road, Colchester	ELM	Romano-British	599513	224798
MCC2372	-	Roman drain arch in town wall, St John's Street, Colchester	ELM	Romano-British	599513	225003
MCC1138	-	Roman ditch, Culver Street, Colchester	MON	Romano-British	599513	225034
MCC947	-	Roman tessellated pavement, Library, Culver Street West, Colchester	ELM	Romano-British	599513	225118
MCC1448	-	Roman inhumation burial, Cedars Road, Colchester	ELM	Romano-British	599514	224797
MCC1449	-	Roman skeleton, Cedars Road, Colchester	ELM	Romano-British	599515	224798
MCC1136	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599515	225062
MCC921	-	Roman Building (CAT Building 121), Insula 34 at Culver Street, Colchester	MON	Romano-British	599517	225087

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC1100	-	Roman infant burial, Culver Street, Colchester	ELM	Romano-British	599518	225021
MCC923	-	Roman building (CAT Building 123), Insula 35 at Culver Street, Colchester	MON	Romano-British	599518	225080
MCC1140	-	Roman ditch, Culver Street, Colchester	MON	Romano-British	599519	225018
MCC8309	-	Colchester - High Street	MON	Romano-British	599519	225150
MCC1169	-	Street between Insula 35 & town wall	MON	Romano-British	599520	225014
MCC1098	-	Roman infant burial, Culver Street, Colchester	ELM	Romano-British	599522	225016
MCC824	-	Street of Roman Legionary Fortress, Colchester	MON	Romano-British	599522	225061
MCC788	-	Roman footway of the pre-Boudican Colonia, Culver Street, Colchester	MON	Romano-British	599522	225100
MCC3024	-	Roman wall foundations, Culver Street West, Colchester	ELM	Romano-British	599522	225140
MCC925	-	Roman building (CAT Building 125), Insula 35 at Culver Street, Colchester	MON	Romano-British	599523	225043
MCC792	-	Roman baby burial, Culver Street, Colchester	ELM	Romano-British	599523	225080
MCC1168	-	Drain, Culver Street	ELM	Romano-British	599524	225013
MCC786	-	Roman building of the pre-Boudican Colonia (CAT Building 91), Culver Street, Colchester	MON	Romano-British	599524	225082
MCC958	-	Roman well, 17 High Street, Colchester	ELM	Romano-British	599524	225165
MCC1141	-	Roman drain? adjacent to cultivated land, Culver Street, Colchester	ELM	Romano-British	599525	225019
MCC855	-	Roman cultivation plot, Culver Street, Colchester	MON	Romano-British	599525	225024
MCC787	-	Roman building of the pre-Boudican Colonia (CAT Building 92), Culver Street, Colchester	MON	Romano-British	599525	225048
MCC778	-	Roman military building (CAT Building 85), legionary fortress, Culver Street, Colchester	MON	Romano-British	599527	225017
MCC1076	-	Roman footway, along the north side of Insula 35, Culver Street, Colchester	MON	Romano-British	599527	225101
MCC1143	-	Roman drain adjacent to cultivated land, Culver Street, Colchester	ELM	Romano-British	599528	225017
MCC8457	-	Colchester - Cedars Road	MON	Romano-British	599530	224800
MCC8032	-	Colchester - High Street	MON	Romano-British	599530	225199
MCC926	-	Roman corn-drying oven, Insula 35 at Culver Street, Colchester	MON	Romano-British	599531	225041
MCC897	-	Roman wall, High Street (Outside site of Cups Hotel), Colchester	ELM	Romano-British	599531	225202

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC948	-	Roman tessellated pavement, Old Library, Colchester	ELM	Romano-British	599532	225118
MCC1142	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599533	225019
MCC1145	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599533	225020
MCC776	-	Roman military building (CAT Building 84), legionary fortress, Culver Street, Colchester	MON	Romano-British	599533	225086
MCC1144	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599535	225018
MCC869	-	Roman building (CAT Building 104), Insula 35 at Culver Street, Colchester	MON	Romano-British	599535	225100
MCC1062	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599535	225105
MCC783	-	Roman building of the pre-Boudican Colonia (CAT Building 88), Culver Street, Colchester	MON	Romano-British	599536	225098
MCC779	-	Roman street of Legionary Fortress, Culver Street, Colchester	MON	Romano-British	599537	225102
MCC1120	-	Roman inhumation burial, Culver Street, Colchester	ELM	Romano-British	599538	225104
MCC863	-	Roman Building (CAT Building 100), Insula 35 at Culver Street, Colchester	MON	Romano-British	599539	225091
MCC8561	-	Colchester - St John's Street	MON	Romano-British	599540	224989
MCC8537	-	Colchester - St John's Street, 39 (Pilkingtons)	MON	Romano-British	599540	225000
MCC777	-	Roman timber-lined drain, Culver Street, Colchester	ELM	Romano-British	599540	225099
MCC871	-	Roman building (CAT Building 105), Insula 35 at Culver Street, Colchester	MON	Romano-British	599540	225100
MCC1121	-	Roman inhumation burial, Culver Street, Colchester	ELM	Romano-British	599540	225103
MCC790	-	Roman drain along east-west street of pre-Boudican Colonia, Culver Street, Colchester	ELM	Romano-British	599540	225113
MCC2654	-	Mid 2nd century Roman building (CAT Building 195), 22-24 High Street, Colchester	MON	Romano-British	599540	225166
MCC1064	-	Roman water main, Culver Street, Colchester	ELM	Romano-British	599541	225114
MCC876	-	Roman building (CAT Building 109), Insula 27 at Culver Street, Colchester	MON	Romano-British	599541	225117
MCC780	-	Roman building of the pre-Boudican Colonia (CAT Building 86), Culver Street, Colchester	MON	Romano-British	599541	225118
MCC2653	-	Early 2nd century Roman building (CAT Building 194), 22-24 High Street, Colchester	MON	Romano-British	599541	225165
MCC775	-	Roman military building (CAT Building 83), legionary fortress, Culver Street, Colchester	MON	Romano-British	599542	225111

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC789	-	Roman footway of the pre-Boudican Colonia, Culver Street, Colchester	MON	Romano-British	599542	225116
MCC782	-	Roman building of the pre-Boudican Colonia (CAT Building 87), Culver Street, Colchester	MON	Romano-British	599542	225118
MCC946	-	Roman wall, Essex County Standards Office, Culver Street, Colchester	ELM	Romano-British	599542	225137
MCC2656	-	Roman and Medieval element Group, 22-24 High Street, Colchester	GRP	Romano-British	599542	225167
MCC927	-	Roman building (CAT Building 127), Insula 35 at Culver Street, Colchester	MON	Romano-British	599544	225096
MCC872	-	Roman building (CAT Building 106), Insula 35 at Culver Street, Colchester	MON	Romano-British	599544	225101
MCC8382	-	Colchester	MON	Romano-British	599544	225259
MCC1001	-	Roman tessellated pavement, Trinity Street, Colchester	ELM	Romano-British	599545	225079
MCC862	-	Roman building (CAT Building 99), Insula 27 at Culver Street, Colchester	MON	Romano-British	599545	225118
MCC742	-	Wall of the Roman Legionary Fortress, Culver Street, Colchester	ELM	Romano-British	599547	225102
MCC865	-	Roman building (CAT Building 101), Insula 35 at Culver Street, Colchester	MON	Romano-British	599548	225091
MCC2715	-	Roman and Medieval finds from 12 Culver Street, Colchester	FND	Romano-British	599548	225150
MCC1861	-	Roman cremation, 24 High Street, Colchester	ELM	Romano-British	599548	225186
MCC8356	-	Colchester - Sir Isaac's Walk	MON	Romano-British	599550	225080
MCC752	-	Early Roman oven of the Legionary Fortress, Culver Street, Colchester	ELM	Romano-British	599550	225100
MCC8295	-	Colchester - Culver Street West	MON	Romano-British	599550	225140
MCC873	-	Roman building (CAT Building 107), Insula 35 at Culver Street, Colchester	MON	Romano-British	599551	225102
MCC784	-	Roman building of the pre-Boudican Colonia (CAT Building 89), Culver Street, Colchester	MON	Romano-British	599552	225100
MCC922	-	Roman building (CAT Building 122), Insula 35 at Culver Street, Colchester	MON	Romano-British	599553	225096
MCC2588	-	Roman hearth, Culver Street, Colchester	ELM	Romano-British	599554	225116
MCC924	-	Roman building (CAT Building 124), Insula 27, Culver Street, Colchester	MON	Romano-British	599554	225119
MCC791	-	Roman drain across an east-west footway of the pre-Boudican Colonia, Culver Street, Colchester	ELM	Romano-British	599555	225116
MCC898	-	Roman tessellated pavement, High Street, Colchester	ELM	Romano-British	599555	225216

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC1044	-	Roman drain at Culver Street, Colchester	ELM	Romano-British	599556	225096
MCC874	-	Roman building (CAT Building 108), Insula 35 at Culver Street, Colchester	MON	Romano-British	599556	225103
MCC2680	-	North-south military street	MON	Romano-British	599556	225213
MCC1633	-	Element Group, St John's Car Park, Gravel Spread only	GRP	Romano-British	599558	224964
MCC785	-	Roman building of the pre-Boudican Colonia (CAT Building 90), Culver Street, Colchester	MON	Romano-British	599558	225099
MCC8582	-	Colchester - Sir Isaacs Walk	MON	Romano-British	599559	225010
MCC866	-	Roman Building (CAT Building 102), Insula 35 at Culver Street, Colchester	MON	Romano-British	599559	225096
MCC1083	-	Roman footway along the south side of Insula 27, Culver Street, Colchester	MON	Romano-British	599559	225115
MCC8289	-	Colchester - Culver Street West	MON	Romano-British	599559	225140
MCC868	-	Roman building (CAT Building 103), Insula 35 at Culver Street, Colchester	MON	Romano-British	599560	225096
MCC1047	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599560	225099
MCC781	-	Roman street of Legionary Fortress, Culver Street, Colchester	MON	Romano-British	599560	225104
MCC1045	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599560	225108
MCC1176	-	Building of the Colonia at the Cups Hotel Site	MON	Romano-British	599561	225224
MCC8290	-	Colchester - Trinity Street, 1	MON	Romano-British	599569	225119
MCC8547	-	Southway, Tesco's	FS	Romano-British	599579	224940
MCC939	-	Roman wall, Trinity Street, Colchester	ELM	Romano-British	599581	225127
MCC938	-	Roman tessellated pavement, Culver Street, Colchester	ELM	Romano-British	599585	225141
MCC2727	-	Roman Wall, 1-5 Trinity Street	ELM	Romano-British	599586	225135
MCC8553	-	Sir Isaac's Walk	MON	Romano-British	599589	225010
MCC8292	-	Colchester - Culver Street West	MON	Romano-British	599589	225150
MCC942	-	Roman wall, Culver Street, Colchester	ELM	Romano-British	599590	225150
MCC1455	-	Roman cremation urn, St John Street, Colchester	ELM	Romano-British	599594	224968
MCC1629	-	Street between Insula 35 & town wall	MON	Romano-British	599597	225011
MCC1630	-	Street between Insula 35 & town wall	MON	Romano-British	599598	225011
MCC8359	-	Colchester - Trinity Street, ?6	MON	Romano-British	599600	225070
MCC7900	-	Colchester - Trinity Street (Insula 35-36)	MON	Romano-British	599600	225099
MCC7919	-	Colchester - Culver Street	FS	Romano-British	599600	225099
MCC8293	-	Colchester - Trinity Street	MON	Romano-British	599600	225129

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC74	-	Roman? masonry footings, West Stockwell Street, Colchester	ELM	Romano-British	599600	225240
MCC75	-	Roman? masonry footings, West Stockwell Street, Colchester	ELM	Romano-British	599600	225240
MCC8383	-	Colchester	MON	Romano-British	599600	225259
MCC73	-	Roman? masonry footings, West Stockwell Street, Colchester	ELM	Romano-British	599601	225239
MCC944	-	Roman wall, Trinity Street, Colchester	ELM	Romano-British	599603	225139
MCC943	-	Roman wall, Trinity Street, Colchester	ELM	Romano-British	599603	225140
MCC945	-	Roman wall, Trinity Street, Colchester	ELM	Romano-British	599604	225137
MCC1004	-	Roman wall, Trinity Street, Colchester	ELM	Romano-British	599606	225076
MCC810	-	Roman? foundation, West Stockwell Street, Colchester	ELM	Romano-British	599606	225226
MCC809	-	Roman? foundation, West Stockwell Street, Colchester	ELM	Romano-British	599606	225227
MCC808	-	Roman? foundation, West Stockwell Street, Colchester	ELM	Romano-British	599606	225228
MCC1871	-	Roman cremation burial, St John's Green Primary School, Colchester	ELM	Romano-British	599607	224796
MCC937	-	Roman wall, Trinity Street, Colchester	ELM	Romano-British	599608	225117
MCC2212	-	Roman hypocaust, Trinity Street, Colchester	ELM	Romano-British	599610	225056
MCC8288	-	Colchester - Trinity Street 1-5;6	MON	Romano-British	599610	225110
MCC1003	-	Roman tessellated pavement, Trinity Street, Colchester	ELM	Romano-British	599611	225018
MCC1744	-	Roman foundation, opposite 12 Trinity Street, Colchester	ELM	Romano-British	599611	225048
MCC1745	-	Roman Floor, Trinity Street, Colchester	GRP	Romano-British	599613	225030
MCC2179	-	Roman street between Insula 28 & Insula 27, Colchester	MON	Romano-British	599618	225146
MCC955	-	Roman wall, Pelham's Lane, Colchester	ELM	Romano-British	599618	225196
MCC1002	-	Roman wall, Scheregate, Colchester	ELM	Romano-British	599620	225014
MCC8357	-	Colchester - Trinity Street	MON	Romano-British	599620	225019
MCC8507	-	Colchester - Trinity Street and Sir Isaacs Walk	MON	Romano-British	599620	225029
MCC7824	-	Holy Trinity Church, Colchester	FS	Romano-British	599620	225110
MCC8304	-	Colchester - Pelhams Lane	MON	Romano-British	599620	225199
MCC5183	-	Angel Yard excavation 1996 and 1999, Colchester	MON	Romano-British	599620	225250
MCC1460	-	Roman cremation burial, Osborne House, Walsingham Road, Colchester	ELM	Romano-British	599621	224741
MCC1547	-	Roman wall, High Street, Colchester	ELM	Romano-British	599622	225223

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC1461	-	Roman cremation burial, Osborne House, Walsingham Road, Colchester	ELM	Romano-British	599623	224742
MCC1892	-	Roman pottery, Scheregate Steps, Colchester	FND	Romano-British	599624	224984
MCC1595	-	Roman wall, Culver Street, Colchester	ELM	Romano-British	599624	225145
MCC1462	-	Roman cremation burial, Osborne House, Walsingham Road, Colchester	ELM	Romano-British	599625	224741
MCC1170	-	Rampart of the Roman town walls, Colchester	MON	Romano-British	599627	225303
MCC1548	-	Roman wall, High Street, Colchester	ELM	Romano-British	599628	225223
MCC8301	-	Colchester - Pelhams Lane	MON	Romano-British	599629	225119
MCC8306	-	Colchester - Culver Street	MON	Romano-British	599629	225140
MCC8529	-	Colchester - Culver Street West	MON	Romano-British	599629	225150
MCC8296	-	Colchester - High Street, 34	MON	Romano-British	599629	225189
MCC1761	-	Roman street between Insula 35 & 36, 26 Trinity Street, Colchester	MON	Romano-British	599631	225065
MCC100	-	Element Group, Angel Yard, Colchester	GRP	Romano-British	599631	225253
MCC951	-	Roman well, Pelham's Lane, Colchester	ELM	Romano-British	599632	225152
MCC46	-	Roman wall in cellar of 34 High Street, Colchester	ELM	Romano-British	599632	225203
MCC733	-	Roman street between Insula 35-37 & 27-29, Colchester	MON	Romano-British	599634	225117
MCC87	-	Roman building (CAT Building 171), Angel Yard, Colchester	MON	Romano-British	599635	225249
MCC739	-	Roman foundations, Lion Walk, Colchester	ELM	Romano-British	599642	225072
MCC2208	-	Roman road?, Abbeygate House, St John's Green, Colchester	MON	Romano-British	599646	224856
MCC8501	-	Colchester - Stanwell Street, 2-3	MON	Romano-British	599649	224970
MCC8038	-	Colchester - High Street	MON	Romano-British	599649	225229
MCC72	-	Roman foundations with hollow flue tile, High Street, Colchester	ELM	Romano-British	599649	225243
MCC676	-	Roman building (CAT Building 8), Site J Lion Walk, Colchester	MON	Romano-British	599660	225100
MCC8307	-	Colchester - Culver Street	MON	Romano-British	599660	225140
MCC2109	-	Roman wall, Marks and Spencer's?, High Street, Colchester	ELM	Romano-British	599660	225160
MCC2110	-	Roman wall, Marks and Spencer's?, High Street, Colchester	ELM	Romano-British	599660	225164
MCC8040	-	Colchester - High Street - Hippodrome	MON	Romano-British	599660	225250
MCC2108	-	Roman wall, Marks and Spencer's?, High Street, Colchester	ELM	Romano-British	599662	225155

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC675	-	Roman Industrial Site, Site J Lion Walk, Colchester	MON	Romano-British	599664	225112
MCC686	-	Roman building (CAT Building 16), Lion Walk, Colchester	MON	Romano-British	599665	225098
MCC674	-	Early Roman Building (CAT Building 7), Lion Walk, Colchester	MON	Romano-British	599667	225092
MCC799	-	Roman footway, north side of Insula 36, Lion Walk, Colchester	MON	Romano-British	599667	225115
MCC690	-	Building 20, Lion Walk, Colchester	MON	Romano-British	599669	225100
MCC957	-	Roman tessellated pavement, Culver Street, Colchester	ELM	Romano-British	599669	225154
MCC8300	-	Near Holy Trinity Church	MON	Romano-British	599670	225119
MCC8308	-	Colchester - Culver Street	MON	Romano-British	599670	225140
MCC8305	-	Colchester - Culver Street	MON	Romano-British	599670	225150
MCC2111	-	Roman mosaic pavement, Marks and Spencer's, High Street, Colchester	ELM	Romano-British	599670	225181
MCC953	-	Roman mosaic, Marks & Spencer's, High Street, Colchester	ELM	Romano-British	599672	225151
MCC956	-	Roman wall, Culver Street, Colchester	ELM	Romano-British	599672	225154
MCC2107	-	Roman tessellated pavement, garden of Trinity House, Lion Walk, Colchester	ELM	Romano-British	599673	225111
MCC691	-	Building 21, Site D/G Lion Walk, Colchester	MON	Romano-British	599673	225140
MCC2112	-	Roman tessellated pavement, Culver Street, Colchester	ELM	Romano-British	599674	225154
MCC43	-	Roman mosaic pavement on the site of the Bear Public House, 125 High Street, Colchester	ELM	Romano-British	599674	225235
MCC76	-	Roman building, in Insula 20, corner of East Stockwell Street and High Street, Colchester	MON	Romano-British	599674	225235
MCC731	-	Street of Roman Legionary Fortress, Colchester	MON	Romano-British	599678	225075
MCC769	-	Roman garden, Lion Walk Site Q, Colchester	ELM	Romano-British	599679	225045
MCC714	-	Roman baby burial in pit KF367, CAT Building 5, Lion Walk, Colchester	ELM	Romano-British	599679	225073
MCC801	-	Roman footway, south of insula 28, Colchester	MON	Romano-British	599680	225129
MCC8037	-	Colchester - corner of High Street and East Stockwell Street	MON	Romano-British	599680	225240
MCC2103	-	Roman tessellated pavement, Red Lion Yard, Colchester	ELM	Romano-British	599681	225192
MCC685	-	Roman Garden, Site K Lion Walk, Colchester	ELM	Romano-British	599682	225065

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC2105	-	Roman mosaic, Red Lion Yard, Colchester	ELM	Romano-British	599683	225180
MCC671	-	Roman Barrack Block (CAT Building 4), Lion Walk, Colchester	MON	Romano-British	599684	225057
MCC2106	-	Roman tessellated pavement, Red Lion Yard, Colchester	ELM	Romano-British	599684	225189
MCC682	-	Roman garden, Site C, Lion Walk, Colchester	ELM	Romano-British	599685	225036
MCC740	-	Roman and Medieval Element Group, Lion Walk, Colchester	GRP	Romano-British	599685	225060
MCC673	-	Roman Barrack Block (CAT Building 6), Site P Lion Walk, Colchester	MON	Romano-British	599685	225082
MCC68	-	Roman mosaic beneath the Red Lion hotel, Colchester	ELM	Romano-British	599685	225170
MCC2104	-	Roman mosaic pavement, Red Lion Yard, Colchester	ELM	Romano-British	599685	225175
MCC672	-	Roman Barrack Block (CAT Building 5), Lion Walk, Colchester	MON	Romano-British	599686	225069
MCC670	-	Roman Barrack Block (CAT Building 3), Lion Walk, Colchester	MON	Romano-British	599687	225046
MCC730	-	Street of Roman Legionary Fortress, Colchester	MON	Romano-British	599687	225052
MCC679	-	Roman building (CAT Building 11), Lion Walk, Colchester	MON	Romano-British	599689	225026
MCC680	-	Roman building (CAT Building 12), Site L Lion Walk, Colchester	MON	Romano-British	599689	225027
MCC91	-	Roman foundation in robber trench, the Red Lion Hotel, Colchester	ELM	Romano-British	599689	225182
MCC668	-	Roman Barrack Block (CAT Building 1), Lion Walk, Colchester	MON	Romano-British	599690	225023
MCC669	-	Roman Barrack Block (CAT Building 2), Lion Walk, Colchester	MON	Romano-British	599690	225034
MCC684	-	Roman building (CAT Building 15), Lion Walk, Colchester	MON	Romano-British	599690	225066
MCC8299	-	Colchester - Lion Walk	MON	Romano-British	599690	225140
MCC8298	-	Colchester - Red Lion Yard	MON	Romano-British	599690	225159
MCC93	-	Roman floor, the Red Lion Hotel, Colchester	GRP	Romano-British	599690	225182
MCC8297	-	Colchester - High Street - Red Lion Hotel	MON	Romano-British	599690	225189
MCC2201	-	Roman pottery shop, Curry's, 45-46 High Street, Colchester	MON	Romano-British	599690	225200
MCC681	-	Roman building (CAT Building 13), Site C Lion Walk, Colchester	MON	Romano-British	599692	225037
MCC683	-	Roman building (CAT Building 14), Lion Walk, Colchester	MON	Romano-British	599692	225060

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC1008	-	Roman tessellated pavement, Lion Walk, Colchester	ELM	Romano-British	599692	225063
MCC950	-	Roman tessellated pavement, Lion Walk, Colchester	ELM	Romano-British	599692	225148
MCC729	-	Street of Roman Legionary Fortress, Colchester	MON	Romano-British	599693	225028
MCC71	-	Roman wall, 121/122 High Street, Colchester	ELM	Romano-British	599697	225234
MCC69	-	Roman wall, 121/122 High Street, Colchester	ELM	Romano-British	599698	225234
MCC70	-	Roman wall, 121/122 High Street, Colchester	ELM	Romano-British	599698	225243
MCC8360	-	Colchester - Lion Walk	MON	Romano-British	599699	225019
MCC1005	-	Roman tessellated pavement, Lion Walk, Colchester	ELM	Romano-British	599699	225027
MCC4861	-	Lion Walk, Colchester	MON	Romano-British	599699	225099
MCC8303	-	Colchester - Lion Walk	MON	Romano-British	599699	225140
MCC8310	-	Colchester - High Street, 45-46	FS	Romano-British	599699	225150
MCC8302	-	Colchester - Culver Street (formerly)	MON	Romano-British	599699	225169
MCC954	-	Roman tessellated pavement, Lion Walk, Colchester	ELM	Romano-British	599703	225138
MCC696	-	Roman building, Lion Walk, Colchester	MON	Romano-British	599703	225140
MCC1006	-	Roman tessellated pavement, Lion Walk, Colchester	ELM	Romano-British	599704	225036
MCC693	-	Roman building 23, Site B Lion Walk, Colchester	MON	Romano-British	599706	225100
MCC689	-	Roman building (CAT Building 19), Lion Walk, Colchester	MON	Romano-British	599708	225056
MCC716	-	Roman baby burial under cellar floor of Building 22, Lion Walk, Colchester	ELM	Romano-British	599708	225104
MCC715	-	Roman baby burial under cellar floor of CAT Building 22, Lion Walk, Colchester	ELM	Romano-British	599708	225105
MCC692	-	Building 22, Site B Lion Walk, Colchester	MON	Romano-British	599708	225108
MCC8361	-	Colchester - Lion Walk	MON	Romano-British	599709	225040
MCC687	-	Roman building (CAT Building 17), Site B Lion Walk, Colchester	MON	Romano-British	599709	225100
MCC952	-	Roman wall, Woolworths, High Street, Colchester	ELM	Romano-British	599709	225164
MCC8316	-	Colchester - High Street, 48	MON	Romano-British	599709	225199
MCC963	-	Roman tessellated pavement, 48 High Street, Colchester	ELM	Romano-British	599710	225200
MCC2339	-	Roman street between Insula 20 and 21, Colchester	MON	Romano-British	599711	225232
MCC1335	-	Roman building at Lion Walk United Reformed Church, Colchester	MON	Romano-British	599712	225073

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC2883	-	Roman settlement evidence, Alienated Land Area B1a, Colchester Garrison, Colchester	GRP	Romano-British	599713	224734
MCC677	-	Roman building (CAT Building 9), Site B Lion Walk, Colchester	MON	Romano-British	599714	225102
MCC482	-	Rampart of Colchester's Legionary Fortress	MON	Romano-British	599715	225085
MCC794	-	Roman footway, east side of insula 36, Colchester	MON	Romano-British	599715	225113
MCC859	-	Town wall, Colchester	MON	Romano-British	599717	225287
MCC9314	-	Colchester walled town	MON	Romano-British	599717	225287
MCC1336	-	Roman footway at Lion Walk United Reformed Church, Colchester	MON	Romano-British	599718	225075
MCC1334	-	Roman drain at Lion Walk United Reformed Church, Colchester	ELM	Romano-British	599719	225074
MCC8384	-	Colchester	MON	Romano-British	599720	225270
MCC738	-	Roman street between Insula 35 & 36, Colchester	MON	Romano-British	599721	225090
MCC10169	-	Roman pits and ditches/gullies, adjacent to Abbey House, St John's Green, Colchester	GRP	Romano-British	599724	224764
MCC904	-	Roman tessellated pavement, 117 High Street, Colchester	ELM	Romano-British	599724	225237
MCC831	-	Roman tessellated pavement, 51 High Street, Colchester	ELM	Romano-British	599727	225200
MCC1342	-	Pottery, Medieval Pottery, Stanwell Street	FND	Romano-British	599729	224877
MCC8362	-	Colchester - Lion Walk	MON	Romano-British	599730	225049
MCC8041	-	Colchester - High Street	MON	Romano-British	599730	225240
MCC1007	-	Roman tessellated pavement, Lion Walk Church, Colchester	ELM	Romano-British	599731	225045
MCC903	-	Roman tessellated pavement, George Hotel, Colchester	ELM	Romano-British	599733	225236
MCC2947	-	Roman settlement evidence	GRP	Romano-British	599736	224685
MCC965	-	Roman wall near Potters Dairy, Colchester	ELM	Romano-British	599737	225154
MCC8486	-	Colchester - St John's Abbey	MON	Romano-British	599740	224730
MCC8487	-	Colchester	MON	Romano-British	599740	224730
MCC2371	-	Roman drain through town wall, Vineyard Street, Colchester	ELM	Romano-British	599740	225013
MCC8583	-	Colchester - Queen Street, Old Booking Office	MON	Romano-British	599740	225089
MCC737	-	Roman drain, Lion Walk, Colchester	ELM	Romano-British	599740	225123
MCC736	-	Roman wooden drain, RF35a, Lion Walk, Colchester	ELM	Romano-British	599740	225123
MCC8313	-	Colchester - Culver Street	MON	Romano-British	599740	225150

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC8042	-	Colchester - High Street - George Hotel	MON	Romano-British	599740	225229
MCC802	-	Roman footway, north of Insula 37, Colchester	MON	Romano-British	599741	225121
MCC697	-	Roman building (CAT Building 27), Lion Walk, Colchester	MON	Romano-British	599742	225133
MCC964	-	Roman wall, Culver Street, Colchester	ELM	Romano-British	599742	225156
MCC757	-	Roman oven, RF88, Lion Walk Site R, Colchester	ELM	Romano-British	599745	225118
MCC8312	-	Colchester - Culver Street	MON	Romano-British	599750	225150
MCC906	-	Roman wall, 113 High Street, Colchester	ELM	Romano-British	599750	225231
MCC8272	-	Colchester - corner of High Street and George Street	MON	Romano-British	599750	225240
MCC678	-	Possible Roman building (CAT Building 10), Site A/R Lion Walk, Colchester	MON	Romano-British	599751	225108
MCC907	-	Roman wall, 113 High Street, Colchester	ELM	Romano-British	599753	225235
MCC908	-	Roman wall, 113 High Street, Colchester	ELM	Romano-British	599753	225236
MCC695	-	Roman building 25, Site A/R Lion Walk, Colchester	MON	Romano-British	599754	225112
MCC2768	-	Roman ditches, former Meeanee & Hyderabad Barracks, Colchester	ELM	Romano-British	599757	224716
MCC968	-	Roman tessellated pavement, Culver Street, Colchester	ELM	Romano-British	599758	225157
MCC8311	-	Culver Street	MON	Romano-British	599759	225119
MCC735	-	Roman drain, RF52, Lion Walk, Colchester	ELM	Romano-British	599759	225126
MCC8552	-	St Nicholas Passage	MON	Romano-British	599759	225180
MCC1764	-	Roman wall, Eld Lane Baptist Church, Colchester	ELM	Romano-British	599760	225055
MCC1304	-	Roman coin of Gratianus, St John's Abbey Gate, Colchester	FND	Romano-British	599761	224759
MCC688	-	Roman building (CAT Building 18), Site A/R Lion Walk, Colchester	MON	Romano-British	599761	225111
MCC1872	-	Roman finds, Abbeygate Street, Colchester	FND	Romano-British	599762	224791
MCC959	-	Roman tessellated pavement, Wesleyan Chapel, Colchester	ELM	Romano-British	599765	225115
MCC1626	-	Pre Boudican Roman wall, St Nicholas Passage, Colchester	ELM	Romano-British	599765	225180
MCC694	-	Possible Roman building, Site A/R Lion Walk, Colchester	MON	Romano-British	599766	225119
MCC1604	-	Roman wall, junction of Victoria Place & Eld Lane, Colchester	ELM	Romano-British	599767	225031
MCC1605	-	Roman wall, junction of Victoria Place & Eld Lane, Colchester	ELM	Romano-British	599767	225036

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC7989	-	Colchester - Eld Lane Labour Hall/ Victoria Place	MON	Romano-British	599769	225029
MCC8363	-	Long wire/ short wire streets	MON	Romano-British	599769	225070
MCC7852	-	St Nicholas' Church, Colchester	MON	Romano-British	599769	225189
MCC1606	-	Roman wall, junction of Victoria Place & Eld Lane, Colchester	ELM	Romano-British	599775	225038
MCC1009	-	Roman wall, Victoria Place, Colchester	ELM	Romano-British	599775	225064
MCC2721	-	Roman building (CAT Building 191), 21-31 Long Wyre Street, Colchester	MON	Romano-British	599779	225092
MCC1124	-	Roman Building (CAT Building 147), 7-15 Long Wyre Street, Colchester	MON	Romano-British	599779	225138
MCC1568	-	Pre-Boudican Roman buildings, site of St Nicholas's Church (Insula 29), High Street, Colchester	MON	Romano-British	599779	225183
MCC2722	-	Roman building (CAT Building 192), 21-31 Long Wyre Street, Colchester	MON	Romano-British	599780	225093
MCC2723	-	Roman building (CAT Building 192), 21-31 Long Wyre Street, Colchester	MON	Romano-British	599781	225092
MCC2858	-	Roman building (CAT Building 193), 21-31 Long Wyre Street, Colchester	MON	Romano-British	599781	225093
MCC1565	-	Roman building, site of St Nicholas's Church (Insula 29), High Street, Colchester	MON	Romano-British	599782	225204
MCC1012	-	Roman tessellated pavement, Long Wyre Street, Colchester	ELM	Romano-British	599783	225080
MCC2685	-	Bronze terret ring found at St Nicholas Church	FND	Romano-British	599783	225194
MCC1123	-	Roman building (CAT Building 146), 7-15 Long Wyre Street, Colchester	MON	Romano-British	599786	225121
MCC1129	-	Roman Building (CAT Building 148), Long Wyre Street, Colchester	MON	Romano-British	599788	225122
MCC2043	-	Roman mosaic pavement, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599789	225080
MCC2044	-	Pre Boudican Roman wall, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599790	225079
MCC8366	-	Long Wire street	FS	Romano-British	599790	225080
MCC2045	-	Medieval and post-medieval features, Long Wyre Street Co-op, Colchester	GRP	Romano-British	599790	225081
MCC1153	-	Roman tessellated pavement, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599790	225116
MCC8317	-	Colchester - Culver Street East and Long Wyre Street	MON	Romano-British	599790	225150
MCC8314	-	Colchester - Culver Street East	MON	Romano-British	599790	225159
MCC8315	-	Colchester - St Nicholas Street	MON	Romano-British	599790	225169

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC1115	-	Roman building (CAT Building 142), 7-15 Long Wyre Street, Colchester	MON	Romano-British	599791	225122
MCC1119	-	Roman building (CAT Building 144, 7-15 Long Wyre Street, Colchester	MON	Romano-British	599791	225123
MCC1570	-	Roman street between Insula 29 & 30, Colchester	MON	Romano-British	599792	225200
MCC1159	-	Roman wall, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599793	225099
MCC1161	-	Roman wall, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599793	225111
MCC961	-	Roman wall, St Nicholas Church, Colchester	ELM	Romano-British	599794	225165
MCC1010	-	Roman tessellated pavement, Victoria Place, Colchester	ELM	Romano-British	599796	225066
MCC1154	-	Roman wall, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599796	225093
MCC1158	-	Roman wall, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599796	225099
MCC2334	-	Roman wall, Maidenburgh Street, Colchester	ELM	Romano-British	599796	225250
MCC1146	-	Roman drain, 7-15 Long Wyre Street, Colchester	ELM	Romano-British	599798	225128
MCC1569	-	Pre-Boudican Roman buildings, site of St Nicholas's Church (Insula 29), High Street, Colchester	MON	Romano-British	599798	225190
MCC969	-	Roman wall, Co-op, Long Wyre Street, Colchester	ELM	Romano-British	599799	225154
MCC962	-	Roman wall, graveyard of St Nicholas's Church, Colchester	ELM	Romano-British	599799	225170
MCC1567	-	Roman wall, site of St Nichols's Church (Insula 30), Colchester	ELM	Romano-British	599799	225195
MCC8385	-	Colchester	MON	Romano-British	599799	225284
MCC8364	-	Colchester - Victoria Place	MON	Romano-British	599800	225059
MCC5186	-	Archaeological work at Co-operative store, Long Wyre Street, Colchester, Essex.	MON	Romano-British	599800	225070
MCC7906	-	Colchester - Long Wyre Street, 2 (Insula 29, 30, 37, 38A)	MON	Romano-British	599800	225099
MCC2070	-	Roman foundation, 107 High Street, Colchester	ELM	Romano-British	599800	225224
MCC8520	-	Colchester - High Street, rear of 107	MON	Romano-British	599800	225240
MCC2040	-	Roman masonry footing, Trench 1, Long Wyre Street, Colchester	ELM	Romano-British	599801	225050
MCC960	-	Roman wall, near St Nicholas Church, Colchester	ELM	Romano-British	599801	225164

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC2011	-	Roman wall (or drain?) Eld Lane, Colchester	ELM	Romano-British	599802	225036
MCC1139	-	Roman street between Insula 37 & 38, Colchester	MON	Romano-British	599802	225092
MCC1566	-	Roman wall, site of St Nicholas's Church (Insula 30), High Street, Colchester	ELM	Romano-British	599802	225197
MCC1118	-	Roman building (CAT Building 143), 7-15 Long Wyre Street, Colchester	MON	Romano-British	599803	225115
MCC1113	-	Roman building (CAT Building 141), 7-15 Long Wyre Street, Colchester	MON	Romano-British	599804	225119
MCC1122	-	Roman building (CAT Building 145), 7-15 Long Wyre Street, Colchester	MON	Romano-British	599805	225115
MCC1152	-	Roman tessellated pavement, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599806	225113
MCC1961	-	Roman wall, Museum Street, Colchester	ELM	Romano-British	599806	225231
MCC1148	-	Roman tessellated pavement, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599807	225093
MCC1155	-	Roman wall, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599807	225095
MCC1157	-	Roman wall, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599807	225101
MCC1151	-	Roman tessellated pavement, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599808	225101
MCC1147	-	Roman water main, 7-15 Long Wyre Street, Colchester	ELM	Romano-British	599808	225122
MCC1963	-	Roman wall, Museum Street, Colchester	ELM	Romano-British	599808	225233
MCC7982	-	St Giles' Church, Colchester	FS	Romano-British	599810	224819
MCC8365	-	Colchester - Long Wyre Street	MON	Romano-British	599810	225099
MCC1160	-	Roman wall, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599810	225114
MCC8321	-	Colchester - Long Wyre Street	MON	Romano-British	599810	225129
MCC8320	-	Colchester - Culver Street East	MON	Romano-British	599810	225159
MCC1149	-	Roman tessellated pavement, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599812	225094
MCC1150	-	Roman tessellated pavement, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599813	225097
MCC1156	-	Roman wall, Long Wyre Street Co-op, Colchester	ELM	Romano-British	599814	225095
MCC1011	-	Tessellated pavement, 19 Long Wyre Street, Colchester	ELM	Romano-British	599815	225097
MCC2864	-	Roman foundation, High Street, Colchester	ELM	Romano-British	599815	225208
MCC974	-	Roman tessellated pavement, Long Wyre Street, Colchester	ELM	Romano-British	599816	225107

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC1820	-	Roman wall, Long Wyre Street, Colchester	ELM	Romano-British	599816	225131
MCC1821	-	Roman wall, Long Wyre Street, Colchester	ELM	Romano-British	599818	225130
MCC973	-	Roman hypocaust, Long Wyre Street, Colchester	ELM	Romano-British	599819	225115
MCC972	-	Roman tessellated pavement, Culver Street, Colchester	ELM	Romano-British	599819	225167
MCC10211	-	Roman wall foundation, 6 St Nicholas Street, Colchester	MON	Romano-British	599819	225172
MCC8368	-	Colchester - Long Wire Street	MON	Romano-British	599820	225070
MCC8373	-	Colchester - Long Wyre Street	MON	Romano-British	599820	225089
MCC8323	-	Colchester - Long Wyre Street	MON	Romano-British	599820	225099
MCC8273	-	Colchester - Museum Street	MON	Romano-British	599820	225240
MCC1036	-	Roman tessellated pavement, Long Wyre Street, Colchester	ELM	Romano-British	599821	225101
MCC971	-	Roman wall, near Old Cross Keys Inn, Culver Street, Colchester	ELM	Romano-British	599821	225167
MCC3063	-	Group of pre-abbey church features, St John's Abbey, Colchester	GRP	Romano-British	599822	224758
MCC2490	-	Roman drain in town wall, 11 Short Wyre Street, Colchester	ELM	Romano-British	599824	225019
MCC2196	-	Roman floors, 'The Caters Site', Culver Street, Colchester	GRP	Romano-British	599824	225160
MCC2464	-	Roman masonry, Long Wyre Street, Colchester	ELM	Romano-British	599825	225139
MCC2463	-	Roman wall slot for wooden structure, Long Wyre Street, Colchester	ELM	Romano-British	599827	225157
MCC1014	-	Roman tessellated pavement, Long Wyre Street, Colchester	ELM	Romano-British	599828	225042
MCC7814	-	West side of Roman Town	MON	Romano-British	599829	225019
MCC8369	-	Colchester - Long Wyre Street	MON	Romano-British	599829	225040
MCC966	-	Roman well, Co-op, Long-Wyre Street, Colchester	ELM	Romano-British	599829	225167
MCC8319	-	Colchester - Culver Street East	MON	Romano-British	599829	225169
MCC7915	-	Colchester - High Street, 61-2	MON	Romano-British	599829	225199
MCC2195	-	Roman wall, 'The Cater's Site', Culver Street, Colchester	ELM	Romano-British	599830	225159
MCC1094	-	Roman mosaic, Osborne Street, Colchester	ELM	Romano-British	599831	224896
MCC1092	-	Roman tessellated pavement, Osborne Street, Colchester	ELM	Romano-British	599833	224895
MCC1762	-	Roman wall, 2-6 Long Wyre Street, Colchester	ELM	Romano-British	599834	225146
MCC1498	-	Roman wall foundation, 361-362 High Street, Colchester	ELM	Romano-British	599834	225194

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC1499	-	Roman wall foundation, 361-362 High Street, Colchester	ELM	Romano-British	599835	225180
MCC1763	-	Roman Wall, 2-6 Long Wyre Street, Colchester	ELM	Romano-British	599837	225143
MCC1500	-	Roman wall foundation, 361-362 High Street, Colchester	ELM	Romano-British	599837	225187
MCC1562	-	Roman drain south of the precinct wall of the Temple of Claudius, Colchester	ELM	Romano-British	599838	225229
MCC8322	-	Near Kingsway	MON	Romano-British	599839	225129
MCC1506	-	Element Group, 61-2 High Street, Colchester	GRP	Romano-British	599843	225194
MCC1564	-	Roman Element Group, Temple of Claudius Precinct Wall, Colchester	MON	Romano-British	599846	225227
MCC1560	-	Roman drain south of the precinct wall of the Temple of Claudius, Colchester	ELM	Romano-British	599846	225232
MCC1559	-	Roman drain south of the precinct wall of the Temple of Claudius, Colchester	ELM	Romano-British	599846	225232
MCC1563	-	Pre-Boudican Roman wall, 98-99 High Street, Colchester	ELM	Romano-British	599847	225228
MCC1561	-	Roman drain south of the precinct wall of the Temple of Claudius, Colchester	ELM	Romano-British	599849	225233
MCC7878	-	Colchester - Kent Blaxhill's	MON	Romano-British	599849	225250
MCC1013	-	Roman tessellated pavement, off Long Wyre Street, Colchester	ELM	Romano-British	599851	225104
MCC1034	-	Roman tessellated pavement, Wire Street Arcade, Colchester	ELM	Romano-British	599851	225114
MCC723	-	Ditch of Roman Legionary Fortress Annexe, Colchester	MON	Romano-British	599852	225268
MCC724	-	Rampart of Legionary Fortress Annexe, Colchester	MON	Romano-British	599852	225270
MCC967	-	Roman wall, Culver Street, Colchester	ELM	Romano-British	599854	225172
MCC1171	-	Wall, Old Grammar School, Culver Street	ELM	Romano-British	599858	225165
MCC1551	-	Roman street between Insula 30 and 22, Colchester	MON	Romano-British	599858	225231
MCC1556	-	Roman footway in Insula 22, Colchester	MON	Romano-British	599858	225234
MCC1033	-	Roman wall, Long Wyre Street Arcade, Colchester	ELM	Romano-British	599859	225122
MCC8482	-	Osborne House, Colchester	MON	Romano-British	599860	224909
MCC2826	-	Roman town ditch, 14 Vineyard Street, Colchester	MON	Romano-British	599860	225001
MCC8367	-	Tessellate near pavement, near Medieval Bastion 6, Colchester	MON	Romano-British	599860	225099
MCC8372	-	Colchester - Wire Street Arcade?	MON	Romano-British	599860	225110

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC8318	-	Colchester - Culver Street East	MON	Romano-British	599860	225169
MCC1544	-	Precinct of the Roman Temple of Claudius, Colchester	MON	Romano-British	599862	225317
MCC1030	-	Roman wall, Long Wyre Street Arcade, Colchester	ELM	Romano-British	599866	225106
MCC1031	-	Roman wall, Long Wyre Street Arcade, Colchester	ELM	Romano-British	599868	225110
MCC8274	-	Colchester - ?Castle Bailey	MON	Romano-British	599870	225229
MCC1029	-	Roman street between Insula 38 & 30, Colchester	MON	Romano-British	599871	225123
MCC1032	-	Roman wall, Long Wyre Street Arcade, Colchester	ELM	Romano-British	599872	225108
MCC1035	-	Roman tessellated pavement, Wire Street Arcade, Colchester	ELM	Romano-British	599876	225104
MCC1600	-	Roman wall, 65 High Street, Colchester	ELM	Romano-British	599876	225200
MCC1597	-	Roman drain, 65 High Street, Colchester	ELM	Romano-British	599876	225201
MCC665	-	Finds from Osborne Street, Colchester	FND	Romano-British	599879	224877
MCC7815	-	Colchester - St Botolph's (South Gate) - site of	MON	Romano-British	599880	225019
MCC2687	-	Roman building, Sainsbury's Site, Culver Street, Colchester	MON	Romano-British	599880	225140
MCC979	-	Roman wall, Culver Street, Colchester	ELM	Romano-British	599880	225168
MCC8530	-	Colchester - High Street, 65	MON	Romano-British	599880	225199
MCC807	-	Roman drain, 94/95 High Street, Colchester	ELM	Romano-British	599880	225213
MCC664	-	Roman and medieval element group, Osborne Street, Colchester	GRP	Romano-British	599881	224873
MCC660	-	Roman building, Site A Osborne Street, Colchester	MON	Romano-British	599885	224880
MCC1666	-	Roman building foundations, Locke's Site, Queen Street (Insula 38a), Colchester	MON	Romano-British	599886	225094
MCC2194	-	Roman building, Sainsbury's Site, Culver street East/Priory Walk, Colchester	MON	Romano-British	599886	225146
MCC5438	-	EDF Energy site, Osbourne Street, Colchester	FS	Romano-British	599888	224882
MCC1664	-	Roman street between Insula 38a and 38b, Colchester	MON	Romano-British	599889	225097
MCC8327	-	Colchester - Culver Street East	MON	Romano-British	599889	225180
MCC1751	-	Roman wall, Castle Inn, High Street, Colchester	ELM	Romano-British	599891	225233
MCC1022	-	Roman wall, St Botolph's Street, Colchester	ELM	Romano-British	599893	225035
MCC453	-	Roman inhumation cemetery, St John's Abbey Grounds, Colchester	MON	Romano-British	599895	224789

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC2332	-	Roman South Gate (St Botolph's Gate), Colchester	MON	Romano-British	599895	225025
MCC980	-	Roman wall, Culver Street, Colchester	ELM	Romano-British	599897	225171
MCC9263	-	Roman street metalling, St Botolph's Street, Colchester	ELM	Romano-British	599898	224981
MCC7931	-	Colchester - St John's Abbey	MON	Romano-British	599899	224800
MCC7929	-	Osborne Street, Colchester	MON	Romano-British	599899	224900
MCC8483	-	Colchester - St Botolph's Street	MON	Romano-British	599899	224979
MCC7947	-	Colchester - Priory Street	MON	Romano-British	599899	225000
MCC2358	-	Roman road south from St Botolph's Gate, Colchester	MON	Romano-British	599899	225009
MCC8375	-	Colchester - Queen Street	MON	Romano-British	599899	225029
MCC1172	-	Tessellated pavement, Queen Street	ELM	Romano-British	599899	225086
MCC8558	-	Colchester - Cowdray Crescent	MON	Romano-British	599899	225240
MCC1039	-	Roman wall, Queen Street, Colchester	ELM	Romano-British	599901	225031
MCC1040	-	Roman drain, Queen Street, Colchester	ELM	Romano-British	599901	225037
MCC2679	-	Tombstone from St John's Abbey Wall	ELM	Romano-British	599904	224730
MCC1093	-	Roman tessellated pavement, Osborne Street, Colchester	ELM	Romano-British	599905	224906
MCC8370	-	Colchester - Queen Street, 18	MON	Romano-British	599909	225099
MCC8326	-	Colchester - Culver Street East	MON	Romano-British	599909	225180
MCC1019	-	Roman mosaic, 18 Queen Street, Colchester	ELM	Romano-British	599910	225113
MCC1028	-	Roman tessellated pavement, Queen Street, Colchester	ELM	Romano-British	599910	225126
MCC1023	-	Tessellated pavement, Queen Street Bus Garage, Colchester	ELM	Romano-British	599911	225035
MCC1037	-	Roman wall, Old Police Station, Queen Street, Colchester	ELM	Romano-British	599918	225066
MCC981	-	Roman wall, Culver Street, Colchester	ELM	Romano-British	599919	225173
MCC8371	-	Colchester - Queen Street	MON	Romano-British	599920	225119
MCC978	-	Roman tessellated pavement, East Culver Street, Colchester	ELM	Romano-British	599920	225180
MCC7836	-	All Saints Church, Colchester	FS	Romano-British	599920	225199
MCC1038	-	Roman tessellated pavement, Old Police Station, Queen Street, Colchester	ELM	Romano-British	599921	225067
MCC1694	-	Roman wall, 31 Queen Street, Colchester	ELM	Romano-British	599922	225095
MCC1695	-	Roman wall, 31 Queen Street, Colchester	ELM	Romano-British	599923	225094
MCC1700	-	Roman floors, 31 Queen Street, Colchester	GRP	Romano-British	599924	225095
MCC1025	-	Roman tessellated pavement, opposite 27 Queen Street, Colchester	ELM	Romano-British	599927	225120

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC1696	-	Roman tessellated pavement, 31 Queen Street, Colchester	ELM	Romano-British	599928	225092
MCC8374	-	Colchester - Queen Street	MON	Romano-British	599930	225089
MCC8281	-	Colchester - Head Street	MON	Romano-British	599930	225140
MCC8324	-	Colchester - High Street	MON	Romano-British	599930	225229
MCC8386	-	Colchester	MON	Romano-British	599930	225294
MCC977	-	Roman Wall, south of All Saints Church, Culver Street, Colchester	ELM	Romano-British	599931	225177
MCC1906	-	Roman cremation burial, 11 Mersea Road, Colchester	ELM	Romano-British	599932	224725
MCC1697	-	Roman tessellated pavement, 31 Queen Street, Colchester	ELM	Romano-British	599932	225096
MCC1698	-	Roman tessellated pavement, 31 Queen Street, Colchester	ELM	Romano-British	599935	225096
MCC975	-	Roman wall, near War Memorial, Colchester	ELM	Romano-British	599935	225231
MCC823	-	Roman wall, St James's Hall, Queen Street, Colchester	ELM	Romano-British	599936	225123
MCC2337	-	Roman wall, Queen Street, Colchester	ELM	Romano-British	599937	225121
MCC8376	-	Colchester - Queen Street - Police Station	MON	Romano-British	599940	225059
MCC817	-	Roman building, Queen Street, Colchester	MON	Romano-British	599943	225120
MCC806	-	Roman wall, cellar of 17 Queen Street, Colchester	ELM	Romano-British	599944	225166
MCC1645	-	Element Group, Watching Brief Cowdray Crescent	GRP	Romano-British	599944	225246
MCC4949	-	St. Botolph's Priory	MON	Romano-British	599946	224966
MCC1773	-	Roman floors and gully, Queen Street, Colchester	GRP	Romano-British	599949	225139
MCC8377	-	Colchester - Queen Street, Bus Depot	MON	Romano-British	599950	225049
MCC8379	-	Colchester - Queen Street, Bus Depot	FS	Romano-British	599950	225099
MCC8510	-	Colchester - Queen Street	MON	Romano-British	599950	225119
MCC8328	-	Colchester - Queen Street and East Hill	FS	Romano-British	599950	225240
MCC1041	-	Roman tessellated pavement, Old Police Station, Queen Street, Colchester	ELM	Romano-British	599954	225083
MCC983	-	Roman hypocaust?, corner of Queen Street and East Hill, Colchester	ELM	Romano-British	599954	225232
MCC814	-	Roman wall, Queen Street Bus Garage, Colchester	ELM	Romano-British	599955	225049
MCC1770	-	Roman street between Insula 38-39, Queen Street, Colchester	MON	Romano-British	599957	225123
MCC2338	-	Roman street between Insula 30 and 31, Colchester	MON	Romano-British	599957	225155

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC976	-	Roman brick kiln, Queen Street, Colchester	MON	Romano-British	599958	225182
MCC2825	-	Roman building, 1-3 Queen Street, Colchester	MON	Romano-British	599958	225219
MCC4950	-	St. Botolph's Priory	MON	Romano-British	599959	224979
MCC2429	-	Roman wall, Queen Street, Colchester	ELM	Romano-British	599962	225182
MCC813	-	Roman street between Insula 38b & town wall, Queen Street, Colchester	MON	Romano-British	599965	225057
MCC815	-	Roman tessellated pavement, (Probably No 13?) Queen Street, Colchester	ELM	Romano-British	599966	225184
MCC7888	-	Medieval Bastion 5	MON	Romano-British	599969	225029
MCC1771	-	Roman tessellated pavement, Queen Street, Colchester	ELM	Romano-British	599969	225152
MCC1772	-	Roman wall, Queen Street, Colchester	ELM	Romano-British	599970	225150
MCC1042	-	Roman drain, Bus Garage, Queen Street, Colchester	ELM	Romano-British	599973	225047
MCC1990	-	Roman building, Bus Garage, Queen Street, Colchester	MON	Romano-British	599975	225128
MCC1043	-	Roman tessellated pavement, Bus Garage, Queen Street, Colchester	ELM	Romano-British	599979	225049
MCC8378	-	Colchester - Queen Street, Bus Depot	MON	Romano-British	599979	225049
MCC1659	-	Late Roman building, 5a Queen Street (Insula 31), Colchester	MON	Romano-British	599980	225196
MCC8380	-	Colchester - Queen Street, Bus Garage	MON	Romano-British	599985	225074
MCC1883	-	Roman wall, Eastern National Bus Depot, Queen Street, Colchester	ELM	Romano-British	599986	225097
MCC1881	-	Roman wall (robbed out), Eastern National Bus Depot, Queen Street, Colchester	ELM	Romano-British	599987	225085
MCC1870	-	Roman wall, Eastern National Bus Depot, Queen Street, Colchester	ELM	Romano-British	599988	225066
MCC1874	-	Roman wall, Eastern National Bus Depot, Queen Street, Colchester	ELM	Romano-British	599988	225068
MCC1882	-	Roman features, Eastern National Bus Depot, Queen Street, Colchester	GRP	Romano-British	599988	225071
MCC1876	-	Roman wall, Eastern National Bus Depot, Queen Street, Colchester	ELM	Romano-British	599988	225073
MCC1878	-	Roman wall, Eastern National Bus Depot, Queen Street, Colchester	ELM	Romano-British	599988	225075
MCC1880	-	Roman wall, Eastern National Bus Depot, Queen Street, Colchester	ELM	Romano-British	599988	225079
MCC1841	-	Roman wall, Eastern National Bus Depot, Queen Street, Colchester	ELM	Romano-British	599989	225061
MCC1867	-	Roman wall, Eastern National Bus Depot, Queen Street, Colchester	ELM	Romano-British	599989	225063

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC1869	-	Roman tessellated pavement, Eastern National Bus Depot, Queen Street, Colchester	ELM	Romano-British	599989	225065
MCC1825	-	Roman street between Insula 23 & 31, Colchester	MON	Romano-British	599989	225237
MCC8484	-	Colchester - Britannia Works	MON	Romano-British	599990	224889
MCC1658	-	Roman building, 5a Queen Street (Insula 31), Colchester	MON	Romano-British	599990	225193
MCC1407	-	Roman cremation urn, Britannia Works, St Botolph's Street, Colchester	ELM	Romano-British	599991	224900
MCC2538	-	Roman wall, St Botolph's Priory, Colchester	ELM	Romano-British	599992	224966
MCC1091	-	Roman tessellated pavement, Priory Street, Colchester	ELM	Romano-British	599992	225016
MCC1840	-	Roman drain, Eastern National Bus Depot, Queen Street, Colchester	ELM	Romano-British	599996	225057
MCC3025	-	Roman floor layers / demolition debris, Bus Station, Queen Street, Colchester	GRP	Romano-British	599996	225174
MCC7856	-	Colchester - Grounds of East Hill House	MON	Romano-British	600000	225000
MCC7857	-	Colchester - Berry Field	MON	Romano-British	600000	225000
MCC7858	-	Colchester - Grounds of East Hill House	MON	Romano-British	600000	225000
MCC7859	-	Colchester - Grounds of East Hill House	MON	Romano-British	600000	225000
MCC7860	-	Colchester - Grounds of East Hill House	MON	Romano-British	600000	225000
MCC4870	-	Colchester Town Walls Hull Site 45. E of Bastion 5	MON	Romano-British	600000	225040
MCC8403	-	Section across the rampart of the town walls, east of Bastion 5, Colchester	MON	Romano-British	600000	225040
MCC5654	-	Archaeological monitoring work in the Old Bus Depot and along Queen Street, Colchester	MON	Romano-British	600000	225109
MCC1988	-	Roman baby burial, Queen Street Bus Station, Colchester	ELM	Romano-British	600002	225060
MCC1687	-	Roman wall foundation, Lewis's Gardens site, Queen Street, Colchester	ELM	Romano-British	600002	225103
MCC1689	-	Roman building (House IV), Lewis's Gardens Site (Insula 39), Queen Street, Colchester	MON	Romano-British	600002	225108
MCC1693	-	Roman wall foundation, Lewis' s Garden Site (Insula 39), Queen Street, Colchester	ELM	Romano-British	600002	225120
MCC1986	-	Roman wall foundation, Bus Garage, Queen Street, Colchester	ELM	Romano-British	600003	225062
MCC1985	-	Roman wall foundation, Bus Garage, Queen Street, Colchester	ELM	Romano-British	600003	225065
MCC1691	-	Roman building, Lewis's Gardens Site (Insula 39), Queen Street, Colchester	MON	Romano-British	600005	225097

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC1692	-	Roman wall foundation, Lewis' s Garden Site (Insula 39), Queen Street, Colchester	ELM	Romano-British	600007	225107
MCC1268	-	Roman flue tiles with adhering mortar, the Minories, High Street, Colchester	FND	Romano-British	600009	225203
MCC3070	-	A metalled surface and debris from the demolition of a Roman building, 2-3 Priory Street, Colchester	ELM	Romano-British	600011	225000
MCC1863	-	Roman foundations, Priory Street, Colchester	ELM	Romano-British	600011	225045
MCC5400	-	First Eastern National Bus Station, Queen Street, Colchester	MON	Romano-British	600012	225142
MCC8485	-	Colchester - St Botolph's Priory (east of)	MON	Romano-British	600019	224979
MCC1716	-	Roman wall, Queen Street Bus Station, Colchester	ELM	Romano-British	600022	225058
MCC982	-	Roman tessellated pavement, near East Hill House, Colchester	ELM	Romano-British	600026	225176
MCC8412	-	Colchester - Priory Street	MON	Romano-British	600039	225029
MCC1702	-	Roman tessellated pavement, Queen Street Bus Station, Colchester	ELM	Romano-British	600041	225145
MCC1701	-	Roman wall, Queen Street Bus Station, Colchester	ELM	Romano-British	600041	225148
MCC1699	-	Roman wall, Queen Street Bus Station, Colchester	ELM	Romano-British	600041	225151
MCC1712	-	Roman ditch, Queen Street Bus Station, Colchester	ELM	Romano-British	600041	225152
MCC1707	-	Roman wall, Queen Street Bus Station, Colchester	ELM	Romano-British	600042	225139
MCC1705	-	Roman tessellated pavement, Queen Street Bus Station, Colchester	ELM	Romano-British	600042	225141
MCC1704	-	Roman wall, Queen Street Bus Station, Colchester	ELM	Romano-British	600042	225142
MCC1709	-	Roman wall, Queen Street Bus Station, Colchester	ELM	Romano-British	600043	225127
MCC1715	-	Roman drain, Queen Street Bus Station, Colchester	ELM	Romano-British	600043	225127
MCC2083	-	Roman finds, 30 St Julian's Grove, Colchester	FND	Romano-British	600047	224985
MCC1713	-	Roman wall, Queen Street Bus Station, Colchester	ELM	Romano-British	600048	225079
MCC1710	-	Roman tessellated pavement, Queen Street Bus Station, Colchester	ELM	Romano-British	600048	225081
MCC7887	-	Colchester - Medieval Bastion 4	MON	Romano-British	600049	225049
MCC8387	-	Colchester	MON	Romano-British	600049	225314

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC1684	-	Roman building, Lewis's Garden site (Insula 39), Queen Street, Colchester	MON	Romano-British	600057	225105
MCC8997	-	30 St Julian Grove	MON	Romano-British	600060	224979
MCC1678	-	Roman features, Lewis's Gardens site, Queen Street, Colchester	GRP	Romano-British	600070	225120
MCC1679	-	Roman building, Lewis's Garden Site (Insula 39), Queen Street, Colchester	MON	Romano-British	600072	225124
MCC1681	-	Roman building, Lewis's Garden Site (Insula 39), Queen Street, Colchester	MON	Romano-British	600073	225129
MCC1467	-	Roman street between Insula 31/32 and Insula 39/40, Colchester	MON	Romano-British	600074	225158
MCC1050	-	Roman tessellated pavement, East Hill House, Colchester	ELM	Romano-British	600084	225139
MCC1051	-	Roman inhumation burial, East Hill House, Colchester	ELM	Romano-British	600084	225139
MCC928	-	Anglo-Saxon hut at Culver Street, Colchester	MON	Early medieval	599480	225079
MCC930	-	Early medieval building (CAT Building 128), Culver Street, Colchester	MON	Early medieval	599484	225048
MCC4847	-	Culver Street, Colchester - Saxon features	MON	Early medieval	599490	225059
MCC4848	-	Culver Street, Colchester - medieval features	MON	Early medieval	599490	225059
MCC2839	-	Silver penny (Edward the Confessor) from Culver Street excavations	FND	Early medieval	599498	225047
MCC929	-	Early medieval hut, Culver Street, Colchester	MON	Early medieval	599540	225105
MCC2657	-	Anglo-Saxon and Medieval finds, 22-24 High Street, Colchester	FND	Early medieval	599541	225178
MCC7869	-	Colchester - Pelham's Lane	MON	Early medieval	599569	225199
MCC2410	-	Anglo-Saxon? Culver Street, Colchester	MON	Early medieval	599577	225143
MCC7956	-	Colchester - Abbeygate Street/St Johns Street	MON	Early medieval	599600	224900
MCC2414	-	Anglo-Saxon? Trinity Street, Colchester	MON	Early medieval	599607	225099
MCC7825	-	Holy Trinity Church, Colchester	MON	Early medieval	599620	225110
MCC7832	-	St Runwald's Church, Colchester	MON	Early medieval	599620	225220
MCC82	-	St Runwald's Church, High Street, Colchester	MON	Early medieval	599622	225220
MCC412	-	Holy Trinity Church, Colchester	MON	Early medieval	599625	225116
MCC413	-	Holy Trinity Churchyard, Colchester	MON	Early medieval	599625	225117
MCC101	-	Anglo-Saxon pottery, Angel Yard, Colchester	FND	Early medieval	599632	225254
MCC728	-	Anglo-Saxon Hut 2, Lion Walk, Colchester	MON	Early medieval	599657	225109

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC727	-	Anglo-Saxon finds from Lion Walk, Colchester	FND	Early medieval	599673	225086
MCC2871	-	Anglo-Saxon/early medieval crucible, Lion Walk, Colchester	FND	Early medieval	599676	225072
MCC2836	-	Anglo Saxon pottery at Lion Walk	FND	Early medieval	599678	225064
MCC7902	-	Colchester - Trinity Street, 1-3	MON	Early medieval	599680	225140
MCC726	-	Anglo-Saxon Hut 1, Lion Walk, Colchester	MON	Early medieval	599688	225065
MCC4853	-	Lion Walk, Colchester	MON	Early medieval	599699	225099
MCC7862	-	Colchester - Lion Walk	MON	Early medieval	599699	225099
MCC8488	-	Colchester - Mersea Road cemetery	MON	Early medieval	599740	224730
MCC722	-	11th century Town Ditch, Lion Walk Site N, Colchester	MON	Early medieval	599758	225006
MCC7853	-	St Nicholas' Church, Colchester	MON	Early medieval	599769	225189
MCC406	-	St Nicholas' Church, High Street, Colchester (demolished)	MON	Early medieval	599787	225197
MCC2834	-	Anglo Saxon pit at St Nicholas Church, High Street, Colchester	GRP	Early medieval	599788	225194
MCC2835	-	Anglo Saxon pottery from St Nicholas Church	FND	Early medieval	599788	225194
MCC2837	-	Anglo Saxon pottery at Long Wyre Street	FND	Early medieval	599802	225132
MCC458	-	Medieval lime kiln, St Giles's Graveyard, Colchester	MON	Early medieval	599828	224797
MCC2844	-	Concrete floors, Castle bailey, Colchester	GRP	Early medieval	599849	225238
MCC2734	-	Late Anglo-Saxon pottery at 98-99 High Street, Colchester	FND	Early medieval	599854	225220
MCC7916	-	Colchester - Castle Public House	MON	Early medieval	599880	225250
MCC2838	-	Anglo-Saxon pottery from St John's Abbey, Colchester	FND	Early medieval	599884	224790
MCC419	-	St John's Church, Colchester	MON	Early medieval	599887	224788
MCC8609	-	Site of St. John's Church, Colchester	FS	Early medieval	599889	224790
MCC7932	-	Colchester - St John's Abbey	MON	Early medieval	599899	224800
MCC2625	-	Coin found in Queen Street garden	FND	Early medieval	599903	225107
MCC8602	-	Queen Street	FS	Early medieval	599909	225220
MCC7837	-	All Saints Church, Colchester	MON	Early medieval	599920	225199
MCC400	-	Church of All Saints, High Street, Colchester	BLD	Early medieval	599924	225203
MCC401	-	All Saints Churchyard, High Street, Colchester	MON	Early medieval	599925	225199
MCC1266	-	Anglo-Saxon finds, 10 Mersea Road, Colchester	FND	Early medieval	599930	224730
MCC2413	-	Anglo-Saxon? Queen Street (Southgate Street), Colchester	MON	Early medieval	599937	225133

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC7949	-	Colchester - St Botolph's Priory	MON	Early medieval	599959	224979
MCC2642	-	Anglo-Saxon Cemetery, Mersea Road, Colchester	MON	Early medieval	599961	224638
MCC1244	-	Medieval hollow way (Grub Street) off Magdalen Street, Colchester	MON	Early medieval	600008	224796
MCC10245	-	Three inhumation burials, 2-3 Priory Street, Colchester	GRP	Early medieval	600012	225006
MCC1873	-	Anglo-Saxon pottery, Magdalen Street, Colchester	FND	Early medieval	600031	224840
MCC1685	-	Sherd of Thetford ware pottery, Lewis's Gardens, Queen Street, Colchester	FND	Early medieval	600071	225130
MCC180	-	60 Head Street, Colchester	BLD	Late medieval	599437	225022
MCC2695	-	St John's Street	MON	Late medieval	599446	224975
MCC1668	-	Medieval or post-medieval wall, Cameo Cinema, St John's Street, Colchester	ELM	Late medieval	599446	224996
MCC1670	-	Medieval element group, Cameo Theatre, St John's Street, Colchester	GRP	Late medieval	599447	224995
MCC1669	-	Medieval or post-medieval wall, Cameo Cinema, St John's Street, Colchester	ELM	Late medieval	599448	224996
MCC933	-	Medieval building (CAT Building 129), Culver Street, Colchester	MON	Late medieval	599470	225027
MCC1128	-	Late medieval wall foundation, Culver Street, Colchester	ELM	Late medieval	599473	225015
MCC931	-	Late medieval cellar (CAT Building 129), Culver Street, Colchester	MON	Late medieval	599473	225019
MCC1127	-	Medieval oven, Culver Street, Colchester	ELM	Late medieval	599488	225059
MCC1753	-	Medieval Well, 12-13 High Street, Colchester	ELM	Late medieval	599492	225166
MCC8393	-	Colchester - town walls	MON	Late medieval	599500	225000
MCC8581	-	Colchester - St Johns Street, 42	MON	Late medieval	599519	225000
MCC1976	-	16th century plinth, 19 High Street, Colchester	ELM	Late medieval	599535	225147
MCC8595	-	Colchester - St John's Street	MON	Late medieval	599540	224989
MCC2658	-	Late 17th century brick chute / wall, 22 High Street, Colchester	ELM	Late medieval	599541	225180
MCC2655	-	c.15th -16th century rubble walled building (CAT Building 196), 22-24 High Street, Colchester	MON	Late medieval	599543	225167
MCC1126	-	Medieval oven, Culver Street, Colchester	ELM	Late medieval	599547	225114
MCC2659	-	13th century coin and lead canister, 22-24 High Street, Colchester	FND	Late medieval	599548	225182
MCC1634	-	Well (post-Roman) St John's Street Car Park	ELM	Late medieval	599552	224945

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC2652	-	13th century coin hoard, 24 High Street, Colchester	FND	Late medieval	599553	225185
MCC1635	-	Well (post-Roman) St John's Street Car Park	ELM	Late medieval	599555	224945
MCC1636	-	Well (post-Roman) St John's Street Car Park	ELM	Late medieval	599557	224945
MCC1125	-	Medieval oven, Culver Street, Colchester	ELM	Late medieval	599557	225108
MCC7898	-	Silver coin hoard, 25 High Street, 25 (Westminster Bank)	FS	Late medieval	599559	225180
MCC7868	-	Colchester - Pelham's Lane	MON	Late medieval	599569	225199
MCC2726	-	Medieval kiln 1-5 Trinity Street	MON	Late medieval	599581	225122
MCC2423	-	The Moot Hall, High Street, Colchester	MON	Late medieval	599583	225224
MCC2725	-	Post-Roman/ medieval kiln, 1-5 Trinity Street, Colchester	MON	Late medieval	599584	225133
MCC2724	-	Medieval kiln, 1-5 Trinity Street, Colchester	MON	Late medieval	599584	225134
MCC8590	-	Colchester - Sir Isaac's Walk	FS	Late medieval	599589	225010
MCC255	-	9 & 10 Trinity Street, Colchester	BLD	Late medieval	599595	225074
MCC7901	-	Trinity Street, Colchester -	FS	Late medieval	599600	225099
MCC7920	-	Colchester - Culver Street	FS	Late medieval	599600	225099
MCC60	-	West Stockwell Street, Colchester	MON	Late medieval	599607	225232
MCC2432	-	Early medieval stone house, Pelham's Lane, Colchester	MON	Late medieval	599611	225198
MCC54	-	The Angel Inn, High Street, Colchester	BLD	Late medieval	599618	225250
MCC59	-	Whitefotes Lane, Colchester	MON	Late medieval	599619	225192
MCC2335	-	Medieval Scheregate (site of), Colchester	MON	Late medieval	599620	225006
MCC7817	-	Colchester - Schere Gate (site of)	MON	Late medieval	599620	225010
MCC3553	-	The Scheregate, Colchester	MON	Late medieval	599620	225011
MCC7833	-	St Runwald's Church, Colchester	MON	Late medieval	599620	225220
MCC8522	-	Colchester - High Street	MON	Late medieval	599620	225220
MCC5184	-	Angel Yard excavation 1996 and 1999, Colchester	MON	Late medieval	599620	225250
MCC2689	-	Abbeygate Street	MON	Late medieval	599625	224960
MCC3642	-	The Clarence Inn, Trinity Street, Colchester	BLD	Late medieval	599625	225022
MCC7826	-	Holy Trinity Church, Colchester	MON	Late medieval	599625	225120
MCC1549	-	Medieval coffin burial, High Street, Colchester	ELM	Late medieval	599625	225223
MCC44	-	34 High Street, Colchester	BLD	Late medieval	599627	225199
MCC260	-	The Clarence Inn, Trinity Street, Colchester	BLD	Late medieval	599628	225023
MCC108	-	Medieval wall foundation, Angel Yard, Colchester	ELM	Late medieval	599628	225249

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC81	-	Medieval wall, north side of High Street, Colchester	ELM	Late medieval	599629	225226
MCC103	-	Medieval building (CAT Building 174), 134 (?) High Street, Colchester	MON	Late medieval	599632	225240
MCC65	-	Medieval foundations, High Street, Colchester	ELM	Late medieval	599636	225229
MCC8569	-	Colchester - High Street, 35-7 (W of Marks and Spencer)	MON	Late medieval	599639	225199
MCC45	-	35-37 High Street, Colchester	BLD	Late medieval	599639	225200
MCC64	-	Medieval foundations, High Street, Colchester	ELM	Late medieval	599640	225229
MCC66	-	Medieval tiled floor, 132 High Street, Colchester	ELM	Late medieval	599642	225230
MCC63	-	Medieval foundations, High Street, Colchester	ELM	Late medieval	599645	225230
MCC8538	-	Colchester - St John's Green - Abbeygate House	MON	Late medieval	599649	224839
MCC47	-	38 High Street, Colchester	BLD	Late medieval	599649	225203
MCC85	-	Middle Row, High Street, Colchester	MON	Late medieval	599652	225223
MCC1743	-	Medieval worked stone, 2-3 Stanwell Street, Colchester	FND	Late medieval	599653	224967
MCC48	-	39 High Street, Colchester	BLD	Late medieval	599656	225201
MCC62	-	Medieval foundations, High Street, Colchester	ELM	Late medieval	599656	225231
MCC9211	-	Wall foundation west of Abbey House on Flagstaff Road, Colchester	ELM	Late medieval	599663	224751
MCC424	-	St Thomas's Chapel, St John's Green, Colchester	MON	Late medieval	599663	224794
MCC701	-	Lime kiln JF16, Site J Lion Walk, Colchester	MON	Late medieval	599663	225094
MCC61	-	East Stockwell Street, Colchester	MON	Late medieval	599669	225240
MCC422	-	St Mary's Chapel, Colchester	MON	Late medieval	599671	224798
MCC717	-	Medieval baby burial, CAT Building 28, Lion Walk, Colchester	ELM	Late medieval	599675	225127
MCC237	-	Medieval building (CAT Building 29), Lion Walk, Colchester	MON	Late medieval	599677	225140
MCC3352	-	Red Lion Hotel, High Street, Colchester	BLD	Late medieval	599679	225192
MCC7903	-	Colchester - Trinity Street, 2-3	MON	Late medieval	599680	225140
MCC707	-	Medieval lime kiln LF115/98/120, Lion Walk, Colchester	MON	Late medieval	599682	225027
MCC708	-	Medieval lime kiln LF124-LF110, Lion Walk, Colchester	MON	Late medieval	599683	225026
MCC709	-	Medieval lime kiln 98/99/145, Lion Walk, Colchester	MON	Late medieval	599683	225027

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC698	-	Medieval building (CAT Building 28), Lion Walk, Colchester	MON	Late medieval	599683	225135
MCC705	-	Medieval lime kiln LF125/118, Lion Walk, Colchester	MON	Late medieval	599684	225026
MCC710	-	Medieval lime kiln 126/102/145/1, Lion Walk, Colchester	MON	Late medieval	599684	225029
MCC711	-	Medieval lime kiln LF88, Lion Walk, Colchester	MON	Late medieval	599685	225026
MCC713	-	Medieval lime kiln LF121-2/79/86, Lion Walk, Colchester	MON	Late medieval	599686	225027
MCC712	-	Medieval lime kiln LF121-2/80/259, Lion Walk, Colchester	MON	Late medieval	599686	225029
MCC706	-	Medieval lime kiln LF127/76, Lion Walk, Colchester	MON	Late medieval	599686	225030
MCC90	-	Post-medieval hearth or oven, the Red Lion Hotel, Colchester	ELM	Late medieval	599688	225183
MCC7864	-	Colchester - Lion Walk (Bastion 8)	MON	Late medieval	599690	225010
MCC700	-	Medieval building, Lion Walk, Colchester	MON	Late medieval	599693	225001
MCC2716	-	Bastion 8, town wall, Colchester	MON	Late medieval	599694	225009
MCC720	-	Lion Walk (early medieval street), Colchester	MON	Late medieval	599697	225070
MCC7934	-	Colchester - Stanwell Street, 2-3	MON	Late medieval	599699	224800
MCC7863	-	Colchester - Lion Walk	MON	Late medieval	599699	225099
MCC7865	-	Colchester - Lion Walk	MON	Late medieval	599699	225099
MCC51	-	Medieval house and cellars, 48-49 High Street, Colchester (site of)	MON	Late medieval	599705	225211
MCC170	-	119 & 120 High Street, Colchester (site of)	MON	Late medieval	599707	225238
MCC704	-	Medieval lime kiln, Lion Walk, Colchester	MON	Late medieval	599713	225141
MCC2885	-	Two medieval walls, Alienated Land Area B1a, Colchester Garrison, Colchester	ELM	Late medieval	599716	224749
MCC721	-	Eld Lane, Colchester	MON	Late medieval	599723	225024
MCC2420	-	Medieval Stanwell Street, Colchester	MON	Late medieval	599746	224908
MCC2731	-	Stanwell, medieval public well	GRP	Late medieval	599749	224930
MCC702	-	Medieval lime kiln RF3, Lion Walk, Colchester	MON	Late medieval	599751	225119
MCC662	-	Late medieval to early post-medieval building, Site C Osborne Street, Colchester	MON	Late medieval	599752	224916
MCC703	-	Medieval lime kiln RF4, Lion Walk, Colchester	MON	Late medieval	599753	225124
MCC7896	-	Colchester - Medieval Bastion 7	MON	Late medieval	599759	225010
MCC2711	-	Bastion 7, town wall, Colchester	MON	Late medieval	599760	225012
MCC415	-	St John's Abbey Gatehouse, Colchester	MON	Late medieval	599765	224753

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC439	-	St John's Abbey, Colchester	MON	Late medieval	599766	224692
MCC166	-	111 High Street, Colchester (site of)	MON	Late medieval	599766	225234
MCC7854	-	St Nicholas' Church, Colchester	MON	Late medieval	599769	225189
MCC9304	-	Late medieval to early post-medieval stake and wattle fence BF5, Osborne Street, Colchester	ELM	Late medieval	599780	224920
MCC1132	-	Medieval building (CAT Building 149), 7-15 Long Wyre Street, Colchester	MON	Late medieval	599784	225124
MCC1133	-	16th century building (CAT Building 150), 7-15 Long Wyre Street, Colchester	MON	Late medieval	599786	225128
MCC407	-	St Nicholas' Churchyard, High Street, Colchester	MON	Late medieval	599787	225186
MCC1135	-	Medieval well, 7-15 Long Wyre Street, Colchester	ELM	Late medieval	599791	225137
MCC2953	-	Medieval window glass	FND	Late medieval	599792	224686
MCC441	-	Precinct wall of St John's Abbey, Colchester	MON	Late medieval	599795	224681
MCC2820	-	Castle bailey ditch, 107 High Street, Colchester	ELM	Late medieval	599798	225233
MCC7928	-	Colchester - St John's Abbey	MON	Late medieval	599800	224699
MCC7907	-	Colchester - Long Wyre Street	MON	Late medieval	599800	225099
MCC5458	-	Evidence for the castle bailey ditch at 107 High Street (the Conservative Club), Colchester.	MON	Late medieval	599800	225239
MCC3062	-	Robber trenches defining the medieval abbey church of St John's, Colchester	GRP	Late medieval	599803	224759
MCC1131	-	Medieval element group, 7-15 Long Wyre Street, Colchester	GRP	Late medieval	599806	225119
MCC459	-	St Giles's Churchyard, Colchester	MON	Late medieval	599809	224811
MCC7983	-	St Giles' Church, Colchester	MON	Late medieval	599810	224819
MCC414	-	St Giles' Church, Colchester	MON	Late medieval	599811	224817
MCC2074	-	The Dunbarr Gate, Colchester Castle	MON	Late medieval	599811	225233
MCC2072	-	Medieval wall, Museum Street, Colchester	ELM	Late medieval	599814	225235
MCC239	-	Cross Keys Inn, Culver Street, Colchester	BLD	Late medieval	599816	225160
MCC2073	-	Medieval wall, 5 Museum Street, Colchester	ELM	Late medieval	599817	225241
MCC249	-	37 Long Wyre Street, Colchester	BLD	Late medieval	599820	225032
MCC248	-	33 & 35 Long Wyre Street, Colchester	BLD	Late medieval	599820	225038
MCC3064	-	Two inhumation burials, north of the Medieval Abbey Church of St John's, Colchester	GRP	Late medieval	599821	224794
MCC236	-	17th century house, Culver Street, Colchester (site of)	MON	Late medieval	599821	225174

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC2409	-	Medieval Long Wyre Street, Colchester	MON	Late medieval	599823	225074
MCC7895	-	Colchester - Medieval Bastion 6	MON	Late medieval	599829	225010
MCC2710	-	Bastion 6, town wall, Colchester	MON	Late medieval	599831	225016
MCC7930	-	St John's Abbey, Colchester	MON	Late medieval	599832	224770
MCC457	-	Medieval wall, St John's Abbey, Colchester	ELM	Late medieval	599837	224797
MCC3067	-	Medieval abbey church of St John's, Colchester	MON	Late medieval	599847	224757
MCC1774	-	Medieval or post-medieval wall, St John's Abbey grounds, Colchester	ELM	Late medieval	599848	224778
MCC460	-	Medieval cemetery, St John's Abbey monks' burial ground, Colchester	MON	Late medieval	599849	224788
MCC7879	-	Colchester - Kent Blaxhill Site	MON	Late medieval	599849	225250
MCC3059	-	Robbed out foundation of the medieval abbey church of St John's, Colchester	ELM	Late medieval	599853	224744
MCC1732	-	Colchester Castle, Colchester	MON	Late medieval	599854	225391
MCC1314	-	Outer bailey bank of Colchester Castle	MON	Late medieval	599861	225395
MCC1465	-	Late medieval cemetery, St John's Abbey precinct, Colchester	MON	Late medieval	599862	224819
MCC240	-	Grammar School, Culver Street, Colchester	BLD	Late medieval	599866	225164
MCC719	-	Vineyard Street ('Bere Lane'), Colchester	MON	Late medieval	599867	224998
MCC3060	-	Inhumation burial, north of the medieval abbey church of St John's, Colchester	ELM	Late medieval	599870	224782
MCC2369	-	Medieval drain AF43, Osborne Street, Colchester	ELM	Late medieval	599878	224880
MCC7816	-	Colchester - St Botolph's (site of)	MON	Late medieval	599880	225019
MCC3061	-	Inhumation burial, east of the medieval abbey church of St John's, Colchester	ELM	Late medieval	599882	224744
MCC661	-	Late medieval to post-medieval property (CAT Building 179), Site A Osborne Street, Colchester	MON	Late medieval	599883	224879
MCC2087	-	Medieval stone hall, Castle Park, Colchester	MON	Late medieval	599883	225259
MCC2368	-	Late medieval timber-lined drain AF43, Osborne Street, Colchester	ELM	Late medieval	599884	224876
MCC666	-	Late medieval foundation plinth, Site A Osborne Street, Colchester	ELM	Late medieval	599886	224879
MCC663	-	Late medieval wall, Site A Osborne Street, Colchester	ELM	Late medieval	599887	224884
MCC8053	-	Colchester-St Giles Cemetery and Abbey Wall	MON	Late medieval	599889	224819
MCC5439	-	EDF Energy site, Osbourne Street, Colchester	MON	Late medieval	599889	224874
MCC1752	-	Medieval floor and hearth, Castle Inn, High Street, Colchester	GRP	Late medieval	599892	225237

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC454	-	Medieval cemetery, St John's Abbey, Colchester	MON	Late medieval	599895	224793
MCC9260	-	Foundation of medieval South Gate, St Botolph's Street, Colchester	ELM	Late medieval	599895	225022
MCC452	-	Medieval ditch, St John's Church, Colchester	ELM	Late medieval	599897	224792
MCC9261	-	Foundation of medieval building, St Botolph's Street, Colchester	ELM	Late medieval	599898	224990
MCC7933	-	St John's Abbey	MON	Late medieval	599899	224800
MCC7951	-	St Botolph's Priory, Colchester	MON	Late medieval	599899	224900
MCC2419	-	Medieval St Botolph's Street, Colchester	MON	Late medieval	599909	224898
MCC7838	-	All Saints Church, Colchester	MON	Late medieval	599920	225199
MCC2694	-	Queen Street	MON	Late medieval	599928	225114
MCC2215	-	Medieval? drain, 31 St Botolph's Street, Colchester	ELM	Late medieval	599932	224925
MCC2845	-	Walls from monastic buildings at St Botolph's Priory	ELM	Late medieval	599943	224936
MCC3542	-	Ruins of Priory Church of St Botolph, Colchester	MON	Late medieval	599945	224967
MCC8325	-	Colchester - Queen Street	MON	Late medieval	599950	225189
MCC7950	-	St Botolph's Priory, Colchester	MON	Late medieval	599959	224979
MCC2832	-	St Botolph's Church, Colchester	MON	Late medieval	599968	224924
MCC425	-	St Botolph's Priory, Colchester	MON	Late medieval	599969	224945
MCC7889	-	Colchester - Medieval Bastion 5	MON	Late medieval	599969	225029
MCC9297	-	Inhumation cemetery to the north of St Botolph's Priory Church, Colchester	MON	Late medieval	599972	224993
MCC1097	-	Medieval well, 70 High Street, Colchester	ELM	Late medieval	599977	225228
MCC2709	-	Bastion 5, town wall, Colchester	MON	Late medieval	599981	225038
MCC3071	-	Two medieval inhumation burials, 1 Priory Street, Colchester	GRP	Late medieval	599983	224997
MCC2067	-	Medieval? burial, St Botolph's Priory, Colchester	ELM	Late medieval	599991	224982
MCC2068	-	Medieval? burial, St Botolph's Priory, Colchester	ELM	Late medieval	599992	224982
MCC7952	-	Colchester - St Botolph's Priory	MON	Late medieval	600000	224900
MCC3308	-	59 East Street, Colchester	BLD	Late medieval	600000	225000
MCC1246	-	Medieval building, 11 Magdalen Street, Colchester	MON	Late medieval	600004	224797
MCC1248	-	Medieval and post-medieval features, 11 Magdalen Street, Colchester	GRP	Late medieval	600006	224796
MCC3069	-	Two inhumation burials, 2-3 Priory Street, Colchester	GRP	Late medieval	600011	225005

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC2848	-	Medieval wall, south-east of St Botolph's Priory, Colchester	ELM	Late medieval	600015	224911
MCC2847	-	Wall south-east of St Botolph's Priory	ELM	Late medieval	600016	224909
MCC8096	-	Colchester - Magdalen Street	MON	Late medieval	600022	224779
MCC7885	-	Colchester - medieval Bastion 4	MON	Late medieval	600049	225049
MCC2708	-	Bastion 4, town wall, Colchester	MON	Late medieval	600059	225055
MCC7894	-	Colchester - medieval Bastion 3	MON	Late medieval	600120	225070
MCC2707	-	Bastion 3, town wall, Colchester	MON	Late medieval	600128	225073
MCC2841	-	Anglo-Saxon eleventh century ditch, Priory Street	ELM	Late medieval	600129	225072
MCC4849	-	Culver Street, Colchester – post-medieval features	MON	Post-medieval	599490	225059
MCC3552	-	48 St Johns Street, Colchester	BLD	Post-medieval	599491	224998
MCC1978	-	16th century drain, 19 High Street, Colchester	ELM	Post-medieval	599535	225147
MCC1974	-	17th century wall, 19 High Street, Colchester	ELM	Post-medieval	599537	225167
MCC153	-	23 & 24 High Street, Colchester (site of)	MON	Post-medieval	599549	225187
MCC265	-	House, St John's Street, Colchester (site of)	MON	Post-medieval	599575	224964
MCC3348	-	Column and street light, left of entrance to Town Hall, High Street, Colchester	MON	Post-medieval	599585	225217
MCC3347	-	Column and street light, right of entrance to Town Hall, High Street, Colchester	MON	Post-medieval	599593	225217
MCC364	-	28-30 High Street, Colchester (site of)	MON	Post-medieval	599595	225190
MCC1683	-	Post-medieval cess pits, 16-17 Trinity Street, Colchester	GRP	Post-medieval	599601	225026
MCC86	-	Market Cross, High Street, Colchester	MON	Post-medieval	599602	225212
MCC269	-	House, St John's Green, Colchester (site of)	MON	Post-medieval	599615	224757
MCC258	-	25 & 26 Trinity Street, Colchester	BLD	Post-medieval	599619	225066
MCC7834	-	St Runwald's Church, Colchester	MON	Post-medieval	599620	225220
MCC53	-	17th-century house and shops, High Street, Colchester	BLD	Post-medieval	599621	225235
MCC7827	-	Holy Trinity Church, Colchester	MON	Post-medieval	599625	225119
MCC242	-	17th-century house, Pelhams Lane, Colchester (site of)	MON	Post-medieval	599625	225189
MCC1667	-	17th-century pottery, 40-41 Eld Lane, Colchester	FND	Post-medieval	599637	225025
MCC8566	-	Eld Lane, 40-41	MON	Post-medieval	599639	225029
MCC10141	-	Abbey House CGG 10, Flagstaff complex, Colchester Garrison	BLD	Post-medieval	599676	224739
MCC7904	-	Colchester - Trinity Street, 2-3	MON	Post-medieval	599680	225140

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC266	-	House, Stanwell Street, Colchester (site of)	MON	Post-medieval	599681	224958
MCC268	-	11-14 St John's Green, Colchester (site of)	MON	Post-medieval	599685	224829
MCC699	-	Post-medieval almshouse, Eld Lane, Colchester	MON	Post-medieval	599686	225023
MCC89	-	Post-medieval well, the Red Lion Hotel, Colchester	ELM	Post-medieval	599690	225183
MCC9300	-	The Round Meeting House Congregation Chapel, Lion Walk, Colchester	MON	Post-medieval	599713	225057
MCC9301	-	Burial ground for the 'Round Meeting House' Congregational Chapel, Lion Walk, Colchester	MON	Post-medieval	599715	225056
MCC3442	-	Congregational Church, Lion Walk, Colchester	MON	Post-medieval	599715	225062
MCC238	-	Finches Almshouse, Culver Street, Colchester (site of)	MON	Post-medieval	599741	225138
MCC3330	-	Baptist Church, Eld Lane, Colchester	MON	Post-medieval	599744	225068
MCC3355	-	56 and 57 High Street, Colchester	BLD	Post-medieval	599747	225203
MCC10142	-	Flagstaff Complex, Colchester Garrison, Colchester	MON	Post-medieval	599750	224627
MCC154	-	56 & 57 High Street, Colchester (site of)	MON	Post-medieval	599752	225206
MCC167	-	113 High Street, Colchester (site of)	MON	Post-medieval	599755	225233
MCC227	-	1 George Street, Colchester	BLD	Post-medieval	599758	225259
MCC9302	-	Methodist Chapel, Culver Street, Colchester (demolished)	MON	Post-medieval	599764	225115
MCC440	-	The Lucas House, St John's Abbey Precinct, Colchester	MON	Post-medieval	599767	224671
MCC165	-	The Swan Hotel, High Street, Colchester (site of)	MON	Post-medieval	599772	225234
MCC164	-	108 High Street, Colchester (site of)	MON	Post-medieval	599781	225240
MCC2713	-	Town cage	MON	Post-medieval	599786	225209
MCC1134	-	17th-century building (CAT Building 151), 7-15 Long Wyre Street, Colchester	MON	Post-medieval	599794	225127
MCC7908	-	Colchester - Long Wyre Street	MON	Post-medieval	599800	225099
MCC3065	-	Group of features outside the Medieval Abbey Church of St John's, Colchester	GRP	Post-medieval	599801	224754
MCC376	-	1-3 Museum Street, Colchester	BLD	Post-medieval	599803	225248
MCC246	-	House, Long Wyre Street, Colchester (site of)	MON	Post-medieval	599805	225103
MCC7984	-	St Gile's Church, Colchester	MON	Post-medieval	599810	224819
MCC247	-	17-23 Long Wyre Street, Colchester (site of)	MON	Post-medieval	599812	225091
MCC7880	-	Colchester - Kent Blaxhill Site	MON	Post-medieval	599849	225250

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC241	-	All Saints Court, Culver Street East, Colchester	BLD	Post-medieval	599876	225165
MCC2571	-	Post-medieval brick-lined drain, Osborne Street, Colchester	ELM	Post-medieval	599878	224879
MCC155	-	65 High Street, Colchester	BLD	Post-medieval	599879	225199
MCC2192	-	93-94 High Street, Colchester	MON	Post-medieval	599884	225218
MCC2572	-	Post-medieval brick-lined drain, Osborne Street, Colchester	ELM	Post-medieval	599887	224882
MCC245	-	20-24 Queen Street, Colchester (site of)	MON	Post-medieval	599898	225088
MCC271	-	40 & 41 St Botolph's Street, Colchester	BLD	Post-medieval	599909	224981
MCC270	-	45 St Botolph's Street, Colchester (site of)	MON	Post-medieval	599915	225001
MCC7839	-	All Saints Church, Colchester	MON	Post-medieval	599920	225199
MCC244	-	6-12 Queen Street, Colchester (site of)	MON	Post-medieval	599929	225138
MCC7674	-	East of St John's Abbey scheduled area	MON	Post-medieval	599942	224627
MCC3360	-	67 High Street, Colchester	BLD	Post-medieval	599955	225229
MCC4951	-	St. Botolph's Priory	BLD	Post-medieval	599959	224979
MCC7890	-	Colchester - Medieval Bastion 5	MON	Post-medieval	599969	225029
MCC8568	-	Colchester - Queen Street	MON	Post-medieval	599969	225189
MCC3363	-	69 and 70, 70A and 70B High Street, Colchester	BLD	Post-medieval	599975	225227
MCC5283	-	St Botolph's Priory	MON	Post-medieval	599990	224970
MCC8097	-	Colchester-Magdalen Street	MON	Post-medieval	600010	224790
MCC8540	-	High Street - The Minories Garden	MON	Post-medieval	600010	225199
MCC9002	-	South of 'Colchester Town Railway Station	MON	Post-medieval	600049	224726
MCC5013	-	Paxman's Britannia Works, St Botolph's Street, Colchester	IND	Post-medieval	600075	224916
MCC5386	-	Abbey Field World War II military camp, Colchester	MON	Modern	599242	223942
MCC10106	-	Air-raid shelter, Abbey House, St John's Green, Colchester	MON	Modern	599688	224734
MCC10136	-	Camp and Equipment Store T Block, Flagstaff Complex, Colchester Garrison	BLD	Modern	599756	224672
MCC5420	-	War Memorial, High Street, Colchester	MON	Modern	599927	225243
MCC1647	-	Undated well, 39-40 St John's Street	ELM	Undated	599534	224996
MCC1957	-	Medieval hoard of Silver Pennies of Henry I - III, 25 High Street, Colchester	FND	Undated	599560	225176
MCC2777	-	Inhumation (undated), Culver Street West, Colchester	ELM	Undated	599604	225144
MCC9295	-	St John's Green, Colchester	MON	Undated	599698	224785
MCC1627	-	Foundation, St Nicholas Passage	ELM	Undated	599753	225182

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC9186	-	Buried soil and palaeoenvironmental deposits at Osborne Street, Colchester	MON	Undated	599771	224936
MCC8054	-	Colchester-St Johns Abbey Grounds	FS	Undated	599800	224699
MCC3066	-	Two pits north of the Medieval Abbey Church of St John's, Colchester	GRP	Undated	599824	224792
MCC8539	-	Arthur Street	MON	Undated	599839	224970
MCC1598	-	Undated well, 65 High Street, Colchester	ELM	Undated	599875	225195
MCC1601	-	Undated skeleton, 65 High Street, Colchester	ELM	Undated	599876	225201
MCC1599	-	Undated well, 65 High Street, Colchester	ELM	Undated	599877	225189
MCC1602	-	Undated skeleton, 65 High Street, Colchester	ELM	Undated	599880	225201
MCC1748	-	Undated inhumation? burial, Castle Inn, High Street, Colchester	ELM	Undated	599891	225242
MCC1747	-	Undated Inhumation? burial, Castle Inn, High Street, Colchester	ELM	Undated	599891	225243
MCC1749	-	Undated inhumation burial?, Castle Inn, High Street, Colchester	ELM	Undated	599892	225242
MCC9296	-	Inhumation burials in Priory Street, Colchester	GRP	Undated	599958	225010
MCC1396	-	Undated inhumation, east of St Botolph's Priory Church, Colchester	ELM	Undated	600010	224980
MCC1397	-	Undated inhumation, east of St Botolph's Priory Church, Colchester	ELM	Undated	600011	224980
MCC1398	-	Undated inhumation, east of St Botolph's Priory Church, Colchester	ELM	Undated	600011	224982
MCC1404	-	Undated inhumation, east of St Botolph's Priory Church, Colchester	ELM	Undated	600012	224978
MCC1403	-	Undated inhumation, east of St Botolph's Priory Church, Colchester	ELM	Undated	600013	224979
MCC1399	-	Undated inhumation, east of St Botolph's Priory Church, Colchester	ELM	Undated	600013	224982
MCC1402	-	Undated inhumation, east of St Botolph's Priory Church, Colchester	ELM	Undated	600014	224980
MCC1401	-	Undated inhumation, east of St Botolph's Priory Church, Colchester	ELM	Undated	600014	224981
MCC1400	-	Undated inhumation, east of St Botolph's Priory Church, Colchester	ELM	Undated	600014	224982
MCC5734	-	Colchester - East Hill House Gardens	MON	Undated	600090	225209

References

Bennett, A., 2013, *The Essex Historic Landscape Characterisation Project*, Essex County Council and English Heritage, available from:

https://archaeologydataservice.ac.uk/archives/view/essex_hlc_2013/ (accessed 1 October 2025)

British Geological Survey (BGS 2025), *Geology Viewer*, available from: https://geologyviewer.bgs.ac.uk/ (accessed 26 September 2025)

Crossan, C. and Holloway, B., 2004, *An archaeological evaluation at Vineyard Gate, Colchester, Essex. January-April 2004. Interim results*, Colchester Archaeological Trust Report no. 269

LUC, 2024, *Colchester Landscape Character Assessment*, LUC

Mansell Jagger, J., 2007, *Colchester Town Centre Conservation Area Character Appraisal. Study Area 5: Queen Street, St Botolph's and Vineyard Street Area*, Mansell Jagger

Place Services, 2025, *Heritage Impact Assessment Sift Methodology*, Place Services

RPS, 2007, *An Archaeological Desk-Based Assessment. Vineyard Gate, Colchester, Essex*, RPS (unpublished

Shimmin, D., 2004, *Archaeological monitoring of the Phase 1 borehole programme at Vineyard Gate, Colchester, Essex*, Colchester Archaeological Trust Report no. 262

Stones, A., 2004, *Colchester Garrison Conservation Area Appraisal*, Colchester Borough Council

LOCAL PLAN SITE ALLOCATION PP19

Detailed Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP19

Introduction

Site PP19 (Oak Road, Tiptree) is identified in the emerging Local Plan as a potential allocation for residential development of up to 600 dwellings within the parish of Messing-cum-Inworth. The site covers approximately 50.8 hectares and was flagged for a more detailed heritage impact assessment in the Sift Methodology (Place Services 2025) due to the number of listed buildings in close proximity.

Site description

The site comprises parts of two arable fields located on the northern edge of Tiptree, 2.5km south-east of Kelvedon. As the site consists of incomplete fields the majority of the site's borders are open field. The deviations from this are in the north-east where a copse of trees known as Eden Wood forms the border; the central southern section where the edge consists of mature hedgerows backing onto paddocks and the residential properties of Oak Road; and to the west where the site shares a border with the paddock surrounding Hill Farmhouse (NHLE1266749 / EHER MCC4420). Additionally, a Public Right of Way (PRoW, Messing Cum Inworth 10) crosses the site from north to south, just west of the centre at the junction of the two fields.

The site is on relatively flat terrain that slopes up from approximately 65m above Ordnance Datum (OD) in the north-west to around 68.3m OD in the north-east and 71m OD in the south. The underlying geology of the site is clay, silt and sand of the London Clay Formation. No superficial deposits are recorded for most of the site. However, the north-west includes overlying Glaciofluvial Deposits of sand and gravel (BGS 2025).

The view north across Windmill Green (EHER MCC9119) is recognised in the Tiptree Neighbourhood Plan (Tiptree Parish Council 2022, p. 48) as setting the village character on entry into Tiptree. This view looks north across the green in the direction of the site. However, the site is not visible due to existing buildings and trees.

Heritage assets within the site

No heritage assets have been identified within the site.

Heritage assets in the surrounding area

Designated heritage assets

A total of 28 designated heritage assets lie within the study area, including one scheduled monument and 27 listed buildings.

Scheduled monument

A single scheduled monument, Bowl barrow in Conyfield Wood, 570m NNE of Messing Park Farm (NHLE 1009447), lies 560m to the north-east of the site, within Conyfield Wood. This is separated from the site by the woodland in which it sits. It is unlikely to be affected by development within the site and has been scoped out of the assessment.

Listed buildings

A single Grade II* listed building, Messing Park (NHLE 1224649) is located 275m to the north-east of the site and an associated Grade II listed building Stable and Grooms House (NHLE 1266716) is located 235m to the north-east of the site. These assets are mostly screened from the site by Eden Wood and buildings associated with Messing Park Farm. However, there may be some limited partial views of the north-eastern tip of the site from these assets and accordingly they have been scoped into the assessment.

The closest listed building to the site is Pan in the wood (NHLE 1224971) which lies 70m to the south of the site. The listed building is separated from the site by agricultural land and a hedgerow and this planting limits visibility between the site and this asset. The listed building lies adjacent to a trackway that provides access to the site, due to this and its proximity to the site it has been scoped into the assessment.

Hill Farmhouse (NHLE1266749) lies 180m from the western edge of the site, separated from it by gardens, orchards and hedge and tree lined fields. The planting along the existing field boundaries provides some visual screening between the listed building and the site, but there may be some views from the farmhouse looking over the farmland within the site. Accordingly, this asset has been scoped into the assessment.

A cluster of three Grade II listed buildings are located at Elm Farm, 310m to the east of the site, these include Elm Farmhouse (NHLE 1266593), Stable to south of Elm Farmhouse (NHLE 1266570) and Barn to south of Elm Farmhouse (NHLE 1224969). These are separated from the site by the hedge and tree lined New Road and the agricultural land to the south-east of the site. While the hedge and tree planting in front of the farm is fairly dense there are views of the site through gaps in the hedgerow, and these will be particularly evident in winter months when vegetation is lower. These views will be visible from the farmhouse which looks directly across the road in the direction of the site. These assets have been scoped into the assessment.

A single Grade I listed building, the Parish Church of All Saints (Inworth) (NHLE 1224592) lies within the study area, 625m to the north-west of the site. This is separated from the site by its surrounding trees. It is unlikely to be affected by development within the site and has been scoped out from further assessment.

Elsewhere within the study area, and including within Inworth and Tiptree, there are a further 19 Grade II listed buildings which represent rural dwellings (NHLEs 1224587, 1224615, 1224626, 1224659, 1224660, 1224941, 1224942, 1224944, 1266571 and 1266591), a hall (NHLEs 1224616 and 1266750), public houses (NHLEs 1224628, 1224655 and 1224968), farmsteads (NHLEs 1224661, 1224936 and 1266747) and a tower mill (NHLE 1266589). These are separated from the site by either planting, existing development or topography. They are unlikely to receive setting effects from development within the site and have been scoped out from further assessment.

Non-designated heritage assets

Ancient Woodland

Three areas of ancient woodland, Perrys Wood (Ref.: 1116819), Pods Wood (Ref.: 1116914) and Inworth Wood (Ref.:1116820), are located within 350m of the site, to the south-west, east and north-west respectively. Although distance and some planting separate these areas of ancient woodland from the site, there is intervisibility between them and the site. As such they have been scoped in for further assessment.

Local List

A single monument on the local list, the road signpost at the junction of School Road and New Road in Messing (Ref.: DCC26152) is located 680m to the north of the site. This is separated from the site by distance and several fields with mature hedgerows. It is unlikely to be affected by development within the site and has been scoped out from further assessment.

Historic Environment Record

Heritage assets

A total of 54 non-designated heritage records have been identified within the study area.

The earliest of these are prehistoric finds including a Palaeolithic axe (EHER MCC8267) to the south-west of the site, five Neolithic axes (EHERs MCC6944, MCC6981, MCC6985, MCC8266 and MCC6950) recovered from unspecified locations within the Tiptree area, and prehistoric struck flints recovered to the north-east. In addition to these, two Bronze Age barrows (EHER MCC8269) have been identified within Conyfield Wood, alongside the scheduled barrow (NHLE 1009447).

Evidence of Romano-British activity within the study area is limited to a cremation (EHER MCC6943) found 220m to the north of the site and a pottery kiln (EHER MCC6974) 560m to the north-west. In addition to these Romano-British brick was used in the construction of the All Saints' Church, Inworth, to the north-west of the site.

The site was within an area between Messing and Heybridge that was recorded as heathland in a 13th-century census of land use (Tiptree Parish Council 2022, 10), By Chapman and Andre's 1777 Map of Essex, the site was part of the open landscape to the north of this heathland, and it formed part of the agricultural landscape surrounding Tiptree by the late 19th century. All Saints' Church at Inworth (EHER MCC6955 and MMCC6955-MCC6957) to the north-west of the site, had Anglo-Saxon origins. In addition to the settlement remains, late medieval pottery has been recovered to the north-west (EHER MCC6958, MCC6959) of the site.

An archaeological evaluation conducted on land immediately to the south-west of the site (ECC4854) identified medieval to modern activity with occasional intrusive prehistoric pottery and worked flint found within the later features.

The modern period is typified by World War II structures within or close to Tiptree, in the south of the study area. These include road barriers (EHER MCC5491), Spigot Mortar emplacements (EHERs MCC5492-MCC5494) and remains associated with Birch Airfield (EHER MCC4889). The majority of which have now been destroyed or removed.

As well as the dated evidence, areas of undated cropmarks of linear features have been identified to the west (EHER MCC6996) and south (EHER MCC6995of the site and uncertain features to the south-west (EHERs MCC6982 and MCC6986).

History and development of the allocation

The site is located on the southern edge of the Messing-cum-Inworth parish. The parish boundary with Tiptree forms the southern border of the site.

The Colchester Landscape Character Assessment indicates that the site lies within the Messing Wooded Farmland (Area F1). This area is predominantly an arable landscape on a broad ridge with blocks of woodland. It features a historic settlement pattern of dispersed small villages, farms and cottages with some modern

development on the northern edge of Tiptree, and some roadside ribbon development along some of the lanes. Historically, the area included the common rough pasture and wood-pasture of Tiptree Heath with a field pattern of piecemeal and 19th-century enclosure, much of which has been eroded by post-1950s boundary loss with remnants of original wood pasture surviving as ancient woodland. The local vernacular of the area is weatherboarding and brick (LUC 2024, pp. 366-371).

The site retains an open feel due to the low level of hedged boundaries within and around it. A public right of way (PRoW) runs through the site from north to south along an unnamed road. This is shown on the early OS maps as serving Stubbers Farm, to the north of the site.

The site is located within the Tiptree Heath Historic Landscape Character Area. This area comprises a ridge of higher ground situated between the Domsey Brook Valley and the Blackwater Estuary. Historically, it consisted of the common rough pasture and wood-pasture of Tiptree Heath. Enclosure of the heath began gradually during the late medieval period. Some areas of heath still survive, and where wood-pasture remains, it often exists as ancient woodland on top of the ridge. To the north-east of the site, the enclosed area surrounding the Grade II* listed building of Messing Park includes informal medieval parkland. Settlement in this region has been sparse and dispersed, consisting of isolated church and hall complexes, manors, farms, cottages, and small hamlets. The site lies within an area characterised by irregular enclosure from before the 18th century and enclosure from the 18th century or later, these areas of enclosure have been subject to post 1950s boundary (Bennett 2013).

Chapman and André's 1777 Map of Essex shows Tiptree Heath covering the area between Braxted to the north and Great Totham to the south. Bordering the heath were scattered farmsteads and areas of woodland. The site is located to the north of the heath. The site remained in agricultural use with a consistent pattern of enclosure between 1881 and 1946, after which the fields were amalgamated into the larger fields that currently occupy the site and the surrounding area.

In the latter half of the 20th century Tiptree expanded to its current size from its smaller post-medieval size. This extended denser areas of buildings to the southern boundary of the site.

Assessment of archaeological potential

Most of the site has been subject to limited previous ground disturbance and therefore has a general potential to contain as yet unidentified archaeological remains. The distribution of known archaeological material within the study area has been considered to give an indication of the type and period of archaeological remains that could be present.

The site is considered to have a low potential to contain prehistoric settlement activity, but may contain prehistoric finds similar to those recovered from the surrounding area. If present, such remains would be of low (local significance).

Evidence of Romano-British activity in the study area is limited, and the site is considered to have a low potential to contain Romano-British remains. Where these are identified, they are likely to be of low (local) significance and associated with local settlement and agricultural activity.

The site has been in agricultural use since the medieval period. As such, it has the potential to contain medieval, post-medieval and modern agricultural remains. Such remains, if present, would be of low (local) significance. The current parish boundary

lies along the western and southern boundaries of the site. However, this was created in 1934 with the recognition of Tiptree as an independent parish, with the historic parish boundary following Kelvedon Road to the west. There is a high potential for medieval, post-medieval and modern remains associated with the agricultural landscape to be encountered due to the continued rural nature of the area. Where these are found, they are likely to be of low (local) significance.

Previous activity on the site, including agricultural practices and planting will have disturbed or truncated buried archaeological remains in places, especially in the western part of the site. However, it is likely that archaeological remains will survive in less disturbed areas.

Statement of significance

This section assesses the significance of heritage assets that may be affected by the allocation and considers the contribution made by the site to that significance or the ability to appreciate it.

It focuses on the Grade II* listed building of Messing Park (NHLE 1224649) and the six closest Grade II listed buildings to the site:

- 'Pan in the Wood' (NHLE 1224971);
- Hill Farmhouse (NHLE 1266749);
- Stable and Grooms House (NHLE 1266716); and
- The three listed buildings at Elm Farm, Elm Farmhouse (NHLE 1266593), Stable to south of Elm Farmhouse (NHLE 1266570) and Barn to south of Elm Farmhouse (NHLE 1224969).

Messing Park (NHLE 1224649)

Messing Park is a Grade II* listed building located 275m to the north-east of the site. It is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. The building is an 18th-century house. It is shown on Chapman and André's 1777 map as Hill House and associated with Golding Griggs Esq. The historical OS mapping reveals it was known as Hill House until 1924 and Messing Park thereafter.

The parkland surrounding Messing Park originated as an area of informal medieval parkland. The estate associated with the house extended to the north and east, away from the site. The site forms part of the wider agricultural landscape to the south-west of the park and was associated with the surrounding farmsteads, including Hill Farm to the south-west, New Park Farm to the south and Parsonage Farm (EHER MCC9190) to the north. However, prior to 1895, the historical OS mapping indicates that Eden Wood (adjacent to the north-eastern part of the site) extended across the field to the north of the site. This woodland would have provided separation between the house and all but the north-eastern tip of the site. The locations of lodges associated with the estate indicate that the historical approaches to the house were from the south-east and north-west, while the building itself fronts to the north-east. Currently, the site is mostly screened from the house by Eden Wood and buildings associated with Messing Park Farm. There may be some limited intervisibility between Messing Park (house) and the eastern end of the site.

As a result of Messing Park having been within a wider agricultural estate that was made up of various estate farms and agricultural land that surrounded the park, the surviving presence of these farms and agricultural land allows the Park and House to

be understood as part of a wider agricultural estate. This landscape as a whole makes a low positive contribution to the setting of the listed building, with the site forming a part of this, while further agricultural land survives around the parkland and outside the site. With the limited intervisibility between the site and listed building, the site is not considered to make a significant contribution to this aspect of Messing Park's setting. As such, the site in its current form makes a **neutral** contribution to Messing Park.

Stable and Grooms House (NHLE 1266716) at Messing Park

The stable and grooms House is a Grade II listed building located 235m to the north-east of the site. It is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. It is an early 18th-century two story brick building with 20th century alterations. The former entrance to the stable yard is partially blocked. At the time of Chapman and André's 1777 Map of Essex, it formed part of the complex of buildings associated with Hill House (Messing Park). Its connection with the 18th-century Messing park (house) and surround parkland adds to its historic interest.

Historically, the stable and grooms house was within the parkland associated with Messing Park, land that extended to the north and east of the property. The site forms part of the wider agricultural landscape to the south-west of the park and is mostly screened from the stable and grooms house by Eden Wood and buildings associated with Messing Park Farm. There may be some limited intervisibility between Messing Park (house) and the eastern end of the site. However, this view is not considered to contribute to the setting or significance of the house. Overall, the site in its current form makes a **neutral** contribution to the stable and grooms house at Messing Park.

'Pan in the Wood' (NHLE 1224971)

Pan in the Wood is a Grade II listed building located 70m to the south of the site. It is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. The building is a timber-framed house built around 1700 recorded as part of a small group of roadside settlement to the north of Tiptree on the 1881 OS map.

The house originated in the early 18th century as part of dispersed rural settlement situated around Tiptree Heath. Twentieth century settlement expansion has amalgamated the house into the modern settlement of Tiptree eroding its original more isolated character. The agricultural land to the north-east of the house (including the site) is visible from the house and views taking in the house and this undeveloped area allow the house to be experienced to a degree within its original isolated rural context. This element of the houses setting has been eroded to the south by modern development, but still survives in views looking north-east. Overall, the site makes a **low positive** contribution to the setting of the listed building by helping to preserve its isolated rural context.

Hill Farmhouse (NHLE 1266749)

Hill Farmhouse is a Grade II listed building located 180m to the west of the site. It is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. The building is a late 17th-century farmhouse that incorporates remains of an earlier building. The Farm is shown on Chapman and André's 1777 Map of Essex as Hill House, while historical OS mapping indicates that it has been known as Hill Farm since at least 1881.

Historically, the site was part of the wider arable landscape that surrounded Hill Farm, and its current open and largely undeveloped nature preserve some of this character. While the listed building is separated from the site by gardens, orchards and agricultural land, it is visible through gaps in the tree and hedgerows. The topography of the area means that the site lies on higher ground overlooking the farmhouse. The site is considered to make a **low positive** contribution to the setting of the listed farmhouse allowing it to be understood as a farmhouse set within surrounding farmland.

Elm Farm

Elm Farmhouse (NHLE 1266593) is a is a Grade II listed building located 310m to the east of the site. It is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. It is a late 16th-century two storey timber-framed farmhouse.

Stable to south of Elm Farmhouse (NHLE 1266570) is a Grade II listed building located 310m to the east of the site. It is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. It is a 17th-century granary that was converted into a stable and for general use during the 19th-century.

Barn to south of Elm Farmhouse (NHLE 1224969) is a Grade II listed building located 310m to the east of the site. It is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. It is a timber-framed barn that was built in two stages during the late 17th and late 18th centuries.

The relationship between these three listed buildings, contributes to their historic interest by preserving the historic layout of Elm Farm, and allowing the buildings to be understood as part of a historic farmstead. Views from the farm building looking out across New Road into the site take in the agricultural landscape within and adjacent to the site. These views allow the farm buildings to be appreciated within their original agricultural context and make a **low positive** contribution to the setting of these buildings.

Ancient woodland

Three areas of ancient woodland —Perrys Wood (Ref.: 1116819), Pods Wood (Ref.: 1116914) and Inworth Wood (Ref.:1116820)—are located to the north, west and east of the site. These are considered to be of **low** significance as a result of the historic and archaeological interest inherent in their use as resource bases and as surviving elements of the historical landscape. They also hold the potential for the preservation of earlier remains and evidence of medieval and post-medieval woodland activities. These areas of woodland form part of the historical character of the area, with woodland forming a component of the Messing Wooded Farmland and Tiptree Heath character areas. They form part of the backdrop of the area with additional areas of woodland also contributing to this. However, this landscape has changed since the early post-medieval landscape with the loss of the heathland to agricultural land and the spread of settlement to the south.

The site forms part of this later agricultural landscape and is separated from the woodland by distance and partial screening. Overall, the site makes a **neutral** contribution to the setting of the ancient woodland, helping to maintain their rural setting.

Impact assessment

The Oak Road allocation would include up to 600 residential units. The construction of these units could result in direct effects upon any previously unidentified archaeological remains within the site and indirect effects upon the surrounding designated heritage assets. Indirect effects could arise from the development itself and/ or increased construction noise and traffic associated with the development.

Listed buildings

Development within the site would result in a loss of agricultural land and would introduce 600 new residential units into the site. Historically, settlement in this area has been dispersed with small clusters of buildings focused upon the historic farmstead, with agricultural land preserving the gaps between these. While the development of Tiptree has already denuded this character to the south of the site, the dispersed settlement to the north, towards Inworth and Messing retains this dispersed character.

This could adversely affect the setting of the listed buildings that form part of this dispersed settlement. Depending on the design and layout of the development, it could result in the introduction of modern development into views from Messing Park (NHLE 1224649) and Stable and Grooms House (NHLE 1266716)—particularly in the north-east of the site—as well as into views from Hill Farmhouse (NHLE 1266749), Elm Farmhouse (NHLE 1266593), Stable to south of Elm Farmhouse (NHLE 1266570) and Barn to south of Elm Farmhouse (NHLE 1224969).

Depending on the design and layout of the development the loss of this historic settlement pattern combined with the introduction of new development into views could result in the loss of the agricultural setting of buildings associated with the farmsteads of the area, such as Hill Farmhouse (NHLE 1266749), Elm Farmhouse (NHLE 1266593), Stable to south of Elm Farmhouse (NHLE 1266570) and Barn to south of Elm Farmhouse (NHLE 1224969).

The introduction of new development into the site, depending upon its design and layout, could result in the further amalgamation of 'Pan in the Wood' (NHLE 1224971) into Tiptree and the erosion of its original isolated rural character.

Increased traffic noise and construction activity would also adversely affect the rural setting of these listed buildings. Any impacts arising from construction activity are likely to be temporary in nature.

Ancient woodland

The historic landscape pattern is relatively well preserved in this area with surviving areas of ancient woodland, including Perrys Wood (Ref.: 1116819), Pods Wood (Ref.: 1116914) and Inworth Wood (Ref.:1116820). Depending on the design and layout of the development, the loss of this historic landscape combined with the introduction of new development into views from the ancient woodland could result in significant adverse visual impacts.

Previously Unidentified Archaeological Remains

Development on the site would require intrusive groundworks associated with the excavation of building foundations, service utilities, infrastructure and roads, as well as potentially for landscaping. These activities would disturb or truncate any previously unidentified archaeological remains within the site. In addition to these, disturbance to the ground and underlying archaeological deposits may be caused by vehicle movements across the site and the storage of materials through compaction,

vibration and rutting, depending on the ground conditions. These impacts would be permanent and irreversible.

Recommendations

A series of mitigation and enhancement measures have been identified that will help to reduce the impacts of the development:

Design recommendations

- Maintain planting around the site's perimeter to preserve the green backdrop in views from the listed buildings and surrounding areas of dispersed settlement.
- Break up large blocks of development with planting and green spaces wherever possible. The layout should reflect the area's dispersed settlement pattern, avoiding dense or uniform arrangements.
- Ensure building scale and materials are appropriate to the rural setting and respond sensitively to the character of nearby heritage assets.
- Retain green space at the eastern end of the site to prevent new development from intruding into views from Messing Park and to provide a buffer adjacent to Elm Farm. Existing planting along the road edge near Elm Farm should also be preserved.
- Preserve planting along the western site boundary adjacent to Hill Farmhouse to help screen views of the new development.
- Retain a buffer of green space at the south of the site near Pan in the Wood to help maintain a sense of separation from surrounding development and preserve the area's rural character.
- Locate site access away from listed buildings to minimise traffic and visual intrusion near heritage assets.
- Preserve the Parish Boundary within the development.

Further work

- Undertake a desk-based assessment.
- Conduct a geophysical survey:

  This will help to assess the extent of any archaeological remains present on the site.
- Conduct archaeological trial trenching and recording:

  This will help assess the nature, extent, and significance of any archaeological remains present on-site.
- Develop a mitigation strategy:

  The results of archaeological evaluation should guide the design and layout of the development to reduce or avoid impacts.
- Ensure public dissemination of findings:

  Any archaeological discoveries should be made publicly available to enhance understanding and significance.

Conclusion and summary

The site is located on the northern edge of Tiptree, at the southern boundary of Messing-cum-Inworth parish. Development within the site as part of the allocation has the potential to significantly alter the historic settlement pattern to the north of Tiptree and could adversely affect the setting of seven listed buildings Messing Park (NHLE 1224649), Pan in the wood (NHLE 1224971), Hill Farmhouse (NHLE 1266749), Elm Farmhouse (NHLE 1266593), Stable to south of Elm Farmhouse (NHLE 1266570), Barn to south of Elm Farmhouse (NHLE 1224969) and Stable and Grooms House (NHLE 1266716). It is anticipated that impacts upon the setting of listed buildings could be reduced through design measures, such as those outlined above.

The entire site is considered to have potential to contain archaeological remains, both those associated with the late medieval to modern features identified to the west (EHER ECC4854) and other, currently unknown, features. Groundworks associated with development would directly affect any such remains. Adverse impacts could be reduced through a programme of archaeological evaluation and recording, in line with industry standards, to determine the presence, extent and significance of any remains. This information should be used to inform a mitigation strategy aimed at reducing or offsetting archaeological impacts, and the results should be made publicly available to enhance the significance of any identified remains.

Suitability for Allocation

Potentially suitable with mitigation

Heritage and archaeological issues have been identified for this allocation. It is anticipated that the impacts upon the surrounding listed buildings and archaeological remains could be addressed through appropriate design, layout, and policy measures and further archaeological investigation.

The following recommendations have been made to reduce the heritage impacts resulting from the allocation. To preserve the contribution made by the site to the agricultural and rural setting of the area, planting around the site's perimeter should be maintained, the layout of development should reflect the area's dispersed settlement pattern with large blocks of development broken up with green space and planting, areas of green space should be retained in the east and south of the site, consideration should be given to ensure building scales and character reflects the nearby heritage assets, site access should be located away from listed buildings, and the parish boundary should be preserved.

A desk-based assessment and geophysical survey are recommended to fully characterise the archaeological potential of the site and inform subsequent archaeological trial trenching. The results of the desk-based assessment, geophysical survey and trial trenching will be used to inform the need for and nature of any subsequent archaeological mitigation (if required).

Gazetteer

Table PP19.2: Gazetteer of heritage assets within 1km of site allocation PP19

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC6947	1009447	Bowl barrow in Conyfield Wood, 570m NNE of Messing Park Farm	SM	Prehistoric	589659	218250
MCC4419	1224592	Parish Church of All Saints (Inworth)	I LB	Late medieval	587929	217852

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC4433	1224649	Messing Park	II* LB	Post-medieval	589393	218026
MCC4422	1224616	Inworth Hall	II LB	Post-medieval	587836	218215
MCC4455	1224661	Churchman's Farmhouse	II LB	Late medieval	587979	217953
-	1266750	Gates and Gatepiers to Inworth Hall	II LB	Post-medieval	587982	218221
MCC4558	1224936	Theobalds Farmhouse	II LB	Post-medieval	588000	217097
MCC4421	1224615	Thatched Cottage	II LB	Post-medieval	588009	218083
MCC4437	1224626	1-6, The Street	II LB	Post-medieval	588010	217938
MCC4412	1224587	Harborough Cottage	II LB	Late medieval	588011	217715
MCC4439	1224655	Weatherboarded Outbuildings to Prince of Wales Public House	II LB	Post-medieval	588021	217977
MCC4438	1224628	Prince of Wales Public House	II LB	Post-medieval	588023	217977
MCC4440	1224659	Well Cottage	II LB	Post-medieval	588038	218006
MCC4454	1224660	Hill House	II LB	Post-medieval	588044	217887
MCC4420	1266749	Hill Farmhouse	II LB	Post-medieval	588315	217409
MCC4417	1266747	Parsonage Farmhouse	II LB	Post-medieval	588912	218600
MCC4578	1224971	'Pan in the Wood'	II LB	Post-medieval	589018	217255
MCC4563	1266591	York House	II LB	Post-medieval	589164	216817
MCC4566	1224942	Oak Cottage	II LB	Post-medieval	589191	216391
MCC4564	1224941	Myrtle Cottage	II LB	Post-medieval	589195	216467
MCC4434	1266716	Stable and Grooms House	II LB	Post-medieval	589347	217990
MCC4577	1266571	Milldene	II LB	Post-medieval	589350	216508
MCC4571	1224944	Tiptree Cottage	II LB	Post-medieval	589384	217002
-	1266589	Windmill	II LB	Post-medieval	589409	216625
MCC4572	1224968	Maypole Public House	II LB	Post-medieval	589479	217296
MCC4573	1266593	Elm Farmhouse	II LB	Post-medieval	589511	217463
MCC4574	1224969	Barn To South of Elm Farmhouse	II LB	Post-medieval	589522	217481
MCC4575	1266570	Stable To South of Elm Farmhouse	II LB	Post-medieval	589551	217467
1116820	-	Inworth Wood	AW	-	588308	217974
1116819	-	Perrys Wood	AW	-	588334	217159
1116914	-	Pods Wood	AW	-	590423	217484
DCC26143	-	Road signpost at junction of School Road and New Road, Messing	LL	Modern	589434	218442
MCC6944	-	Inworth	FS	Prehistoric	587999	217000
MCC8266	-	Tiptree-Hill Wood	FS	Prehistoric	588299	216800
MCC8267	-	Tiptree-Grange Road-Water Pumping Station	FS	Prehistoric	588600	216800
MCC5696	-	Parsonage Farm	MON	Prehistoric	588703	218067
MCC4896	-	Pudding- Stone quern from Tiptree	FS	Prehistoric	589238	216335

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC6981	-	Vicinity of Tiptree	FS	Prehistoric	589250	217119
MCC6950	-	Thurstable School	FS	Prehistoric	589450	217000
MCC6970	-	Vicinity of Tiptree	FS	Prehistoric	589499	216499
MCC6985	-	North end of Tiptree	FS	Prehistoric	589499	217299
MCC8269	-	Messing-Conyfield Wood	MON	Prehistoric	589660	218260
MCC6948	-	Conyfield Wood	FS	Prehistoric	589670	218249
MCC6954	-	All Saints' Church, Inworth	FS	Romano-British	587940	217829
MCC6974	-	Inworth	MON	Romano-British	588292	218110
MCC6943	-	Messing	MON	Romano-British	589000	217999
MCC6955	-	All Saints' Church, Inworth	MON	Early medieval	587926	217843
MCC6968	-	Inworth Hall	MON	Late medieval	587838	218176
MCC6959	-	Inworth Rectory	FS	Late medieval	587878	217824
MCC6956	-	All Saint's Church, Inworth	MON	Late medieval	587925	217850
MCC6958	-	Medieval finds in All Saints' Churchyard, Inworth	FS	Late medieval	587940	217829
MCC10032	-	Churchyard of All Saints' Church, Inworth	MON	Late medieval	587941	217855
MCC6991	-	Windmill Hill	BLD	Late medieval	588194	216605
MCC6992	-	Windmill Hill	MON	Late medieval	588285	216574
MCC6975	-	Near Windmill Hill	FS	Late medieval	588299	216699
MCC6988	-	West of Tiptree	MON	Late medieval	588577	216219
MCC5700	-	Harborough Hall Farm	MON	Late medieval	590167	218326
MCC6957	-	All Saints' Church, Inworth	MON	Post-medieval	587925	217850
MCC4423	-	Gates and gate piers to Inworth Hall, Kelveden Road, Inworth	GRP	Post-medieval	587985	218208
MCC5261	-	Boundary post, Vine Road, Tiptree	MON	Post-medieval	589029	216609
MCC5248	-	Windmill (demolished) known as the Post mill	MON	Post-medieval	589339	216573
MCC5246	-	Kelvedon-Tiptree-Tollesbury Light Railway	IND	Post-medieval	592160	214112
MCC4085	-	Waterworks Cottages, Tiptree	IND	Modern	588386	216781
MCC4882	-	Tiptree Pumping Station	IND	Modern	588471	216774
MCC5208	-	Tiptree Water Tower, Kelvedon Road, Tiptree	IND	Modern	588645	217149
MCC5492	-	WWII Spigot Mortar Emplacement (destroyed), Vine Road, Tiptree	MON	Modern	589019	216720
MCC5491	-	WWII Road Barrier (destroyed), Maypole Road/Kelvedon Road, Tiptree	MON	Modern	589279	216730
MCC5493	-	WWII Spigot Mortar Emplacement (destroyed), Milldene, Tiptree	MON	Modern	589340	216510
MCC5494	-	WWII Spigot Mortar Emplacement (destroyed) at rear of the windmill, Tiptree	MON	Modern	589409	216620

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC5559	-	Signpost at School Road & New Road, Messing	MON	Modern	589434	218442
MCC4889	-	Birch WWII Airfield Dispersed Site No. 8, Messing-cum-Inworth	MON	Modern	590437	218145
MCC6996	-	South of Inworth	MON	Undated	587777	217604
MCC9185	-	Churchman's Farm, Messing-cum-Inworth	MON	Undated	587961	217945
MCC9184	-	New Barn, Messing-cum-Inworth	MON	Undated	587975	217254
MCC9181	-	Theobald's Farm, Tiptree	MON	Undated	587991	217103
MCC6982	-	Near Windmill Hill	MON	Undated	588170	216605
MCC9177	-	Windmill Hill Farm, Tiptree (Demolished)	MON	Undated	588195	216686
MCC6986	-	Windmill Hill	MON	Undated	588210	216476
MCC5550	-	A Geophysical Survey on land at Bouchiers Hall Farm between Messing and Inworth	MON	Undated	588300	218312
MCC9183	-	Hill Farm, Kelveden Road, Messing-cum-Inworth	MON	Undated	588334	217417
MCC9190	-	Parsonage Farm, Messing-cum-Inworth	MON	Undated	588888	218616
MCC6995	-	West of Tiptree	MON	Undated	588899	216081
MCC9119	-	Windmill Green	MON	Undated	589227	216810
MCC9180	-	Elms Farm, Tiptree	MON	Undated	589516	217469
MCC9179	-	New Park Farm, Tiptree	MON	Undated	589579	217090
MCC6947	-	Conyfield Wood	MON	Undated	589663	218255

References

Bennett, A., 2013, *The Essex Historic Landscape Characterisation Project*, Essex County Council and English Heritage, available from: https://archaeologydataservice.ac.uk/archives/view/essex_hlc_2013/ (accessed 16 September 2025)

British Geological Survey (BGS 2025), *Geology Viewer*, available from: https://geologyviewer.bgs.ac.uk/ (accessed 23 September 2025)

LUC, 2024, *Colchester Landscape Character Assessment*, LUC

Place Services, 2025, *Heritage Impact Assessment Sift Methodology*, Place Services

Tiptree Parish Council, 2022, *Tiptree Neighbourhood Plan 2022 - 2033*

LOCAL PLAN SITE ALLOCATION PP26

Detailed Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP26

Introduction

Site PP26 (Land North of Boxted Straight Road, Boxted Cross) is identified in the emerging Local Plan as a potential allocation for residential development of up to 150 dwellings within the parish of Boxted. The site covers approximately 6.1 hectares and was flagged for a more detailed heritage impact assessment in the Sift Methodology (Place Services 2025) due to the number of listed buildings and historical buildings within the study area.

Site description

The site comprises a sub-rectangular agricultural field located on an area of high land overlooking the valley to the north. It lies on the western edge of Boxted Cross, approximately 3.2km to the north of Colchester. It is bounded to the south and east by residential development and Boxted Straight Road, the west by woodland and the north by woodland and further agricultural land. The site is enclosed predominantly by established hedgerows, except at the north-east corner, where it is open to further agricultural land. A public right of way (PRoW) runs alongside the western boundary of the site.

The site lies on relatively flat terrain, gently rising from approximately 45.9m above Ordnance Datum (OD) in the north-east to around 49m OD in the west. The underlying bedrock geology consists of clay, silt and sand of the Thames Group. Overlying this are superficial deposits of Kesgrave Catchment Subgroup sediments in the north and Cover Sand sediments in the south (BGS 2025).

Heritage assets within the site

A single heritage asset, the former area of Boxted Heath (EHER MCC9149) extends south from the southern edge of the site.

Heritage assets in the surrounding area

Designated heritage assets

Conservation area

The Boxted Conservation Area (Ref.: DEX22980) lies approximately 670m to the north of the site. This covers the area of historical settlement at Old Boxted and includes seven listed buildings. Where important views have been identified in association with the conservation area, they are focused to the east and west of its area and do not look towards the site. The conservation area is visible in distant views looking across the site from Boxted Straight Road, however return views are screened at ground level by the hedgerows along Church Road. The conservation area has been scoped into the assessment due to its intervisibility with site.

Scheduled monument

The scheduled henge, 70m north-east of Cross Cottages (NHLE 1019078) lies approximately 535m to the north-east of the site. The scheduled monument relates to the buried remains of a Neolithic Henge and is separated from the site by existing

development and planting. As such, it is not expected to receive setting effects from new development within the site and has been scoped out from further assessment.

Listed buildings

A total of 45 listed buildings have been identified within the study area, comprising two Grade I and 43 Grade II listed buildings.

The Grade I listed Church of St Peter (NHLE 1238709) lies within Boxted Conservation area approximately 780m to the north-west of the site. The topography of the area, and gaps in the surrounding planting, mean that there is some intervisibility along Church Lane between the church and the site, and this property has been scoped in for further assessment.

Parsonage Farmhouse (NHLE 1274044), Boxted Vicarage (NHLE 1238710) and Cheshunts Cottage (NHLE 1274046) are also located within the Boxted Conservation area and are visible in distant views looking across the site from Boxted Straight Road. While ground level views from Parsonage Farmhouse and Boxted Vicarage looking towards the site are blocked by planting along Church Road, there are return views from Cheshunts Cottage, looking across the valley towards the site and Boxted Cross. Due to the limited intervisibility between these assets and the site they have been scoped into the assessment.

A cluster of four Grade II listed buildings are located a short distance to the south of the site. These include Wheelwrights House (NHLE 1274105), 15m to the south of the site, with a further three Medlars (NHLE 1238578), Holly Cottage (NHLE 1238548) and Former Box Cottage (NHLE 1274103) 65m to the south. Wheelwrights House is directly across the road from the site and there are clear views from this listed building looking across the site. The remaining three Grade II listed buildings appear to be screened from the site by the surrounding planting, there may however be some limited views looking from these assets into the south-western part of the site. These assets have been scoped in for further assessment.

Two further Grade II listed buildings Hill House (NHLE 1274131) and Garden wall to east of Hill House (NHLE 1238547) are located 95m to the east of the site. These assets are separated from the site by a large garden, and the boundary between the garden and these assets is treelined. There may be partial views from the listed buildings into the site through the tree line. These assets have been scoped in for further assessment.

The Grade II listed Pond House (NHLE 1238705) has also been scoped into the assessment. It is situated to the north-east of the site and separated from it by agricultural land, however the house is visible in distance views looking across the site from Boxted Straight Road and is thus likely to share some intervisibility with the site.

The Grade I listed building Songers (NHLE 1238602) lies approximately 330m to the south-east of the site. This is separated from the site by planting and existing development and has been scoped out from further assessment.

The remaining Grade II listed buildings, associated with the dispersed settlement and agrarian use of the area, are separated from the site by either distance, topography, existing development or planting. They are unlikely to receive setting effects from new development within the site and have been scoped out from further assessment.

Non-designated heritage assets

Ancient Woodland

A single area of ancient and semi-natural woodland—Ash Wood (Ref.: 1117070)—lies 990m to the north-east of the site. This contributes to the rural character of the wider landscape and forms part of the woodland backdrop that surrounds the site. However, it is separated from the site by distance, topography, and intervening vegetation. As such, it is unlikely to experience setting effects and has been scoped out of further assessment.

Protected Lane

A single protected lane, Cage Lane (Ref.: COLLANE20) lies within the study area, 280m to the south-east of the site. It is a narrow lane that links at both ends to Boxted Straight Road (via Chapel Road in the south) with only smaller tracks extending off. It provides access to a small number of properties along its route. It is separated from the site by residential development and does not connect directly to it. As such, is unlikely to receive setting effects from potential development within the site and has been scoped out from further assessment.

Local List

Two monuments on the local list, Boxted Methodist Church, Chapel Road, Boxted (Ref.: DCC26067) and Methodist School Room, Chapel Road, Boxted (Ref.: DCC26100), are located within the study area. These are both located in Boxted, approximately 870m to the south of the site. They are separated from the site by distance and residential development. As such, they are unlikely to receive setting effects from potential new development within the site and have been scoped out from further assessment.

Historic Environment Record

Heritage assets

In addition to the northern end of Boxted Heath (EHER MCC9149) which extends onto the site, a further 34 non-designated heritage assets have been recorded within the study area.

The earliest of these relate to a Palaeolithic axe (EHER MCC9049) recovered 330m to the south-west of the site alongside two other prehistoric axes (EHERs MCC9048 and MCC9051). Other than findspots and the scheduled Neolithic henge, prehistoric activity recorded within the study area is limited to remains of features associated with probable Iron Age field systems (EHER MCC10398) that have been identified as cropmarks and through archaeological investigations (Orr 2002 and Pooley 2017) in the area immediately to the east of the site. Recorded Romano-British activity within the study area is also scarce and limited to ditches associated with field systems (EHER MCC10116) in the area immediately to the east of the site, as well as findspots to the north (EHER MCC7188) and south-west (EHER MCC7185) of the site.

The agricultural nature of the area is reflected in the recorded medieval and post-medieval activity in the study area which includes the moated site at Rivers Hall (EHER MCC9057) to the north-east of the site and the churchyard (EHER MCC10042) to the north-west, the timber frame of the public house (EHER MCC8594) to the south of the site and the site of the workhouse (EHER MCC9313) and mill (EHER MCC5688) to the south-west. During these periods the site appears to have been in use agricultural land associated with the settlement of Boxted Cross, with the south of the site used as heath and later as agricultural land.

Settlement continued to expand at Boxted and Boxted Cross through the modern period, and World War II saw an ammunition shelter (EHER MCC5477) and Spigot Mortar emplacement (EHER MCC5476) constructed to the south of the site.

In addition to dated evidence, several undated features have been recorded across the study area. These include the cropmarks of part of a curvilinear enclosure (EHER MCC8751) to the immediate west of the site, as well as cropmarks of linear features, former field boundaries, ring-ditches, a possible henge and pits to the north-west (EHER MCC7232), north-east (EHERs MCC9100 and MCC9101), east (EHERs MCC6939, MCC9097 and MCC9096), south (EHERs MCC9106 and MCC4821), south-east (EHERs MCC4824, MCC8747, MCC9099 and MCC10206) and west (EHER MCC7229) of the site.

History and development of the allocation

The landscape of the area is characterised by attractive valleys and woodland (Boxted Parish Council 2016, p. 18). The study area straddles the boundary between the Stour River Valley Slopes (Area A7) and Great Horkesley Farmland Plateau (Area B6) Landscape Character Areas (LUC 2024), with the site within Area B6. Both of these historically comprised areas of dispersed small villages, hamlets and farmsteads that now includes some modern development on settlement edges and ribbon development along the roads (LUC 2024, pp. 135 and 217).

The field pattern of Area A7 was historically made up of pre-18th-century field systems and 18th-century or later enclosures. These older field systems have largely been lost in the modern period by field amalgamation. (Bennett 2013; LUC 2024, p. 138). Area B6 was historically an area characterised by large tracts of heathland used for rough pasture that were enclosed in the early 19th century. This has resulted in a pattern of regular field boundaries that still reflects the 18th-19th-century enclosure and has straight or angular roads that survive today amongst the largely arable landscape (LUC 2024, p. 220).

This site is located within the Boxted Heath Historic Landscape Character Area. This comprises a ridge of higher ground that historically included large areas of heathland that frame Colchester. It is now characterised by a mixture of 18th-century and later enclosure, pre 18th-century irregular fields and later enclosure by agreement. Within this, the site comprises an area of 18th-19th-century enclosure with former areas of heathland (Bennett 2013).

The site has remained as open or agricultural land since the late medieval period. The Chapman and André 1777 Map of Essex shows the site on the high ground overlooking the river valley to the north, with Boxted Heath extending south from the southern part of the site. Dispersed settlement lines the edges of the heath on this map and a cluster of buildings are shown to the south-west of the site. These may correspond to The Wheelwrights House (NHLE 1274105), Medlars (NHLE 1238578), Holly Cottage (NHLE 1238548) and Former Box Cottage (NHLE 1274103), as well as Hill House (NHLE 1274131) to the east. Boxted Straight Road, along the southern boundary of the site, was established by this time. Further historical properties marked on this map include the Church of St Peter (NHLE 1238709), Pond House (NHLE 1238705) and Boxted Hall (NHLE 1238611) to the north of the site and Rivers Hall (NHLE 1238777) to the north-east.

The 1880 Ordnance Survey (OS) map shows the site as within two open fields divided by a track and with the current boundaries already established. The site subsequently remained as agricultural land, although the OS mapping from 1958 to 1967 indicate

that it was used as an orchard, with an additional north-west to south-east aligned boundary extending across the site.

By 1985 the aerial imagery indicates that the site was no longer tree covered, with subsequent aerial imagery showing its continued agricultural usage as a single field. By 2000, the area to the east of the site was in use as an industrial estate, although this had been demolished by 2009 prior to being developed into housing. Satellite imagery dating to 2005, 2007, 2018 and 2015, show a series of linear and curvilinear cropmarks across the site. These may relate to the prehistoric and Romano-British field systems identified to the east.

Boxted Cross appears to have originated as a dispersed roadside settlement in the post-medieval period. However, in modern times there has been settlement infill along Boxted Straight Road, and several small housing estates have been constructed increasing the density of the settlement and eroding the historic settlement pattern in this area.

Assessment of archaeological potential

The site has been subject to limited previous ground disturbance and therefore has a general potential to contain as yet unidentified archaeological remains. Archaeological evaluation would be required to confirm the nature and significance of any remains present. The distribution of known archaeological material within the study area has been considered to give an indication of the type and period of archaeological remains that could be present.

Evidence of prehistoric activity within the study area includes prehistoric field-systems to the immediate east of the site and a Neolithic henge further to the east. Elsewhere within the study area prehistoric remains are limited to findspots. The site is considered to have a high potential to contain prehistoric remains similar to the field systems found to the east. Such remains are likely to be of low (local) significance. There is also a low potential for settlement activity associated with the field system to the east of the site to be encountered. Where these are encountered, they are likely to be of low (local) or medium (regional) significance.

Romano-British field systems have also been recorded to the east of the site and may continue into it. There is therefore a high potential for agricultural remains of this period to be present within the site. Such remains are likely to be of **low** (local) significance. There is also a low potential for settlement activity associated with the field system to the east of the site to be encountered. Where these are encountered, they are likely to be of low (local) or medium (regional) significance.

There is a low potential for remains of early medieval date to be identified within the site due to their absence within recorded remains within the study area. However, there is a high potential for late medieval, post-medieval and modern remains associated with the site's agricultural use in these periods. Where these are found, they are likely to be of low (local) significance.

Previous activity on the site, including agricultural practices and planting, will have had a limited impact upon the survival of buried archaeological remains across the site. Archaeological remains are likely to survive below the depth of disturbance associated with ploughing.

Statement of significance

This section assesses the significance of heritage assets that may be affected by the allocation and considers the contribution made by the site to that significance or the ability to appreciate it. It focuses on:

- The Boxted conservation area, which contains the Grade I listed Church of St Peter (NHLE 1238709) and the Grade II listed Parsonage Farmhouse (NHLE 1274044), Boxted Vicarage (NHLE 1238710) and Cheshunts Cottage (NHLE 1274046). The remaining listed buildings in the conservation area were scoped out.
- The Grade II listed Wheelwrights House (NHLE 1274105) directly across the road from the site.
- The three Grade II listed buildings Medlars (NHLE 1238578), Holly Cottage (NHLE 1238548), Former Box Cottage (NHLE 1274103) to the south of the site
- Hill House (NHLE 1274131) and Garden wall to east of Hill House (NHLE 1238547) to the east of the site.
- Pond House (NHLE 1238705) located some distance to the north-east of the site.
- Boxted Heath (EHER MCC9149) a non-designated heritage asset located partially within the site.

The remaining heritage assets identified in the study area have been scoped out from further assessment as they are unlikely to be affected by the proposed allocation.

Boxted Conservation Area

Boxted Conservation Area lies 700m to the north of the site. This covers the historic settlement of Boxted and contains six Grade II listed buildings, and the Grade I listed Church of St Peters. It is considered to be of **Medium** significance because of the historic and architectural interest inherent in the built form and surviving historic fabric of the historic buildings within the settlement. The spatial and visual relationship between these buildings preserves the historic layout of the settlement and adds to the historic interest of the conservation area.

The site is currently agricultural land on the edge of Boxted Cross, on the opposite side of the valley to the conservation area. It forms part of the wider agricultural landscape in which the settlement was established. The site remains visible from the conservation area due to the topography of the area. The site forms a small part of the agricultural landscape surrounding the conservation area and due to its distance from the site, in its current form it makes a **neutral** contribution to its setting.

Church of St Peter (NHLE 1238709)

Church of St Peter is a Grade I listed building which is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. The building is a mid-12th-century and later stone and brick building that incorporates much of the original timber in its tower. It incorporates possible re-used Romano-British red brick within its structure. This serves as the parish church of Boxted.

The site is currently agricultural land on the edge of Boxted Cross, on the opposite side of the valley to the church. It forms part of the wider agricultural landscape in which the church was established. Although it is partially screened by the surrounding trees and planting, the site remains visible from the area of the church

due to the topography of the area. The agricultural land within the makes a **neutral** contribution to the setting of the church.

The church tower was constructed to be a visually prominent feature, with views of the church tower possible on the approach to Boxted Conservation Area from the west. Long range views of the tower would make a **low positive** contribution to the setting of the church by illustrating this facet of its design. The church tower is screened from view from Boxted Straight Road, adjacent to the southern boundary of the site, by the intervening trees, but are possible from Carters Hill to the north-east of the site,

Other listed buildings within Boxted Conservation Area

Parsonage Farmhouse (NHLE 1274044) is a Grade II listed building which is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. The building is a 17th-century timber-framed house historically associated with Parsonage Farm and within the Boxted Conservation Area. The buildings historic association with Parsonage Farm, and its relationship with any surviving farm buildings contributes to the historic interest of the building, allowing its former use as a farmhouse to be better understood.

The site is currently agricultural land on the edge of Boxted Cross, on the opposite side of the valley to Parsonage Farmhouse, despite this distance it forms part of the wider agricultural landscape with which the farmhouse was associated. Although the site is separated from the farmhouse by distance and planting, the topography of the area means that there is some intervisibility across the valley between and above the intervening trees and hedgerows The current boundaries of the site conform to boundaries shown on the historical mapping, helping to preserve the original fieldscape to the south of the farm. Overall, the agricultural landscape to the south of the farmhouse (of which the site forms a small part) makes a **low positive** contribution to the setting of the listed building by allowing this former farm building to be experienced within the is historic agricultural context.

Boxted Vicarage (NHLE 1238710) is a Grade II listed building which is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. The building is an 18th and 19th-century two storey gault brick building whose name suggests an association with the Church of St Peter (NHLE 1238709) to its north-west. The vicarage is recorded on the historical mapping from at least the 1880 OS map.

Cheshunts Cottage is a Grade II listed building which is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. The building is a timber-framed cottage that was built around 1700. It is marked on the historical mapping from at least the 1880 OS map with trees marked along the Church Street to its south.

The site is currently agricultural land on the edge of Boxted Cross, on the opposite side of the valley to the property. It forms part of the wider agricultural landscape in which the Boxted Vicarage and Cheshunts Cottage were established, with some intervisibility possible between the properties and the site through and above the existing planting due to the topography of the area. The site in its current form makes a **neutral** contribution to the setting of these properties as it forms a small part of the rural landscape surrounding them but does not contribute to their key heritage interests (significance) or the ability to appreciate them.

The Wheelwrights House (NHLE 1274105)

The Wheelwrights House is a Grade II listed building which is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. The building is an 18th-century two storey red brick house. It potentially relates to one of the buildings depicted on the Chapman and André 1777 Map of Essex at the northern end of Boxted Heath. The house appears to have developed as part of the dispersed settlement that grew up alongside the heath in the 18th century. There is a high level of intervisibility between the site and the listed building.

The site is open land that contains an area that was formerly the northern tip of Boxted Heath. The Chapman and André map shows that historically there were houses within the site across the heath from Wheelwrights House. The undeveloped character of the site particularly along its south-west boundary partially preserves the former open character of the heath, although the layout of the heath is no longer appreciable in the current landscape. This makes a **neutral to low positive** contribution to the setting of the asset.

Medlars (NHLE 1238578), Holly Cottage (NHLE 1238548) and Former Box Cottage (NHLE 1274103)

Medlars is a Grade II listed building which is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. The building is an 18th-century red brick house with later additions.

Holly Cottage is a Grade II listed building which is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. The building is a 17th-century timber-framed cottage.

Former Box Cottage is a Grade II listed building which is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. The building is a 17th-century timber-framed cottage.

These buildings potentially relate to buildings depicted on the Chapman and André 1777 Map of Essex at the northern end of Boxted Heath and formed part of the dispersed heath side settlement that grew up alongside the heath in the 18th century.

The site is currently agricultural land on the edge of Boxted Cross, 75-90m to the north of, and on the same side of Boxted Straight Road as these three properties. The eastern edge of the site was formerly part of Boxted Heath, although the alignment of the heath is no longer visible in the landscape today. The rest of the site was historically agricultural land, with some dispersed settlement on either side of the heath. In the modern landscape the relationship between the listed buildings and the former heath is no longer appreciable and the site is screened from the listed building by the dense planting and trees surrounding the building. The site in its current form makes a **neutral** contribution to the setting of these properties.

Hill House (NHLE 1274131)

Hill House is a Grade II listed building which is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. The building is a 16th-century timber-framed house. It

potentially relates to one of the buildings depicted on the Chapman and André 1777 Map of Essex to the west of Carters Hill. Historically, the house was associated with Hill House Farm. Tracks extending from the farm complex suggest that its land lay at least to the west and north of the farm and included the part of the site. The farm remained present on 19th and 20th-century historical OS mapping of the area, with the site used as both agricultural land and as part of a non-coniferous plantation or orchard. The area to the south of the listed building, and east of the site, has been used as an industrial estate and been redeveloped into a modern housing estate, detracting from its setting in this direction. The relationship between Hill House and the surviving farm out-buildings contributes to the historic interest of the building, allowing its former use as a farmhouse to be better understood.

The site is currently agricultural land on the edge of Boxted Cross, adjacent to Hill House and forming part of the agricultural land still associated with Hill House Farm. The site remains open to the farm at its northern end, although planting around the listed building provides some screening to the site. It forms part of the agricultural land associated with the listed building. The current boundaries of the site conform to boundaries shown on the historical mapping, helping to preserve the original fields cape associated with property and its farmland. Overall, the site and farmland surrounding Hill House make a **low positive** contribution to the setting of the listed building by allowing it to be appreciated in its original agricultural context.

Garden wall to east of Hill House (NHLE 1238547)

Garden wall to east of Hill House is a Grade II listed building which is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. This is a red brick wall associated with Hill House (NHLE 1274131) and helps to preserve the original layout of the farm. The wall may be part of the boundary associated with the building marked on the Chapman and André 1777 Map of Essex.

Overall, the site makes a **neutral** contribution to the setting of the wall.

Pond House (NHLE 1238705)

Pond House is a Grade II listed building which is considered to be of **High** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. The building is a 16th-century two storey timber-framed house. Tree-lined tracks historically connected the house to Boxted to the north and the river and the PRoW to the south. It is depicted on the Chapman and André 1777 Map of Essex with its trackway extending to the north.

Pond House is associated with several other listed buildings, Cart lodge with granary over at Pond House (NHLE 1238707), Cart lodge to west of Cart lodge with granary over at Pond House (NHLE 1238708) and Stables to west of Pond House (NHLE 1238706). The relationship between these listed buildings makes a **high** positive contribution to the setting of Pond House. Pond House is the only one of these assets to be visible from within the site.

The site is currently agricultural land on the edge of Boxted Cross on the opposite side of the river valley to the listed building. It is separated from the listed building by distance and planting, although views of the eastern part of the site are possible through the trees. The site forms part of the wider agricultural landscape into which the property was established, and the PRoW along the site's western boundary was established by the time of the 1880 OS map, linking Pond House to Boxted Straight Road. The current boundaries of the site conform to boundaries shown on the

historical mapping, helping to preserve the original fieldscape to the south of the property. Overall, the site makes a **neutral** contribution to the setting of the property as it forms part of the wider agricultural setting but was not directly associated with the listed building.

Boxted Heath (EHER MCC9149)

The south-eastern part of the site was historically the northern part of Boxted Heath. The site of Boxted Heath is recorded as a non-designated heritage assets by the HER. It is considered to be of **Low** significance due to its potential to contain archaeological remains associated with the use and development of the heath and its subsequent enclosure. It may also contain earlier archaeological remains. The remains of the heath are also of historic interest due to their relationship with the surrounding settlement. The extent of the heath and the surrounding settlement is shown on Chapman and André's 1777 Map of Essex. Later historical mapping shows the enclosure of the heath and the loss of parts of its to residential development.

The expansion of Boxted Cross within the former heath, as well as to its north-east, has eroded much of the historic setting of the heath and its former alignment is difficult to appreciate within the site. The parts of the site adjacent to the former heath are considered to make a **low positive** contribution to the setting of the heath as they may contains the buried remains of associated settlement activity.

Impact assessment

The Land North of Boxted Straight Road allocation would include up to 150 residential units. The construction of these units could result in direct effects upon any previously identified and unidentified archaeological remains within the site and indirect effects upon the surrounding designated heritage assets. Indirect effects could arise from the development itself and/ or increased construction noise and traffic associated with the development.

Boxted Conservation Area and associated listed buildings

Depending upon the layout of the new development and height of any proposed buildings, the allocation could result in new buildings being introduced into views from the Boxted Conservation Area, Parsonage Farmhouse (NHLE 1274044), Cheshunts Cottage (NHLE 1274046) and the Church of St Peter (NHLE 1238709). The new development would be situated on the far side of the valley, 670m to the north of the site and would be experienced against the existing development along Boxted Straight Road. The development would bring the settlement edge at Boxted Cross closer to the edge of the conservation area, but so long as it was in keeping in scale to the existing development would be unlikely to significantly alter the setting of these assets.

The allocation could result in new buildings being introduced into potential views of the Church of St Peter from Boxted Cross. Depending upon the layout of the new development and height of any proposed buildings, this could detract from the wider visibility of the church tower and may detract from the setting of the church.

The Wheelwrights House (NHLE 1274105)

There is high intervisibility between this property and the site due to their close proximity. Screening is limited to the roadside hedgerow, with field access to the site opposite the property. New development would be highly visible both through the hedge during winter and above the hedgeline, potentially removing the rural open aspect of views to the north. Historically, there was dispersed settlement along the

heath edges that would have been visible across the narrow area of heath opposite this property. Due to existing development that has already taken place to the east and north-east of The Wheelwrights House, development within the site would result in the loss of the remaining rural aspect to the north.

Additionally increased traffic noise and construction activity could adversely affect the rural setting of the building. This character is currently preserved by the roadside nature of the settlement to the south-west and immediate north of the property. Any impacts arising from construction activity are likely to be temporary in nature.

Development within the site could potentially enhance the setting of The Wheelwrights House through the removal of the roadside hedgerow and former layout of the heath being re-instated as a triangular green along the south-eastern boundary of the site.

Medlars (NHLE 1238578), Holly Cottage (NHLE 1238548) and Former Box Cottage (NHLE 1274103)

Although there is existing planting and a residential property providing some separation between these properties and the site, there is potential intervisibility between the two through and above the existing planting and buildings. Depending upon the layout and design of new development, this could be visible both through the planting during winter and above the trees, potentially removing the rural aspect of views to the north. Due to existing development that has already taken place to the east and north-east of the property, development within the site would result in the loss of the remaining rural aspect to the north.

Additionally increased traffic noise and construction activity could adversely affect the rural setting of the building. This character is currently preserved by the roadside nature of the settlement to the south-west and immediate east of the property. Any impacts arising from construction activity are likely to be temporary in nature.

Hill House (NHLE 1274131) and Garden wall to east of Hill House (NHLE 1238547)

The continued agricultural use of the site provides a continued connection with the historical farmstead associated with Hill House. Residential development on the site would result in the loss of this association and the loss of agricultural land associated with the farm. This has already begun with the development to the south of the listed building. The land to the north of the site and overlooked by the farmstead is agricultural in nature, meaning that development on the site would not result in a complete loss of its rural setting. At least partial screening is also provided by existing planting around the property, and the grounds of the house provide a physical buffer to the site. However, there is potential intervisibility between the listed building and the site through and above the existing planting. Depending upon the layout and design of new development, this could be visible both through the planting during winter and above the trees, potentially removing the rural aspect of views to the west. Due to existing development that has already taken place to the south of the property, development within the site would result in the loss of the remaining rural aspect to the south and west.

Additionally increased traffic noise and construction activity could adversely affect the rural setting of the building. This character is currently preserved by the roadside nature of the settlement to the south-west of the property. Any impacts arising from construction activity are likely to be temporary in nature.

Garden wall to east of Hill House (NHLE 1238547)

The garden wall primarily has a connection with the residential property. It is screened from the site to the west by trees but is visually prominent in views from the north. As such, development within the site is unlikely to affect the setting of the wall.

Pond House (NHLE 1238705)

Depending upon the layout of the new development and height of any proposed buildings, the allocation could result in new buildings being introduced into views from Pond House. The extent of this intervisibility is limited due to the intervening planting but the location of the site on the edge of a ridge means that new development, especially in the north of the site, could be prominent in views from the property. Some screening is already provided by the woodland at the north-western edge of the site, meaning that the north-east of the site is the most sensitive to this. Development on the site would extend the area of visible development out from the village, but due to the site's prominent location, may have a limited impact upon the setting.

Boxted Heath (EHER MCC9149)

With the site extending onto the northern edge of Boxted Heath, and depending upon its layout, development could result in direct disturbance or loss of archaeological remains associated with the use of the common land through groundworks and associated vehicle movements. These impacts would be permanent and irreversible. In particular, once buried archaeological remains are disturbed or removed without an appropriate record having been made, their context and relationship to other archaeological features and deposits is partially or completely lost and their heritage significance is likely to be reduced or lost completely.

Although these would impact the whole site, the main intrusive impact would be concentrated around areas of housing. In addition to these, changes to the hydrology of the site may affect the preservation of remains.

Development within the site could potentially enhance the former heath through its former layout being re-instated as a triangular green and the removal of the roadside hedge along the south-eastern boundary of the site.

Previously Unidentified Archaeological Remains

Development on the site would require intrusive groundworks associated with the excavation of building foundations, service utilities, infrastructure and roads, as well as potentially for landscaping. In addition to these, disturbance to the ground and underlying archaeological deposits may be caused by vehicle movements across the site and the storage of materials through compaction, vibration and rutting, depending on the ground conditions. These impacts would be permanent and irreversible. In particular, once buried archaeological remains are disturbed or removed without an appropriate record having been made, their context and relationship to other archaeological features and deposits is partially or completely lost and their heritage significance is likely to be reduced or lost completely.

Although these would impact the whole site, the main intrusive impact would be concentrated around areas of housing. In addition to these, changes to the hydrology of the site may affect the preservation of remains.

Recommendations

In order to address the potential impacts that development on the site may have, a series of mitigation and enhancement measures have been identified that will help to reduce the impact:

Design recommendations

- Preserve long range views of the church tower and views through the development to the surrounding agricultural landscape (especially from Wainright House) through the use of green space and planting.
- An area of green space in the north of the site should be used to set buildings back from the edge of the ridge. This would help to avoid buildings becoming prominent in views across the valley from the north. The north-east of the site is especially sensitive to this.
- The removal of part of the roadside hedge in the south-east of the site and the use an area of green space to re-instate the layout of Boxted Cross Heath within this area.
- Break up dense blocks of development to preserve the rural character of the area, especially to the west and north of the site, development should avoid dense, uniform layouts.
- Design should reflect the rural setting and respond to the character of the surrounding heritage assets. These should use materials and layouts sympathetic to the surrounding heritage assets.
- The tree lines to the north and west of the site should be preserved to maintain visual screening for nearby listed buildings and preserve rural characteristics of the area. Extension of the treeline by the north-west of the site would help to screen the site from the Boxted conservation area and its associated listed buildings. However, where long range views of the church tower are present, they should be preserved.
- In order to reduce traffic and visual intrusion near heritage assets, site access should be located to the east, associated with the modern development that has taken place in that direction.

Further work

- Undertake a desk-based assessment:

  This should determine the extent of the connection between the site and Hill House Farm to the east, the historical land use adjacent to the former heath and inform the heritage context of the development.
- Conduct a geophysical survey:

  This will help to assess the nature of cropmarks identified on the site and the extent of any archaeological remains present on the site.
- Conduct archaeological trial trenching and recording:

  This will help assess the nature, extent, and significance of any archaeological remains present on-site.
- Develop a mitigation strategy:

  The results of archaeological evaluation should guide the design and layout of the development to reduce or avoid impacts.

- Ensure public dissemination of findings:

  Any archaeological discoveries should be made publicly available to enhance understanding and significance.

Conclusion and summary

The site is located on the western edge of Boxted Cross. Although only six listed buildings,—Wheelwrights House (NHLE 1274105), Medlars (NHLE 1238578), Holly Cottage (NHLE 1238548), Former Box Cottage (NHLE 1274103), Hill House (NHLE 1274131) and garden wall to east of Hill House (NHLE 1238547), are located within 300m of the site, the topography of the area, along with the sites position on the edge of the ridge of high ground, means that a further five listed buildings—Church of St Peter (NHLE 1238709), Pond House (NHLE 1238705), Parsonage Farmhouse (NHLE 1274044), Boxted Vicarage (NHLE 1238710) and Cheshunts Cottage (NHLE 1274046), as well as the Boxted conservation area, could be affected by development within the site. In addition to these, the site extends onto the northern edge of Boxted Heath and development on the site could affect remains associated with this.

The site currently makes a neutral contribution to the conservation area and the majority of the listed buildings in the surrounding area by forming part of the wider agricultural landscape in which they were established. However, it also provides a neutral to low positive contribution to the setting of The Wheelwrights House (NHLE 1274105) by preserving the undeveloped character of the area, but without the presence of the heath. The site also makes a low positive contribution to the setting of Parsonage Farmhouse (NHLE 1274044) and Hill House (NHLE 1274131) by contributing to the agricultural character of these buildings due to its continued association with the historical farmstead. Depending upon its scale and location, new development within the site could be visible from these listed buildings through and above the existing planting due to the topography of the surrounding area, with buildings potentially prominent in the north-east. This could have a negative impact upon the setting of the surrounding listed buildings by eroding their rural character and the surrounding agricultural landscape. While the development has the potential to affect listed buildings adjacent to the site and across the valley near Boxted, adverse impacts could potentially be mitigated by good design and appropriate use of planting and green space.

The entire site is considered to have potential to contain archaeological remains, both those associated with Boxted Heath (EHER MCC9149), potential remains identified in the historical mapping and satellite imagery and other, currently unknown, features. Groundworks associated with development would directly affect any such remains. Adverse impacts could be reduced through a programme of archaeological evaluation and recording, in line with industry standards, to determine the presence, extent and significance of any remains. This information should be used to inform a mitigation strategy aimed at reducing or offsetting archaeological impacts, and the results should be made publicly available to enhance the significance of any identified remains.

Suitability for Allocation

Suitable subject to mitigation

Heritage and archaeological issues have been identified for this allocation, but it is anticipated that they can be addressed through appropriate design, layout, and

policy measures. Development is likely to be acceptable if mitigation is secured through sensitive design and further archaeological investigation.

In order to preserve the setting of Boxted Conservation Area and listed buildings within the vicinity of the site, dense blocks of development should be broken up through the use of green space and planting, and development should be set back from the northern edge of the site. Building and layout designs should reflect the rural setting and nearby heritage assets through sensitive use of appropriate materials and layouts, and site access should be located away from heritage assets. A buffer of green space should be incorporated to separate Hill House from built development, while the screening to the listed buildings by the south-western corner of the site should be preserved. Green space should also be used along Boxted Straight Road to help reinstate the character of The Wheelwrights House, and screening in the southern corner of the site should also be preserved. Green space should also be used to preserve any long-range views through the development of the tower of the Church of St Peter, and of the wider agricultural landscape, especially from The Wheelwrights House.

A desk-based assessment is recommended to fully characterise the archaeological potential of the site and inform subsequent geophysical survey and archaeological trial trenching. The results of the desk-based assessment, geophysical survey and trial trenching will be used to inform the need for and nature of any subsequent archaeological mitigation (if required).

Gazetteer

Table PP26.3: Gazetteer of heritage assets within 1km of site allocation PP26.

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
DEX22980	-	Boxted	CA	-	600023	233394
-	1019078	Henge 70m north east of Cross Cottages	SM	Prehistoric	600876	232717
MCC3791	1238709	Church of St Peter, Boxted	I LB	Late medieval	599834	233239
MCC3782	1238602	Songers, Cage Lane, Boxted	I LB	Late medieval	600717	232260
-	1238611	Barn adjoining and east of Boxted Hall	II LB	Late medieval	599346	233225
MCC3779	1238610	Barn to north of Boxted Hall	II LB	Post-medieval	599365	233227
MCC3773	1274111	Boxted Hall, Boxted	II LB	Post-medieval	599372	233153
-	1238593	Timber-framed building to north-north-east of Boxted Hall	II LB	Post-medieval	599388	233219
MCC3815	1238761	Carpenters House, Boxted	II LB	Post-medieval	599410	231989
MCC3778	1238614	Wagon lodge and granary extension to W of Wagon lodge with granary over, Boxted	II LB	Post-medieval	599449	233244
MCC3813	1274031	Brook Farmhouse, Boxted	II LB	Late medieval	599452	232398
MCC3779	1238693	Barn to north-west of Boxted Hall, Boxted	II LB	Post-medieval	599459	233220
MCC3777	1274112	Wagon Lodge with Granary over to north-west of Boxted Hall, Boxted	II LB	Post-medieval	599466	233242
MCC3816	1274033	Ash House, Boxted	II LB	Late medieval	599488	231817
MCC3814	1238760	Walnut Cottage and Walnut Tree Cottage, Boxted	II LB	Late medieval	599532	231825

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC3799	1238738	Peartree Cottage, Boxted	II LB	Late medieval	599604	231692
MCC3798	1238712	Noakes Farm Cottage, Boxted	II LB	Post-medieval	599769	231392
MCC3805	1238753	Thatchers, Boxted	II LB	Post-medieval	599786	231537
MCC3788	1238707	Cart Lodge with granary over at Pond House, Boxted	II LB	Post-medieval	599831	232869
MCC3789	1238708	Cart Lodge to west of Cart Lodge with granary over at Pond House, Boxted	II LB	Post-medieval	599832	232857
MCC3787	1238706	Stables to W of Pond House, Boxted	II LB	Post-medieval	599849	232844
MCC3804	1238750	Cottage opposite to E of Lynden, Boxted	II LB	Late medieval	599856	231542
MCC3793	1238729	The Elms and St Peters, Boxted	II LB	Post-medieval	599878	233222
MCC3786	1238705	Pond House, Church Road, Boxted	II LB	Late medieval	599884	232852
MCC3768	1238585	Boxted Lodge, Boxted	II LB	Post-medieval	599898	232124
MCC3769	1274108	Garden wall at rear of Boxted Lodge, Boxted	II LB	Post-medieval	599919	232080
MCC3770	1238586	Red brick tower range SE of garden wall at rear of Boxted Lodge, Boxted	II LB	Post-medieval	599936	232042
MCC3792	1274045	Boxted House, Boxted	II LB	Post-medieval	599954	233301
MCC3794	1238710	Boxted Vicarage, Boxted	II LB	Post-medieval	599971	233223
MCC3790	1274044	Parsonage Farmhouse, Boxted	II LB	Post-medieval	600071	233256
MCC3766	1238583	Gate Lodge to Boxted Lodge, Boxted	II LB	Post-medieval	600186	231930
MCC3767	1238584	Wall and Gateway to Gate Lodge to Boxted Lodge, Boxted	II LB	Post-medieval	600190	231923
MCC3765	1238582	Redhouse, Boxted	II LB	Post-medieval	600191	231977
MCC3763	1238548	Holly Cottage, Boxted	II LB	Post-medieval	600271	232186
MCC3762	1274103	Former Box Cottage, Boxted	II LB	Post-medieval	600281	232189
MCC3761	1238578	Medlars, Boxted	II LB	Post-medieval	600291	232209
MCC3764	1274105	The Wheelwrights House	II LB	Post-medieval	600340	232270
MCC3796	1274046	Cheshunts Cottage, Boxted	II LB	Post-medieval	600345	233539
MCC3785	1238704	Honeysuckle Cottage, Boxted	II LB	Post-medieval	600415	231433
MCC3760	1238547	Garden wall to east of Hill House, Boxted	II LB	Post-medieval	600423	232613
MCC3795	1238730	Cheshunts, Boxted	II LB	Post-medieval	600423	233577
MCC3759	1274131	Hill House, Boxted	II LB	Late medieval	600436	232582
MCC3784	1238703	Wenlocks, Boxted	II LB	Late medieval	600563	231432
MCC3797	1274055	Vine Cottage, Boxted	II LB	Late medieval	600667	232916
MCC3783	1238701	Plains Cottage, Boxted	II LB	Late medieval	600846	231834
MCC3811	1238758	Potash Cottage, Boxted	II LB	Post-medieval	600927	233254
MCC3812	1238777	Rivers Hall, Boxted	II LB	Post-medieval	600959	233147
-	1117070	Ash Wood	ASNW	-	601145	233456
DCC26100	-	Methodist School Room, Chapel Road, Boxted	LL	Modern	600320	231395

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
DCC26067	-	Boxted Methodist Church, Chapel Road, Boxted	LL	Post-medieval	600342	231397
MCC9062	-	Vicinity of Boxted	FS	Prehistoric	600000	231999
MCC9048	-	Vicinity of Boxted	FS	Prehistoric	600000	231999
MCC9049	-	Vicinity of Boxted	FS	Prehistoric	600000	231999
MCC9051	-	Vicinity of Boxted	FS	Prehistoric	600000	231999
MCC4933	-	Worked flint, Parsonage and Carters Hill, Boxted	FS	Prehistoric	600299	232900
MCC4934	-	Parsonage and Carters Hill	FS	Prehistoric	600299	232900
MCC10398	-	Prehistoric features at Carters Hill, Boxted Cross	MON	Prehistoric	600506	232567
MCC9038	-	Near Hill Farm	FS	Prehistoric	600999	231999
MCC9040	-	Near Hill Farm	FS	Prehistoric	600999	231999
MCC7188	-	Church of St Peter, Boxted	FS	Romano-British	599838	233239
MCC7185	-	Adjacent to Noakes Farm	FS	Romano-British	598771	231407
MCC10116	-	Roman ditches, Hill Farm, Boxted Cross	GRP	Romano-British	600413	232493
MCC9149	-	Boxted Heath	MON	Late medieval	599387	230548
MCC10042	-	Churchyard of St Peter's Church, Boxted	MON	Late medieval	599833	233239
MCC4935	-	Parsonage and Carters Hill	FS	Late medieval	600299	232900
MCC9057	-	Rivers Hall	MON	Late medieval	600948	233141
MCC9313	-	The Boxted Workhouse, Boxted	BLD	Post-medieval	599459	231919
MCC5688	-	Site of windmill at Boxted (location unknown)	MON	Post-medieval	599954	231453
MCC8594	-	Boxted Cross Public House	MON	Post-medieval	600118	231688
MCC5476	-	WWII Spigot Mortar Emplacement (destroyed), Straight Road, Boxted	MON	Modern	600149	231839
MCC5477	-	WWII Ammunition Shelter (destroyed), Boxted Lodge, Boxted	MON	Modern	600159	231920
MCC7229	-	North East side of Workhouse Hill	MON	Undated	599146	232184
MCC7232	-	Boxted Hall	MON	Undated	599589	233324
MCC8751	-	Hope Cottages	MON	Undated	600103	232346
MCC9106	-	Undated cropmark, eastern edge of Boxted, Boxted	MON	Undated	600487	231971
MCC6939	-	Undated cropmarks, east of Carters Hill, Boxted	MON	Undated	600586	232696
MCC4821	-	Undated cropmarks, St Ives Farm, Boxted	MON	Undated	600603	231267
MCC9100	-	Undated cropmarks, west of River's Hall, Boxted	MON	Undated	600664	233072
MCC8747	-	Plains Farm, Boxted	MON	Undated	600830	232051

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC9096	-	Cropmark of a henge? monument, 70m north east of Cross Cottages, Boxted	MON	Undated	600886.193431	232768.375001
MCC10206	-	Undated enclosure, Langham Moor, Langham	MON	Undated	601120	231468
MCC4824	-	The Old Mill House	MON	Undated	601245	232105
MCC9099	-	Undated cropmarks, west of Langham Moor, Langham	MON	Undated	601278	231796
MCC9097	-	Undated cropmarks, northeast of Boxted	MON	Undated	601329	232748
MCC9101	-	Undated cropmarks, Boxted	MON	Undated	601566	233132

References

Bennett, A., 2013, *The Essex Historic Landscape Characterisation Project*, Essex County Council and English Heritage, available from: https://archaeologydataservice.ac.uk/archives/view/essex_hlc_2013/ (accessed 16 September 2025)

Boxted Parish Council, *Boxted Neighbourhood Plan 2014-2029, Boxted Parish Council*

British Geological Survey (BGS 2025), *Geology Viewer*, available from: https://geologyviewer.bgs.ac.uk/ (accessed 23 September 2025)

LUC, 2024, *Colchester Landscape Character Assessment*, LUC

Orr, K., 2002, *An archaeological evaluation at Carters Hill, Boxted Cross, near Colchester, Essex*, Colchester Archaeological Trust report no. 175

Place Services, 2025, *Heritage Impact Assessment Sift Methodology*, Place Services

Pooley, L., 2017, *Archaeological excavation at Hill Farm, Boxted Cross, Boxted, Essex, CO4 5RD*, Colchester Archaeological Trust report no. 108

Local Plan Site Allocation PP48

High Level Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP48

Section 1: Site Information

Site Reference: PP48
Site Name: Kelvedon Road, Messing
Grid Reference (NGR): TL 89464 18762
Parish / Settlement: Messing
Site Area (ha): 2.72
Details of Allocation: Residential (25 units)

Section 2: Description

The site comprises a sub-rectangular area at the north-eastern end of a larger arable field on the western edge of Messing. It is located *c.* 2.8km to the east of Kelvedon and *c.* 1.8km to the north of Tiptree. The site is open to the remaining part of the arable field to the south-west. It is bordered to the north-west by Kelvedon Road with arable fields beyond; and to the south-east and north-east by residential properties that front onto School Road. The boundaries to the north-east and south-east are formed by hedgerows, while that to the north-west is formed of a slight bank on the verge side, and no boundary is marked to the south-west.

The underlying bedrock geology of the site is clay, silt and sand of the London Clay Formation. This is overlain by sand and gravel of the Lowestoft formation (BGS 2025).

The site lies on relatively flat ground, with a small rise from *c.* 55m OD in the north to *c.* 56m OD in the south. The lay of the land means that views out are limited to the neighbouring fields, roads and hedgerows with no long-distance views to the south and east. However, the flat landscape and lack of hedgerows mean that longer distance views are possible to the north and west.

Section 3a: Heritage Assets Within Site Boundary

Designated heritage assets

No designated heritage assets are located within the site boundary.

Non-designated heritage assets

No known non-designated heritage assets are located within the site boundary.

Section 3b: Heritage Assets Within Study Area

Designated heritage assets

A total of 27 designated heritage assets are located within the study area.

Conservation Areas

A single conservation area—Messing (Ref.: DEX22982)—covering the eastern portion of Messing is located 120m to the east of the site. This incorporates 16 of the listed buildings within the study area. Although the conservation area is mostly screened

from the site by existing properties and trees, there is a view down Kelvedon Road to the north-western edge of the site, and return views north-east along Kelvedon Road towards the conservation area which take in the Church Tower.

Scheduled monuments

A single scheduled monument—Bowl barrow in Conyfield Wood, 570m NNE of Messing Park Farm (NHLE 1009447 / EHER MCC6947)—is located 390m to the south of the site. This is within the area of Pods Wood and is separated from the site by the surrounding trees and intervening buildings. As such, it is unlikely to receive setting effects from new development within the site and has been scoped out from further assessment.

Listed buildings

A total of 25 listed buildings are located within the study area. Of these the following assets have been scoped into the assessment:

- Grade II* listed Church of All Saints (NHLE 1224665 / EHERs MCC4461, MCC6961 and MCC6962). This is located 200m to the north-east of the site within the Messing conservation area. Although this is mostly separated from the site by existing development and planting associated with mature gardens, there are views of the church tower from Kelvedon Road on the northern boundary of the site. These views contribute to the setting of the church and the conservation area.
- Grade II* listed Messing Park (NHLE 1224649 / EHER MCC4433), located 650m south-west of the site;
- Grade II listed Stable and Grooms House (Messing Park) (NHLE 1266716 / EHER MCC4434), located 650m south-west of site;
- Parsonage Farmhouse (NHLE1266747 / EHERs MCC4417 and MCC9190) located over 500m to the west of the site; and
- Yewtree Farmhouse (NHLE1224591 / EHER MCC4418, MCC9188) located over 500m to the north-west of the site.

The latter two assets are partially screened from the site by surrounding trees. However, the openness of the surrounding landscape means that there is some intervisibility between the trees. As such, these buildings have been included for further assessment.

The remaining listed buildings are separated from the site by distance, planting, topography, and existing development. They are unlikely to receive setting effects from development within the site and have been scoped out from further assessment.

Table PP48.4: Grade II listed buildings in the study area which have been scoped out of the assessment.

Name	Ref. (NHLE / EHER)	Direction from Site	In Conservation Area
Bourchiers Hall	1224625	East	Yes
1, The Street	1266693 / MCC4456	North-east	Yes
2, The Street	1224662 / MCC4457	North-east	Yes

Name	Ref. (NHLE / EHER)	Direction from Site	In Conservation Area
Bell House	1224589 / MCC4415	North-east	Yes
Bodgers	1266715 / MCC4431	North-east	Yes
Bourchiers Hall	1224625 / MCC4436	East	Yes
Forge House	1224588 / MCC4413	North-east	Yes
K6 Telephone Kiosk (near Forge House)	1266289	North-east	Yes
Old School House	1224651 / MCC4435	North-east	Yes
Olde Crown Inn	1266727 / MCC4432	North-east	Yes
The Maltings	1224645 / MCC4430	North-east	Yes
The Old Vicarage	1224664 / MCC4459	North-east	Yes
The Picotte	1266746 / MCC4414	East	Yes
The Store, Adjoining Tenement and Avenue House	1266695 / MCC4460	North-east	Yes
Tomb of Sir Capel Luckyn (Church of All Saints)	1224666 / MCC4462	North-east	Yes
Yew Tree Cottage	1224663 / MCC4458	North-east	Yes
Harborough Hall	1224590 / MCC4416	East	No
Messing Lodge	1224617 / MCC4424	North-east	No
Implement Shed (west of Messing Lodge)	1224619 / MCC4426	North-east	No
Cowhouse (west of Messing Lodge)	1224618 / MCC4425	North-east	No
Barn (north-west of Messing Lodge)	1266713 / MCC4427	North-east	No

Non-designated heritage assets

A total of 24 non-designated heritage assets are located within the study area.

Ancient Woodland

A single area of ancient woodland, Pod's Wood (Ref.: 1116914), lies within the study area, 310m to the south of the site. Although this is separated from the site by existing properties on School Road, the tops of some trees are visible above the rooftops. From the woodland, there is no intervisibility of the site at ground level due to the existing development and planting. This is unlikely to be affected by development within the site and has been scoped out from further assessment.

Local list

Two monuments—Road signpost at junction of School Road and New Road, Messing (Ref.: DCC26143 / EHER MCC5559) and Osborne House (Ref.: DCC26096)—on the local list lie within the study area. The signpost is located at the junction of School Road and New Road, 190m to the south-west of the site, and is separated from the site by the intervening buildings and mature trees. It is unlikely to receive setting effects from new development within the site and has been scoped out from further assessment. Osborne House, however, is immediately to the east of the site, with the property boundary sharing the site boundary. As such, this property has been included for further assessment.

Historic Environment Record

A further 21 non-designated monuments recorded on the HER lie within the study area. These relate to below and above-ground remains. None of these assets would be directly or indirectly affected by development within the site.

These assets are discussed below to provide information about past land use and the potential for further archaeological remains to be encountered within the site.

Recorded Archaeological Remains

The earliest of these relate to the Neolithic or Bronze Age flints (EHER MCC6953) recovered to the north of the site, as well as Bronze Age mounds (EHER MCC8269) in the vicinity of the scheduled barrow to the south of the site. As well as these, possible Iron Age enclosures (EHER MCC5696) have been identified to the south-west of the site, and a possible prehistoric site has been identified to the north-east that preceded a possible Roman road (EHER MCC5181).

Romano-British evidence is limited to a cremation burial (EHER MCC6943) to the south-west of the site, as well as a wall that may indicate the presence of a villa (EHER MCC6952) to the north and brick that has been re-used in All Saints Church (EHER MCC6960) to the north-east.

During the medieval period, the site probably comprised agricultural land associated with Messing, with field boundaries (EHERs MCC5695 and MCC5700) identified to the north and south of the site. In addition to these, All Saints Church (EHERs MCC4461 and MCC6961) and churchyard (EHER MCC10017) were established to the north-east of the site during this period.

The post-medieval period saw the continued agricultural use of the site. Beyond the growth of Messing and surrounding settlement indicated by the listed buildings, additional evidence includes a tomb (EHER MCC4462) with All Saints churchyard to the north-east of the site and a hoard of 17th-century coins (EHER MCC6946) recovered to the north-east of the site.

Modern evidence is dominated by dispersed sites associated with the World War II Birch Airfield (EHERs MCC4099, MCC4883, MCC4884, MCC4885, MCC4886, MCC4889 and MCC4971) to the east of the site, but also includes the war memorial to World War I and World War II troops (EHER MCC10018) to the north-east of the site.

In addition to the dated evidence, the historic farmsteads of Yewtree Farm (EHER MCC9188) and Parsonage Farm (EHER MCC9190) have been identified associated with the listed buildings to the west of the site, and cropmarks of probable former field boundaries (EHER MCC7394) have been identified to the east and a possible mound associated with the scheduled barrow (EHER MCC6947) has been identified to the south-east.

Section 4: Assessment of Significance/Setting

Where heritage assets have not been scoped out above, the table below assesses how the site contributes to their significance and setting.

Table PP48.5: Heritage assets within the study area and the contribution made by the site to their significance/setting.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
Messing	CA	Ref.: DEX22982	Regional	Architectural interest: Contains listed buildings of various dates and styles. Historic interest: Covers most of the historic village core, with views out across the rural, agricultural landscape.	Low positive The site forms part of the historical and current agricultural landscape that lies to the west of the village. It currently defines the village edge but is separated from the conservation area by modern development. There are limited views of the site looking out of the conservation along Kelvedon Road and return views looking towards the village taking in the church tower. The open character of the landscape on the edge of the site helps to frame these views and contributes to the rural character of the conservation area on the approach to the village.
Church of All Saints	Grade II* LB	NHLE 1224665	National	Architectural interest: 13th-century and later stone rubble and Roman brick church. Historic interest: Views from the tower across the rural landscape associated with the village.	Low Positive The site forms part of the wider agricultural landscape on the edge of the village associated with this church. Although the site is mostly screened at ground level from this asset there are views of the church tower along Kelvedon Road on the northern edge of the site. These views allow the historical prominence of the church on the approach into the village to be appreciated in the modern landscape.
Messing Park	Grade II* LB	NHLE 1224649	National	Architectural interest: Early 18th-century two storey brick house with extensive 19th-century and later alterations. Group value: Associated with Stable and	Neutral The site forms part of the wider agricultural landscape beyond the grounds associated with the hall at the end of the 19th century, The listed building is situated at the centre of a park which is bordered by dense tree planting, there are some limited views from the north-edge of the park looking across towards the site. These views are non-intentional and filtered through branches of trees

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				grooms house (NHLE 1266716).	and bushes. It is unlikely that there are significant views of the site form the house at the centre of Messing Park.
Stable and grooms house	Grade II LB	NHLE 1266716	National	Architectural interest: Early 18th-century two storey brick building with 20th-century alterations. Group value: Associated with Messing Park (NHLE 1224649)	Neutral The site forms part of the wider agricultural landscape beyond Messing Park, The listed building is situated at the centre of a park which is bordered by dense tree planting, there are some limited views from the north-edge of the park looking across towards the site. These views are non-intentional and filtered through branches of trees and bushes. It is unlikely that there are significant views of the site form the stable and groom's house.
Parsonage Farmhouse	Grade II LB	NHLE 1266747	National	Architectural interest: Mid 17th-century two storey timber-framed farmhouse.	Low positive The site covers agricultural land that separates the farmhouse from Messing. There appear to be some limited views from the farmhouse looking across the site towards Messing. These take in agricultural land and the modern village edge. These views make a limited contribution to the rural character of the farmhouse.
Yewtree Farmhouse	Grade II LB	NHLE 1224591	National	Architectural interest: 14th or 15th-century two storey timber-framed hall house.	Low positive The site covers agricultural land that forms part of the rural setting of the farmhouse. There appear to be some limited views from the farmhouse looking across the site towards Messing. These take in agricultural land and the modern village edge. These views make a limited contribution to the rural character of the farmhouse.
Osborne House	Local List	Ref.: DCC26096	Local	Architectural interest: 19th-century red-brick house	Low Positive The site shares a boundary with this property and is separated from it by an area of low hedge and fence. The site forms part of the

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				Historic interest: contributes to the historic village core	agricultural and rural setting of the house and has done since it was built. Although the site is partially screened at ground level from the site by hedgerows, should these be removed then views would be possible from all points.

Section 5: Impact Assessment and Recommendations

Table PP48.6: Recommended mitigation and enhancement measures for impacted heritage assets.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Messing (DEX22982)	Indirect: Loss of part of the rural landscape on the edge of the village. Loss of views of church tower.	Green space and planting should be used to break up new development and help preserve the rural character of the site. The open rural character of the areas adjacent to Kelvedon Road should be preserved. Building heights should be limited to ensure they do not extend above the existing rooflines. Views of the church tower should be preserved on the approach into the village. Building designs should reflect those of the Conservation Area and the rural character of the area.
Church of All Saints (NHLE 1224665)	Indirect: Loss of some of the rural setting to the west of the church and interruption of views to and from the church, especially from the church tower.	Green space and planting should be used to preserve rural character of views of the church tower along Kelvedon Road. The layout of the development should reflect the rural nature of the surrounding area and the village edge setting. Building designs should reflect those of the Conservation Area and the rural character of the area. Building heights should be limited to ensure they do not extend above the existing rooflines. Views of the church tower should be preserved.
Messing Park (NHLE 1224649)	Indirect: Introduction of development into partial views from Messing Park.	Any development would only be at a distance through existing tree/ shrub planting on the edge of the park. Impacts of the new development on these views could be minimised by using green space and planting should be used to break up the new development.
Stable and grooms house (NHLE 1266716)	Indirect:	Any development would only be at a distance through existing tree/ shrub planting on the edge of the park. Impacts of the new development on

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
	Introduction of development into partial views from Messing Park	these views could be minimised by using green space and planting should be used to break up the new development.
Parsonage Farmhouse (NHLE 1266747)	Indirect: Loss of agricultural land that forms the setting of the farmhouse.	The site is situated some distance away from the listed building separated from it by a large area of agricultural land. The intervening agricultural land will help to preserve the agricultural setting of Parsonage Farmhouse and maintain its separation from the settlement at Messing. Other design measures discussed above such as using green space and planting to break up large blocks of development would also be helpful in maintaining the rural setting of this asset.
Yewtree Farmhouse (NHLE 1224591)	Indirect: Loss of agricultural land that forms the setting of the farmhouse. Potential loss of farmland directly associated with the farmhouse.	The site is situated some distance away from the listed building separated from it by a large area of agricultural land. The intervening agricultural land will help to preserve the agricultural setting of Parsonage Farmhouse and maintain its separation from the settlement at Messing. Other design measures discussed above such as using green space and planting to break up large blocks of development would also be helpful in maintaining the rural setting of this asset. Building heights should be limited to ensure they do not dominate above the existing rooflines in views from this listed building.
Osborne House (Ref.: DCC26096)	Indirect: Loss of agricultural land that forms part of the setting of the house and interruption of the views that it currently has. Noise and visual disturbance from construction activities. Direct: Possible encroachment onto the boundary of the property.	A buffer of green space should be used in the west of the site, near the property boundary, in order to provide physical separation between new development and the property. Additional green space and planting should be used to break up new development and help preserve the rural character of the site.
Archaeological potential	Direct: Disturbance or loss of known and as yet unknown archaeological remains within the site.	A programme of geophysical survey and archaeological evaluation and recording to investigate the nature, extent and significance of any remains that are present could reduce any adverse impacts upon them. The results of the evaluation should be used to inform a suitable mitigation strategy and should be used to guide the design of any development on the site.

Section 6: Summary and Recommendations

The site is situated on the eastern edge of the village of Messing, near the Messing conservation area, in which 16 listed buildings are located. It continues its historical use as part of a larger agricultural field. The open character of the land helps to preserve the historic edge of the village. The site is considered to remain within the setting of the Messing conservation area the Grade II* listed Church of All Saints (NHLE 1224665), Grade II* listed Messing Park (NHLE 1224649), and the Grade II listed Stable and grooms house at Messing Park (NHLE 1266716) and Grade II listed Parsonage Farmhouse (NHLE 1266747) and Yewtree Farmhouse (NHLE 1224591)—as well as one locally listed building—Osborne House (Ref.: DCC26096). While the site currently makes a neutral to low positive contribution to the setting of these assets, there is potential for any new development to be visible from these heritage assets between and above the existing buildings and trees.

Depending upon its scale and form the development could have a negative effect upon the setting of the conservation area and nearby listed buildings and locally listed buildings by expanding the village further beyond its historic footprint and eroding the rural landscape surrounding the village. The views of the church tower on the approach to the village along the Kelvedon Road should be retained within the development

The whole site is considered to have the potential to contain previously unidentified archaeological remains. Groundworks associated with the development of the site would have a direct impact upon these remains. Adverse effects upon the archaeological remains could be reduced through a programme of industry standard geophysical survey and archaeological evaluation and recording, as well as a desk-based assessment, to investigate the presence/absence and significance of any archaeological remains within the site. This information would be used to design a mitigation strategy intended to reduce or offset the archaeological impacts of any development within the site.

Suitability for Allocation

Suitable subject to mitigation

Heritage/archaeological issues are present for this allocation but can be addressed through design, layout, or policy wording. Development is likely to be possible if mitigation measures are secured through design and/or further archaeological work.

For this allocation, design and layout measures are recommended to include:

- Preservation of views of Church Tower along Kelvedon Road.
- Preservation of open green space along the Kelvedon Road, to help preserve rural character of views on the approach into the village.
- Green space and planting on the northern edge of the development to help preserve the setting of Osborne House.
- Use of green space and planting to break up large blocks of development and help retain rural character of the settlement.
- Limits on the heights of buildings.
- Building designs to reflect the Conservation Area and the rural character of the surrounding area.

Further work of a desk-based assessment, geophysical survey and archaeological evaluation is also recommended in order to reduce and/or offset any adverse impacts from any development.

References

British Geological Survey (BGS 2025), *Geology Viewer*, available from: https://geologyviewer.bgs.ac.uk/ (accessed 9 October 2025)

Cambridge office

15 Trafalgar Way,
Bar Hill,
Cambridgeshire, CB23 8SQ

T: +44(0)1223 850500
E: info@oxfordarchaeology.com

Lancaster office

Mill 3,
Moor Lane,
Lancaster, LA1 1QD

T: +44(0)1524 541000
E: info@oxfordarchaeology.com

Oxford office

Janus House,
Osney Mead,
Oxford OX2 0ES

T: +44(0)1865 **980700**
E: info@oxfordarchaeology.com
W: http:\\oxfordarchaeology.com

Chief Executive Officer
Ken Welsh, BSc, MCIfA, FSA
Oxford Archaeology Ltd is a
Private Limited Company, No: 1618597
and a Registered Charity, No: 285627