

Heritage Impact Assessment Sift

Colchester Local Plan

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1 INTRODUCTION

- 1.1.1 Oxford Archaeology (OA) has been commissioned by Colchester City Council to undertake a high-level review of the heritage sensitivities of the proposed site allocations being taken forward for Regulation 19 consultation as part of the Colchester City Local Plan. The review will determine the need for, and level of, heritage impact assessment required to support the local plan.
- 1.1.2 Policy PM8 of National Planning Policy Framework (NPPF, 2026) set out the requirement for the Local Plan to be underpinned by a relevant, up to date and proportionate evidence base. This document supports the local plan evidence base by identifying sites that require a heritage impact assessment to establish the suitability of a site prior to formal allocation.

2 METHODOLOGY

- 2.1.1 The methodology used for the Sift Assessment was based on an earlier assessment carried out by Place Services (2025) to inform the Regulation 18 consultation and follows Step 1 of the staged approach set out in Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2nd Edition)*.
- 2.1.2 A total of twenty-six potential site allocations were reviewed as part of the Sift Assessment. Seventeen were new sites that had not previously been considered through the local plan process. Nine sites were partially considered during the Regulation 18 work but had subsequently been extended. These sites therefore required re-assessment to determine whether the previous level of assessment remained appropriate.
- 2.1.3 A 500m study area, reduced to 250m in the city centre, was used to identify heritage assets which could be affected by the proposed allocation of the site. This assessment was informed by a desk-based review of the following sources:
- The Colchester Historic Environment Record
 - National Heritage List for England; and
 - The Colchester Local List.
- 2.1.4 The new sites were assigned to one of three categories, based on the potential impact of their allocation on the historic environment. These categories are as follows:
- No Further Assessment: the allocation of the site is unlikely to have an effect on the significance of surrounding heritage assets and no further heritage impact assessment is required to support the allocation through the local plan process. However, a proportionate heritage statement may, in some cases, be required at the planning application stage to inform the detailed design, layout, scale and/or mitigation of development proposals.
 - Proforma Heritage Impact Assessment: a high-level heritage impact assessment, presented as a proforma, is required to assess the

contribution the site makes to the significance of nearby heritage assets and the potential effects of allocation on that significance.

- Detailed Heritage Impact Assessment: due to the scale of the allocation, and/or the proximity or number of heritage assets that could be affected, a detailed heritage impact assessment is required to assess the contribution the site makes to the significance of nearby heritage assets and the potential effects of allocation on that significance.

2.1.5 The extended Regulation 18 sites were also considered against this methodology to determine whether the existing level of assessment remained appropriate. Where a Proforma Heritage Impact Assessment or Detailed Heritage Impact Assessment had previously been undertaken as part of the Regulation 18 work, an update to that assessment has been recommended where required to take account of the extended site boundary and any associated changes to the scale or nature of the proposed allocation.

3 SIFT OUTCOMES

3.1 Summary of Sites

3.1.1 A summary of the results of the sift assessment is provided below:

No Further Assessment

- PP29b Land East of School Road, Copford
- PP50 Cowdray Avenue (BT Site), Colchester
- PP51 Former Land Rover Site, Cowdray Avenue, Colchester
- PP53 Land at Chapmans Farm, Nayland Road, Colchester
- PP40 Land West of The Folley, Layer de la Haye
- PP43 Land North of Colchester Road, West Bergholt
- PP24 Land Northwest of the Fire Station, Wivenhoe
- O4 Land North of Axial Way (Northern Gateway), Colchester
- PEP16 Land South of Tower Business Park, Tiptree

Proforma Heritage Impact Assessment

- PEP15 Mill Race Nurseries, Aldham
- PP22b Land at New Park Cottage, Tiptree
- PP29a Land East of School Road Copford
- PP29c Land East of Queensberry Avenue, Copford
- PP32a Land South of Halstead Road, Eight Ash Green
- PP40a Malting Green Road, Layer de la Haye
- PP49a Land South of Mersea Road, Peldon

- PP49b Land West of Malting Road, Peldon
- PP54 Land at Sheepen Place, Colchester
- PP55 Land adjacent to Lethe Grove, Colchester

Update of Existing Proforma Heritage Impact Assessment

- PP10 Land South of Berechurch Hall Road
- PP34 Land North of Coach Road, Great Horkesley
- PP42 Land at White Hart Lane, West Bergholt

Detailed Heritage Impact Assessment

- PP36a Land East of Brook Road, Great Tey
- PP52 Car Park, Guilford Road (BT Repeater Station), Colchester

Update of Existing Detailed Heritage Impact Assessment

- PP7 Land off Bakers Lane
- PP18 Land north of A120, Marks Tey

Table 3.1: Results of Sift Assessment

Policy number	Site Name	Site Address	Comment	Potential cumulative effects	Area (ha)	Dwellings	Designated heritage assets within site	Designated heritage assets within 500m	OA recommendation for further assessment	Built heritage comments	Archaeology comments
New sites											
O4	Land North of Axial Way (Northern Gateway), Colchester	Land North of Axial Way (Northern Gateway), Colchester			3.4	Employment	0	0	No Further Assessment	No comments.	Cropmarks recorded within the area. Site previously evaluated.
PEP15	Mill Race Nurseries, Aldham	Mill Race Nurseries, Aldham		PEP9, PP32a, PP45	2.5	Employment	0	4 GII* LB, 17 GII LB, Fordstreet Conservation Area	Proforma Heritage Impact Assessment to assess impact upon the setting of Ford Street Conservation area	Fordstreet Conservation Area less than 100m to east of the allocation.	Site intersects with WWII anti-tank ditch, which formed part of the Eastern Command Line. Other WWI assets in surrounding area. DBA required, may need evaluation.
PEP16	Land South of Tower Business Park, Tiptree	Land South of Tower Business Park, Tiptree		PP19, PP21	0.5	Employment	0	2 GII LB	No Further Assessment	LB some distance from allocation site separated by existing built-up areas.	DBA, may need evaluation trenching. Adjacent site has been subject to previous evaluation.
PP22b	Land at New Park Cottage, Tiptree	Maypole Road, Tiptree		PP19, PP20	1.1	25	0	8 GII LB	Proforma Heritage Impact Assessment to assess impact upon the setting of 1224968, 1266593, 1266570, 1224969, 1266589	Cluster of listed building to the north of the allocation.	DBA and evaluation likely to be required.
PP29a	Land East of School Road, Copford (North-site split)	School Road, Copford	Western part of site formerly PP29 - No further work was required for this site (Place Services 2025)	PP29b, PP29c	17.43	300	0	14 GII LB	Proforma Heritage Impact Assessment - to assess the impact of the extended eastern part on setting of 1239076; 1239137; 1273846	LB some distance from allocation site and mostly in existing built-up areas. One locally listed building to north-west.	DBA required, may need evaluation. Part of site has been subject to geophysical survey.
PP29b	Land East of School Road, Copford (South-site split)	School Road, Copford	Falls entirely within former site PP29 (Place Services 2025)	PP29a, PP29c	2.2	50	0	7 GII LB, Copford Green Conservation Area	No Further Assessment	LB some distance from allocation site and mostly in existing built-up areas.	DBA required, likely to need evaluation. Roman Road.
PP29c	Land East of Queensberry Avenue, Copford	Queensberry Avenue, Copford	-	PP29a, PP29b	2.84	70	0	14 GII LB	Proforma Heritage Impact Assessment - to assess the impact on setting of 1239076; 1239137; 1273846	LB in close proximity to southern boundary of site.	DBA required, may need evaluation.

Policy number	Site Name	Site Address	Comment	Potential cumulative effects	Area (ha)	Dwellings	Designated heritage assets within site	Designated heritage assets within 500m	OA recommendation for further assessment	Built heritage comments	Archaeology comments
PP32a	Land South of Halstead Road, Eight Ash Green	Halstead Road, Eight Ash Green	Adjacent to PEP9	PEP9	15.97	250	0	3 GII LB	Proforma Heritage Impact Assessment	Potential for wider landscape views from 1239711; 1239708 although visibility likely to be limited by surrounding planting and hedgerows. Rural nature of site may form part of wider landscape setting of assets particularly Mantills Farmhouse to the west. LB to north separated by development. Locally listed building to east.	Milestone on edge of site. DBA required, may need evaluation.
PP36a	Land East of Brook Road, Great Tey	Brook Road, Great Tey	-	PP18	2.1	50	0	Great Tey Conservation Area, SM-Roman Villa, one GI LB, 12, GII LB	Detailed Heritage Impact Assessment - within landscape setting of adjacent Conservation area. SM west of site	Conservation area adjacent to site. There is the potential for views of the site on the approach into the settlement. Views of GI church from surrounds of village important and need to be considered. Locally listed assets clustered on The Street.	DBA and Trenching required. Evaluation and subsequent excavation on the site immediately to the west found prehistoric remains. Scheduled Roman site further to the west. Setting of SM needs to be considered. Teybrook Farm, prehistoric site to the south.
PP40a	Malting Green Road, Layer	Malting Green Road, Layer de la Haye	-	PP40	1.4	30	0	14 GII LB, 1 GII* LB	Proforma Heritage Impact Assessment	LBs located nearby at Layer de la Haye and Malting Green. Existing development lines the road between these settlements. Locally listed building at Layer de La Haye	DBA and may need trenching.
PP49a	Land South of Mersea Road, Peldon	Mersea Road, Peldon	-	PP49b	1.22	25	0	8 GII LB	Proforma Heritage Impact Assessment - within landscape setting of Slane Cottage 1266663	1266663 - clear intervisibility with site.	DBA - may need trenching.

Policy number	Site Name	Site Address	Comment	Potential cumulative effects	Area (ha)	Dwellings	Designated heritage assets within site	Designated heritage assets within 500m	OA recommendation for further assessment	Built heritage comments	Archaeology comments
PP49b	Land West of Malting Road, Peldon	Malting Road, Peldon	-	PP49a	0.18	5	0	1 GI LB, 7 GII LB	Proforma Heritage Impact Assessment - within landscape setting of GI listed Church of St Mary's, Peldon Hall and Barn (both GII) and adjacent to Maltings Cottage (GII)	Views looking south across site towards St Mary's (1224702); intervisibility with Maltings Cottage (1224760), within wider landscape setting of Peldon Hall and Barn (1266674, 1224727). Locally listed building south of the site.	DBA - may need trenching.
PP50	Cowdray Avenue (BT site), Colchester	Cowdray Avenue, Colchester	-	PP51, PP52	1.4	40	0	GII Registered P&G (Colchester Castle Park) on very edge of 500m study area.	No Further Assessment	Site separated from RP&G by existing development and currently contains carpark and large BT centre.	DBA and may need trenching.
PP51	Former Land Rover site, Cowdray Avenue, Colchester	Cowdray Avenue, Colchester	-	-	0.73	25	0	GII Registered P&G Colchester Castle Park around 320m from site.	No Further Assessment	Site separated from RP&G by existing development and currently contains carpark and commercial buildings. Two locally listed buildings on edge of 500m study area	DBA and may need trenching, site of WWII pill box and spigot mortar emplacement.
PP52	Car park, Guildford Road (BT Repeater Station), Colchester	Guildford Road, Colchester	-	-	0.29	25	Intersects with Colchester Conservation Area	3 GII* LB, 44 GII LB, 1 SM - Town Ditch (1002178)	Detailed Heritage Impact Assessment	Southern part of the site within Colchester conservation area. Three GII LB immediately to the south and likely to share intervisibility with the site. Large number of listed and locally listed buildings within the environs of the site.	Site of 19th century building shown on 1st edition OS. DBA required.

Policy number	Site Name	Site Address	Comment	Potential cumulative effects	Area (ha)	Dwellings	Designated heritage assets within site	Designated heritage assets within 500m	OA recommendation for further assessment	Built heritage comments	Archaeology comments
PP53	Land at Chapmans Farm, Nayland Road, Colchester	Nayland Road, Colchester	-	-	0.9	35	0	1 GII LB	No Further Assessment	GII LB and locally listed assets associated with Severalls Hospital to the east. Separated from site by surrounding development	Chapmans Farm (19th century) within site unsure if existing building on the site is historic but a building at same location is shown on 1st edition OS map. The building is not recorded on HER or local list. Northern part of site evaluated. DBA may be required.
PP54	Land at Sheepen Place, Colchester	Sheepen Place, Colchester	-	-	0.5	100	0	1 GI LB, 15 GII LB; Colchester Conservation Area, SM (site of pre-Roman settlement 1002173)	Proforma Heritage Impact Assessment	Within the setting of the conservation area, although views are dominated by existing modern buildings within the site. Potential for visibility from Colchester Conservation Area 4 along the river. Locally listed assets to the east and south within the conservation area. Heritage Statement required to inform the scale and design of new development.	Roman Amphora found within site. Scheduled monument within 250m. Would need DBA and potentially, trenching or mitigation.
PP55	Land adjacent Lethe Grove, Colchester	Berechurch Hall Road, Colchester	-	PP10	3.9	75	0	Adjacent to scheduled monument - Berechurch Dyke 1019968; GII* LB Church of St Michael	Proforma Heritage Impact Assessment	Unlikely to impact on built heritage. One locally listed building to the east, separated from the site by modern development.	Within setting of SM and anti-tank ditch to west of site. Site of Black Heath intersects with northern part of site and prehistoric activity to the north. DBA and trenching required.
Extended Regulation 18 Sites with an existing Proforma Heritage Impact Assessment											

Policy number	Site Name	Site Address	Comment	Potential cumulative effects	Area (ha)	Dwellings	Designated heritage assets within site	Designated heritage assets within 500m	OA recommendation for further assessment	Built heritage comments	Archaeology comments
PP10	Land South of Berechurch Hall Road - site boundary amended but numbers have not changed	Berechurch Hall Road, Colchester	Extension brings site closer to the boundary of the scheduled monument.	PP5	30.4	875	0	SM	Update of Existing Proforma Heritage Impact Assessment	No impact on built heritage	Within the setting of SM and archaeological remains of schedulable quality. Potential to bring development closer to SM than in the previous round of assessment. DBA and trenching required.
PP34	Land North of Coach Road, Great Horkesley - site has been extended	Coach Road, Great Horkesley	Large extension, proposed development increased by 400 houses	PP42, PP43	39	800	0	17 GII LB, SM - Pitchbury Ramparts (1019959)	Update of Existing Proforma Heritage Impact Assessment	Within setting of GII LBs Tile House (1222984) and Aldecar (1267663). Site within wider landscape setting of Woodhouse and cluster of listed buildings at Old House, although unsure of intervisibility. Woodhouse LB is wrongly located on NHLE and is actually further to the south-west. Tile House is also wrongly located on NHLE.	Consider setting impacts on Pitchbury hillfort. Part of site has previously been subject to geophysical survey and trenching.
PP42	Land at White Hart Lane, West Bergholt	Land between White Hart Lane & Manor Road, West Bergholt	Extended area and housing increased by 85 units	PP34, PP43	7.5	185	0	9 GII LB, 1 GII* LB, 1 SM- Pitchbury Ramparts (1019959)	Update of Existing Proforma Heritage Impact Assessment	GII listed White Hart Public House and No. 2 Colchester Road in close proximity to site. Site within wider landscape setting of Scarletts (GII)	Consider setting impacts on Pitchbury hillfort. Iron Age coin found within site. Site formerly part of Begholt Heath. DBA and Trenching likely to be required.
Extended Regulation 18 Sites: Previously Assessed as requiring 'No Further Work'											
PP40	Land West of The Folley, Layer de la Haye - site has been extended	The Folley, Layer de la Haye CO2 OJA	Extended to the north, 15 additional housing units	PP40a	4	75	0	9 GII LB	No Further Assessment	Listed buildings some distance from the site, the proposed extension brings the site closer to GII LB to the north (1267076). As noted in Place Services Sift (2025) a heritage statement should be produced to guide development proposals.	Located on former heathland (Layer Heathland); DBA and trenching likely to be required.

Policy number	Site Name	Site Address	Comment	Potential cumulative effects	Area (ha)	Dwellings	Designated heritage assets within site	Designated heritage assets within 500m	OA recommendation for further assessment	Built heritage comments	Archaeology comments
PP43	Land North of Colchester Road, West Bergholt - site has been extended	Colchester Road, West Bergholt	Extended area, increased by 85 housing units	-	7.2	185	0	5 GII LB	No Further Assessment	LB some distance from the site and separated from it by existing development. Extension does not bring it any closer to LB.	DBA and Trenching. Part of the site was previously subject to magnetometer survey.
PP24	Land Northwest of the Fire Station, Wivenhoe - site boundary has been extended	Colchester Road, Wivenhoe, CO6 3QA	Slight extension to north.	-	8.9	200	0	5 GII LB	No Further Assessment	As noted in Place Services Sift (2025) a heritage statement would be required to inform layout and scale of development proposals. This should consider setting LB 14-15 Colchester Road and possible views from rear.	Cropmarks recorded across the site. DBA and Trenching required.
Extended Regulation 18 sites with Detailed Heritage Impact Assessments ¹											
PP7	Land off Bakers Lane - site extended along SM towards the north end of Bakers Lane	Bakers Lane, Braiswick, Colchester	-	-	8.2	120	-	-	Update of Existing Detailed Heritage Impact Assessment	-	-
PP18	Land north of A120, Marks Tey - site extended closer to SM	Coggeshall Road, Marks Tey	-	-	96.5	1000	-	-	Update of Existing Detailed Heritage Impact Assessment	-	-

¹ These sites were not assessed in detail as part of the sift as the level of assessment required for the extended sites (i.e. a detailed Heritage Impact Assessment) had already been established as part of the Regulation 18 work.

APPENDIX A BIBLIOGRAPHY AND LIST OF SOURCES CONSULTED

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

NPPF, 2026. *National Planning Policy Framework*, (Ministry of Housing, Communities and Local Government)

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

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