Heritage Impact Assessment Sift
Methodology

Client
Colchester City Council

Date:
January 2025

Essex County Council

Introduction

This assessment has been undertaken to support the production of the new Colchester Local Plan. It provides a high-level sift of the sites being considered for allocation to determine the need for, and level of, further any heritage impact assessment.

Heritage impact assessments may be required to provide a detailed and proportionate historic environment evidence base, as required by Paragraphs 32 and 36 of the National Planning Policy

Framework (NPPF,December 2024), to establish the suitability of a site prior to formal allocation.

Methodology

The approach to the sift comprised a desk-based assessment of each site to identify any heritage assets with the potential to be affected by the allocation and future development of the site. A 500m study area of each site was adopted, reduced to 250m for city centre sites surrounded by a high density of heritage assets. The Colchester Historic Environment Record and the National Heritage List for England were also consulted.

The identification of the potentially affected heritage assets and their setting follows Step 1 of the staged assessment approach set out in Historic England's guidance document '*Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*' (GPA3, 2017).[1]

Following the sift, three levels of further heritage impact assessment have been recommended depending on the potential impact of the allocation of the site on the historic environment:

- No further assessment: The allocation of these sites has been assessed to have no effect on the significance of any heritage assets.
- Proforma Heritage Impact Assessment: A high-level heritage impact assessment in the form of a proforma is required to understand the contribution the site makes to the significance of nearby heritage assets and the potential effects of the site allocation on their significance.
- Detailed Heritage Impact Assessment: A detailed heritage impact assessment is required to understand the contribution the site makes to the significance of nearby heritage assets and the potential effects of the site allocation on their significance due to the scale of the site and the proximity and/ or quantity of heritage assets affected.

Sift outcomes

No further assessment:

- 10988 Robertson Van Hire, Magdalen Street, Colchester
- 10986 146 Magdalen Street, Colchester
- 10952 Braiswick, Colchester Road, Colchester
- 10752 Land west Oxley Parker Drive, Oxley Parker Drive, Mill Road, Colchester
- 10616 Land north of Bromley Road, Bromley Road, Colchester

1 Historic England 2017 *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (GPA3)

- Welshwood Park, Land east of Parsons Heath, Colchester
- 10994 King Edward Quay Industrial Park Haven Road, Colchester
- 10629 Place Farm, Rowhedge Road, Colchester
- 10629a Place Farm, Old Heath Road, Colchester
- 10953 Middlewick, Mersea Road, Colchester
- 10953a Middlewick, Mersea Road, Colchester
- 10617 Lakelands Crescent Land west of Western Approach
- 10262 Highlands, Kelvedon Road, Tiptree, Colchester
- 10755 Land North of the Fire Station, Colchester Road, Wivenhoe
- 10765 Land North London Road, London Road, Copford
- 10746 The Car Boot field, London Road, Marks Tey
- 10226 Land East of School Road, School Road, Copford
- 10226a Land East of School Road , School Road, Copford
- 10547 Land south Long Road West, Long Road West, Dedham
- 10656 Land north of Halstead Road,Halstead Road, Eight Ash Green
- 10935 Land north of Ivy Lodge Road, Ivy Lodge Road, Great Horkesely
- 10759 The Furze, The Furze, Layer de La Haye
- 10758 Land west The Folley, The Folley, Layer de la Haye
- 10266 Land South Malting Green Road, 42 Malting Green Road, Layer-de-la-Haye, Colchester
- 10956 Rowhedge Business Park, Rectory Road, Rowhedge
- 10229 Land north of Colchester Road, Colchester Road, West Bergholt
- 10600 Picketts, Church Road, Fingringhoe, Colchester
- Colchester Business Park, The Crescent, Colchester
- Land North of Axial Way, Colchester
- North Station Allocation
- Tiptree Telephone Exchange

Proforma Heritage Impact Assessments:

- 10941 Land accessible via Chesterwell (Colchester Golf Club Site 2), North Colchester
- 10256 Buildings Farm, East Colchester
- 10687 Land south of Berechurch Hall Road, South Colchester
- 10261 Land adjacent Bonnie Blue Oak, Tiptree
- 10627 Land east Dawes Lane, West Mersea
- 10682 Land to the east of Cross Lane, West Mersea
- 10649 Land west of Station Road, Chappel and Wakes Colne
- 10652 Land north A1124, Chappel and Wakes Colne
- 10611 Land East of School Road, Copford
- 10171 Land Adjacent to 124 School Road, Copford
- 10090 Land north of Halstead Road, Eight Ash Green
- 10508 Land East of Plummers Road, Fordham
- 10265 Land at Moat Road, Fordham
- 10691 Land North of Coach Road, Great Horkesley
- 10767 Land Northeast of Coach Road, Great Horkesley
- 10686 Land at Earls Colne Road, Great Tey
- 10291 Land opposite Wick Road, Langham

- 10526 Land between White Hart Lane & Manor Road, West Bergholt
- 10535 Land off New Road, Aldham
- 10121 Land at Birch Green, Birch
- 10634 Land at Kelvedon Road, Messing
- 10621 Land at St Ives Road, Peldon
- Bullbanks Farm, Halstead Road, Eight Ash Green
- Land South of Factory Hill, Tiptree
- Knowledge Gateway

Detailed Heritage Impact Assessments:

- 10761 Land off Bakers Lane, North Colchester
- 10239 Gosbecks Business Park, South Colchester
- 10657 Land North Oak Road, Tiptree
- 10618 View Park, Abberton and Langenhoe
- 10676 Land North Boxted Straight Road, Boxted
- 10567 Land west of The Causeway, Great Horkesley
- 10257 Woodlands Farm, Great Horkesley
- 10258 Black Brook Farm, Great Horkesley
- 10664 Land north of Park Lane, Langham
- 10690 Land South of Marks Tey Village, Marks Tey
- 10747 Tey Green, Marks Tey
- 10165 Land North of Woolmer Green, Marks Tey
- Land at Patterns Yard, West Bergholt
- Wakes Hall Business Centre, Wakes Colne
- Land south of A12 and north of proposed new route of A12 Marks Tey
- Land north of Maldon Road, Colchester
- Colchester Road, West Bergholt

Policy number (if allocation in PO plan)	Site_Name	Site_Address	ar ea_ha	Dwellings for testing	Designated Heritage Assets within site	Designated Heritage assets within 500m	Place Services recommendations	Built Heritage comments	Archaeology comments
COLCHESTER CITY CENTRE									
PP1	Britannia Car Park	St Botolphs Circus	1.0	100	0	2 CAs, 6 Grade II LBs, number of SMs	HIA (could be combined with Europit & Magdalen Garage Site 10984)	Within setting of CA, GII LBs	Abuts Priory SM
PP2	Vineyard Street Development	Osborne Street, Colchester	1	100	Within CA	1 CA, 5 SM, 98 LBs	HIA	Huge number of heritage assets surrunding site	DBA and trial trenching
PP11	Europit & Magdalen Garage Site	Magdalen Street, Colchester	3.2	40	0	2 CAs, 5 LBs, 3 SMs	Use 2021 HIA Report	Within setting of CA and LBs	Close to SMs
PP3		St Runwald Street, Colchester	6	40	Within SM	Multiple including SMs, CA, LBs	Use 2021 HIA Report	Huge number of heritage assets surrounding site	Within SM
PP12	St Runwald Car Park Robertson Van Hire	Magdalen Street, Colchester	0.7 0 0.27	6	0	2 CAs, SM, 6 GII LB	None	Small site forming part of linear development fronting road, largely screened from designated assets by modern development. Heritage statement required to inform scale and design of new development.	SM consdierable distance, would need DBA and potentially trenching.
PP13	146 Magdalen Street	146 Magdalen Street, Colchester	2 0.15	15	0	CA, 4 GII LBs	None	Diagonally opposite GII LB so will require Heritage Statement to inform development proposals	DBA and trial trenching
NORTH COLCHESTER									
PP7	Land off Bakers Lane	Bakers Lane, Braiswick, Colchester	7.1	100	Partially within SM	SM, 2 LBs	HIA	Limited impact on LBs due to railway line in between, light-touch in HIA	Abutting/partially within SM (dyke), will need significant buffer between housing and SM
PP4	Braiswick	Colchester Road, Colchester	5 3	0	0	None	None		Archaeological TT evaluation undertaken in 2018
N/A	Land west Oxley Parker Drive	Oxley Parker Drive, Mill Road, Colcheste	3.5	0	0	None	None	None	May require archaeological trenching
PP5	Land accessible via Chesterwel		1 1.0 0 3.37	1 0 50	0	2 GII LBs	Proforma	LB to north is historic farm, site on potential former farmland, isolated site in middle of open landscape	DBA
PEP1	Colchester Business Park, The Crescent, Colchester	Colchester Business Park, The Crescent	2.40	Employment	0	No	None	No LBs within 500m buffer	DBA needed on site of WWII dispersal site
OA4	Land North of axial Way Colchester	Land North of axial Way Colchester	2.30	Employment	0	No	None	N/A	N/A
PP6	North Station Allocation					1 GII LB on edge, 1 SM on edge, edge of CA	None; both designated sites on very southern CA with railway embankment between.	and LBs at some distance from site. Site does not form part of setting and development would not impact.	Scheduled monument on southern boundary of buffer but would not be impacted.
EAST COLCHESTER									
PP9	Buildings Farm (North East Colchester)	St Johns Road, Colchester, CO40JQ	47.07	2000	0	4	Proforma	2 LB within built up area to N and 1 mile post. Single farmhouse (list entry. 1147598) to NE requiring assessment.	DBA
part of PP9	Land north of Bromley Road	Bromley Road, Colchester	40.7		0	4 GII LBs (farm complex)	None	GII LB Hill Farm complex to south of Bromley Road, seperated from site by road, modern housing and Salary Brook	Sequence of cropmarks visible within allocation , would need DBA and evaluation
part of PP9	Welshwood Park	Land east of Parsons Heath, Colchester	7		0	0	None	No designated assets within 500m	DBA and potential trial trenching
PP16	Derelict Coal Yard Site	Hythe Station Road, Colchester	10.76 2.76	50	0	CA, multiple GII LBs within CA	HIA (Potential to combine with sites to south Hawkins Road)	Adjacent to CA boundary	DBA, potential paelo-environmental assessment
PP15	Land West of Hawkins Road	Hawkins Road, Colchester	0.33	50	0	CA, 10 GII LBs	HIA (Potential to combine with site on Hawkins Road and Coal Yard)	Adjacent to CA boundary	DBA and potential evaluation (lime kilns)

PP14	Gas Works Site & Allotment	Hythe Quay, Colchester	4.38	200	0	CA, 1 GII LB	Pr ofor m a	Within landscape setting of Hythe CA	DBA
PEP2	Knowledge Gateway	Knowledge Gateway, Essex University	4.50	Employment	0	1 GII LB, 1GII* LB, 1 SM, 1 RPG	Proforma	Site partially within RPG. Development has potential for direct impact and indirect impact on setting of RPG. Heights/ density of new buildings could have an increased impact on setting of RPG.	Already developed
REGENERATION AREA									
OA2	Land East of Hawkins Road	Hawkins Road, Colchester	3.3	15	0	CA, 10 GII LBs	HIA (Potential to combinewith site on Hawkins Road and Coal Yard)	Adjoining CA boundary to north west corner	DBA
OA1	King Edward Quay Industrial Pa	Haven Road, Colchester	8	0	0	CA, 1 GII LB, part SM	None	Built up area, development between heritage assets and site	DBA, potential paelo-environmental assessment
OA3	Ford Car Showroom	Magdalen Street, Colchester	6.1	20	0	CA, 5 GII LBs	HIA	Abuts CA, and GII LB between two halves of site	DBA and evaluation (trenching)
SOUTH COLCHESTER			6	0					
PP10	Land south of Berechurch Hall R	Berechurch Hall Road, Colchester	1.0 27.59 2	10 875 0	0	SM, archaeological remains of schedulable quality (Roman site)	Pr ofor m a	No impact on built heritage	Within setting of SM and archaeological remains of schedulable quality (Roman site)
N/A	Gosbecks Business Park	Gosbecks Road, Colchester, CO2 9JS	1.67	40	GII LB	SM	HIA	GII LB Gosbecks Farmhouse in centre of site comprising historic farmstead, potential survival of historic barn with midstrey amongst modern large scale buildings (identification of suriving historic buildings needed), potential for redevelopment but sensitive and bespoke development needed	DBA
N/A	Place Farm	Rowhedge Road, Colchester, CO2 8DD	5.98	80	0	1 GII LB	None	LB at some distance from site and within settlement	DBA
N/A	Place Farm	Old Heath Road, Colchester	1.54	15	0	1 GII LB	None	LB at some distance from site and within settlement	DBA
N/A	Middlewick	Mersea Road, Colchester	84.35	1000	0	1 GII LB, 1 GI LB & SM	None	LBs & SM at some distance from the site and development in between	Detailed evaluation and DBA
N/A	Middlewick	Mersea Road	120.26	600		1 GII LB, 1 SM	None	LBs & SM at some distance from the site and development in between	Detailed evaluation and DBA
PEP4	Maldon Road	Maldon Road, Colchester	0.70	Employment	0	3 GII LBs, 3 SMs	Detailed HIA (small)	Site adjacent to LB and within its setting.	On northern edgeof Gosbecks, lots of archaeology potentially extends into area.
WEST COLCHESTER									
PP8	Lakelands Crescent	Land west of Western Approach	0.35	5	0	1 GII LB	None	LB to north in built up area	All quarried
TI PTREE									
PP19									
	Land North Oak Road	Oak Road, Tiptree	50.80	600	0	Number of GII LBs, 1 GII* LB, 1 GI LB	HIA	LBs located on all sides of site, including GI church and GII* house	DBA
PP20	Land adjacent Bonnie Blue Oak	40 Oak Road, Tiptree, Colchester, CO5	1.85	30		7 GII LB's	Pr ofor m a	Elms Farm complex to east may have views to site and potential impact on LB to south-west. Other LBs within existing built up area.	No archaeology known possibly trenching
PP21	Highlands	Kelvedon Road, Tiptree, Colchester, CO	1.29	10	0	2 GII LBs	None	GII LB farm complex to north west, but can be considered in Heritage Statement to inform layout/design	None
PP22	Tiptree Telephone exchange					4 GII LBs	None	LBs not in close proximity and within built up area so limited intervisibility	Nothing needed

PEP8	Land South of Factory Hill	Land South of Factory Hill, Tiptree	4.70	Emplyment		05 GII LBs	Proforma HIA	LB at Tiptree Factory with some intervisibility with the site.	No known archaeology
WEST MERSEA									
PP23	Land east Dawes Lane	Dawes Lane, West Mersea	16.63	300		06 GII LBs, 1 SM	Pr ofor m a	Potential setting impact on listed cottages to south and north, and bakehouse & stables LBs to the north within linear	Requires trenching
N/A	Land to the east of Cross Lane	Cross Lane, West Mersea, Essex	9.45	100		0SM, 4 GII LB	Pr ofor m a	development, site likely to form part of historic open landscape setting to south.	SM is Decoy pond. Setting unlikley to be seriously harmed but would need buffer potentially at southern end of site.
WIVENHOE									
PP24	Land North of the Fire Station	Colchester Road, Wivenhoe, CO6 3QA	8.05	175		05 GII LBs	None	Heritage Statement required to inform layout of site and scale of development, assessment and consideration of setting of LB 13-15 Colchester Road (views from rear west)	Needs a DBA and probable trial trenching
ABBERTON AND LANGENHOE									
PP25	View Park	Abberton Road, Fingringhoe, Colchester	3.21	50		09 GII LBs	HIA	LBs in very close proximity (including two historic farmsteads)	DBA with future application
BOXTED									
PP26	Land North Boxted Straight Roa	Boxted Straight Road, Boxted Cross	6.10	150		01 GI, 17 GII LBs	HIA	6 GII LBs in close proximity to site including C18th house opposite site to south and C17th house and garden to north east	DBA and evaluation, cropmarks to west of site
CHAPPEL AND WAKES COLNE									
PP28	Land west of Station Road	Station Road, Wakes Colne and Chappe	14. 96	200		0CA, 18 GII LBs, 3 GII*, 1 GI LB, SM (dispersed sites)	Pr ofor m a	Chappel CA to south of site, GII* LB in close proximity to north east of site, proforma required to explore mitigation or appropriate layout	None
	Land north A1124	Land north of the A1124, Wakes Colne a	3.00	35		0CA, 1 GI LB, 2 GII* LBS, 15 GII LBs, SM (dispersed sites)	Pr ofor m a	Chappel CA to south of site including LBs	None
PP27	Swan Grove	Swan Grove, Chappel	1.71	35		0CA, SM (dispersed sites), 1 GI LB, 1 GII* LB, 8 GII LBs (within CA), 6 GII LBs (outside CA)	Pr ofor m a	2 GII LBs in close proximity to south western side of site	None
PEP12	Wakes Hall Business Centre	Wakes Hall Business Centre, Wakes Colne	0.90	Employment		7 GII LBs, 1 GII* LB, CA (Wakes Colne)	HIA	Site adjacent to 3 LBs at Wakes Hall Farm and 2 further LBs to east and north east. Site within setting and forms part of surrounding landscape setting of LBs.	DBA needed for application
COPFORD									
N/A	Land North London Road (1076	London Road, Copford	8.44	50		02 GII LB	None	2 GII LBs, one close to south east corner of site but beyond two modern dwellings. Heritage Statement required to consider impact on setting and inform appropriate layout and scale.	Cropmarks in vicinity would need DBA and potential follow up evaluation
N/A	The Car Boot field	London Road Marks Tey	7.13	30		02 GII LB	None	2 GII LBs, one close to south east corner of site but beyond two modern dwellings. Heritage Statement required to consider impact on setting and inform appropriate layout and scale.	Cropmarks in vicinity would need DBA and potential follow up evaluation
PP29	Land East of School Road	School Road Copford	9.35	300		07 GII LB	None	LBs some distance from allocation site and mostly in existing built up areas	DBA for starters, may need evaluation. PAS finds of Roman date

N/A	Land East of School Road	School Road Copford	5.55	50		07 GII LB	None	LBs some distance from allocation site and other LBnds msoomstely d inis teaxnisctein fgeavaluation at PAS finds of Roman date	DBA for starters, may need evaluation at PAS finds of Roman date
N/A	Land East of School Road	School Road, Copford	2.16	30		07 GII LB, Copford Green CA	Pr ofor m a	site. Conservation area to south, site forming part of open landscape setting of CA requiring assessment	DBA and trial trenching, Roman road cuts through part of allocation
N/A	Land Adjacent to 124 School Ro	124 School Road, Copford, Colchester, C	0.34	3		07 GII LB, Copford Green CA	Pr ofor m a	Single LB immediately adjacent site, CA and other listed buildings located to south. Site forming part of the open landscape setting of the heritage assets	Roman road to N, worth DBA and trenching post consent
DEDHAM AND DEDHAM HEATH									
PP30	Land south Long Road West	Long Road West, Dedham	0.56	15		07 GII LBs	None	LBs at distance from site and within existing development	None
EIGHT ASH GREEN									
PP31	Land north of Halstead Road	Halstead Road, Eight Ash Green, C06 3Q	8.00	180		02 GII LBs	None	LBs south of Halstead Road, removed from site	DBA needed
PP32	Land north of Halstead Road	Halstead Road, Aldham/Eight Ash Green	9.83	250		08 GII LB	Pr ofor m a	Already developed up to eastern edge, farms with LBs to west and east screened by woodland but site forms LB	DBA with cropmark rectification, followed by trenching
PEP9	Bulbanks Farm	Bulbanks Farm, Halstead Road, Eight Ash Green	0.80	Employment		02 GII LBs	Pr ofor m a	to the north likely too far removed from the site to experience a harmful impact, LB to the west my experience wider landscape views towards the site. Rural nature of site part of wider landscape setting.	DBA needed for application
FORDHAM									
PP33	Land East of Plummers Road	Plummers Road, Fordham, Colchester	0.8	2		015 GII LBs	HIA	9 GII LBs in close proximity arranged around historic Green, including farmhouse opposite and dispersed farms to south east, open landscape setting	None
N/A	Land at Moat Road	Moat Road, Fordham	8	5		13 GII LBs (closest within historic 0moated enclosure)	Proforma	Within setting of GII LB on historic moated enclosure	DBA
GREAT HORKESLEY			1.2	2					
PP35	The Old School	School Lane, Great Horkesley	7 0.64	0 132 GII LBs		12 GII LBs	HIA	Two grade II listed buildings within allocation and 6 in close proximity around allocation. 17th Century property and 19th century school house	DBA, cropmarks to the south of the site
N/A	Land north of Ivy Lodge Road	Ivy Lodge Road, Great Horkesely	0.61	10		06 GII LBs	None	LBs at some distance from site and within existing settlement, unlikely to impact setting	DBA, cropmarks to the north of the site
PP34	Land North of Coach Road	Coach Road, Great Horkesley	8.48	400		08 GII LBs , 1 SM	Pr ofor m a	Two LB points in incorrect locations (Woodhouse Farmhouse and Tile House). Site within wider landscape setting of these LBs, as well as Old House cluster of LBs, depsite some existing modern development.	Already evaluated Pitchbury ramparts to the west with woodland in between
N/A	Land North East of Coach Road	Coach Road, Great Horkesley, Colcheste	6.58	110		08 GII LBs, 1SM	Pr ofor m a	Two LB points in incorrect locations (Woodhouse Farmhouse and Tile House). Site within wider landscape setting of these LBs, as well as Old House cluser of LBs, depsite some existing modern development.	Need DBA and Trial trenching depending on reuslts of adjacent site
N/A	Land west of The Causeway	The Causeway, Great Horkesley, Colche	3.13	70		027 GII LBs	HIA	Historic farmstead with multiple LBs (Little Maltings) to west of site, and 2 further LBs in close proximity to site	DBA with AP assessment and trial trenching, potential route of Roman road

N/A	Woodlands Farm	The Causeway, Great Horkesley, Essex,	8.00	158	0	23 GII LBs	HIA (potential to combine with Black Brook Farm)	GII LBs in close proximity to the north and directly opposite to the west	Medieval kilns abutting the site, DBA and trenching
N/A	Black Brook Farm	The Causeway, Great Horkesley, CO6 4	19. 42	400	0	23 GII LBs	HIA (potential to combine with Woodlands Farm)	GII LBs in close proximity to the north and directly opposite to the west and east	Medieval kilns abutting the site, DBA and trenching
GREAT TEY									
PP36	Land at Earls Colne Road	Earls Colne Road, Great Tey	5.96	125	0	18 GII LBs, 1 GII* LB	Pr ofor m a	Historic farmstead (1 GII LB) close to west of site, site within setting, other LBs at some distance from site	Extensive metal detecting finds of a medieval date within the site
LANGHAM									
PP38									
	Land opposite Wick Road	Wick Road, Langham, Colchester, CO4	0.78	10	0	5 GII LBs	Pr ofor m a	GII LBs close to south of site, within setting	None
N/A	Land south School Road	School Road, Langham	13.35	100	0	22 GII LBs	HIA (potential to combine with Park Lane)	Dispersed LBs in close proximity to site including historic farmsteads, site within landscape setting	Detailed DBA, presence of WWII airfield to west of site
PP37	Land north of Park Lane	Park Lane, Langham, Colchester CO4 5P	39. 90	900	0	22 GII LBs	HIA (potential to combine with School Road)	Dispersed LBs in close proximity to site including historic farmsteads, site within landscape setting	Detailed DBA, presence of WWII airfield to west of site
LAYER DE LA HAYE									
PP39	The Furze	The Furze, Layer de La Haye, CO2 0JA	0.68	10	0	7 GII LBs, 1 GII* LB	None	Malting Green House is GII* LB but some distance from allocation. Site unlikely to make meaningful contribution to LBs.	On historic heath, little known in area. DBA required.
PP40	Land west The Folley	The Folley, Layer de la Haye CO2 0JA	3.15	60	0	8 GII LBs	None	LBs at some distance from the site and within existing settlement, GII LB to north of site requires Heritage Statement when developing proposals	None
N/A	Land South Malting Green Road	42 Malting Green Road, Layer-de-la-Hay	1.40	30	0	14 GII LBs, 1 GII* LB	None	LBs at some distance from the site and within existing settlement, requires Heritage Statement when developing proposals	DBA, cropmarks to the south, with potential trial trenching to follow
MARKS TEY									
PP17	Land South of Marks Tey Village	Hall Chase, Marks Tey	92.16	1500	1 SM, 1 GII* LB, 2 GII LBs	6 GII LBs, 1 CA (Copford Green), 1 GI LB (Church of St Andrew) just outside 500m buffer	HIA	Large developpment with Marks Tey Hall SM, GII* and GII LBs within it. Scatter of listed and non listed farms around allocation with site forming part of their wider landscape setting. Copford Green to east	SM of moated site within allocation area. Cropmarks and farm complexes
PP18	Tey Green	Land South of Marks Tey	223.91	1000	0	2 GI LBs, 22 GII LBs	HIA (potential to combine with 10165 Land North of Woolmer Green)	Two GI LB churches to west and east, 22 other LBs dispersed around allocation site	DBA
N/A	Land North of Woolmer Green	Godmans Lane, Marks Tey, Colchester,	6.42	140	0	7 GII LBs	HIA (potential to combine with 10747 Land South of Marks Tey)	GII LB farm and barn with other GII LBs close to western edge of allocation, site within wider landscape setting. Some LBs within existing built up area. Two GI LB churches within 1km of allocation, to west and east.	DBA required. Roman road, potential for road side settlement, followed by trenching
PEP5	Land South of A12, Marks Tey	Land South of A12, Marks Tey	16.00	Employment	0	4 GII LBs, SM (moated site) to north east outside 500m	Detailed HIA	LB close to north eastern side boundary and LBs to south west. Site forming part of landscape setting of LBs.	Some areas already trenched for new A12
ROWHEDGE									

PP41	Rowhedge Business Park	Rectory Road, Rowhedge	4.82	50	0	8 GII LBs, very edge of CA, 1 SM	None	1 LB (former pub) close to south western boundary, recommend Heritage Statement and no development abutting former pub	DBA
WEST BERGHOLT									
PP42	Land at White Hart Lane	Land between White Hart Lane & Manor	3.3	50	0	8 GII LBs, 1 GII* LB	Pr ofor m a	2 LBs in close proximity to site	Trenching
PP43	Land north of Colchester Road	Colchester Road, West Bergholt	4	100	0	5 GII LBs	None	LBs at distance from the site with development in between	DBA and trial trenching
PP44	Colchester Road West Bergholt		3.69			6 GII LBs, 1 GII* LB, SM just outside to east	Detailed HIA	Listed former brewery complex to the north and LB in close proximity to east of site. Site within settings of LBs and assessment required due to proximity.	Extensive cropmarks to SE
PEP11	Land at Patterns Yard	Land at Patterns Yard, West Bergholt	2.10	Employment	0	6 GII LBs, 1 GII* LB, SM just outside to east	HIA (Small)	LB farmhouse to south west. Site forming part of wider rural landscape setting.	Scheduled Monument should be included in assessment
ALDHAM									
PP45	Land off New Road	New Road, Aldham	0.86	15	0	1 GII* LB, 4 GII LBs	Pr ofor m a	GII* Church of St Margarets screened by tree belt but site forms part of wider rural landscape. Other GII are dispersed some distance from allocation.	DBA, where was original church? Potential for medieval occupation
BIRCH									
PP46	Land at Birch Green	Mill Lane, Birch	0.85	15	0	9 GII LBs	Pr ofor m a	2 GII LBs to the immediate SE of allocation within former Green (purpresture), site forms part of wider setting	On edge of historic Green, DBA required, potential follow on work
FINGRINGHOE									
PP47	Pic k ett s	Church Road, Fingringhoe, Colchester, C	0.40	5	0	1 GI LB, 7 GII LBs, 1 CA	None	Located on edge of Fingringhoe, GI LB Church of St Andrew (C12th) located within Conservation Area to the west. Heritage Statement required to inform development design.	DBA as potential for medieval occupation
M ESSING									
PP48	Land at Kelvedon Road	Kelvedon Road, Messing	2.72	25	0	1 GII* LB, 16 GII LBs, 1 SM, 1 CA	Pr ofor m a	GII* and GII LBs mostly within the Messing Conservation Area, to the east of the allocation beyond some modern housing. Site prominent within rural landscape setting of CA and LBs. SM some distance to south.	SM of Tumuls within woodland to south. Little archaeology known in area warranting trenching
PELDON									
PP49	Land at St Ives Road	St Ives Road, Peldon	1.69	25	0	1 GI LB, 1 GII* LBs, 15 GII LBs	Pr ofor m a	GI LB Church of St Mary is located to the north, beyond some modern houses. GII LBs directly to south, and of others to north of site.	Church hall complex to north. In core of the village, potential for medieval deposits.