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Heritage Impact Assessment

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SUMMARY

Oxford Archaeology was commissioned by Colchester City Council to prepare a series of 19 heritage impact assessments to support the review of the Colchester Local Plan. The purpose of these assessments is to identify heritage assets that may be affected by the proposed allocations, their significance, and the impact that works would have on both the heritage assets and their settings, as well as opportunities for their enhancement. Through these, the assessments identify the suitability of the potential sites for allocation on the basis of their surrounding heritage assets.

Based on the anticipated significance of, and impact to, heritage assets identified in a high-level sift of sites considered for allocation, two levels of assessment are presented. Of these, 13 are high-level (proforma) assessments and six are detailed assessments.

Of the 19 proposed site allocations assessed at this stage, 15 sites have been considered suitable for allocation, subject to mitigation measures; two sites partly suitable, with site constraints; and two sites as potentially suitable, but with heritage impacts remaining. Where these allocations are suitable for development, they are also subject to mitigation measures.

1 INTRODUCTION

1.1.1 Oxford Archaeology (OA) has been commissioned by Colchester City Council (CCC) to prepare a series of heritage site assessments to support the review of the Colchester Local Plan (CLP). Following an initial sift assessment (OA 2026), 19 proposed allocations within the Submission Draft Local Plan were identified as having the potential to impact upon known heritage assets. These include both residential and employment allocations and are spread across the district. Their locations are shown on Figure 1.

1.1.2 This report sets out the results of the heritage site assessments for these proposed allocations and has been prepared in accordance with National Planning Policy Framework (MHCLG 2026) and the following good practice and guidance documents:

- Chartered Institute for Archaeologists' (CIfA) Standards and Guidance for Historic Environment Desk-based Assessments (2020);
- Chartered Institute for Archaeologists' (CIfA) *Code of Conduct* (2022);
- Historic England's *Good Practice Advice in Planning 1-3* (2015a, 2015b, 2017);
- Historic England's The Historic Environment and Site Allocations in Local Plans. Historic England Advice Note 3 (2015c);
- Historic England *Advice Note 12* (2019); and
- *Planning Practice Guidance – Historic Environment*, published by the Ministry of Housing, Communities and Local Government (MHCLG 2021).

2 LOCATION, TOPOGRAPHY AND GEOLOGY

2.1.1 The district of Colchester, in the east of the county of Essex, extends from Dedham Vale in the north to the Essex coastline at Mersea Island in the south, and from Inworth and Great Tey in the west to Colchester, Dedham and Wivenhoe in the east. The town of Colchester itself lies on the eastern edge of the district, approximately 20km to the south-west of Ipswich and 80km to the east of London.

2.1.2 It covers an area of undulating terrain that incorporates areas of urban development, dispersed settlements, river valleys, farmland and estuarine areas (LUC 2024). These lie across an area of predominantly Thames Group and London Clay Formation sedimentary bedrock, but that also includes pockets of Thanet Formation and Lambeth Group and Red Crag Formation bedrock. These are overlain by superficial deposits that include Intertidal, River Terrace, Cover Sand, Kesgrave Catchment Subgroup, Lowestoft Formation, Alluvium and Head sediments (BGS 2026).

3 AIMS AND OBJECTIVES

3.1.1 The purpose of this project is to carry out reviews of the existing historic environment evidence base in order to assess the potential historic environment effects that could arise from development within the proposed allocations. The key objectives of the site assessments are to:

- define the heritage significance of designated and non-designated heritage assets which may be affected by development proposals;
- review site allocations to assess the potential impacts of the allocation upon the heritage significance and setting of identified heritage assets in accordance with local and national policy and advice from Historic England; and
- recommend measures to avoid harm and maximise enhancement. Where it is not possible to avoid harm, to recommend appropriate mitigation strategies.

4 PLANNING BACKGROUND

4.1 Ancient Monuments and Archaeological Areas Act 1979

4.1.1 The Ancient Monuments and Archaeological Areas Act (1979) specifies that an archaeological site or historic building of national importance can be designated as a scheduled monument and registered with the Department of Culture, Media and Sport (DCMS). Under the terms of the act, any development that could affect the scheduled monument is subject to the granting of Scheduled Monument Consent. Historic England provides advice to DCMS regarding individual applications for scheduled monument consent and also offers advice on the management of scheduled monuments.

4.2 Planning (Listed Buildings and Conservation Areas) Act 1990

4.2.1 Works that affect listed buildings or structures and conservation areas are subject to additional controls administered by the Local Planning Authority (LPA) under the Planning (Listed Buildings and Conservation Areas) Act 1990 (amended by the Enterprise and Regulatory Reform Act 2013). Section 66 states that in considering development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.2.2 In respect to conservation areas, Section 72 states that special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.2.3 Under the terms of the act, a listed building may not be demolished, altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.

4.2.4 There are three grades of listing (in descending order):

- Grade I: buildings of exceptional interest;
- Grade II*: particularly important buildings of more than special interest; and
- Grade II: buildings of special interest, warranting every effort to preserve.

4.2.5 Historic England is a statutory consultee in relation to works affecting Grade I/II* listed buildings.

4.3 Historic England Register of Parks and Gardens in England

4.3.1 The Register of Parks and Gardens of Special Historic Interest in England is maintained by Historic England (formerly English Heritage) and divides the sites into three grades, similar to those used for listed buildings:

- Grade I: sites of exceptional interest;
- Grade II*: particularly important sites of more than special interest; and
- Grade II: sites of special interest warranting every effort to preserve.

4.4 National Planning Policy

4.4.1 The National Planning Policy Framework (NPPF) as published in August 2026, sets out the Government's planning policies for England.

4.4.2 Chapter 2, *Plan-making policies,* sets out the procedural framework for preparing development plans, including how local plans should be prepared, what they should contain, and how evidence, consultation and site allocations should inform them. This includes *Policy PM8: Evidence for plan-making*, which states that the preparation of plans should be shaped and underpinned by sufficiently up-to-date information and data drawn from suitable and reliable sources.

4.4.3 Chapter 20, *Conserving and enhancing the historic environment*, sets out policies relating to the conservation and enhancement of the historic environment in three Plan-making Policies (HE1 to HE3) and seven National decision-making Policies (HE4 to HE10) (MHCLG 2026).

4.4.4 The NPPF recognises that heritage assets *'are an irreplaceable resource, and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*

4.4.5 <u>Plan-making policies of the NPPF include:</u>

HE1: Planning for the historic environment

HE2: Conservation Areas and World Heritage Sites

HE3: Historic Environment Records

4.4.6 <u>National decision-making policies of the NPPF include:</u>

HE4: Securing the conservation of heritage assets

HE5: Assessing effects on heritage assets

HE6: Proposals affecting designated heritage assets

HE7: Decisions on non-designated heritage assets

HE8: World Heritage Sites

HE9: Conservation areas

HE10: Loss or removal of heritage assets

4.4.7 Annex C of the NPPF identifies the evidence that may be needed to support Local Plan policies relating to the historic environment. This includes, under *HE5 Assessing Effects on Heritage Assets*, Heritage Impact Assessments, which evaluate the significance of heritage assets and the potential effects of proposed development on that significance (MHCLG 2026, 116).

4.4.8 In full, *HE5 Assessing effects on heritage assets* states:

1. *Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.*
2. *Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:*
    a. *Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or*
    b. *Have no effect on the significance of a heritage asset;*
    c. *Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or*
    d. *Cause the total loss of the significance of a heritage asset.*
3. *Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.*
4. *In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.*
5. *Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.*

4.4.9 With regard to archaeology, HE10 part 2 states:
Heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved or managed on-site, appropriate provision should be made for the investigation, understanding,

recording, dissemination and archiving of that asset, which should be undertaken by suitably qualified individuals or organisations.

5 METHODOLOGY

5.1 Introduction

5.1.1 An initial review of 26 site allocations was carried out by OA (2026) to identify site allocations that required further assessment, whether as new sites or where alterations had been made to previously considered site boundaries. This identified 13 sites that required a proforma assessment (10 new sites and three updates) and six that required a more detailed assessment (two new sites and four updates). It is these 19 sites recommended for assessment that are considered as part of this study.

Table 1: Summary of potential allocation sites

Site Reference	Site name	Parish/ Ward	Allocation type	Number of dwellings	Employment area	Updated area/ new assessment	Assessment level	Appendix
PEP15	Mill Race Nurseries, Aldham	Aldham	Employment	-	2.5ha	New	Proforma	B1
PP3	St Runwald Street Car Park	Castle (Colchester)	Residential	40	-	New	Detailed	B2
PP7	Land off Bakers Lane	Myland	Residential	120	-	Update	Detailed	B3
PP10	Land south of Berechurch Hall Road	Berechurch (Colchester)	Residential	875	-	Update	Proforma	B4
PP17	Land South of A12, Marks Tey Growth Area	Copford and Marks Tey	Residential	1,500	-	Update	Detailed	B5
PP18	Land North of A120, Marks Tey Growth Area	Aldham and Marks Tey	Residential	1,000	-	Update	Detailed	B6
PP22b	Land at New Park Cottage	Tiptree	Residential	25	-	New	Proforma	B7
PP29a	Land East of School Road	Copford	Residential	300	-	New	Proforma	B8
PP29c	Queensberry Avenue	Copford	Residential	70	-	New	Proforma	B9
PP32a	Land south of Halstead Road	Eight Ash Green	Residential	250	-	New	Proforma	B10
PP34	Land North Coach Road	Great Horkesley	Residential	800	-	Update	Proforma	B11

Site Reference	Site name	Parish/ Ward	Allocation type	Number of dwellings	Employment area	Updated area/ new assessment	Assessment level	Appendix
PP36a	Land East Brook Road	Great Tey	Residential	50	-	New	Detailed	B12
PP40a	Malting Green Road	Layer de la Haye	Residential	30	-	New	Proforma	B13
PP42	Land at White Hart Lane, West Bergholt	West Bergholt	Residential	185	-	Update	Proforma	B14
PP49a	Mersea Road	Peldon	Residential	25	-	New	Proforma	B15
PP49b	Malting Road	Peldon	Residential	5	-	New	Proforma	B16
PP52	Land at Guildford Road	Castle (Colchester)	Residential	25	-	New	Detailed	B17
PP54	Land at Sheepen Place	Castle (Colchester)	Residential	100	-	New	Proforma	B18
PP55	Land adjacent Lethe Grove	Berechurch (Colchester)	Residential	75	-	New	Proforma	B19

5.1.2 This assessment has been prepared in accordance with the NPPF (MHCLG 2026), which provides an approach for describing the significance of a heritage asset, and Planning Practice Guidance (PPG). The NPPF specifies that the significance of any heritage asset(s), including any contribution made by its setting, should be described in a *'level of detail... proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance.'*

5.1.3 The impact of potential development upon the setting of a heritage asset(s) has been assessed following the methodology detailed in Historic England's *The Historic Environment and Site Allocations in Local Plans* (2015c) and *The Setting of Heritage Assets, Good Practice Guidance Advice in Planning Note 3* (2017).

5.1.4 The Historic England guidance note provides guidance for managing change within the setting of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. It puts forward a staged approach to taking decisions on setting as well as providing advice on how to assess the contribution of views to the significance of heritage assets.

5.1.5 The following steps, used within this assessment, are recommended by Historic England as a broad approach to assessment:

- Step 1: Identify which heritage assets and their settings are affected.
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow the significance to be appreciated.

- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decisions and monitor outcomes.

5.2 Step 1: Scope and Sources Consulted

5.2.1 Historic England's *The Setting of Heritage Assets* (2017) specifies that the first step of the assessment should identify those heritage assets likely to be affected by the proposed development.

5.2.2 A 1km search area (hereafter the study area) has been used to identify designated and non-designated heritage assets which could be affected by the proposed allocations. The assessment was informed through both a desk-based review and a site visit.

5.2.3 The following sources, as specified in Section 6 of Historic England's *The Historic Environment in Local Plans: Historic Environment Good Practice Advice in Planning Advice Note 1* (2015a), were consulted to inform this assessment:

- the National Heritage List for England (NHLE) for designated heritage assets;
- relevant Conservation Area Appraisals, Historic Landscape Characterisation projects, and Townscape Characterisation projects;
- Colchester District and Essex Historic Environment Record (EHER) for non-designated heritage assets and archaeological events;
- Colchester District Local List information;
- the National Library of Scotland for historical Ordnance Survey (OS) maps;
- Google Earth satellite imagery;
- geotechnical data as held by the British Geological Survey; and
- other relevant primary and secondary sources including published and unpublished works available online.

5.2.4 Following the data collection stage of the project, a series of rapid site visits were carried out to assess the contribution that the site(s) make to the setting of surrounding assets or key views identified in conservation area appraisals and neighbourhood plans. These site visits were used to scope in/out heritage assets that would or would not be affected by development within the allocations.

5.2.5 The results of the assessments are provided in Appendix B.

5.2.6 For ease of reference each heritage asset identified has been referred to by its name and either its list entry (designated heritage assets) or its HER reference (non-designated heritage assets). Where heritage assets have been identified as being potentially affected by development within the allocations, the relevant reference number is included on the figures, and referred to in the text where relevant. A full list of sources consulted can be found in Appendix A.

5.2.7 Site gazetteers have been provided for each of the allocations that required detailed assessments. For each asset, the gazetteers include the name and type of asset, its national and local reference number, a broad date and an easting and northing locating its central point.

Potential for previously unidentified archaeological remains

5.2.8 A review of the data collected in Step 1 was carried out to assess the potential of each of the site allocations to contain previously unidentified archaeological remains. Table 2 sets out the criteria used to assess archaeological potential.

Table 2: Criteria for assessing archaeological potential.

Level of potential	Nature of asset
High	Archaeological sites and centres of historic activity within the allocation sites and study area. Frequent assets recorded across an area, some grouping of assets in individual areas, suggesting more widespread activity.
Medium	Heritage assets have been recorded within the study area, but few (if any) known remains are recorded within the site. The site has been subject to little previous ground disturbance and thus has the potential to contain previously unidentified archaeological remains. If such remains are present, they will have survived in good condition.
Low	No previously recorded assets in the study area. Parts of an allocation site have been heavily impacted by previous development and thus unrecorded assets would have been removed.

5.2.9 The results of this assessment are recorded within each of the site assessments in the appendices.

5.3 Step 2: Approach for assessing Heritage Significance

5.3.1 Step 2 of Historic England's *The Setting of Heritage Assets* (2017) requires the setting and significance of heritage assets to be identified. The NPPF defines significance (for heritage policy) as *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*. In line with the definitions held in the NPPF, these interests will be identified as follows:

- archaeological: evidence of past human activity revealed through investigation;
- historic: illustrative or associative value relating to past lives and events;
- architectural: value derived from design, materials, or craftsmanship; and
- artistic: aesthetic or creative importance often related to decoration, sculpture, or iconography.

5.3.2 The significance of the affected heritage asset is described in accordance with NPPF and Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Advice Note 12* (2019).

5.3.3 Rapid site visits were carried out to help identify heritage assets that could potentially be affected by the allocations and have been used to assess the degree to which the allocation site(s) contributes to the significance or setting of these heritage assets. They were used to assess intervisibility between sites and nearby heritage assets, including key views as specified by conservation area appraisals and neighbourhood plan documents. The site visits were undertaken from publicly accessible areas such as roads and public rights of way (PRoW). This was supplemented through the use of Google Earth imagery and Google Earth Street View.

5.3.4 The significance of affected heritage assets has been assessed using criteria set out in Table 3, with the key heritage interests of affected assets briefly stated within each assessment.

Table 3: Significance criteria for assessing affected heritage assets.

Level of Significance	Definition	Typical Asset Types
High (National)	Assets of **exceptional** or **considerable heritage interest**, either designated (e.g., Scheduled Monuments, Grade I/II*/II listed buildings) or of equivalent national importance.	World Heritage Sites, Scheduled Monuments, Grade I / II*/II Listed Buildings and Registered Battlefields, undesignated assets of demonstrable national value.
Medium (Regional)	Assets with **clear heritage interest** relevant at a regional scale. These may be designated (e.g. conservation areas) or undesignated. They will contribute to the understanding of a wider area's character, development or identity.	Regionally significant historic landscapes, Conservation Areas, Key historic buildings of strong regional style, large or complex archaeological sites which contribute to regional research frameworks.
Low (Local)	Assets with **modest heritage interest** of primarily local relevance. These support local identity, community value or understanding of place.	Locally listed building, Locally significant archaeological sites or historic landscape features (i.e. ridge and furrow), historic farmsteads.
No Significance	**No surviving heritage interest**. Asset has been entirely destroyed, removed, or previously excavated to the extent that its value has been lost. No remaining contribution to understanding the past.	Fully excavated archaeological sites, Demolished or redeveloped buildings, findspots (as asset has been removed). If there is potential for below ground remains to survive this category would not be used.

5.3.5 The contribution of the site allocation to the significance or setting of identified heritage assets has then been assessed. In accordance with the NPPF, elements of a site may make a positive, neutral, or negative contribution. Table 4 defines the levels of contribution from high positive to high negative, along with relevant indicators.

Table 4: Definition of levels of contribution made by a site allocation to the setting of a heritage asset.

Contribution	Definition	Key Indicators
High Positive	Part of the immediate setting, makes an important contribution to one or more key heritage interests or their appreciation.	Strong visual or historical relationship; Reinforces character or legibility; Supports interpretation or experience.

Contribution	Definition	Key Indicators
Low Positive	Part of the wider setting, makes a limited contribution to heritage interests or appreciation.	Minor contextual relevance; Modest visual link; Some associative or historic link.
Neutral	No contribution to heritage interests or their appreciation.	No visual or historic relationship; Screened or unrelated context.
Low Negative	Minor harm to setting or appreciation.	Peripheral intrusion; Slight visual conflict; Erosion of character.
High Negative	Significant harm to setting or appreciation of heritage interests.	Obstructs key views; Breaks visual/historic connections; Discordant scale, form or material.

5.4 Step 3: Identifying potential impacts

5.4.1 In accordance with Step 3 of Historic England's *The Setting of Heritage Assets* (2017) this section assesses the effects of the proposed scheme upon designated and non-designated heritage assets and their setting. It also assesses the potential impact that the proposed scheme may have upon archaeological remains where present.

5.4.2 At the time of this assessment, the only available information about development within the proposed allocations related to the category of the site—residential or employment—and the number of proposed units within the residential allocations. No detailed development plans for the allocations were available. As such, the impact assessments provide a high-level review of potential impacts that could arise from the development of the allocation sites.

5.4.3 The assessments have considered the potential impact of the allocations upon:

- the character, condition, setting or significance of known heritage assets;
- the impact on key views and vistas as identified in conservation area appraisals and other documents; and
- the potential impact on below-ground archaeological remains.

5.5 Step 4: Recommendations for Avoidance, Mitigation and Enhancement

5.5.1 In accordance with Step 4 of Historic England's *The Historic Environment and Site allocations in Local Plans, Advice Note 3* (2015c), recommendations have been made for reducing the harm and maximising enhancement to the historic environment within and surrounding the allocation sites. These recommendations respond to the particular historic environment constraints within each of the allocation sites and include, where relevant, recommendations for further heritage surveys and archaeological recording.

5.5.2 Where possible, recommendations have been made for how development within the allocation could preserve or enhance the setting/significance of heritage assets within the site, or the setting of heritage assets within the surrounding area. Where potential harm has been identified, strategies for avoiding or mitigating this harm have been suggested. This may include

preservation *in situ*, design changes, or screening. Where harm cannot be avoided, mitigation strategies such as archaeological investigation and recording are proposed. This includes outlining any further work required to support a planning application (*e.g.*, full desk-based assessment (DBA) or archaeological evaluation).

5.6 Step 5: Documenting

5.6.1 In accordance with Step 5 of Historic England's *The Setting of Heritage Assets* (2017), the results of each site allocation assessment have been documented. Although the methodology for each site remained broadly the same, two levels of reporting were produced (high-level and detailed), depending on the level of potential impact on heritage assets identified in the sift methodology (OA 2026). These comprise a high-level report and a detailed report, with the difference relating to the level of detail provided.

5.7 Assumptions and Limitations

5.7.1 Data used to compile this report consists of secondary information derived from a variety of sources. The assumption is made that this data is reasonably accurate.

5.7.2 The records held by the Colchester District and Essex HER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within them is not complete and does not preclude the subsequent discovery of further heritage assets that are, at present, unknown.

5.7.3 As detailed development plans were not available at the time of the assessments, the impact assessments are at a high level, considering the general impact that may be expected from the size and type (employment or residential) of allocation that has been proposed.

5.7.4 Access to sites and their surrounding heritage assets was limited to publicly accessible areas and footpaths. In some cases, this limited access to site boundaries.

6 HISTORIC ENVIRONMENT BASELINE

6.1 Introduction

6.1.1 The following section provides a summarised history of the district in order to set the context for the heritage assessments. This is based on the evidence available in the HER, supported by the historical backgrounds available in the Historic Environment Characterisation (Brown *et al*. 2009) and Landscape Character Assessment (LUC 2024) of the area.

6.1.2 Within the district of Colchester, there are 27 conservation areas, 48 scheduled monuments, three registered parks and gardens (all Grade II), and 1,555 listed buildings (41 Grade I, 104 Grade II* and 1,410 Grade II).

6.2 Prehistoric (c. 500,000 BP – AD 43)

6.2.1 Evidence of early hominid activity within the district dates back to the interglacial period of the Palaeolithic when sea levels were lower and Colchester was not a coastal area (Brown *et al.* 2009, p. 14). This evidence is dominated by finds of stone tools, including handaxes and flint cores and flakes, which have been found across the district but are particularly from the area between the Colne and Roman rivers. Despite the rising sea levels of the Mesolithic period, the inland character of the district allowed evidence of the transient lifestyle continued to be represented by findspots of flints across the district but concentrated in the river valleys.

6.2.2 Stone tools continued to be the primary form of evidence for the Neolithic Period within the district. However, some residual pottery dating to this period has also been discovered usually redeposited within later features. Several Neolithic pits have also been identified and these hint at possible settlement areas, one of which has been recorded within Colchester. Cropmarks remain recorded within the district also suggest at the presence of possible communal sites, including elongated or oval enclosures which may represent long mortuary enclosures.

6.2.3 Bronze Age activity within the district is better represented and includes both findspots and monuments. The findspots include a bronze cauldron at Sheepen and a sword on the foreshore at East Mersea, as well as flint and bronze tools, pottery, metalwork and hoards from across the district. The monuments were associated with agricultural land use, as well as barrow and cremation cemeteries and signs of settlement. At Fingringhoe, evidence of a probable house suggests that settlement was extensive.

6.2.4 From the Iron Age settlement in the district became more extensive. An area of cropmarks indicative of agricultural fields, enclosures and trackways has been recorded in close proximity to the known Iron Age occupation sites at Gosbecks, while the *oppidum* of *Camulodunon* was established at Colchester and an Iron Age hillfort has been recorded at Pitchbury. Elsewhere in the district an Iron Age enclosure has been recorded at Lexden and middle to Late Iron Age agricultural settlement with associated burials (including high status) has been recorded at Stanway. In addition to these settlements, the earthwork remains of late Iron Age dykes have been recorded, forming a defensive perimeter between the Colne and Roman rivers. These dykes protect a farmstead enclosure and possible shrine or mortuary enclosure at Gosbecks, as well as the trading settlement and mint at Sheepen (the tribal capital of the Trinovantes). The Iron Age also saw salt manufacturing taking place, represented by the red hills of the Ray and Strood Channels near Mersea Island.

6.3 Romano-British (c. AD 43-410)

6.3.1 The Claudian invasion in AD 43 saw a fort established at Gosbecks, as well as a legionary fortress to the east of the earlier Iron Age *oppidum* at Colchester. A possible supply base was also recorded at Fingringhoe Wick. The legionary fortress *Camulodunum* (from Camulodunon) became one of four *coloniae* in Britain and served as the first capital of the province. With the withdrawal of

its military use in AD 49, the town had a new street layout and public buildings added to the east. These included a temple dedicated to the Emperor Claudius, which was built in *c.* AD 54 to the east of the fortress. The earlier Iron Age settlement at Gosbecks also developed into a Romano-Celtic temple complex. Further afield, Romano-British evidence is more scattered, but continues to suggest continuity from Iron Age settlement, with agricultural communities served by roads that radiated out from Colchester and included villas at Great Tey, Fingringhoe and West Mersea, continued salt production in coastal areas, tile production at Mount Bures, and burials at West Mersea.

6.3.2 During the Boudican revolt of AD 60 most of the Roman town at Colchester was destroyed. Archaeological investigation of the area has recorded a destruction layer of up to 0.5m in parts of the town. The town was re-established following the revolt. The later Roman town re-used the earlier street pattern and saw the erection of the town walls and numerous public buildings. Extra-mural activity surrounded the town and included the largest theatre in Britain, which was located at Gosbecks and the only known Roman circus in Britain which was located in the Colchester Garrison area. Burials continued in the Iron Age areas as well as in new areas to the north, west and south of the town, including some burials close to the town walls. The town went into decline during the 3rd century, and the spaces left by demolished buildings began to be used for cultivation.

6.4 Medieval (*c.* AD 410-1550)

Early medieval (c. AD 410-1065)

6.4.1 Although the limited evidence of early medieval activity within the district includes sunken-featured buildings within the defended burgh of Colchester and burials surround the town, the town did not thrive as it had done previously, and finds across the district are rarer. Pottery recovered at Old Heath suggests a possible early landing place along the River Colne for sea-based trade. Settlement across the district is indicated through the evidence of churches, such as St Peter's Church on Mersea island, and the wooden causeway constructed at the Strood during the 7th century.

6.4.2 Although there was a Danish presence within the district during this period, archaeological evidence is limited. Settlements in the area are suggested by the Danish elements in place names and there is believed to have been a Danish encampment on Mersea island, while in 917 Colchester was retaken from the Danes (Brown *et al*. 2009, pp. 27-28). Colchester was re-founded in 917, and many of the town's churches are believed to have been founded during this period. A new defensive ditch was added to the south of the town wall in the 11th century.

Later medieval (c. AD 1066-1550)

6.4.3 Colchester became an important town in later medieval England with its prosperity founded on the cloth trade. A royal castle and religious institutions were established within the town following the Norman conquest. A port was established at the Hythe during the late 12th century and provided the town with direct access to the markets of northern Europe. The prosperity of

the town in this period is demonstrated by a coin hoard which included over 14,000 pennies of Henry III and was the largest medieval coin hoard recovered at the time (1969).

6.4.4 Although the town had declined slightly during the 14th century, an influx of craftsmen and traders from the Low Countries in the mid-14th century helped to reinvigorate the cloth industry, with Dutch ships trading between Colchester and Russia (Brown *et al*. 2009, pp. 29-30). This period also saw many of Colchester's most prominent buildings being built, including houses and religious buildings.

6.4.5 Elsewhere within the district, settlement during the medieval period comprised dispersed settlement pattern of hamlets, farmsteads and scattered moated sites often focused on church and hall complexes with associated greens and commons. These rural settlements were linked by a network of lanes and set within a rural landscape of fields, woodland, heath and marsh. The salt marshes began to be reclaimed during this period, with the land and coastal waters providing pasture for sheep, as well as allowing for the production of salt and fishing and hunting activities. The heathland that surrounded Colchester was also used for sheep grazing, and the woodland to the north and south of Colchester was used for grazing, fuel, timber and hunting to support the settlement. The woodland of the district began to be cleared to make way for agriculture during the 13th century (Brown *et al*. 2009, pp. 31-32).

6.5 Post-medieval (c. AD 1550-1900)

6.5.1 The settlement growth of the post-medieval period can be seen with the majority of the listed buildings within the area dating to this period. This growth led to an increasing demand for food which peaked during the Napoleonic Wars. The demand for food saw large areas of heathland, commons and pasture, cleared and enclosed for arable crops. The saltmarshes and woodland areas also continued to be reclaimed for grazing and arable land.

6.5.2 The importance of Colchester as a regional centre peaked at the end of the 16th century, and subsequently the town began to decline. However, the port at the Hythe and the arrival of the railway in 1843 led to a range of industrial activities being developed in and around the town, including breweries, maltings, grain stores and engineering premises.

6.5.3 The post-medieval period also saw increasing evidence of military activity within the district. The English Civil War saw Tudor earthwork defences at the mouth of the River Colne brought back into use, the defences of Colchester being tested and siegeworks constructed during the siege of the town in 1648. The Napoleonic and Crimean Wars also brought a military garrison to the town.

6.6 Modern (c. AD 1900 – present)

6.6.1 Colchester continued in military use during the modern period. It was the home of a training centre and hospital during World War I, and its engineering and clothing industries were important during World War II. To

protect these important industries the area was heavily defended during World War II with anti-invasion defences comprising gun emplacements, searchlight batteries and observation posts were established along the coast and along major routes leading to the town. The Eastern Command Line, an anti-tank defensive ditch (with associated pill boxes, road barriers and infantry positions) that utilised the River Colne was also established around the west and south of the town. In addition to these, several airfields were established in the surrounding villages, including at Boxted, Wormingford and Birch.

6.6.2 While World War II and accelerated population growth led to the intensification of agriculture in the district, bringing changes in the field patterns of the area, the town itself was transformed by a period of house building that lasted into the 1970s. This period saw the growth of both the manufacturing industries in and around Colchester and the development of other urban centres—including Wivenhoe, Tiptree and Mersea—within the district (Brown *et al*. 2009, pp. 36-38).

7 CUMULATIVE IMPACTS

7.1.1 The cumulative impacts of the potential allocations have been considered for each site. In most instances, the scale of the potential allocations and their separation from each other limits the extent to which they could potentially combine to affect heritage assets. However, the scale of some potential allocations and their proximity to each other means that in some areas there may be a cumulative impact on the historic landscape character and settlement pattern. This is most evident near Marks Tey where sites PEP5, PP17 and PP18 are of a larger scale and clustered relatively close together, with smaller potential allocations (PEP6 and PP29a-c) also contributing to this. The allocation of these sites would introduce change within an area of historically dispersed settlement, affecting settlement separation. Similar potential cumulative impacts may potentially be seen on a smaller scale with the allocation of PEP12, PP27 and PP28 around Chappel and Wakes Colne; PEP9, PP32 and PP32a to the west of Eight Ash Green; PEP11, PP42 and PP43 at West Bergholt; PP37 and PP38 at Langham; and PP4-7 around Braiswick.

8 SUMMARY OF RESULTS

8.1.1 A total of 19 potential allocation sites were assessed as part of this assessment. Of these, 13 were high-level assessments and six more detailed assessments. The results of these assessments are outlined in Table 5 below.

Table 5: Summary details of the site allocations.

Appendix	Site Reference	Site name	Updated area/ new assessment	Assessment level	Potential for development
B1	PEP15	Mill Race Nurseries, Aldham	New	Proforma	Suitable subject to mitigation
B2	PP3	St Runwald Street Car Park	New	Detailed	Suitable subject to mitigation
B3	PP7	Land off Bakers Lane	Update	Detailed	Partly suitable (site constraints)
B4	PP10	Land south of Berechurch Hall Road	Update	Proforma	Suitable subject to mitigation
B5	PP17	Land South of A12, Marks Tey Growth Area	Update	Detailed	Potentially suitable with mitigation, though heritage impacts remain
B6	PP18	Land North of A120, Marks Tey Growth Area	Update	Detailed	Potentially suitable with mitigation, though heritage impacts remain
B7	PP22b	Land at New Park Cottage	New	Proforma	Suitable subject to mitigation
B8	PP29a	Land East of School Road	New	Proforma	Suitable subject to mitigation
B9	PP29c	Queensberry Avenue	New	Proforma	Suitable subject to mitigation
B10	PP32a	Land south of Halstead Road	New	Proforma	Suitable subject to mitigation
B11	PP34	Land North Coach Road	Update	Proforma	Suitable subject to mitigation
B12	PP36a	Land East Brook Road	New	Detailed	Suitable subject to mitigation
B13	PP40a	Malting Green Road	New	Proforma	Suitable subject to mitigation
B14	PP42	Land at White Hart Lane, West Bergholt	Update	Proforma	Suitable subject to mitigation
B15	PP49a	Mersea Road	New	Proforma	Suitable subject to mitigation
B16	PP49b	Malting Road	New	Proforma	Suitable subject to mitigation
B17	PP52	Land at Guildford Road	New	Detailed	Suitable subject to mitigation
B18	PP54	Land at Sheepen Place	New	Proforma	Suitable subject to mitigation
B19	PP55	Land adjacent Lethe Grove	New	Proforma	Partly suitable (site constraints)

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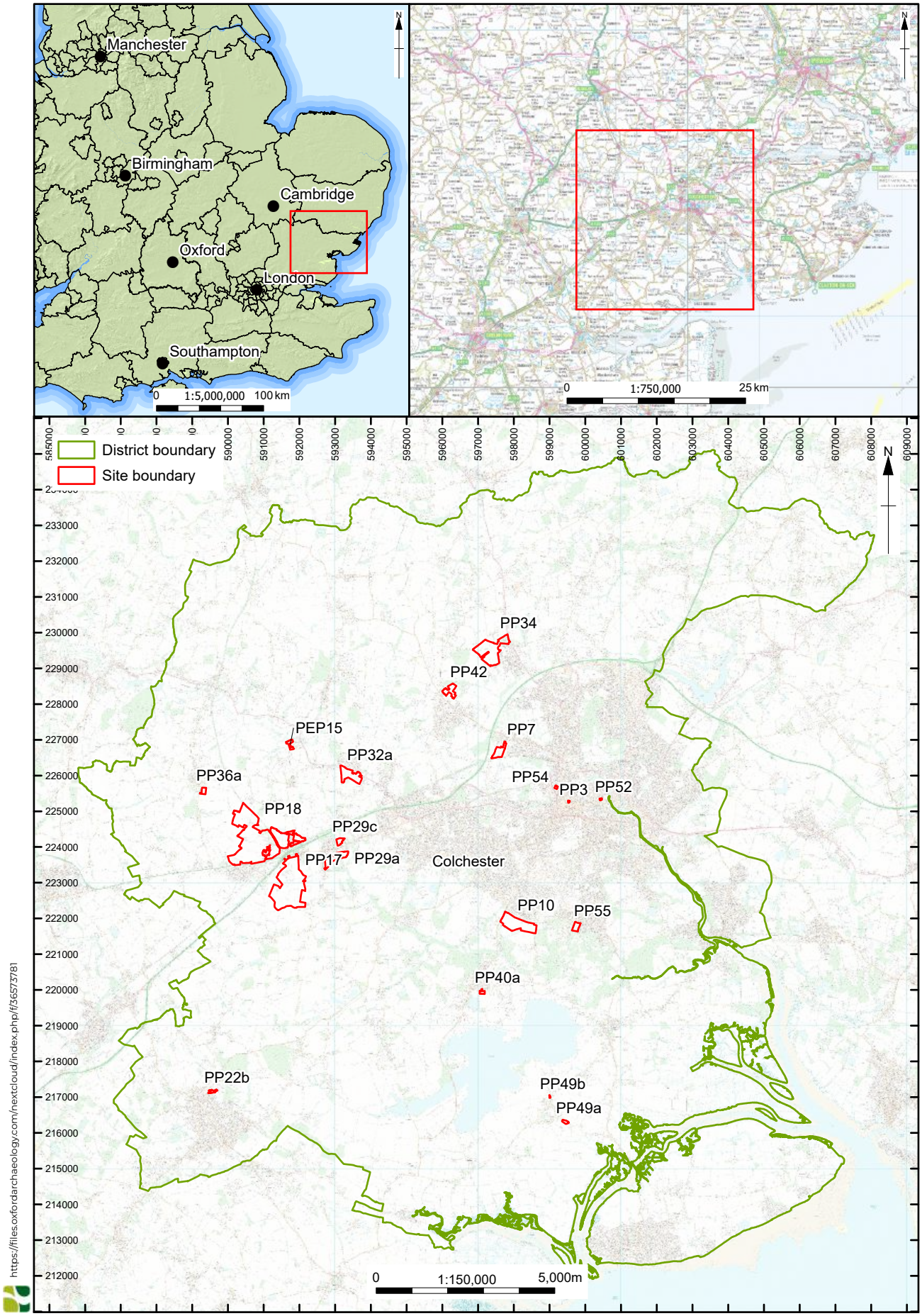
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Figure 1: Site location map

APPENDIX B SITE ASSESSMENTS

Appendix B1 PEP15: Mill Race Nurseries, Aldham

High Level Heritage Impact Assessment (HIA) – Local Plan Site Allocation PEP15

Section 1: Site Information

Site Reference: PEP15
Site Name: Mill Race Nurseries
Grid Reference (NGR): TL 91677 26920
Parish / Settlement: Aldham
Site Area (ha): 2.5
Details of Allocation: Employment

Section 2: Description

The site comprises an irregularly shaped area of developed land associated with Mill Race Nurseries, incorporating buildings, paved and gravelled areas and services. It lies *c.* 100m to the west of Fordstreet and *c.* 7km to the north-west of the historic core of Colchester. Its boundaries comprise hedges and fencing with the River Colne to the north and New Road to the south. The landscape beyond these boundaries comprises agricultural land to the north and south, a combination of developed and agricultural land to the west and paddocks along with the residential and commercial development of Fordstreet to the east. The site was identified as requiring a high level assessment during the Regulation 19 Sift of potential allocations (Oxford Archaeology 2026) due to the proximity of the Fordstreet Conservation Area.

The underlying bedrock geology of the site is clay, silt and sand of the London Clay Formation. This is overlain by superficial Head sedimentary deposits across most of the site, with alluvium deposits in the north and east (BGS 2026).

The site lies within an undulating landscape, but comprises relatively flat ground that rises gently from *c.* 15.7m aOD along the River Colne in the north to 19.8m in the south.

Section 3a: Heritage Assets Within Site Boundary

Designated heritage assets

No designated heritage assets are located within the site boundary.

Non-designated heritage assets

A single non-designated heritage asset lies partly within the site. This relates to the line of a World War II anti-tank ditch (EHER MCC5116) that extended south-east from the River Colne (adjacent to the northern edge of the site) to New Road (south of the site), before turning east to re-join the River Colne as it meandered towards Colchester. The anti-tank ditch formed part of the Eastern Command Line that followed the route of the River Colne but that deviated from the river's course here due to the hill that overlooks Fordstreet at this location.

This defensive line was associated with other defensive features in the landscape outside the site (discussed below), but includes an extant pillbox (EHER MCC4789) adjacent to the north-west corner of the site and an anti-tank road block pimple

(EHER MCC5118) on the opposite side of New Road to the south (although this was not obvious in the hedge during the site visit).

The ditch has been filled in, with no evidence of its course visible within the site.

Section 3b: Heritage Assets Within Study Area

Designated heritage assets

In total, 28 designated heritage assets are located within the study area, comprising Fordstreet Conservation Area and 27 listed buildings.

Conservation Area

The single conservation area within the study area, Fordstreet (Ref. DEX22999), covers the historic core of the settlement, which comprises the linear roadside settlement, historic river crossing, and elements of its rural and wooded setting. The conservation area includes four Grade II* and 16 Grade II listed buildings that contribute to its character and significance. These listed buildings are discussed below. The conservation area is bordered by woodland and agricultural land, giving a rural feel to its borders.

Fordstreet Conservation Area is located 100m to the east of the site. This is separated from the site by woodland, residential development and areas of employment space. The surrounding woodland, as well as modern development, limits intervisibility between the conservation area and the site to intermittent visibility of the trees that form the western edge of the Conservation Area. Due to this limited intervisibility, and its proximity to the site, this heritage asset has been included for further assessment.

Listed buildings

In total, 27 listed buildings are located within the study area, comprising five of Grade II* status and 22 of Grade II status (Table PEP15.6). Of these, 20 are within the Fordstreet Conservation Area (Ref. DEX22999), to the east and north-east of the site, and seven are within the landscape to the south and south-east. The buildings comprise the later medieval and post-medieval settlement of the village and its surrounding area, highlighting the agricultural and dispersed settlement of the area. These are separated from the site by topography, planting or existing development. They are unlikely to receive setting effects from development within the site and have been scoped out from further assessment.

Table PEP15.6: Listed buildings within the study area.

Name	Grade	Ref. (NHLE / EHER)	Direction from Site	In Conservation Area
Wash Farmhouse	II*	1239836 / MCC4156	north-east	yes
Barnards Farmhouse	II*	1239874 / MCC4157	north-east	yes
The Old House	II*	1337411 / MCC3691	east	yes
Threshers	II*	1110885 / MCC3692	east	yes
Church of St Margaret and St Catherine	II*	1170063 / MCC3704	south	no
Friars Farmhouse	II	1267731 / MCC4154	north-east	yes

Name	Grade	Ref. (NHLE / EHER)	Direction from Site	In Conservation Area
Barn To south-east of Friars Farmhouse	II	1239835 / MCC4155	north-east	yes
Fordstreet Bridge	II	1273567 / MCC4138	north-east	yes
The Shoulder of Mutton public house	II	1239791 / MCC4139	north-east	yes
Outbuilding south-west of Shoulder of Mutton public house	II	1239834 / MCC4153	north-east	yes
The Bridge House	II	1110890 / MCC3697	east	yes
Garden wall to north of Riverdale Cottage	II	1170044 / MCC3699	east	yes
Riverdale Cottage	II	1110891 / MCC3698	east	yes
Fore Acres	II	1110889 / MCC3696	east	yes
The Bunches	II	1110892 / MCC3700	east	yes
The Queen's Head public house	II	1110886 / MCC3693	east	yes
Aldham Carpentry	II	1110888 / MCC3695	east	yes
Studio to south of The Queen's Head public house	II	1110887 / MCC3694	east	yes
Ferndale Valley House	II	1337410 / MCC3689	east	yes
Rose Cottage	II	1110883 / MCC3688	east	yes
The Malting	II	1110884 / MCC3690	east	yes
Old Hill House	II	1110893 / MCC3701	south-east	no
Green Farmhouse	II	1170055 / MCC3702	south-east	no
Peakes	II	1110897 / MCC3714	south	no
Barn to west of Peakes	II	1306188 / MCC3715	south	no
Old Bourchiers Hall	II	1110894 / MCC3705	south	no
Bentalls Cottages	II	1337412 / MCC3703	south	no

Non-designated heritage assets

In addition to the remains associated with the anti-tank ditch (EHER MCC5116) within the site, a further 39 non-designated heritage assets are located within the study area.

Ancient woodland

A single area of ancient and semi-natural woodland, Fiddlers Wood (Ref. 1116931) lies partially within the study area and extends to the east. At its closest point, this is 995m to the east of the site. This area of woodland is separated from the site by distance, planting and topography, and is unlikely to receive setting effects from new development within the site and has been scoped out from the assessment.

Historic Environment Record

In addition to the line of the World War II anti-tank ditch (EHER MCC5116) that crossed the north of the site, a further 38 non-designated heritage assets recorded on the HER lie within the study area. These assets comprise above and below ground

features, as well as findspots. None of these have been recorded within the site, and in most instances, they are unlikely to be directly or indirectly affected by development within the site.

The non-designated heritage assets discussed below provide information about past land use and the potential for further archaeological remains to be encountered within the site.

Recorded Archaeological Remains

Historic environment records relating to activity prior to the medieval period are scarce within the study area. Where they are encountered, they relate to findspots of prehistoric artefacts, with the earliest being a Lower Palaeolithic to Late Bronze Age flint flake (EHER MCC7658) that was recovered c. 190m to the east of the site. In addition to this, an Iron Age spearhead (EHER MCC7456) was recovered *c*. 370m to the north-east of the site, and a prehistoric urn (EHER MCC7062) *c*. 910m to the south.

No Romano-British evidence has been recorded within the study area.

During the later medieval period, the site would have formed part of the riverside and agricultural setting amongst dispersed settlement. The closest evidence of this within the study area relates to a possible moated site (EHER MCC7657) *c*. 100m to the east of the site. Further afield, this evidence also includes the site of a former corn mill (EHER MCC8237) further along the River Colne, 980m to the north-east of the site, as well as Aldham churchyard (EHER MCC10025) and 13th and 14th century materials that had been used within the post-medieval church (EHER MCC7153) *c*. 830m to the south of the site. In addition to these, common land of the area included the historic area of Gallows Green (EHER MCC9170) *c*. 600m to the south-east.

While the site would have continued to form part of the agricultural landscape during the post-medieval period, recorded evidence of activity from this period is limited to the designated heritage assets identified above.

Evidence of modern activity dominates the HER records within the study area. These relate to World War II defences associated with the Eastern Command Line that followed the River Colne, as well its deviation around the hill overlooking Fordstreet. These include extant and demolished pillboxes (EHERs 4785-MCC4792, MCC5119-MCC5121, MCC5124 and MCC5125), road barriers (EHERs MCC5117 and MCC5118), an anti-tank road block pimple (EHER MCC5122), a Spigot mortar emplacement (EHER MCC5123), and an ammunition shelter (EHER MCC5528). The closest of these relates to an extant pillbox (EHER MCC4789) adjacent to the north-west corner of the site, and an anti-tank pimple (EHER MCC5118) *c*. 45m to the south-east of the site, on the opposite side of New Road.

In addition to the dated evidence recorded within the study area, the sites of two undated mills (EHER MCC4079 and MCC4080) have been recorded along the route of the River Colne to the east of the site. As well as these, cropmarks of ring-ditches, enclosures and agricultural features (EHERs MCC7711 and MCC7762) have been identified to the east of the site; field boundaries, enclosures and a ring-ditch (EHER MCC7761) to the south-east; field boundaries (EHER MCC8643) to the south-west; and ring-ditches, enclosures and linear features (EHERs MCC7730 and MCC8646) to the north-east. A ditch or depression possibly associated with garden features (EHER MCC8639) has also been identified to the south-west of the site.

Section 4: Assessment of Significance/ Setting

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

Table PEP15.7: Heritage assets within the site and their key heritage interests.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests
WWII Anti-Tank Ditch, Ford Street, Aldham	MON	EHER MCC5116	Local	Archaeological interest: Buried remains associated with the World War II anti-tank ditch. Group value: Association with the Eastern Command Line along the River Colne between Wakes Colne and Mersea Island, including the pillbox (EHER 4789) and anti-tank pimple (EHER 5118) in close proximity to the site.

Table PEP15.8: 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
Fordstreet	CA	Ref. DEX22999	Regional	Architectural interest: Historic buildings within the village. Historic interest: Historic layout of the village and its association with the river and bridge in its centre. The historical presence of a river crossing here is indicated by the name of the settlement. The importance of the river is highlighted by its inclusion within the eastern edge of the Conservation Area. Historically, the Conservation Area was surrounded by agricultural land interspersed with pockets of woodland. The footprint of the Conservation Area follows historical boundaries.	**Low negative** The site forms part of the modern business development that has been established amongst the woodland to the west of the conservation area. The site is mostly screened from the conservation area by existing business development and trees/ woodland, with limited intervisibility between the two. Further business development and farm buildings are located to both the east and west of the site. Although these have eroded part of the character of this area, the surrounding trees limit the effect of this. Part of the screening of the site from the conservation area is due to the tall, mature tree and hedge planting that runs along

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
					the eastern boundary of the site.
WWII Pillbox, Mill Race Nursery, Ford Street, Aldham	MON	EHER MCC4789	Local	Architectural interest: Extant World War II pillbox. Historic interest: Forms part of the Eastern Command Line along the River Colne between Wakes Colne and Mersea Island. This illustrates Britain's World War II defences within the area. Group value: Association with other features along the Eastern Command Line.	**Low negative** The site comprises an area of modern built development and car park within a partially developed and wooded setting. Although the surrounding area has become more wooded, the pillbox retains views eastwards along the river and across the northern part of the site. The modern development within the site, especially the buildings in the north-west of the site, has eroded the setting of the pillbox from its original agricultural and riverside setting. Although evidence of the Eastern Command Line in this location is limited to the interpretation panel adjacent to the pillbox, the view along the river and northern edge of the site allows the pillbox's connection to the river to be understood.
WWII Road Barrier / Anti-Tank Pimple, New Road, Ford Street, Aldham	MON	EHER MCC5118	Local	Architectural interest: Possibly extant World War II anti-tank road barrier. A rare feature type in Essex, of an even rarer pyramid form. Historic interest: Forms part of the Eastern Command Line along the River Colne between Wakes Colne and Mersea Island. This illustrates Britain's World War II defences within the area. Group value:	**Low negative** The site comprises an area of modern built development and car park within a partially developed and wooded setting. The pimple was not visible during the site visit but may have been overgrown within the hedge. The location of the pimple, on higher ground, overlooks the entrance and south of the site. The modern development within the site has eroded the setting of the pimple

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				Association with other features along the Eastern Command Line, and located where the anti-tank ditch (EHER MCC5116) intersected with New Road.	from its original agricultural and roadside setting. However, the site's location on lower ground, and adjacent to the road, allows the siting of the pimple to be understood.

Section 5: Impact Assessment and Recommendations

Table PEP15.9: Recommended mitigation and enhancement measures for impacted heritage assets.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Fordstreet (Ref. DEX22999)	Indirect: Expansion of modern business built development into the wooded area to the west of the conservation area.	The tree line and planting along the eastern site boundary should be maintained and enhanced. Limits on building heights should be incorporated into the design of the allocation in order to minimise the potential visibility of development above or amongst the tree line. Construction traffic should avoid passing listed buildings along Ford Street.
WWII Anti-Tank Ditch, Ford Street, Aldham (EHER MCC5116)	Direct: Disturbance or loss of archaeological remains associated with the infilled anti-tank ditch could harm understanding.	A programme of archaeological evaluation and recording to investigate the nature, extent and significance of any remains that are present, as well as the extent of disturbance from existing development, 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. The alignment of the ditch could be incorporated into the layout of the allocation and, if appropriate, interpretation that explains its connection to the Eastern Command Line, possibly as part of a wider heritage trail that connects to other associated monuments (such as EHERs MCC4789 and MCC5118). This may help to increase the understanding (and significance) of the pillbox to the north-west and anti-tank pimple to the south-east by restoring a connection between them.
WWII Pillbox, Mill Race Nursery, Ford Street, Aldham (EHER MCC4789)	Direct: Possible damage from development in close proximity to the pillbox. Indirect: Loss of the riverside setting of the pillbox and	The pillbox should be preserved *in situ* and protected during construction through a clearly defined exclusion zone or temporary protective barrier, with no storage, excavation or vehicle movements in its immediate vicinity. Open space should be preserved in the north-western corner of the site in order to help retain the connection between the river and the pillbox.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
	connection to the Eastern Command Line.	Opportunities should also be taken to improve its setting through the clearance of the surrounding overgrowth and, if appropriate, further interpretation that explains its connection to the Eastern Command Line, possibly as part of a heritage trail connecting to other associated monuments (such as EHERs MCC5116 and MCC5118). This would increase public appreciation (and the significance) of the monument.
WWII Road Barrier / Anti-Tank Pimple, New Road, Ford Street, Aldham (EHER MCC5118)	Direct: Possible damage from development (vehicle movements) in close proximity to the anti-tank pimple. Indirect: Loss of any connection to the Eastern Command Line.	The condition and/ or survival of the anti-tank pimple should be established. If extant, it should be preserved *in situ* and protected during construction through a clearly defined exclusion zone or temporary protective barrier. Opportunities should also be taken to improve its setting through sensitive verge treatment and, if appropriate, interpretation that explains its connection to the Eastern Command Line, possibly as part of a heritage trail connecting to other associated monuments (such as EHERs MCC4789 and MCC5116). This would increase public appreciation (and the significance) of the monument.
Archaeological potential	Direct disturbance or loss of known and as yet unknown archaeological remains within the site.	A programme of archaeological evaluation and recording to investigate the nature, extent and significance of any remains that are present, as well as the extent of disturbance from existing development, 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.

Cumulative impacts

Although the heritage assets within the study area of this proposed allocation also lie within the study area of several other potential allocations (PEP9, PP32a and PP45), the topography and wooded nature of the area means that there is separation between this and the other potential allocations, as well as between the site and the surrounding heritage assets. As well as this, the separation of the other potential allocations from the setting of the heritage assets impacted by this site (Ref. DEX22999; and EHERs MCC4789, MCC5116 and MCC5118), means that no cumulative impacts are anticipated. There are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Section 6: Summary and Recommendations

The site forms an area of modern business land to the west of Fordstreet. It lies outside the historic cores of nearby settlements and is bounded by the River Colne to the north and New Road to the south, within a partially wooded area. Further business development lies to the east and west of the site.

While the non-designated line of an anti-tank ditch (EHER MCC5116) crosses the north of the site, the site makes a low negative contribution to the setting of a pillbox (EHER MCC4789) adjacent to the north-west corner of the site and an anti-tank pimple (EHER MCC5118) to the south-east, and these may receive setting effects from development within this potential allocation. In addition to these, the site lies 100m to the west of the Fordstreet Conservation Area (Ref. DEX22999), and although the site is separated from it and makes a low negative contribution to the conservation area's setting, development within its area offers an opportunity to improve this through the incorporation of buildings that fit within the rural character of the surrounding area.

Development within the site has the potential to result in direct effects upon the non-designated heritage assets associated with the Eastern Command Line, within and adjacent to the site, through damage to, or truncation of, their remains and structures. Development also has the potential to result in indirect effects through the loss of the setting of these monuments, as well as to the setting of the Fordstreet Conservation Area. Mitigation should include the retention and enhancement of the trees along the eastern boundary of the site, alongside limiting building heights in order to prevent new buildings becoming dominant in views to the west of the conservation area. The pillbox and anti-tank pimple should be preserved *in situ*, protected during construction, and kept visible and legible within their surrounding areas. The alignment of the anti-tank ditch should be used to inform the layout of any development. A buffer of open space should be retained around the pillbox to the north-west of the site and along the river front in order to preserve the connection of the pillbox to the river.

Although potentially disturbed by modern development within its area (especially within the footprints of buildings), the whole site is considered to have the potential to contain archaeological remains, both associated with the anti-tank ditch (EHER MCC5116), and as yet unknown 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 archaeological evaluation and recording 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 and archaeological issues are present for this allocation but are considered capable of being addressed through appropriate 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:

- the retention and reinforcement of planting along the eastern boundary of the site to provide natural screening between heritage assets and new development;

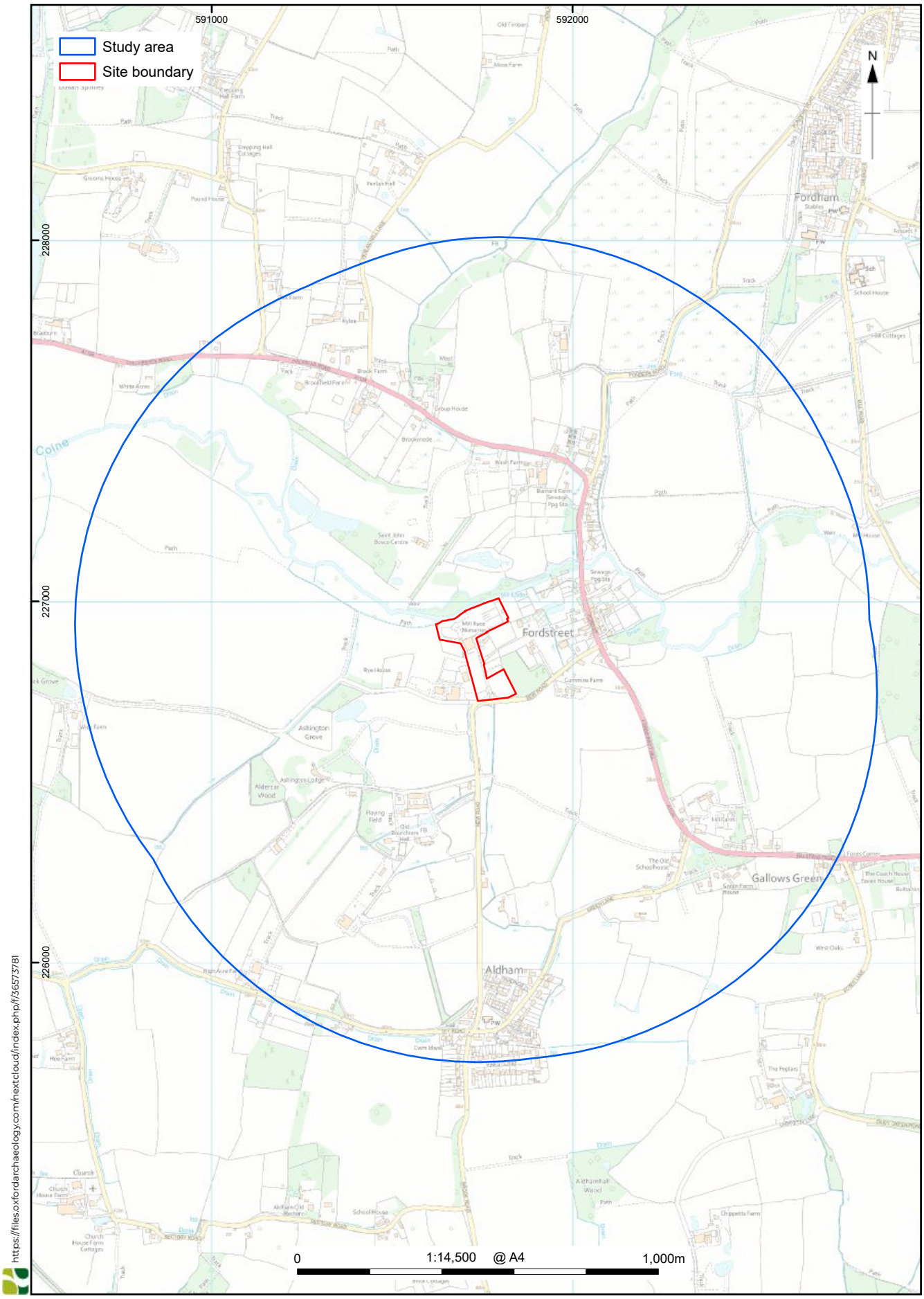
- sensitive design of buildings and their layout to correspond to the rural character of the conservation area and its connection to the river;
- limits on the heights of buildings in order to ensure that they do not become visible above or amongst the tree line in views out from the conservation area;
- the retention of a buffer of open space around the pillbox (EHER MCC4789) and towards the river to the north-west and north of the site in order to retain their connection to each other;
- the use of the alignment of the anti-tank ditch (EHER MCC5116) in the layout of any development in order to increase the legibility of the Eastern Command Line in this area, and the connection between the heritage assets within and adjacent to the site;
- establishing the survival and/ or condition of the anti-tank pimple (EHER MCC5118);
- the careful treatment of the north-west corner of the site, and controls on construction vehicle movements near the south-east corner, in order to ensure the preservation of the pillbox (EHER MCC4789) and anti-tank pimple (EHER MCC5118) *in situ*; and
- the use of sensitive ground and verge treatments (and interpretation) in the north-west and south-east of the site in order to retain (and enhance) the legibility of the pillbox and anti-tank pimple.

Further work of archaeological evaluation and recording is also recommended in order to inform any further mitigation works and to reduce and/ or offset any adverse impacts from development.

References

British Geological Survey (BGS 2026), Geology Viewer, available from: https://geologyviewer.bgs.ac.uk/ (accessed 29 July 2026)

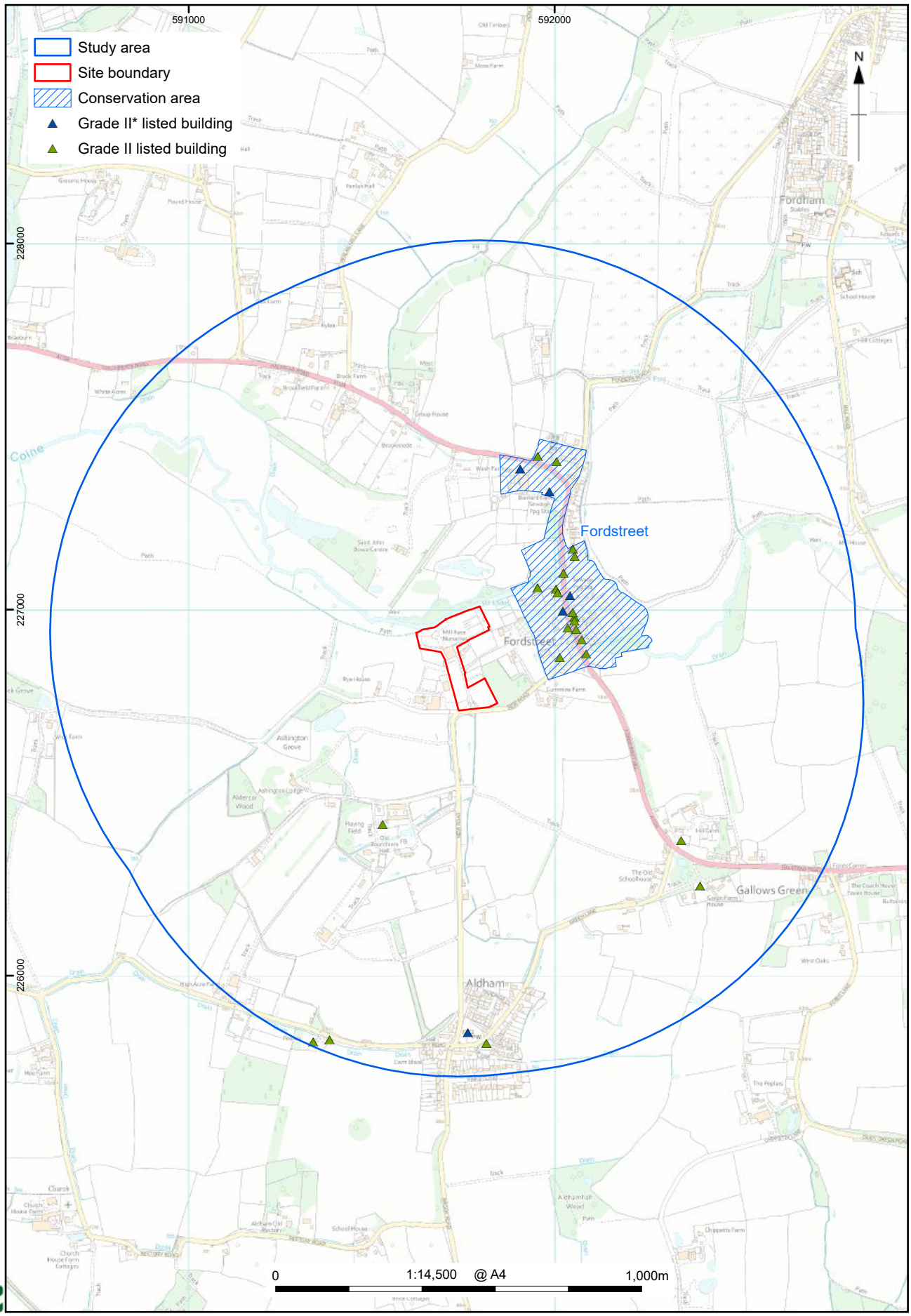
Oxford Archaeology, 2026, *Heritage Impact Assessment Sift, June 2026*



https://files.oxfordarchaeology.com/nextcloud/index.php/f/36573781

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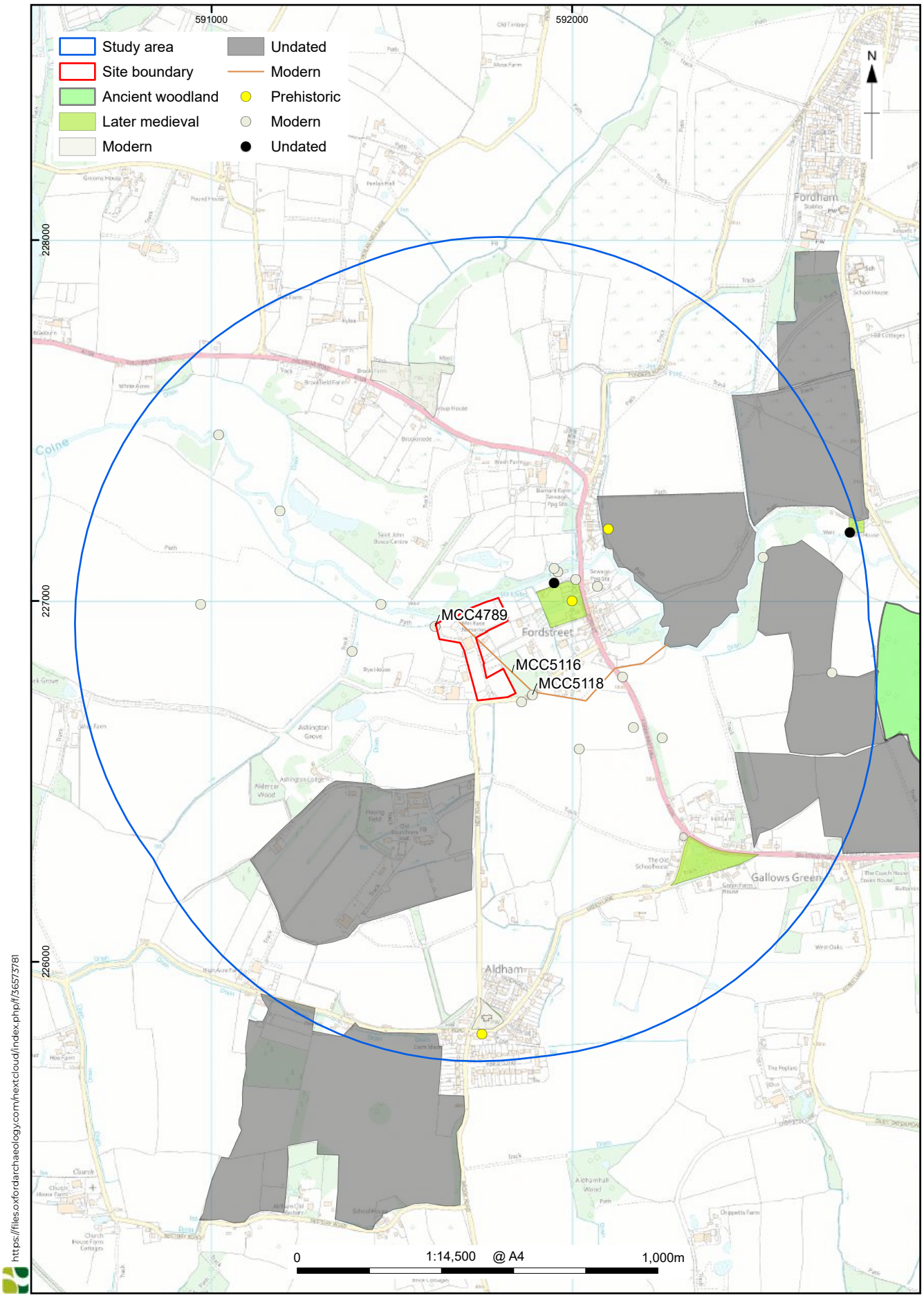
Figure PEP15.1: Site location



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Figure PEP15.2: Designated heritage assets within the study area



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Figure PEP15.3: Non-designated heritage assets within the study area

Appendix B2 PP3: St Runwald Street Car Park

Detailed Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP3

Introduction

Site PP3 (St Runwald Street Car Park) is identified in the emerging Local Plan as a potential allocation for residential development of up to 40 dwellings on the southern edge of the Castle Ward of Colchester. The site covers approximately 0.2 hectares and was flagged for a more detailed heritage impact assessment in the Sift Methodology (Place Services 2025) due to its location within the area of the Colchester Town Centre Conservation Area (Area 1), as well as its proximity to scheduled monuments, additional conservation areas and a large number of listed buildings and heritage assets.

Site description

The site comprises a sub-rectangular tarmac area used as a car park in the historical core of Colchester. It is bounded on all sides by historical and modern development within Colchester, including buildings (including the Colchester Telephone exchange to the north and Fenwick's shop to the west) and further car parks. As a result, the site boundaries mostly comprise walls, other than where it is open to the car park to the south-east, which has buildings beyond. Lighting and services are present across the site, and a substation is located in the north. The surrounding walls and existing development largely limit views from the site and give it an enclosed character.

The site lies on the edge of the high ground of the town that overlooks the River Colne to the north. It slopes up from approximately 27.8m aOD in the north to 29.6m aOD in the south. The underlying bedrock geology consists of clay, silt and sand of the Thames Group. Overlying this are Kesgrave Catchment sands and gravels (BGS 2026).

The Colchester Town conservation area appraisal noted that the car parks in this area would benefit from development or landscaping (Mansell Jagger 2007, p. 38).

Heritage assets within the site

The site lies in the centre of the Colchester Town Centre Conservation Area, 'Study Area 1: High Street (West) and The Dutch Quarter' of the Character Appraisal (2007). Within this, the site is identified as forming part of the area of 'Car parks and service areas off St Runwald Street' that are considered to detract from the area (Mansell Jagger 2007, p.35).

The site is also located within the locally listed area of the historic walled town (Ref. DCC26098). This includes the Roman legionary fortress (EHER MCC477), which formed the site of the Romano-British and later medieval walled town and historic settlement core (EHER MCC9314). As well as these, the area of a 19th century house and workshop (EHER MCC3135) extends across the north-eastern part of the site. These all extended beyond the boundaries of the site.

Heritage assets in the surrounding area

Scope

The assessment of the heritage assets surrounding the St Runwald Street Car Park 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 within the historic core of the town. The extent of this smaller area was ascertained from an assessment of sight lines between the site and heritage assets, given the screening supplied by the surrounding development. One heritage asset located outside of the 250m study area (the Grade II* listed building of the Municipal Water Tower (Jumbo) (NHLE 1123669)) has been scoped into the assessment as it has the potential to be affected by potential development.

Designated heritage assets

In addition to the Colchester Area 1 Conservation Area, a further 357 designated heritage assets have been identified within the reduced 250m area. These include conservation areas, scheduled monuments, a registered park and garden and listed buildings.

Conservation areas

The reduced study area contains the Colchester Area 1 Conservation Area (which contains the site) and the southern end of the Colchester Area 4 Conservation Area. These parts of the conservation area represent distinctive parts of the town. The conservation area appraisals for these character areas highlight views which contribute to the character of each area and their setting. The majority of these views are focused on particular street scenes, or look across the landscape to the north, east and west of Colchester. The intervening topography and existing buildings prevent the site from being visible in any of the identified views which look in the direction of the site.

Due to the intervening development and lack of intervisibility with the site the Colchester Area 4 Conservation Area has been scoped out from further assessment as it is unlikely to receive setting effects from potential new development within the site.

The site sits within the Colchester Area 1 Conservation Area, and as such this asset is scoped into the assessment.

Scheduled monuments

A total of two scheduled monuments have been identified within the study area, the closest of which is the Town Wall (NHLE 1003772) which encircles the site and is situated 220m to the north of the site at its closest point. To the north-east, the area of Colchester Castle and the Temple of Claudius (NHLE 1002217) lies 240m from the site, within the area encompassed by the Town Wall. These are separated from the site by the topography of the town and existing development of Colchester. As such, they are not expected to receive setting effects from potential 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 240 metres to the north-east 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 which is itself located 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 from further assessment.

Listed buildings

A total of 144 listed buildings lie within the reduced study area, comprising four Grade I, 19 Grade II* and 121 Grade II buildings. These reflect the urban character of the town, including religious and civic buildings, as well as houses and the Romano-British town wall. These are primarily located within the historical core of the town and front onto the town's main streets.

Of the listed buildings within the Colchester Area 1 (Area 1) conservation area, seven of these have been identified as having the potential to receive setting effects from potential new development within the site and have been scoped in for further assessment. These comprise one Grade I listed building (Colchester Town Hall (NHLE 1337736)), three Grade II* listed buildings (Church of St Peter (NHLE 1123570), Nos. 3-5 West Stockwell Street (NHLE 1110922) and the Municipal Water Tower (Jumbo) (NHLE 1123669)) and three Grade II listed buildings (St Martin's House (NHLE 1110935), Former Public Library (NHLE 1457674) and St George's Hall (NHLE 1168888)). Other than the water tower, these are in close proximity to the site and share at least some intervisibility with it. The water tower is further away but its height means that there are views from the tower that overlook the site.

The remaining listed buildings typically front onto their adjacent streets and their settings are defined by their immediate surroundings which do not include the site. These assets do not share intervisibility with the site and are separated from it by the intervening development of the town. As such, 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 143 locally listed monuments reflecting the continuous development of Colchester have been identified within the reduced study area. These primarily relate to the post-medieval development of the town, but also include items of street furniture, such as historic street signs and bollards. The study area also covers the archaeological remains within the historic walled town (Ref. DCC26098).

Where the locally listed buildings identified as potentially receiving setting effects from new development within the site have been identified, they all lie within the Colchester Area 1 (Area 1) Conservation Area. These comprise:

- Small warehouse, St Runwald Street, Colchester (south side) (Ref. DCC25948)
- Town Hall Chambers, St Runwald Street, Colchester (south side) (Ref. DCC25967)
- No. 1 St Runwald Street (north side); corner of West Stockwell Street, Colchester (Ref. DCC25335), which extends onto the eastern part of the site

- Former Telephone Exchange, 64 West Stockwell Street, Colchester (west side) (Ref. DCC25742)
- 146 High Street, Colchester (north side) (Ref. DCC25405)

As with the nationally listed buildings, the remaining locally listed monuments are typically directly associated with their immediate surroundings and are separated from the site by existing development. 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

The site intersects with the area of the Roman legionary fortress (EHER MCC477), the historic walled town (Ref. DCC26098) and historic settlement of Colchester (EHER MCC9314). In addition, it contains the site of a 19th century house and workshop (EHER MCC3135) which was located in the north-east corner of the site.

A further 1,222 non-designated heritage assets within the historic environment record have been recorded across the reduced study area. Due to the location of the site, for the most part, these relate to the development and growth of Colchester since the Romano-British period.

The earliest evidence found within the study area comprised early Neolithic to early Bronze Age flint axes (EHERs MCC7861 and MCC7912) that were recovered to the south-east of the site. Additional prehistoric activity was also recorded in the south of the study area and comprised Neolithic and Bronze Age pits.

The site is located within the area of the Roman legionary fortress, which was established in the area now occupied by Colchester following the invasion of Britain in AD 43. This fortress was re-used during the AD 50s as a colonia with a new street layout of rectangular blocks and a temple precinct to the east of the site. The site itself lies within the area of Insula 19 (Crummy 1992, p.328). 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 12 and 24 towers and a piped water supply. Within the site, this also includes the reputed site of a Roman villa marked on the historical mapping. 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.

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. 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 the reconquest, the town was re-established with the Romano-British 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 many of the chapels and churches within the town (including EHERs MCC374, MCC396, MCC406, MCC408, MCC7825, MCC7832, MCC7841, MCC7845 and MCC7853). The Norman Conquest of 1066 saw the town's continued growth, including the re-use of the site of the Romano-British Temple for the castle (EHER MCC1732) and the founding of abbeys, chapels and churches across the town.

The built development of Colchester continued during the later medieval period, with the pattern of streets surviving into the 20th century, including West Stockwell Street (EHER MCC60) and St Helen's Lane (EHER MCC2412). 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 of the town in this period 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).

The Civil War, which saw the town under siege by Parliamentarian forces, saw damage to and destruction of many significant buildings in the town. The post-medieval period saw the continued development of the town, including the railway, transport connections at The Hythe, and industrial activity. The town walls 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-east of the site during the Napoleonic Wars, and its expansion during the Crimean Wars and later in the century (Mansell Jagger 2007, p.8-9)

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 located within the town walls.

Historically, the site was within the developed area within the town walls. At the time of Chapman and Andre's 1777 Map of Essex, the roads that defined the built area incorporating the site included the routes of what are now High Street, North Hill, West Stockwell Street and Nunn's Road. To the west and east, St Peter's Church and St Martin's Church were marked. Speed's 1610 Map of Colchester indicates that the entire perimeter of the area defined by these roads incorporated buildings, with St Peter's Church dominating. By Monson's map of 1848, the site had become mostly developed but included a yard between buildings. By the 1876 1:500 Ordnance Survey (OS) map of the area, the supposed site of a Romano-British villa was identified within the site. This map also indicates that an iron foundry lay to the west of the site. Within the site, buildings within its western half may have been associated with the Cups Hotel that lay to the south of the site. At this time, the eastern part of the site was undeveloped, although a grave yard (associated with St Runwald's Church to the west and within a confined area that survives today) was located to the south-east. Further buildings, covering the north of the site, and including further structures associated with the Cups Hotel, had been added by the time of the 1898 OS mapping, with the Cups Hotel, to the south of the site, demolished in 1973 (Crummy 1992, p. 138). In the north-east of the site, buildings associated with a 19th-century house and workshop were demolished in 2013 (Lister, 2013).

Subsequent to the 1970s, the site has remained as a car park with resurfacing work having been carried out.

Assessment of archaeological potential

The site has been subject to previous ground disturbance related to the construction (and subsequent removal) of the buildings that have stood on the site. Where archaeological excavation (EHER ECC4088) and monitoring have been undertaken within the Fenwicks store that forms the western boundary of the site, modern deposits were shown to continue to depths below 1m from the current ground level. Beneath these, remains of Romano-British buildings associated with the legionary fortress were identified, as well as burnt deposits associated with Boudicca's assault on the town in AD 61, and remains of Romano-British streets. Evidence for later activity surviving in the area to the west of the site included later medieval buildings, kiln and quarry pits, as well as post-medieval pits.

Where archaeological monitoring and investigation have been undertaken to the south of the site (EHERs ECC346 and ECC3888), these identified that cellars of previous buildings had truncated areas of remains to the south of the site, but that between these, remains dating from before the Boudiccan levelling of the town survived, as well as remains of an early medieval house, later medieval pits and post-medieval/modern structural remains (Pooley 2017, p. 2). Where these works extended along the eastern boundary of the site, truncation had occurred down to natural geology in the area of the modern road access from St Runwald Street, although north of this, Romano-British layers were sealed by the 1970s road, with the ground level rising beyond this and included a dense levelling/dump layer (Pooley 2017, 14).

On the western edge of the site, monitoring during works for the boundary wall (EHER ECC4141) identified modern deposits associated with the construction of the car park. Along most of its route, these extended to the 1m depth that was excavated, although they also encountered remains associated with an 18th-19th-century stable and possible outhouse to the rear of the former Cups Hotel, as well as wall foundation of the 18th to early 20th-century iron foundry that lay to the west (Wightman 2018, p.2). Where further archaeological monitoring has taken place across the site (EHER ECC3635), these took place where works only encountered late 18th or 19th century remains, including further evidence of outbuildings associated with the former Cups Hotel, with deposits of dark soil imported to raise the ground level in the northern part of the site prior to the construction of these outbuildings.

As a result, depending upon the depth of archaeological deposits, the former buildings across the site may have disturbed earlier remains within their footprint. Although works associated with the car park have seen part of the car park area being built up, they may also have caused disturbance across the whole site. 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 assessed here in order to give an indication of the type and period of archaeological remains that could be present.

The closest evidence of prehistoric activity to the site relates to a Bronze Age pit recorded to the south (EHER MCC744), with further late Neolithic and Middle and late Bronze Age pits further to the south. Romano-British evidence is extensive and relates to the Romano-British fortress, as well as the town, its levelling in AD 61, and its

re-growth. This includes the site of a possible villa marked on the historical OS mapping within its area, with further buildings, streets and occupation evidence within its immediate surroundings. This concentration of settlement related activity around the site continues throughout the medieval and post-medieval periods and includes kilns and buildings adjacent to its boundaries.

Due to the low level of earlier remains, the site is considered to have a low potential for the presence of prehistoric remains. However, due to its presence within the site of the Roman legionary fortress and Romano-British and later town, the site is considered to have a high potential to contain Romano-British and later remains associated with the fort and town.

Previous archaeological investigations have identified that despite disturbance caused by previous activity and buildings; archaeological remains survive over 1m below the current ground level.

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 Colchester Area 1 Conservation Area
- The Grade I listed Colchester Town Hall (NHLE 1337736)
- The Grade II* listed Church of St Peter (NHLE 1123570), Nos 3-5 West Stockwell Street (NHLE 1110922) and Municipal Water Tower (Jumbo) (NHLE 1123669)
- The Grade II listed St Martin's House (NHLE 1110935), Former Public Library (NHLE 1457674) and St George's Hall (NHLE 1168888)
- The locally listed Small warehouse (Ref. DCC25948), Town Hall Chambers (Ref. DCC25967), No.1 St Runwald Street (north side) (Ref. DCC25335), Former Telephone Exchange (Ref. DCC25742) and 146 High Street (Ref. DCC25405)
- Archaeological remains associated with the Roman Legionary Fortress (EHER MCC477), the Romano-British and later medieval walled town and historic settlement core (EHER MCC9314), and a house and workshop (EHER MCC3135).

Conservation areas

Colchester Area 1 Conservation Area (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 two areas (High Street (west) and The Dutch Quarter), with the site in The Dutch Quarter.

The High Street follows the east to west route of the *Via Principalis* of the Romano-British colonia, on the main ridge of the town, with the land falling to both the north and south. This area maintains the historical street alignment, and medieval layout of burgage plots fronting the High Street is still evident. Of note within the area close to the site are views that incorporate the town hall and municipal water tower to the south-and south-west of the site respectively. Although the northern side of the High Street adjacent to the site has incorporated the town's principal municipal buildings (Town Hall, Theatre and Corn Exchange), the rear of these (towards the site) has seen significant change, with the historic burgage plot boundaries no longer surviving. The conservation area appraisal also notes that the Telephone Exchange (to the north of the site) looms over part of its immediate area (Mansell Jagger 2007, p.15).

The Dutch Quarter extends north from the High Street and incorporates three principal streets (Maidenburgh Street and East and West Stockwell Streets) that had been established by 1500. The character of this area derives from the 17th and 18th century buildings overlain with Georgian remodelling. St Runwald Street, which extends from West Stockwell Street to the site, was established after 1876, and incorporates a car park and service area at the rear of Greylow House and Williams and Griffin department store, with the backs of the buildings, as well as that of the Telephone Exchange to the west, creating "a very ugly scene" (Mansell Jagger 2007, p.33).

The Romano-British element mainly survives below ground. As such, much of the standing remains relate 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. This open space is not appreciable from the site.

Of the identified buildings within the conservation area that may be affected by development within the site, three — The Town Hall (NHLE 1337736), Church of St Peter (NHLE 1123570) and Municipal Water Tower (NHLE 1123669) — have towers that have the potential to make them more visible within their wider setting. Although the lower levels of all three buildings are mostly screened from views out from the site by the surrounding development, the tower of the Town Hall is visible. The heights of all three towers, however, mean that the site may be visible in views from higher within these. The conservation area appraisal does not identify any key views of these buildings in which the site is visible.

The site forms a developed area in the centre of the Conservation Area. Although its surroundings include historic buildings, it also includes modern buildings and infrastructure. Its location, surrounded by buildings, means that the site does not contribute to views into, or out from, the Conservation Area. The area of the site has also lost its historic street layout, while its nature as a car park is seen as detrimental to the Conservation Area (Mansell Jagger 2007, p.35).

Due to the loss of the historic street pattern within the site, and the detraction caused by its car park character, including the use of paving materials, painted lines and street furniture, the site makes a **high negative** contribution to the Conservation Area.

Listed buildings

Colchester Town Hall (NHLE 1337736)

Colchester Town Hall is a Grade I listed building which is considered to be of **High** significance as a result of the historic, architectural and archaeological interest inherent in its built form and surviving historic fabric. This has been included separately to the Colchester Area 1 Conservation Area due to its close proximity to, and high intervisibility with the site.

The architectural and historical interest of the building relate to its 19th century date, prominent position within the streetscape of the Conservation Area (discussed below), its free classical design, surviving historic fabrics (red brick and Portland stone) and its association with John Blecher a prominent architect. Its archaeological interest derives from the site being the focus of civic duties since 1160 when the Moot Hall was built, later succeeded by an 1848 structure before the present town hall was built. One of the bells in the tall Victoria tower is also from the Old Town Hall of *c.* 1400. It occupies a prominent position on the High Street and has functioned at the civic heart of Colchester life for the past 120 years, and its location has been part of a municipal role on the site for over 800 years. It has a landmark status in the town due to the height of the Victoria tower, which also adds architectural and historic interest due to its contribution to the Colchester skyline.

The Town Hall is part of the urban streetscape along the High Street, providing a dominant focal point with its rich decoration and prominent tower. It is also a strong feature in views across the Colchester skyline from the Municipal Water Tower (NHLE 1123669). The historical mapping of the area indicates that the Town Hall was built into an area that was redeveloped between 1876 and 1897, with St Runwald Street being formed at the same time. The existing building was established within a tightly constrained site, with neighbouring buildings including the former Public Library (Grade II listed), Town Council Chambers and a small warehouse to the north (see below).

The site's location behind the Town Hall means that it does not form part of the urban High Street setting in which the Town Hall was designed to be appreciated. Its open nature exposes the blank rear elevations of the Town Hall which were never designed to be seen as they were built up against the now demolished Corn Exchange. As such, the site makes a **low negative** contribution to the setting of the Town Hall, due to its continued urban presence, but the exposure of parts of the building that were not designed to be seen and the intrusion of traffic and modern infrastructure into the setting of the building. The absence of tall buildings within the site, adjacent to the tower, allows the tower of the Town Hall to be appreciated within views of the Colchester skyline. Unsympathetic development within the site could intrude into these views and would detract from the appreciation of the town hall in these views.

Church of St Peter (NHLE 1123570)

The Church of St Peter is a Grade II* listed building which is considered to be of **High** significance as a result of the historic, architectural and archaeological interest inherent in its built form and surviving historic fabric. Although this is not visible from the site, this has been included separately to the Colchester Area 1 conservation area due to the potential for the site to be seen from the church's tower.

The church was originally built during the 15th century, but has subsequently seen remodelling (around 1700), with the tower added in 1758, and considerable restoration

undertaken during the 19th century. Surviving earlier features include 13th-century ironwork and an unusual early 16th-century vaulted bone hole. Although the tower incorporates openings in its higher reaches, these are associated with allowing the sound of the bells to carry, while the lower windows provide an outlook that would be more limited by the surrounding buildings.

The church forms a local landmark marking the corner of two principal streets (High Street and North Street), especially looking uphill along North Street, where its associated churchyard allows it to be seen as distinct from the surrounding urban streetscape. However, the churchyard is enclosed by buildings that have changed its original setting, especially since the mid 19th century. This includes an area of gardens marked on the 1848 tithe map of the parish that formerly extended to the rear of the church. Its scale is also dwarfed by nearby historical buildings including the municipal water tower and the Town Hall tower, but also negatively by the new telephone exchange. Despite the presence of the tower, this is a later alteration that incorporates openings for the sounds of the bells with small windows beneath. The site is also not visible in views that incorporate the church.

Due to the constrained setting of the church within its churchyard, as well as the limits placed on the intervisibility between the church and the site by the surrounding buildings, and the altered character of the area between the church and the site, it is considered that the site makes a **neutral** contribution to the significance of the church. However, if the site is visible in views out from the church tower, its car park nature would detract from the setting.

Nos 3-5 West Stockwell Street (NHLE 1110922)

Numbers 3-5 West Stockwell Street form a single 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 has been included separately to the Colchester Area 1 conservation area due to its close proximity to, and high intervisibility with the site in views down St Runwald Street.

These buildings comprise a restored late 15th-century house that forms a group with other listed properties (numbers 2-13) along the eastern side of West Stockwell Street. These buildings are of different dates but demonstrate the development of the town since the late 15th century and forms part of the streetscape within the Conservation Area. Numbers 3-5 West Stockwell Street is the only one of these properties that shares intervisibility with the site.

The archaeological and historical interests of Nos 3-5 West Stockwell Street are best appreciated when looking along West Stockwell Street. The listed building is prominent in the street scene due to its location opposite St Runwald Street, its jettied first floor contrasts with the open space of St Runwald's churchyard opposite. The site is not visible in views along this street due to its location behind other buildings. However, the site is likely to be visible in views west along St Runwald Street from this asset. As a modern car park, the site detracts from the historic character of the street in this view and therefore makes a **low negative** contribution to the setting of the house.

Municipal Water Tower (Jumbo) (NHLE 1123669)

The Municipal Water Tower is a Grade II* listed building which is considered to be of **High** significance as a result of the historic, architectural and archaeological interest

inherent in its built form and surviving historic fabric. Although this is not visible from the site, this has been included separately to the Colchester Area 1 conservation area due to the potential for the site to be seen from the water tower.

The water tower was constructed in 1881 and opened in 1883. It has associations with the Borough surveyor and engineer Charles Clegg and was built to a height of approximately 110 feet in the Romanesque 'Campanile' style and references the Romano-British ruins at its feet. It was decommissioned in the 1980s.

Although the water tower is approximately 110 feet high and there is occasional public access to its upper levels, the site is largely screened in views towards the Town Hall by the buildings that surround it. The significance of the water tower is primarily derived from its historic function as a reservoir, its architectural interest and its landmark presence within the townscape, rather than from any designed views looking out from the asset. In its current form the site is considered to make a **neutral** contribution to the setting and significance of the water tower. However, the open space above the site does sit between the water tower and the Town Hall, unsympathetic development could intrude in this view and would detract from appreciation of the town hall and wider townscape in these views.

St Martin's House (NHLE 1110935)

St Martin's 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 has been included separately to the Colchester Area 1 conservation area due to its close proximity to the site.

It is a two-storey 18th-century red brick house with attics. Historically the grounds associated with the house extended to its west, north of the site.

Although this building lies within 20m of the site, intervisibility is limited by the presence of neighbouring buildings and the alignment of the windows towards West Stockwell Street (away from the site). As such, the site makes a **neutral** contribution to the setting of the building.

Former Public Library (NHLE 1457674)

The former public library 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 has been included separately to the Colchester Area 1 conservation area due to its close proximity to the site.

It is a two-storey building that adjoins the Town Hall, faces east onto West Stockwell Street and was built on the site of a public house in 1893. It retains many of its original features and plan form and was designed by a notable architect (Brightwen Binyon) who is recognised as being of national significance. It is also a good example of a late-Victorian public library and has a strong group value with the adjoining Town Hall, which was rebuilt during the same period (1898). The only intervisibility between the former library and the site is with the decorative lantern on top of the building. No views of the lantern from outside the site incorporate the site.

Despite the proximity of the former library, the focus of its view away from the site, as well as the alteration created by the changes to the surrounding buildings, means that the site makes a **neutral** contribution to the setting and significance of the former library.

St George's Hall (NHLE 1168888)

St George's Hall 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 has been included separately to the Colchester Area 1 conservation area due to its close proximity to, and intervisibility with, the site.

The hall was built in 1851 as a public hall and forms a group with numbers 156-158 High Street and Albert Hall. These are mostly separated from the site by the modern building in the intervening area. The northern end of the hall is visible above the boundary wall that forms the western boundary of the site. These views appear to be unintentional and the visible elevation of the hall does not contain any windows which look out over the site. Additionally, the site is separated from the hall by existing buildings and a service road. Views looking towards the hall from within the site do not meaningfully contribute towards the appreciation of the historic or architectural interests of the hall and are therefore considered to make a **neutral** contribution to the setting of this building.

Locally listed buildings

Small warehouse, St Runwald Street, Colchester (south side) (Ref. DCC25948)

The warehouse is a locally listed building which is considered to be of **Low** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. It comprises a red brick warehouse, dated to around 1880, that historically fronted onto St Runwald Street. At the time of the warehouse's construction there would have been several buildings separating it from the site, including the former corn exchange. While a window on the western side of the warehouse overlooks the site, this is a modern addition to the building; historically the warehouse was intended to look out over St Runwald street.

The warehouse lies in close proximity with the site and both historical and modern windows overlook parts of the site. The historical windows overlook the north-east part of the site while the modern window looks across the south part of the site. Historically, views of the site from this building would have been blocked by intervening buildings, which have since been lost. Views looking out over the site take in the modern landscape of the car park and detract from the historic character of the building, and the 19th century yard character of the area. They therefore make a **low negative** contribution to the setting of the building.

Town Hall Chambers, St Runwald Street, Colchester (south side) (Ref. DCC25967)

This is a locally listed building which is considered to be of **Low** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. It comprises a three-storey house that was built around 1860 on the site of Benjamin Strutt's house. The artist Benjamin Strutt was associated with the 18th-century theatre that had stood to the rear of the Moot Hall, although neither building still stands. Currently, there is intervisibility between the building and the west of the site above the small warehouse (Ref. DCC25948), while the front of the house is visible from the north of the site where it fronts onto St Runwald Street.

Although the house lies almost adjacent to the site and shares intervisibility with it, the main views from the house would have looked away from the site over St Runwald Street. Views from the house overlooking the site take in a modern car park,

these views make a **neutral** contribution to the significance and setting of this building.

No. 1 St Runwald Street (north side); corner of West Stockwell Street, Colchester (Ref. DCC25335)

Number 1 St Runwald Street is a locally listed building which is considered to be of **Low** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. It was built in 1883 by J.F. Goodey for J. Chignell and was formerly an agricultural showroom. It is a good example of Victorian commercial architecture, and the glazing that covers most of its ground floor comprises original glass. It formed part of the late 19th century redevelopment of the area behind the Town Hall which included buildings across the north of the site and the corn exchange to its east. Its principal windows face onto St Runwald Street and West Stockwell Street, away from the site, although smaller windows are located on the side facing, and overlooking, the site.

While the building is adjacent to the site, and there would have been historical views to some of the buildings associated with the Cups Hotel, the corn exchange would have historically limited intervisibility between the building and the south of the site. As such, the increased openness of the site, as well as the visibility of modern buildings that this affords, the loss of buildings associated with the late 19th century redevelopment of the area behind the Town Hall, and the presence of service infrastructure within the site makes a **low negative** contribution to the setting of No. 1 St Runwald Street.

Former Telephone Exchange, 64 West Stockwell Street, Colchester (west side) (Ref. DCC25742)

The former telephone exchange is a locally listed building which is considered to be of **Low** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. It was built in 1928 by the Office of Works in a Neo-Georgian style that allows it to blend the street and echoes the adjacent Grade II listed building of St Martins House. Windows on the south face of the building share intervisibility with the site. At the time it was built, buildings were located in the north of the site and would have been overlooked by the locally listed building.

Although there was historical intervisibility with the site, these views were not integral to the character of the former Telephone Exchange and the contemporary buildings associated with the exchange which once occupied the site have since been lost. As a result, the loss of the buildings that were on the site, the site makes a **neutral** contribution to the setting of the former telephone exchange.

146 High Street, Colchester (north side) (Ref. DCC25405)

Number 146 High Street is a locally listed building which is considered to be of **Low** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. It comprises a three-storey building with a peg-tile roof and brick façade that overlooks the High Street to the south of the site. It is thought to be of 18th century or earlier date, with the façade dating to 1825-1850. The building was historically separated from the site by the Cups Hotel, and although the rear of the property overlooks the site (above another building), there are no windows on this side.

While 146 High Street shares intervisibility with the site, the historic buildings associated with the Cups Hotel that historically occupied the site have been lost and replaced with a modern car park. This current use does not contribute to the understanding or appreciation of this building and as a result, the site is considered to make a **neutral** contribution to the setting of this locally listed building.

Known archaeological remains

A series of archaeological remains recorded as non-designated heritage assets on the Essex Historic Environment Record (EHER) have been identified within the site and along its boundaries. These relate to the Roman Legionary Fortress (EHER MCC477), the Romano-British and later medieval walled town and historic settlement core (EHER MCC9314), and a post-medieval house and workshop (EHER MCC3135). These all extended beyond the site boundaries. These are mostly considered to be of **Low** significance as a result of the archaeological and historic interest inherent in their buried remains, although the remains associated with the Roman legionary fortress and town may be of **low or medium** significance due to their association with the regional development of the area. They relate to the development of the town from the Romano-British period onwards.

Due to the identified presence of the archaeological remains within the site, and depth of overlying deposits recorded in the surrounding area it is likely that archaeological remains will survive within the site, although these assets may have been disturbed to a degree by the various phases of redevelopment and clearance within the site.

Impact assessment

The St Runwald Car Park allocation would include up to 40 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 conservation area

Development within the site would have a direct impact upon the conservation area due to its location within its bounds. The Conservation Area appraisal identified that the car park made a negative contribution to the Conservation Area. The proposed allocation would change the composition of the site from a car park to residential properties, and with sensitive design, development could enhance the character of this part of the conservation area and contribute positively to the setting of the nationally and locally listed buildings to the south and east of the site that front onto High Street and West Stockwell Street. Development within the site would also provide the opportunity for the removal of aspects that detract from the conservation area, including part of the car park and its associated infrastructure, and their replacement with buildings and features that respond more positively to the character of this area.

Due to the scale of the surrounding buildings and the topography of the area, which slopes down to the south, the site is not visible from other areas of the conservation

area. As a result, effects arising from development within the site would be limited to its immediate environs.

Depending upon the layout of the new development and the height of any proposed buildings, the allocation could introduce new built form into views from parts of the wider conservation area. The site is currently a car park, and development could therefore alter views by increasing the extent of built development. Historically, this area was mostly developed, although it retained areas of open space associated with the surrounding hotel and warehouses. Reintroducing built development into this area therefore presents an opportunity to restore the historic character of this area.

High rise development within the site could disrupt views of the Town Hall, which is prominent above the roofline of buildings from across the site, as well as in views from further afield, including from the Municipal Water Tower (NHLE 1123669). This could detract from the landmark quality of the Town Hall which could negatively affect the conservation area and the setting of this building. However, given the level existing development surrounding the site, this potential impact could be avoided through careful design and limiting building heights.

Development within the site has the potential to enhance the setting of the conservation area by emphasising the historical links to the municipal buildings that surround it and by referencing the Cups Hotel that formerly occupied part of the site.

Additionally, the development would result in increased traffic noise and construction activity within the conservation area. However, this would be experienced against the existing noise resulting from the sites town centre location. Any impacts arising from construction activity are likely to be temporary in nature.

Listed buildings

Colchester Town Hall (NHLE 1337736)

The rear of the town hall, as well as its tower, share clear intervisibility with the site, and development within the site would be clearly visible from this aspect. However, the Town Hall was designed to be appreciated from its frontages onto High Street and West Stockwell Street, and the site is not visible within views from these streets. The site forms part of the service area behind that has historically seen phases of built development. Currently, this area behind the Town Hall is a modern car park surrounded by a mixture of historical and modern buildings. Residential development within the site would be an extension of these, returning some of the built form to the rear of the Town Hall.

Development on the site has the potential to enhance the setting of the listed building, if done sensitively. It has the potential to return some of the built form that was historically within the area behind the High Street.

High rise development within the site could disrupt views of the Town Hall, which is prominent above the roofline of buildings from across the site, as well as in views from further afield, including from the Municipal Water Tower (NHLE 1123669). This could detract from the landmark quality of the Town Hall which could negatively affect the setting of this building. However, given the level existing development surrounding the site, this potential impact could be avoided through careful design and limiting building heights.

The development could also introduce additional traffic and construction activity into the conservation area. Construction activity would have a temporary impact on the conservation area and would be experienced against the back drop of existing traffic and noise levels resulting from the sites city centre location.

Church of St Peter (NHLE 1123570)

The Church of St Peter does not share intervisibility with the site, other than potentially from the top of its tower. Any views from the tower would take in the mix of historic and modern development that makes up Colchester. The allocation would introduce built development into a small area that is currently car park. This is unlikely to substantively affect the character of any views that may be present.

Due to the severely limited intervisibility with the site, and the separation created by the intervening buildings, residential development within the site, if done sensitively and with limits on the heights of the buildings, would have no impact on the setting of the church.

Nos. 3-5 West Stockwell Street (NHLE 1110922)

Nos. 3-5 West Stockwell Street forms part of a historical grouping of buildings that were built at different times and highlight the continued development of the town. Where the listed building forms part of the street scene, the site is not visible. However, this listed building shares clear intervisibility with the site in views down St Runwald Street, and as such, development within the central part of the site would be clearly visible. Historically, this area has been both open space and included buildings, with both including built development behind. The site forms an open area that is currently a car park and is surrounded by built development, much of which detracts from the area. Residential development provides an opportunity to enhance the setting of this asset by returning some of the built form that was historically present in views down St Runwald Street and by illustrating the continued development of the town. It may also help to screen some of the modern buildings (visible in these views) that are seen to detract from the character of the conservation area.

The development could also introduce additional traffic and construction activity into the conservation area. Construction activity would have a temporary impact on the conservation area and would be experienced against the back drop of existing traffic and noise levels resulting from the sites city centre location.

Municipal Water Tower (JUMBO) (NHLE 1123669)

The site is only visible in views from the upper part of the water tower and due to its open nature as a car park and the surrounding buildings, its area is not obvious in these views. The views looking out from the water tower are not an intended part of its design and have been altered significantly since its construction. Residential development within the site may become visible in views looking towards the site, however these views are not considered to make a significant contribution to the setting of the asset, and the introduction of development into these views would not significantly change their character.

Due to the severely limited intervisibility with the site, and the separation created by the intervening buildings, residential development within the site, if done sensitively

and with limits on the heights of the buildings, would have no impact on the setting of the water tower.

St Martin's House (NHLE 1110935)

Due to the orientation of the windows on St Martin's House, as well as the intervening buildings, this property does not share intervisibility with the site, and land historically associated with it extended to the north of the site. However, depending on the scale of buildings, residential development within the site may dominate the setting of the listed building due to their proximity.

Due to the absence of intervisibility with the site created by the surrounding buildings, and the former presence of built form within the site and its surrounding area, if done sensitively and including limits on the heights of buildings, residential development would have no impact on the setting of St Martins House.

The development could also introduce additional traffic and construction activity into the conservation area. Construction activity would have a temporary impact on the conservation area and would be experienced against the back drop of existing traffic and noise levels resulting from the sites city centre location.

Former Public Library (NHLE 1457674)

Due to the orientation of the windows on the former public library, as well as the intervening buildings, this property does not share intervisibility with the site other than of a decorative lantern on its roof. Historically, the area of the site has included both open areas and buildings.

Due to the absence of intervisibility with the site created by the surrounding buildings, the former presence of built form across parts of the site and its surrounding area, and the historical focus of the library to the east of the site, if done sensitively and including limits on the heights of buildings, residential development would have no impact on the setting of the former public library.

The development could also introduce additional traffic and construction activity into the conservation area. Construction activity would have a temporary impact on the conservation area and would be experienced against the back drop of existing traffic and noise levels resulting from the sites city centre location.

St George's Hall (NHLE 1168888)

Due to the orientation of the windows on the St George's Hall, as well as the intervening buildings, although there is limited intervisibility between the northern end of this building and the northern end of the site, there are no windows that look out onto the site. Any views from within the building are screened by intervening buildings.

Due to the low level of intervisibility with the site created by the surrounding buildings, and the former built form across parts of the site (including its northern end), if done sensitively and including limits on the heights of buildings, residential development would have the potential to enhance the setting of the hall by reinstating some of the lost character of the dense urban context in the north of the site.

Locally listed buildings

The locally listed buildings scoped into the assessment — the Small Warehouse, Town Hall Chambers, No. 1 St Runwald Street, the Former Telephone Exchange and 146 High Street — all lie within the immediate urban context of the site. They are of **Low** significance as a result of the historic and architectural interest inherent in their built form and surviving historic fabric. Their settings are principally defined by their relationship with the surrounding streets, the rear of the High Street plots, the municipal buildings and the former pattern of yards, service areas and built development around the site.

Although the degree of intervisibility varies, these assets have a broadly similar relationship with the site. The Small Warehouse, Town Hall Chambers, No. 1 St Runwald Street and the Former Telephone Exchange share direct or partial intervisibility with the site, particularly across its northern and eastern parts. 146 High Street has a more limited relationship with the site due to the focus of its frontage onto High Street, the absence of rear-facing windows and the presence of intervening built form.

Historically, the site and its immediate surroundings contained a mixture of buildings and open yard space associated with the Cups Hotel, warehouses, the former corn exchange and later municipal and commercial development. The current use of the site as a car park has therefore altered the historic character of this part of the town and detracts from the setting of these locally listed buildings through the loss of built form, traffic activity, service infrastructure and the exposure of modern surrounding buildings.

Residential development within the site would be visible from several of these assets, but it would also provide an opportunity to restore built form to an area that has historically contained buildings. If sensitively designed, particularly in relation to building height, scale, layout, materials and the historic pattern of yards and former buildings, development could enhance their setting by reinstating a more coherent urban character and screening some modern elements that currently detract from the area.

The greatest potential for enhancement would relate to the Small Warehouse, Town Hall Chambers, No. 1 St Runwald Street and the Former Telephone Exchange, where development could reintroduce built form into areas historically occupied by buildings to the north and east of the site. For 146 High Street, the effect would be more limited, but development could still help to restore part of the former dense urban context associated with the Cups Hotel and its outbuildings.

In each case, construction activity, traffic noise and vehicle movements could temporarily detract from the remaining historic townscape character experienced around these buildings. However, these impacts would be temporary, and the existing car park already weakens this aspect of their setting.

Known Archaeological Remains

The site extends onto part of the Roman legionary fortress (EHER MCC477), as well as the Romano-British and later medieval walled town and historic settlement core (EHER MCC9314), and a post-medieval house and workshop (EHER MCC3135). 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. Historical development has already been undertaken across most of the site, and this may already have disturbed or destroyed the remains. However, where archaeological investigations have been undertaken on the edges of the site, these indicate that earlier remains survive beneath those of post-medieval date.

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. Historical development has already been undertaken across most of the site, and this may already have disturbed or destroyed the remains. However, where archaeological investigations have been undertaken on the edges of the site, these indicate that earlier remains survive beneath those of post-medieval date.

Cumulative impacts

Although multiple sites have been proposed for allocation within Colchester, the urban and developed nature of the town, as well as the topography of the area, means that there is separation between this site and other potential allocations. This includes where two other potential allocations (PP2 and PP52) are also within the Colchester Area 1 Conservation Area. The developed nature of the immediate environs of each potential allocation means that only localised areas of the conservation area would be affected, and each lies within different distinct areas of the conservation area.

For the most part, this is also true of the heritage assets that are likely to be affected by development within this potential allocation. However, the presence of this site, as well as potential allocation PP2 within the Roman legionary fortress (EHER MCC477) and the Romano-British and later walled town (EHER MCC9314), means that there is a potential cumulative impact on the archaeological remains associated with these through truncation and disturbance associated with development.

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 layout of the development should reflect the historical layout of the site, which formerly contained the Cups Hotel and its associated outbuildings, in order to enhance its historical connections. This could incorporate returning development along the western edge of the site (which would also help to screen the modern building to the west which is considered to detract from the area) and maintaining open space within the historically open areas in the east.
- Design of the development should reflect the surrounding townscape and character of the nearby nationally and locally listed buildings so that it fits within the character of the Conservation Area. 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, especially from St Peter's Church (NHLE 1123570) and the Municipal Water Tower (NHLE 1123669), or into views of the tower of the Town Hall (NHLE 1337736).
- Where street furniture is used within the site, this should avoid clustering and cluttering in order to fit within the historical street scenes of the Conservation Area.

Further work

- Update the desk-based assessment of the area:

  Although a desk-based assessment has previously been undertaken that covers at least part of the site, this was undertaken in 2018. The update should determine the historical 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.
- Conduct archaeological trial trenching and recording:

  Previous works indicate the survival of Romano-British remains 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 their understanding and significance. This could incorporate 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 within the historic core of the town of Colchester and is likely to contain archaeological remains dating from the Romano-British period onwards. This activity includes the Roman legionary fortress, as well as the Romano-British and later town, with post-medieval buildings also having historically been within the site.

Due to the historical nature of the town, a large number of nationally and locally listed buildings associated within the town are in close proximity to the site, with these buildings within a conservation area. For the most part, intervening buildings and the topography of the town create separation between these and the site. Where the site is considered to contribute to the setting of heritage assets within the study area, it is mostly considered to make a low negative contribution to these due to the loss of historical buildings within its area associated with the original townscape of some of these buildings. The modern character of the site as a car park is also seen as detracting from the original setting of those buildings that were established when the site was more open.

Development within the site will be visible from heritage assets that adjoin the site and could also be visible 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 development along the western edge of the site. 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 Roman legionary fortress (EHER MCC477), the Romano-British and later medieval walled town and historic settlement core (EHER MCC9314), and a post-medieval house and workshop (EHER MCC3135), as well as 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 with mitigation

Without suitable design mitigation, development within the allocation has the potential to result in **harm** to the setting and significance of the Colchester Area 1 Conservation Area, particularly through changes to views, building height and the relationship with the municipal buildings that surround the site. Any appropriately designed development could also result in **harm** to the Grade I (NHLE 1337736), Grade II* (NHLEs 1123570, 1110922 and **1123669**), Grade II (NHLEs 1110935, 1457674 and 1168888) and locally listed buildings (Refs DCC25948, DCC25967, DCC25335, DCC25742 and DCC25405) that surround the site due to their visual and historic relationship with the site. The car park has been identified as detracting from the Conservation Area. With

good design, development within the site could improve the contribution made by the site to the Conservation Area, as well as enhancing the setting of many of the historic buildings that are located in the immediate environs of the site.

Due to distance, intervening development and limited intervisibility, development is likely to result in **no harm** to the setting of the scheduled monuments and the majority of listed buildings identified within the study area.

In addition, development within the site has the potential to result in **substantial harm** to any surviving archaeological remains within the site, including prehistoric, Romano-British, medieval and post-medieval deposits, as well as Cups Hotel-related deposits. Previous building demolition and car park activity is likely to have disturbed or wholly truncated parts of the site, but less disturbed areas may still retain buried remains and earlier archaeology. This could be addressed through an appropriate programme of archaeological evaluation, mitigation and recording secured through the planning process.

Subject to the incorporation of the design recommendations, including a layout that responds to the historic Cups Hotel and other former buildings within its area, the restriction of building height, and the use of locally appropriate building forms and materials, the heritage effects of the allocation could be reduced. On this basis, the site is considered potentially suitable for allocation from a heritage perspective, provided that any future scheme is carefully designed to respond to the Conservation Area, the setting of nearby heritage assets and the archaeological sensitivity of the site.

Gazetteer

Table PP3.10: Gazetteer of heritage assets within 250m of site allocation PP3.

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
-	DEX22998	Colchester Area 1	CA	-	599820	225229
-	1002217	Colchester Castle and the Temple of Claudius	SM	Romano-British	599909	225390
-	1003772	Town Wall	SM	Romano-British	600046	225574
-	1000208	Colchester Castle Park	II RPG	Post-medieval	599818	225598
-	1123664	The Roman Town Wall	I LB	Romano-British	599421	225504
MCC3387	1337736	Town Hall, High Street, Colchester	I LB	Post-medieval	599583	225230
MCC3646	1169575	Former Church of the Holy Trinity, Colchester	I LB	Early medieval	599625	225116
-	1123599	Red Lion Hotel	I LB	Later medieval	599679	225207
-	1123669	Municipal Water Tower (Jumbo)	II* LB	Post-medieval	599321	225182
MCC3516	1169334	60 North Hill, Colchester	II* LB	Post-medieval	599389	225269
MCC3502	1123534	The Marquis of Granby Inn, 24 North Hill, Colchester	II* LB	Later medieval	599404	225466
MCC185	1337776	13-15 North Hill, Colchester	II* LB	Later medieval	599416	225378
MCC3344	1337728	58 to 62 Head Street (Rebow House), Colchester	II* LB	Post-medieval	599425	225014
MCC3343	1123596	54 Head Street, Colchester	II* LB	Post-medieval	599428	225034
MCC3487	1123570	Church of St Peter, Colchester	II* LB	Later medieval	599434	225237

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC3391	1306789	Essex and Suffolk Fire Office, 157 High Street, Colchester	II* LB	Post-medieval	599439	225208
MCC3345	1123597	11A and 11B High Street, Colchester	II* LB	Post-medieval	599484	225174
MCC3657	1110929	29 to 31 West Stockwell Street, Colchester	II* LB	Post-medieval	599540	225473
MCC3638	1169553	Tymperleys, Trinity Street, Colchester	II* LB	Later medieval	599579	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
MCC3636	1337771	6 Trinity Street, Colchester	II* LB	Post-medieval	599597	225102
MCC55	1110922	3-6 West Stockwell Street, Colchester	II* LB	Later medieval	599602	225285
MCC3652	1337393	Former Church of St Martin, Colchester	II* LB	Later medieval	599610	225345
-	1337769	The Scheregate	II* LB	Post-medieval	599621	225012
MCC3326	1337704	Employment Exchange (formerly Stockwell House), 43 East Stockwell Street, Colchester	II* LB	Post-medieval	599646	225319
MCC3382	1123614	The George Hotel, 116-117 High Street, Colchester	II* LB	Later medieval	599737	225241
-	1123667	Papillon House, formerly known as Provident Place, 3-14 Balkerne Gardens	II LB	Post-medieval	599283	225246
MCC3511	1169308	54 North Hill, Colchester	II LB	Post-medieval	599326	225343
-	1307057	8, Church Street	II LB	Post-medieval	599342	225107
MCC3227	1337685	3 Church Street, Colchester	II LB	Post-medieval	599344	225133
MCC324	1337682	Tudor Cottage, Balkerne Close, Colchester	II LB	Post-medieval	599347	225255
MCC3518	1123542	1 to 5 Greens Yard, Colchester	II LB	Post-medieval	599357	225448
-	1123679	10, Church Street	II LB	Post-medieval	599359	225110
-	1306665	Drinking fountain	II LB	Post-medieval	599374	225502
MCC3338	1168665	21 Head Street, Colchester	II LB	Later medieval	599374	225117
MCC3504	1337779	37 North Hill, Colchester	II LB	Post-medieval	599376	225447
MCC3339	1123639	25 Head Street, Colchester	II LB	Post-medieval	599379	225107
MCC3505	1169263	38 and 38A, 39 to 42 North Hill, Colchester	II LB	Post-medieval	599379	225430
MCC3507	1337740	47 North Hill, Colchester	II LB	Post-medieval	599379	225386
MCC3509	1123537	49 North Hill, Colchester	II LB	Post-medieval	599379	225369
MCC3517	1123541	63 North Hill, Colchester	II LB	Post-medieval	599379	225248
MCC3506	1123536	45 and 46 North Hill, Colchester	II LB	Later medieval	599382	225395
MCC3508	1306624	48 North Hill, Colchester	II LB	Post-medieval	599382	225378
MCC3510	1337741	Peveril Hotel, 51 North Hill, Colchester	II LB	Post-medieval	599382	225353
MCC3514	1123539	58 North Hill, Colchester	II LB	Post-medieval	599385	225298
MCC4735	1084299	Navy and Army Stores, 27 Head Street, Colchester	II LB	Later medieval	599386	225101
MCC3512	1123538	The Old Cock and Pye Inn, 55-56 North Hill, Colchester	II LB	Later medieval	599389	225317

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC3513	1306593	57 North Hill, Colchester	II LB	Post-medieval	599389	225306
MCC3515	1123540	59 North Hill, Colchester	II LB	Post-medieval	599389	225287
MCC3340	1168670	37, 39 and 39A Head Street, Colchester	II LB	Post-medieval	599393	225058
MCC3341	1337727	41 Head Street, Colchester	II LB	Post-medieval	599393	225049
MCC3500	1123533	21 North Hill, Colchester	II LB	Post-medieval	599402	225439
MCC3501	1337778	22 and 23 North Hill, Colchester	II LB	Post-medieval	599402	225446
MCC3465	1169127	1 Middleborough, Colchester	II LB	Post-medieval	599403	225504
MCC3503	1123535	26 to 29 North Hill, Colchester	II LB	Later medieval	599403	225479
MCC3498	1123532	17, 18, 18A and 18B North Hill, Colchester	II LB	Post-medieval	599410	225412
MCC3495	1123530	10 North Hill, Colchester	II LB	Post-medieval	599411	225347
MCC3497	1123531	16 North Hill, Colchester	II LB	Post-medieval	599411	225390
MCC3494	1337775	9 North Hill, Colchester	II LB	Later medieval	599413	225337
MCC3499	1337777	19 and 20 North Hill, Colchester	II LB	Post-medieval	599413	225427
MCC3489	1169200	3 North Hill, Colchester	II LB	Post-medieval	599414	225290
MCC3491	1337755	5 and 6 North Hill, Colchester	II LB	Post-medieval	599414	225308
MCC3392	1123572	158 High Street, Colchester	II LB	Post-medieval	599415	225213
MCC3492	1123528	North Hill House, 7 North Hill, Colchester	II LB	Post-medieval	599415	225321
MCC3488	1337754	2 North Hill, Colchester	II LB	Post-medieval	599418	225281
MCC3490	1123571	4 North Hill, Colchester	II LB	Post-medieval	599418	225299
MCC3493	1123529	8 and 8A North Hill, Colchester	II LB	Later medieval	599418	225330
MCC3342	1123595	44 to 52 Head Street, Colchester	II LB	Post-medieval	599436	225054
MCC3390	1337737	The Albert Hall, High Street, Colchester	II LB	Post-medieval	599457	225218
MCC3389	1168888	St Georges Hall, 156A High Street, Colchester	II LB	Post-medieval	599460	225257
MCC3486	1306650	10 and 12 Northgate Street, Colchester	II LB	Post-medieval	599462	225504
MCC3623	1123516	11 Sir Isaacs Walk, Colchester	II LB	Post-medieval	599462	224997
MCC3481	1337752	3 Northgate Street, Colchester	II LB	Post-medieval	599464	225494
MCC3388	1123616	156 High Street, Colchester	II LB	Post-medieval	599470	225218
MCC3482	1306677	9 and 11 Northgate Street, Colchester	II LB	Post-medieval	599487	225497
MCC3483	1123568	13 and 15 Northgate Street, Colchester	II LB	Post-medieval	599492	225512
MCC3346	1278618	14 High Street, Colchester	II LB	Post-medieval	599505	225179
MCC3484	1169178	17 and 17A Northgate Street, Colchester	II LB	Post-medieval	599505	225501
MCC3658	1337753	36 and 37 West Stockwell Street, Colchester	II LB	Later medieval	599515	225502
MCC3659	1306412	38 West Stockwell Street, Colchester	II LB	Post-medieval	599519	225494
MCC3349	1337729	21 and 21A High Street, Colchester	II LB	Post-medieval	599536	225181
MCC3485	1123569	21 Northgate Street, Colchester	II LB	Post-medieval	599537	225506
MCC385	1337767	35-39 St John's Street, Colchester	II LB	Post-medieval	599543	224993
MCC3350	1123598	22 High Street, Colchester	II LB	Post-medieval	599543	225178

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC3624	1123517	12 to 14 Sir Isaacs Walk, Colchester	II LB	Post-medieval	599559	225018
MCC3666	1110935	St Martins House, West Stockwell Street, Colchester	II LB	Post-medieval	599568	225313
MCC3660	1110932	53 to 55 West Stockwell Street, Colchester	II LB	Later medieval	599573	225397
MCC3661	1110933	56 West Stockwell Street, Colchester	II LB	Later medieval	599573	225386
MCC3663	1337394	58 West Stockwell Street, Colchester	II LB	Post-medieval	599573	225370
MCC3664	1110934	59 and 60 West Stockwell Street, Colchester	II LB	Post-medieval	599573	225361
MCC3662	1169678	57 West Stockwell Street, Colchester	II LB	Post-medieval	599575	225375
MCC210	1110928	20-22 (now 19-21) West Stockwell Street, Colchester	II LB	Post-medieval	599576	225440
MCC3665	1169687	62 West Stockwell Street, Colchester	II LB	Post-medieval	599576	225338
MCC3655	1110927	Stockwell Arms Inn, Colchester	II LB	Later medieval	599586	225423
-	1457674	Former Public Library	II LB	Post-medieval	599588	225250
MCC3559	1110912	6 Sir Isaacs Walk, Colchester	II LB	Later medieval	599589	225018
MCC3653	1110925	11 and 12 West Stockwell Street, Colchester	II LB	Post-medieval	599593	225366
MCC3654	1110926	13 West Stockwell Street, Colchester	II LB	Post-medieval	599593	225374
MCC3635	1169550	4 Trinity Street, Colchester	II LB	Post-medieval	599596	225114
MCC3351	1337730	28 to 30 High Street, Colchester	II LB	Post-medieval	599597	225189
MCC391	1123523	2 & 3 Trinity Street, Colchester	II LB	Post-medieval	599597	225127
MCC3637	1123524	7 Trinity Street, Colchester	II LB	Later medieval	599599	225085
MCC3650	1337392	7 West Stockwell Street, Colchester	II LB	Post-medieval	599599	225296
MCC3633	1169541	1 to 7 Stockwell Street, Colchester	II LB	Post-medieval	599600	225432
MCC3649	1110923	6 West Stockwell Street, Colchester	II LB	Post-medieval	599600	225287
MCC3651	1110924	8 and 9 West Stockwell Street, Colchester	II LB	Post-medieval	599600	225311
MCC3641	1169562	14 Trinity Street, Colchester	II LB	Post-medieval	599603	225038
MCC3647	1337774	2 West Stockwell Street, Colchester	II LB	Post-medieval	599603	225267
MCC3639	1123525	9 and 10 Trinity Street, Colchester	II LB	Later medieval	599604	225066
MCC3640	1337772	11, 12 and 13 Trinity Street, Colchester	II LB	Later medieval	599607	225051
MCC3622	1169437	6A and 6B Sir Isaacs Walk, Colchester	II LB	Post-medieval	599613	225011
MCC3555	1123514	3 Scheregate, Colchester	II LB	Post-medieval	599614	225005
MCC3645	1123527	26 Trinity Street, Colchester	II LB	Post-medieval	599617	225066
MCC3643	1306482	18 to 21 Trinity Street, Colchester	II LB	Post-medieval	599620	225036
MCC3644	1337773	22 Trinity Street, Colchester	II LB	Post-medieval	599621	225048
MCC3385	1230386	136 High Street, Colchester	II LB	Later medieval	599622	225233
MCC3329	1123636	1 Eld Lane, Colchester	II LB	Post-medieval	599625	225012
MCC3386	1110908	135 High Street, Colchester	II LB	Post-medieval	599625	225233
MCC3642	1123526	The Purple Dog (formerly the Clarence Inn), Trinity Street, Colchester	II LB	Later medieval	599625	225022

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC3554	1169422	1 and 2 Scheregate, Colchester	II LB	Post-medieval	599627	225005
MCC3324	1123634	30 East Stockwell Street, Colchester	II LB	Later medieval	599639	225415
MCC3325	1168623	37 and 38 East Stockwell Street, Colchester	II LB	Later medieval	599643	225380
MCC3327	1168629	44 East Stockwell Street, Colchester	II LB	Post-medieval	599646	225299
MCC3323	1337703	18 East Stockwell Street, Colchester	II LB	Post-medieval	599648	225441
MCC5231	1110907	Former Hippodrome Theatre, 131 High Street, Colchester	II LB	Modern	599649	225238
MCC3321	1123633	15 East Stockwell Street, Colchester	II LB	Post-medieval	599653	225409
MCC3328	1123635	45 and 46 East Stockwell Street, Colchester	II LB	Post-medieval	599653	225292
MCC3318	1123631	11 and 12 East Stockwell Street, Colchester	II LB	Post-medieval	599656	225362
MCC3319	1306923	Tudor House, 13 East Stockwell Street, Colchester	II LB	Post-medieval	599656	225373
MCC3322	1306926	16 East Stockwell Street, Colchester	II LB	Post-medieval	599656	225417
MCC3317	1306958	8, 9 and 10 East Stockwell Street, Colchester	II LB	Post-medieval	599660	225338
MCC3383	1168873	The Bay and Say Public House, 126 High Street, Colchester	II LB	Modern	599660	225240
-	1123632	Stockwell Congregational Chapel	II LB	Post-medieval	599665	225396
MCC3316	1123630	The Gables, 7 East Stockwell Street, Colchester	II LB	Post-medieval	599667	225322
MCC50	1123600	45-47 High Street, Colchester	II LB	Later medieval	599693	225205
MCC3667	1306423	11 Williams Walk, Colchester	II LB	Post-medieval	599709	225325
-	1123594	Congregational Church	II LB	Post-medieval	599712	225064
MCC3384	1123615	117 and 118 High Street, Colchester	II LB	Later medieval	599722	225243
MCC3354	1337731	54 High Street, Colchester	II LB	Post-medieval	599740	225203
MCC3355	1123601	56 and 57 High Street, Colchester	II LB	Post-medieval	599747	225203
MCC3356	1337732	58 High Street, Colchester	II LB	Post-medieval	599758	225196
MCC3460	1123558	St Helens Chapel, Maidenburgh Street, Colchester	II LB	Later medieval	599759	225388
MCC3452	1123554	16 and 18 Maidenburgh Street, Colchester	II LB	Post-medieval	599773	225416
MCC3450	1123553	The Sun Inn, Maidenburgh Street, Colchester	II LB	Post-medieval	599776	225354
MCC3451	1337748	14 and 15 Maidenburgh Street, Colchester	II LB	Post-medieval	599778	225395
MCC3381	1168858	105 and 106 High Street, High Street, Colchester	II LB	Post-medieval	599811	225223
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
DCC25908	-	Railings, Mercury House, Church Street, Colchester (north side)	LL	-	599281	225153
DCC25909	-	Mercury Theatre, Balkerne Gardens, Colchester	LL	-	599281	225153
DCC25720	-	Railings and gates, Friends' Meeting House, 6 Church Street, Colchester (south side)	LL	-	599315	225086

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
DCC25947	-	Sixth Form College, North Hill, Colchester (west side)	LL	-	599315	225370
DCC25474	-	2 Church Street, Colchester (north side)	LL	-	599354	225132
DCC25855	-	Coach House, Balkerne Close, Colchester	LL	-	599356	225276
DCC25565	-	Former Post Office, 29-35 Head Street, Colchester (west side)	LL	-	599361	225081
DCC25703	-	52a & 53 North Hill, Colchester (west side)	LL	-	599361	225355
DCC25645	-	43 & 45 Head Street, Colchester (west side)	LL	-	599371	225033
DCC25394	-	1-4 Balkerne Passage, Colchester	LL	-	599372	225234
DCC25599	-	35 & 35a North Hill, Colchester (west side)	LL	-	599374	225476
DCC25690	-	50 North Hill, Colchester (west side)	LL	-	599374	225361
DCC25351	-	11 & 12 Church Street, Colchester (south side)	LL	-	599376	225115
DCC25508	-	23 Head Street, Colchester (west side)	LL	-	599376	225115
DCC25731	-	61 North Hill, Colchester (west side)	LL	-	599376	225269
DCC25760	-	67-70 North Hill, Colchester (west side)	LL	-	599378	225203
DCC25418	-	15-19 Head Street (west side)	LL	-	599379	225131
DCC25698	-	52 North Hill, Colchester (west side)	LL	-	599383	225346
DCC25737	-	62 North Hill, Colchester (west side)	LL	-	599386	225256
DCC25666	-	47-53 Head Street, Colchester (west side)	LL	-	599387	225015
DCC25751	-	66 North Hill, Colchester (west side)	LL	-	599387	225220
DCC25679	-	Bethell and Clark, 5 & 5a Head Street, Colchester (west side)	LL	-	599388	225170
DCC25841	-	Bollard, Balkerne Passage junction with North Hill, Colchester (north side)	LL	-	599398	225230
DCC25368	-	1-2 High Street, Colchester (south side)	LL	-	599412	225177
DCC25330	-	1 North Hill, Colchester (east side)	LL	-	599420	225276
DCC25573	-	3 High Street, Colchester (south side)	LL	-	599422	225176
DCC25854	-	Walls and ironwork to churchyard, Church of St Peter, North Hill, Colchester (east side)	LL	-	599432	225233
DCC25631	-	4 High Street, Colchester (south side)	LL	-	599433	225169
DCC25471	-	Northgate House, 2 & 4 Northgate Street, Colchester (north side)	LL	-	599437	225502
DCC25676	-	49-53 St John's Street, Colchester (north side)	LL	-	599445	224992
DCC25814	-	9 High Street, Colchester (south side)	LL	-	599464	225166
DCC25671	-	48 St John's Street, Colchester (north side)	LL	-	599474	224997
DCC25341	-	10 High Street, Colchester (south side)	LL	-	599475	225180
DCC25432	-	1-6 Wellington Street, Colchester	LL	-	599475	225165
DCC25721	-	6 Culver Street West, Colchester	LL	-	599475	225156
DCC25505	-	22a Northgate Street, Colchester (north side)	LL	-	599489	225515

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
DCC25367	-	12 High Street, Colchester (south side)	LL	-	599497	225177
DCC25687	-	12-13 High Street/5 Shewell Walk, Colchester (east side)	LL	-	599497	225177
DCC25776	-	7-13 Nunn's Road, Colchester (south side, odd numbers)	LL	-	599497	225428
DCC25415	-	150 & 151 High Street, Colchester (north side)	LL	-	599502	225218
DCC25526	-	24-32 Northgate Street, Colchester (north side, even numbers)	LL	-	599508	225522
DCC25723	-	Ebenezer Chapel, 6 Nunn's Road, Colchester (south side)	LL	-	599510	225427
DCC25411	-	15 High Street, Colchester (south side)	LL	-	599511	225175
DCC25407	-	149 High Street, Colchester (north)	LL	-	599515	225219
DCC25638	-	40-43 West Stockwell Street, Colchester (west side)	LL	-	599518	225481
DCC25428	-	16 High Street, Colchester (south side)	LL	-	599519	225166
DCC26137	-	37 West Stockwell Street, Colchester	LL	-	599519	225500
DCC25441	-	17-18 High Street, Colchester (south side)	LL	-	599525	225166
DCC25405	-	146 High Street, Colchester (north side)	LL	-	599527	225223
DCC25673	-	48-50 West Stockwell Street, Colchester (west side)	LL	-	599551	225434
DCC25514	-	23-29 Northgate Street, Colchester (south side, odd numbers)	LL	-	599553	225502
DCC25693	-	51 West Stockwell Street, Colchester (west side)	LL	-	599559	225428
DCC25532	-	25 High Street, Colchester (south side)	LL	-	599561	225170
DCC25335	-	1 St Runwald Street (north side); corner of West Stockwell Street, Colchester	LL	-	599564	225283
DCC25742	-	Former Telephone Exchange, 64 West Stockwell Street, Colchester (west side)	LL	-	599567	225299
DCC25948	-	Small warehouse, St Runwald Street, Colchester (south side)	LL	-	599567	225262
DCC25584	-	31-35 Northgate Street, Colchester (south side, odd numbers)	LL	-	599568	225503
DCC25539	-	26 High Street, Colchester (south side)	LL	-	599570	225180
DCC25967	-	Town Hall Chambers, St Runwald Street, Colchester (south side)	LL	-	599575	225265
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
DCC25404	-	14-17 West Stockwell Street, Colchester (east side)	LL	-	599591	225394
DCC25570	-	2b Sir Isaac's Walk, Colchester (north side)	LL	-	599598	225023

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
DCC25417	-	15-17 Trinity Street, Colchester (west side)	LL	-	599602	225028
DCC25482	-	2 Trinity Square, Colchester	LL	-	599602	225175
DCC25619	-	39 and or 41 Queen Street, Colchester (east side)	LL	-	599602	225028
DCC25613	-	37-67 Northgate Street, Colchester (south side, odd numbers)	LL	-	599604	225502
DCC25583	-	31-32 High Street, Colchester (south side)	LL	-	599611	225187
DCC25337	-	1 West Stockwell Street, Colchester	LL	-	599623	225254
DCC25390	-	137 High Street, Colchester (north side). The former Angel Inn	LL	-	599623	225254
DCC25592	-	33-34 High Street, Colchester (south side)	LL	-	599628	225190
DCC25557	-	28, 29, 29a East Stockwell Street, Colchester (west side)	LL	-	599635	225432
DCC25601	-	35-37 High Street, Colchester (south side)	LL	-	599639	225190
DCC25603	-	36 East Stockwell Street, Colchester (west side)	LL	-	599640	225394
DCC25924	-	Old School House, East Stockwell Street, Colchester (west side)	LL	-	599644	225354
DCC25768	-	69-81 Northgate Street, Colchester (south side, odd numbers)	LL	-	599649	225506
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
DCC25684	-	5 Eld Lane, Colchester (south side)	LL	-	599660	225013
DCC25380	-	125 High Street, Colchester (north side)	LL	-	599674	225243
DCC25798	-	Stockwell Chapel Sabbath Schools building, 8 St Helen's Lane, Colchester (north side)	LL	-	599675	225396
DCC25376	-	123 & 124 High Street, Colchester (north side)	LL	-	599680	225247
DCC25859	-	Former school, St Helen's Lane, Colchester (south side)	LL	-	599692	225371
DCC25373	-	12 William's Walk, Colchester (south side)	LL	-	599695	225324
DCC26098	-	Archaeological remains within the area of the historic walled town, Colchester	LL	-	599717	225287
DCC25343	-	10 William's Walk, Colchester	LL	-	599721	225324
DCC25918	-	Oddfellows Hall, George Street, Colchester (west side)	LL	-	599732	225306
DCC25696	-	52 & 53 High Street, Colchester (south side)	LL	-	599733	225202
DCC25710	-	57 & 58 Maidenburgh Street, Colchester (west side)	LL	-	599744	225450
DCC25714	-	59 & 60 Maidenburgh Street, Colchester (west side)	LL	-	599744	225443
DCC25730	-	61 Maidenburgh Street, Colchester (west side)	LL	-	599744	225437

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
DCC25735	-	62 & 63 Maidenburgh Street, Colchester (west side)	LL	-	599745	225430
DCC25740	-	Alfred's Place, 64 & 65 Maidenburgh Street, Colchester (west side)	LL	-	599745	225423
DCC25680	-	Colne House, 5 & 6 George Street, Colchester	LL	-	599754	225280
DCC25763	-	68 Maidenburgh Street, Colchester (west side)	LL	-	599754	225412
DCC25770	-	7 & 8 George Street, Colchester	LL	-	599755	225293
DCC25748	-	66 & 67 Maidenburgh Street, Colchester (west side)	LL	-	599756	225417
DCC25783	-	Parkside House, 73 Maidenburgh Street, Colchester (west side)	LL	-	599756	225358
DCC25360	-	112 High Street, Colchester (north side)	LL	-	599757	225239
DCC25765	-	69 & 70 Maidenburgh Street, Colchester (west side)	LL	-	599757	225382
DCC25775	-	71 & 72 Maidenburgh Street, Colchester (west side)	LL	-	599757	225375
DCC25780	-	72 Culver Street East, Colchester (north side)	LL	-	599757	225169
DCC25716	-	59 High Street, Colchester (south side)	LL	-	599763	225198
DCC25352	-	11 & 12 Maidenburgh Street, Colchester (east side)	LL	-	599779	225385
DCC25769	-	6a & 6b Maidenburgh Street, Colchester (east side)	LL	-	599781	225312
DCC25400	-	14 Ryegate Road, Colchester (west side)	LL	-	599792	225324
DCC25839	-	Former warehouse, Between 6 and 6b Maidenburgh Street (rear of 14 Ryegate Road), Colchester (east side)	LL	-	599792	225324
DCC25528	-	25 (part of) Long Wyre Street, Colchester (west side)	LL	-	599793	225099
DCC25536	-	25-31 Long Wyre Street, Colchester (west side)	LL	-	599793	225099
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
DCC25588	-	32-34 Long Wyre Street, Colchester (east side)	LL	-	599809	225099
DCC26159	-	Cast iron lamp standards and lamp brackets in Colchester	LL	-	600227	224831
MCC461	-	Prehistoric & Roman finds, the Gilberd School, Colchester	FND	Prehistoric	599287	225282
MCC325	-	Prehistoric artefacts from the Gilberd School, Colchester	FND	Prehistoric	599309	225293
MCC3036	-	Roman floor layers / demolition debris, 29-39 Head Street, Colchester	GRP	Prehistoric	599338	225089
MCC7287	-	Colchester - North Hill, 17 and 18	FS	Prehistoric	599420	225409

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC1615	-	Finds from the 1925 excavation at 18 North Hill, Colchester	FND	Prehistoric	599427	225410
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
MCC7797	-	42 West Stockwell Street, Colchester	FS	Prehistoric	599699	225500
MCC2542	-	Roman hearth, the Gilberd School, North Hill, Colchester	ELM	Romano-British	599263	225278
MCC352	-	Pre-Boudican Roman building (CAT Building 135), the Gilberd School, Colchester	MON	Romano-British	599264	225284
MCC2541	-	Roman hearth, Gilberd School, North Hill, Colchester	ELM	Romano-British	599265	225281
MCC5432	-	Mercury Flats, Balkerne Gardens, Colchester	MON	Romano-British	599270	225207
MCC340	-	Pre-Boudican Roman building (CAT Building 133), the Gilberd School, North Hill, Colchester	MON	Romano-British	599275	225286
MCC1644	-	Post-Boudican Roman building at St Mary's Rectory (Insula 25a), Colchester	MON	Romano-British	599278	225137
MCC8554	-	Balkerne Passage	MON	Romano-British	599280	225250
MCC839	-	Roman tessellated pavement, Balkerne Gardens, Colchester	ELM	Romano-British	599282	225228
MCC344	-	Roman timber drain, the Gilberd School, Colchester	ELM	Romano-British	599284	225270
MCC2547	-	Roman oven, the Gilberd School, Colchester	ELM	Romano-British	599284	225272
MCC342	-	Drain south of Barrack Block, Gilberd School, 1984-5	ELM	Romano-British	599284	225275
MCC10419	-	Roman fortress remains, deposits relating to the early colonia and Boudiccan destruction debris at Mercury Theatre, Colchester	MON	Romano-British	599285	225140
MCC2237	-	Roman gravel yard and mortar floor, Mercury Theatre, Colchester	GRP	Romano-British	599285	225164

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC2545	-	Roman oven, the Gilberd School, North Hill, Colchester	ELM	Romano-British	599285	225275
MCC2546	-	Roman oven, the Gilberd School, North Hill, Colchester	ELM	Romano-British	599285	225275
MCC2544	-	Roman oven, the Gilberd School, North Hill, Colchester	ELM	Romano-British	599285	225276
MCC349	-	Roman street between Insula 9a & 17a, the Gilberd School, Colchester	MON	Romano-British	599285	225302
MCC864	-	Roman tessellated pavement, Colchester Sixth Form College, North Hill, Colchester	ELM	Romano-British	599285	225308
MCC1520	-	Roman building at the Colchester Sixth Form College, Colchester	MON	Romano-British	599287	225330
MCC8027	-	Colchester - Balkerne Gardens	MON	Romano-British	599290	225220
MCC8525	-	Colchester - Balkerne Gardens	FS	Romano-British	599290	225240
MCC343	-	Roman timber drain, the Gilberd School, Colchester	ELM	Romano-British	599290	225270
MCC8005	-	Colchester - Gilberd School	MON	Romano-British	599290	225299
MCC5425	-	Site of new IT building, Sixth Form College, North Hill, Colchester	MON	Romano-British	599290	225417
MCC5228	-	Land west of the tennis courts at the Sixth Form College, North Hill, Colchester	MON	Romano-British	599290	225418
MCC2543	-	Pre-Boudican Roman hearth, the Gilberd School, North Hill, Colchester	ELM	Romano-British	599291	225281
MCC355	-	Roman neonatal baby burial in Barrack Block 1, the Gilberd School, Colchester	ELM	Romano-British	599293	225278
MCC10418	-	Roman town house, Mercury Theatre, Colchester	MON	Romano-British	599294	225162
MCC1642	-	Post-Boudican Roman building at St Mary's Rectory (Insula 25a), Colchester	MON	Romano-British	599295	225134
MCC337	-	Roman Legionary Barrack Block 2 (CAT Building 132), the Gilberd School, Colchester	MON	Romano-British	599295	225268
MCC341	-	Roman and post-Roman features, the Gilberd School Site, Colchester	GRP	Romano-British	599297	225282
MCC2033	-	Roman tessellated pavement, Mercury Theatre, Colchester	ELM	Romano-British	599298	225133
MCC2022	-	Roman wall, Mercury Theatre, Colchester	ELM	Romano-British	599298	225136
MCC2028	-	Roman mosaic, Mercury Theatre, Colchester	ELM	Romano-British	599298	225142
MCC8021	-	Colchester - North Hill, ?65	MON	Romano-British	599299	225199
MCC7991	-	Colchester - Balkerne Gardens	MON	Romano-British	599299	225210
MCC338	-	Roman industrial site in the Roman Legionary Fortress, Colchester	MON	Romano-British	599299	225273
MCC7913	-	Colchester - Gilberd School	MON	Romano-British	599299	225299

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC354	-	Roman neonatal baby burial, the Gilberd School, Colchester	ELM	Romano-British	599300	225269
MCC2970	-	High status Roman building	MON	Romano-British	599301	225413
MCC2025	-	Roman tessellated pavement, St Mary's Rectory, Colchester	ELM	Romano-British	599302	225155
MCC360	-	Roman wall foundation, Gilberd School, Colchester	ELM	Romano-British	599303	225293
MCC358	-	Roman foundation at the Gilberd School, Colchester	ELM	Romano-British	599303	225298
MCC1583	-	Roman Barrack Block, Legionary Fortress, Sixth Form College, North Hill, Colchester	MON	Romano-British	599303	225337
MCC353	-	Pre-Boudican Roman Building (CAT Building 136), the Gilberd School, Colchester	MON	Romano-British	599304	225271
MCC2863	-	Roman tessellated floor fragment at the south site of Colchester Sixth Form College, Colchester	ELM	Romano-British	599304	225364
MCC350	-	Pre-Boudican Roman building (CAT Building 134), the Gilberd School, Colchester	MON	Romano-British	599305	225286
MCC1722	-	Roman wall, Parsley House, Balkerne Gardens, Colchester	ELM	Romano-British	599306	225213
MCC5423	-	Access road to Sixth Form College, North Hil, Colchester	MON	Romano-British	599307	225412
MCC361	-	Late Roman building (CAT Building 138), the Gilberd School, Colchester	MON	Romano-British	599308	225288
MCC7866	-	Colchester - Gilberd School	MON	Romano-British	599309	225350
MCC357	-	Roman foundation, the Gilberd School, Colchester	ELM	Romano-British	599311	225290
MCC346	-	Roman street of Legionary Fortress, the Gilberd School, Colchester	MON	Romano-British	599316	225290
MCC2972	-	North-south Roman street between Insula 1a and 1b	MON	Romano-British	599316	225443
MCC1537	-	Roman street between Insulas 17a-17b, Colchester	MON	Romano-British	599319	225252
MCC1539	-	Roman street of Legionary Fortress, running between later Insulas 17a & 17b, Colchester	MON	Romano-British	599319	225259
MCC8024	-	Colchester - St Peter's Vicarage	MON	Romano-British	599319	225290
MCC7995	-	Colchester - North Hill, Bowler's Brewery	MON	Romano-British	599319	225450
MCC2031	-	Roman street between Insula 25a and 25b, Colchester	MON	Romano-British	599323	225164
MCC1541	-	Roman footway, Roman Legionary Fortress, Freda Gunton Lodge, Balkerne Gardens, Colchester	MON	Romano-British	599323	225259
MCC2029	-	Roman street between Insula 33a and 33b, Colchester	MON	Romano-British	599324	225084
MCC2211	-	Roman yard?, Balkerne Gardens, Colchester	GRP	Romano-British	599324	225205

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC2539	-	Roman oven, Freda Gunton Lodge, Balkerne Close, Colchester	ELM	Romano-British	599326	225257
MCC2041	-	Roman ditch at St Mary's Rectory, Colchester	ELM	Romano-British	599327	225164
MCC1588	-	Roman oven, Balkerne Gardens, Colchester	ELM	Romano-British	599328	225204
MCC1592	-	Roman drain, Balkerne Gardens, Colchester	ELM	Romano-British	599328	225214
MCC1596	-	Early Roman Element Group, 5 Balkerne Gardens, Colchester	GRP	Romano-British	599328	225217
MCC1542	-	Element Group, Freda Gunton Lodge, Balkerne Gardens, Colchester	GRP	Romano-British	599328	225257
MCC836	-	Roman foundations, St Peter's Vicarage Garden, North Hill, Colchester	ELM	Romano-British	599328	225306
MCC1590	-	Roman oven, Balkerne Gardens, Colchester	ELM	Romano-British	599329	225206
MCC1591	-	Roman oven, Balkerne Gardens, Colchester	ELM	Romano-British	599329	225207
MCC1593	-	Roman building, Balkerne Gardens, Colchester	MON	Romano-British	599329	225209
MCC1594	-	Roman building, Balkerne Gardens, Colchester	MON	Romano-British	599329	225212
MCC2365	-	Roman drain, Balkerne Gardens, Colchester	ELM	Romano-British	599329	225258
MCC835	-	Roman mosaic, St Peter's Vicarage Garden, North Hill, Colchester	ELM	Romano-British	599329	225308
MCC2968	-	High status Roman Building	MON	Romano-British	599330	225443
MCC2971	-	Roman pit with quantity of painted plaster	ELM	Romano-British	599331	225436
MCC2399	-	Pre-Boudican Roman features, 5 Balkerne Gardens, Colchester	GRP	Romano-British	599333	225212
MCC1724	-	Roman wall, Parsley House, Balkerne Gardens, Colchester	ELM	Romano-British	599333	225214
MCC1723	-	Roman foundation, Parsley House, Balkerne Gardens, Colchester	ELM	Romano-British	599333	225219
MCC1728	-	Roman wall, Parsley House, Balkerne Gardens, Colchester	ELM	Romano-British	599333	225227
MCC2393	-	Roman oven, 5 Balkerne Gardens, Colchester	ELM	Romano-British	599335	225211
MCC2818	-	Roman ?tessellated floor and robber trench, St Peter's Vicarage, North Hill, Colchester	GRP	Romano-British	599335	225290
MCC1725	-	Roman wall, Parsley House, Balkerne Gardens, Colchester	ELM	Romano-British	599336	225212
MCC2394	-	Roman oven, 5 Balkerne Gardens, Colchester	ELM	Romano-British	599336	225212
MCC3037	-	Boudiccan destruction horizon, 29-39 Head Street, Colchester	ELM	Romano-British	599337	225089
MCC2397	-	Roman building, 5 Balkerne Gardens, Colchester	MON	Romano-British	599338	225211
MCC8282	-	Near Balkerne Water Tower, Colchester	MON	Romano-British	599340	225180
MCC2398	-	Pre-Boudican Roman coin hoard, 5 Balkerne Gardens, Colchester	FND	Romano-British	599340	225212
MCC8534	-	Colchester - Balkerne Gardens	MON	Romano-British	599340	225229

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC2396	-	Roman building, 5 Balkerne Gardens, Colchester	MON	Romano-British	599343	225212
MCC2395	-	Roman oven, 5 Balkerne Gardens, Colchester	ELM	Romano-British	599344	225212
MCC1731	-	Roman gravel yards, Balkerne Gardens, Colchester	GRP	Romano-British	599344	225230
MCC2460	-	Roman tessellated pavement, Head Street Post Office, Colchester	ELM	Romano-British	599345	225076
MCC1757	-	Roman yard? and pit, Balkerne Gardens, Colchester	GRP	Romano-British	599345	225235
MCC2458	-	Roman tessellated pavement, Head Street, Colchester	ELM	Romano-British	599346	225074
MCC2461	-	Roman wall, Old Post Office, Head Street, Colchester	ELM	Romano-British	599347	225076
MCC2100	-	Roman floor, near 'Jumbo', Balkerne Hill Water Tower, Colchester	GRP	Romano-British	599347	225186
MCC2462	-	Roman wall, Old Post Office, Head Street, Colchester	ELM	Romano-British	599348	225075
MCC2456	-	Early Roman Pit, Head Street Post Office, Colchester	GRP	Romano-British	599349	225060
MCC2457	-	Roman tessellated pavement, Head Street, Colchester	ELM	Romano-British	599349	225075
MCC2924	-	Boudiccan destruction horizon, 3 Church Street, Colchester	ELM	Romano-British	599349	225123
MCC989	-	Roman tessellated pavement, off Head Street, Colchester	ELM	Romano-British	599350	225056
MCC8334	-	Colchester - Head Post Office	MON	Romano-British	599350	225080
MCC1727	-	Roman wall, Parsley House, Balkerne Gardens, Colchester	ELM	Romano-British	599350	225227
MCC1726	-	Roman wall, Parsley House, Balkerne Gardens, Colchester	ELM	Romano-British	599350	225231
MCC8004	-	Colchester - North Hill, 47 or 44	MON	Romano-British	599350	225390
MCC2459	-	Roman plinth, Post Office, Head Street, Colchester	ELM	Romano-British	599351	225057
MCC2455	-	Roman tessellated pavement at the Head Street Post Office, Colchester	ELM	Romano-British	599351	225080
MCC1730	-	Roman coin hoard, Balkerne Gardens, Colchester	FND	Romano-British	599352	225233
MCC3023	-	Roman tessellated pavement, 6a North Hill, Colchester	ELM	Romano-British	599352	225472
MCC2228	-	Roman pit & medieval robber trench, Freda Gunton Lodge, Balkerne Gardens, Colchester	GRP	Romano-British	599353	225243
MCC3039	-	Roman bath structure, 29-39 Head Street, Colchester	MON	Romano-British	599354	225074
MCC2359	-	Roman street between Insula 17b and 25b, Colchester	MON	Romano-British	599355	225199
MCC5434	-	Rear of 36 North Hill (Byron's Yard), Colchester	FS	Romano-British	599355	225460

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC2057	-	Roman building, Post Office Site, Head Street, Colchester	MON	Romano-British	599356	225073
MCC1587	-	Roman building, 44 North Hill (Insula 1b), Colchester	MON	Romano-British	599356	225407
MCC5185	-	Old Post Office 29-39 Head Street, Colchester	MON	Romano-British	599360	225080
MCC1954	-	Roman wall, 60 North Hill (Insula 17b), Colchester	ELM	Romano-British	599364	225273
MCC3038	-	Boudiccan destruction horizon, 29-39 Head Street, Colchester	ELM	Romano-British	599366	225090
MCC2669	-	Roman wall, rear of 63 North Hill	ELM	Romano-British	599367	225247
MCC1535	-	Roman floor, 46 North Hill, Colchester	GRP	Romano-British	599367	225393
MCC867	-	Roman tessellated pavement, 44 North Hill, Colchester	ELM	Romano-British	599367	225410
MCC1102	-	Undated well, 49 North Hill, Colchester	ELM	Romano-British	599368	225368
MCC2202	-	Roman foundation, 49 North Hill (Insula 9b), Colchester	ELM	Romano-British	599368	225369
MCC8028	-	Colchester - North Hill, 60	MON	Romano-British	599369	225269
MCC8029	-	Colchester - North Hill, 60	MON	Romano-British	599369	225269
MCC1631	-	Element Group, Balkerne Passage	GRP	Romano-British	599371	225228
MCC1948	-	Roman mosaic pavement, 60 North Hill, Colchester	ELM	Romano-British	599371	225272
MCC2206	-	Roman floors, 49 North Hill, Colchester	GRP	Romano-British	599371	225368
MCC2204	-	Roman foundation, 49 North Hill, Colchester	ELM	Romano-British	599371	225369
MCC840	-	Roman tessellated pavement, 45 North Hill, Colchester	ELM	Romano-British	599373	225397
MCC2564	-	Roman hearth sealed by Boudiccan destruction layers, Waggon & Horses, North Hill, Colchester	ELM	Romano-British	599374	225216
MCC1952	-	Roman wall, 60 North Hill (Insula 17b), Colchester	ELM	Romano-British	599374	225276
MCC1106	-	Roman wall, North Hill, Colchester	ELM	Romano-British	599375	225336
MCC2203	-	Roman foundation, 49 North Hill, Colchester	ELM	Romano-British	599375	225373
MCC10112	-	Roman house, 11 Head Street, Colchester	GRP	Romano-British	599376	225149
MCC10113	-	Roman house, 11 Head Street, Colchester	GRP	Romano-British	599376	225149
MCC10114	-	Roman building, 11 Head Street, Colchester	GRP	Romano-British	599376	225149
MCC10115	-	Roman building, 11 Head Street, Colchester	GRP	Romano-British	599376	225149
MCC2178	-	Roman yard or road?, Head Street, Colchester	GRP	Romano-British	599378	225127
MCC8577	-	Colchester - Head Street - Post Office	MON	Romano-British	599379	225080
MCC8511	-	Colchester - Head Street, `Kentons'	MON	Romano-British	599379	225180
MCC1103	-	Undated drain, Waggon and Horses, North Hill, Colchester	ELM	Romano-British	599379	225221
MCC8516	-	Colchester - North Hill, 49	MON	Romano-British	599379	225369
MCC7809	-	Colchester - North Gate (site of)	MON	Romano-British	599379	225500

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC833	-	Tessellated floor behind Simkin's Shop, North Hill	ELM	Romano-British	599381	225235
MCC1945	-	Roman wall, 60 North Hill (Insula 17b), Colchester	ELM	Romano-British	599381	225277
MCC1101	-	Roman wall, opposite 36 North Hill, Colchester	ELM	Romano-British	599384	225458
MCC804	-	Roman hearth, behind Head Gate Court, Colchester	ELM	Romano-British	599386	225044
MCC1553	-	Roman? Wall, 67-70 North Hill, Colchester	ELM	Romano-British	599387	225202
MCC838	-	Roman tessellated pavement, Balkerne Gardens, Colchester	ELM	Romano-British	599388	225266
MCC8336	-	Colchester - Head Street	MON	Romano-British	599389	225089
MCC8025	-	Waggon and Horses PH, North Hill, Colchester	FS	Romano-British	599389	225220
MCC2176	-	The North Gate, North Hill, Colchester	MON	Romano-British	599389	225501
MCC2174	-	Roman road or yard, Church Street North, Colchester	GRP	Romano-British	599390	225122
MCC832	-	Roman tessellated pavement, Simkin's Shop, North Hill, Colchester	ELM	Romano-British	599390	225234
MCC1163	-	Roman wall, 38 Head Street, Colchester	ELM	Romano-British	599391	225063
MCC997	-	Roman wall, Head Street, Colchester	ELM	Romano-British	599393	225086
MCC2198	-	Roman foundation, Kenton's shop, Head Street, Colchester	ELM	Romano-British	599393	225178
MCC2200	-	Roman & Medieval features, Kenton's Shop, Head Street, Colchester	GRP	Romano-British	599395	225177
MCC913	-	Roman tessellated pavement, Head Street, Colchester	ELM	Romano-British	599395	225191
MCC1063	-	Roman wall, North Hill, Colchester	ELM	Romano-British	599398	225517
MCC8283	-	Colchester - Head Street	MON	Romano-British	599400	225180
MCC7844	-	St Peter's Church, Colchester	MON	Romano-British	599400	225220
MCC8381	-	Colchester - Head Street and North Street	MON	Romano-British	599400	225249
MCC1613	-	Roman tessellated pavement between 17 & 18 North Hill, Volchester	ELM	Romano-British	599405	225406
MCC893	-	Roman wall, High Street, Colchester	ELM	Romano-British	599407	225219
MCC8030	-	Colchester - North Hill	MON	Romano-British	599410	225229
MCC8007	-	Colchester - North Hill, 11	MON	Romano-British	599410	225350
MCC1610	-	Roman tessellated pavement, 17 North Hill, Colchester	ELM	Romano-British	599410	225405
MCC1609	-	Roman wall, 17 North Hill, Colchester	ELM	Romano-British	599411	225404
MCC1612	-	Roman wall, 17 North Hill, Colchester	ELM	Romano-British	599411	225404
MCC1611	-	Roman tessellated pavement, 17 North Hill, Colchester	ELM	Romano-British	599413	225405
MCC1983	-	Roman floor, 21 North Hill, Colchester	GRP	Romano-British	599414	225438
MCC1981	-	Roman wall, 21 North Hill, Colchester	ELM	Romano-British	599414	225442

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC845	-	Roman mosaic, 18 North Hill, Colchester	ELM	Romano-British	599417	225407
MCC870	-	Roman tessellated pavement, 11 North Hill, Colchester	ELM	Romano-British	599418	225358
MCC895	-	Roman concrete floor (base for Tessellated Pavement?), St Peter's Church, Colchester	ELM	Romano-British	599419	225227
MCC7998	-	Colchester - North Hill, 18	MON	Romano-British	599420	225409
MCC1531	-	Roman mosaic pavement, 18 North Hill, Colchester	ELM	Romano-British	599422	225412
MCC3202	-	The Roman Town Wall, Colchester	MON	Romano-British	599424	225503
MCC999	-	Roman tessellated pavement, Sir Isaacs Walk, Colchester	ELM	Romano-British	599427	225005
MCC1614	-	Roman wall, garden of 18 North Hill, Colchester	ELM	Romano-British	599427	225411
MCC8338	-	Colchester - Sir Isaac's Walk and Head Street	MON	Romano-British	599429	225010
MCC1586	-	Early Roman ditch, 44 North Hill, Colchester	MON	Romano-British	599432	225410
MCC1534	-	Roman tessellated pavement, 18 North Hill, Colchester	ELM	Romano-British	599434	225416
MCC915	-	Roman wall, High Street, Colchester	ELM	Romano-British	599439	225182
MCC2167	-	Roman mosaic pavement at 9 North Hill (Insula 10), Colchester	ELM	Romano-British	599446	225346
MCC1618	-	Roman wall, garden of 18 North Hill, Colchester	ELM	Romano-British	599446	225413
MCC1617	-	Roman wall, garden of 18 North Hill, Colchester	ELM	Romano-British	599446	225415
MCC8286	-	Colchester - Culver Street West	MON	Romano-British	599449	225129
MCC8006	-	Colchester - North Hill (behind No 9?)	MON	Romano-British	599449	225339
MCC2168	-	Roman? wall, 9 North Hill (Insula 10), Colchester	ELM	Romano-British	599450	225345
MCC934	-	Roman tessellated pavement, Culver Street, Colchester	ELM	Romano-British	599451	225142
MCC914	-	Roman tessellated pavement, opposite Bank Passage, Colchester	ELM	Romano-British	599453	225133
MCC1099	-	Roman wall, White Hart Inn, Colchester	ELM	Romano-British	599453	225187
MCC917	-	Roman wall, High Street, Colchester	ELM	Romano-British	599454	225183
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
MCC2060	-	Roman building, North Hill, Colchester	MON	Romano-British	599458	225328
MCC749	-	Early Roman oven in the Legionary Fortress, Culver Street, Colchester	ELM	Romano-British	599459	225098
MCC8284	-	Colchester - Culver Street West	MON	Romano-British	599459	225140
MCC8285	-	Colchester - High Street (south side)	MON	Romano-British	599459	225180

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC8031	-	Near St Peter's Church	MON	Romano-British	599459	225259
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
MCC896	-	Roman tessellated pavement, St George's Hall, Colchester	ELM	Romano-British	599460	225259
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
MCC935	-	Roman tessellated pavement, Culver Street, Colchester	ELM	Romano-British	599461	225141
MCC2066	-	Military hearth, North Hill (Insula 10), Colchester	ELM	Romano-British	599461	225324
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
MCC2059	-	Roman building, North Hill, Colchester	MON	Romano-British	599462	225318
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
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
MCC2061	-	Roman building with masonry drain, North Hill (Insula 18), Colchester	MON	Romano-British	599467	225281
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
MCC919	-	Roman foundation, High Street, Colchester	ELM	Romano-British	599469	225181
MCC1117	-	Roman baby burial, Culver Street, Colchester	ELM	Romano-British	599470	225029
MCC8339	-	Near Head Street	MON	Romano-British	599470	225080

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC2058	-	Roman building, North Hill, Colchester	MON	Romano-British	599470	225328
MCC477	-	The Roman Legionary Fortress, Colchester	MON	Romano-British	599471	225200
MCC2530	-	Roman tessellated pavement, 5 and 6 North Hill, Colchester	ELM	Romano-British	599473	225305
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
MCC2063	-	Element Group, NCP Car Park, Nunn's Road, Colchester	GRP	Romano-British	599474	225322
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
MCC1675	-	Roman foundation, William's & Griffin store, High Street, Colchester	ELM	Romano-British	599478	225229
MCC1975	-	Roman street between Insula 10 and 18, Colchester	MON	Romano-British	599478	225312
MCC1108	-	Roman infant burial, Culver Street, Colchester	ELM	Romano-British	599480	225067
MCC1107	-	Roman infant burial, Culver Street, Colchester	ELM	Romano-British	599480	225082
MCC2222	-	Roman wall, Williams and Griffin, High Street, Colchester	ELM	Romano-British	599480	225213
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
MCC2223	-	Roman floor, Williams and Griffin, High Street, Colchester	GRP	Romano-British	599481	225213
MCC2684	-	Roman north-south ditch	ELM	Romano-British	599481	225375
MCC763	-	Roman Street of Legionary Fortress, Culver Street, Colchester	MON	Romano-British	599482	225051

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
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
MCC920	-	Roman foundations, High Street, Colchester	ELM	Romano-British	599486	225183
MCC2075	-	Roman wall, Telephone Exchange (Insula 10), West Stockwell Street, Colchester	ELM	Romano-British	599486	225340
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
MCC1987	-	Roman wall, Telephone Exchange Site (Insula 18), Colchester	ELM	Romano-British	599487	225306
MCC754	-	Roman Barrack Block (CAT Building 78) of the Legionary Fortress, Culver Street, Colchester	MON	Romano-British	599488	225072
MCC2144	-	Roman street between Insula 2 and 10, NCP Car Park site, Nunn's Road, Colchester	MON	Romano-British	599488	225403
MCC2136	-	Roman building within Insula 2, Nunn's Road, Colchester	MON	Romano-British	599488	225406
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
MCC1989	-	Roman hypocaust, Telephone Exchange Site (Insula 18), Colchester	ELM	Romano-British	599489	225303
MCC1984	-	Roman wall, Telephone Exchange Site (Insula 18), Colchester	ELM	Romano-British	599489	225305

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC2076	-	Roman wall, Telephone Exchange Site (Insula 10), West Stockwell Street, Colchester	ELM	Romano-British	599489	225348
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
MCC1674	-	Roman foundation, William's & Griffin store, High Street, Colchester	ELM	Romano-British	599490	225222
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
MCC1580	-	Roman footway in Insula 10, Telephone Exchange Site, West Stockwell Street, Colchester	MON	Romano-British	599491	225330
MCC1579	-	Roman masonry wall in Insula 10, Telephone Exchange Site, West Stockwell Street, Colchester	ELM	Romano-British	599491	225332
MCC1095	-	Roman tessellated pavement, 11 Northgate Street, Colchester	ELM	Romano-British	599491	225488
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
MCC1982	-	Roman masonry wall, Telephone Exchange Site (Insula 18), Colchester	ELM	Romano-British	599492	225297
MCC1581	-	Roman skeleton, Telephone Exchange site, West Stockwell Street, Colchester	ELM	Romano-British	599492	225328
MCC1578	-	Roman drain, Telephone Exchange Site (Insula 10), West Stockwell Street, Colchester	ELM	Romano-British	599492	225353
MCC2366	-	Roman drain, Logarth House, Nunn's Road, Colchester	ELM	Romano-British	599492	225405
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
MCC803	-	Roman tessellated pavement, Williams and Griffin, High Street, Colchester	ELM	Romano-British	599493	225245
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

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC811	-	Roman building (CAT Building 95), Insula 34 at Culver Street, Colchester	MON	Romano-British	599494	225078
MCC10178	-	Roman building, 147-151 High Street, Colchester	MON	Romano-British	599494	225253
MCC1973	-	Roman footway, Telephone Exchange Office, West Stockwell Street, Colchester	MON	Romano-British	599494	225298
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
MCC10180	-	Possible Roman roadside ditch, 147-151 High Street, Colchester	ELM	Romano-British	599496	225251
MCC1977	-	Roman water-pipe, Telephone Exchange Site, Colchester	ELM	Romano-British	599496	225297
MCC2350	-	Roman street and drain between Insulae 2 and 3, Colchester	MON	Romano-British	599496	225412
MCC1754	-	Roman foundation, 12-13 High Street, Colchester	ELM	Romano-British	599497	225161
MCC10181	-	Post-holes cutting Roman Street, 147-151 High Street, Colchester	GRP	Romano-British	599498	225245
MCC8580	-	Colchester - St Johns Street, 37-8	MON	Romano-British	599499	225000
MCC8287	-	Colchester - Culver Street West	MON	Romano-British	599499	225129
MCC7874	-	Colchester - Jacklin's Cafe	MON	Romano-British	599499	225199
MCC8574	-	Colchester - High Street - William and Griffins	MON	Romano-British	599499	225199
MCC8008	-	Colchester - west side of Telephone Exchange	MON	Romano-British	599499	225310
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
MCC1574	-	Pre-Boudican Roman drain at the Telephone Exchange Site, West Stockwell Street, Colchester	ELM	Romano-British	599500	225333
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
MCC10179	-	Roman water pipe, 147-151 High Street, Colchester	ELM	Romano-British	599501	225252
MCC760	-	Via principalis of the Legionary Fortress, Colchester	MON	Romano-British	599502	225186
MCC1979	-	Roman masonry wall, Telephone Exchange Site (Insula 11), Colchester	ELM	Romano-British	599502	225301
MCC1577	-	Roman footway alongside a late Roman house in Insula 11, Telephone Exchange Site, West Stockwell Street, Colchester	MON	Romano-British	599502	225331

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC2151	-	Footway or path along the west side of Insula 11, Colchester	ELM	Romano-British	599503	225345
MCC10175	-	Roman drain, 147-151 High Street, Colchester	ELM	Romano-British	599504	225228
MCC10187	-	Group of stake-holes, 147-151 High Street, Colchester	GRP	Romano-British	599504	225228
MCC1572	-	Roman military building, Telephone Exchange, West Stockwell Street, Colchester	MON	Romano-British	599504	225332
MCC10176	-	Boudiccan destruction horizon, 147-151 High Street, Colchester	GRP	Romano-British	599506	225250
MCC2364	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599508	225092
MCC2155	-	Roman tessellated pavement within Insula 11, east of North Hill, Colchester	ELM	Romano-British	599508	225346
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
MCC8291	-	Colchester - High Street	MON	Romano-British	599509	225189
MCC8010	-	Colchester - ?rear of 9, North Hill	MON	Romano-British	599509	225339
MCC1058	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599510	225082
MCC1573	-	Pre-Boudican Roman building, Telephone Exchange Site, West Stockwell Street, Colchester	MON	Romano-British	599510	225332
MCC10183	-	Early Roman building, 147-151 High Street, Colchester	GRP	Romano-British	599511	225269
MCC10184	-	Early Roman building, 147-151 High Street, Colchester	GRP	Romano-British	599511	225272
MCC1576	-	Roman building, Telephone Exchange Site, West Stockwell Street, Colchester	MON	Romano-British	599511	225335
MCC881	-	Roman tessellated pavement, 9 North Hill, Colchester	ELM	Romano-British	599511	225353
MCC1137	-	Roman ditch, Culver Street, Colchester	MON	Romano-British	599512	225034
MCC10185	-	Roman building, 147-151 High Street, Colchester	GRP	Romano-British	599512	225268
MCC2152	-	Roman walls within Insula 11, rear of 9 North Hill, Colchester	ELM	Romano-British	599512	225353
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
MCC10177	-	The Fenwick Hoard, 147-151 High Street, Colchester	GRP	Romano-British	599513	225268
MCC940	-	Roman wall, High Street, Colchester	ELM	Romano-British	599514	225194

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC2156	-	Roman tessellated pavement within Insula 11, east of North Hill, Colchester	ELM	Romano-British	599514	225343
MCC1136	-	Roman drain, Culver Street, Colchester	ELM	Romano-British	599515	225062
MCC941	-	Roman wall, High Street, Colchester	ELM	Romano-British	599515	225192
MCC10182	-	Early Roman pits, 147-151 High Street, Colchester	GRP	Romano-British	599515	225264
MCC2154	-	Roman tessellated pavement within Insula 11, east of North Hill, Colchester	ELM	Romano-British	599515	225352
MCC2026	-	Roman street between Insula 3 and 11, Colchester	MON	Romano-British	599515	225400
MCC2027	-	Roman building in Insula 3, Colchester	MON	Romano-British	599515	225408
MCC2926	-	Roman samian assemblage	FND	Romano-British	599516	225216
MCC2927	-	Boudiccan destruction horizon, 147-149 High Street, Colchester	ELM	Romano-British	599516	225220
MCC921	-	Roman Building (CAT Building 121), Insula 34 at Culver Street, Colchester	MON	Romano-British	599517	225087
MCC1538	-	Roman pottery shop (Insula 19), 149 High Street, Colchester	MON	Romano-British	599517	225217
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
MCC2153	-	Roman mosaic pavement within Insula 11, east of North Hill, Colchester	ELM	Romano-British	599518	225349
MCC1140	-	Roman ditch, Culver Street, Colchester	MON	Romano-British	599519	225018
MCC8309	-	Colchester - High Street	MON	Romano-British	599519	225150
MCC8526	-	Telephone Exchange (9/75a), West Stockwell Street, Colchester	MON	Romano-British	599519	225299
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

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
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
MCC8032	-	Colchester - High Street	MON	Romano-British	599530	225199
MCC7289	-	Near Northgate Street	MON	Romano-British	599530	225500
MCC7796	-	Colchester - Northgate Street	FS	Romano-British	599530	225520
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
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
MCC878	-	Roman tessellated pavement, 62 West Stockwell Street, Colchester	ELM	Romano-British	599534	225334
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
MCC846	-	Roman tessellated pavement, Bishop's Blaise, 35 West Stockwell Street, Colchester	ELM	Romano-British	599536	225507
MCC779	-	Roman street of Legionary Fortress, Culver Street, Colchester	MON	Romano-British	599537	225102
MCC1488	-	Roman wall foundation, West Stockwell Street, Colchester	ELM	Romano-British	599537	225499
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

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
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
MCC8009	-	Colchester - Angel Lane	MON	Romano-British	599540	225329
MCC8560	-	Colchester - Walters Yard, 7	MON	Romano-British	599540	225380
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
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
MCC10197	-	Roman occupation deposits, north of Greytown House, High Street, Colchester	GRP	Romano-British	599543	225240
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
MCC1197	-	2nd century coin, 7 Walter's Yard	FND	Romano-British	599544	225388
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

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC1646	-	Element Group, Walters Yard Watching Brief	GRP	Romano-British	599546	225375
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
MCC8033	-	Colchester - High Street - Cups Hotel	MON	Romano-British	599550	225229
MCC8034	-	Colchester - ?St Runwald Street	MON	Romano-British	599550	225259
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
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
MCC1173	-	Wall, Cups Hotel, High Street	ELM	Romano-British	599556	225238
MCC785	-	Roman building of the pre-Boudican Colonia (CAT Building 90), Culver Street, Colchester	MON	Romano-British	599558	225099
MCC1177	-	Building at the Cups Hotel Site	MON	Romano-British	599558	225230
MCC847	-	Roman tessellated pavement, near 51 West Stockwell Street, Colchester	ELM	Romano-British	599558	225427
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

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
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
MCC7871	-	Colchester - High Street, Cups Hotel (site of)	MON	Romano-British	599559	225229
MCC899	-	Roman tessellated pavement, gardeners market, High Street, Colchester	ELM	Romano-British	599559	225268
MCC7290	-	West Stockwell Street, Colchester	MON	Romano-British	599559	225430
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
MCC1223	-	Late Roman and Anglo-Saxon finds from the Cups Hotel, Colchester	FND	Romano-British	599561	225229
MCC1178	-	Building at the Cups Hotel Site	MON	Romano-British	599562	225232
MCC875	-	Roman tessellated pavement, West Stockwell Street, Colchester	ELM	Romano-British	599563	225334
MCC884	-	Roman street, between Insula 11 and 19, Colchester	MON	Romano-British	599565	225296
MCC880	-	Roman tessellated pavement, West Stockwell Street, Colchester	ELM	Romano-British	599566	225352
MCC8290	-	Colchester - Trinity Street, 1	MON	Romano-British	599569	225119
MCC8035	-	Colchester - St Runwald Street	MON	Romano-British	599569	225269
MCC879	-	Roman tessellated pavement, opposite St Martins Church, Colchester	ELM	Romano-British	599569	225321
MCC882	-	Roman wall, St Martins House, Colchester	ELM	Romano-British	599571	225303
MCC900	-	Roman wall (described as 'villa' by antiquarians), St Runwalds Street, Colchester	ELM	Romano-British	599578	225276
MCC8036	-	West Stockwell Street, Colchester	MON	Romano-British	599579	225320
MCC7292	-	West side of Roman Town	MON	Romano-British	599579	225460
MCC8528	-	Colchester - St Peter's Street	MON	Romano-British	599579	225520
MCC939	-	Roman wall, Trinity Street, Colchester	ELM	Romano-British	599581	225127
MCC2207	-	Roman drain in Town Wall, St Peter's Street, Colchester	ELM	Romano-British	599582	225523
MCC883	-	Roman wall, near St Martin's House, Colchester	ELM	Romano-British	599583	225305
MCC1900	-	Roman wall?, Stockwell Arms, West Stockwell Street, Colchester	ELM	Romano-British	599584	225431
MCC938	-	Roman tessellated pavement, Culver Street, Colchester	ELM	Romano-British	599585	225141

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
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
MCC1739	-	Roman street between Insula 3 & 4, Stockwell Street, Colchester	MON	Romano-British	599595	225455
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
MCC7919	-	Colchester - Culver Street	FS	Romano-British	599600	225099
MCC7900	-	Colchester - Trinity Street (Insula 35-36)	MON	Romano-British	599600	225099
MCC8293	-	Colchester - Trinity Street	MON	Romano-British	599600	225129
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
MCC7840	-	St Martin's Church, Colchester	MON	Romano-British	599600	225339
MCC2535	-	Roman Street, between Insula 11 and 12, Colchester	MON	Romano-British	599600	225398
MCC7905	-	Colchester - Dutch Quarter	MON	Romano-British	599600	225500
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
MCC937	-	Roman wall, Trinity Street, Colchester	ELM	Romano-British	599608	225117
MCC848	-	Roman wall, Stockwell Street, Colchester	ELM	Romano-British	599609	225452
MCC2212	-	Roman hypocaust, Trinity Street, Colchester	ELM	Romano-British	599610	225056
MCC8288	-	Colchester - Trinity Street 1-5;6	MON	Romano-British	599610	225110
MCC7291	-	Colchester - Stockwell Street - W of Stockwell Street Infant	MON	Romano-British	599610	225439

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
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
MCC805	-	Roman tessellated floor, Youth House, Quaker's Alley, Colchester	ELM	Romano-British	599611	225361
MCC99	-	Street of Legionary Fortress, Colchester	MON	Romano-British	599612	225269
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
MCC1547	-	Roman wall, High Street, Colchester	ELM	Romano-British	599622	225223
MCC1595	-	Roman wall, Culver Street, Colchester	ELM	Romano-British	599624	225145
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
MCC2569	-	Roman hearth, Angel Yard, 133-136 High Street, Colchester	ELM	Romano-British	599629	225259
MCC88	-	Roman coin hoard, Angel Yard, Colchester	FND	Romano-British	599630	225254
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
MCC2874	-	Roman building (CAT building 174), Angel Yard, High Street, Colchester	MON	Romano-British	599631	225257
MCC1105	-	Roman tessellated pavement, East Stockwell Street, Colchester	ELM	Romano-British	599631	225436
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

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC2508	-	Roman mosaic, Bear Lane, Colchester	ELM	Romano-British	599635	225395
MCC8011	-	Colchester - Bear Lane	MON	Romano-British	599639	225399
MCC2830	-	Roman floor layers, East Stockwell Street, Colchester	GRP	Romano-British	599640	225441
MCC1756	-	Roman wall, 43a West Stockwell Street, Colchester	ELM	Romano-British	599641	225326
MCC739	-	Roman foundations, Lion Walk, Colchester	ELM	Romano-British	599642	225072
MCC2213	-	Roman pit, 43a East Stockwell Street, Colchester	GRP	Romano-British	599643	225326
MCC849	-	Roman tessellated pavement, Stockwell Street, Colchester	ELM	Romano-British	599645	225444
MCC8038	-	Colchester - High Street	MON	Romano-British	599649	225229
MCC72	-	Roman foundations with hollow flue tile, High Street, Colchester	ELM	Romano-British	599649	225243
MCC7293	-	Stockwell Street, Colchester	MON	Romano-British	599649	225439
MCC2829	-	Post-Roman robber trench, East Stockwell Street, Colchester	ELM	Romano-British	599658	225291
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
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
MCC78	-	Roman street, between Insula 20 and 12, Colchester	MON	Romano-British	599667	225300
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

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC2111	-	Roman mosaic pavement, Marks and Spencer's, High Street, Colchester	ELM	Romano-British	599670	225181
MCC8039	-	Colchester - East Stockwell Street	MON	Romano-British	599670	225269
MCC84	-	Roman wall foundation, Vineyard Press Site, Colchester	ELM	Romano-British	599670	225284
MCC79	-	Roman turf bank, East Stockwell Street, Colchester	ELM	Romano-British	599670	225303
MCC77	-	Roman wall, East Stockwell Street, Colchester	ELM	Romano-British	599670	225306
MCC888	-	Roman tessellated pavement, 17 East Stockwell Street, Colchester	ELM	Romano-British	599670	225429
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
MCC80	-	Roman building in Insula 20, East Stockwell Street, Colchester	MON	Romano-British	599676	225279
MCC887	-	Roman tessellated pavement, Independent Chapel, Colchester	ELM	Romano-British	599676	225425
MCC731	-	Street of Roman Legionary Fortress, Colchester	MON	Romano-British	599678	225075
MCC769	-	Eoman 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
MCC8012	-	Colchester - St Helen's Lane	MON	Romano-British	599680	225390
MCC8013	-	Near Congregational church	MON	Romano-British	599680	225430
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
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

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
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
MCC91	-	Roman foundation in robber trench, the Red Lion Hotel, Colchester	ELM	Romano-British	599689	225182
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
MCC8570	-	Flory's Yard, East Stockwell Street	MON	Romano-British	599690	225469
MCC1671	-	Roman floor, Flory's Yard, 19 East Stockwell Street, Colchester	GRP	Romano-British	599691	225478
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
MCC1008	-	Roman tessellated pavement, Lion Walk, Colchester	ELM	Romano-British	599692	225063
MCC950	-	Roman tessellated pavement, Lion Walk, Colchester	ELM	Romano-British	599692	225148
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
MCC4861	-	Lion Walk, Colchester	MON	Romano-British	599699	225099

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
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
MCC885	-	Tessellated pavement, St Helen's Lane, Colchester	ELM	Romano-British	599699	225394
MCC954	-	Roman tessellated pavement, Lion Walk, Colchester	ELM	Romano-British	599703	225138
MCC696	-	Roman building, Lion Walk, Colchester	MON	Romano-British	599703	225140
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
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
MCC2019	-	Roman building, St Helen's Lane, Colchester	MON	Romano-British	599710	225437
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
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
MCC738	-	Roman street between Insula 35 & 36, Colchester	MON	Romano-British	599721	225090
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

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC8041	-	Colchester - High Street	MON	Romano-British	599730	225240
MCC903	-	Roman tessellated pavement, George Hotel, Colchester	ELM	Romano-British	599733	225236
MCC2080	-	Roman Theatre, Maidenburgh Street, Colchester	MON	Romano-British	599736	225373
MCC965	-	Roman wall near Potters Dairy, Colchester	ELM	Romano-British	599737	225154
MCC8583	-	Colchester - Queen Street, Old Booking Office	MON	Romano-British	599740	225089
MCC736	-	Roman wooden drain, RF35a, Lion Walk, Colchester	ELM	Romano-British	599740	225123
MCC737	-	Roman drain, Lion Walk, Colchester	ELM	Romano-British	599740	225123
MCC8313	-	Colchester - Culver Street	MON	Romano-British	599740	225150
MCC8042	-	Colchester - High Street - George Hotel	MON	Romano-British	599740	225229
MCC8043	-	Colchester - George Street	MON	Romano-British	599740	225310
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
MCC7828	-	Colchester - St Helens Chapel	MON	Romano-British	599750	225390
MCC678	-	Possible Roman building (CAT Building 10), Site A/R Lion Walk, Colchester	MON	Romano-British	599751	225108
MCC1708	-	Roman tessellated pavement, Maidenburgh Street, Colchester	ELM	Romano-British	599752	225309
MCC1714	-	Disarticulated Roman? human bones, Maidenburgh Street, Colchester	ELM	Romano-British	599752	225309
MCC907	-	Roman wall, 113 High Street, Colchester	ELM	Romano-British	599753	225235
MCC908	-	Roman wall, 113 High Street, Colchester	ELM	Romano-British	599753	225236
MCC1711	-	Roman street between Insula 13 and Insula 21, Maidenburgh Street, Colchester	MON	Romano-British	599753	225324
MCC695	-	Roman building 25, Site A/R Lion Walk, Colchester	MON	Romano-British	599754	225112
MCC1706	-	Roman wall, Maidenburgh Street, Colchester	ELM	Romano-British	599756	225345
MCC1717	-	Roman floor, Maidenburgh Street, Colchester	GRP	Romano-British	599757	225344
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

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC8502	-	Colchester - Maidenburgh Street and Sir Williams Walk	MON	Romano-British	599759	225310
MCC2052	-	Roman street between Insula 5 and 13, Colchester	MON	Romano-British	599759	225405
MCC688	-	Roman building (CAT Building 18), Site A/R Lion Walk, Colchester	MON	Romano-British	599761	225111
MCC1703	-	Roman wall, Maidenburgh Street, Colchester	ELM	Romano-British	599763	225338
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
MCC7852	-	St Nicholas' Church, Colchester	MON	Romano-British	599769	225189
MCC8506	-	Colchester - Maidenburgh Street	MON	Romano-British	599769	225380
MCC1568	-	Pre-Boudican Roman buildings, site of St Nicholas's Church (Insula 29), High Street, Colchester	MON	Romano-British	599779	225183
MCC8571	-	Maidenburgh Street (Dutch Quarter Phase 2)	MON	Romano-British	599779	225290
MCC1521	-	Roman cremation burial, Maidenburgh Street, Colchester	ELM	Romano-British	599780	225311
MCC1565	-	Roman building, site of St Nicholas's Church (Insula 29), High Street, Colchester	MON	Romano-British	599782	225204
MCC2685	-	Bronze terret ring found at St Nicholas Church	FND	Romano-British	599783	225194
MCC1672	-	Roman street between Insula 21 & 22, Maidenburgh Street, Colchester	MON	Romano-British	599784	225289
MCC8314	-	Colchester - Culver Street East	MON	Romano-British	599790	225159
MCC8315	-	Colchester - St Nicholas Street	MON	Romano-British	599790	225169
MCC1570	-	Roman street between Insula 29 & 30, Colchester	MON	Romano-British	599792	225200
MCC2334	-	Roman wall, Maidenburgh Street, Colchester	ELM	Romano-British	599796	225250
MCC1569	-	Pre-Boudican Roman buildings, site of St Nicholas's Church (Insula 29), High Street, Colchester	MON	Romano-British	599798	225190
MCC1567	-	Roman wall, site of St Nichols's Church (Insula 30), Colchester	ELM	Romano-British	599799	225195
MCC2070	-	Roman foundation, 107 High Street, Colchester	ELM	Romano-British	599800	225224
MCC8520	-	Colchester - High Street, rear of 107	MON	Romano-British	599800	225240
MCC1566	-	Roman wall, site of St Nicholas's Church (Insula 30), High Street, Colchester	ELM	Romano-British	599802	225197
MCC1961	-	Roman wall, Museum Street, Colchester	ELM	Romano-British	599806	225231
MCC1759	-	Roman floor, Methodist Church, Ryegate Road, Colchester	GRP	Romano-British	599807	225293
MCC1963	-	Roman wall, Museum Street, Colchester	ELM	Romano-British	599808	225233

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC2465	-	Roman wall within Temple of Claudius Precinct (Insula 22), Colchester	ELM	Romano-British	599813	225290
MCC2118	-	Roman drain, Castle Park, Colchester	ELM	Romano-British	599819	225375
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
MCC1544	-	Precinct of the Roman Temple of Claudius, Colchester	MON	Romano-British	599862	225317
MCC362	-	Medieval casting pit, the Gilberd School Site, Colchester	MON	Early medieval	599302	225273
MCC2403	-	Anglo-Saxon? Church Street, Colchester	MON	Early medieval	599341	225117
MCC2402	-	Early Medieval North Hill, Colchester	MON	Early medieval	599398	225357
MCC7845	-	St Peter's Church, Colchester	MON	Early medieval	599400	225220
MCC2401	-	Early Medieval Head Street, Colchester	MON	Early medieval	599401	225108
MCC2322	-	Thetford ware pottery, 21 North Hill, Colchester	FND	Early medieval	599413	225438
MCC7288	-	Colchester - North Hill, 18	FS	Early medieval	599420	225409
MCC408	-	St Peter's Church, North Hill, Colchester	MON	Early medieval	599433	225238
MCC409	-	St Peter's Churchyard, North Hill, Colchester	MON	Early medieval	599435	225243
MCC2062	-	Early Anglo-Saxon pottery, North Hill, Colchester	FND	Early medieval	599462	225328
MCC2071	-	Anglo-Saxon pottery, rear of 5 North Hill, Colchester	FND	Early medieval	599473	225311
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
MCC2140	-	Anglo-Saxon industrial activity, NCP Car Park site, Nunn's Road, Colchester	ELM	Early medieval	599488	225412
MCC4847	-	Culver Street, Colchester - Saxon features	MON	Early medieval	599490	225059
MCC4848	-	Culver Street, Colchester - medieval features	MON	Early medieval	599490	225059
MCC2141	-	Anglo-Saxon pottery, NCP Car Park site, Nunn's Road, Colchester	FND	Early medieval	599490	225409
MCC2639	-	Element Group, Logarth Excavation	GRP	Early medieval	599491	225411
MCC2839	-	Silver penny (Edward the Confessor) from Culver Street excavations	FND	Early medieval	599498	225047
MCC2069	-	Anglo-Saxon pottery, Telephone Exchange site, West Stockwell Street, Colchester	FND	Early medieval	599500	225330
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
MCC7872	-	Colchester - High Street, Cups Hotel (site of)	MON	Early medieval	599559	225229

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC1211	-	Anglo-Saxon and later features, Cups Hotel Site, Colchester	GRP	Early medieval	599561	225230
MCC2870	-	Anglo-Saxon/early medieval crucible, Cups Hotel, High Street, Colchester	FND	Early medieval	599562	225236
MCC7869	-	Colchester - Pelham's Lane	MON	Early medieval	599569	225199
MCC2410	-	Anglo-Saxon? Culver Street, Colchester	MON	Early medieval	599577	225143
MCC7841	-	St Martin's Church, Colchester	MON	Early medieval	599600	225339
MCC2414	-	Anglo-Saxon? Trinity Street, Colchester	MON	Early medieval	599607	225099
MCC396	-	St Martin's Church, West Stockwell Street, Colchester	BLD	Early medieval	599612	225344
MCC2407	-	Anglo-Saxon Stockwell Street, Colchester	MON	Early medieval	599616	225443
MCC398	-	St Martin's Churchyard, West Stockwell Street, Colchester	MON	Early medieval	599619	225338
MCC7825	-	Holy Trinity Church, Colchester	MON	Early medieval	599620	225110
MCC7832	-	St Runwald Church, Colchester	MON	Early medieval	599620	225220
MCC82	-	St Runwald Church, High Street, Colchester	MON	Early medieval	599622	225220
MCC1804	-	Anglo-Saxon? pottery, St Martin's Churchyard, West Stockwell Street, Colchester	FND	Early medieval	599622	225334
MCC412	-	Holy Trinity Church, Colchester	MON	Early medieval	599625	225116
MCC413	-	Holy Trinity Churchyard, Colchester	MON	Early medieval	599625	225117
MCC2852	-	Late Anglo-Saxon silver quatrefoil of Cnut, Angel Yard, Colchester	FND	Early medieval	599631	225255
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
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
MCC94	-	Medieval well, Vineyard Press site, East Stockwell Street, Colchester	ELM	Early medieval	599683	225265
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
MCC374	-	St Helen's Chapel, Maidenburgh Street, Colchester	BLD	Early medieval	599758	225388
MCC2406	-	Anglo-Saxon? Maidenburgh Street, Colchester	MON	Early medieval	599768	225359
MCC7853	-	St Nicholas' Church, Colchester	MON	Early medieval	599769	225189
MCC406	-	St Nicholas' Church, High Street, Colchester (demolished)	MON	Early medieval	599787	225197
MCC2835	-	Anglo Saxon pottery from St Nicholas Church	FND	Early medieval	599788	225194

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC2834	-	Anglo Saxon pit at St Nicholas Church, High Street, Colchester	GRP	Early medieval	599788	225194
MCC2842	-	Anglo-Saxon metalling, Maidenburgh Street, Colchester	GRP	Early medieval	599790	225286
MCC9293	-	Inhumation burials, Castle Park, Colchester	MON	Early medieval	599799	225376
MCC2092	-	Disturbed inhumation burial, 5 Maidenburgh Street, Colchester	ELM	Early medieval	599806	225299
MCC2091	-	?Anglo-Saxon inhumation burial, Maidenburgh Street, Colchester	ELM	Early medieval	599808	225297
MCC2020	-	?Medieval cess pit, Mercury Theatre, Colchester	GRP	Later medieval	599299	225126
MCC7914	-	Colchester - Gilberd School	MON	Later medieval	599299	225299
MCC363	-	Medieval lime kiln, the Gilberd School Site, Colchester	MON	Later medieval	599306	225273
MCC7867	-	Gilberd School, Colchester	FS	Later medieval	599309	225350
MCC3337	-	Headgate Court, 3 Head Street, Colchester	BLD	Later medieval	599361	225044
MCC8023	-	Colchester - Balkerne Passage, ?4	MON	Later medieval	599369	225229
MCC9275	-	Buildings behind the North Hill Hotel, 51 North Hill, Colchester	BLD	Later medieval	599370	225357
MCC1955	-	16th-17th century midden-heap, 60 North Hill, Colchester	GRP	Later medieval	599374	225274
MCC190	-	37 North Hill, Colchester	BLD	Later medieval	599376	225448
MCC8512	-	Colchester - Head Street, `Kentons'	MON	Later medieval	599379	225180
MCC834	-	Medieval glass kiln, Simkin's Shop, North Hill, Colchester	MON	Later medieval	599381	225240
MCC175	-	21 Head Street, Colchester	BLD	Later medieval	599383	225118
MCC2197	-	Medieval wall, Kenton's Shop, Head Street, Colchester	ELM	Later medieval	599385	225192
MCC192	-	55 & 56 North Hill (Cock & Pye Inn), Colchester	BLD	Later medieval	599387	225324
MCC10111	-	Cellar below 11 Head Street, Colchester	ELM	Later medieval	599389	225146
MCC1555	-	Medieval Element Group, 67-70 North Hill, Colchester	GRP	Later medieval	599389	225202
MCC7846	-	St Peter's Church, Colchester	MON	Later medieval	599400	225220
MCC189	-	26 to 29 North Hill, Colchester	BLD	Later medieval	599403	225487
MCC2528	-	King Coel's Pump or Town Well, High Street, Colchester	MON	Later medieval	599408	225208
MCC188	-	Marquis of Granby, North Hill, Colchester	BLD	Later medieval	599410	225465
MCC2227	-	Medieval pit, 21 North Hill, Colchester	GRP	Later medieval	599413	225439
MCC932	-	Medieval cellar (CAT Building 130), Culver Street, Colchester	MON	Later medieval	599417	225062
MCC2193	-	40 Head Street, Colchester	MON	Later medieval	599420	225075

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC5433	-	Bonds, 14-15 North Hill, Colchester	MON	Later medieval	599421	225379
MCC2696	-	St Peter's Street	MON	Later medieval	599424	225525
MCC1616	-	Medieval Well, garden of 17 North Hill, Colchester	ELM	Later medieval	599431	225406
MCC1980	-	Medieval? wall, 18 North Hill, Colchester	ELM	Later medieval	599433	225417
MCC180	-	60 Head Street, Colchester	BLD	Later medieval	599437	225022
MCC2691	-	High Street	MON	Later medieval	599445	225198
MCC7897	-	Medieval coin hoard, 22 High Street	FS	Later medieval	599449	225169
MCC8532	-	Colchester - rear of 9, High Street (Barclays Bank)	MON	Later medieval	599459	225159
MCC2209	-	Medieval? pits, 9 High Street, Colchester	GRP	Later medieval	599460	225160
MCC933	-	Medieval building (CAT Building 129), Culver Street, Colchester	MON	Later medieval	599470	225027
MCC1128	-	Late Medieval wall foundation, Culver Street, Colchester	ELM	Later medieval	599473	225015
MCC931	-	Late medieval Cellar (CAT Building 129), Culver Street, Colchester	MON	Later medieval	599473	225019
MCC1676	-	Medieval pit, William's & Griffin store, High Street, Colchester	GRP	Later medieval	599483	225223
MCC1127	-	Medieval oven, Culver Street, Colchester	ELM	Later medieval	599488	225059
MCC1753	-	Medieval Well, 12-13 High Street, Colchester	ELM	Later medieval	599492	225166
MCC151	-	12 High Street, Colchester (site of)	MON	Later medieval	599494	225184
MCC10189	-	Later Medieval features, 147-151 High Street, Colchester	GRP	Later medieval	599496	225254
MCC7870	-	Colchester - Foundry Yard	MON	Later medieval	599499	225199
MCC10188	-	Medieval pits, 147-151 High Street, Colchester	GRP	Later medieval	599501	225225
MCC10186	-	Medieval building, 147-151 High Street, Colchester	GRP	Later medieval	599505	225225
MCC820	-	Medieval? Well, Telephone Tower, West Stockwell Street, Colchester	ELM	Later medieval	599510	225315
MCC173	-	149 High Street, Colchester (site of)	MON	Later medieval	599513	225214
MCC10190	-	Medieval lime kiln, 147-151 High Street, Colchester	MON	Later medieval	599513	225266
MCC215	-	36 & 37 West Stockwell Street, Colchester	BLD	Later medieval	599514	225505
MCC2431	-	Norman Stone House, Foundry Yard, Colchester	MON	Later medieval	599516	225230
MCC2928	-	Norman stone building	MON	Later medieval	599517	225215
MCC8581	-	Colchester - St Johns Street, 42	MON	Later medieval	599519	225000
MCC1976	-	16th century plinth, 19 High Street, Colchester	ELM	Later medieval	599535	225147
MCC8595	-	Colchester - St John's Street	MON	Later medieval	599540	224989
MCC2658	-	late 17th century brick chute / wall, 22 High Street, Colchester	ELM	Later medieval	599541	225180
MCC2655	-	c.15th -16th century rubble walled building (CAT Building 196), 22-24 High Street, Colchester	MON	Later medieval	599543	225167

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC1126	-	Medieval oven, Culver Street, Colchester	ELM	Later medieval	599547	225114
MCC2659	-	13th century coin and lead canister, 22-24 High Street, Colchester	FND	Later medieval	599548	225182
MCC2652	-	13th century coin hoard, 24 High Street, Colchester	FND	Later medieval	599553	225185
MCC1125	-	Medieval oven, Culver Street, Colchester	ELM	Later medieval	599557	225108
MCC2492	-	Undated well, Nelson's Head, West Stockwell Street, Colchester	ELM	Later medieval	599557	225429
MCC1203	-	Medieval building (CAT Building 155), Cups Hotel Site, Colchester	MON	Later medieval	599558	225228
MCC1207	-	Medieval stone house (CAT Building 157), Cups Hotel Site, Colchester	MON	Later medieval	599558	225244
MCC211	-	23 & 24 West Stockwell Street, Colchester	BLD	Later medieval	599558	225446
MCC7898	-	Silver coin hoard, 25 High Street, 25 (Westminster Bank)	FS	Later medieval	599559	225180
MCC7873	-	Colchester - High Street, Cups Hotel (site of)	MON	Later medieval	599559	225229
MCC1205	-	Medieval Building (CAT Building 156), Cups Hotel Site, Colchester	MON	Later medieval	599559	225231
MCC7868	-	Colchester - Pelham's Lane	MON	Later medieval	599569	225199
MCC216	-	53 & 54 West Stockwell Street, Colchester	BLD	Later medieval	599570	225403
MCC217	-	55 West Stockwell Street, Colchester	BLD	Later medieval	599572	225394
MCC254	-	8 Trinity Street (Tymperleys), Colchester	BLD	Later medieval	599575	225087
MCC3656	-	19, 20 and 21 West Stockwell Street, Colchester	BLD	Later medieval	599580	225439
MCC2726	-	Medieval Kiln 1-5 Trinity Street	MON	Later medieval	599581	225122
MCC2423	-	The Moot Hall, High Street, Colchester	MON	Later medieval	599583	225224
MCC2725	-	Post Roman/ Medieval Kiln, 1-5 Trinity Street, Colchester	MON	Later medieval	599584	225133
MCC2724	-	Medieval Kiln, 1-5 Trinity Street, Colchester	MON	Later medieval	599584	225134
MCC209	-	The Stockwell Arms, 18 West Stockwell Street, Colchester	BLD	Later medieval	599584	225429
MCC7835	-	Colchester - St Runwald's graveyard	MON	Later medieval	599585	225269
MCC474	-	St Runwald's Graveyard, West Stockwell Street, Colchester	MON	Later medieval	599587	225265
MCC8590	-	Colchester - Sir Isaac's Walk	FS	Later medieval	599589	225010
MCC2415	-	Medieval Synagogue, East or West Stockwell Street, Colchester	MON	Later medieval	599590	225308
MCC1741	-	Medieval and later pottery, Stockwell Street, Colchester	FND	Later medieval	599594	225456
MCC255	-	9 & 10 Trinity Street, Colchester	BLD	Later medieval	599595	225074
MCC1740	-	Medieval and post-medieval pits, Stockwell Street, Colchester	GRP	Later medieval	599595	225453

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC7901	-	Trinity Street, Colchester -	FS	Later medieval	599600	225099
MCC7920	-	Colchester - Culver Street	FS	Later medieval	599600	225099
MCC7842	-	St Martin's Church, Colchester	MON	Later medieval	599600	225339
MCC3648	-	3 to 5 West Stockwell Street, Colchester	BLD	Later medieval	599601	225280
MCC256	-	11, 12 & 13 Trinity Street, Colchester	BLD	Later medieval	599602	225054
MCC60	-	West Stockwell Street, Colchester	MON	Later medieval	599607	225232
MCC111	-	Medieval or post medieval wall, near east frontage of West Stockwell Street, Colchester	ELM	Later medieval	599607	225256
MCC2432	-	Early medieval stone house, Pelham's Lane, Colchester	MON	Later medieval	599611	225198
MCC106	-	Medieval building (CAT Building 177), West Stockwell Street, Colchester	MON	Later medieval	599614	225273
MCC105	-	Medieval building (CAT Building 176), High Street, Colchester	MON	Later medieval	599617	225261
MCC54	-	The Angel Inn, High Street, Colchester	BLD	Later medieval	599618	225250
MCC59	-	Whitefotes Lane, Colchester	MON	Later medieval	599619	225192
MCC2335	-	Medieval Scheregate (site of), Colchester	MON	Later medieval	599620	225006
MCC7817	-	Colchester - Schere Gate (site of)	MON	Later medieval	599620	225010
MCC3553	-	The Scheregate, Colchester	MON	Later medieval	599620	225011
MCC7833	-	St Runwald's Church, Colchester	MON	Later medieval	599620	225220
MCC8522	-	Colchester - High Street	MON	Later medieval	599620	225220
MCC5184	-	Angel Yard excavation 1996 and 1999, Colchester	MON	Later medieval	599620	225250
MCC102	-	Medieval building (CAT Building 173), Angel Yard, Colchester	MON	Later medieval	599624	225256
MCC7826	-	Holy Trinity Church, Colchester	MON	Later medieval	599625	225120
MCC1549	-	Medieval coffin burial, High Street, Colchester	ELM	Later medieval	599625	225223
MCC109	-	Medieval wall foundation, Angel Yard, Colchester	ELM	Later medieval	599626	225259
MCC44	-	34 High Street, Colchester	BLD	Later medieval	599627	225199
MCC260	-	The Clarence Inn, Trinity Street, Colchester	BLD	Later medieval	599628	225023
MCC108	-	Medieval wall foundation, Angel Yard, Colchester	ELM	Later medieval	599628	225249
MCC81	-	Medieval wall, north side of High Street, Colchester	ELM	Later medieval	599629	225226
MCC2570	-	Medieval hearth, Angel Yard, 133-136 High Street, Colchester	ELM	Later medieval	599630	225258
MCC103	-	Medieval building (CAT Building 174), 134 (?) High Street, Colchester	MON	Later medieval	599632	225240
MCC65	-	Medieval foundations, High Street, Colchester	ELM	Later medieval	599636	225229
MCC8569	-	Colchester - High Street, 35-7 (W of Marks and Spencer)	MON	Later medieval	599639	225199
MCC45	-	35-37 High Street, Colchester	BLD	Later medieval	599639	225200

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC104	-	Medieval building (CAT Building 175), High Street, Colchester	MON	Later medieval	599639	225263
MCC222	-	30 (formerly 30-32) East Stockwell Street, Colchester	BLD	Later medieval	599639	225415
MCC64	-	Medieval foundations, High Street, Colchester	ELM	Later medieval	599640	225229
MCC66	-	Medieval tiled floor, 132 High Street, Colchester	ELM	Later medieval	599642	225230
MCC63	-	Medieval foundations, High Street, Colchester	ELM	Later medieval	599645	225230
MCC47	-	38 High Street, Colchester	BLD	Later medieval	599649	225203
MCC85	-	Middle Row, High Street, Colchester	MON	Later medieval	599652	225223
MCC48	-	39 High Street, Colchester	BLD	Later medieval	599656	225201
MCC62	-	Medieval foundations, High Street, Colchester	ELM	Later medieval	599656	225231
MCC701	-	Lime kiln JF16, Site J Lion Walk, Colchester	MON	Later medieval	599663	225094
MCC226	-	The Gables, East Stockwell Street, Colchester	BLD	Later medieval	599663	225324
MCC61	-	East Stockwell Street, Colchester	MON	Later medieval	599669	225240
MCC95	-	Medieval pits, East Stockwell Street, Colchester	GRP	Later medieval	599670	225298
MCC83	-	Medieval element group, Vineyard Press site, Colchester	GRP	Later medieval	599674	225284
MCC717	-	Medieval baby burial, CAT Building 28, Lion Walk, Colchester	ELM	Later medieval	599675	225127
MCC237	-	Medieval Building (CAT Building 29), Lion Walk, Colchester	MON	Later medieval	599677	225140
MCC3352	-	Red Lion Hotel, High Street, Colchester	BLD	Later medieval	599679	225192
MCC7903	-	Colchester - Trinity Street, 2-3	MON	Later medieval	599680	225140
MCC49	-	The Red Lion Hotel, High Street, Colchester	BLD	Later medieval	599680	225205
MCC698	-	Medieval Building (CAT Building 28), Lion Walk, Colchester	MON	Later medieval	599683	225135
MCC90	-	Post-medieval hearth or oven, the Red Lion Hotel, Colchester	ELM	Later medieval	599688	225183
MCC3353	-	45 to 47 High Street, Colchester	BLD	Later medieval	599692	225202
MCC720	-	Lion Walk (Early Medieval Street), Colchester	MON	Later medieval	599697	225070
MCC7863	-	Colchester - Lion Walk	MON	Later medieval	599699	225099
MCC7865	-	Colchester - Lion Walk	MON	Later medieval	599699	225099
MCC51	-	Medieval house and cellars, 48-49 High Street, Colchester (site of)	MON	Later medieval	599705	225211
MCC2412	-	Medieval St Helen's Lane, Colchester	MON	Later medieval	599706	225393
MCC170	-	119 & 120 High Street, Colchester (site of)	MON	Later medieval	599707	225238
MCC704	-	Medieval lime kiln, Lion Walk, Colchester	MON	Later medieval	599713	225141
MCC9294	-	St Helen's Chapel Graveyard, St Helen's Lane, Colchester	MON	Later medieval	599732	225377
MCC168	-	The George Hotel, 116-117 High Street, Colchester	BLD	Later medieval	599734	225242

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC7829	-	Colchester - St Helens Chapel	MON	Later medieval	599750	225390
MCC702	-	Medieval lime Kiln RF3, Lion Walk, Colchester	MON	Later medieval	599751	225119
MCC703	-	Medieval lime kiln RF4, Lion Walk, Colchester	MON	Later medieval	599753	225124
MCC228	-	61 Maidenburgh Street, Colchester	BLD	Later medieval	599754	225436
MCC166	-	111 High Street, Colchester (site of)	MON	Later medieval	599766	225234
MCC7854	-	St Nicholas' Church, Colchester	MON	Later medieval	599769	225189
MCC407	-	St Nicholas' Churchyard, High Street, Colchester	MON	Later medieval	599787	225186
MCC2820	-	Castle bailey ditch, 107 High Street, Colchester	ELM	Later medieval	599798	225233
MCC5458	-	Evidence for the Castle bailey ditch at 107 High Street (the Conservative Club), Colchester.	MON	Later medieval	599800	225239
MCC2074	-	The Dunbarr Gate, Colchester Castle	MON	Later medieval	599811	225233
MCC3479	-	3-7 Museum Street, Colchester	BLD	Later medieval	599814	225245
MCC1732	-	Colchester Castle, Colchester	MON	Later medieval	599854	225391
MCC1314	-	Outer bailey bank of Colchester Castle	MON	Later medieval	599861	225395
MCC5161	-	North Hill Brewery, Colchester	IND	Post-medieval	599299	225399
MCC8335	-	Colchester - Head Post Office	MON	Post-medieval	599350	225080
MCC176	-	3 Headgate Court (formerly The Kings Head Inn), Colchester	BLD	Post-medieval	599366	225053
MCC3469	-	Drinking Fountain, Middleborough, Colchester	MON	Post-medieval	599374	225502
MCC195	-	63 North Hill, Colchester	BLD	Post-medieval	599375	225249
MCC191	-	45 & 46 North Hill, Colchester	BLD	Post-medieval	599376	225398
MCC8517	-	Colchester - North Hill, 49	MON	Post-medieval	599379	225369
MCC442	-	Dutch Refugee Church (demolished), Church Street, Colchester	MON	Post-medieval	599380	225132
MCC177	-	House next to the Kings Head, Headgate Court, Colchester (site of)	MON	Post-medieval	599382	225035
MCC193	-	57 North Hill, Colchester	MON	Post-medieval	599383	225307
MCC194	-	60 North Hill, Colchester	BLD	Post-medieval	599385	225269
MCC1554	-	Tudor? Wall, 67-70 North Hill, Colchester	ELM	Post-medieval	599388	225202
MCC381	-	59 North Hill, Colchester	BLD	Post-medieval	599388	225284
MCC196	-	65 & 65 North Hill, Colchester (site of)	MON	Post-medieval	599389	225237
MCC197	-	Waggon and Horses Inn, North Hill, Colchester	BLD	Post-medieval	599391	225222
MCC198	-	67 North Hill, Colchester (site of)	MON	Post-medieval	599392	225210
MCC7847	-	St Peter's Church, Colchester	MON	Post-medieval	599400	225220
MCC377	-	21 North Hill, Colchester	BLD	Post-medieval	599401	225440
MCC378	-	22 & 23 North Hill, Colchester	BLD	Post-medieval	599401	225451
MCC128	-	1 Middleborough, Colchester	BLD	Post-medieval	599401	225505
MCC187	-	24 North Hill, Colchester	BLD	Post-medieval	599403	225458

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC184	-	17, 18, 18a & 18b North Hill, Colchester	BLD	Post-medieval	599405	225417
MCC379	-	16 North Hill, Colchester	BLD	Post-medieval	599407	225396
MCC182	-	12 North Hill, Colchester (site of)	MON	Post-medieval	599409	225364
MCC7899	-	Colchester - King Coel's Pump (site of)	MON	Post-medieval	599410	225199
MCC181	-	2 North Hill, Colchester	BLD	Post-medieval	599412	225281
MCC186	-	19 & 20 North Hill, Colchester	BLD	Post-medieval	599412	225430
MCC380	-	10 North Hill, Colchester	BLD	Post-medieval	599413	225348
MCC179	-	54 Head Street, Colchester	BLD	Post-medieval	599428	225035
MCC7988	-	Colchester - St Peter's Church Hall, North	FS	Post-medieval	599429	225280
MCC2416	-	Site of Dutch Bay Hall, High Street, Colchester	MON	Post-medieval	599434	225210
MCC183	-	8 North Hill, Colchester	BLD	Post-medieval	599434	225329
MCC200	-	4 & 6 Northgate Street, Colchester (site of)	MON	Post-medieval	599440	225503
MCC149	-	White Hart Inn, 6 & 7 High Street, Colchester (site of)	MON	Post-medieval	599448	225185
MCC201	-	10 Northgate Street, Colchester	BLD	Post-medieval	599461	225506
MCC150	-	11 High Street, Colchester	BLD	Post-medieval	599487	225178
MCC4849	-	Culver Street, Colchester - post medieval features	MON	Post-medieval	599490	225059
MCC3552	-	48 St Johns Street, Colchester	BLD	Post-medieval	599491	224998
MCC203	-	13 & 15 Northgate Street, Colchester	BLD	Post-medieval	599494	225500
MCC174	-	151 High Street, Colchester (site of)	MON	Post-medieval	599498	225212
MCC152	-	13 High Street, Colchester (site of)	MON	Post-medieval	599500	225185
MCC10191	-	Early post-medieval features, 147-151 High Street, Colchester	GRP	Post-medieval	599501	225224
MCC10192	-	Later post-medieval features, 147-151 High Street, Colchester	GRP	Post-medieval	599503	225225
MCC386	-	41-44 St Johns Street, Colchester	BLD	Post-medieval	599514	224987
MCC172	-	146 High Street, Colchester (site of)	MON	Post-medieval	599530	225212
MCC202	-	34 Northgate Street, Colchester (site of)	MON	Post-medieval	599530	225520
MCC214	-	35 West Stockwell Street, Colchester	BLD	Post-medieval	599532	225507
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
MCC171	-	145 High Street, Colchester (site of)	MON	Post-medieval	599537	225213
MCC213	-	29-32 West Stockwell Street, Colchester	BLD	Post-medieval	599540	225476
MCC212	-	25 & 27 West Stockwell Street, Colchester	BLD	Post-medieval	599544	225455
MCC153	-	23 & 24 High Street, Colchester (site of)	MON	Post-medieval	599549	225187
MCC8518	-	Dutch Quarter, Stockwell Street.	MON	Post-medieval	599550	225450
MCC219	-	62 West Stockwell Street, Colchester	BLD	Post-medieval	599567	225341
MCC218	-	56 West Stockwell Street, Colchester	BLD	Post-medieval	599570	225384

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC392	-	56 West Stockwell Street, Colchester	BLD	Post-medieval	599574	225370
MCC3348	-	Column and street light, left of entrance to Town Hall, High Street, Colchester	MON	Post-medieval	599585	225217
MCC208	-	17 West Stockwell Street, Colchester	BLD	Post-medieval	599587	225411
MCC207	-	14A-16 West Stockwell Street, Colchester (site of)	MON	Post-medieval	599588	225404
MCC206	-	14 West Stockwell Street, Colchester (site of)	MON	Post-medieval	599589	225384
MCC252	-	6 Trinity Street, Colchester	BLD	Post-medieval	599593	225105
MCC251	-	2 & 3 Trinity Street, Colchester	BLD	Post-medieval	599593	225124
MCC3347	-	Column and street light, right of entrance to Town Hall, High Street, Colchester	MON	Post-medieval	599593	225217
MCC3634	-	2 to 3 Trinity Street, Colchester	BLD	Post-medieval	599594	225133
MCC205	-	13 West Stockwell Street, Colchester	BLD	Post-medieval	599594	225374
MCC364	-	28-30 High Street, Colchester (site of)	MON	Post-medieval	599595	225190
MCC204	-	13 West Stockwell Street, Colchester (site of)	MON	Post-medieval	599595	225359
MCC253	-	7 Trinity Street, Colchester	BLD	Post-medieval	599598	225081
MCC257	-	14 Trinity Street, Colchester	BLD	Post-medieval	599599	225037
MCC7843	-	St Martin's Church, Colchester	MON	Post-medieval	599600	225339
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
MCC220	-	5-7 Stockwell Street, Colchester	BLD	Post-medieval	599606	225434
MCC261	-	Scheregate (Previously 6a-6b Sir Isaac's Walk), Colchester	BLD	Post-medieval	599608	225010
MCC262	-	3 Scheregate, Colchester	BLD	Post-medieval	599613	225005
MCC258	-	25 & 26 Trinity Street, Colchester	BLD	Post-medieval	599619	225066
MCC7834	-	St Runwald's Church, Colchester	MON	Post-medieval	599620	225220
MCC8584	-	St Martins Churchyard, West Stockwell Street, Colchester	MON	Post-medieval	599620	225350
MCC259	-	22 Trinity Street, Colchester	BLD	Post-medieval	599621	225048
MCC53	-	17th century house and shops, High Street, Colchester	BLD	Post-medieval	599621	225235
MCC221	-	House at Stockwell, Colchester (site of)	MON	Post-medieval	599624	225439
MCC7827	-	Holy Trinity Church, Colchester	MON	Post-medieval	599625	225119
MCC242	-	17th century house, Pelhams Lane, Colchester (site of)	MON	Post-medieval	599625	225189
MCC9303	-	The Great Meeting House, Quakers Alley, Colchester (site of)	MON	Post-medieval	599634	225362
MCC1667	-	17th century pottery, 40-41 Eld Lane, Colchester	FND	Post-medieval	599637	225025
MCC8566	-	Eld Lane, 40-41	MON	Post-medieval	599639	225029

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC223	-	37 & 38 East Stockwell Street, Colchester	BLD	Post-medieval	599641	225380
MCC58	-	44 East Stockwell Street, Colchester	BLD	Post-medieval	599642	225300
MCC224	-	Stockwell House, East Stockwell Street, Colchester	BLD	Post-medieval	599643	225323
MCC225	-	15 (formerly 14) East Stockwell Street, Colchester	BLD	Post-medieval	599658	225413
MCC52	-	Post medieval house, East Stockwell Street, Colchester (site of)	MON	Post-medieval	599671	225267
MCC2549	-	Post medieval oven, Vineyard Press Site, East Stockwell Street, Colchester	ELM	Post-medieval	599671	225269
MCC96	-	Early post-medieval building, Vineyard Press site, East Stockwell Street, Colchester	MON	Post-medieval	599678	225273
MCC110	-	Post-medieval drain, East Stockwell Street, Colchester	ELM	Post-medieval	599678	225286
MCC7904	-	Colchester - Trinity Street, 2-3	MON	Post-medieval	599680	225140
MCC89	-	Post-medieval well, the Red Lion Hotel, Colchester Post-medieval Well, the Red Lion Hotel, Colchester	ELM	Post-medieval	599690	225183
MCC5163	-	Castle Brewery, Colchester	IND	Post-medieval	599699	225299
MCC9300	-	The Round Meeting House Congregation Chapel, Lion Walk, Colchester	MON	Post-medieval	599713	225057
MCC169	-	117-118 High Street, Colchester	BLD	Post-medieval	599718	225237
MCC238	-	Finches Almshouse, Culver Street, Colchester (site of)	MON	Post-medieval	599741	225138
MCC7830	-	Colchester - St Helens Chapel, Maidenburgh Street	MON	Post-medieval	599750	225390
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
MCC165	-	The Swan Hotel, High Street, Colchester (site of)	MON	Post-medieval	599772	225234
MCC372	-	7 Maidenburgh Street (The Sun Inn), Colchester	BLD	Post-medieval	599773	225352
MCC232	-	18-20 Maidenburgh Street, Colchester (site of)	MON	Post-medieval	599774	225412
MCC230	-	10 Maidenburgh Street, Colchester (site of)	MON	Post-medieval	599777	225377
MCC231	-	14 & 15 Maidenburgh Street, Colchester	BLD	Post-medieval	599777	225396
MCC164	-	108 High Street, Colchester (site of)	MON	Post-medieval	599781	225240
MCC2713	-	Town cage	MON	Post-medieval	599786	225209
MCC376	-	1-3 Museum Street, Colchester	BLD	Post-medieval	599803	225248
MCC163	-	106 High Street, Colchester	BLD	Post-medieval	599808	225225
MCC3211	-	Balkerne Water Tower (Jumbo), Colchester	MON	Modern	599320	225182
MCC5083	-	WWII Pillbox (destroyed), Junction of North Hill/Northgate Street, Colchester	MON	Modern	599400	225490

EHER ref.	NHLE ref.	Name	Type/ grade	Period	Easting	Northing
MCC5014	-	Wallis and Coleman Iron Foundry, 147-155 High Street, Colchester	IND	Modern	599498	225250
MCC3135	-	House and workshop off West Stockwell Street, Colchester	BLD	Modern	599558	225288
MCC3320	-	Stockwell Congregational Chapel, St Helen's Lane, Colchester	MON	Modern	599667	225396
MCC9301	-	Burial ground for the 'Round Meeting House' Congregational Chapel, Lion Walk, Colchester	MON	Modern	599715	225056
MCC3442	-	Congregational Church, Lion Walk, Colchester	MON	Modern	599715	225062
MCC3330	-	Baptist Church, Eld Lane, Colchester	MON	Modern	599744	225068
MCC9302	-	Methodist Chapel, Culver Street, Colchester (demolished)	MON	Modern	599764	225115
MCC5430	-	The North Countryman's Club gardens and along Church Street, Colchester	NFF	Undated	599311	225124
MCC3035	-	Pre-Roman? fence, 29-39 Head Street, Colchester	ELM	Undated	599338	225089
MCC5435	-	36a North Hill, Colchester	NFF	Undated	599355	225479
MCC8022	-	Colchester - Balkerne Passage, ?4	MON	Undated	599369	225229
MCC2205	-	Undated well, 49 North Hill, Colchester	ELM	Undated	599369	225370
MCC3496	-	13 to 15 North Hill, Colchester	BLD	Undated	599410	225371
MCC8549	-	North Hill, St Petres Church	MON	Undated	599429	225280
MCC1621	-	Undated wall, St Peters Church, North Hill, Colchester	ELM	Undated	599442	225228
MCC5424	-	Rear of 21 Nunns road, Colchester	NFF	Undated	599444	225423
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
MCC1622	-	Undated well, 9 East Stockwell Street, Colchester	ELM	Undated	599669	225341
MCC8550	-	9 East Stockwell Street, Colchester	MON	Undated	599670	225339
MCC1627	-	Foundation, St Nicholas Passage	ELM	Undated	599753	225182

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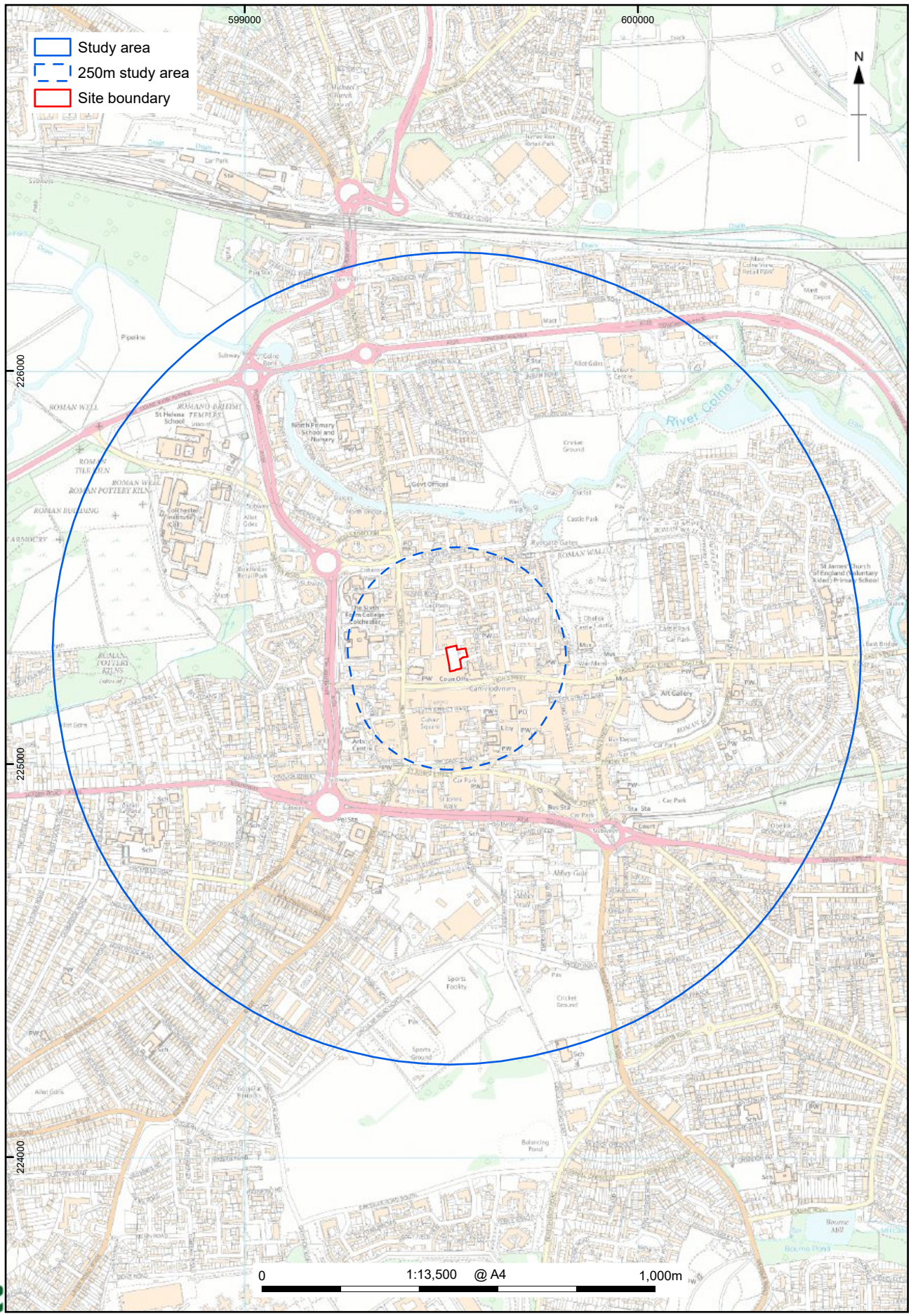
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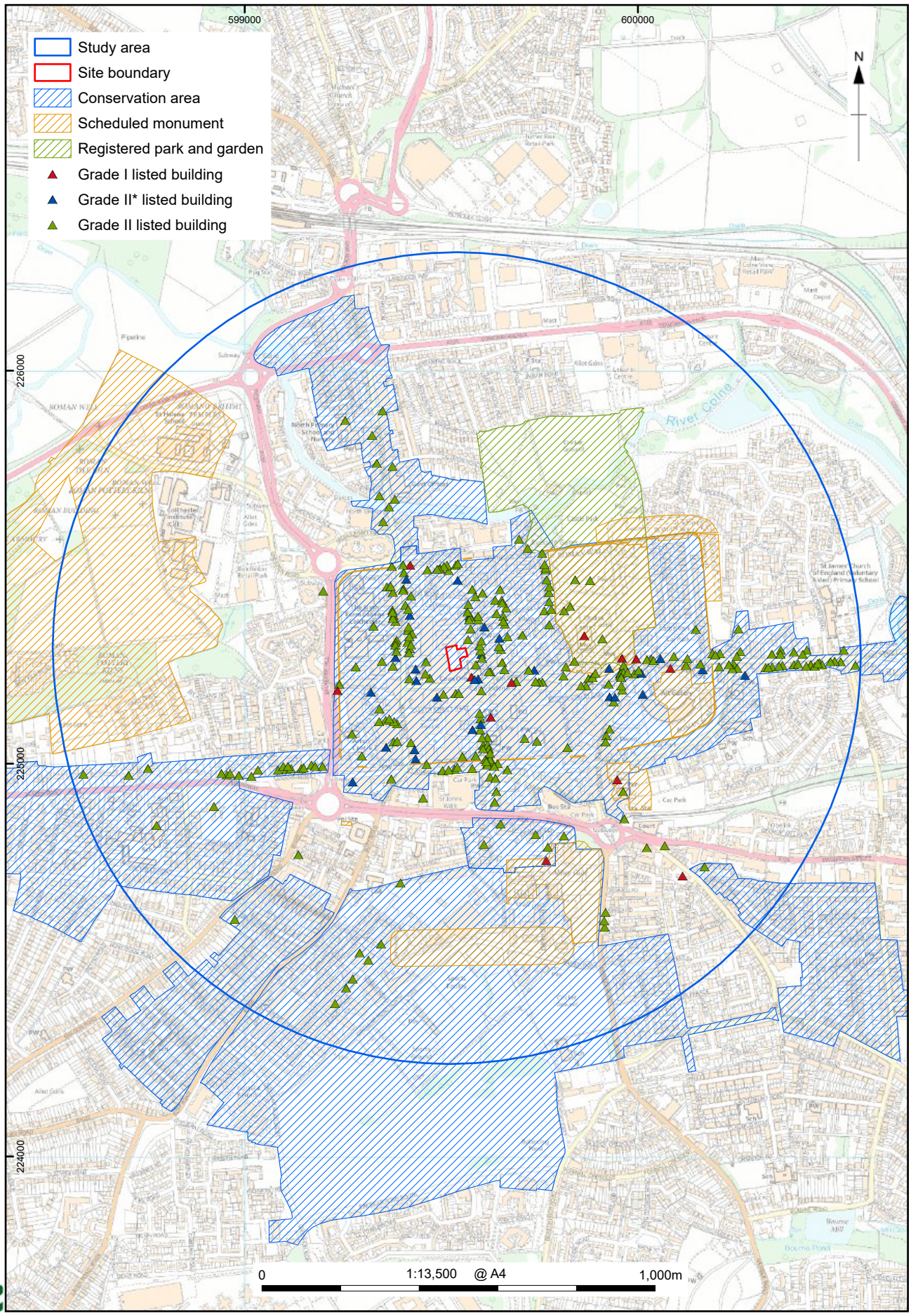
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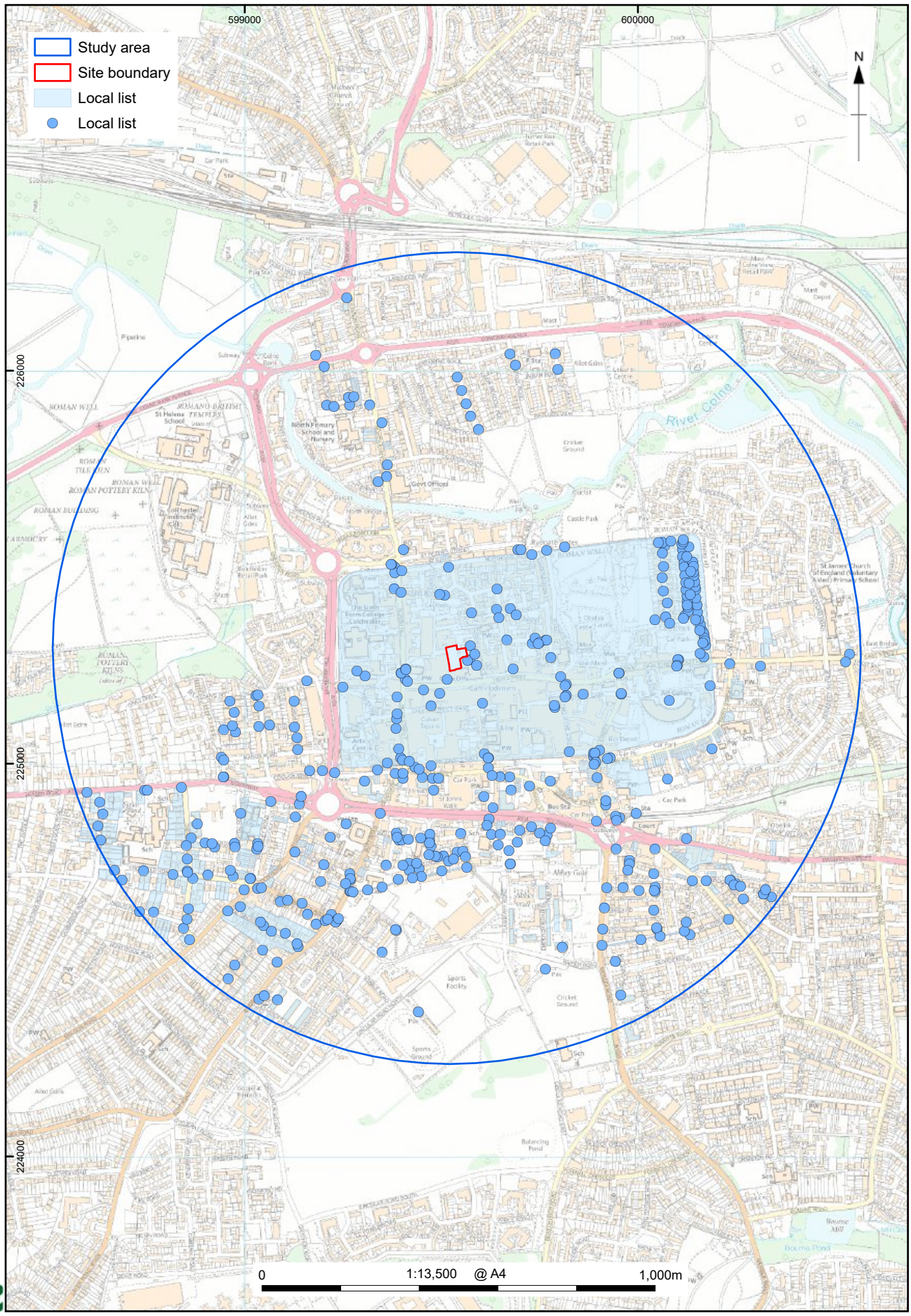
Figure PP3.1: Site location



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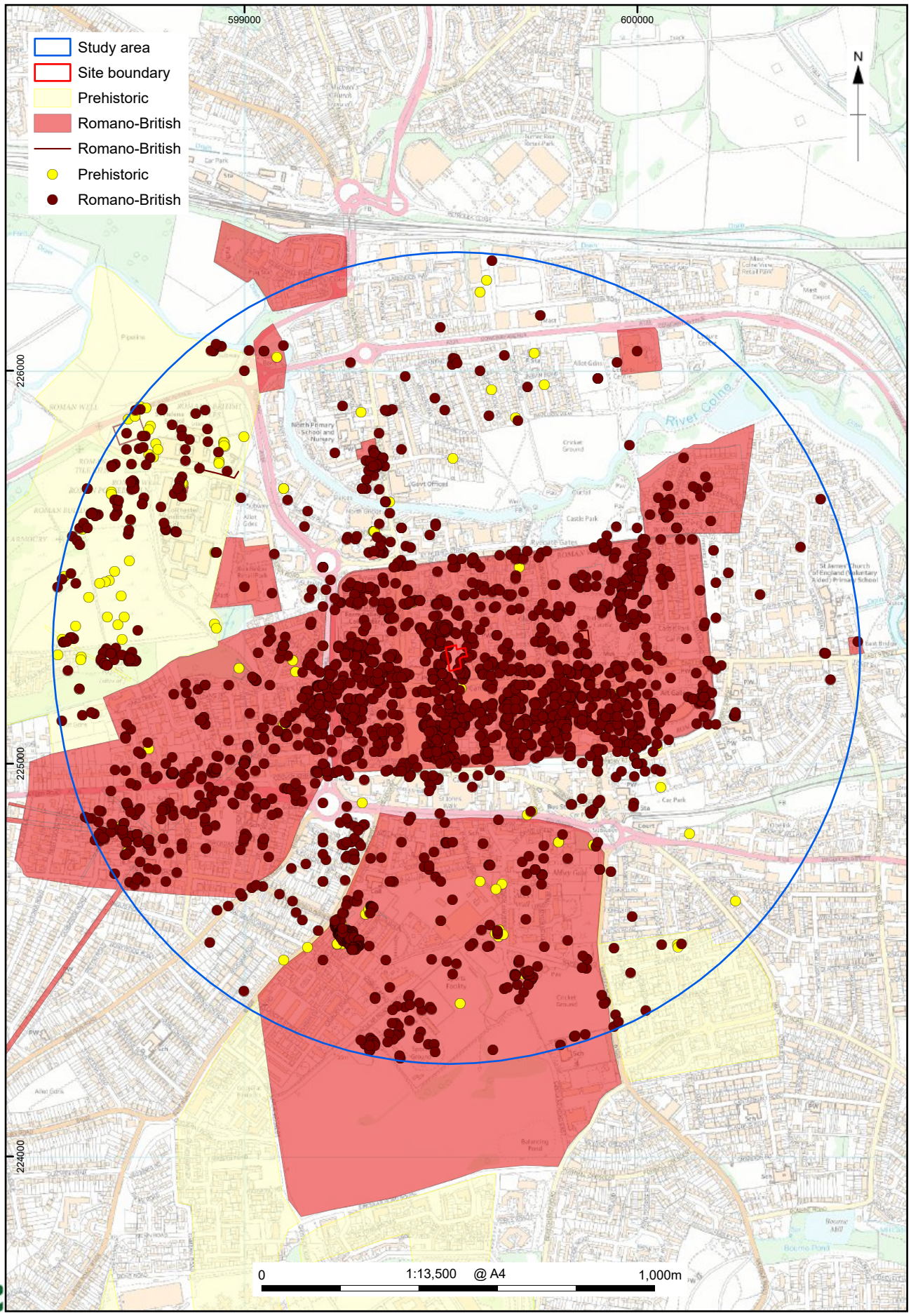
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Figure PP3.2: Designated heritage assets within the study area



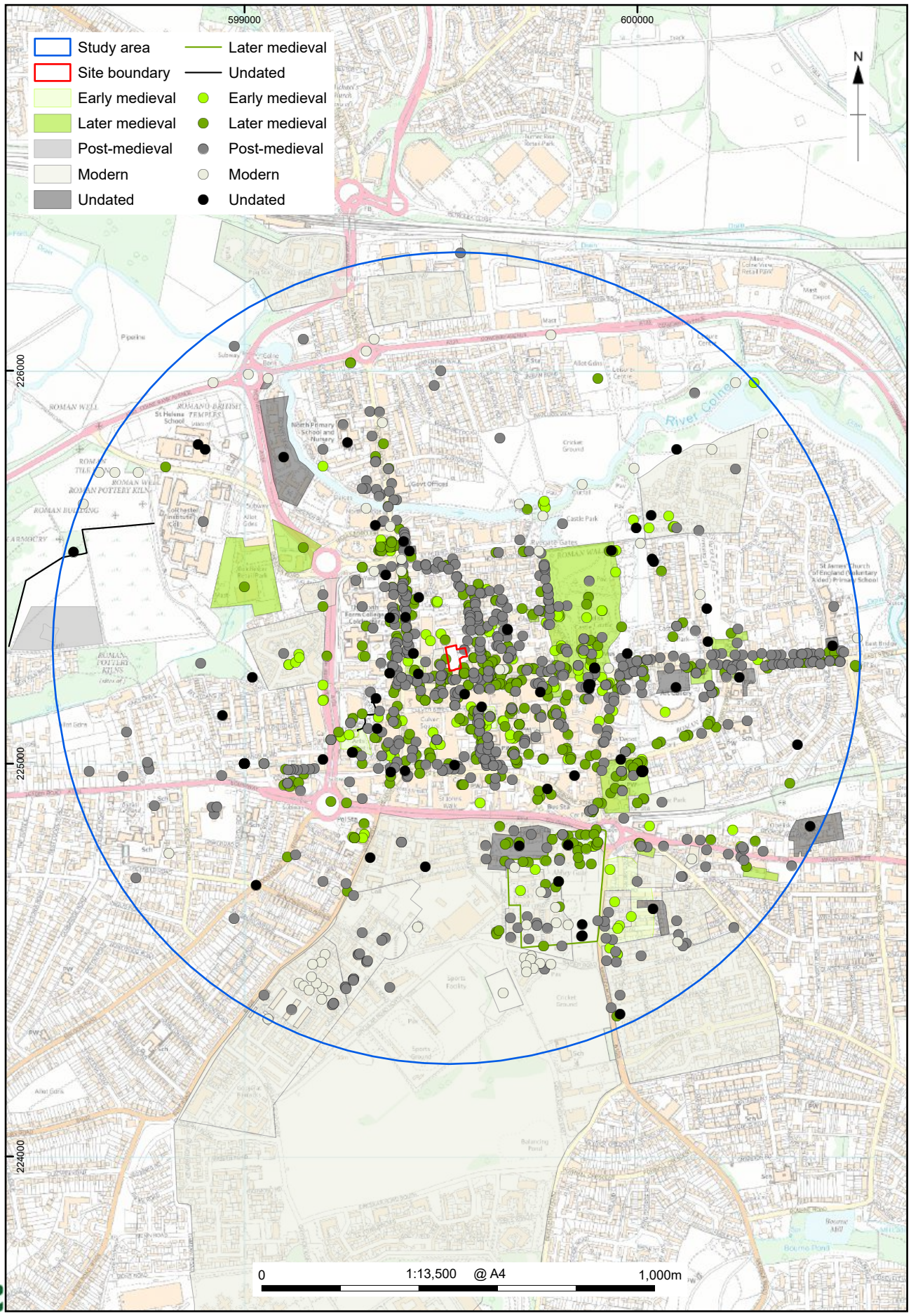
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Figure PP3.3: Locally listed monuments within the study area



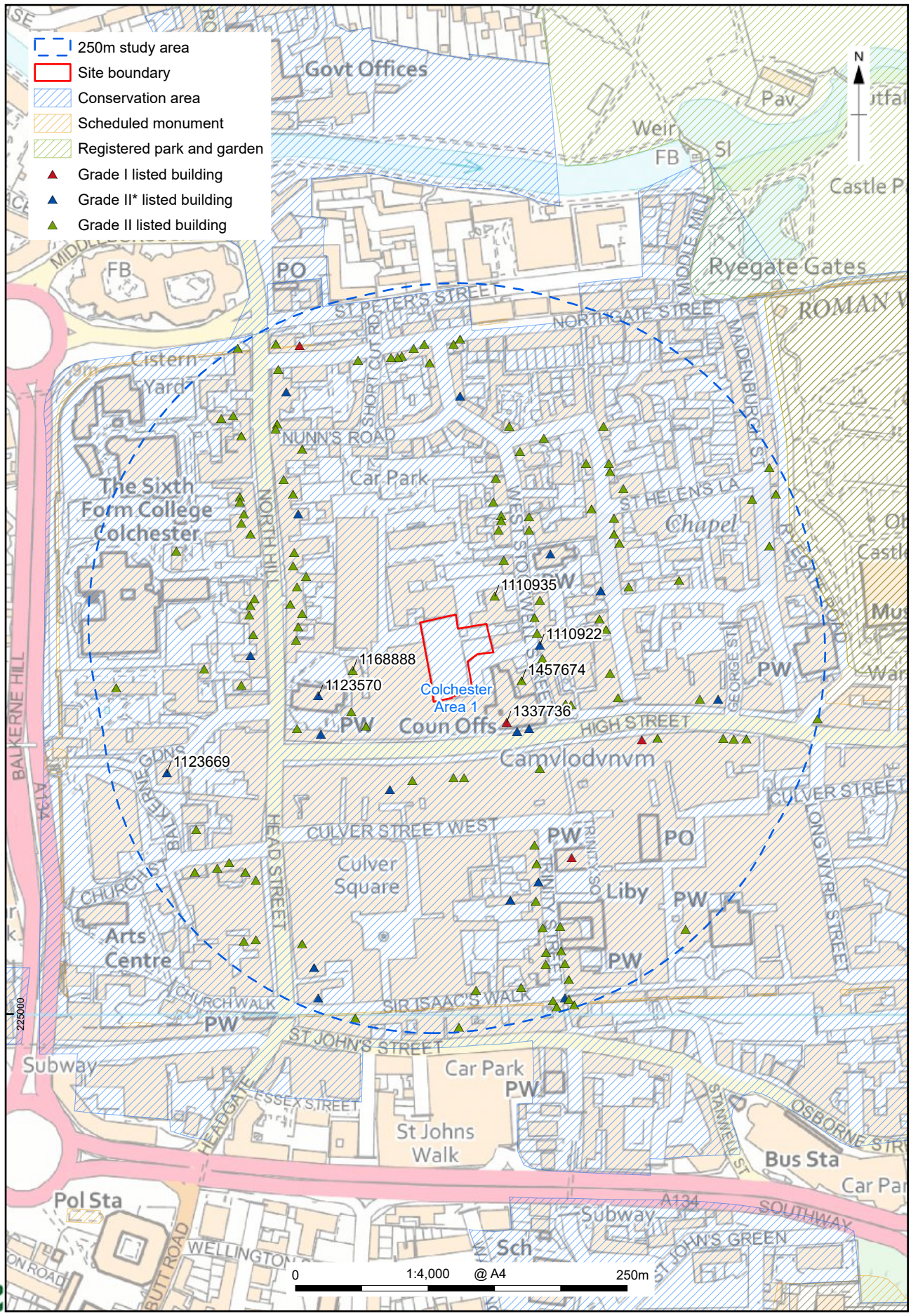
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New Group Layer

Figure PP3.4: Prehistoric and Romano-British non-designated heritage assets within the study area



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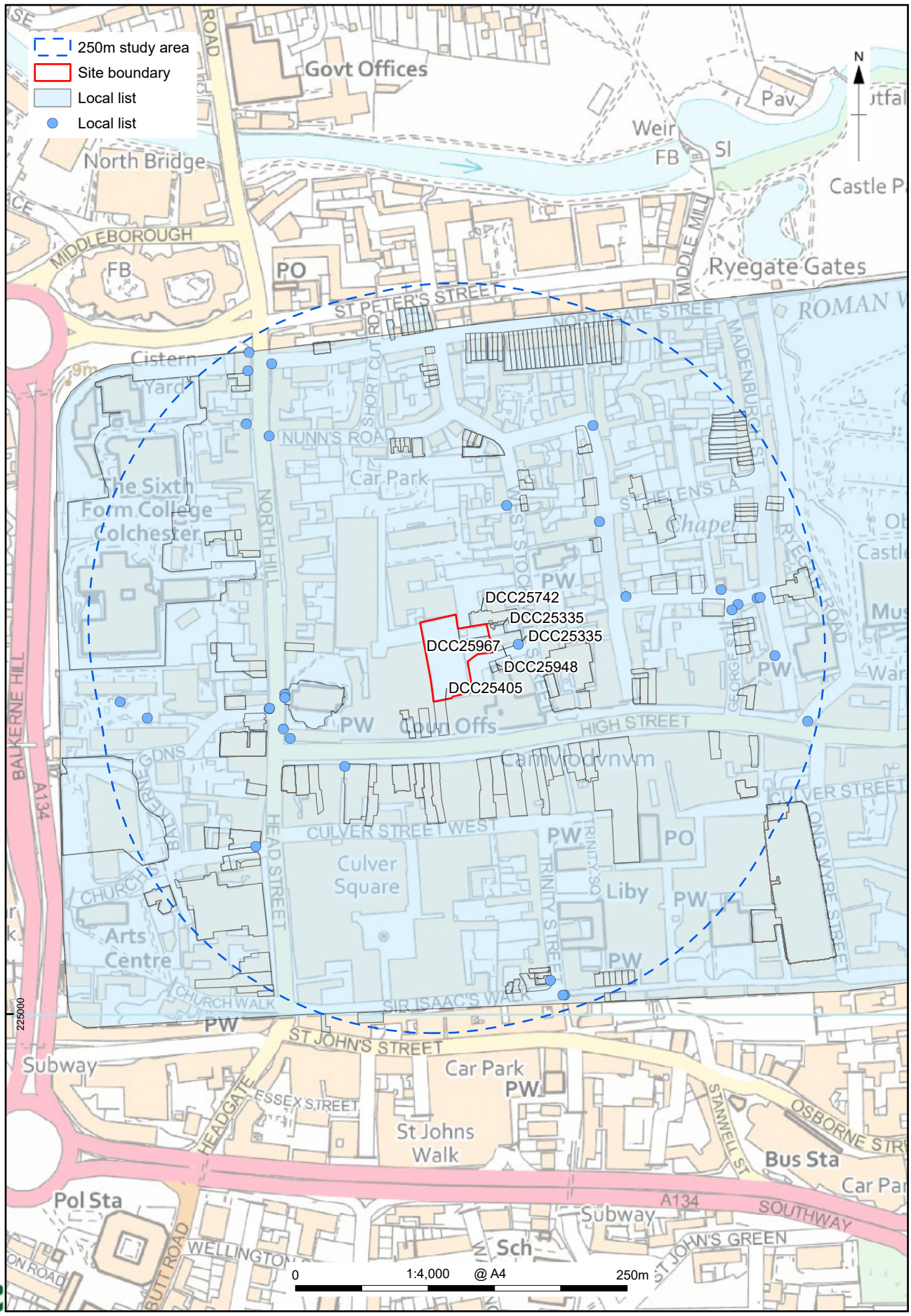
Figure PP3.5: Medieval, post-medieval, modern and undated non-designated heritage assets within the study area



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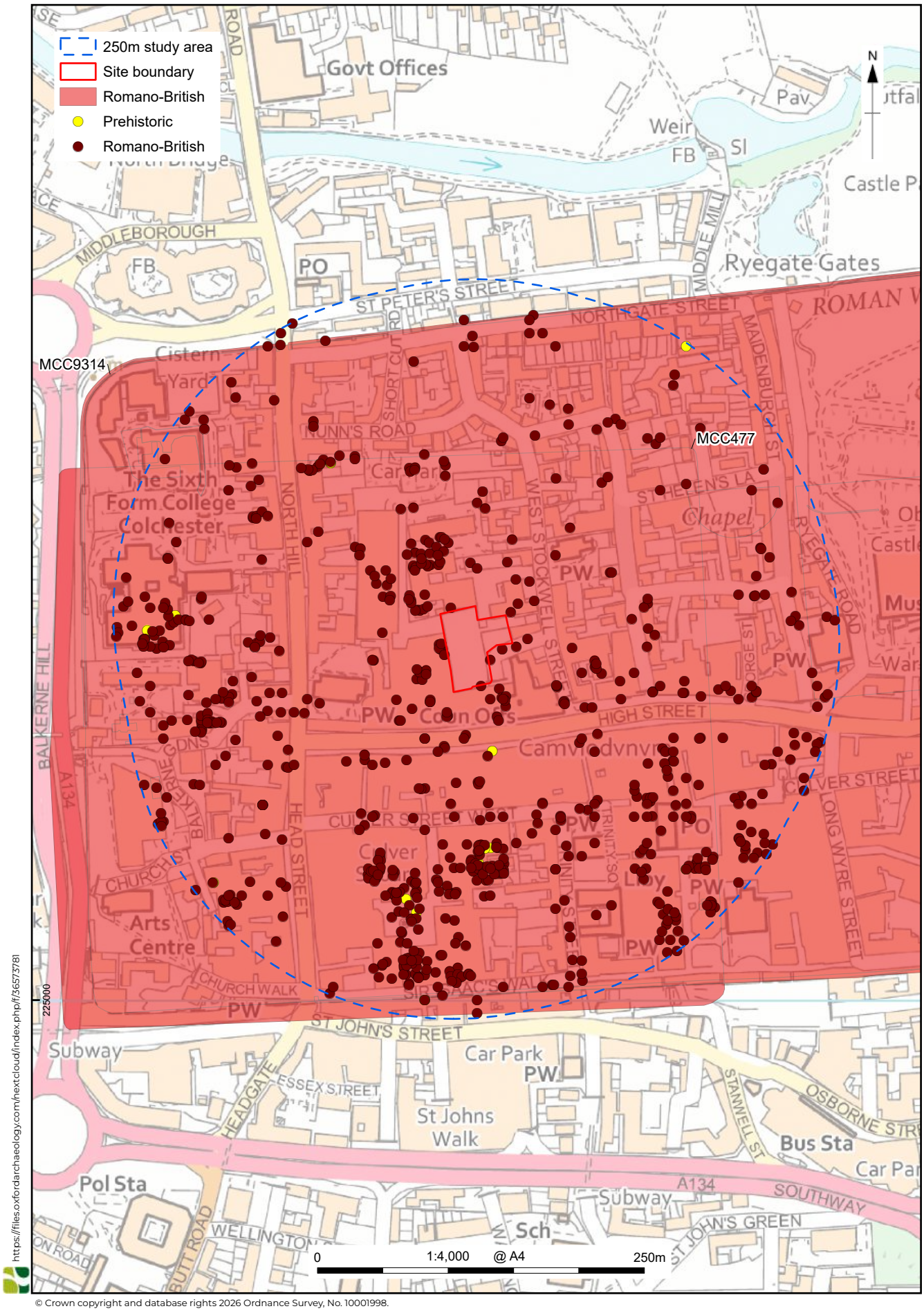
Figure PP3.6: Designated heritage assets within the 250m study area



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Figure PP3.7: Locally listed monuments within the 250m study area



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Figure PP3.8: Prehistoric and Romano-British non-designated heritage assets within the 250m study area

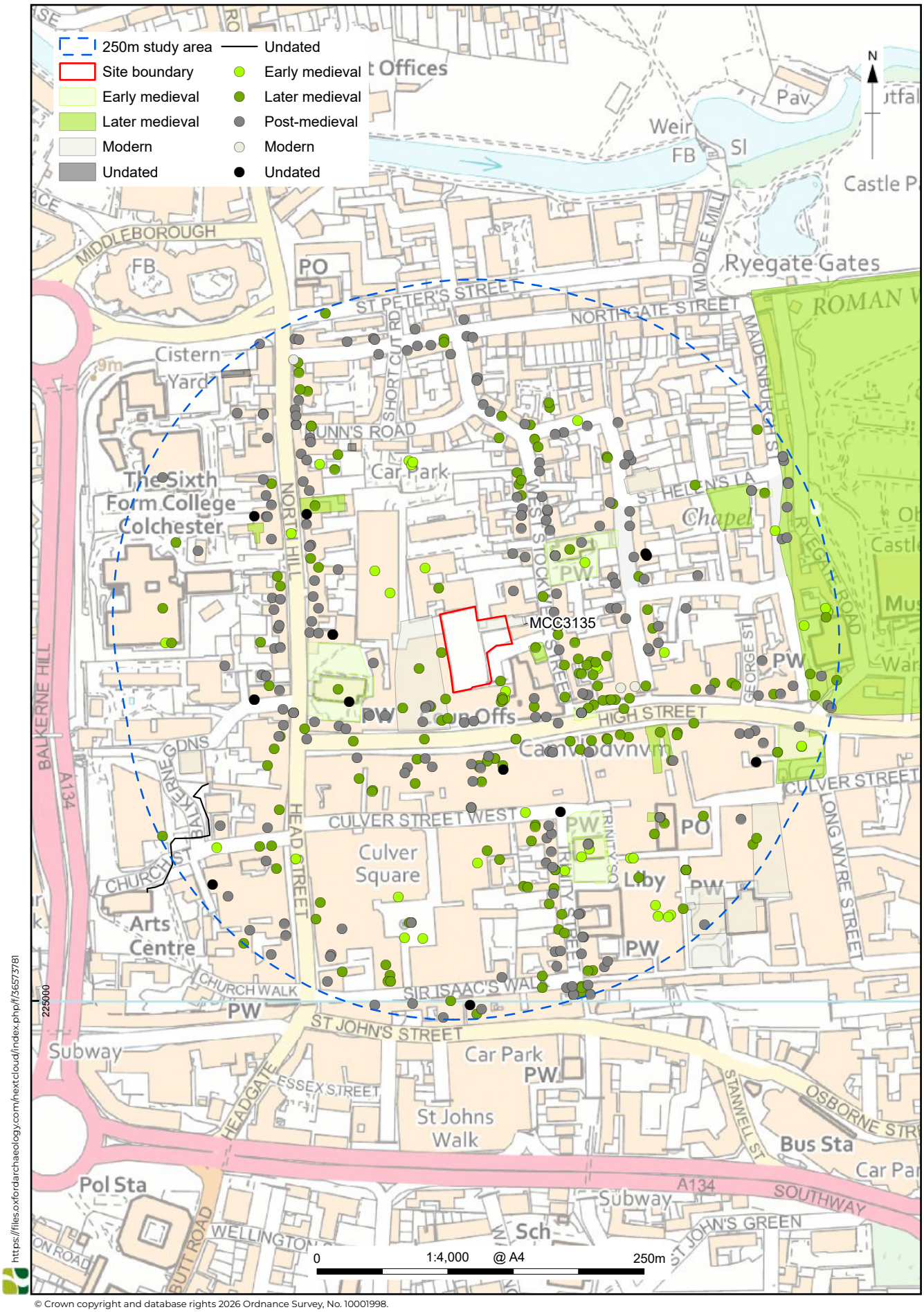


Figure PP3.9: Medieval, post-medieval, modern and undated non-designated heritage assets within the 250m study area

Appendix B3 PP7: Land off Bakers Lane

Detailed Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP7

Introduction

Site PP7 (Land off Bakers Lane) is identified in the emerging Local Plan as a potential allocation for residential development of up to 120 dwellings within the Lexden and Braiswick Ward of Colchester. The site covers approximately 8.2 hectares and was flagged for a more detailed heritage impact assessment in the Sift Methodology (Place Services 2025) due to the presence of the scheduled monument of Moat Farm Dyke (NHLE 1019964) adjacent to its eastern boundary. Since Regulation 18 the site has been extended to the north, and the number of proposed dwellings has been increased from 100 to 120.

Site description

The site comprises a sub-rectangular area that primarily covers two agricultural fields but also covers an area of grassland and a residential property with a garden in the north. It is located on the western edge of Braiswick, approximately 1km north-west of Colchester. A band of woodland extends along the boundary between the principal fields, getting denser and wider to the south. It is bounded to the south by the Great Eastern Mainline railway, to the west by Baker's Lane, to the north by Bakers Lane and gardens, and to the east by woodland. Beyond these, the existing development of Braiswick, a suburb of Colchester, lies to the north and east, and further agricultural land and woodland lie to the south and west. The site is enclosed predominantly by mature trees and hedgerows, with some areas of fencing adjacent to residential properties.

The site lies on sloping, flat terrain, which rises from approximately 24.6m above Ordnance Datum (aOD) in the south-east to around 28m aOD in the south-west and 40.3m aOD in the north. The bedrock geology of the area is recorded as London Clay Formation. No overlying deposits of superficial geology are recorded across most of the site, although a band of sedimentary Cover Sand extends across the north-west corner of the site (BGS 2026). An archaeological evaluation carried out across part of the site indicated that there was a consistent silty sand subsoil that overlay the natural geology of mixed clays, silts and gravels (Cox 2017, p. 5).

The West Bergholt Neighbourhood Plan identified that there is an abrupt transition heading westwards between the built-up area of Colchester and the countryside beyond, with this opening up only once the tree belts alongside the A12 have been passed (West Bergholt Parish Council 2019, p. 43). The site is not visible in these views. While views identified within the West Bergholt Neighbourhood Plan (West Bergholt Parish Council 2019, map CA7) look towards the site, they are focused on the quality of the natural environment of the area and the approach into West Bergholt from the west (West Bergholt Parish Council 2019, p. 32). The site is screened from these views by the topography and intervening woodland.

Heritage assets within the site

Six heritage assets have been identified within the site, comprising part of a scheduled monument, an area of ancient woodland and four non-designated heritage assets.

Scheduled Monument

The scheduled monument 'Moat Farm Dyke: a northern extension of Lexden Dyke; part of the Iron Age territorial oppidum and Romano-British town of Camulodunum' (NHLE 1019964) extends along the eastern boundary of the site and into its north-eastern corner. This forms part of the Late Iron Age settlement and activity that was concentrated to the south-east of the site.

Ancient Woodland

The area of ancient woodland — Moat Farm Dyke (Ref. 1505480) — extends along the eastern and southern edges of the site and continues to the south of the railway. This forms part of the surrounding woodland of the area and screens the railway from the site. Although this is an area of 18th-19th century woodland plantation, it is characterised as ancient woodland due to its location on an ancient woodland site.

Historic Environment Record

The non-designated heritage assets identified within the site include the route of a late Iron Age to Early Romano-British dyke (EHERs MCC2099, MCC7280 and MCC7281) that extends along the eastern edge of the site. These form part of the scheduled monument of Moat Farm Dyke (NHLE 1019964), extending to the west of the scheduled area. As well as this, an area of undated rectilinear features and an isolated ring-ditch (EHER MCC7758) have been identified extending to the west from the western field of the site. The rectilinear feature may be geological. Findspots of an early medieval stirrup mount and Elizabethan coin have also been reported as recovered from within the site through the Portable Antiquities Scheme (Lucey 2017, p. 20).

A heritage and archaeology statement (Lucey 2017), geophysical survey (Attwood 2017) and trial trench evaluation (Cox 2017) have been carried out across all but the northern extension of the site. The pre-determination trial trench evaluation was associated with a larger site focused on the western field of this potential allocation, with the east being planned as an area of public open space (Tipper 2017, p. 2). This covered approximately 1.1% of the current site (2% of the area associated with its associated planning application) with an additional 3% of trial trenching required post-determination. In addition to geophysical anomalies related to agricultural activity on a north-west to south-east alignment, consistent with the historical boundary on the site, the geophysical survey indicated unidentified curvilinear and linear features in the west of the site and pit-like anomalies of probable natural or modern origin across the southern two fields. The trial trench evaluation identified a prehistoric ditch, two pits — one of which was dated to the late 9th-10th century AD — and a post-medieval boundary and agricultural ditches in the western field of the site. No archaeological features were identified within the single trench excavated in the eastern field. The rectilinear features and ring-ditch (EHER MCC7758) previously identified on the site were not identified during these works. No further finds associated with the Portable Antiquities Scheme artefacts were recovered, and with the exception of the post-medieval boundary, the anomalies identified in the geophysical survey were shown to not be archaeological in nature.

Heritage assets in the surrounding area

Designated heritage assets

Listed buildings

A total of seven listed buildings lie within the study area, all of Grade II status. These reflect the rural character of the surrounding landscape, with a 17th-century barn (NHLE 1225087) and altered 16th-century house (NHLE 1225067) that has an associated 18th-century garden wall (NHLE 1225034) to the north-west; a later medieval farmhouse (NHLE 1337395) to the north-east; and a 19th century millhouse (NHLE 1123519) and two farmhouses (NHLEs 1123666 and 1337423) to the south. The closest of these is Lexden Lodge Farmhouse (NHLE 1337423), a 15th-century timber-framed former court hall, 300m to the south. These are separated from the site by the surrounding topography, residential development and woodland. 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

Two non-designated buildings within the study area are included on the local list. These comprise the buildings of 64 and 66 Braiswick (Refs DCC25741 and DCC25749), which front onto the B1508 within Braiswick, 280m to the east of the site. These are both red brick houses built around 1900, and are separated from the site by woodland and existing development. 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 heritage assets identified within the site, a further 80 non-designated heritage assets have been recorded within the study area.

The earliest of these relate to the findspot of a late Neolithic to Middle Bronze Age arrowhead (EHER MCC8164) found to the north of the site and a Bronze Age ring-ditch or round barrow (EHER MCC2606) recorded to the south-east. Further prehistoric evidence dates to the Iron Age and includes an enclosure (EHERs MCC2602 and MCC8200) to the south of the site and Late Iron Age settlement (EHERs MCC5234 and MCC7487) and boundaries (EHERs MCC7282 and MCC2098) to the east and south. In addition, prehistoric or later medieval trackways (EHERs MCC2607, MCC2609 and MCC2608) and a prehistoric enclosure (EHER MCC2605) have been recorded to the south-east of the site.

During the Romano-British period, the Late Iron Age dyke on the eastern edge of the site formed part of the inner boundary that defined the Romano-British colony to the east. Beyond this, evidence of Romano-British activity is concentrated to the south-east of the site with evidence of tile production including kilns (EHERs MCC2400, MCC1795, MCC7583 and MCC1793) and debris (EHER MCC5182 and MCC1765). Findspots of Romano-British artefacts (EHERs MCC7612, MCC8208 and MCC8258) have also been recorded to the north-west.

Evidence from the later medieval and post-medieval periods recorded within the study area reflects its rural nature with common land (EHER MCC9145) to the north-west; a moated manor house (EHERs MCC2217, MCC2344 and MCC7779) and farmhouse (EHER MCC2218) to the south-east; and mills (EHERs MCC2291, MCC2296, MCC7578 and MCC7592) to the south. Industrial activity also began to be seen from the later medieval period with a kiln (EHER MCC7780) to the north. Post-medieval activity includes the site of a brickworks (EHER MCC5346) to the north-east of the site and the line of a Civil War fortification (EHER MCC5569) to the south-west.

Roadside settlement activity expanded gradually along Braiswick Road to the north of the site during the modern period. While the denser area of residential development and school to the east of the site were built during the 21st century. Modern activity recorded by the HER relates to World War II military defensive installations (EHERs MCC4766, MCC4767, MCC4768, MCC4769, MCC5095, MCC5102, MCC5103, MCC5104, MCC5105, MCC5106, MCC5107, MCC5314 and MCC8706) in the area to the south of the site, towards the river, and a Prisoner of War Camp (EHER MCC5107) located to the north of the site.

In addition to dated evidence, several undated features have been recorded across the study area. These relate to cropmarks and excavated features spread across the south-western part of the study area and appear to be agricultural in nature.

History and development of the allocation

Historically, the stretch of Baker's Lane on the western edge of the site also formed the western boundary for the 2nd Ward of Colchester.

The site lies in the south-eastern corner of the Colne River Valley Slopes (Area A5) Landscape Character Area which forms an area of mixed woodlands, hedgerows and arable farmland flanking the slopes of the river valley. Although the rural and historic settlement pattern of dispersed villages, hamlets and farmsteads along the valley sides has largely been retained, this is adjoined by the urban area of Colchester, the A12 and the Great Eastern Mainline railway. Historically, this has primarily been agricultural land comprising a mix of later medieval irregular fields and later enclosed common land (LUC 2024, pp. 112-117).

The site is located within the Lower Colne Valley Historic Landscape Character Area. The field pattern in this area is dominated by pre-18th-century irregular fields interspersed with later enclosures and areas of ancient woodland, as well as heathland. Historically, the settlement of this area comprised dispersed clusters of buildings and farmsteads. Within this, the site itself is within an area of pre-18th-century irregular enclosure that has been subject to post-1950 boundary loss in the west, 19th-20th-century plantation in the south-east and east, and part of the modern built-up area in the north (Bennett 2013).

The site formed part of the open landscape to the north-west of Colchester at the time of Chapman and André's 1777 Map of Essex, with the route of Baker's Lane along its western edge already established. The site was open to the south, with an area of woodland to the north (not within the site) and dispersed settlement to the north-east and south. Amongst the clusters of buildings representing the dispersed settlement of the area is Lexden Lodge Farmhouse (NHLE 1337423), which lies to the south of the site. The 1838 Ordnance Survey (OS) map shows the route of the Eastern Counties Railway along the southern boundary of the site, with the area of Moat Farm

Dyke woodland established in the south-east of the site by this time and extending along the eastern and southern edges of the site. The 1881 OS map shows that the site covered at least part of four fields with trees also marked along Baker's Lane to the west. By the 1924 map, Braiswick Nursery was established to the north of the site, and extending into at least the northern part of the site. A triangular area of marshy ground was also located in the south of the site on the 1923 map, in the area now forming an extension of the ancient woodland. The extant building in the north of the site is a 20th century addition to the residential development of the area, while its associated garden has seen disturbance from additional planting and structures. The south-eastern corner of the site has seen disturbance from three ponds marked on the 1964 OS map.

The boundary crossing the western field of the site was removed between the 1968 OS map and the 2000 satellite image, with the south and centre of the site remaining as two agricultural fields. A series of linear soilmarks seen in the satellite imagery probably represent agricultural drainage.

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. With the current extent of archaeological evaluation that has been carried out covering approximately 1.1% of the site, and the brief for those works requiring post-determination evaluation of 5% of the site (Tipper 2017, p. 2), further archaeological evaluation would be required to confirm the nature and significance of any remains present within the site. 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 primarily relates to Iron Age activity to the south and east of the site. This includes a prehistoric ditch, identified within the site during investigations in its western field (and none in the single trench in the east), as well as the identified features adjacent to the eastern edge of the site (including the dyke). As such, the eastern field of the site is considered to have a high potential to contain prehistoric remains. Where these are identified, they may be of up to high (national) significance and may be associated with the Iron Age dyke.

Romano-British activity includes the continued use of the dyke on the eastern edge of the site, with evidence of industrial activity to the south-east. Although no evidence of Romano-British activity was identified in the west and south-east of the site during the archaeological evaluation, remains associated with the dyke may be present in the east. If present, these remains would be of up to high (national) significance.

From the later medieval period, the site was in agricultural use, with a moated site within 250m to the south-east. Within the site, features identified in the west field include an early medieval pit and post-medieval field boundary, as well as agricultural features. The site has continued in agricultural use throughout the modern period. As such, the remainder of the site is considered to have a high potential to contain medieval, post-medieval and modern remains associated with agricultural activity. Where these are encountered, they are likely to be of low (local) significance.

In addition to the single ditch, two pits and agricultural remains identified in the western field during the trial trench evaluation, the Late Iron Age Moat Farm Dyke

(NHLE 1019964) crosses the north-eastern corner of the site with additional non-designated parts (EHERs MCC7281 and MCC2099) extending beyond the scheduled area. The site has the potential to contain similar or associated remains.

Previous activity on the site, including agricultural practices, planting and the pond in the south-east, 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 scheduled monument of Moat Farm Dyke (NHLE 1019964); and
- the area of ancient woodland of Moat Farm Dyke (Ref. 1505480).

Moat Farm Dyke (NHLE 1019964 and EHERs MCC2099 and MCC7281)

Moat Farm Dyke is a scheduled monument which is considered to be of **High** significance as a result of the archaeological interest inherent in its visible and buried remains. It forms the northern extension of a Late Iron Age linear boundary earthwork, Lexden Dyke (NHLE 1019966), which continues to the south of the study area and from which it was originally separated by the River Colne and its flanking marshes. This was constructed between 25 and 10 BC as a barrier between the Roman River and the River Colne, securing the approaches to the high-status burial ground at Lexden (to the west of Colchester) and the industrial area at Sheepen (to the north-west).

The Essex HER records the area covered by the dyke extending to the west of the scheduled area. These remains would also be of **High** significance.

To the south of the railway line, the dyke survives as a bank and ditch within the woodland. The western margin of Moat Farm encroaches on the bank, and a drainage channel has partially recut the ditch. To the north of the railway, as the dyke passes alongside and through the site, the bank and ditch survive as earthworks within the woodland corridor for approximately 250 metres. Further north it survives as an infilled ditch accompanied by a bank. Although the area of the dyke is alongside a public right of way (PRoW) to the south, the area within and adjacent to the site is cut off from this by the railway.

The site is currently in use as agricultural land to the north of the post-medieval railway line and east of the historical Baker's Lane. It forms part of the wider landscape in which the dyke was created with the surrounding area continuing to be rural in character. Some alteration has occurred with the railway along the southern edge of the site and across the dyke, which also brings negative noise impacts on the dyke. The land to the east has also been altered to become urban edge green space. The dyke forms the eastern boundary of the site and survives as buried remains (ditch) in the north of the site with the earthwork bank to its east, amongst a band of woodland. In its current state, the eastern edge of the site makes a **high positive** contribution to the scheduled dyke as the scheduled remains pass through the north-east corner of the site and associated non-designated remains (EHER

MCC2099) extend along this eastern edge. The remainder of the site, due to its open agricultural character, allows the alignment of the dyke to be better appreciated by the field boundaries following the same north-east to south-west alignment. As such, away from the eastern edge of the site, it makes a **low positive** contribution to the significance of the scheduled monument.

Moat Farm Dyke (Ref. 1505480)

Moat Farm Dyke is an area of ancient woodland which is considered to be of **Low** significance as a result of the archaeological and historic interest inherent in its use as a resource base and as a surviving element of the historical landscape. It also holds the potential for the preservation of earlier remains and evidence of medieval and post-medieval woodland activities or uses. Historically, the area around Mile End to the north-east of the site was woodland and heath, with much of the woodland cleared by the end of the 11th century (Myland Community Council and Braiswick Residents Association 2023, p. 3). The woodland character of the area, and the woodland shown on Chapman and André's 1777 Map of Essex to the north of the site, indicate the former woodland character of the site. As such, its inclusion as an area of ancient woodland relates to Moat Farm Dyke woodland being an area of woodland plantation on an ancient woodland site. It extends along the historical field boundaries that survive within the site. Its current extent was marked by the time of the 1838 OS map. Although the historic landscape of the area is focused on meadow pasture along the valley floor and pre-18th century irregular fields on the sides of the valleys, it also incorporated pockets of woodland on the historical mapping and woodland forms part of the immediate setting of the site.

The site is currently in use as agricultural land to the north of the post-medieval railway line and east of the historical Baker's Lane. It forms part of the wider landscape in which the woodland was established, with the surrounding area continuing to be rural in character. The creation of the railway would have resulted in some disturbance to the woodland. Physical elements of the railway as well as associated noise would have introduced more industrial character to this area. Beyond this, the surrounding area remains rural in nature, maintaining the original setting of the woodland. The woodland covers the eastern and southern parts of the site and extends to the south. In its current state, the south-east of the site makes a **high positive** contribution to the ancient woodland due to its extent including the northern part of the woodland and the potential for associated archaeological remains to be within its area. The remainder of the site forms part of the rural landscape in which the woodland is set, and helps to preserve its original context. As such, this makes a **low positive** contribution to the significance of the ancient woodland.

Previously Identified Archaeological Remains

Most of the site has been subject to a geophysical survey and limited archaeological trial trench evaluation. These did not identify any evidence of the archaeological remains recorded within the western part of the site by the HER (EHER MCC7758). While the evaluation did not cover the area containing the scheduled dyke and the associated non-designated remains, it did uncover prehistoric and post-medieval ditches and undated pits in the western field.

As noted above, the scheduled remains of Moat Farm Dyke (NHLE 1019964 and EHERs MCC2099 and MCC7281) are located along the eastern boundary of the site

and these are considered to be of **High** significance. Outside of this, and across most of the site, the previously identified archaeological remains are non-designated heritage assets which are considered to be of **Low** significance as a result of their archaeological and historic interest. The post-medieval boundary has been marked since at least the 1881 OS map of the area and survived into the later 20th century.

The site is currently in use as agricultural land to the north of the post-medieval railway line and east of the historical Baker's Lane. Archaeological remains have been identified in the west of the site during the evaluation and have previously been recorded along the eastern edge associated with the dyke. The south of the site has seen disturbance from the introduction of the railway and the north from the erection of the house and landscaping associated with its garden. The remainder of the site has been in agricultural use and will accordingly have been subject to less disturbance.

Impact assessment

The Land off Baker's Lane allocation would include up to 120 residential units. The construction of these units could result in direct effects upon archaeological remains associated with Moat Farm Dyke scheduled monument and ancient woodland, as well as previously identified and as yet unidentified archaeological remains within the site. They would also have indirect effects upon the surrounding non-designated heritage assets. Indirect effects could arise from the development itself and/ or increased construction noise and traffic associated with the development.

Moat Farm Dyke (NHLE 1019964 and EHERs MCC2099 and MCC7281)

Depending upon the layout of the new development, the allocation could result in direct disturbance or loss of archaeological remains associated with the dyke through groundworks. Development within the site could also erode the prehistoric landscape setting of the dyke and harm understanding through the potential loss of the field alignments that correspond to that of the dyke.

Additionally, increased traffic noise and construction activity could adversely affect the rural setting of the scheduled area. This character is currently preserved by the open land adjacent to the scheduled area but is partially limited by the railway that cuts across the dyke. Any impacts arising from construction activity are likely to be temporary in nature.

Development within the site could enhance the intelligibility of the scheduled monument by establishing greater access and interpretation of the monument.

Moat Farm Dyke (Ref. 1505480)

Depending upon the layout of the new development, the allocation could result in direct disturbance or loss of archaeological remains associated with the historical use and management of the woodland through groundworks. Development within the site could also erode the surviving post-medieval field systems that form part of the surviving historic landscape in which the woodland was originally formed, and harm understanding through the introduction of buildings into the area immediately adjacent to the trees, in an area previously and currently devoid of buildings. This could result in the alteration of the rural setting of the woodland and interruptions in views to and from it.

Additionally, increased traffic noise and construction activity could adversely affect the rural setting of the ancient woodland. This character is currently preserved by the open land adjacent to the woodland but is partially limited by the railway that cuts across the dyke. Any impacts arising from construction activity are likely to be temporary in nature, while those associated with the life of the development would be permanent.

Known Archaeological Remains

Depending upon the layout of the new development, the allocation could result in further direct disturbance or loss of archaeological remains associated with the nationally important scheduled monument, as well as the prehistoric and post-medieval ditches and undated pits in the west of the site through groundworks. A geophysical survey and limited archaeological trial trench evaluation have already been carried out across most of the site and partially established the character, extent and significance of remains in these areas. The results of the archaeological trial trenching are publicly available.

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.

Cumulative impacts

While proposed allocation PP7 lies to the south-west of Braiswick, a further three proposed allocations (PP4, PP5 and PP6 lie to the north and east of the village. While the allocations to the north are for 50 dwellings or less, those to the south (PP6 and PP7 are for over 100. These would extend the settlement edge outwards and continue the urban expansion of Colchester within the area defined by the A12, an area where the historic settlement pattern has already been eroded. As such, no cumulative impacts are anticipated on the historic settlement pattern. There are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Although the listed buildings within the study area of proposed allocation PP7 also lie within the study area of several other potential allocations (PP4, PP5, PP6 and PP42), the existing development of Braiswick, as well as the A12, means that there is separation between PP7 and the other potential allocations, as well as between the site and the listed buildings. As well as this, the separation of the other potential allocations from the setting of heritage assets impacted by this site (NHLE 1019964 and Ref. 1505480), means that no cumulative impacts are anticipated. There are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations

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

Design recommendations

- The scheduled monument (NHLE 1019964) and the associated non-designated heritage assets (EHERs MCC2099 and MCC7281) should be preserved *in situ*. Any works affecting the scheduled monument would require Scheduled Monument Consent. A buffer of green space should also be used around these.

  A buffer of green space should also be preserved to the west of this to preserve the monument and associated remains. This buffer should extend across the eastern field of the site, including the northern extension of the site, in order to also preserve part of the rural setting of the monument, allowing its alignment to be appreciated within that of the later field. Landscaping and planting should be used to soften and break up the appearance of built development in the adjacent parts of the site to prevent it from being incongruous in views looking out from the scheduled monument.
- The area of Moat Farm Dyke ancient woodland (Ref. 1505480) should be preserved with a buffer of green space around it in order to prevent its loss or deterioration, in accordance with National Planning Policy Framework paragraph 193c.
- Layout and building designs should reflect the rural setting of the area in order to limit their impact, with building forms and materials in keeping with the Essex Design Guide. Where possible, large blocks of development should be avoided and development should be broken up by planting and green space and dense, uniform layouts should be avoided.

  The historic field layout should be preserved within the development layout as this allows the alignment of the scheduled dyke to be better appreciated.
- Site access should be located to the north-west, away from the area of ancient woodland and scheduled monument in order to reduce traffic and visual intrusion near heritage assets.
- Where hedges and trees form the boundaries of the site, as well as those within the site, these should be preserved and enhanced in order to maintain visual screening for nearby listed buildings. This would also help to preserve the setting of the scheduled monument and ancient woodland, and be in line with their status as historic hedgerows.

Further work

- Establish a heritage management plan:

  In order to protect remains associated with the scheduled Moat Farm Dyke, 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 low-impact access and on-site interpretation.

- Obtain Scheduled Monument Consent:

  Scheduled Monument Consent should be obtained for any works carried out within the area of the Moat Farm Dyke scheduled monument. These works should be monitored and appropriately recorded to mitigate any disturbance.

- Conduct further archaeological trial trenching and recording:

  A geophysical survey has been carried out across most of the site, and an archaeological trial trench evaluation has been carried out across approximately 1.1% of the site, with the brief for the previous works requiring further archaeological trial trenching to be carried out post-determination. A geophysical survey should be undertaken in the northern extension of the site in order to complete the coverage, and further archaeological trial trench evaluation undertaken. These will help to assess the nature, extent, and significance of any archaeological remains present on-site, especially any associated with the scheduled monument.

- 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 may include increased access to the scheduled monument and the introduction of interpretation panels (subject to Scheduled Monument Consent) in order to increase public understanding of the monument, which would be a benefit.

Conclusion and summary

The site is located on the western edge of Braiswick. The site is adjacent to and crossed by the scheduled Moat Farm Dyke (NHLE 1019964) and area of Ancient Woodland also known as Moat Farm Dyke (Ref. 1505480). Seven listed buildings fall within the study area, with these separated from the site by topography and the surrounding areas of woodland. The site has continued its historical agricultural usage into the 21st century and retains a distinctly rural character.

The eastern edge of the site currently makes a high positive contribution to the significance of the scheduled monument (NHLE 1019964), and the south-east makes a high positive contribution to the ancient woodland (Ref. 1505480) due to the potential for associated archaeological remains to be located in the east and south of the site. Outside these areas, the site makes a low positive contribution to the scheduled monument and ancient woodland, retaining their rural setting, including the later field boundaries allowing the dyke's alignment to be better appreciated. New development within the site, depending upon its location, could directly disturb remains associated with the dyke and the woodland. New development within the site could also have an indirect impact on the heritage assets through the erosion of the rural setting associated with the woodland and loss of the field alignment that allows the dyke's alignment to be better appreciated. The eastern and southern parts of the site are the most sensitive to this, although development across the site would

be visible from the woodland and from the earthworks through the trees. The impact of any new development could be reduced through further work and good design.

The western field of the site has been shown to contain archaeological remains including prehistoric and post-medieval ditches and undated pits. The eastern field of the site contains the Iron Age dyke (NHLE 1019964) and the associated ancient woodland (Ref. 1505480) and has the potential to contain associated features in the south and along the eastern boundary, as well as the potential to contain other, currently unknown, features. Groundworks associated with development would directly affect any such remains. Adverse impacts could be reduced through a programme of further archaeological evaluation and recording across the site to bring the total percentage evaluated up to 5% and in accordance with the previous brief for archaeological works issued for work on the site (Tipper 2017). This should be carried out 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. Due to the high significance of remains associated with the dyke, these should be preserved *in situ*. A heritage management plan should be established prior to any works in order to protect the scheduled monument, and Scheduled Monument Consent obtained prior to any work on the scheduled monument.

Suitability for Allocation

Partly suitable (site constraints)

In addition to the 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 presence of part of a scheduled monument and ancient woodland within, and adjacent to, the east and south-east 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 eastern and south-eastern parts of the site, due to the presence of the scheduled monument and ancient woodland, are considered to be not suitable for built development, although these could be incorporated as an area of green space that maintains the rural character of the area and preserves any associated archaeological remains. The full extent of this buffer should be agreed with Historic England, and no groundworks can be carried out within the area of the scheduled monument without Scheduled Monument Consent from Historic England.

Further geophysical survey and archaeological trial trench evaluation are recommended to create a consistent approach across the whole site, to bring the percentage of the site covered by trial trenches up to 5%, and to fully characterise the archaeological potential of the east of the site. 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 PP7.11: Gazetteer of heritage assets within 1km of site allocation PP7.

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC2099, MCC7280	1019964	Moat Farm Dyke: a northern extension of Lexden Dyke; part of the Iron Age territorial oppidum and Romano-British town of Camulodunum	SM	Prehistoric	597571	226165
-	1019965	Lexden Dyke at Spring Meadow: part of the Iron Age territorial oppidum and Romano-British town of Camulodunum	SM	Prehistoric	597362	225271
MCC7281	1019966	Lexden Dyke Middle: part of the Iron Age territorial oppidum and Romano-British town of Camulodunum	SM	Prehistoric	597470	224508
MCC4632	1225087	Barn to north-west of Hill House	II LB	-	596888	227381
-	1225067	The Armoury	IILB	Post-medieval	597169	227796
-	1225034	Garden wall at the Armoury	IILB	Post-medieval	597181	227804
DCC25921/ MCC3626	1123519	Millhouse	II LB	Post-medieval	597155	225612
MCC2346	1123666	West House Farmhouse	II LB	Post-medieval	597267	226068
MCC3627	1337423	Lexden Lodge Farmhouse	II LB	Post-medieval	597667	226221
-	1337395	Braiswick Farmhouse	IILB	Later medieval	598567	227556
DCC25749	-	66 Braiswick, Colchester	LL	Post-medieval	598077	226944
DCC25741	-	64 Braiswick, Colchester	LL	Post-medieval	598093	226946
1505480	-	Moat Farm Dyke	ASNW	-	597634	226559
MCC8200	-	Colchester-West House Farm	MON	Prehistoric	597315	226141
MCC2602	-	Enclosure, West House Farm	MON	Prehistoric	597363	226091
MCC2098	-	Lexden Dyke North, Colchester	MON	Prehistoric	597392	225541
MCC7282	-	Bluebottle Grove - Lexden Dyke	MON	Prehistoric	597399	225600
MCC8164	-	Colchester-Woods car park	FS	Prehistoric	597599	227100
MCC2099	-	Moat Farm Dyke (Lexden Dyke), Colchester	MON	Prehistoric	597565	225645
MCC2606	-	Ring Ditch / Round Barrow, Moat Farm	MON	Prehistoric	597681	226074
MCC2605	-	Enclosure, Moat Farm	MON	Prehistoric	597693	226088
MCC2607	-	Track way, south of Colne & Lexden Lodge (Moat) Farm	MON	Prehistoric	597737	225751
MCC2609	-	Track way, south of Colne & Lexden Lodge (Moat) Farm	MON	Prehistoric	597845	225797
MCC2608	-	Track way, south of Colne & Lexden Lodge (Moat) Farm	MON	Prehistoric	597912	225703
MCC5234	-	Undated cropmarks, South of Moat Farm Cottage, The Chase Way, Colchester	MON	Prehistoric	598227	225913
MCC7487	-	Sheepen Farm - site of pre-Roman settlement	MON	Prehistoric	598462	225645

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC7612	-	Near Hill House Farm	FS	Romano-British	596959	227520
MCC8208	-	West Bergholt-north of Colchester Road	FS	Romano-British	597200	227299
MCC8258	-	West Bergholt	FS	Romano-British	597299	227299
MCC5182	-	Lexden Lodge Farm	MON	Romano-British	598019	226139
MCC1765	-	Roman kiln (debris only,) Lexden Lodge Farm, Colchester	MON	Romano-British	598026	226141
MCC2400	-	Roman tile, near Lexden Lodge Farm, Colchester	FND	Romano-British	598217	226227
MCC7583	-	Roman tile kilns, Moat Farm, Lexden	MON	Romano-British	598309	226381
MCC1795	-	Roman tile kiln (CAG Kiln 37) to the east of Moat Farm, Lexden, Colchester	MON	Romano-British	598325	226404
MCC1793	-	Roman tile kiln (CAG kiln 36), east of Moat Farm, Lexden	MON	Romano-British	598328	226406
MCC9145	-	Bergholt Heath	MON	Later medieval	596508	227877
MCC8209	-	West Bergholt-north of Colchester Road	FS	Later medieval	597200	227299
MCC2291	-	Lexden Mill, Colchester	MON	Later medieval	597236	225628
MCC2296	-	Corn Mill, north of Lexden Bridge, Colchester	MON	Later medieval	597295	225710
MCC2218	-	Lexden Lodge Farmhouse, Lexden Lodge Farm, Colchester	MON	Later medieval	597670	226214
MCC2344	-	Lexden Manor, Colchester	MON	Later medieval	597675	226237
MCC7779	-	Moat Farm	MON	Later medieval	597681	226232
MCC2217	-	Medieval Moat, Lexden Lodge Farm, Colchester	MON	Later medieval	597681	226234
MCC7780	-	Mile End	MON	Later medieval	597794	227927
MCC5569	-	Civil War Line of fortification- Colchester	MON	Post-medieval	597000	225999
MCC7067	-	St Leonards Church, Lexden	MON	Post-medieval	597128	225342
MCC7578	-	Fulling Mill, Spring Lane, Lexden (1777) Lexden Mill - corn (1875)	MON	Post-medieval	597253	225623
MCC7592	-	Corn Mill, Spring Lane, Lexden (1777) Lexden Mill - oil (1875)	MON	Post-medieval	597336	225714
MCC4443	-	34 Lexden Road, West Bergholt	BLD	Post-medieval	597500	227500
MCC5346	-	Bergholt Road Brickworks, Colchester	MON	Post-medieval	598028	226856
MCC4769	-	WWII Pillbox, River Colne, north of the A12, Lexden, Colchester	MON	Modern	596559	225969
MCC5106	-	WWII Pillbox (destroyed), Malting's Farm, Lexden, Colchester	MON	Modern	596920	225710

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC5107	-	WWII Pillbox (destroyed), River Colne North of Malting's Farm, Lexden, Colchester	MON	Modern	596990	226050
MCC5105	-	WWII Pillbox (destroyed) W of Spring Lane, Lexden, Colchester	MON	Modern	597139	225670
MCC4768	-	WWII Pillbox, south of the River Colne, Baker's Lane, Lexden, Colchester	MON	Modern	597139	225920
MCC5104	-	WWII Anti-Tank Rails, Spring Lane, Lexden, Colchester	MON	Modern	597260	225670
MCC4767	-	WWII Pillbox, north of Cymbeline Way, Colchester	MON	Modern	597390	225509
MCC8706	-	WWII Anti-tank Ditch and Defence Line, Lexden Bridge to Hythe marshes, West and South Colchester	MON	Modern	599837	224167
MCC4766	-	WWII Pillbox, north of Cymbeline Way, Colchester	MON	Modern	597609	225600
MCC5314	-	WWII Anti-Aircraft Rocket Site, "C10 Colchester", Lexden, Colchester	MON	Modern	597700	226249
MCC5103	-	WWII Pillbox (destroyed), Cymbeline Meadows, Colchester	MON	Modern	597770	225819
MCC5102	-	WWII Pillbox (destroyed), S of Cymbeline Way, Colchester	MON	Modern	597869	225549
MCC5538	-	WWII Prisoner-of-War Cage (destroyed), Achnacone Grounds, Braiswick, Colchester	MON	Modern	597900	227149
MCC5095	-	WWII Pillbox (destroyed), Sheepen Bridge, Colchester	MON	Modern	598459	225940
MCC7755	-	Near 'The Old Cottage'	MON	Undated	596346	226748
MCC7741	-	Seven Arches Farm (formerly Motts Farm)	MON	Undated	596555	225855
MCC7759	-	West of Westhouse Farm	MON	Undated	596953	225833
MCC7720	-	East of West Bergholt	MON	Undated	596979	227145
MCC2601	-	Undated Field Ditch	ELM	Undated	597064	226520
MCC2600	-	Undated Field Boundary	ELM	Undated	597106	226611
MCC7732	-	East of Spring Grove	MON	Undated	597142	226761
MCC2603	-	Field Boundary, West House Farm	ELM	Undated	597308	226163
MCC7637	-	Westhouse Farm	MON	Undated	597414	226141
MCC2604	-	Field Boundary, north of West House Farm	ELM	Undated	597418	226295
MCC7758	-	North of Bakers Bridge, Bakers Lane, Colchester	MON	Undated	597437	226777
MCC7709	-	Lexden Lodge	MON	Undated	597690	226060
MCC2615	-	Ditch, south of Moat Farm	ELM	Undated	597700	225897
MCC7719	-	South of Lexden Lodge Farm near River Colne	MON	Undated	597733	225751
MCC2612	-	Field Boundary, south of Colne & Moat Farm	ELM	Undated	597789	225658

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC2614	-	Field Boundary, south of Colne & Moat Farm	ELM	Undated	597899	225814
MCC7757	-	Near Lexden Lodge Farm	MON	Undated	597908	226043
MCC2613	-	Field Boundary, south of Colne & Moat Farm	ELM	Undated	597950	225792
MCC2611	-	Field Boundary, south of Colne & Moat Farm	ELM	Undated	597957	225661
MCC5739	-	Moat Farm Cottages	MON	Undated	597991	226289
MCC8637	-	Cropmarks E of Fitzwilliam Road	MON	Undated	598117	225504
MCC117	-	Undated enclosure complex north of the River Colne, Colchester	MON	Undated	598233	225911
MCC8199	-	Colchester-north bank of Colne opposite Sheepen	MON	Undated	598237	225713
MCC2616	-	Ditch, East of Moat Farm	ELM	Undated	598237	226350
MCC8630	-	Cropmarks East of Lodge Farm, Lexden	MON	Undated	598260	226321

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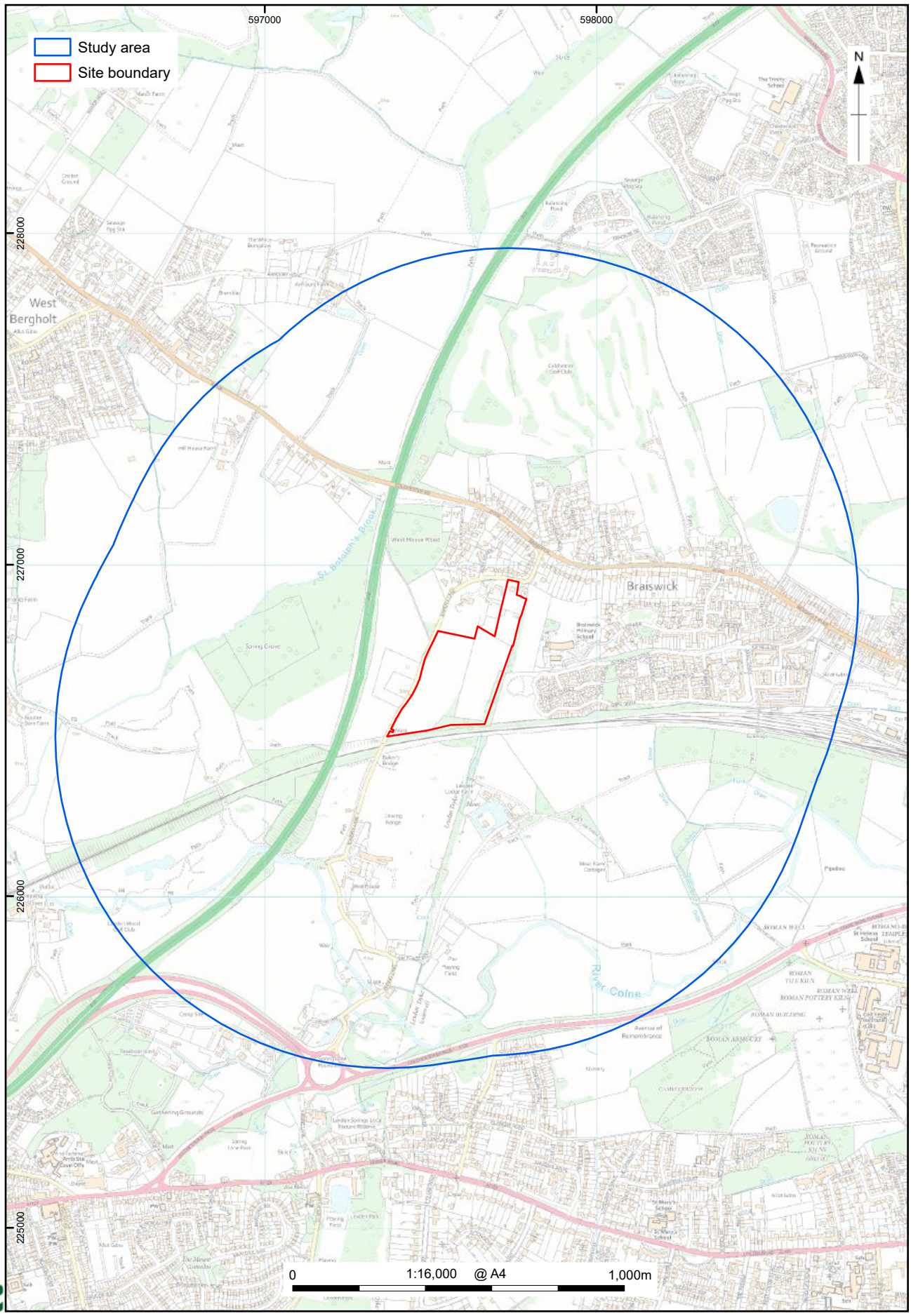
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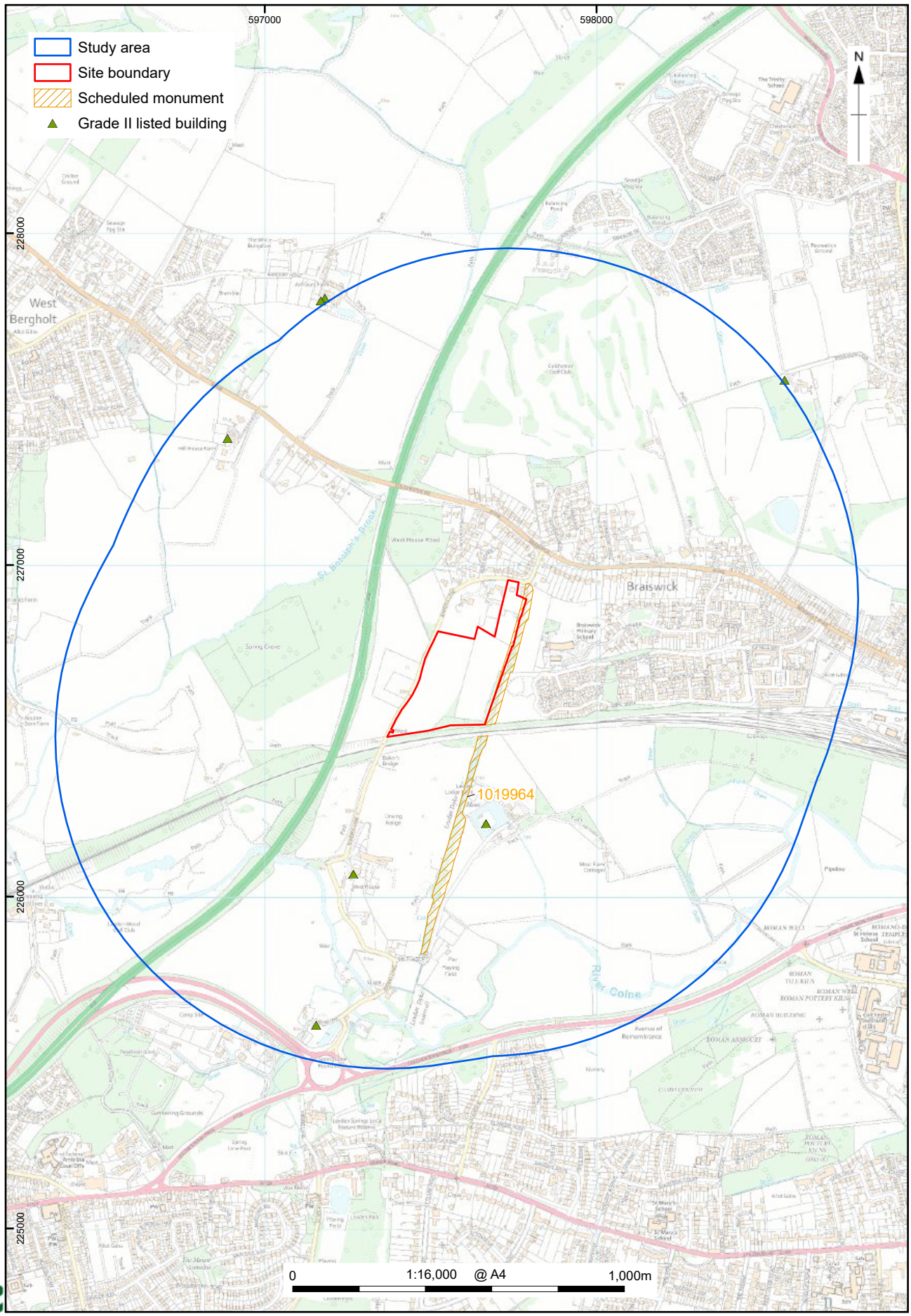
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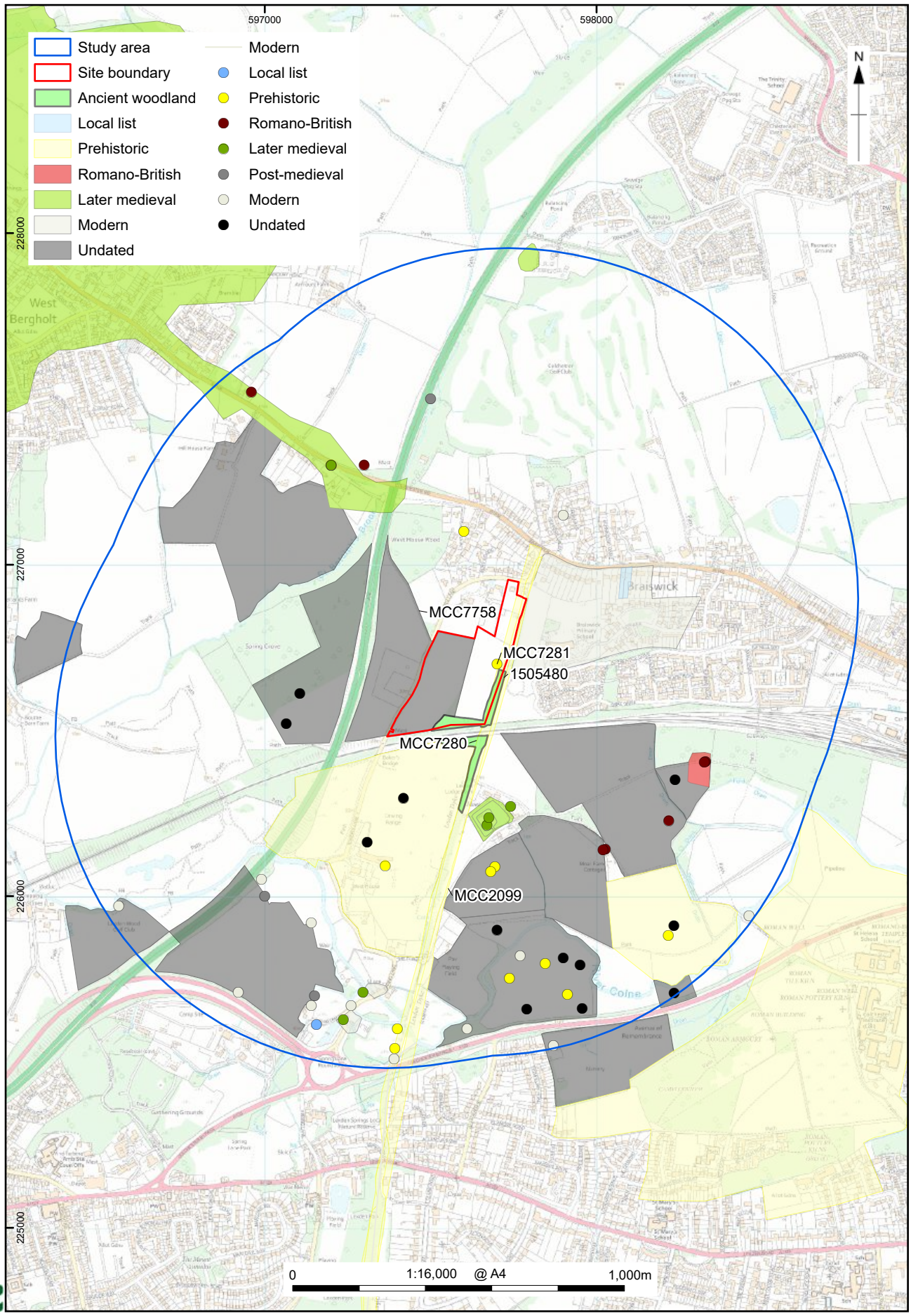
Figure PP7.1: Site location



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Figure PP7.2: Designated heritage assets within the study area



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Figure PP7.3: Non-designated heritage assets within the study area

Appendix B4 PP10: Land south of Berechurch Hall Road

High Level Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP10

Section 1: Site Information

Site Reference: PP10
Site Name: Land south of Berechurch Hall Road
Grid Reference (NGR): TL 98119 21843
Parish / Settlement: Shrub End, Colchester
Site Area (ha): 30.4
Details of Allocation: Residential (875 units)

Section 2: Description

The site comprises a sub-rectangular area of arable land and paddocks located on the southern edge of the Shrub End and western edge of Berechurch in Colchester. The western edge of the site is bounded by Layer Road, with grassland and residential properties beyond, while the eastern edge is bounded by Bounstead Road, with woodland and isolated properties beyond. To the north is modern development off Berechurch Hall Road, and to the south lie agricultural land and a golf club. The boundaries of the site are formed by hedges and trees. The site was identified as requiring a high-level assessment during the Regulation 18 sift of potential allocations (Place Services 2025) and has since been extended to cover an additional 2.81ha to the west.

The underlying bedrock geology of the site is clay, silt and sand of the London and Thames Groups. This is overlain by superficial Coversands sedimentary deposits (BGS 2026).

The site lies on relatively flat ground that rises gently from *c.* 32.5m OD in the east to *c.* 37.0m OD in the 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

Three non-designated heritage assets have been identified within the site. The earliest of these relates to a prehistoric flint axe (EHER MCC4843) that was found near the northern edge of the site. As well as this, a Romano-British hearth and burial (EHER MCC7670) were identified in the middle of the site in 1933, although no further details are recorded; and an area of cropmarks of rectilinear features, including a probable former field boundary, covers the centre of the site and extends to the north (EHER MCC8692).

Section 3b: Heritage Assets Within Study Area

Designated heritage assets

In total, seven designated heritage assets are located within the study area, comprising scheduled monuments and listed buildings.

Scheduled monuments

Three scheduled monuments are located within the study area. These comprise Gosbecks Iron Age and Romano-British site (NHLE 1002180 / EHERs MCC2831, MCC2849, MCC7042, MCC7043, MCC7470, MCC7471, MCC7473 and MCC7474) to the west; Kidman's Dyke in Walk Wood, which is part of the Iron Age territorial oppidum of Camulodunum (NHLE 1019961 / EHERs MCC4765 and MCC7283), to the south-west; and Berechurch Dyke, which is part of the Iron Age territorial oppidum and Romano-British town of Camulodunum (NHLE 1019968/EHERs MCC2116 and MCC8071), to the east.

Of these, Kidman's Dyke (NHLE 1019961) and Berechurch Dyke (NHLE 1019968) are separated from the site by distance and woodland. These assets are unlikely to be affected by new development within the site and have been scoped out from further assessment.

Gosbecks Iron Age and Romano-British site (NHLE 1002180) is located *c.* 10m to the west of the site. It is separated from the site by Berechurch Hall Road, which is bordered on both sides by hedgerows and mature trees. While the trees preclude intervisibility from most of the scheduled monument, there is visibility through the tree and hedge lines into the western part of the site from the eastern end of the scheduled monument. Due to its proximity, and the limited visibility between the two areas, this asset has been scoped into the assessment.

Listed buildings

The Grade II* listed Church of St Michael (NHLE 1123672 / EHERs MCC7562 and MCC7563), lies within the study area, 655m to the east of the site.

In addition, three Grade II listed buildings are located within the study area. The closest of these, Gosbecks Farmhouse (NHLE 1337706 / EHER MCC3334), is located 595m to the north-west of the site. The other Grade II listed buildings comprise Donkey and Buskins public house (NHLE 1267076 / EHER MCC4340), located 965m to the south of the site, and the 16th-century Barn to the north of Little Oliver's (NHLE 1224903), which lies 1km to the south-west.

All four of these listed buildings are separated from the site by planting, existing development or topography. They are unlikely to be affected by new development within the site and have been scoped out from further assessment.

Non-designated heritage assets

A total of 90 non-designated heritage assets are located within the study area.

Local List

Five monuments on the local list lie within the study area. These comprise:

- West Lodge Gatehouse, Bounstead Road, Colchester (Ref. DCC25984) located 10m to the east of the site;
- 131 Berechurch Hall Road, Colchester. Formerly The Maypole (Ref. DCC25385) located 75m to the north;

- 36, 37, 38 Bounstead Road, Colchester (Ref. DCC25606) and Fridaywood Farm, Bounstead Road, Colchester (Ref. DCC25862) located 300m to the south;
- Victoria Regina Wall Box, Bounstead Road, Colchester (Ref. DCC26195) located 100m to the north of the site.

Of these, the gatehouse (DCC25984) has clear intervisibility across the site, the 131 Berechurch Hall Road (the former Maypole) (DCC25385) shares only glimpsed views through the trees that lie between it and the site, and the roofline of Fridaywood Farm (DCC25862) is partially visible in views across the centre of the site. Due to their proximity to the site and intervisibility with it, these heritage assets have been scoped in for further assessment.

In contrast, numbers 36, 37 and 38 Bounstead Road (DCC25606) are screened from the site by the intervening topography and trees. Although these buildings are located within 300m of the site, they are aligned perpendicular with the road, providing east to west views, away from the site. The wall box (DCC26195) faces Bounstead Road and is separated from the site by the intervening planting. As such, these buildings and wall box are unlikely to be affected by development within the site and have been scoped out from further assessment.

Ancient woodland

Three areas of ancient and semi-natural woodland are located at least partially within the study area. These comprise unnamed woodland areas to the south-west (Ref. 1420104) and south (Ref. 1420103) of the site, as well as Friday Wood (Ref. 1116941) to the south-east. These areas of woodland are separated from the site by distance, planting and topography, they are unlikely to receive setting effects from new development within the site and have been scoped out from the assessment.

Historic Environment Record

In addition to the three non-designated heritage assets identified within the site, a further 84 non-designated monuments recorded on the HER lie within the study area. These assets comprise above and below ground features. Aside from those recorded within the site they are unlikely to be directly or indirectly affected by development within the site.

The non-designated heritage assets discussed below provide information about past land use and the potential for further archaeological remains to be encountered within the site.

Recorded Archaeological Remains

Within the study area, the earliest remains recorded within the HER relate to the findspots of a Neolithic axe (EHER MCC1179) and arrowhead (EHER MCC1217), both recovered to the north of the site. As well as these, a Bronze Age flint tranchet axe (EHER MCC8256) has been recovered to the north-west, a Bronze Age socketed axe (EHER MCC7692) to the east, a prehistoric stone axe (EHER MCC8252) to the north-west and prehistoric flints (EHER MCC2925) to the north-east. The earliest prehistoric features relate to Bronze Age to Middle Iron Age settlement evidence (EHER MCC5466) that has been identified to the north-east of the site, including a possible late Bronze Age to early Iron Age roundhouse (EHER MCC2886). This area also included an Iron Age field system (EHER MCC2866) and Late Iron Age to Romano-British pits and ditches (EHERs MCC2782, MCC2787 and MCC2788), with a non-

scheduled part of the Late Iron Age Berechurch Dyke (EHER MCC7039) towards the eastern edge of these. As well as these, settlement was established to the west of the site at Gosbecks (NHLE 1002180/EHERs MCC2831, MCC7042, MCC7043, MCC7470, MCC7471, MCC7473 and MCC7474). Besides the areas of settlement, an Iron Age ditch and hearth or hollow (EHER MCC7773) have been identified to the east of the site, a road or trackway (EHER MCC10413) that may date from the Iron Age has been identified to the north-west, and Iron Age pits (EHERs MCC2856) have been identified to the west.

Evidence of activity relating to the Romano-British period shows the continuation of activity from the Iron Age. This includes the occupation at Gosbecks in the fields to the west of the site and the defences associated with the dykes, as well as an area of Romano-British field systems (EHERs MCC2867 and MCC7693) that have been identified to the north-east. Further field systems have also been identified to the south-east (EHER MCC7663) of the site, and Roman roads (EHERs MCC2529, MCC2919, MCC8094 and MCC8699) and pits (MCC2857) to the west and north-west. As well as these, three Roman coin hoards (EHER MCC7765), as well as a further seven coins (MCC2875) and a possible amulet (MCC2876), have been recovered from within the scheduled area to the west of the site, with a further coin (EHER MCC1183) recovered to the north-west.

During the medieval period, the site would have formed part of the agricultural land to the west of the 14th century or earlier manor at Berechurch Hall (EHER MCC9321), with common land located at Maypole Green (EHER MCC9153), 85m to the north of the site, and extending south from the Roman River in the area to the south of the site (EHER MCC9139). In addition to these, Anglo-Saxon pottery (EHER MCC7561) has been recovered to the east of the site.

The site continued to form part of the agricultural landscape during the post-medieval period, with evidence of this period mostly relating to buildings, including a 16th-century timber-framed house (EHER MCC4336) and barn (EHER MCC4543) located to the north-west of the site; a dairy (EHER MCC5443) and early 19th-century ice house (EHER MCC5442) to the south-west; and a 19th-century brickworks (EHER MCC5353) to the south.

The modern period saw the continued agricultural use of the site. However, evidence within the HER is dominated by remains associated with World War II, with the closest relating to cropmarks of anti-glider ditches (EHER MCC8705) in the fields to the immediate south of the site. Further defensive features have been identified to the north of the site (EHERs MCC4969, MCC5011, MCC5012, MCC5035, MCC5036, MCC5330, MCC5331, MCC5332, MCC8693, MCC8694 and MCC8706); a spigot mortar emplacement (EHER MCC5548), slit trenches (EHER MCC8696) and anti-aircraft battery (EHER MCC8698) to the south; and a prisoner of war camp (EHER MCC5585) within the military area to the east with anti-tank ditches (EHER MCC5336) beyond. Other modern evidence is limited to an underground Cold War monitoring post (EHER MCC5571) to the north-west of the site.

In addition to the dated evidence, areas of undated cropmarks have been identified across the study area, including of boundaries, linear features and clusters of ring-ditches (EHER MCC7077) in the field to the south of the site and field boundaries (EHER MCC7718) 100m to the north-east. Further afield, these include enclosures, trackways, linear features and pits (EHERs MCC7635 and MCC7714) to the north;

rectilinear features and a possible dyke or hollow way (EHERs MCC7756 and MCC8704) to the south-west; and field boundaries, linear features and pits (EHER MCC7778) to the west. As well as these, an undated ditch (EHER MCC4964) has been identified in the field 120m to the south of the site, with a fishpond (MCC8254) to the south-west, and rubbish pits (EHER MCC7596) identified, and a stone (EHER MCC7597) recovered, further afield to the south-east of the site.

Section 4: Assessment of Significance/Setting

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

Table PP10.12: Heritage assets within the site and their key heritage interests.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests
Cropmarks at Site north of Birch Grove, Colchester	MON	EHER MCC8692	Local	Archaeological interest: Buried remains associated with the undated cropmarks, including a possible boundary.
Romano-British hearth and burial found at Site north of Birch Grove	MON	EHER MCC7670	Local	Archaeological interest: Buried remains associated with the Romano-British hearths and burial that were found in 1933, although no archaeological investigation is recorded.
Prehistoric flint axe, Berechurch, West Donyland	FS	EHER MCC4843	Local	Archaeological interest: The asset has been removed from the site.

Table PP10.13: 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
Gosbecks Iron Age and Romano-British site	SM	NHLE 1002180	National	Archaeological Interest: Earthwork and buried remains of an Iron Age and Romano-British complex dating from the pre-Roman Iron Age to the 4th century AD.	**Low positive** The site forms part of the wider landscape in which the Iron Age and Romano-British complex was constructed. The B1026 provides physical separation between the scheduled monument and the site and the trees lining the road also provide a wooded backdrop to views in this direction from most of the scheduled area. From the eastern edge of the scheduled monument, the paddocks in the west of the

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
					site are visible with trees behind, and there are intermittent glimpses of the arable field comprising most of the site. The site is located 10m from the scheduled area at its closest point and associated features including a Romano-British hearth and burial have historically been identified within the site. The site therefore has the potential to contain associated remains which could enhance understanding of the remains within the scheduled area.
West Lodge Gatehouse, Bounstead Road, Colchester	BLD	Ref. DCC25984	Local	Architectural interest: Mock Tudor gatehouse, *c.* 1895 Historic Interest: Entrance Lodge for Berechurch Hall (not extant) which was located to the east of the lodge, away from the site.	**Low positive** The site forms part of the agricultural landscape to the west of the lodge and the former grounds of Berechurch Hall. The position of the lodge at the junction between Bounstead Road and the former entrance drive to Berechurch Hall makes a high positive contribution to its setting. Woodland forms part of the rural setting immediately around the lodge, helping it to be understood in its original context. Views across Bounstead Road to the site make a limited contribution to the isolated character of the lodge, making it more appreciable as an entrance lodge that was separate from surrounding development. However, modern development is visible amongst trees in the backdrop of views to the north-west from the lodge

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
					across the site and erodes part of this setting.
131 Berechurch Hall Road, Colchester. Formerly The Maypole	BLD	Ref. DCC25385	Local	Architectural interest: 17th-century or earlier timber-framed farmhouse. Group value: Association with Fridaywood Farm as the two oldest surviving buildings in Berechurch after the church. The two farms were also paired in property deeds for several centuries.	**Neutral to Low positive** The site lies in agricultural land, at least part of which was probably associated with this property. Views between the locally listed building and the site, along with the agricultural use of the site, allow this building to be appreciated as a former farm building. As there are only limited views between the agricultural land within the site and this building, and the building is no longer in agricultural use, the site only makes a very low positive contribution to the setting of this asset.
Fridaywood Farm, Bounstead Road, Colchester	BLD	Ref. DCC25862	Local	Architectural interest: 17th-century timber-framed building. Group value: Association with Maypole public house (formerly Maypole Farmhouse) as the two oldest surviving buildings in Berechurch after the church. The two farms were also paired in property deeds for several centuries.	**Neutral to Low positive** The site lies within agricultural land that formed the original setting of this property. Views between the locally listed building and the site, along with the agricultural use of the site, allow this building to be appreciated as a former farm building. As there are only limited views between the agricultural land within the site and this building, the site makes only a very low positive contribution to the setting of this asset.

Section 5: Impact Assessment and Recommendations

Table PP10.14: Recommended mitigation and enhancement measures for impacted heritage assets.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Gosbecks Iron Age and Romano-British site	Indirect: Loss of the rural setting of the complex.	The screening provided by the trees along the B1026 to the west of the site should be maintained and enhanced to provide a

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
(NHLE 1002180)	Loss of potential archaeological remains associated with the scheduled monument.	natural screen to mitigate the visual impact of the development. Green space should be used in the west of the site to create a buffer separating built development from the scheduled area. A gradual increase in the density and scale of built development should be incorporated in the west of the site in order to soften its appearance towards the western edge of the site. Limits on building heights should be incorporated into the design in order to minimise the potential visibility of development from the complex over the treeline. A programme of archaeological work should be undertaken (see archaeological potential).
West Lodge Gatehouse, Bounstead Road, Colchester (Ref. DCC25984)	Indirect: Loss of the rural and agricultural setting of the lodge.	Green space should be preserved along the eastern edge of the site in order to help retain the isolated character of the lodge. Strategic green space and additional planting should be used to break up areas of development and retain longer views of rural space. The existing planting along Bounstead Road to the east of the site should be maintained and enhanced in order to retain the historic woodland belt setting of the building and help provide screening between the site and the property.
131 Berechurch Hall Road, Colchester. Formerly The Maypole (Ref. DCC25385)	Indirect: Loss of agricultural land associated with the farmstead. Loss of the rural setting of the farmstead.	Existing planting along the north-eastern boundary of the site should be maintained and enhanced to reduce visibility of new development and maintain the elements of the rural landscape.
Fridaywood Farm, Bounstead Road, Colchester (Ref. DCC25862)	Indirect: Loss of part of the wider agricultural landscape of this farmstead.	Existing planting in the south-east of the site should be enhanced to provide natural screening between the property and the site and to mitigate the visual impact of new development.
Cropmarks at Site north of Birch Grove, Colchester (EHER MCC8692)	Direct disturbance or loss of archaeological remains associated with the undated cropmarks and former boundary could harm understanding of past land uses on the site.	A programme of 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.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Romano-British hearth and burial at Site north of Birch Grove (EHER MCC7670)	Direct disturbance or loss of archaeological remains associated with the Romano-British hearths and burial could harm understanding of past land uses on the site.	A programme of 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.
Prehistoric flint axe, Berechurch, West Donyland (EHER MCC4843)	No impact. This asset has been removed from the site.	-
Archaeological potential	Direct disturbance or loss of known and as yet unknown archaeological remains within the site.	A desk-based assessment should be undertaken to characterise the archaeological potential of the site. A geophysical survey should be carried out across the site to characterise the extent of potential archaeological remains across the site. A programme of 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.

Cumulative impacts

Although the Grade II* listed Church of St Michael (NHLE 1123672) and the Grade II listed Donkey and Buskins public house (NHLE 1267076), located within the study area for this allocation, also lie within the study areas for other potential allocations (PP55 and PP40a respectively), their separation from these proposed allocations, as well as the separation of other potential allocations from the setting of heritage assets impacted by this site (NHLE 1002180; Refs DCC25984, DCC25385, DCC25862; EHERs MCC8692, MCC7670 and MCC4843), means that no cumulative impacts are anticipated. There are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Section 6: Summary and Recommendations

The site forms an area of agricultural land and paddocks on the southern edge of Colchester. Historically it would have been made up of agricultural land associated with dispersed farmsteads.

The site lies 10m to the east of the scheduled monument of Gosbecks Iron Age and Romano-British site (NHLE 1002180), as well as within 320m of four buildings — West Lodge Gatehouse, Bounstead Road (Ref. DCC25984), 131 Berechurch Hall Road (Ref. DCC25385) and Fridaywood Farm (Ref. DCC25862) — that are on the Local List.

The site currently makes a low positive contribution to the setting and significance of the scheduled monument of Gosbecks Iron Age and Romano-British site, as well as the locally listed building of West Lodge Gatehouse. It also makes a neutral to low positive contribution to the setting and significance of the locally listed 131 Berechurch Hall Road and Fridaywood Farm.

Development within the site could be visible from the scheduled area of Gosbecks, depending upon its layout, scale and form, and this could have a negative effect. It could result in the loss of the rural setting to the east of the Iron Age and Romano-British site, with the western edge of the site most sensitive to this.

Development within the site would also result in the potential loss of archaeological remains associated with the Iron Age and Romano-British settlement of the area. Impacts upon the below ground archaeological resource could be addressed by a programme of archaeological evaluation and mitigation. Depending on the significance of the remains found during the evaluation this could include preservation *in situ* of significant remains. The results of the archaeological evaluation should therefore be used to inform the layout and design of the new development.

Depending upon its location and scale, the development could have a negative impact upon the setting of several locally listed buildings identified in the environs of the site. The allocation of the site could introduce new development into views from these assets, eroding the rural and isolated character of these assets. The eastern edge of the site, as well as the north-eastern and south-eastern corners of the site, are the most sensitive parts of the site due to their proximity to the surrounding heritage assets.

The whole site is considered to have the potential to contain archaeological remains, both associated with the undated cropmarks at Site north of Birch Grove (EHER MCC8692) and the Romano-British hearth and burial at Site north of Birch Grove (EHER MCC7670), and as yet unknown 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 archaeological evaluation and recording 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:

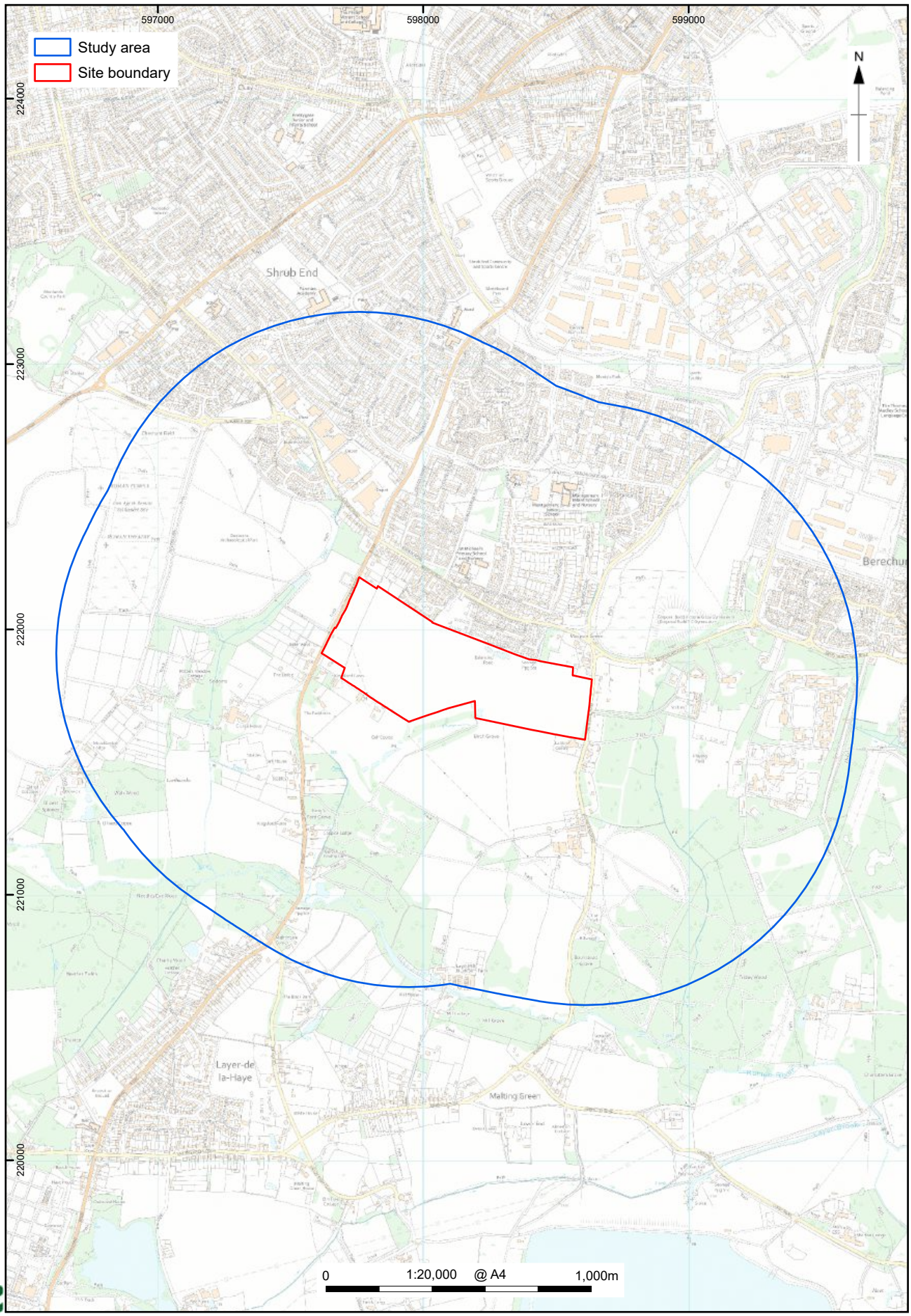
- the retention and enhancement of planting around the edges of the site to provide natural screening between heritage assets and new development;
- a gradual increase in the density and scale of development, especially from the western edge of the site, in order to reduce its visual incongruity in the area;
- the use of green space in the west and east of the site to provide buffers between new development and heritage assets, as well as the use of strategic green space to break up the density of development; and
- limits on the heights of buildings.

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

References

British Geological Survey (BGS 2026), Geology Viewer, available from: https://geologyviewer.bgs.ac.uk/ (accessed 06 July 2026)

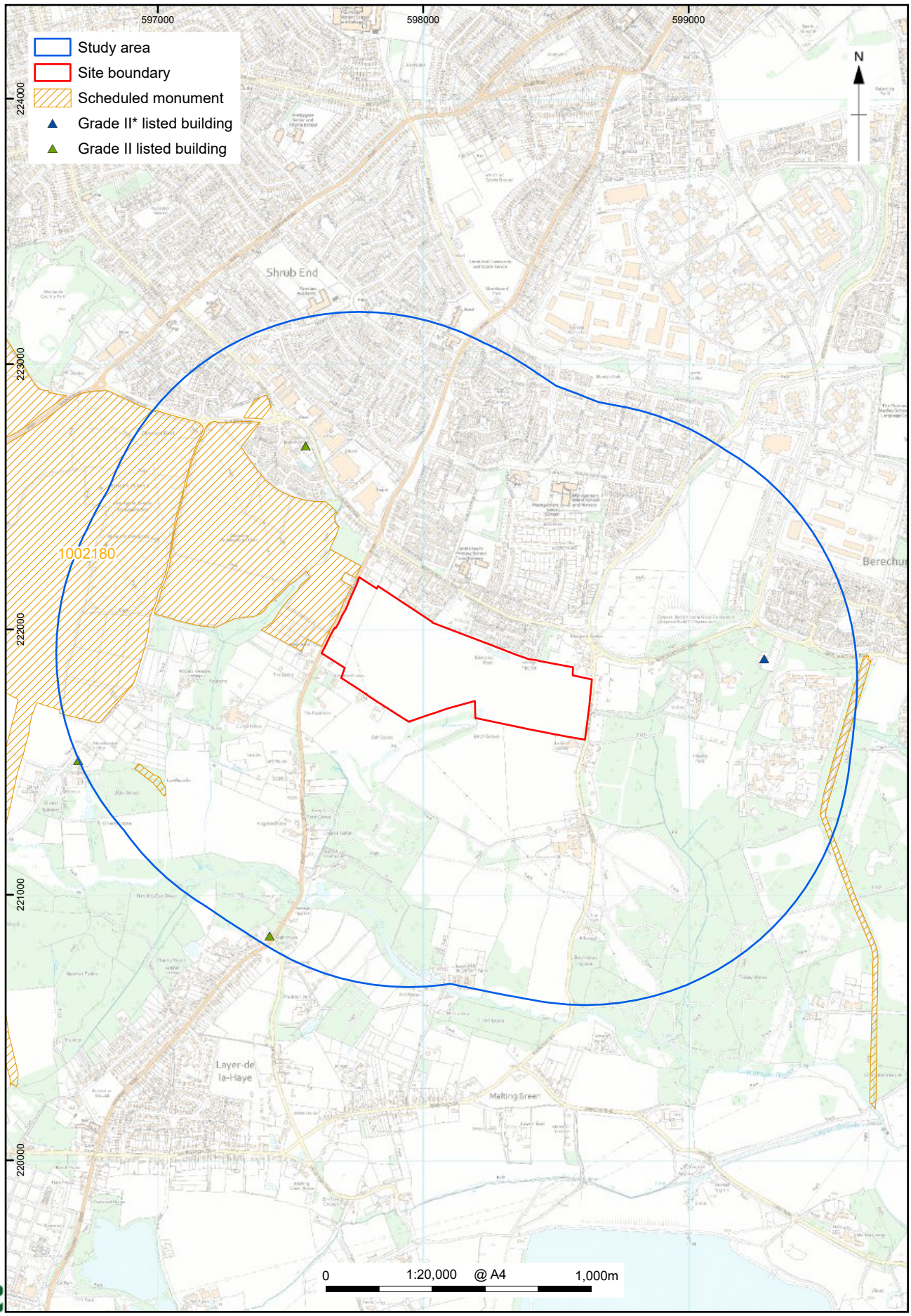
Place Services, 2025, *Heritage Impact Assessment Sift Methodology*, Place Services



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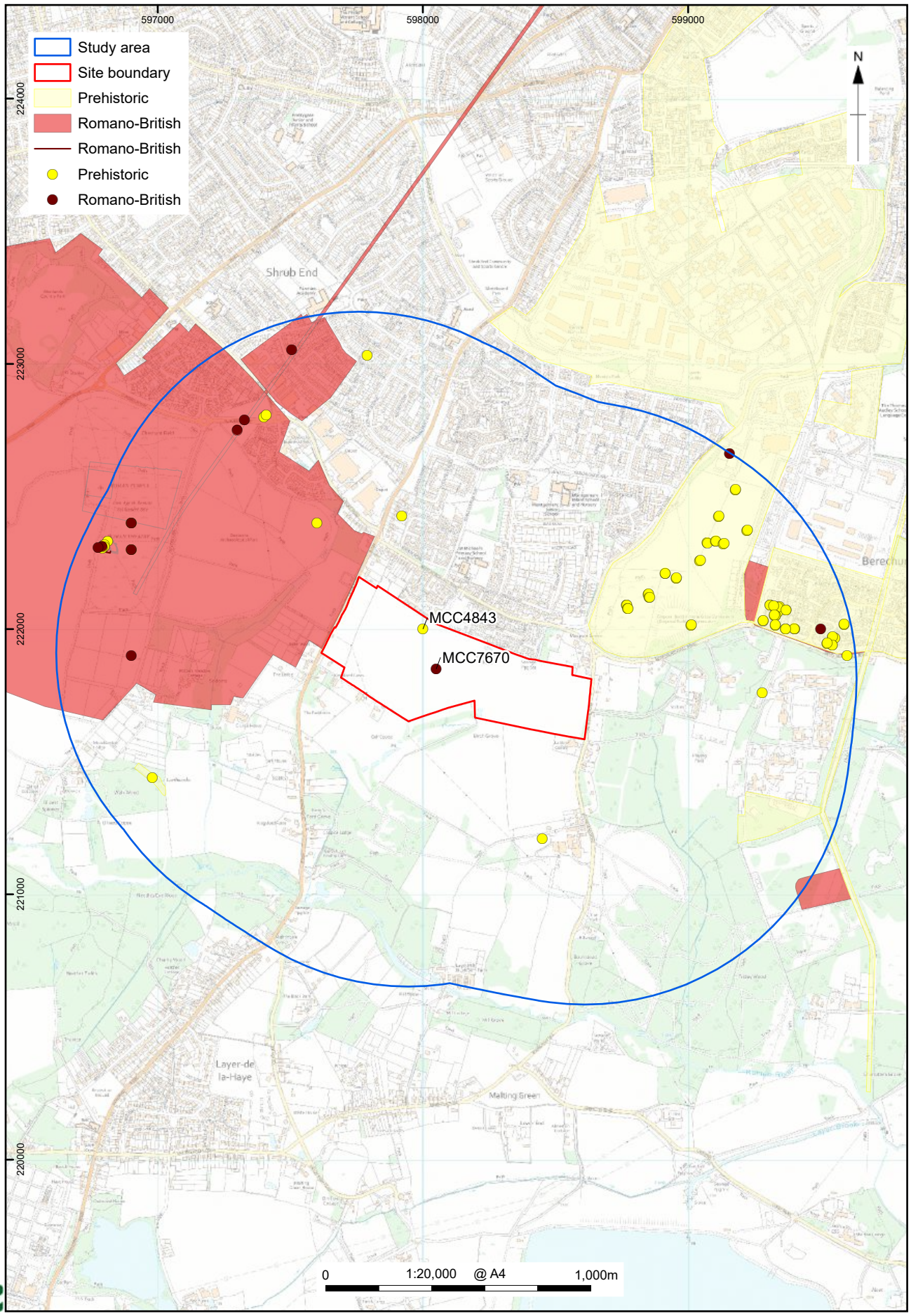
Figure PP10.1: Site location



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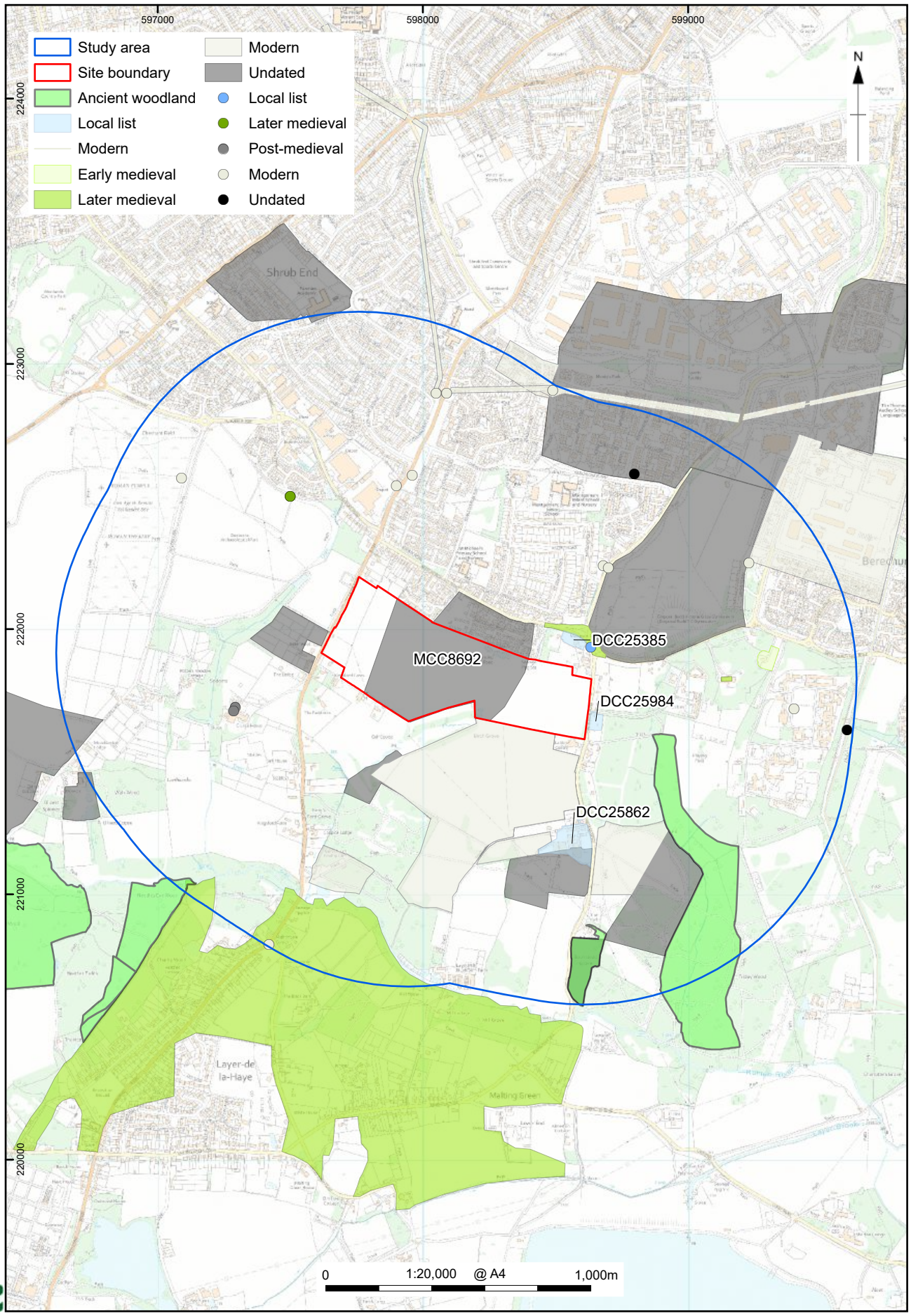
Figure PP10.2: Designated heritage assets within the study area



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Figure PP10.3: Prehistoric and Romano-British non designated heritage assets within the study area



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Figure PP10.4: Medieval, post-medieval, modern and undated non-designated heritage assets within the study area

Appendix B5 PP17: Land South of A12, Marks Tey Growth Area

Detailed Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP17

Introduction

Site PP17 (Land South of A12, Marks Tey Growth Area) is identified in the emerging Local Plan as a potential allocation for residential development. The majority of the site is located within the parish of Copford, but the northern part extends into the parish of Marks Tey. The site covers approximately 95.6 hectares and was flagged for a more detailed heritage impact assessment in the Sift Methodology (Place Services 2025) due to the size of the development, as well as the presence of the scheduled monument and listed buildings associated with Marks Tey Hall within the site, and the scattered listed and non-listed farms in the surrounding area. The allocation has been extended from the Regulation 18 allocation to include the Livelands area in the north of the site, an extension of 3.44 hectares, for the same number of dwellings (1500).

Site description

The site comprises an irregularly shaped area that incorporates multiple fields, primarily in arable use, but also including buildings and storage space of the Livelands Business Park in the north. It extends south from Marks Tey and the A12, approximately 1km to the west of Copford and 7.5km to the west of the historic core of Colchester. It is mostly surrounded by arable land, with the exception of the area to the immediate north, where the A12 passes along the edge of the site and is lined by residential and commercial premises. Where the site boundary meets field edges, it consists of hedgerows containing mature trees. Where the site boundaries do not correspond to field edges, these are open to the remainder of each field.

The site sits on gently undulating terrain, on high ground that slopes down towards Easthorpe to the south. Within the site, this gently rises from approximately 36.4m above Ordnance Datum (aOD) in the south-east to 39.5m aOD in the north and 42.7m aOD in the south-west. The underlying bedrock geology of the site is clay, silt and sand of the London Clay Formation. This is overlain by diamicton deposits of the Lowestoft Formation (BGS 2026).

Heritage assets within the site

Heritage assets identified within the site relate to a cluster of assets associated with Marks Tey Hall in the north of the site. These comprise the scheduled medieval moated site at Marks Tey Hall (NHLE 1477794), the Grade II* listed building of Marks Tey Hall South Barn (NHLE 1224577) and the Grade II listed buildings of Marks Tey Hall (NHLE 1224576) and the barn to north-west of Marks Tey Hall (NHLE 1266768). Associated with these is the wider extent of the moated enclosure associated with Marks Tey Hall (EHER DCC26116) and the site of a historic farmstead (EHER MCC9209), although over 50% of its buildings have been demolished.

The projected routes of two Roman roads (EHERs MCC7615 and MCC7684) pass through the site and intersect at its centre. There are also a number of undated cropmarks associated with field and woodland boundaries (EHERs MCC8623 and

MCC8629) in the northern and southern parts of the site. A collection of probable prehistoric burnt flints (EHER MCC8614) and a Bronze Age spearhead (EHER MCC7536) have also been recovered from the area of Marks Tey Hall in the northern part of the site.

The large fields of the site are bounded by a mixture of low and high hedges intermixed with mature trees, creating a sense of openness within the site and the surrounding landscape. These are focused to the east, south and west, but mostly framed by tree and hedge lines. A locally important view within the Marks Tey Neighbourhood Plan (Marks Tey Parish Council 2019) is also located within the site (*View 10: Marks Tey Hall*). This view looks south-west across the moated site from the adjacent footpath and takes in Marks Tey Hall and the moat, although much of the view incorporates trees.

Heritage assets in the surrounding area

Designated heritage assets

In addition to the scheduled monument and listed buildings associated with Marks Tey Hall within the site, a further 37 designated heritage assets have been identified in the study area, comprising one conservation area, one scheduled monument and 35 listed buildings.

Conservation Area

Copford Conservation Area (Ref. DEX22987) is located 430m to the east of the site. It covers the historic area of Copford Green and contains nine Grade II listed buildings of architectural or historic interest, most of which are situated along School Road. This is separated from the site by the intervening agricultural land, and is screened from it by trees and hedges. It is unlikely to be affected by development within the site and has been scoped out from further assessment.

Scheduled Monument

In addition to the medieval moated site within the site (NHLE 1477794), a further scheduled monument, the Circular brick kilns at W.H. Collier Brick and Tile Works (NHLE 1020999) is located 600m to the north of the site. This is separated from the site by the intervening roads, planting and existing buildings. It is unlikely to be affected by development within the site and has been scoped out from further assessment.

Listed buildings

In addition to the listed buildings associated with Marks Tey Hall within the site, a further two Grade I, two Grade II* and 31 Grade II listed buildings are located within the study area.

The closest listed buildings comprise Doggets Hammer Farm (NHLE 1266767) located 130m to the west of the site, and a group of three listed buildings – Mulberry Green Farmhouse (NHLE 1239080), Pantiles (NHLE 1239140) and Bywater Cottage (NHLE 1239145) – which are located within 200m of the south-east of the site at Mulberry Green. These Grade II listed buildings have been scoped into the assessment due to their proximity to the site and the intervisibility afforded by the low hedges and gaps in the planting.

Two Grade I listed buildings are located within the study area. To the north this comprises the Church of St Andrew (NHLE 1266781), located 500m from the site. This is separated from the site by the intervening A12 and A120, as well as its distance and the surrounding planting. To the south, the Church of St Mary (NHLE 1238968) is located 750m from the site. This is separated from the site by the intervening distance, topography and planting. They are unlikely to be affected by development within the site and have been scoped out from further assessment.

In addition to the barn within the site, there are a further two Grade II* listed buildings within the study area. These comprise Easthorpe Hall (NHLE 1273949) and St Mary's Grange (NHLE 1239072) which form part of the historic settlement at Easthorpe, 670m to the south of the site. These are separated from the site by the intervening distance, topography and planting. They are unlikely to be affected by development within the site and have been scoped out from further assessment.

In addition to the Grade II listed buildings within, and in close proximity to the site, there are a further 27 Grade II listed buildings within the study area. These include nine within the Copford Conservation Area to the east of the site that contribute to its character, as well as seven associated with the settlement at Easthorpe to the south, and 11 across the study area. These represent the rural dwellings (NHLEs 1224446, 1224522, 1224586, 1225571, 1238917, 1238919, 1238922, 1238925, 1238959, 1239071, 1239075, 1273853 and 1273901), public houses (NHLEs 1238921 and 1238926), farmsteads (NHLEs 1224575, 1238916, 1238918, 1238920, 1238927, 1273897, 1273898, 1273899, 1273926, 1273947 and 1273948) and industrial activity (NHLE 1266780) of the area. These are separated from the site by either topography, planting, existing development or the A12. They are unlikely to receive setting effects from development within the site and have been scoped out from further assessment.

Non-designated heritage assets

In addition to the heritage assets within the site, a total of 95 non-designated heritage assets have been identified within the study area.

Ancient Woodland

A single area of Ancient woodland, Seller Wood (Ref. 1116929) is located 990m to the south-east of the site. This is separated from the site by distance and the intervening trees and hedges. It is unlikely to be affected by development within the site and has been scoped out from further assessment.

Local List

In addition to the locally listed remains associated with the moated manor (Ref. DCC26116) within the site, a further 14 monuments recorded on the Local List are within the study area. These relate to the post-medieval settlement (EHERs DCC26111, DCC26112, DCC26114, DCC26115, DCC26120 and DCC26121) farmsteads (EHERs DCC26117 and DCC26118), former industrial activity (EHER DCC26109), the railway (EHER DCC26110) and road infrastructure and street furniture (EHERs DCC26148, DCC26158 and DCC26188) in the surrounding area. The locally listed Potts Green (EHER DCC26113) relates to the historic common land to the west of the site.

These assets are separated from the site by planting, existing development or distance. They are unlikely to be affected by development within the site and have been scoped out from further assessment.

Historic Environment Record

Heritage assets

In addition to the Roman roads, cropmarks and finds recovered within the site, a total of 80 non-designated heritage assets have been recorded within the study area.

The earliest of these relate to palaeobotanical evidence of a lake that had been formed on top of deposits left behind by retreating ice at the end of the Anglian glaciation, shortly before 400,000 BP (EHER MCC10145), 350m to the north of the site. Beyond this, evidence of prehistoric activity is limited to findspots of prehistoric material, including two Palaeolithic axes (EHERs MCC7614 and MCC7659) found to the north-west of the site; a Middle Bronze Age palstave (EHER MCC8592) found in the field to the south; an Iron Age coin hoard (EHER MCC7550) found to the north-west; and a Late Iron Age necklace bead (EHER MCC7275) found to the west.

Romano-British evidence is dominated by the presence of a further three roads (EHERs MCC7012, MCC7518, MCC7544, MCC7551 and MCC8754) that extended into and across the study area. Although the A12 and A120 follow the routes of two of these (the main Roman roads linking Colchester with London and Bishops Stortford respectively), these are not able to be appreciated as Roman roads due to their associated modern infrastructure. In addition to these, finds of Romano-British pottery, coins and metal artefacts (EHERs MCC4941, MCC5316, MCC7433, MCC7462, MCC7547, MCC7613, MCC7626, MCC7661, MCC8133, MCC8146 and MCC8250) have been recovered from scattered locations across the study area.

From the later medieval period onwards, the site has formed part of the agricultural land that would have been associated with settlement at Copford and Marks Tey. Common land associated with historic greens was located to the south-east (EHER MCC9112), east (EHERs MCC9113 and MCC9115) and west (EHER MCC9116) of the site. Settlement at Marks Tey and Easthorpe is indicated by the establishment of the churchyards at St Andrews Church (EHER MCC10022) and St Mary's Church (EHER MCC10020) respectively. In addition to these, later medieval pottery and coins (EHERs MCC8132 and MCC8147) have been recovered to the south and west of the site.

The site continued in agricultural use during the post-medieval period. However, the wider area also included industrial activity, highlighted by industrial buildings such as bottle kilns (EHER MCC4392), brick kilns (EHERs MCC5069 and MCC7633) and associated buildings (EHER MCC5417), as well as a railway goods yard (EHER MCC10207). Meanwhile modern assets include Marks Tey War Memorial (EHER MCC10021), a World War II British Resistance Hideout (EHER MCC5530) and a signpost at the junction of Church Road, Rectory Road and School Road (EHER MCC5564).

Beyond these, a large portion of the recorded evidence within the study area relates to undated cropmarks of field boundaries, enclosures, and pits (EHERs MCC5701, MCC5703, MCC5704, MCC7063, MCC7695, MCC7081, MCC7766, MCC8621, MCC8623, MCC8629 and MCC8640).

History and development of the allocation

The site mostly covers fields that have been within agricultural use since at least the medieval period. It extends south from the roadside settlement at Marks Tey, with Copford 430m to the east of the site, in the area now known as Copford Green.

Settlement is dispersed across the area with Marks Tey Hall the only dwelling recorded within the site.

The Colchester Landscape Character Assessment indicates that the site lies within the Easthorpe Farmland Plateau (Area B2). This area is predominantly an arable landscape that features a historic settlement pattern of dispersed small villages, hamlets and farmsteads along lanes. During the modern period there has been significant modern development around Marks Tey and ribbon development along the roads leading out of settlements, and the modern road network weakens the rural feel to the north of the site. At present, the settlement edges at Marks Tey and Copford are exposed and poorly integrated into the landscape. The agricultural landscape within Area B2 is made up of pre-18th century irregular enclosure, as well as more regular 18th and 19th century enclosure. However, much of the older field patterns have been lost by field amalgamation during the 20th century. While the field boundaries are typically defined by hedgerows, blocks of woodland, including the Ancient Woodland of Seller Wood (Ref. 1116929) 990m to the south-east of the site, are scattered across this landscape, and these limit and frame views into the landscape (LUC 2024, pp. 171-181).

The majority of the site is located within the Abberton area Historic Landscape Character Area, with the north within the Roman River valley area. These comprise an undulating landscape with a varied field pattern dominated by pre-18th century irregular fields, but also including co-axial rectilinear fields and areas of later piecemeal enclosure, as well as areas of enclosed meadow pasture and ancient woodland in the river valley. Historically, the settlement of this area comprised dispersed clusters of buildings and farmsteads bordering small greens in the Abberton area, while the Roman River valley area comprised dispersed settlement centred on church/hall complexes, manors, farms and hamlets. Within this, the site conforms to the general character of the area and is dominated by areas of pre-18th century enclosure, with later 18th to 19th century enclosure in the west. The medieval and post-medieval settlement of Marks Tey Hall is located in the northern part of the site (Bennett 2013).

The Marks Tey Character Assessment (Marks Tey Parish Council 2019) identified views that were considered important by Marks Tey residents. In addition to the view within the site (view 10), one view (View 11) incorporates part of the site. This view, from Potts Green towards Easthorpe, includes the western edge of the site, encompassing the open farmland of the area, but is partially restricted by the intervening hedges and trees. The historic village green was located to the north-east of Doggets Lane, 115m to the north-west of the site with trees now surrounding this area. While the fields in this area have been subject to some amalgamation, there are hedges that survive from the 1843 tithe maps that contribute to these views. The site has changed little since the first available map which shows the area in any detail, Chapman and Andre's 1777 map of Essex. This shows the site as being undeveloped land between the dispersed settlement at Potts Green to the west, Marks Tey Hall to the north, Copford and Mulberry Green to the east and The Holt to the south. On the 1881 Ordnance Survey map, several structures are evident in the corner of one of the fields in the west of the site, 350m south of Marks Tey Hall. However, these had been removed by the next available map (1897), suggesting a re-organisation of how the land was worked in that time. The 19th century field boundaries have largely been preserved in the modern landscape, although some boundaries have been lost in

recent years to make larger fields which are more suitable to modern farming methods.

The northern part of the site lies within the parish of Marks Tey, while the southern part is within the parish of Copford. The parish boundary follows its historic route broadly north-east to south-west across the site with parts of this following field boundaries that are marked by hedgerows. Where hedgerows mark the line of the parish boundary, they are considered important hedgerows under the Hedgerow Regulations (1997). The site is crossed by multiple public rights of way (PRoW), including Copford 16, Copford 26, Marks Tey 17 and Marks Tey 18.

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. Given the presence of cropmarks across the site, geophysical survey and 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 is limited to findspots, including a collection of probable prehistoric burnt flints and a Bronze Age spearhead (EHERs MCC8614 and MCC7536) within the site. The site is considered to have a low potential to contain prehistoric evidence but may contain prehistoric finds similar to those recovered from the northern part of the site. Such remains would be of low (local) significance.

Romano-British evidence includes the routes of eight roads including two that cross the site (EHERs MCC7615 and MCC7684). However, it is dominated by findspots that have been recovered from scattered locations across the study area. The site is considered to have a high potential to contain Romano-British remains. Where these are identified, they are likely to be of low (local) to medium (regional) significance and associated with the local roads, but may include roadside settlement and findspots.

The site has been in agricultural use since the medieval period, with cropmarks of former field boundaries identified within the site (EHERs MCC8623 and MCC8629). The historic parish boundary also crosses the site and could be associated with earthworks. As such, the site has a high potential to contain medieval, post-medieval and modern agricultural remains, as well as those associated with the parish boundary. Such remains, if present, would mostly be of low (local) significance, although those associated with the parish boundary would be of medium (regional) significance.

Previous activity on the site, including agricultural practices and planting, will have disturbed or truncated buried archaeological remains in places. However, it is likely that archaeological remains will survive in less disturbed areas or below the depth of disturbance caused by ploughing. In the north of the site, development associated with the buildings and ‘yard’ area for the Livelands Business Park may have caused deeper disturbance, especially within the footprints of buildings.

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 remains identified within the site:

- Scheduled monument of Medieval moat at Marks Tey Hall (NHLE 1477794);
- Grade II* listed building of Marks Tey Hall South Barn (NHLE 1224577);
- Grade II listed building of Marks Tey Hall (NHLE 1224576); and
- Grade II listed building of Barn to North-West of Marks Tey Hall (NHLE 1266768).

As well as these, it focuses on the four closest Grade II listed buildings to the site:

- Doggets Hammer Farm (NHLE 1266767) and Hammer Farm (EHER MCC9213);
- Mulberry Green Farmhouse (NHLE 1239080);
- Pantiles (NHLE 1239140); and
- Bywater Cottage (NHLE 1239145).

Marks Tey Hall

The northern part of the site contains the scheduled monument of the medieval moat at Marks Tey Hall (NHLE 1477794), with the Grade II listed Marks Tey Hall (NHLE 1224576) located within it. To the west are the Grade II* listed Marks Tey Hall South Barn (NHLE 1224577) and the Grade II listed barn to the north-west of Marks Tey Hall (NHLE 1266768).

The medieval moat (NHLE 1477794) is of **high** significance due to the archaeological interest associated with its surviving buried and above-ground remains. It comprises the north, east and south arms of a rectangular moat enclosing Marks Tey Hall, with a relatively undisturbed platform and potential for preserved palaeoenvironmental evidence.

Marks Tey Hall (NHLE 1224576), a Grade II listed building, is of **high** significance due to the historic and architectural interest inherent in its built form and surviving historic fabric. It is a mainly 16th-century timber-framed structure with earlier and later elements, two-storeys high with attics.

Marks Tey Hall south barn (NHLE 1224577), a Grade II* listed building, is a two-storey timber-framed barn built around 1400, later adapted with a granary on the first floor. It is of **high** significance due to the historic and architectural interest inherent in its built form and surviving historic fabric. This is on the Heritage at Risk register due to its poor and declining condition.

The barn to the north-west of Marks Tey Hall (NHLE 1266768) is a Grade II listed 17th-century two-storey red brick barn, is also of **high** significance due to the historic and architectural interest inherent in its built form and surviving historic fabric.

The visual and spatial relationship between the three listed buildings and the scheduled monument contribute to the historic interest of all four assets by illustrating the evolution of the moated site over time and preserving the historic layout of the post-medieval hall and its outbuildings. Views of these assets from the footpath to the east allow connection between the moated site and the later listed

buildings to be appreciated and make a **low positive** contribution to the setting of these assets.

Marks Tey Hall lies in the northern part of the site, forming a wooded and settled enclave within broader agricultural fields. Associated farm buildings remain within the enclosed complex, although most of those associated with the historic farmstead (EHER MCC9209) have been demolished. The surrounding landscape is characterised by dispersed settlement and farmsteads, with main concentrations of development north of the A12. Although planting limits intervisibility between the listed structures and moat and the rest of the site, gaps in the trees allow some views across the agricultural land (to the west and south-west), with the site forming part of the wider agricultural landscape. Although the hall is mostly screened from view from the site by its surrounding planting, an important view (View 10) looks across the moat towards the hall from the footpath to the east of the hall, and the upper part of the hall is visible amongst the surrounding trees, to the east of modern farm buildings, from the western part of the site. These views illustrate the original rural context of the moated site and later hall, and make a **low positive** contribution to the setting of these assets by helping to preserve the rural character of the area. Outside the area of the scheduled monument, the site makes a **low positive** contribution to its setting as the rural character of the site allows the scheduled monument to be appreciated as part of the dispersed rural settlement of the area.

Doggets Hammer Farm (NHLE 1266767) and Hammer Farm (EHER MCC9213)

Doggets Hammer Farm is a Grade II listed building, regarded as being of **high** significance due to the historic and architectural interest evident in its built form and surviving historic fabric. It is a two-storey, 16th-century timber-framed structure. The 1843 tithe map, along with historical Ordnance Survey mapping, suggests that the building may previously have been known as Doggets (Tithe) and later as Hammer Farm by the time of the First Edition OS County Series map (1874–1887).

The building is located approximately 140 metres to the west of the site and is a residential property, with the historic Hammer Farm (EHER MCC9213) to its west, on the opposite side of Potts Green (EHER MCC9116). There is limited separation between the listed building and the site, with trees and hedgerows providing partial screening. However, gaps in the vegetation allow views onto the site.

Hammer Farm (EHER MCC9213) is shown on Chapman and André's 1777 Map of Essex at Pots Green. Although historically a farmstead, this has been converted into residential properties with modernisation and alteration to the buildings. These are mostly screened by the surrounding trees and hedgerows, although there is some limited intervisibility with the western edge of the site.

The surrounding landscape is characterised by dispersed settlement and farmsteads, with the main concentration of development situated north of the A12. The site forms part of the agricultural landscape that would historically have been associated with the farm that lay to the west of the listed building, and which its name suggests may have been associated with the building.

Adjacent to Doggets Hammer Farm, View 11 looks out across the western part of the site towards Easthorpe. This view includes hedges and trees that are marked on the tithe map of the area.

Overall, the site makes a **low positive** contribution to the setting of the listed building and historic farm by helping to preserve the rural character of the area and its potential historic association with the farm that lay to its west.

Mulberry Green

Three Grade II listed buildings form a small group at Mulberry Green, extending to within 100 metres of the site.

Mulberry Green Farmhouse (NHLE 1239080) is a Grade II listed building of **high** significance, due to the historic and architectural interest evident in its built form and surviving historic fabric. It is a two-storey, 19th-century brick house with later extensions and an early 19th-century garden wall to the front. Historically, this property formed part of the farmstead of Mulberry Green Farm (EHER MCC9198).

Bywater Cottage (NHLE 1239145) is a Grade II listed building which is of **high** significance, due to the historic and architectural interest inherent within its built form and surviving historic fabric. It comprises a pair of two-storey, 18th-century brick cottages with early 19th-century alterations.

Pantiles (NHLE 1239140) is a Grade II listed building which is also of **high** significance due to the historic and architectural interest evident in its built form and surviving historic fabric. It is a two-storey, early 19th-century brick house with a 19th-century extension. Historically, this property formed part of Pantile Farm (EHER 9200).

Together these buildings form part of the historic settlement of Mulberry Green, the visual and spatial relationship between these buildings and the historic village green allows the layout of this small settlement to be better understood and contributes to the historic interest and setting of all three buildings.

The site forms part of the agricultural setting in which these properties were originally established and allows Mulberry Green Farmhouse and Pantiles to be understood as farm buildings within surrounding farmland. Occasional trees and areas of woodland historically lined field and road edges in the area, providing limited separation between the properties and the site. Views towards the site are possible through and above the planting, although Bywater Cottage has less intervisibility than the other two properties.

The current site boundaries align with those shown on historical mapping, helping to preserve the original field systems to the north of the properties, although some internal boundaries have been lost.

Views of the agricultural land within the site make a **low positive** contribution to the setting of Mulberry Green Farmhouse and Pantiles, by preserving the original rural context of the settlement at Mulberry Green. It makes a **neutral** contribution to the setting of Bywater Cottage due to the additional screening provided by the buildings and planting to the north of the property.

Impact assessment

The Land South of A12, Marks Tey Growth Area allocation would include up to 1500 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.

Historic Settlement Pattern

Development within the site would result in a loss of agricultural land and would introduce 1500 new residential units into the site. Historically, settlement within the area has been dispersed with clusters of buildings focused upon the historic farmstead and with agricultural land preserving gaps between farms and houses. While modern development has taken place at Marks Tey to the north and along the A12 corridor, the settlements at Copford Green (including the conservation area), Mulberry Green and Easthorpe retain this character. The introduction of a development of this scale into their rural setting would significantly alter the historic settlement pattern in this area.

The view from Potts Green towards Easthorpe (View 11) incorporates the western edge of the site with historic hedgerows within this view. Development within the site would introduce buildings into this view of the open farmland that forms part of this rural setting between settlements.

Marks Tey Hall

Development within the allocation will result in the introduction of residential development into the agricultural land surrounding the heritage assets at Marks Tey Hall. The moated site and later hall were originally isolated structures with a rural character. While modern development to the west has eroded this character, it is still appreciable in the modern landscape and preserved by the views connecting these assets to the surrounding agricultural land, as well as towards the 16th century Doggets Hammer Farm (NHLE 1266767) to the west. Although the surrounding trees provide a large amount of screening to the complex, development in the area surrounding the listed buildings and scheduled monument at Marks Tey Hall would reduce the isolated rural character of these assets and this would have a negative impact upon their settings.

Additionally, increased traffic noise and pollution, as well as construction activity, could adversely affect the rural setting of these heritage assets, by introducing additional construction activity and traffic into the quiet, rural landscape to the south. This impact would be moderated by the presence of existing traffic noise associated with the A12 which could be heard in the north and west of the site. Any impacts arising from construction activity are likely to be temporary in nature, while those associated with the life of the development would be permanent.

The maintenance and enhancement of the existing trees surrounding this complex of buildings, as well as the use of a buffer of green space and further planting in the northern part of the site could help to retain the dispersed nature of the complex and return some of the character of the area.

Development within the scheduled area could result in direct disturbance to archaeological remains that would be permanent and irreversible. The scheduled monument should be preserved *in situ*. Any works affecting the scheduled monument would require Scheduled Monument Consent.

Any works directly affecting the listed buildings would require Listed Building Consent. The Grade II* listed barn to the south of Marks Tey Hall (NHLE 1224577) is on

the Heritage at Risk register. Its inclusion within the area of the site provides an opportunity to undertake work necessary for its conservation and to secure its long-term viable use, thereby enhancing its significance.

Doggets Hammer Farm (NHLE 1266767) and Hammer Farm (EHER MCC9213)

Depending upon its form and layout, development within the site could result in a loss of agricultural land in the area to the south-east of the farm and the introduction of new development into views looking in this direction from the listed building. Although it may introduce built development into the area between the listed building and Marks Tey Hall (NHLE 1224576) to the north-east, the property faces the agricultural land to the south. Agricultural land (outside the site) also lies in the area between these heritage assets and the site. Any new development would be separated from the listed building by the intervening agricultural land. However, should new development become visible from the listed building or historic farm, it would reduce their isolated agricultural and rural character. This impact could be lessened, but not entirely prevented, by preserving the agricultural land between the site and this listed building.

Additionally, increased traffic noise and pollution, as well as construction activity, could adversely affect the rural setting, including introducing these in the quiet, rural area to their south and east. However, traffic noise associated with the A12 could be heard in the north and west of the site. Any impacts arising from construction activity are likely to be temporary in nature, while those associated with the life of the development would be permanent.

Mulberry Green

Depending upon its form and layout, development within the site could result in a loss of agricultural land in the area to the north-west of the three listed buildings at Mulberry Green. The introduction of large-scale development into the area surrounding the listed buildings could potentially erode the historic layout of the settlement making it less appreciable as a small green-side hamlet. The erosion of the agricultural landscape to the north-west could have a particular effect upon Mulberry Green Farmhouse (NHLE1239080) and Pantiles (NHLE1239140) by eroding the visual connection between these former farm buildings and the surrounding agricultural landscape. The scale of the impact resulting from development within the site would be dependent on the layout and scale of the new development and could be reduced to a degree by preserving the agricultural land (outside the site) separating the site from Mulberry Green.

Additionally increased traffic noise and pollution, as well as construction activity, could adversely affect the rural setting, including introducing these in the quiet, rural area to their north-west. Any impacts arising from construction activity are likely to be temporary in nature, while those associated with the life of the development would be permanent.

Known archaeological remains

Depending upon the layout of the new development, groundworks associated with the allocation could result in direct disturbance or loss of archaeological remains associated with the routes of two Roman roads (EHERs MCC7615 and MCC7684), the historic farmstead (EHER MCC9209) and areas of undated cropmarks relating to field

and woodland boundaries (EHERs MCC8623 and MCC8629) within the site. These impacts would be permanent and irreversible.

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.

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.

Cumulative impacts

A second large-scale proposed residential allocation (PP18) lies to the north of the site. Smaller proposed residential allocations (PP29a and PP29c) lie to the east, while proposed employment allocations (PEP5 and PEP6) lie to the west. 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. Marks Tey and the road network provide separation between the site, the residential allocation PP18 and historic settlements to the north, while the A12 provides some separation from the potential employment allocation PEP6 to the west. Copford also provides separation from the proposed residential allocations PP29a and PP29c to the east. However, only agricultural land separates this site from the larger proposed employment allocation PEP5 to the west.

The separation provided to the north and east by modern development, roads and intervening agricultural land outside the potential allocations means that the cumulative impact with PEP6, PP18, PP29a and PP29c may result in harm to the significance of the settlement pattern and rural character of the area, which would be limited in nature. This change in settlement pattern would include some coalescence with dispersed settlements, including Copford Green, which includes Copford Conservation Area (Ref. DEX22987), Mulberry Green and Easthorpe, through the extension of settlement edges southwards from Copford and Marks Tey.

Proposed allocation PEP5 lies within the same agricultural setting as this site, although agricultural land would remain outside both allocations. There is therefore potential for the two proposed developments to contribute to coalescence with settlements to the west (Potts Green and its listed building), south (Easthorpe and its listed buildings) and south-west (Easthorpe Green). Given the proximity of both allocations 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 substantial harm to the

historic settlement pattern and the listed building of Doggets Hammer Farm (NHLE 1266767).

Several locally and nationally listed buildings, as well as scheduled monuments, lie within the study areas for this site and the other potential allocations (PEP5, PEP6, PP18, PP29a and PP29c). However, most of these heritage assets are separated from the site, and the other potential allocations are also separated from the assets affected by this site (NHLEs 1224576, 1224577, 1266768, 1239080, 1239140, 1239145 and 1477794). On this basis, no cumulative impacts are anticipated for these heritage assets. There are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Potential allocation PEP5 lies 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, in combination with the potential impact of this site to their south-east. Together, the two allocations may introduce built development and result in the loss of agricultural and rural setting in these directions. As such, there is potential for a limited cumulative impact, resulting in harm to the setting of Doggets Hammer Farm and Hammer Farm. Further afield, the Marks Tey Hall medieval moat complex (NHLEs 1224576, 1224577, 1266768 and 1477794) is separated from PEP5 by distance and intervening planting. While development within both the site (PP17) and PEP5 would reduce agricultural land in the wider landscape surrounding the moated complex, PEP5 is separated from the complex by distance, intervening planting, agricultural land and the western part of this site. Development within PEP5 would not therefore add materially to the setting impacts arising from PP17. As such, no additional cumulative impact is anticipated on the Marks Tey Hall medieval moat complex.

Recommendations

Although the development is likely to cause heritage harm which cannot be fully avoided given the scale of the proposed allocation, the following mitigation and enhancement measures may help to reduce the impacts of the development:

Design recommendations

- A buffer of green space and planting should be maintained around the Marks Tey Hall complex in the north of the site in order to retain its isolated character and preserve any archaeological remains associated with the scheduled monument. To the north, east and west, the existing trees provide a defined area that separates the moated complex from the surrounding landscape. To the south-west, views are more open, although existing planting around the modern farm, as well as the later buildings provide some erosion of setting. Within this area, the scheduled moated site and listed buildings should be preserved *in situ* within the development. Scheduled Monument Consent and Listed Building Consent would be required for any works that physically affect these assets. To the south-west, a gradual reduction in the density of buildings should also be incorporated towards the edges of built development, in order to reduce the visual impact in this direction. Planting should also be retained and enhanced where possible, including the use of native species.

- Depending on ownership, conservation work could be undertaken on the Grade II* listed Marks Tey Hall south barn (NHLE 1224577), which is on the Heritage at Risk register due to its poor and declining condition. This would help to secure its long-term maintenance and use, helping to preserve it for the future and enhance its significance.
- Green space should be retained in the west of the site (near Doggets Hammer Farm) and south-east of the site (near Mulberry Green) to preserve the dispersed character of the settlement in these areas. A corridor of green, rural space should also be maintained in the west of the site in order to preserve rural views out from Marks Tey Hall, especially where these views look towards, and incorporate, Doggets Hall Farm.
- The existing planting and hedgerows, both those around the edges of the site and forming boundaries within it, should be retained where possible in order to maintain visual and audial screening between the site and nearby heritage assets. Some of these may form historic hedgerows that are considered important under the Hedgerow Regulations, and their retention would help to preserve the green backdrop to the conservation area and listed buildings in views looking out from the surrounding lanes. Where the parish boundary is preserved in a hedgerow, this is considered important under the Hedgerow Regulations and should be preserved.
- Areas of substantial green infrastructure should be used to break-up built development and maintain a sense of separation through the retention of field boundaries. Landscape buffers should be used to soften the edges of built development, and where this is visible, native trees and hedges should be planted in order to soften their edges. Where possible, large dense blocks of development, especially with uniform layouts, should be avoided.
- Design should reflect the historic settlement pattern and rural setting of the area, and respond to the character of the surrounding heritage assets. Building forms and materials should be in keeping with the character of the surrounding buildings (utilising the Essex Design Guide), particularly in areas adjacent to the listed buildings. Building heights should be restricted to respect the presence of the trees within views across the area, to prevent built development from dominating the skyline, and to help preserve the rural character of views of the surrounding landscape and from surrounding heritage assets.
- The historic access to the area surrounding the moated hall complex (indicated by the footpaths on historic mapping) should be retained in order to preserve historical connections between the moated complex and settlement to the north-west and south-east.
- The alignment of development could reflect that of the Roman roads within and/ or around the site, or the historic field layout, in order to retain a historic connection. The parish boundary should also be preserved within the layout of the development, possibly within the street layout or as a corridor for green infrastructure. These would help to retain connections to the history of the site.
- Site access should be located away from the listed buildings in order to reduce traffic and visual intrusion near heritage assets.

Further work

- Undertake a desk-based assessment:

  Although a desk-based assessment has been carried out for most of the site, this did not incorporate the south-east of the site, and it was undertaken 17 years ago. This would need updating in line with current planning requirements, the additional part of the site, and to take into account new information.

- Establish a heritage management plan:

  In order to protect remains associated with the scheduled and listed moated hall complex, 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 low-impact access and on-site interpretation (depending on ownership) and include a heritage trail linking the Roman roads to the later settlement of the area.

- Obtain Scheduled Monument Consent:

  Scheduled Monument Consent should be obtained for any works carried out within the area of the moated hall complex. These works should be monitored and appropriately recorded to mitigate any disturbance.

- Obtain Listed Building Consent:

  Listed Building Consent should be obtained for any works carried out on the listed buildings within the site. These works should be monitored and appropriately recorded to mitigate any disturbance.

- 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 in the corridor of land between Marks Tey, Copford and Easthorpe and contains a group of designated heritage assets centred on the Grade II listed Marks Tey Hall (NHLE 1224576). These assets include the scheduled medieval moat at Marks Tey Hall (NHLE 1477794), the Grade II* listed building of Marks Tey Hall south barn (NHLE 1224577) and the barn to north-west of Marks Tey Hall (NHLE 1266768).

Development within the site as part of the allocation has the potential to directly affect these assets and could also indirectly affect their setting. It may also affect the setting of nearby listed buildings including Doggets Hammer Farm (NHLE 1266767), Mulberry Green Farmhouse (NHLE 1239080), Pantiles (NHLE 1239140) and Bywater Cottage (NHLE 1239145) which lie within 200m of the site. It is anticipated that direct impacts upon the assets at Marks Tey Hall would be avoided by preserving these assets *in situ* within the development.

It is anticipated that impacts upon the setting of listed buildings within and adjacent to the site could be reduced through design measures, such as those outlined above, but that the fundamental changes to the historic settlement pattern and historic landscape character of the area could not be avoided with the scale of the proposed allocation.

The entire site is considered to have potential to contain archaeological remains, both those associated with the scheduled monument and listed buildings, as well as the potential Roman roads (EHERs MCC7615 and MCC7684), the historic farmstead at Marks Tey Hall (EHER 9209), the undated cropmarks (EHERs MCC8623 and MCC8629) and other, currently unknown, features. Groundworks associated with development would directly affect any such remains. Adverse impacts could be reduced through a programme of geophysical survey and 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, though heritage impacts remain

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. However, due to the proposed size of the development, it is unlikely that design measures could fully mitigate the changes to the historic settlement pattern in the landscape to the south of the A12.

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 setting of the nearby heritage assets, buffers of green space and planting should be retained and enhanced around the site, especially in the north, east, south-east and south-west; large blocks of development should be avoided where possible, with green space and planting used to break it up, and designs should reflect the rural setting and character of the surrounding heritage assets; existing hedgerows should be retained; the alignments of the Roman roads, historic field layout and parish boundary should be used to inform development layout; and site access should be located away from heritage assets. In addition to these, the buffer of green space and planting should be extended around the Marks Tey Hall scheduled monument and listed buildings in order to maintain their isolation and rural setting, this would also help to preserve any archaeological remains associated with the scheduled monument. If possible, and depending on ownership, the Grade II* listed barn at

Marks Tey Hall (NHLE 1224577) should be conserved, and a heritage management plan established to protect the scheduled monument and associated listed buildings.

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 PP17.15: Gazetteer of heritage assets within 1km of site allocation PP17

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
-	-	Copford	CA	-	592785	222640
MCC7534 / DCC26116	1477794	Medieval moat at Marks Tey Hall	SM	Later medieval	591735	223291
-	1020999	Circular brick kilns, W.H. Collier Brick and Tile Works, Church Lane	SM	Post-medieval	591261	224191
MCC4394, MCC7548	1266781	Church of St Andrew	I LB	Later medieval	591121	223881
MCC3857, MCC7627, MCC7628	1238968	Church of St Mary	I LB	Later medieval	591245	221500
MCC3860	1273949	Easthorpe Hall	II* LB	Later medieval	591169	221499
MCC3866	1239072	St Mary's Grange	II* LB	Later medieval	591615	221602
MCC4406	1224577	Marks Tey Hall south barn	II* LB	Later medieval	591681	223306
MCC4403	1266767	Doggets Hammer Farm	II LB	Later medieval	591090	222813
MCC3861	1238927	Timber-framed barn at Easthorpe Hall	II LB	Later medieval	591146	221506
MCC3858	1238925	Well Cottage	II LB	Later medieval	591255	221461
MCC3864	1239071	Bell House	II LB	Later medieval	591300	221495
MCC4404, MCC7535	1224576	Marks Tey Hall	II LB	Later medieval	591724	223280
MCC5545	1225571	Mascott's	II LB	Later medieval	592556	223806
MCC3855	1238922	Pink Cottage	II LB	Later medieval	592742	222647
MCC3844	1238917	Vineyards	II LB	Later medieval	593157	222547
MCC4410	1224586	The Green	II LB	Post-medieval	590332	223076
MCC4402	1224575	Palmers Farmhouse	II LB	Post-medieval	590767	223130
MCC4395	1224522	The Old Rectory	II LB	Post-medieval	591088	223857
MCC3863	1273898	Cart Lodge to south-west of timber-framed barn at Easthorpe Hall	II LB	Post-medieval	591126	221475
MCC3862	1273897	Cart Lodge to south of timber-framed barn at Easthorpe Hall	II LB	Post-medieval	591142	221481

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC4385	1224446	172, London Road	II LB	Post-medieval	591271	223416
MCC3859	1238926	House Without a Name public house	II LB	Post-medieval	591289	221468
MCC3865	1273899	Little Badcocks Farmhouse	II LB	Post-medieval	591363	221501
MCC4405	1266768	Barn to north-west of Marks Tey Hall	II LB	Post-medieval	591688	223322
MCC3877	1239080	Mulberry Green Farmhouse	II LB	Post-medieval	592211	222200
MCC3878	1239145	Bywater Cottage	II LB	Post-medieval	592242	222166
MCC3876	1239140	Pantiles	II LB	Post-medieval	592253	222283
MCC3879	1273901	Copford College	II LB	Post-medieval	592656	222535
MCC3845	1238918	Cart Lodge	II LB	Post-medieval	592702	222758
MCC3851	1238920	Barn to north-west of Trellis House and Trellis Cottage	II LB	Post-medieval	592712	222774
MCC3880	1273853	Little Gore	II LB	Post-medieval	592712	223059
MCC3852	1273926	Barn to north-west of Barn north-west of Trellis House and Trellis Cottage	II LB	Post-medieval	592732	222788
MCC3848	1238916	Boarded Barn Farmhouse	II LB	Post-medieval	592758	221918
MCC3854	1238959	Copford Green Post Office	II LB	Post-medieval	592774	222636
MCC3843	1273947	Barn Fronting Road at Boarded Barn Farm	II LB	Post-medieval	592778	221948
MCC3868	1239075	Windmill Hotel	II LB	Post-medieval	592779	223860
MCC3850	1238919	Trellis House and Trellis Cottage	II LB	Post-medieval	592781	222720
MCC3853	1238921	Alma Public House	II LB	Post-medieval	592787	222688
MCC3849	1273948	Green Farmhouse	II LB	Post-medieval	592796	222672
-	1266780	Bottle Kiln at Marks Tey Brick and Tile Works	II LB	Post-medieval	591255	224191
DCC26120	-	Old Thatched Cottage, 85 Coggeshall Road, Marks Tey	LL	-	590452	223495
DCC26109	-	W.H. Collier Brick and Tile Works, Church Lane, Marks Tey	LL	-	590914	224455
DCC26121	-	25 Coggeshall Road, Marks Tey	LL	-	591002	223557
DCC26113, MCC9116	-	Potts Green, Marks Tey	LL	-	591036	222812
DCC26118	-	Church Farm, Church Lane, Marks Tey	LL	-	591052	223766
DCC26117	-	Stable at Church Farm, Church Lane, Marks Tey	LL	-	591068	223803
DCC26112	-	180, 182, 188 London Road, Marks Tey	LL	-	591222	223348
DCC26115	-	The Old Rectory, Rectory Court, Station Road, Marks Tey	LL	-	591475	223770
DCC26110	-	Marks Tey Railway Station, Marks Tey	LL	-	591651	223930
DCC26188	-	Victoria Regina Type B Pillar Box, London Road, Marks Tey	LL	-	591748	223764

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
DCC26114	-	The (Former) Methodist Church, London Road, Marks Tey	LL	-	592125	223815
DCC26111	-	Wynscroft, 1 London Road, Marks Tey	LL	-	592318	223814
DCC26148	-	Road signpost at the junction of Church Road, Rectory Road and School Road, Copford Green	LL	-	592811	222609
DCC26158	-	Cast iron bollards in Colchester Borough	LL	-	595876	223485
MCC10145	-	Hoxnian lake deposits, Marks Tey	MON	Prehistoric	590967	224258
MCC7275	-	Near Mark's Tey	FS	Prehistoric	590999	222999
MCC7432	-	Vicinity of Marks Tey	FS	Prehistoric	590999	222999
MCC7614	-	Brickworks, North of Marks Tey	FS	Prehistoric	591080	224480
MCC7550	-	North of Bridge Farm	FS	Prehistoric	591295	223803
MCC8592	-	NW Little Birchholt Farm	FS	Prehistoric	591379	222119
MCC7659	-	Hand axe from route of Train line, Marks Tey	FS	Prehistoric	591500	223600
MCC7536	-	Marks Tey Hall	FS	Prehistoric	591750	223250
MCC8614	-	Marks Tey Hall	FS	Prehistoric	591899	223199
MCC8754	-	Roman Stane Street	MON	Romano-British	574463	223182
MCC7012	-	East side of Hill House Farm	MON	Romano-British	589226	221499
MCC7544	-	Roman road route seen at Easthorpe	MON	Romano-British	590463	221331
MCC7551	-	Course of Roman road seen at Marks Tey vicinity	MON	Romano-British	590779	222899
MCC8250	-	Marks Tey-road near Trowel and Hammer pub	FS	Romano-British	590900	222999
MCC7433	-	Near Marks Tey	FS	Romano-British	590999	222999
MCC7462	-	Near Mark's Tey	FS	Romano-British	590999	222999
MCC7613	-	Brickworks, North of Marks Tey	FS	Romano-British	591100	224429
MCC7547	-	St Andrews Church, Marks Tey	FS	Romano-British	591129	223880
MCC7626	-	Church of St Mary the Virgin, Easthorpe	FS	Romano-British	591249	221510
MCC8146	-	Marks Tey-Church Farm (rear of British Rail Station)	FS	Romano-British	591263	223684
MCC4941	-	South of Roman River	FS	Romano-British	591329	224399
MCC7660	-	Route of Train line, Marks Tey	FS	Romano-British	591500	223600
MCC7661	-	Route of Train line, Marks Tey	FS	Romano-British	591500	223600
MCC5316	-	Fieldwalking finds from Aldham and Marks Tey and Kelvedon	FS	Romano-British	591697	224684
MCC7684	-	North of Copford Green	MON	Romano-British	591909	222547
MCC7615	-	Roman road south west from Copford	MON	Romano-British	591951	222750

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC8133	-	Copford-east of Kirkegard	FS	Romano-British	592200	221499
MCC7518	-	Stane Street	MON	Romano-British	592309	223965
MCC9212	-	Palmers Farm, Marks Tey	MON	Later medieval	590784	223139
MCC9214	-	Wishingwell Farm (Formerly Damyon's Farm), Marks Tey	MON	Later medieval	590950	222380
MCC9213	-	Hammer Farm, Marks Tey	MON	Later medieval	590988	222814
MCC9116	-	Potts Green, Marks Tey	MON	Later medieval	591036	222812
MCC9210	-	Church Farm, Marks Tey	MON	Later medieval	591054	223802
MCC7548	-	St Andrews Church, Marks Tey	MON	Later medieval	591124	223880
MCC10022	-	Churchyard of St Andrew's Church, Marks Tey	MON	Later medieval	591128	223876
MCC10020	-	Churchyard of St Mary the Virgin Church, Easthorpe	MON	Later medieval	591240	221493
MCC7627	-	St Marys Church, Easthorpe	MON	Later medieval	591246	221500
MCC3858	-	Well Cottage, Easthorpe Road, Easthorpe	BLD	Later medieval	591256	221459
MCC8147	-	Marks Tey-Church Farm	FS	Later medieval	591300	223699
MCC9196	-	Little Badcocks Farm, Copford	MON	Later medieval	591364	221517
MCC9197	-	Little Birchholt Farm, Copford	MON	Later medieval	591444	222016
MCC9209	-	Marks Tey Hall, Marks Tey	MON	Later medieval	591680	223288
MCC7572	-	Aldham Hall, Aldham	MON	Later medieval	591864	224848
MCC9198	-	Mulberry Green Farm, Copford	MON	Later medieval	592192	222212
MCC8132	-	Copford-east of Kirkegard	MON	Later medieval	592204	221506
MCC9113	-	Mulberry Green, Copford	MON	Later medieval	592208	222246
MCC9200	-	Pantile Farm, Copford	MON	Later medieval	592264	222281
MCC9208	-	1 London Road (Formerly Butcher's Farm), Marks Tey	MON	Later medieval	592319	223833
MCC9112	-	Dawson's Green, Copford	MON	Later medieval	592419	221762
MCC9207	-	Mascott's Farm, Copford	MON	Later medieval	592564	223788
MCC9205	-	Copford Green Farm, Copford	MON	Later medieval	592725	222739
MCC9201	-	Boarded Barn Farm, Copford	MON	Later medieval	592756	221933
MCC9115	-	Copford Green	MON	Later medieval	592762	222685
MCC7553	-	Vicinity of Easthorpe	MON	Post-medieval	591100	221600
MCC7549	-	St Andrews Church, Marks Tey	MON	Post-medieval	591124	223880
MCC5417	-	1 and 2 Brickworks Cottages, Primrose Houses and Primula Bungalow, Church Lane, Marks Tey	IND	Post-medieval	591142	224013
MCC7628	-	St Marys Church, Easthorpe	MON	Post-medieval	591246	221500

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC4392	-	Bottle Kiln at Marks Tey Brick and Tile Works, Church Lane, Marks Tey	IND	Post-medieval	591254	224190
MCC10207	-	Former Railway Goods Yard Building, North Lane, Marks Tey	BLD	Post-medieval	591684	223974
MCC5253	-	Boundary post, London Road, Marks Tey (site of)	MON	Post-medieval	591969	223859
MCC4411	-	Cart Lodge, Wilsons Green, Marks Tey	BLD	Post-medieval	592499	222499
MCC5069	-	Brickworks north of Copford Lodge	MON	Post-medieval	592841	224200
MCC10021	-	Marks Tey War Memorial	MON	Modern	591111	223870
MCC7633	-	W.H. Collier and Sons	MON	Modern	591257	224199
MCC7567	-	Water pipeline (formerly recorded as a Roman Road) in the vicinity of Copford	MON	Modern	592211	221259
MCC5564	-	Signpost at Copford Green, Church Road/ Rectory Road/ School Road.	MON	Modern	592817	222597
MCC5530	-	WWII British Resistance Hideout, Gravelpit Wood, Copford	MON	Modern	593110	223390
MCC5703	-	London Road	MON	Undated	590286	222641
MCC9195	-	Easthorpegreen Farm, Copford	MON	Undated	590327	221943
MCC9117	-	Long Green, Marks Tey	MON	Undated	590364	223079
MCC5704	-	Church Farm, Marks Tey	MON	Undated	590622	223884
MCC4740	-	Brickworks North of Primrose House / Colliers Brick Works, Marks Tey and Aldham	IND	Undated	590914	224455
MCC5247	-	Probable bronze handle from Copford	FS	Undated	590999	222000
MCC7063	-	Copford	MON	Undated	591403	221530
MCC7081	-	West Of Aldham Hall	MON	Undated	591439	224662
MCC8629	-	Cropmarks NW of Mulberry Cottages	MON	Undated	591813	222063
MCC8640	-	Undated cropmarks, Aldhamhall Wood, Aldham	MON	Undated	591989	225006
MCC8623	-	Cropmarks SW of Mascott's Farm, Marks Tey	MON	Undated	592097	223560
MCC5701	-	Seller Wood	MON	Undated	592564	221565
MCC7766	-	Pantile Farm	MON	Undated	592742	222091
MCC7695	-	North of Copford Hall, Copford	MON	Undated	593240	223157
MCC8621	-	Cropmarks at Claypit Green	MON	Undated	593284	222069

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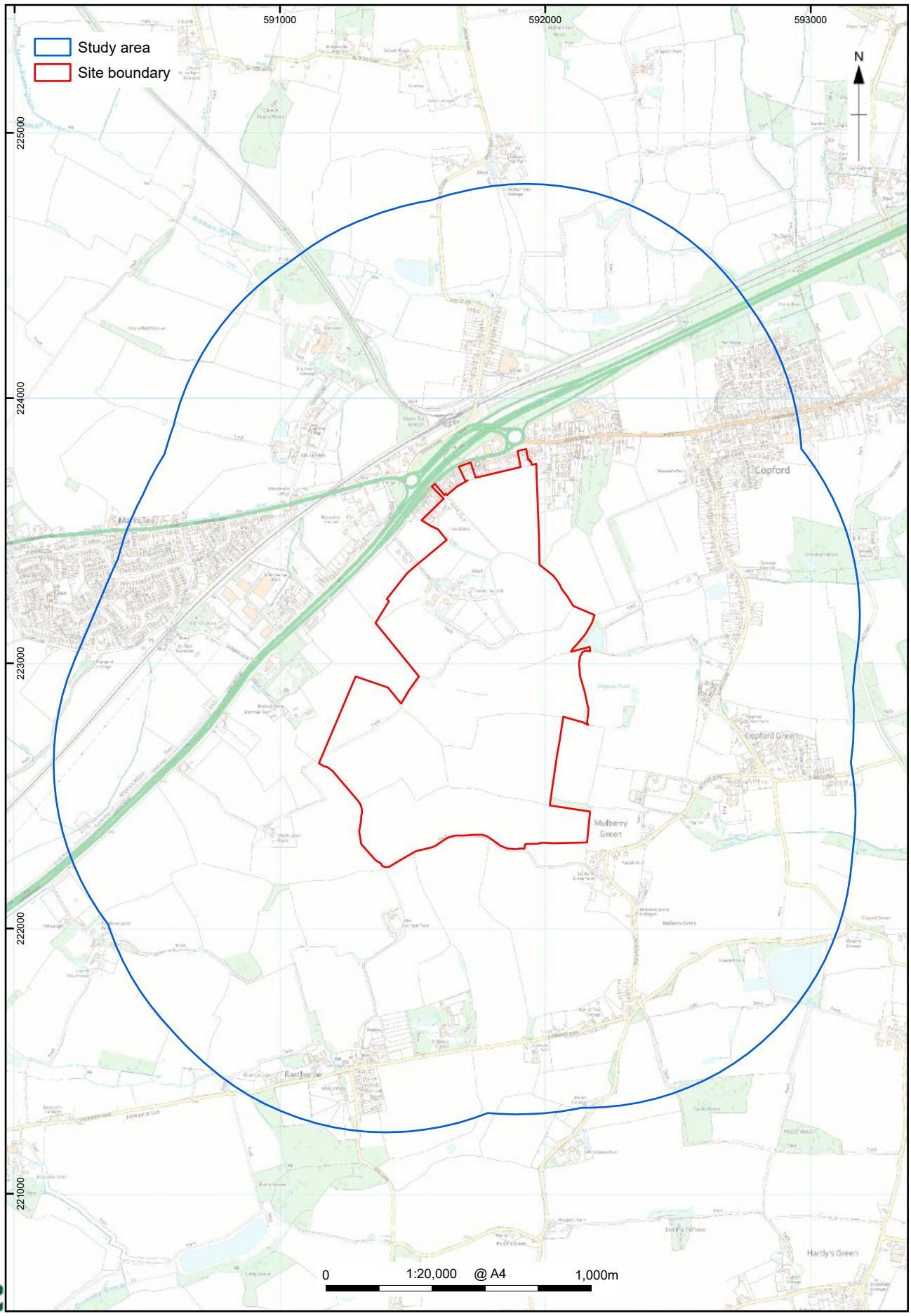
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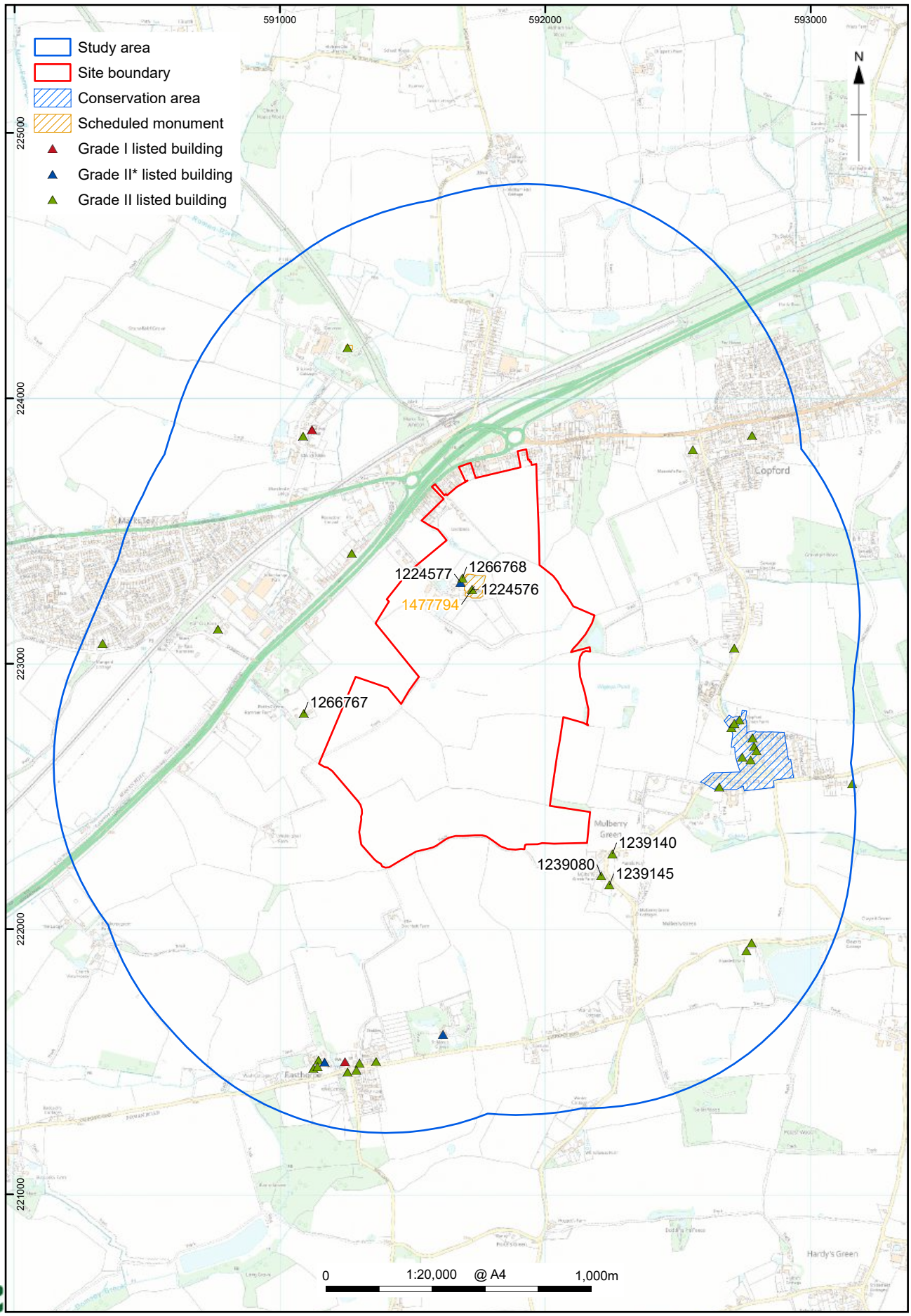
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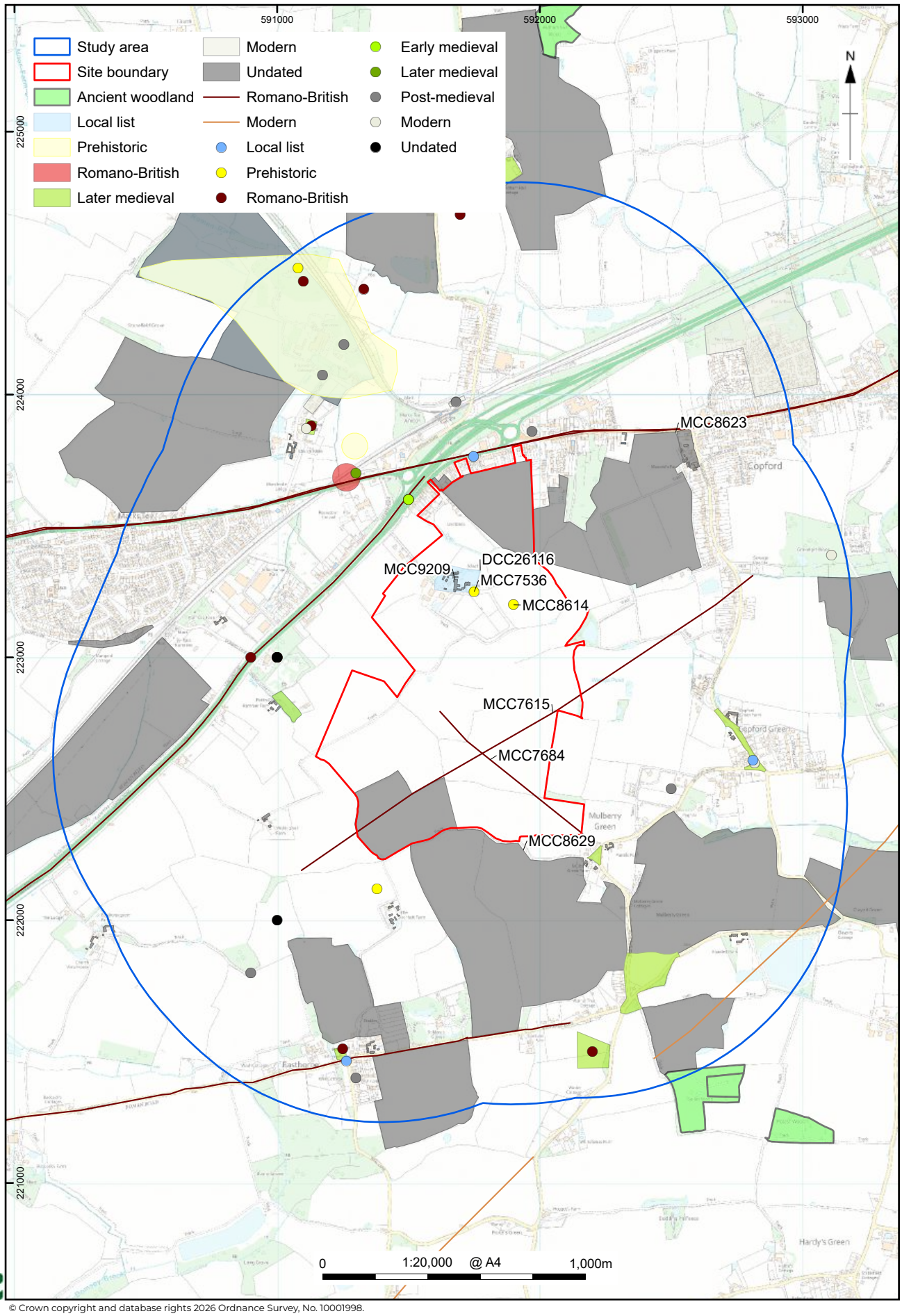
Figure PP17.1: Site location



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Figure PP17.2: Designated heritage assets within the study area



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Figure PP17.3: Non-designated heritage assets within the study area

Appendix B6 PP18: Land North of A120, Marks Tey Growth Area

Detailed Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP18

Introduction

Site PP18 (Land north of A120, Marks Tey) is identified in the emerging Local Plan as a potential allocation for residential development of up to 1000 dwellings within the parishes of Marks Tey and Aldham. The site covers approximately 149.9 hectares and was flagged for a more detailed heritage impact assessment in the Regulation 18 Sift Methodology (Place Services 2025) due to the proximity of two Grade I listed churches to either side of the proposed allocation, as well as dispersed listed buildings in the surrounding area. The site was previously considered at Regulation 18 as a smaller allocation of 96.5 ha but has since been extended eastwards to cover 149.9ha. This additional area includes a scheduled monument and a Grade II listed building. The proposed housing capacity has not changed since Regulation 18 and remains at up to 1,000 dwellings.

Site description

The site covers an irregular area which is mainly in use as arable farmland, with some smaller areas of woodland and employment land. It is located approximately 1.1km to the south-east of Great Tey and 7.5km to the west of the historic core of Colchester. It is bordered by arable farmland to the north, east and west, while to the south it is defined by the A120 and Great Eastern Mainline railway with Marks Tey beyond. The site is divided into three land parcels, by the Gainsborough line railway and North Lane.

The western and central parts of the site, to both sides of the Gainsborough line, covers the Marks Tey Brickpit Site of Special Scientific Interest (SSSI; Ref. 1001704), designated for its important Pleistocene lake sediments, in which a pollen record of vegetation change through the entire Hoxnian interglacial period has been documented.

The site sits within a landscape of undulating terrain. The River Roman flows through the site on a north-west to south-east alignment passing through the western land parcel and flowing along the northern edge of the central and eastern land parcels. The river enters the site at 34.6m aOD in the north-west and flows in a south-easterly direction through the site, exiting the site at 26.3m aOD. From the river, the land level rises on either side of the river valley to a maximum of 41m aOD in the south-western part of the site and 41.5m aOD in the northern part.

The underlying bedrock geology of the site is clay, silt and sand of the London Clay Formation. This is overlain by diamicton of the Lowestoft Formation across most of the site, with clay and silt deriving from Interglacial Lacustrine Deposits in the north and north-east extremities, as well as Alluvium deposits along the Roman River (BGS 2026).

Heritage assets within the site

Thirteen heritage assets have been identified within the site, comprising one scheduled monument, one listed building and 11 non-designated heritage assets.

Located towards the east of the site, in the area adjacent to the Gainsborough line railway, is the scheduled monument of the Circular brick kilns at W.H. Collier Brick and Tile Works (NHLE 1020999). Associated with this is the Grade II listed Bottle Kiln (NHLE 1266780), as well as associated locally listed remains (EHER DCC26109) that extend within the site to the north-west of the kilns. This area includes a claypit and buildings, structure and equipment that relate to the history and development of the brickworks. Part of the brickworks are still in use and form a small industrial area with woodland/ scrub surrounding the scheduled and listed kilns. Access to the monument was not possible during the site visit, but it was not visible from outside of the surrounding woodland.

In addition to remains of the kilns (EHERs MCC4392 and MCC7633) and claypit (EHER DCC26109), non-designated heritage assets identified within the site include further remains associated with the post-medieval brickworks (EHER MCC4740) and associated workers' cottages (EHER MCC5417) in the centre of the site. Earlier remains have also been identified within the area of these, with palaeobotanical remains within the claypit indicating the presence of a lake following the glacial retreat shortly before 400,000 BP (EHER MCC10145). Undated remains include an area of cropmarks relating to undated field boundaries (EHER MCC5704) that extends across the south-western part of the site, and of linear features (EHER MCC7729) across the northern point.

In addition to these, finds of a Palaeolithic axe (EHER MCC7614), an Iron Age coin hoard (EHER MCC7550), a Roman coin (a dupondius) of Titus (EHER MCC7613), a Roman coin and brooch (EHER MCC8146), and Roman pottery and tile (EHER MCC4941) have been recovered, mainly from the central part of the site.

Heritage assets in the surrounding area

Designated heritage assets

As well as the designated heritage assets within the site, there are a further 51 designated heritage assets within the study area. These consist of one scheduled monument and 50 listed buildings.

Scheduled monument

The scheduled monument of the medieval moat at Marks Tey Hall (NHLE 1477794) is located 740m to the south of the site and is separated from it by distance, the intervening topography and modern structures. It is unlikely to be affected by development within the site and has been scoped out from further assessment.

Listed buildings

In addition to the Grade II listed Bottle Kiln (NHLE 1266780) associated with the scheduled brick works, a further 50 listed buildings are located within the study area, comprising two of Grade I status, four of Grade II* status and 44 of Grade II status.

The closest listed buildings to the site comprise the Grade I listed building of the Church of St Andrew (NHLE 1266781) and the Grade II listed building of The Old Rectory (NHLE 1224522) to its south-west. These two listed buildings sit within a quiet area surrounded by the agricultural fields of the site. Although some screening is provided by the neighbouring buildings and planting, especially to the west, there remains intervisibility between the church and the site between these. There are

prominent views of the church set against a rural backdrop in views looking across the site from the A120, and the church tower is visible above rooflines, and between trees, in views from the west. Windows in the church tower look westwards, in the direction of the site. Although the Old Rectory is separated from the site by a small field/garden, there are some limited westward views across the site through gaps in the tree planting along the boundary of the adjacent field. Due to their proximity and intervisibility, these assets have been included for further assessment.

Several listed buildings within 250m of the site have been scoped into the assessment. These assets are scoped in because of their proximity and/ or intervisibility with the site. These include:

- The Red Lion Public House (NHLE 1224526). This is surrounded by planting and development that separate it from the site and prevent intervisibility.
- The Barn (NHLE 1224584) and Motts Farm House (NHLE 1266736). These are located off Motts Lane and views between these assets and the site are currently blocked by the hedge and tree planting to the east of the site.
- Numbers 115 and 117 Coggeshall Road (NHLE 1224549), which front onto Coggeshall Road to the south-west of the site, have views looking across the A120 onto the site.

These listed buildings have been scoped into the assessment due to their proximity to the site.

In the wider study area, Church House Farmhouse (NHLE 1170085) and Half a Loaf Cottage (NHLE 1110896), located to the north of the site, have also been scoped into the assessment as there are long range views from both of these assets looking across the west part of the site.

A collection of one Grade II* listed building (Barn to south-west of Little Tey House, NHLE 1266779) and five Grade II listed buildings (Little Tey House; NHLE 1266823; The Old Rectory, NHLE 1224447; Knaves Farmhouse, 1266773; Barn to south of Knaves Farmhouse, 1266822; and Range south of Barn south of Knaves Farmhouse, 1266775), all located to the west of the site, have also been scoped into the assessment as they share limited intervisibility with the site. Although they are separated from the site by distance and hedgerows, gaps in the hedges provide views of the buildings from the site.

The Grade I listed building of the Church of St James (NHLE 1224521) is located 840m to the west of the site and is separated from it by distance and the intervening trees and hedges. This is unlikely to be affected by development within the site and has been scoped out from further assessment.

The remaining three Grade II* listed buildings within the study area (NHLE 1170078, 1224577, 1306270) are separated from the site by distance, trees, hedges and existing buildings. They are unlikely to be affected by development within the site and have been scoped out from further assessment. The Grade II* listed Aldham Hall (NHLE 1306270) sits on higher ground than the site. While the intervening trees and hedges preclude ground level views between the site and this asset the chimneys and roof are visible between trees in views from within the site. Given the very limited nature of the views, and the large area of agricultural land separating the site from this asset, the site is not considered to make any meaningful contribution to the setting of the

asset or ability to appreciate its setting. It has therefore been scoped out from further assessment.

Elsewhere within the study area, there are a further 32 Grade II listed buildings which highlight the agricultural nature of the area with buildings associated with farmsteads (NHLEs 1110895, 1223156, 1223157, 1223158, 1223159, 1224527, 1224528, 1225571, 1224574, 1224575, 1239713, 1266766, 1266767, 1266768, 1267422, 1267423, 1267424, 1273626 and 1337413) dominating. They also include buildings associated with rural dwellings of the area (NHLEs 1169966, 1224446, 1224523, 1224576, 1224585, 1224586, 1239075, 1239076, 1273846, 1306223, 1306225, 1337391 and 1337414). 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

Beyond those within the site, 93 non-designated heritage assets have been identified within the study area.

Ancient Woodland

A single area of ancient woodland, Church House Wood (Ref. 1420114), sits within the study area, 70m to the east of the site. Although this shares intervisibility with the site, there are no recorded historical features within its area and it is separated from the site by the railway and intervening trees. As such, it has been scoped out from further assessment.

Local List

In addition to those associated with the brick and tile works within the site, a further 13 heritage assets recorded on the local list are situated within the study area. Of these, Church Farm (Ref. DCC26118) and Stable at Church Farm (Ref. DCC26117) to the east of the site; and 25 Coggeshall Road (Ref. DCC26121), Old Thatched Cottage, 85 Coggeshall Road (Ref. DCC26120) and 91 and 93 Coggeshall Road (Ref. DCC26119) to the south share intervisibility with the site and have been included for further assessment.

Elsewhere in the study area, locally listed assets relate to Potts Green (Ref. DCC26113), the moated enclosure at Marks Tey Hall (Ref. DCC26116), The Old Rectory (Ref. DCC26115), Marks Tey railway station (EHER DCC26110), Wynscroft, 1 London Road, Marks Tey (EHER DCC26111), 180, 182, 188 London Road (EHER DCC26112), the former Methodist Church in Marks Tey (EHER DCC26114) and a Victoria Regina Type B Pillar Box along London Road in Marks Tey (EHER DCC26188). These are separated from the site by modern development. They are unlikely to be affected by development within the site and have been scoped out from further assessment.

Historic Environment Record

Heritage assets

In addition to the remains identified within, or adjacent to the site, a further 79 non-designated heritage assets have been identified within the HER data.

The earliest of these relate to a Palaeolithic axe recovered to the south-east (EHER MCC7659) of the site. A Bronze Age spearhead (EHER MCC7536) was also found to the south-east of the site and an Iron Age to Romano-British bead (EHER MCC7275) and

scatter of prehistoric burnt flint (EHER MCC8614) to the south. In addition to artefacts, the HER records an area of Iron Age enclosures (EHER MCC6931) 880m to the west of the site.

Despite the presence of Romano-British settlement at Colchester, approximately 7.5km to the east of the site, recorded evidence of this date within the HER is relatively limited. It relates to the routes of four Roman roads (EHERs MCC7011, MCC7012, MCC7518, MCC7551 and MCC8754), including Stane Street (EHERs MCC7518 and MCC8754) which runs alongside the southern edge of the site. As well as the Roman roads, finds of pottery, tile, coins and metal artefacts (EHERs MCC4941, MCC5316, MCC7433, MCC7462, MCC7547, MCC7626, MCC7661, MCC8133, MCC8250) dating to this period have also been recorded in the study area.

The site would have formed part of the agricultural landscape surrounding the settlements at Aldham, Little Tey and Marks Tey. Later medieval remains in the study area include village greens associated with common land (EHERs MCC9116 and MCC9117) located to the south of the site, a pit and gully (EHER MCC5307) located to the south-west, and findspots of a coin (EHER MCC8147) near the southern edge of the site and pottery and glass (EHER MCC7576) to the north. These remains highlight the rural nature of the study area during this period. Some medieval settlement activity is also recorded in the study area in association with the farmsteads and small settlements which dot the landscape and include the churchyard (MCC10022) associated with the Church of St Andrew surrounded by the south of the site. These remains are often associated with historic greens and elements of ecclesiastic architecture.

Post-medieval activity within the study area, beyond the expansion of settlement, is typified by the presence of industrial buildings such as brick kilns (EHER MCC5069) and Railway Goods Yards (EHER MCC10207). Meanwhile modern assets include Marks Tey War Memorial (EHER MCC10021) and a World War II British Resistance Hideout (EHER MCC5530).

Undated assets consisting of cropmarks of rectilinear features, ring-ditches, enclosures trackways and former field boundaries have also been noted across the study area (EHER MCC5701, MCC5703, MCC7063, MCC7695, MCC7766, MCC8621, MCC8623, MCC8629, and MCC8640), including the field to the north of the central part of the site (EHER MCC7081).

History and development of the allocation

The site is situated within the parishes of Marks Tey in the south and Aldham in the north. The parish boundary passes through the site, following its historical route and is partially marked by a hedgerow.

The Colchester Landscape Character Assessment indicates that the majority of the site lies within the Easthorpe Farmland Plateau (Area B2), with a smaller part in the north extending into the Great Tey Farmland Plateau (Area B4). Both of these areas are made up of an arable landscape that feature a historic settlement pattern of dispersed small villages, hamlets and farmsteads situated and linked along winding rural lanes. There has been increasing amounts of modern development around the settlements in these areas particularly around Marks Tey, and some modern ribbon development along roads. The agricultural land in these areas is made up of a combination of pre-18th century irregular enclosure and more regular 18th and 19th

century enclosure. However, much of the original field pattern has been lost due to the amalgamation of the smaller post-medieval fields during the 20th century (LUC 2024, pp. 171-181 and 193-203).

The site is located within the Roman River Valley Historic Landscape Character Area. The field pattern in this area is dominated by pre-18th century irregular fields. Historically, the settlement of this area comprised dispersed clusters of buildings and farmsteads which have grown to form larger settlements, including Marks Tey to the south of the site. Within this, the site conforms to the general character of the area and is dominated by areas of pre-18th century irregular enclosure, but also includes 18-19th century piecemeal enclosure by agreement in the north-west, with an area of historic mineral extraction in the centre, enclosed meadow pasture in the east, and a historically built-up area in the south, an area of managed wetland in the north and minerals in the area of the brickworks to the east (Bennett 2013).

The site is within an area of large, open fields with field boundaries incorporating low hedges and occasional trees. This gives the site an open feel with views across multiple fields. The topography of the area means that there are views across the neighbouring fields with low hedges and trees interspersed within these views.

The Marks Tey Character Assessment (Marks Tey Parish Council 2019) identified views that were considered locally important by Marks Tey residents. Of these, six incorporate the site, and comprise:

- *View 3a (east): Looking eastwards from Little Tey Church*. This looks towards the site from the west, across the agricultural fields towards the site. It highlights the open nature of the landscape that provides some of the rural character for Little Tey. Hedges and trees in this view have marked the field boundaries since at least the 1843 tithe map.
- *View 4: Motts Lane bridleway*. This looks across agricultural fields adjacent to the site towards a copse and the north of the site, highlighting its open nature with hedges and trees that have marked the field boundaries since at least the 1843 tithe map. There is potential to see the three churches associated with the 'Teys' from this location, although only one of these, St Andrew's Church (NHLE 1266781), is viewed across the (south of the) site.
- *View 5: Looking northwards from the A120 towards Aldham and the Grade I listed St. Andrew's Church*. This looks across part of the south of the site towards St Andrews Church (NHLE 1266781) and incorporates the area of the brickworks behind. This highlights the rural landscape of the area and the church and its separation from built development.
- *View 6a: Grade I listed St. Andrew's Church*. This looks towards St Andrews Church (NHLE 1266781) from the south with the rural landscape behind and framing it.
- *View 7: View north towards Aldham from the station footbridge*. This incorporates the Roman River Valley amongst the rural, rolling landscape around Aldham. Hedges and trees in this view have marked the field boundaries since at least the 1843 tithe map.
- *View 8: Roman River Valley*. This incorporates views of the surrounding rural landscape across the site to both the east and west. It focuses on the Roman

River Valley and highlights the rural character of the area, including mature hedges along the field boundaries.

The first available map which shows the area in any detail is the Chapman and Andre 1777 Map of Essex. This shows the site as being undeveloped land between the settlement clusters along the road between Colchester and Coggeshall to the south and extending beyond the Roman River to the north. The roads that surround the site had been established by this time. Most of the boundaries shown on the first edition Ordnance Survey six-inch mapping have been preserved, although there has been some boundary loss in the modern period to make larger fields which are more suitable to modern farming methods. The site has changed little since the late 19th century.

Assessment of archaeological potential

Due to the agricultural nature of the site, most of the site will have been subject to limited previous ground disturbance and therefore has a general potential to contain as yet unidentified archaeological remains. However, activity associated with the brickworks (EHER MCC4740) may have caused greater disturbance in the western parcel of the site, adjacent to the railway. Given the presence of cropmarks across the site, geophysical survey and 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.

A small area of the site, to the north of the railway station, has been subject to previous archaeological investigation. Where it has taken place, it includes a magnetometry survey (ECC4180) and trial trench evaluation (ECC4214) along its southern edge, adjacent to the railway line. These identified no archaeological remains.

Although evidence of prehistoric activity includes an area of enclosures to the west of the site, it is dominated by findspots. As such, the site is considered to have a low potential to contain prehistoric agricultural activity or prehistoric finds. Such remains would be of low (local) significance.

Romano-British evidence includes the routes of four roads that cross the study area, including that of Stane Street (EHERs MCC7518 and MCC8754) which runs adjacent to the southern boundary of the site. Beyond these, Romano-British evidence is dominated by findspots. The site is considered to have a medium potential to contain features associated with Romano-British roads but may contain Romano-British roadside settlement and finds. Such remains would be of low (local) to medium (regional) significance.

The site has been in agricultural use since the medieval period, with undated cropmarks (EHERs MCC7729 and MCC5704) in the north and south of the site potentially relating to woodland and field boundaries. The site also includes part of the area associated with the post-medieval brickworks (EHER MCC4740), and the parish boundary across the site may have associated earthworks. There is a high potential for medieval, post-medieval and modern agricultural remains to be encountered, as well as those associated with the brickworks and parish boundary. Where these are found, they are likely to be of low (local) significance, although those associated with the parish boundary would be of medium (regional) significance.

Previous activity on the site, including agricultural practices and planting, as well as the brickworks in the east, will have disturbed or truncated buried archaeological remains in places, especially in the central 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:

- Scheduled circular brick kilns at W.H. Collier Brick and Tile Works (NHLE 1020999), the associated Grade II listed building of Bottle kiln at Marks Tey Brick and Tile Works (NHLE 1266780) and locally listed remains of W.H. Collier Brick and Tile Works, Church Lane, Marks Tey (Ref. DCC26109).
- Church of St Andrew (NHLE 1266781) and The Old Rectory (NHLE 1224522);
- The Red Lion Public House (NHLE 1224526);
- Motts Farm House (NHLE 1266736) and The Barn (NHLE 1224584);
- 115 and 117 Coggeshall Road (NHLE 1224549);
- Church House Farmhouse (NHLE 1170085) and Half a Loaf Cottage (NHLE 1110896);
- Buildings on the eastern edge of Brook Road (Little Tey House, NHLE 1266823; Barn to South-West of Little Tey House, NHLE 1266779; The Old Rectory, NHLE 1224447; Knaves Farmhouse, 1266773; Barn to south of Knaves Farmhouse, 1266822; and Range south of Barn south of Knaves Farmhouse, 1266775).

In addition to the designated heritage assets, five buildings on the local list may also receive effects:

- Church Farm (Ref. DCC26118);
- Stable at Church Farm, Church Lane, Marks Tey (Ref. DCC26117);
- 25 Coggeshall Road (Ref. DCC26121);
- Old Thatched Cottage, 85 Coggeshall Road (Ref. DCC26120); and
- 91 and 93 Coggeshall Road (Ref. DCC26119).

W.H. Collier Brick and Tile Works

The area of the post-medieval brickworks includes both the scheduled monument (NHLE 1020999) and the Grade II listed building (NHLE 1266780). The area associated with the brickworks (Ref. DCC26109) extends across the centre of the site, to the west of the railway line.

The circular brick kilns are a scheduled monument situated in the centre of the site. The scheduled monument comprises two circular kilns and their associated brick working floor, flues and chimney base, as well as a 1m area surrounding the kilns which will contain associated archaeological features. The total height of the kiln is 12m. The scheduled monument is considered to be of **High** significance as a result of

the historic and architectural interest inherent in the built form of the kilns and their surviving historic fabric. It is also of archaeological interest due to the archaeological remains associated with the kilns. These remains will provide insight into the development of the brick industry around Colchester.

The bottle kiln is a Grade II listed building situated in the centre 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 comprises the western of the two scheduled kilns at the brickworks discussed above and is a rare Essex example of an early 19th-century bottle kiln that retains its core to its full height.

W.H. Collier Brick and Tile Works is a locally listed area that surrounds the scheduled and listed kilns discussed above. The area marks the historic extent of the brickworks, with part of the area in the south continuing to be used for brickmaking while the area outside the current brickworks includes trees and grassland as part of the Site of Special Scientific Interest of Marks Tey Brickpit. The listed buildings and scheduled monument within this area are of **high** significance, while the surrounding area is of **medium** significance as it contains a range of historic features relating to the use and development of the brickworks, including buildings, hand-drawn wagons and wagon tracks, equipment and brick pits.

The above ground nationally designated remains associated with the brickworks are located in an area of woodland to the east of the site that screen them from view, despite the 12m height of one of the kiln cones.

Where the site intersects with the locally listed area, it falls within the extent of the former brick works and contains historic features associated with the brickworks. These remains make a **high positive** contribution to the setting of the scheduled and listed kilns. Outside this, due to the separation created by the woodland area, the remainder of the site makes a **neutral** contribution to the scheduled, nationally listed and locally listed remains.

Church of St Andrew (NHLE 1266781) and The Old Rectory (NHLE 1224522)

The church is a Grade I listed building situated within an enclave surrounded by 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 14th century Romanesque parish church with a timber-topped west tower. By the time of Chapman and André's 1777 Map of Essex, the church formed part of the dispersed settlement that spread across the landscape to the north of Stane Street.

The Old Rectory is a Grade II listed building neighbouring the Church of St Andrew. 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, but primarily for its association with the earlier church to its north-east. It is an early 19th-century two-storey former vicarage.

Historically, both the church and rectory formed part of the dispersed settlement of the area, the western part of the site provides an agricultural backdrop to this settlement. The current largely undeveloped fields that extend northwards from Coggeshall Road help to maintain the dispersed rural character of settlement to the north of Marks Tey and helps to preserve the rural character of the listed buildings. The church is incorporated into multiple key views within the parish, including views

across the south and south-east of the site (View Points 4, 5 and 6a) with the site forming part of these views. The church spire was designed to be highly visible, and these views preserve this aspect of the church's intended design. The rectory is mostly screened from the site by the surrounding trees, although there is some intervisibility with the site to the west of the building. Overall, due to the views looking across the site towards the church, and the agricultural land visible from these listed buildings, but especially the church, the western part of the site is considered to make a **low positive** contribution to the setting of the church and the rectory, allowing them to be appreciated within their original isolated, rural setting, and by allowing the historic long-range visibility of the church tower to be appreciated within the landscape.

The Red Lion Public House (NHLE 1224526)

The Red Lion is a Grade II listed building situated 100m 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. It is a two-storey timber-framed public house built around 1600. It is marked on Chapman and André's 1777 Map of Essex as part of the settlement off Coggeshall Road.

This building faces towards the road to its south, with the rear facing onto additional buildings and trees. Its siting alongside the road, and outside settlement, suggests its focus was on travelling trade. It is separated from the site by planting and surrounding development. Overall, the site is considered to make a **neutral** contribution to the setting of the public house.

Motts Farm House (NHLE 1266736) and The Barn (NHLE 1224584)

Motts Farmhouse is a Grade II listed building situated 65m 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. It is a much rebuilt (c. 1700) two-storey house.

The barn is a Grade II listed building situated 100m 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. It is a 17th-century barn using timber from an earlier house.

These buildings together form part of the dispersed farmstead labelled as Motts Farm on Chapman and André's 1777 Map of Essex. Their relationship with one another adds to the historic interest of both assets allowing the layout of the historic farmstead to be better understood.

The site comprises agricultural land located to the east of the listed buildings. Currently, there are no views between the site and these heritage assets due to the tree planting along the site's western boundary. The surrounding agricultural land, of which the site is a part, makes a **low positive** contribution to the setting of the former farm buildings by maintaining their historic agricultural context. However, as the site itself is not visible from the listed buildings, it contributes less to their setting than the more prominent areas of farmland to the north and west.

115 and 117 Coggeshall Road (NHLE 1224549)

Numbers 115 and 117 are a Grade II listed building situated 30m 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. It is a 16th-century or earlier two-storey timber-framed house.

Historically these properties formed part of the dispersed rural settlement of the area. The site forms part of the agricultural backdrop to this settlement. The undeveloped fields within the western part of the site help to preserve the rural and dispersed nature of settlement to the north of Marks Tey. Nos. 115 and 117 Coggeshall Road have largely been swallowed up by the modern expansion of Marks Tey and the partial views of the agricultural land to the north (within the site) are the last link between these buildings and their original rural and more isolated setting. As such the southern part of the site is considered to make a **low positive** contribution to the setting of the building.

Church House Farmhouse (NHLE 1170085) and Half a Loaf Cottage (NHLE 1110896)

The farmhouse is a Grade II listed building situated 250m 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 19th-century brick house. It is located on the site of the dispersed settlement of Aldham that had been established by the time of Chapman and Andre's 1777 Map of Essex, with its name deriving from its location adjacent to the churchyard of the Church of St Margaret and St Catherine (no longer extant). By the First Edition OS mapping of the area, it formed part of *Churchhouse Farm*.

The Cottage is a Grade II listed building situated 300m 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 a 16th-century house with 18th century chimney stacks. This house formed part of the dispersed settlement of Aldham, to the south of the church.

The site forms part of the agricultural land to the south-west of these properties. It is separated from them by distance, the railway line and agricultural land. Despite this distance, due to topography of the area there are distant views across the agricultural land of the site towards Marks Tey, with the rooflines of the modern settlement of Marks Tey visible behind the area of the site. The visible agricultural land surrounding the farm (of which the site forms a small part) makes a **low positive** contribution towards the setting for the farmstead, allowing it to be appreciated as a farm building within a surrounding agricultural landscape. However, the site itself is separated from the building by further agricultural land that is outside the site boundary. While the site forms part of the rural backdrop for the cottage, where there is intervisibility, the cottage is separated from the site by the railway and further agricultural land. As such, the site makes a **neutral** contribution towards the setting of the cottage.

Knaves Farmhouse (NHLE 1266773), Barn to south of Knaves Farmhouse (NHLE 1266822) and Range south of barn to south of Knaves Farmhouse (NHLE 1266775)

Knaves Farmhouse is a Grade II listed building located 660m 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. It is a mid 19th-century brick house.

The barn is a Grade II listed building located to the south of the later farmhouse. 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 18th-century timber-framed barn.

The range is a Grade II listed building that extends to the south of the later barn. 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, weatherboarded building that was constructed around 1400.

These buildings together form part of the dispersed farmstead labelled as *Naves* on Chapman and André's 1777 Map of Essex. Their relationship with one another adds to the historic interest of both assets allowing the layout of the historic farmstead to be better understood.

The site comprises agricultural land located to the east of the listed buildings. Currently, there are long-range views across farmland towards western part of the site from the area of these heritage assets. Within these views, existing trees and hedges break-up views of the site. The surrounding agricultural land, of which the site is a part, makes a **low positive** contribution to the setting of the farm buildings by maintaining their historic agricultural context. However, the site itself is separated from these by further agricultural land that is outside the site boundary.

The Old Rectory (NHLE 1224447)

The Old Rectory is a Grade II listed building situated 730m 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. It is a 16th-century timber-framed house.

This property is connected to St James Church in Little Tey to its south-west, away from the site, by an ancient green lane, now classed as a byway. Although the building is separated from the site by distance and agricultural fields, and the south-west part of the site is screened by an area of denser trees, it retains intermittent long-range views of the rural landscape that incorporates the northern part of the western parcel of the site. Due to this separation, and the focus of the building on the church to the south-west, the site's presence in the backdrop of views to the east makes a **neutral** contribution to the setting of the building.

Little Tey House (NHLE 1266823) and Barn to south-west of Little Tey House (NHLE 1266779)

Little Tey House is a Grade II listed building located within an enclosed area 820m 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. It is a two-storey brick house that was built around 1800, on a site that has been suggested as having been moated but is uncertain. It has also seen various extensions to the rear, towards the site.

The barn is a Grade II* listed building that lies 90m to the south-west of Little Tey House. 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 and weatherboarded 16th-century barn that was historically separated from Little Tey House by a small orchard.

The site comprises agricultural land located to the east of these listed buildings. Currently, there are long-range views across farmland towards the site from the area

of these heritage assets. Within these, existing trees and hedges break-up views of the site. The surrounding agricultural land, of which the site is a part, makes a **low positive** contribution to the setting of the farm buildings by maintaining their historic agricultural context. However, the site itself is separated from these by further agricultural land that is outside the site boundary.

Church Farm (Ref. DCC26118) and Stable at Church Farm (Ref. DCC26117)

Church Farm is a building on the local list located within the enclave in the south of the site. It is considered to be of **Low** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. It is a 19th-century two-storey brick house forming part of the earlier farmstead. It has been altered with an extension and conservatory, but its façade and roof retain their character.

The stable is a building on the local list located to the north of house. It is considered to be of **Low** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. It is an early 19th-century two-storey brick stable block forming part of the earlier farmstead.

These buildings form part of a defined courtyard of a historic farmstead (EHER MCC9210) in relatively close proximity to the site. Their relationship adds to the historic interest of both structures by preserving the historic layout of the farm. The current largely undeveloped fields that extend northwards from Coggeshall Road (including the site) help to maintain the dispersed nature of settlement to the north of Marks Tey and preserves the agricultural character of the area. The current boundaries of the site conform to boundaries shown on the historical mapping, helping to preserve the original fieldscape to the west of the farmstead, although some of the internal boundaries have been lost.

The locally listed buildings at Church Farm are mostly screened from the site by trees, but there is still some limited intervisibility. The site makes a **low positive** contribution to the setting of the former farm buildings by preserving their relationship with the surrounding agricultural land and allowing them to be appreciated as former farm buildings within their intended agricultural context.

25 Coggeshall Road (Ref. DCC26121)

Number 25 is a building on the local list located 45m to the south of the site. It is considered to be of **low** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. It is a 1930s brick bungalow.

Historically this property has formed part of the modern infill development that has extended along Coggeshall Road. This building is mostly screened from the site by trees, but some intervisibility remains. Overall, the site is considered to make a **neutral** contribution to the setting and significance of this building.

Old Thatched Cottage, 85 Coggeshall Road (Ref. DCC26120)

This cottage is a building on the local list located 55m to the south of the site. It is considered to be of **low** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. It is a 19th-century one and a half-storey timber-framed building.

Historically this property formed part of the post-medieval roadside settlement that has extended along Coggeshall Road. This building is mostly screened from the site by trees, but some intervisibility remains. Overall, the site is considered to make a **neutral** contribution to the setting of this building.

91 and 93 Coggeshall Road (Ref. DCC26119)

This property is a building on the local list located 25m to the south of the site. It is considered to be of **low** significance as a result of the historic and architectural interest inherent in its built form and surviving historic fabric. It forms 19th-century weatherboarded cottages. It is a good example of workers' cottages that were once common around Essex's heaths.

Historically this property formed part of the post-medieval roadside settlement that has extended along Coggeshall Road. This building is mostly screened from the site by trees, but some intervisibility remains. Overall, the site is considered to make a **neutral** contribution to the setting of this building.

Impact assessment

The Land North of A120 allocation would include up to 1000 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.

Historic Settlement Pattern

Development within the site would result in a loss of agricultural land and would introduce 1000 new residential units into the site. Historically, settlement to the north of Marks Tey has been dispersed with clusters of buildings focused upon the historic farmstead and agricultural land preserving gaps between farms and houses. While modern infill development has filled in gaps between the historic buildings along Coggeshall Road to the south and larger areas of development have arisen at Marks Tey, the surrounding roads and lanes to the north of Coggeshall Road maintain a roadside and dispersed character. The introduction of a development of this scale into this agricultural land would significantly alter the historic settlement pattern in this area.

Several views identified as locally important incorporate the rural, agricultural character of the site, as well as the dispersed settlement nature established by heritage assets within, and surrounding, the site. Development within the site could introduce buildings into these views of the heritage assets and their rural setting.

W.H. Collier Brick and Tile Works

Development within the western part of the site has the potential to directly impact any surviving historical remains associated with the brickworks within the locally listed area where this extends within the site. Any direct impact on these would be permanent and irreversible but could be mitigated against by preserving any surviving features *in situ*.

Depending upon its layout and the heights of buildings, development within the site, especially in the western parcel, could introduce buildings into the limited surviving

views of the brick kilns. Green space and planting could be used to help preserve these views. Development within the eastern parcel would be separated from the brickworks and would not affect their setting due to the separation created by the railway and intervening trees. Development in the central parcel would have a more limited impact on the setting of the brickworks but would have a more direct impact on below-ground remains.

Listed buildings

Development within the site could significantly alter the historic settlement pattern potentially resulting in significant infill development and a loss of the roadside character of the settlement. This could adversely affect the setting of the listed buildings within the settlement, particularly those which share intervisibility with the site:

The introduction of development within the site, especially in the western parcel could result in the rural context of the Church of St Andrew (NHLE 1266781) and its surrounding settlement becoming less appreciable. Depending on the layout and heights of buildings, development could also disrupt long range views of the church spire, which would negatively affect the setting of this asset, The trees to the east of the church largely screen it from view from the central and eastern parcels of the site, although the tip of the tower is visible above the treeline in views from the railway bridge to the south-east. As such, sensitively designed development in the central and eastern parcels would have a more limited impact on the setting of the church.

There is unlikely to be an impact to the setting of The Red Lion Public House (NHLE 1224526), as long as the boundary planting in the south-west of the site is retained and settlement is set back from the adjacent site boundary.

The introduction of development onto the site could result in the loss of the adjacent agricultural land associated with Motts Farm House (NHLE 1266736) and The Barn (NHLE 1224584). However, due to the screening provided by the existing planting, this is unlikely to significantly affect the setting of these buildings, as long as the boundary planting is retained and settlement is set back from the adjacent site boundary.

Development within the southern part of the site could have a negative impact on the setting of 115 and 117 Coggeshall Road (NHLE 1224549) as it could result in the loss of the last views of the surrounding rural landscape visible from these assets. Additionally, it could lead to these properties becoming absorbed completely into Marks Tey.

The introduction of development into the agricultural land adjacent to The Old Rectory, Church Lane (NHLE 1224522) would erode the historic settlement pattern and rural context of the building. This would have a negative impact upon its setting.

Due to the distance of Church House Farmhouse (NHLE 1170085) and Half a Loaf Cottage (NHLE 1110896) from the site, as well as the surviving agricultural land and railway separating these buildings from the site, the introduction of development into distant views from these buildings is unlikely to have a significant impact upon the setting of these heritage assets as long as new development is not incongruous and exposed.

Development within western part of the site would erode some of the wider agricultural and rural setting of the listed buildings along Brook Road (Knaves Farmhouse, NHLE 1266773; Barn to south of Knaves Farmhouse, NHLE 1266822; Range south of Barn to south of Knaves Farmhouse, NHLE 1266775; The Old Rectory, NHLE 1224447; Little Tey House, NHLE 1266823; and Barn to south-west of Little Tey House, NHLE 1266779) with the potential introduction of built development into the backdrop of long-range views in this direction. However, these views are interspersed with trees and hedges that provide some screening and break-up the extent of the site that is visible. In addition, agricultural land (outside the site) would continue in the intervening area, preserving the rural character of these assets. As such, the introduction of development into these views is unlikely to have a significant impact upon the setting of these heritage assets, as long as the edges of development are not incongruous and exposed.

Depending on the design and layout of the development, the loss of the historic settlement pattern, combined with the introduction of new development into views, could also adversely affect locally listed buildings that form some of the roadside and dispersed properties such as Church Farm (Ref. DCC26118), Stable at Church Farm, Church Lane, Marks Tey (Ref. DCC26117), 25 Coggeshall Road (Ref. DCC26121), Old Thatched Cottage, 85 Coggeshall Road (Ref. DCC26120), and 91 and 93 Coggeshall Road (Ref. DCC26119). This could adversely affect the setting of these buildings.

Additionally, increased traffic noise and pollution, as well as construction activity, could adversely affect the rural setting of these buildings, including introducing these in the rural area. However, traffic noise associated with the A12 could be heard in the south of the site. Any impacts arising from construction activity are likely to be temporary in nature, while those associated with the life of the development would be permanent.

Known archaeological remains

Depending upon the layout of the new development, groundworks associated with the allocation could result in direct disturbance or loss of archaeological remains associated with the post-medieval brickworks (EHER MCC4740, MCC5417), glacial deposits, including a continuous pollen sequence of the Hoxnian Interglacial Period (EHER MCC10145), undated cropmarks of linear features (EHER MCC7729) and undated cropmarks of field boundaries (EHER MCC5704). These impacts would be permanent and irreversible.

Although groundworks 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.

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.

Cumulative impacts

The site, when considered alongside the proposed residential allocations at PP17 (to the south) and PP36a (to the north-west), together with the proposed employment allocation at PEP5 (to the south), has the potential to contribute to a cumulative impact on the historic landscape character of the area. Collectively, these allocations would introduce substantial areas of built development into a landscape that has historically been characterised by rural land and dispersed roadside settlement.

This historic character has already been partially eroded by more recent development around Marks Tey and Copford. Nevertheless, the wider landscape beyond these settlements remains predominantly rural in character. The A12 and A120 provide a degree of physical separation between the larger allocations (PP17 and PEP5) and the surrounding historic settlements, helping to moderate the extent of change experienced within individual settlements.

However, 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 limited cumulative impact on the historic landscape character of the area, resulting in harm to its significance.

No additional cumulative impacts on identified heritage assets within the study area have been identified.

Recommendations

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

Design recommendations

- The site is divided into three parcels, with the western and central parcels being the most sensitive. Within these areas, the eastern and south-eastern sections of the western parcel, together with the western part of the central parcel, should be retained as green space.

  Within the western parcel, the green space should encompass the Marks Tey Brickpit SSSI, extending south-westwards to include the adjoining agricultural land in the south-eastern part of the parcel. This approach would help preserve the scheduled monument and its setting while also protecting the rural, open setting of the church, identified as an important characteristic in Views 5 and 6a of the Neighbourhood Plan.

  The SSSI could be enhanced as a nature reserve, with a network of trails and interpretive signage providing opportunities for recreation, education and greater public understanding of both the former lakes and the site's later use as a brickworks. Corridors of open, green space should be retained to connect the built environment to the surrounding countryside. Planting should also be used along the edges of development in order to soften its appearance in views from heritage assets.

- Green space corridors should be used to preserve the view east across the site, from Mott's Lane to St Andrew's Church, as identified in View 4 of the neighbourhood plan; and the rural view northwards from the railway bridge towards Aldham across the Roman River Valley and the eastern part of the site (View 7).
- Strategic green space and planting should be used to break-up areas of built development and provide additional connection between buildings and the wider rural setting, helping to preserve as much of the rural character of the area as possible. This should utilise native species and avoid an urban park feel where possible. The edges of development should also incorporate planting to soften the appearance of built development and prevent them from being exposed and visually incongruous within the landscape.

  Development should be integrated into the landscape through the use of tree belts, hedgerows and woodland that reflect the surrounding planting.
- Existing field boundaries (and their hedges) within the site should be preserved as part of its green infrastructure provision, especially where it extends along the parish boundary in the west of the site. This would help to preserve some of the rural backdrop to the area, as well as the legibility of the field system within the new development and offset some of the harm and would be in line with their status as historic hedgerows. Where this is not possible, preservation of their alignment within the layout of the proposed development could preserve some connection to the history of the site.

  The winding nature of the surrounding roads should also be reflected in the layout of any development in order to further reflect the nature of the field boundaries and surrounding roads.

  The preservation of the existing planting is especially important in the south-west of the site, where it provides screening towards the listed buildings at Motts Farm and the Red Lion Public House.

  The line of the parish boundary within the site should be preserved. Where the parish boundary is preserved in a hedgerow, this is considered important under the Hedgerow Regulations and should be preserved. Where the parish boundary is not marked by a hedgerow, its alignment could be preserved in the design of streets or green infrastructure.
- Design should reflect the rural setting and respond to the character of the surrounding heritage assets. The development layout, building styles and materials should be kept in keeping with the surrounding heritage assets and development, including the local vernacular of weatherboarding and brick, and as outlined in the Essex Design Guide. Building heights should also be restricted in order to respect the dominance of trees. This is especially important along the southern edge of the development where new housing, depending on its location, could become visible in views looking out from and towards the nationally and locally listed buildings. There is also an opportunity here to promote historical connections through the use of materials from W.H. Colliers, which has continued to operate within the site since the 19th century.
- The scheduled monument of the Circular brick kilns at W.H. Collier Brick and Tile Works (NHLE 1020999) and Grade II listed Bottle Kiln (NHLE 1266780)

within the site should be preserved. Historic features associated with the kilns and brickworks identified within the locally listed area within the west of the site should also be preserved.

- Site access should be located away from the listed buildings in order to reduce traffic and visual intrusion near heritage assets.

Further work

- Undertake a desk-based assessment:

  This will establish the archaeological potential of the site, the archaeological impacts resulting from the proposed development, and will confirm what additional archaeological work is required.

- Establish a heritage management plan:

  In order to protect remains associated with the scheduled and listed brickworks, 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 low-impact access (including a possible heritage trail linked to the SSSI) and on-site interpretation.

- Obtain Scheduled Monument Consent:

  Scheduled Monument Consent should be obtained for any works carried out within the area of the circular brick kilns scheduled monument. These works should be monitored and appropriately recorded to mitigate any disturbance.

- Obtain Listed Building Consent:

  Listed Building Consent should be obtained for any works carried out on the bottle kiln Grade II listed building. These works should be monitored and appropriately recorded to mitigate any disturbance.

- Conduct a geophysical survey:

  Only a small area of the site has been subject to a geophysical survey. Identified features within this area were limited to a former field boundary. This should be extended to cover the whole site in order to assess the extent of any archaeological remains present on the site.

- Conduct archaeological trial trenching and recording:

  Only a small area of the site has been subject to trial trench evaluation and recording, with a total of four trenches excavated. These did not identify any archaeological features. This should be extended to cover the whole site in order to 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 Marks Tey and is surrounded by areas of dispersed settlement. Development within the site as part of the allocation has the potential to significantly alter the historic settlement pattern to the north of Marks Tey and could adversely affect the setting of the scheduled monument and associated listed building of Circular brick kilns, W.H. Collier Brick and Tile Works (NHLE 1020999) and Bottle kiln at Marks Tey Brick and Tile Works (NHLE 1266780), as well as a further three listed buildings — Church of St Andrew (NHLE 1266781), 115 and 117 Coggeshall Road (NHLE 1224549) and The Old Rectory, Church Lane (NHLE 1224522) — and five locally listed buildings — Church Farm (Ref. DCC26118), Stable at Church Farm, Church Lane, Marks Tey (Ref. DCC26117), 25 Coggeshall Road (Ref. DCC26121), Old Thatched Cottage, 85 Coggeshall Road (Ref. DCC26120) and 91 and 93 Coggeshall Road (Ref. DCC26119).

Despite being within the setting of a further 10 listed buildings — Knaves Farmhouse (NHLE 1266773), Barn to south of Knaves Farmhouse (NHLE 1266822), Range south of Barn to south of Knaves Farmhouse (NHLE 1266775), The Old Rectory (NHLE 1224447), Little Tey House (NHLE 1266823), Barn to south-west of Little Tey House (NHLE 1266779), The Red Lion Public House (NHLE 1224526), The Barn (NHLE 1224584), Motts Farm House (NHLE 1266736), Church House Farmhouse (NHLE 1170085) and Half a Loaf Cottage (NHLE 1110896) — development within the site is unlikely to affect their setting as long as suitable mitigation is in place.

It is anticipated that impacts upon the setting of listed buildings could be reduced through design measures, such as those outlined above, but that the fundamental changes to the historic settlement pattern and historic landscape character of the area could not be avoided with the scale of the proposed allocation. The south-eastern part and southern edge of the western parcel of the site are the most sensitive due to the presence of designated heritage assets within its area and in close proximity. The remainder of the western parcel is less sensitive but retains some intervisibility with surrounding heritage assets. The central and eastern parcels are less sensitive due to their lower intervisibility with designated heritage assets. However, they do incorporate views (7 and 8) that are considered important within the Neighbourhood Plan for their contribution to the rural character of the area.

The entire site is considered to have potential to contain archaeological remains associated with the post-medieval brickworks (EHER MCC4740) identified in the centre of the site, undated cropmarks of linear features (EHER MCC7729) in the north of the site and undated cropmarks of field boundaries (EHER MCC5704) in the south-west of the site. Palaeobotanical remains may also be preserved in deeper lying or wetter deposits. It may also contain previously unidentified archaeological remains. Groundworks associated with development would directly affect any such remains. Adverse impacts could be reduced through a programme of geophysical survey and 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, though heritage impacts remain

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 together with further archaeological investigation. However, due to scale of the allocation, it is unlikely that design measures could fully mitigate the changes to the historic settlement and landscape pattern in the area to the north of the A12.

To reduce heritage impacts and preserve the positive contribution that the site makes to the significance of nearby heritage assets a number of measures are recommended. Existing vegetation within and around the site should be retained wherever possible. The area encompassing the Marks Tey Brickpit SSSI, land around Church Lane, and land to the south of St Andrew's Church should be retained as green space. Additional areas of green infrastructure and landscape corridors should be incorporated to break up development parcels and maintain views towards St Andrew's Church and into the surrounding rural landscape.

Development should incorporate well-landscaped soft edges to ensure it integrates appropriately with its rural setting and does not appear visually intrusive within the wider landscape. The layout and design of development should reflect the rural setting and the character of surrounding heritage assets. Building heights should be carefully controlled and access should be located away from listed buildings where possible.

Features associated with the brickworks within the locally listed area should be preserved and incorporated into the development. The parish boundary and associated hedgerow should also be preserved where possible and where the boundary is not marked by a hedgerow it could be incorporated into the design and layout of the scheme. A heritage management plan should also be established to ensure the protection of the scheduled monument and listed building within the site.

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 PP18.16: Gazetteer of heritage assets within 1km of site allocation PP18

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
DCC26116	1477794	Medieval moat at Marks Tey Hall	SM	Late medieval	591261	224191
MCC4392 / MCC7633	1020999	Circular brick kilns, W.H. Collier Brick and Tile Works	SM	Post-medieval	591735	223291
MCC4393	1224521	Church of St James	I LB	Early medieval	589148	223753
MCC4394	1266781	Church of St Andrew	I LB	Early medieval	591121	223881
MCC3707	1170078	Barn to north-east of Hoe Farmhouse	II* LB	Later medieval	590613	225774

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC4406	1224577	Barn West north-west of Marks Tey Hall	II* LB	Later medieval	591681	223306
MCC7572	1306270	Aldham Hall	II* LB	Later medieval	591849	224860
MCC4391	1266779	Barn to south-west of Little Tey House	II* LB	Post-medieval	589289	224405
MCC7032	1224528	Godbolts Farmhouse	II LB	Later medieval	589547	223379
MCC4210	1223158	Barn to east of Teybrook Farmhouse	II LB	Later medieval	589602	224927
MCC4407	1266736	Motts Farmhouse	II LB	Later medieval	589935	223709
MCC3712	1337414	Motts Cottage	II LB	Later medieval	591101	225251
MCC5545	1225571	Mascott's	II LB	Later medieval	592556	223806
-	1223157	Granary north-west of Teybrook Farmhouse	II LB	Post-medieval	589136	224897
MCC4211	1223159	Garden Wall at Teybrook Farm	II LB	Post-medieval	589160	224875
MCC4204	1223156	Teybrook Farmhouse	II LB	Post-medieval	589168	224896
MCC4205	1267422	Barn to rear of Stables at Teybrook Farmhouse	II LB	Post-medieval	589179	224846
MCC4207	1267423	Stables to S of Teybrook Farmhouse	II LB	Post-medieval	589186	224850
MCC4209	1267424	Barn to SE of Teybrook Farmhouse	II LB	Post-medieval	589238	224823
MCC4390	1266823	Little Tey House	II LB	Post-medieval	589317	224489
MCC4389	1224447	The Old Rectory	II LB	Post-medieval	589349	224099
MCC4388	1266775	Range south of barn to south of Knaves Farmhouse	II LB	Post-medieval	589382	223993
MCC4386	1266773	Knaves Farmhouse	II LB	Post-medieval	589390	224021
MCC4387	1266822	Barn to south of Knaves Farmhouse	II LB	Post-medieval	589395	224002
MCC4396	1224523	184 Coggeshall Road	II LB	Post-medieval	589434	223406
MCC4400	1266766	Barn south of road west of Godbolts Farmhouse	II LB	Post-medieval	589516	223384
MCC4401	1224574	Barn north of road at Godbolts Farmhouse	II LB	Post-medieval	589547	223417
MCC4408	1224584	The Barn	II LB	Post-medieval	589904	223685
MCC4399	1224527	Goodmans Farmhouse	II LB	Post-medieval	589912	223415
MCC4397	1224526	The Red Lion public house	II LB	Post-medieval	589997	223490
MCC4409	1224585	Samsons Cottage	II LB	Post-medieval	590142	223058
MCC4398	1224549	115 and 117 Coggeshall Road	II LB	Post-medieval	590181	223461
MCC4410	1224586	The Green	II LB	Post-medieval	590332	223076
MCC3706	1337413	Hoe Farmhouse	II LB	Post-medieval	590580	225753
MCC3708	1110895	Barn north of farmyard at Hoe Farm	II LB	Post-medieval	590608	225808
MCC3709	1170085	Church House Farmhouse	II LB	Post-medieval	590670	225335
MCC4402	1224575	Palmers Farmhouse	II LB	Post-medieval	590767	223130
MCC3710	1110896	Half a Loaf Cottage	II LB	Post-medieval	590824	225260
MCC4395	1224522	The Old Rectory	II LB	Post-medieval	591088	223857
MCC4403	1266767	Doggets Hammer Farm	II LB	Post-medieval	591090	222813

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
-	1266780	Bottle kiln at Marks Tey Brick and Tile Works	II LB	Post-medieval	591255	224191
MCC4385	1224446	172 London Road, Marks Tey	II LB	Post-medieval	591271	223416
MCC3711	1306223	Old Rectory	II LB	Post-medieval	591276	225319
MCC3713	1306225	Crapes	II LB	Post-medieval	591522	225277
MCC4405	1266768	Barn to north-west of Marks Tey Hall	II LB	Post-medieval	591688	223322
MCC3687	1169966	1, 2 and 3 Brick Cottages	II LB	Post-medieval	591707	225141
MCC4404	1224576	Marks Tey Hall	II LB	Post-medieval	591724	223280
MCC3686	1337391	Wagon Lodge to north of Aldham Hall	II LB	Post-medieval	591834	224953
MCC4020	1273626	Chippetts Farmhouse	II LB	Post-medieval	592394	225296
MCC3868	1239075	Windmill Hotel	II LB	Post-medieval	592779	223860
MCC4029	1239713	Kemp's Farmhouse	II LB	Post-medieval	592889	224578
MCC3869	1273846	Old Mill House	II LB	Post-medieval	593126	224000
-	1239076	Shrub House	II LB	Post-medieval	593163	224026
-	1420114	Church House Wood	AW	-	590949	225021
DCC26119	-	91 and 93 Coggeshall Road	LL	-	590355	223491
DCC26120	-	Old Thatched Cottage, 85 Coggeshall Road	LL	-	590452	223495
DCC26121	-	25 Coggeshall Road	LL	-	591002	223557
DCC26113	-	Potts Green	LL	-	591036	222812
DCC26118	-	Church Farm	LL	-	591052	223766
DCC26117	-	Stable at Church Farm	LL	-	591068	223803
DCC26112	-	180, 182, 188 London Road	LL	-	591222	223348
DCC26115	-	The Old Rectory, Rectory Court	LL	-	591475	223770
DCC26110	-	Marks Tey Railway Station	LL	-	591651	223930
DCC26188	-	Victoria Regina Type B Pillar Box	LL	-	591748	223764
DCC26114	-	The (Former) Methodist Church	LL	-	592125	223815
DCC26111	-	Wynscroft, 1 London Road	LL	-	592318	223814
MCC6931	-	Cropmarks - Teybrook Farm	MON	Prehistoric	588877	224801
MCC10145	-	Hoxnian lake deposits	MON	Prehistoric	590967	224258
MCC7275	-	Bronze Bead - Near Mark's Tey	FS	Prehistoric	590999	222999
MCC7432	-	Urn - Vicinity of Marks Tey	FS	Prehistoric	590999	222999
MCC7614	-	Flint - Brickworks, North of Marks Tey	FS	Prehistoric	591080	224480
MCC7550	-	Coin Hoard - North of Bridge Farm	FS	Prehistoric	591295	223803
MCC7659	-	Hand axe from route of Train line, Marks Tey	FS	Prehistoric	591500	223600
MCC7536	-	Bronze Age Spearhead - Marks Tey Hall	FS	Prehistoric	591750	223250
MCC8614	-	Flint - Marks Tey Hall	FS	Prehistoric	591899	223199

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC8754	-	Roman road - Stane Street	MON	Romano-British	574463	223182
MCC7012	-	Roman road - East side of Hill House Farm	MON	Romano-British	589226	221499
MCC7011	-	Road - Stane Street	MON	Romano-British	589999	223500
MCC7551	-	Course of Roman road seen at Marks Tey vicinity	MON	Romano-British	590779	222899
MCC8250	-	Roman coin - near Trowel and Hammer pub	FS	Romano-British	590900	222999
MCC7433	-	Roman ornament - Near Marks Tey	FS	Romano-British	590999	222999
MCC7462	-	Bronze Fitting - Near Mark's Tey	FS	Romano-British	590999	222999
MCC7613	-	Roman coin - Brickworks, North of Marks Tey	FS	Romano-British	591100	224429
MCC7547	-	Roman Brick - St Andrews Church, Marks Tey	FS	Romano-British	591129	223880
MCC8146	-	Roman coin - Church Farm (rear of British Rail Station)	FS	Romano-British	591263	223684
MCC4941	-	South of Roman River	FS	Romano-British	591329	224399
MCC7661	-	Route of Train line, Marks Tey	FS	Romano-British	591500	223600
MCC5316	-	Fieldwalking finds from Aldham and Marks Tey and Kelvedon	FS	Romano-British	591697	224684
MCC7684	-	North of Copford Green	MON	Romano-British	591909	222547
MCC7518	-	Roman road - Stane Street	MON	Romano-British	592309	223965
MCC7660	-	Route of Train line, Marks Tey	FS	Early medieval	591500	223600
MCC5697	-	Honeylands Farm	MON	Later medieval	589130	222838
MCC10024	-	Churchyard of St James's Church, Little Tey	MON	Later medieval	589148	223743
MCC9229	-	Teybrook Farm, Great Tey	MON	Later medieval	589175	224872
MCC7008	-	Great Tey Vicarage	MON	Later medieval	589319	225725
MCC7031	-	Church Farm, Little Tey	MON	Later medieval	589348	223557
MCC9220	-	Knaves Farm, Marks Tey	MON	Later medieval	589389	224008
MCC9219	-	Godbolt's Farm, Marks Tey	MON	Later medieval	589526	223394
MCC9264	-	Moor Farm, Moor Lane, Great Tey	MON	Later medieval	589722	225914
MCC5307	-	Medieval finds and features, Coggeshall Road, Marks Tey	MON	Later medieval	589893	223451
MCC9218	-	Motts Farm, Marks Tey	MON	Later medieval	589914	223698
MCC9217	-	Godman's Farm, Marks Tey	MON	Later medieval	589923	223399
MCC9216	-	Ivyhouse Farm, Marks Tey	MON	Later medieval	590204	223467
MCC9117	-	Long Green, Marks Tey	MON	Later medieval	590364	223079
MCC10203	-	Moated enclosure, Hoe Farm, Aldham	MON	Later medieval	590582	225763
MCC7512	-	Church of St Margaret and St Catherine, Aldham (site of)	MON	Later medieval	590673	225382
MCC9212	-	Palmers Farm, Marks Tey	MON	Later medieval	590784	223139
MCC9213	-	Hammer Farm, Marks Tey	MON	Later medieval	590988	222814
MCC9116	-	Potts Green, Marks Tey	MON	Later medieval	591036	222812
MCC9210	-	Church Farm, Marks Tey	MON	Later medieval	591054	223802

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC10022	-	Churchyard of St Andrew's Church, Marks Tey	MON	Later medieval	591128	223876
MCC8147	-	Medieval coin - Marks Tey-Church Farm	FS	Later medieval	591300	223699
MCC7576	-	Finds scatter - Church House wood, Aldham	FS	Later medieval	591300	225199
MCC9209	-	Marks Tey Hall, Marks Tey	MON	Later medieval	591680	223288
MCC7572	-	Aldham Hall, Aldham	MON	Later medieval	591864	224848
MCC7029	-	St James's Church, Little Tey	MON	Later medieval	589148	223753
MCC7017	-	Little Tey House	MON	Later medieval	589317	224457
MCC7548	-	St Andrews Church, Marks Tey	MON	Later medieval	591124	223880
MCC7534	-	Marks Tey Hall	MON	Later medieval	591733	223292
MCC7030	-	St James's Church, Little Tey	MON	Post-medieval	589148	223753
MCC4211	-	Garden wall at Teybrook Farm, Brook Road, Great Tey	ELM	Post-medieval	589162	224876
MCC4206	-	Barn to SW of Teybrook Farmhouse, Brook Road, Great Tey	Mon	Post-medieval	589189	224848
DCC26109, MCC4740	-	W.H. Collier Brick and Tile Works, Church Lane, Marks Tey	LL	Post-medieval	590914	224455
MCC7549	-	St Andrews Church, Marks Tey	MON	Post-medieval	591124	223880
MCC5417	-	1 and 2 Brickworks Cottages, Primrose Houses and Primula Bungalow, Church Lane, Marks Tey	IND	Post-medieval	591142	224013
MCC10207	-	Former Railway Goods Yard Building, North Lane, Marks Tey	BLD	Post-medieval	591684	223974
MCC7535	-	Marks Tey Hall	MON	Post-medieval	591700	223300
MCC5253	-	Boundary post, London Road, Marks Tey (site of)	MON	Post-medieval	591969	223859
MCC5233	-	Post-Medieval Silver Finger-Ring	FS	Post-medieval	592000	225000
MCC5069	-	Brickworks north of Copford Lodge	MON	Post-medieval	592841	224200
MCC7682	-	Copford	MON	Post-medieval	593111	224019
MCC4241	-	Moor Farmhouse, Moor Road, Great Tey	Mon	Modern	589703	225908
MCC10021	-	Marks Tey War Memorial	MON	Modern	591111	223870
MCC7123	-	Cropmarks - Tey Brook Piggeries, Great Tey	MON	Undated	589448	224650
MCC6934	-	Cropmarks - Manor Farm	MON	Undated	589888	225783
MCC5703	-	Cropmarks - London Road	MON	Undated	590286	222641
MCC7729	-	Cropmarks - West of Church House Farm, Aldham	MON	Undated	590334	225199
MCC5704	-	Cropmarks - Church Farm, Marks Tey	MON	Undated	590622	223884
MCC7775	-	Cropmarks - South East Of Church House Farm, Aldham	MON	Undated	590801	225051
MCC7080	-	Cropmarks - East of Church House Farm, Aldham	MON	Undated	590874	225367
MCC7577	-	Cropmarks - Church House wood, Aldham	MON	Undated	591317	225084
MCC8643	-	Cropmarks - SW of Oak Tree Cottages	MON	Undated	591334	225584
MCC7081	-	Cropmarks - West of Aldham Hall	MON	Undated	591439	224662

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC8640	-	Cropmarks - Aldhamhall Wood, Aldham	MON	Undated	591989	225006
MCC8623	-	Cropmarks - SW of Mascott's Farm, Marks Tey	MON	Undated	592097	223560
MCC9208	-	1 London Road (Formerly Butcher's Farm), Marks Tey	MON	Undated	592319	223833
MCC9207	-	Mascott's Farm, Copford	MON	Undated	592564	223788

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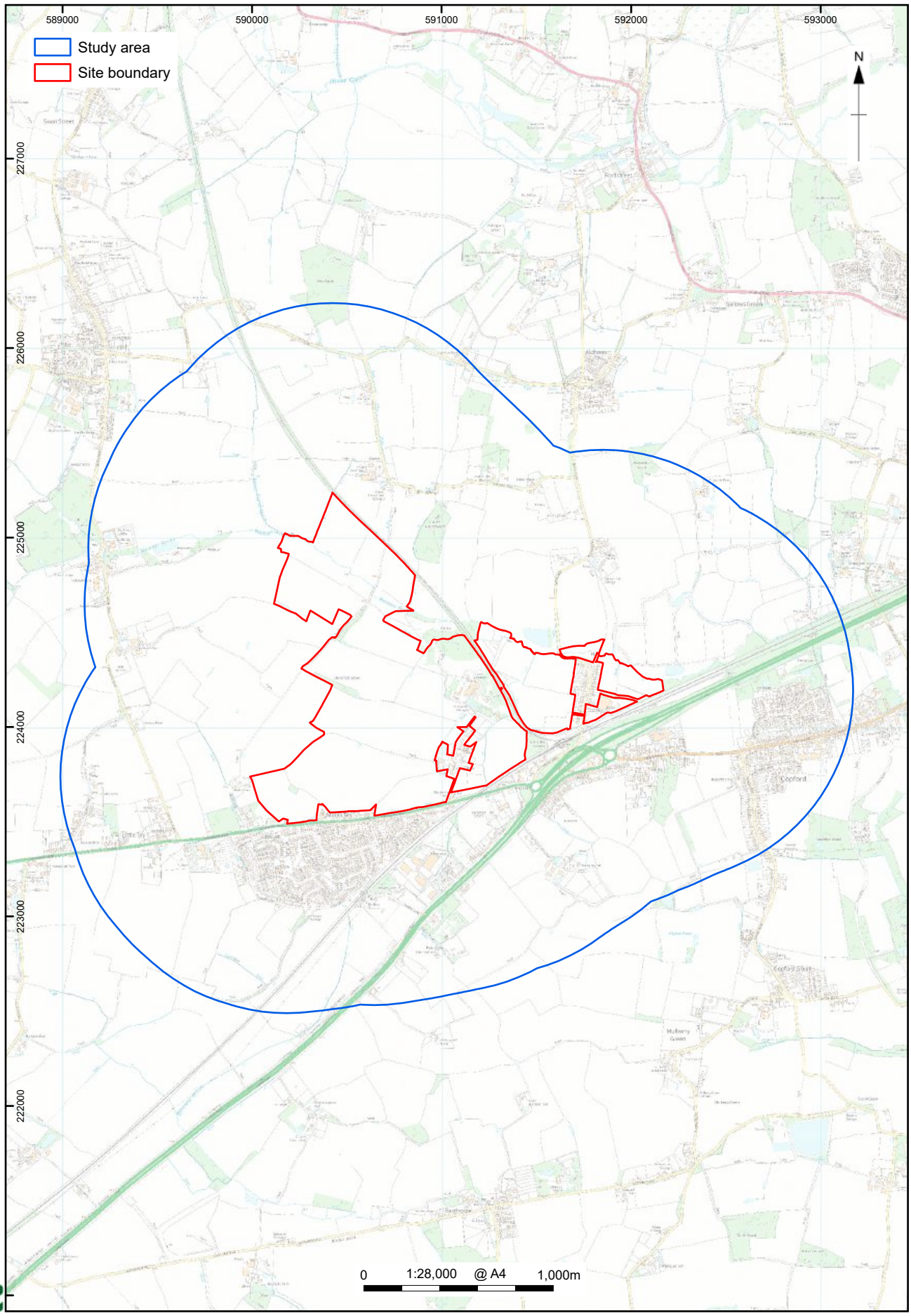
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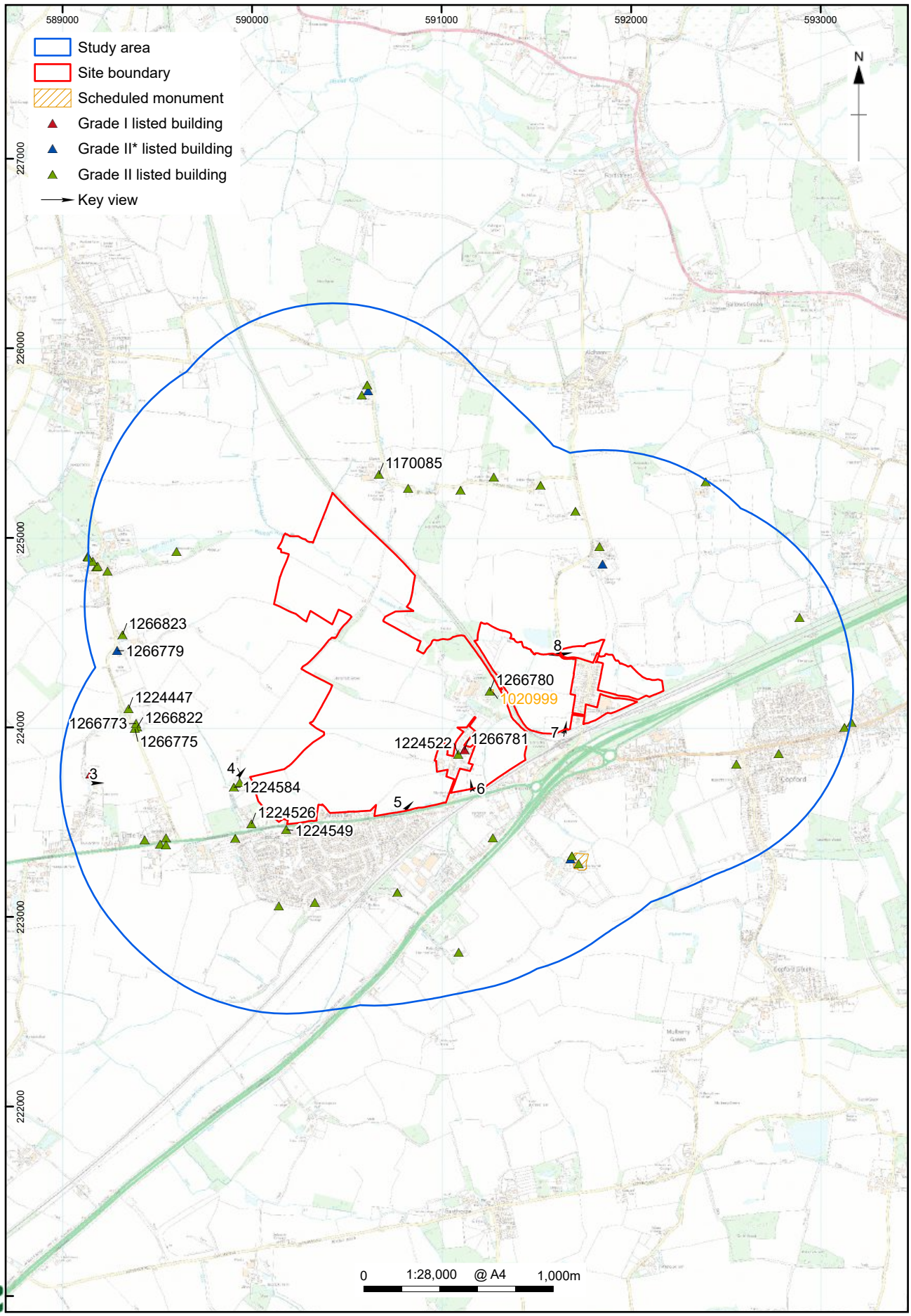
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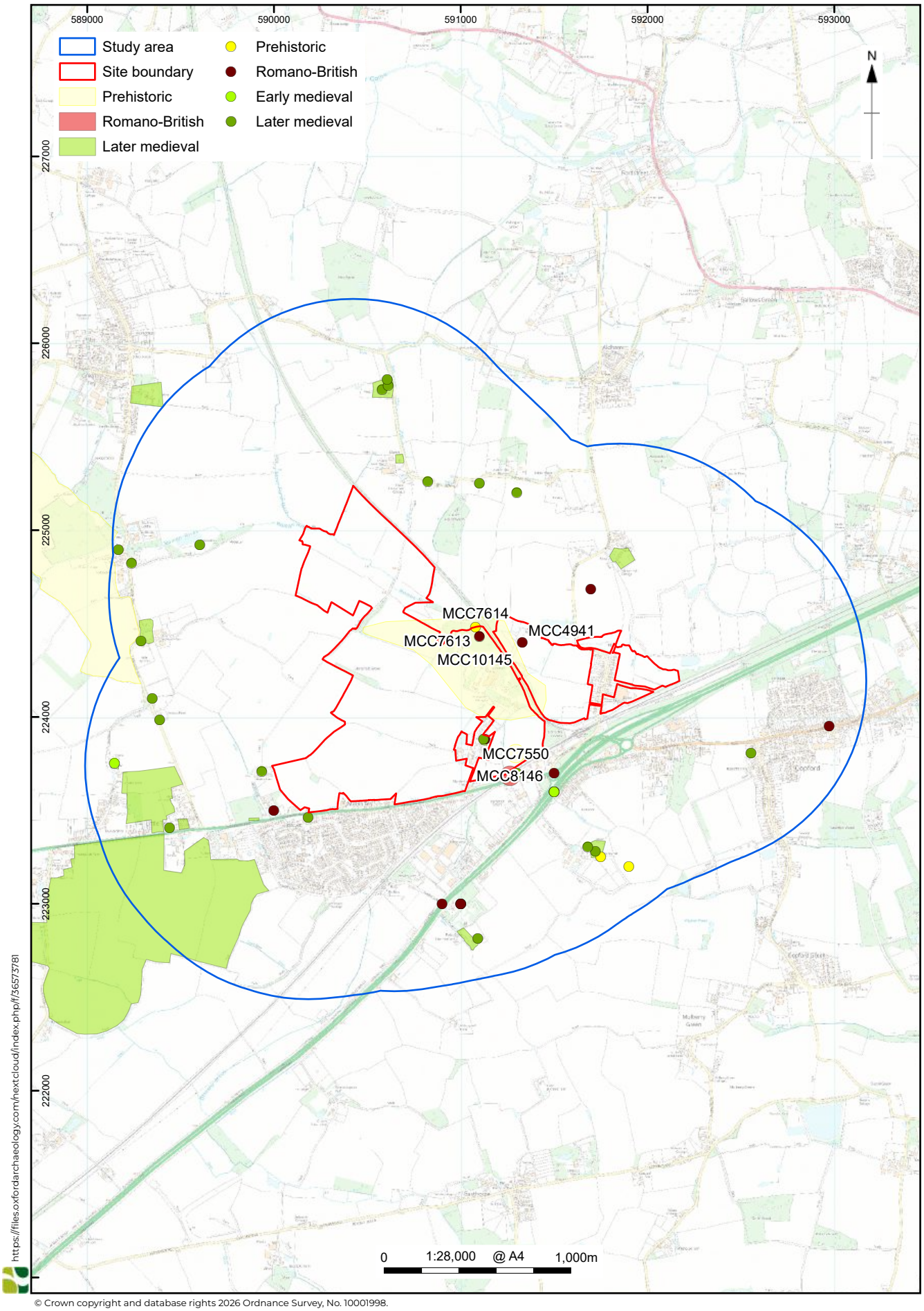
Figure PP18.1: Site location



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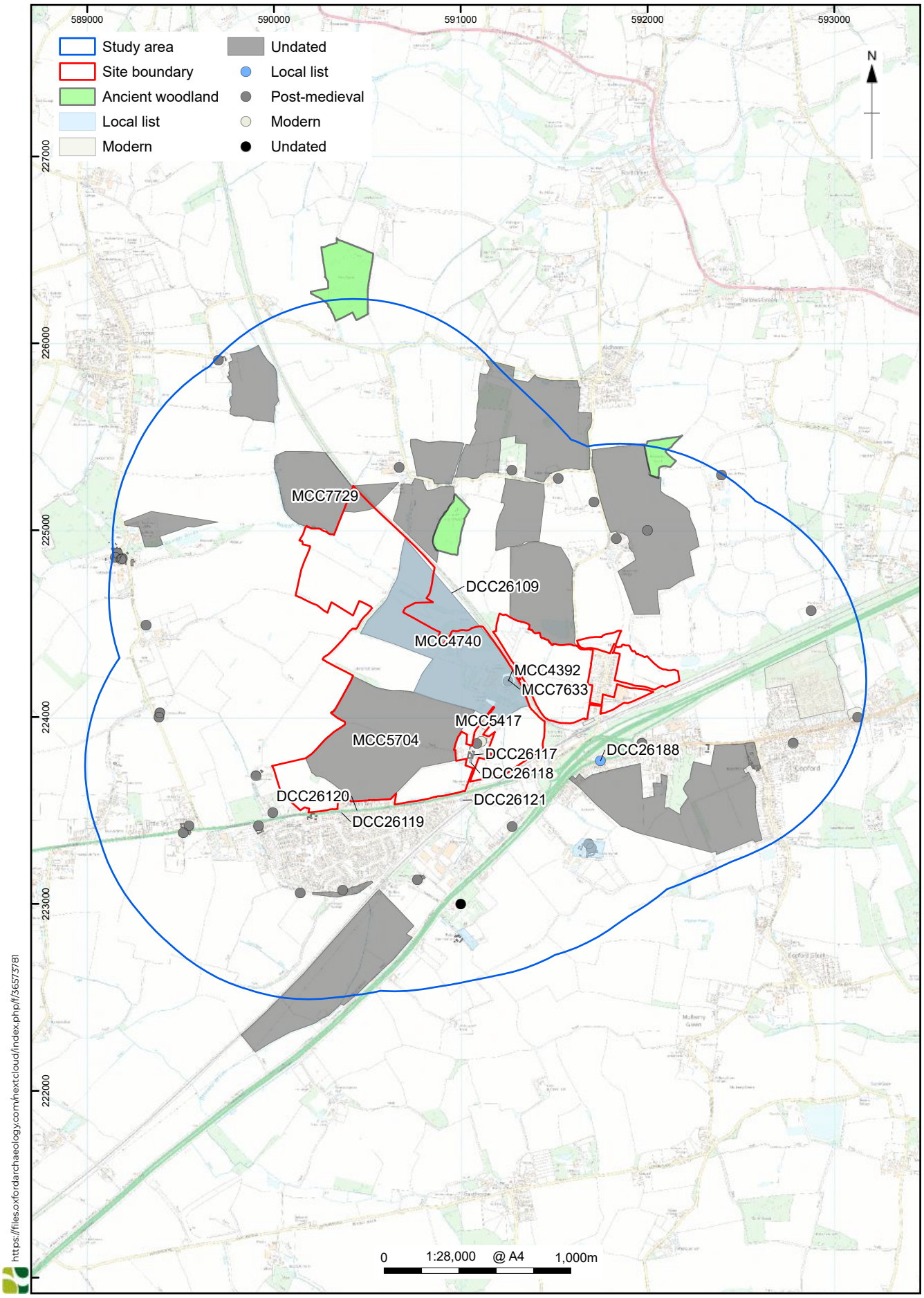
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Figure PP18.2: Designated heritage assets within the study area



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Figure PP18.3: Prehistoric to medieval non-designated heritage assets within the study area



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Figure PP18.4: Post-medieval, modern and undated non-designated heritage assets within the study area

Appendix B7 PP22b: Land at New Park Cottage, Tiptree

High Level Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP22b

Section 1: Site Information

Site Reference: PP22b
Site Name: Land at New Park Cottage
Grid Reference (NGR): TL 89582 17162
Parish / Settlement: Tiptree
Site Area (ha): 1.1ha
Details of Allocation: Residential (25 units)

Section 2: Description

The site comprises an irregular area of grassland/arable land located near the northern approach to Tiptree. It has two access points to the west on Maldon Road and is bounded to the west by residential properties, gardens and fence lines along Maldon Road, to the north and east by hedges and fencing with open fields beyond, and to the south by an unnamed access track that leads to modern residential dwellings in the easternmost part of the proposed allocation.

The underlying bedrock geology of the site is clay, silt and sand of the London Clay Formation, which may be overlain by glaciofluvial deposits of sand and gravel (BGS 2026). The site slopes slightly to the east, lying at about 62.7m OD at its western edge and around 59.6m OD at its eastern boundary.

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 non-designated heritage assets are located within the site boundary.

Section 3b: Heritage Assets Within Study Area

Designated heritage assets

Two scheduled monuments lie just outside the 1km study area. These are The Rampart south of Haynes Green (NHLE 1005563), located 1016m north-east of the proposed allocation, and a Bowl Barrow in Conyfield Wood (NHLE 1009447), 1030m to the north. These prehistoric features are of archaeological interest, surviving as earthworks (bank and ditch and mound, respectively) in largely wooded areas. Neither of these monuments shares intervisibility or direct historic connection with the allocation. They are unlikely to be affected by the allocation and have been scoped out from further assessment.

A total of 13 designated heritage assets are located within the 1 km study area, comprising 13 listed buildings.

Listed buildings

Thirteen listed buildings, including one Grade II* listed building and 12 Grade II listed buildings, have been identified within the study area.

Five Grade II listed buildings have been scoped into the assessment:

- Maypole Public House (NHLE 1224968)
- Elm Farmhouse (NHLE 1266593)
- Stable to South of Elm Farmhouse (NHLE 1266570)
- Barn to South of Elm Farmhouse (NHLE 1224969)
- Windmill, Church Road (NHLE 1266589)

All of these assets share some degree of intervisibility or proximity to the proposed allocation. As these assets have the potential to receive setting effects from development within the site, they have been scoped into further assessment.

The remaining eight listed buildings (Table PP22b.1) are separated from the site by planting, existing development and natural topography, and there are no significant views from or within the site to these assets. There are also no notable historic connections between these buildings and the proposed allocation. As these assets are unlikely to receive setting effects from new development within the site, they have been scoped out from further assessment.

Table PP22b.1: listed buildings in the study area which have been scoped out of the assessment.

Name	Grade	NHLE reference	Direction from site
Pan In The Wood	II	1224971	West
York House	II	1266591	South-west
Oak Cottage	II	1224942	South
Myrtle Cottage	II	1224941	South

Stable And Grooms House	II	1266716	North
Milldene	II	1266571	South
Tiptree Cottage	II	1224944	South-west
Messing Park	II*	1224649	North

Non-designated heritage assets

A total of 53 non-designated heritage assets are located within the study area; these assets comprise 50 records described in the Historic Environment Record (HER) and three areas of ancient woodland.

Ancient Woodland

Three areas of ancient woodland have been identified within the study area: Pods Wood (Ref.: 1116914) to the north-east of the site, Perrys Wood (Ref.: 1116819) to the west and Ransomes Grove (Ref.: 1116917) to the east. Perrys Wood and Ransomes Grove lie over 850m from the site and cannot be seen from the site due to intervening development, planting and topography. As such, they have been scoped out from further assessment.

Pods Wood is a large, wooded area that lies at its closest around 290m north-east of the proposed allocation, and forms part of the woodland backdrop of the area. Due to its proximity and intervening agricultural land it has been scoped into the assessment.

Historic Environment Record

Approximately 50 non-designated monuments recorded on the HER lie within the study area. These assets comprise above- and below-ground features. They will not be directly affected by development within the site, and most are unlikely to receive setting effects from any proposed development.

Relevant HER records 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

Prehistoric remains in the vicinity of the proposed allocation are largely represented by residual finds. These include a Palaeolithic hand axe (MCC8267) found 960m south-west of the site, a Neolithic stone axe (MCC6985) found around 150m to the south-west and an Iron Age pudding stone quern (MCC4896) found at an unspecified location within the parish of Tiptree.

Romano-British evidence includes a blue green glass bottle containing a cremation (MCC6943) recovered 980m to the north-west.

Tiptree is recorded as woodland as part of the Great Forest of Essex at the time of the Domesday survey in 1086. After clearance in the 13th century and onwards, the site was probably in agricultural use.

The post-medieval period saw the continued agricultural use of the area, with farmsteads appearing to the south (MCC9179) and north (MCC9180) of the site, and expansion of the settlement with timber-framed houses such as Myrtle Cottage (MCC4564) and The Studio (MCC4565) being built in the 17th to 18th centuries across Tiptree, and more industrial or municipal buildings following in the 18th and 19th centuries, including Tiptree Water Tower in the mid-20th century (MCC5208) and a post mill (MCC5248) that formed a group with the Windmill on Church Road (NHLE 1266589). During this period, the Kelvedon-Tiptree-Tollesbury Light Railway (MCC5246) was constructed. The route of the railway passed over 700m to the south-west of the site.

Modern evidence includes four World War II defensive features which were located over 400m to the south. These features, now destroyed, included three Spigot Mortar emplacements (MCC5494, MCC5493 and MCC5492) and a road barrier (MCC5491).

Satellite imagery of the proposed allocation contains soilmarks which may be geological or archaeological in nature. These include some potentially linear features in the western half of the allocation. While these features may not be archaeologically significant, they could indicate previous use of, or activity on, the site.

Section 4: Assessment of Significance/Setting

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

Table PP22b.2: 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
Pods Wood	Ancient woodland	Ref.: 1116914	National	Historic interest: Historical use of woodland areas as a resource base. Archaeological interest: Potential for well-preserved archaeological remains and earthworks	**Low positive** The site forms part of the more rural edge-of-settlement landscape to the south-west of the woodland. It covers part of the area that maintains separation between the settlement at Tiptree and Pods Wood. The site is partially screened from the

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
					woodland at ground level by hedgerows, built form and fence lines, although some glimpsed views will be possible.
Maypole Public House	Grade II LB	NHLE 1224968	National	Architectural interest: Late 17th century public house with 19th-century alterations, plastered brick and timber framing. Historic interest: This is a surviving late 17th century public house, which illustrates the historic development of the settlement and community. Its later alterations demonstrate its continued adaptation and use over time.	**Neutral** The site forms part of the wider agricultural landscape to the south-east of the building and is separated from it by Maypole Road and intervening development. The site is screened at ground level from this asset by intervening development and planting/hedgerows and there is no direct historic connection between the asset and the site.
Elm Farmhouse	Grade II LB	NHLE 1266593	National	Architectural interest: 16th-century timber-framed two storey farmhouse. Historic interest: Part of a relatively complete farmstead illustrates the development of the farm from	**Neutral** The site forms part of the wider agricultural landscape to the south and is separated from it by Maypole Road and intervening development. The site is screened at ground level from this asset by intervening development and planting/hedgerows, although some glimpsed views may be possible,

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				the 16th century onwards Group value: Linked with Stable to south of Elm Farmhouse (NHLE 1266570) and Barn to south of Elm Farmhouse (NHLE 1224969)	particularly when vegetation levels are lower in the winter. Agricultural land to the north of the site preserves the rural setting of The Elms.
Stable to South of Elm Farmhouse	Grade II LB	NHLE 1266570	National	Architectural interest: Timber-framed 17th-century granary, converted for stable and general use in the 19th century. Historic interest: Part of a relatively complete farmstead illustrates the development of the farm from the 16th century onwards Group value: Linked with Elm Farmhouse (NHLE 1266593) and Barn to south of Elm Farmhouse (NHLE 1224969).	**Neutral** The site forms part of the wider agricultural landscape to the south and is separated from it by Maypole Road and intervening development. The site is screened at ground level from this asset by intervening development and planting/hedgerows, although some glimpsed views may be possible.
Barn to South of Elm Farmhouse	Grade II LB	NHLE 1224969	National	Architectural interest: Late 17th-century timber-framed barn.	**Neutral** The site forms part of the wider agricultural landscape to the south and is separated from it by Maypole Road and intervening development.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				Historic interest: Part of a relatively complete farmstead illustrates the development of the farm from the 16th century onwards Group value: Linked with Elm Farmhouse (NHLE 1266593) and Stable to South of Elm Farmhouse (NHLE 1266570).	The site is screened at ground level from this asset by intervening development and planting/hedgerows, although some glimpsed views may be possible.
Windmill, Church Road	Grade II LB	NHLE 1266589	National	Architectural interest: 1775, red brick tower mill with weatherboarded cap. Historic interest: Built by Colchester millwright John Mathett, part of a milling complex which was in operation from 1775 until 1962 powered by wind, then steam, then electricity. Converted to residential dwelling in later 1960s.	**Neutral** The site forms part of the wider agricultural landscape to the north and is separated from it by intervening development. The site is screened at ground level from this asset by intervening development and planting/hedgerows, although some views of the site may be possible from upper storeys. Any such views will include already developed areas of Tiptree to the north. As such, development would sit against an established built backdrop.

Section 5: Impact Assessment and Recommendations

Table PP22b.3: Recommended mitigation and enhancement measures for impacted heritage assets.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Pods Wood (Ref.: 1116914)	Indirect: Loss of part of the rural setting to the south-west of the woodland.	Current hedge lines should be maintained and enhanced. Green space and planting should be used to break up new development and help preserve the rural character of the site in views from Pods Wood.
Maypole Public House (NHLE 1224968)	No harm.	-
Elm Farmhouse (NHLE 1266593)	No harm.	-.
Stable to South of Elm Farmhouse (NHLE 1266570)	No harm.	-
Barn to South of Elm Farmhouse (NHLE 1224969)	No harm.	-.
Windmill, Church Road (NHLE 1266589)	No harm.	-
Archaeological potential	Direct disturbance or loss of as-yet unknown archaeological remains within the site.	A desk-based assessment should be undertaken to characterise the archaeological potential of the site. A programme of archaeological evaluation and recording should be undertaken to investigate the nature, extent and significance of any remains that are present, and to 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.

Cumulative impacts

This site (PP22b) lies around 370m south-east of proposed allocation PP19 (Land north of Oak Road). PP19 covers approximately 50.8 hectares and is proposed as residential development of up to 600 dwellings, comprising a large agricultural area on the north-western edge of Tiptree.

PP22b also lies around 250m south-east of PP20 (Land at Bonnie Blue Oak, Tiptree), a 1.85ha site proposed for 30 residential units. PP20 comprises an irregularly shaped field on the northern edge of Tiptree.

Development of these three potential allocations would result in some erosion of the agricultural landscape around Tiptree by extending development to the north and north-east of the settlement and reducing the rural character of the settlement edges. However, intervening distance, existing development, boundary vegetation and the limited contribution made by PP22b to the significance of nearby heritage assets mean that the cumulative heritage effect is considered to be negligible.

Section 6: Summary and Recommendations

The proposed allocation comprises agricultural land on the northern edge of Tiptree, with no designated or non-designated heritage assets located within the site boundary. Within the wider study area, the principal heritage considerations relate to the setting an area of ancient woodland at Pods Wood. The site makes a low positive contribution to the significance of this asset. Intervening development, hedgerows, fencing and topography substantially limit intervisibility, and where views are possible, they are generally glimpsed or experienced in the context of existing built development.

Development within the site could cause harm to the setting of Pods Wood. The level of harm could be reduced by maintaining existing boundary vegetation, incorporating green space within the layout and ensuring that new built form remains comparable with surrounding development in scale, height and massing.

The site also has potential to contain currently unknown archaeological remains. Groundworks associated with development could truncate or remove any archaeological remains present which could result in **substantial harm** to these assets. This impact could be addressed through an archaeological desk-based assessment, field evaluation and, where necessary a suitable programme of archaeological mitigation. On this basis, the allocation is considered suitable subject to mitigation.

Suitability for Allocation

Suitable subject to mitigation

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

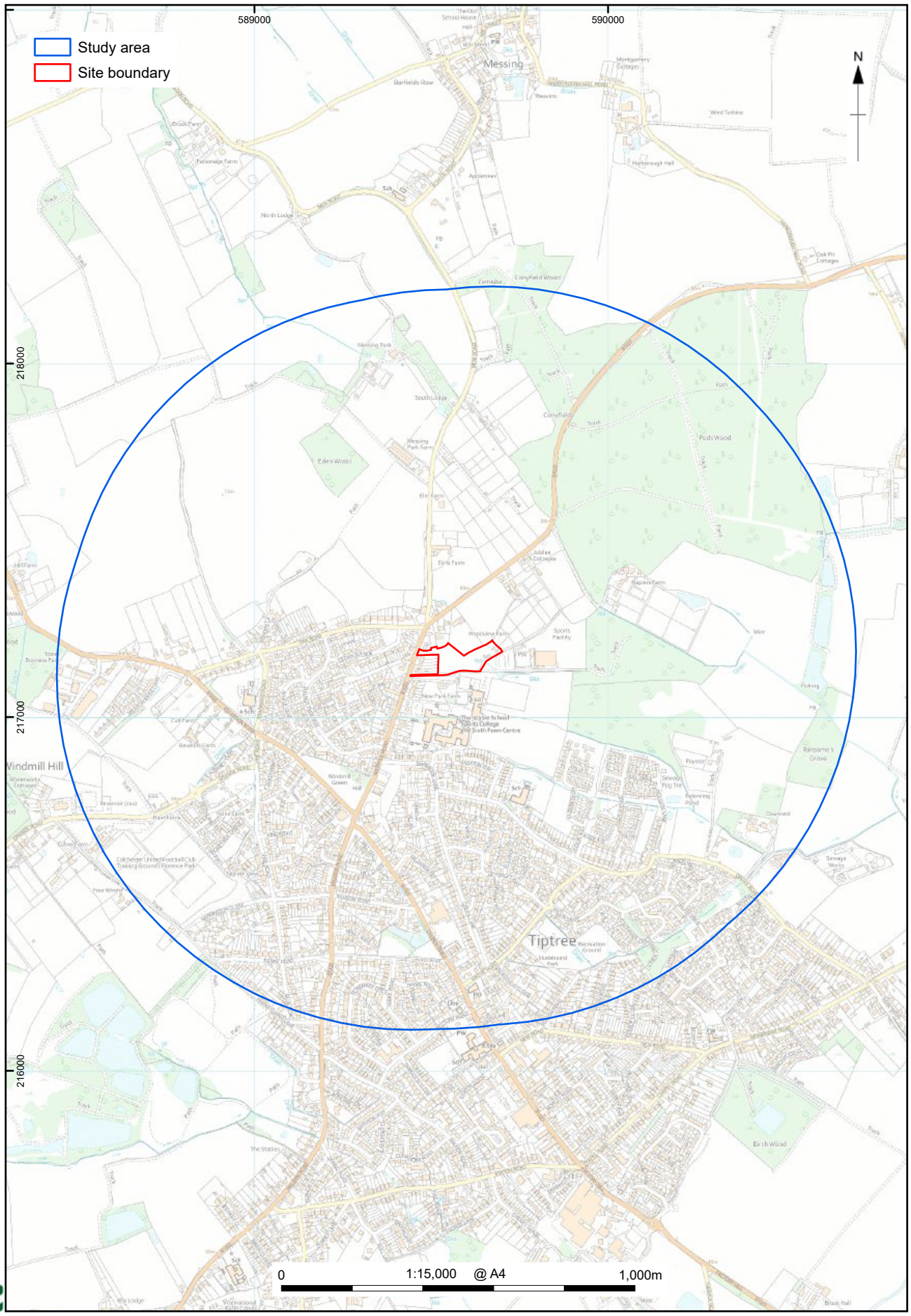
For this allocation, design and layout measures are recommended to include:

- the retention and enhancement of planting around the edges of the site to maintain screening to heritage assets and new development;
- the use of green space within the new development to break up the density of development in keeping with the rural, edge-of-settlement location; and
- the use of appropriate building heights, scale and massing that reflect the surrounding development so that new built form does not become dominant in available views.

Further desk-based assessment, followed by archaeological evaluation, is also recommended in order to reduce and/or offset any adverse heritage impacts from any development.

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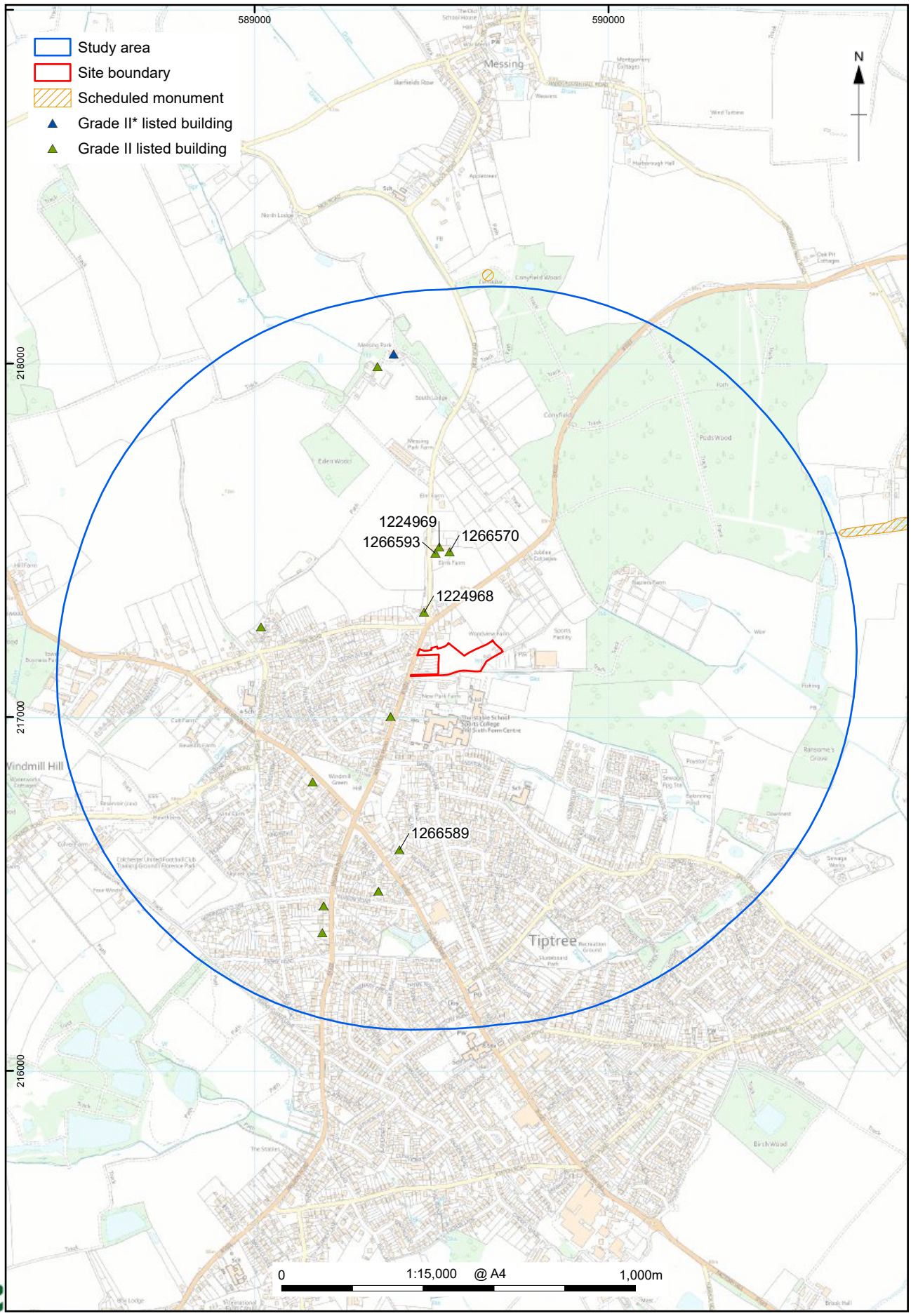
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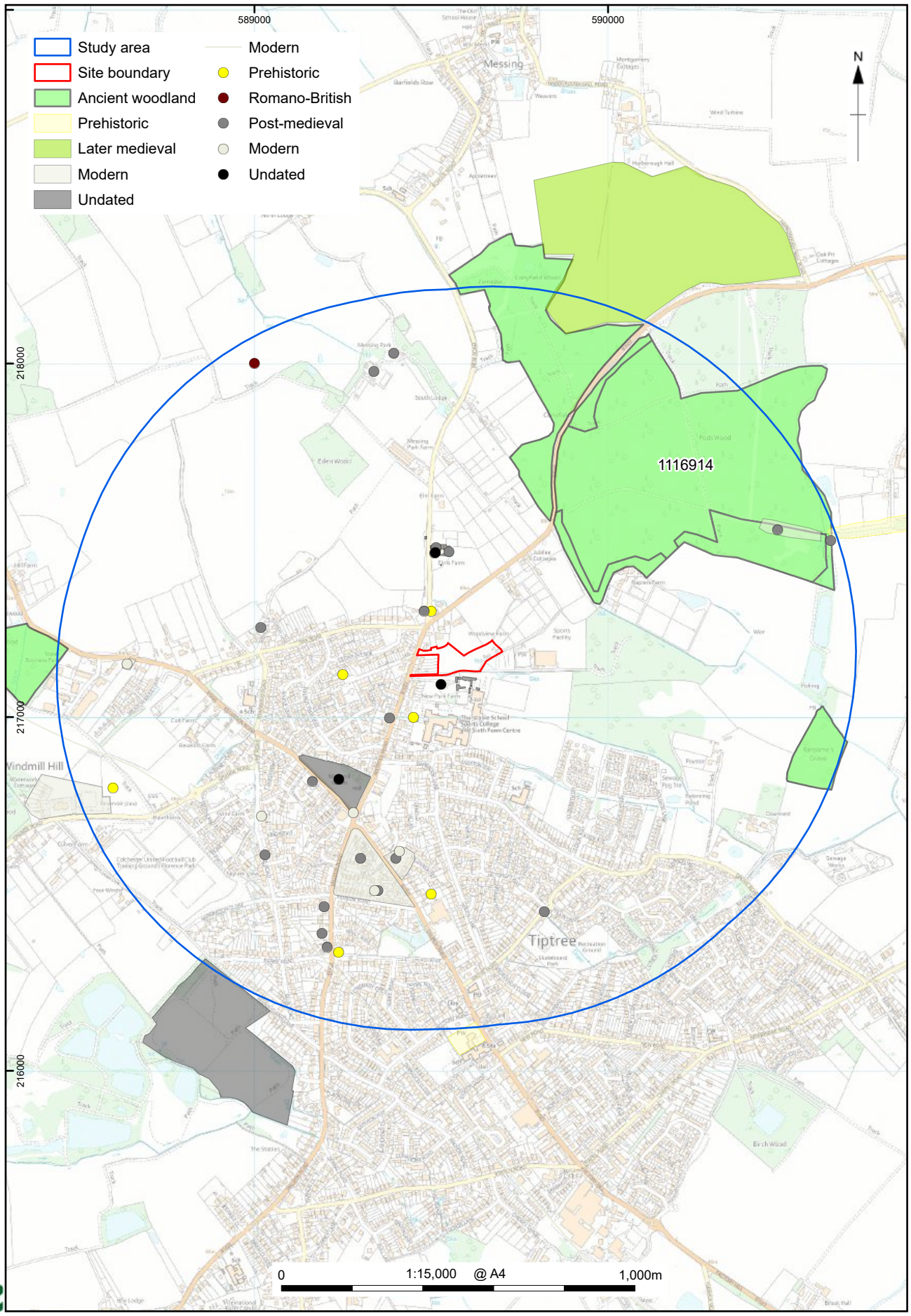
Figure PP22b.1: Site location



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Figure PP22b.2: Designated heritage assets



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Figure PP22b.3: Non-designated heritage assets

Appendix B8 PP29a: Land East of School Road, Copford (North site split)

High Level Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP29a

Section 1: Site Information

Site Reference: PP29a
Site Name: Land East of School Road, Copford (North-site split)
Grid Reference (NGR): TL 93051 23694
Parish / Settlement: Copford
Site Area (ha): 17.43
Details of Allocation: Residential (300 units)

Section 2: Description

The site comprises an irregular area that incorporates part of three arable fields. It is located immediately to the south of Copford, *c.* 1km to the west of Stanway and *c.* 1km to the north of Copford Green.

It is bordered to the north and west by the fencelines and gardens of domestic and commercial properties along the B1408 London Road and School Road, to the south by arable fields and to the east by the hedging and fencing of Hall Road. As the site does not conform to the current field boundaries most of the southern edge is open to the remainder of each field.

The underlying bedrock geology of the site is clay, silt and sand of the London Clay Formation. This is overlain by the sedimentary deposits of the Lowestoft Formation; however, the southern edge of the allocation may include parts of the Coversands - clay, silt and sand deposits which are aeolian in origin (BGS 2026).

The site lies at about c. 35.0m OD in its central portion, dropping away to 31.0m OD at its western edge and 30.0m OD at its eastern edge. The topography of the area means that views out are limited to the neighbouring fields, roads and hedgerows.

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 non-designated heritage assets are located within the site boundary.

Section 3b: Heritage Assets Within Study Area

Designated heritage assets

A total of 37 designated heritage assets exist within the study area comprising Copford Green Conservation Area, the scheduled moat at Marks Tey Hall and 35 listed buildings (two Grade II* and 32 Grade II).

Conservation Area

Copford Green Conservation Area is located 540m to the south of the site. This covers the historic area of Copford Green and contains nine Grade II listed buildings. The conservation area is largely screened from the site by the intervening trees and hedges, due to the topography of the area. The site forms part of the agricultural landscape which separates Copford Green from Copford to the north, this landscape contributes to understanding of the conservation area as a separate settlement. As such, the conservation area has been scoped into the assessment. The buildings within the Conservation Area do not share intervisibility with the allocation and are separated from it by a large undeveloped area. They have therefore been scoped out of the assessment.

Scheduled monument

A scheduled moated site is located 940m west of the proposed allocation. This comprises the surviving north, east and south arms of a rectangular moat enclosing Marks Tey Hall (NHLE 1477794). There is a small footbridge or dam across the northern arm. The scheduled site is a good example of a moated homestead, with good potential for significant archaeological and palaeoenvironmental evidence, particularly within the water-filled ditches.

There is no intervisibility with the proposed allocation, and although the site falls within the wider agricultural landscape of the moated site, they are separated by distance, hedgerows, lanes and modern development along School Road. As such, the monument is unlikely to received setting affects from development within the allocation and has been scoped out from further assessment.

Listed buildings

Thirty-five listed buildings, including two Grade II* and 33 Grade II listed buildings have been identified within the study area.

Five Grade II listed buildings have been scoped into the assessment. The following are located along School Road and London Road, less than 300m north-west to north-east of the site:

- Windmill Hotel (NHLE 1239075)
- Mascott's (NHLE 1225571)
- Brewer's Cottage (NHLE 1239137)
- Old Mill House (NHLE 1273846) and
- Shrub House (NHLE 1239076)

The remaining 30 listed buildings (Table PP29a.1) are separated from the site either by planting, existing development or topography. These assets are unlikely to receive

setting effects from new development within the site and have been scoped out from further assessment.

Table PP29a.1: Listed buildings in the study area which have been scoped out of the assessment.

Name	Grade	NHLE reference	Direction from site
Barn To West Of Cants Garden Centre	II	1224840	North-east
Wayside	II	1266606	North-east
Rosemary	II	1266620	North-east
Vine Cottage And 2 And 3, Turkey Cock Cottages	II	1224933	North-east
Street Farmhouse	II	1224896	North-east
Swan Cottage Walden Cottage	II	1224876	North-east
Barn East Of Street Farmhouse	II	1266607	North-east
Sparrow Hall	II	1224934	North-east
Brook Cottage	II	1273851	North-east
Stanway Bridge	II	1239079	North-east
Cants Garden Centre	II	1266619	North-east
Parish Church Of St Albright	II*	1224899	North-east
Catchbells	II*	1224841	North-east
Coach House	II	1239714	North
Kemp's Farmhouse	II	1239713	North
Marks Tey Hall	II	1224576	West
Stables Cottage	II	1238915	Southeast
Copford Hall	II	1238819	Southeast
Boathouse At Copford Hall	II	1273946	Southeast
Little Gore	II	1273853	South
Copford College	II	1273901	South
Cart Lodge	II	1238918	South
Barn to NW of Trellis House and Trellis Cottage	II	1238920	South
Green Farmhouse	II	1273948	South
Barn to NW of Barn to NW of Trellis House and Trellis Cottage	II	1273926	South
Pink Cottage	II	1238922	South
Copford Green Post Office	II	1238959	South
Trellis House and Trellis Cottage	II	1238919	South
Alma Public House	II	1238921	South
Vineyards	II	1238917	South

Non-designated heritage assets

A total of 122 non-designated heritage assets are located within the study area. This includes two protected lanes, five assets on the local list and 115 items recorded on the Historic Environment Record (HER).

Protected Lane

Two protected lanes, Hall Road (COLLANE25) and Aldecar Road (COLLANE11), are located within the study area. These form two parts of a single road aligned broadly

north-south, with Hall Road the more northerly part. Aldecar Road (COLLANE11) is spatially removed from the allocation and has been scoped out of this assessment.

Hall Road (COLLANE25) delineates the eastern site boundary and has therefore been scoped into this assessment. This lane was found to have failed the criteria for a Protected Lane status in the Colchester Borough Protected Lanes Assessment report (Essex County Council, 2015) due to it having suffered 'considerably from erosion to the verges and the creation of a sewage farm along part of its length reduced its historic integrity... [with] considerable damage caused through parking for access to walks in the local woodland' (Essex County Council 2015, 24).

Local List

Five assets on the Local List are also within the study area, they consist of timber-framed house Wynscroft (DCC26111), the (former) Methodist Church (DCC26114) and the Victoria Regina Type B Pillar Box on London Road (DCC26188); the road signpost at the junction of Church Road, Rectory Road and School Road (DCC26148) and the Moated Enclosure at Marks Tey (DCC26116, see also NHLE 1477794). These are all separated from the site by existing buildings, topography and trees. They are unlikely to be affected by development within the site and have been scoped out from further assessment.

Historic Environment Record

A total of 115 non-designated heritage records have been identified within the study area. These relate to below and above-ground remains. None of these features would be impacted by the works onsite, although relevant HER records 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

Prehistoric activity within the study area is predominantly represented by artefacts, including burnt flint at Marks Tey Hall (MCC8614), Mesolithic flints and handaxes (MCC7662) to the north-east and Bronze Age artefacts to the south (MCC7697) and west (MCC7536). These remains indicate prehistoric presence and activity in the region.

Just to the north of the site on Keepers Way (c.25m from the site boundary, MCC10051) is evidence for Iron Age occupation, including pits and ditches. Given its proximity, this kind of activity has the potential to continue into the site.

Romano-British activity in the area is dominated by roads and trackways, including the line of Stane Street (Colchester to Coggeshall) to the north (MCC7518) and a stretch south-west of the allocation (MCC7615) which runs south-west from Copford, previously traced on RAF photos. A further conjectured Roman road is located 1km north-east of the site (MCC7619) through Fairmead Farm. Fragments of Romano-British tegulae and imbrices along with a scatter of coarseware were found 495m south-east of the site (MCC7430). There may be evidence of associated Roman roadside activity such as settlements or funerary remains alongside these roads, although to date none have been recorded.

Medieval activity within the study area includes moated sites to the north and west (MCC7516 and MCC7534) and the medieval village green at Copford Green (MCC9115). During this period settlement was likely focused on the nearby settlement of Copford (now Copford Green) which is recorded in the Domesday Survey of 1086. St Albright's Church along London Road is 12th century in form with suspected earlier origins (MCC4545).

The majority of the archaeological remains within the study area are undated and relate to cropmarks which are indicative of ditches, pits, enclosures, and other forms of land division or use (MCC5670, MCC7076, MCC7685, MCC7695, MCC8623, MCC8625, MCC7716, MCC8622, MCC9207). These features, though not precisely dated, add to the archaeological potential of the area.

The Essex HER records that this site is associated with a geophysical survey (ECC4708) from 2022 and an archaeological evaluation (ECC4919) which took place in 2025. The results of these archaeological interventions are not recorded in the HER and were not available for this assessment. Satellite images suggest that around 25 trenches were put in across the site, and the results of these investigations could better clarify the nature of archaeology present on site.

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 PP29a.2: 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
Copford Green	CA	-	Regional	Architectural interest: Contains the historic core of the village, including listed buildings of 17th-19th century date. Historic interest: Views of the wider agricultural landscape. Archaeological interest: Archaeological evidence of the medieval settlement	**Low positive** Historically, Copford, now Copford Green, was a nucleated village focused around the green to the south-west of the site. The settlement was historically experienced within an open agricultural landscape, of which the site forms part. The agricultural landscape between Copford and Copford Green contributes to the rural setting of the conservation area and helps preserve a legible sense of separation between the two areas of settlement. Although the site is separated from the conservation area by distance, intervening vegetation and topography, it forms part of this wider rural landscape and therefore makes a low positive contribution to the setting of the conservation area.
Windmill Hotel	Grade II LB	NHLE 1239075	National	Architectural interest: Early 19th century house in grey gault brick, with grey slate hipped roof.	**Neutral** The site comprises agricultural land to the south of Copford. It is separated from Windmill Hotel by modern housing development and an area of agricultural land forming the edge of settlement. Due to the height of the listed building there may be glimpsed views from the upper storeys of the building looking towards the site; such views if present would include the surrounding modern

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
					housing estate and would not make a significant contribution to the setting of this asset.
Mascott's	Grade II LB	NHLE 1225571	National	Architectural interest: Mid to late 16th century timber-framed house with probable C15 origins of central hall.	**Neutral** The site comprises an area of agricultural land to the south-east of the listed building. It is separated from this listed building by distance, intervening development and planting. There are no views of the site from this asset.
Old Mill House	Grade II LB	NHLE 1273846	National	Architectural interest: Early 18th century house, with later alteration. Red brick with red plain tile roof and parapet walls.	**Neutral** The site comprises an area of agricultural land to the south of Copford. It is separated from the site by London Road, the housing to the south of London Road, and gardens and fields. Views between the listed building and the site are restricted by existing development and if present are likely to be glimpsed in the distance between houses.
Shrub House	Grade II LB	NHLE 1239076	National	Architectural interest: Early 19th century house, brick and timber-framed and plastered, with grey slate hipped roof.	**Neutral** The site is situated to the south of the listed building and is separated from it by existing development and planting alongside London Road. There are no significant views of the site from this asset, and if views are present from upper storeys they are likely to be glimpsed in the distance between existing rooflines.
Brewers Cottage	Grade II LB	NHLE 1239137	National	Architectural interest: 17th-century timber-framed house.	**Neutral** The site comprises an area of agricultural land to the south of Copford. It is separated from the listed building by a new housing estate and agricultural land. There are no significant views of the site from this asset, and if

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
					views are present from upper storeys they are likely to be glimpsed in the distance between existing rooflines.
Hall Road	Protected Lane	COLLANE25	Regional	Historic interest: road network in the Essex countryside derives from at least as far back as the medieval period. These lanes are part of what was once an immense mileage of minor roads and trackways connecting villages, hamlets and scattered farms and cottages, often for agricultural purposes.	**Low positive** This site comprises historic agricultural land, adjacent to this historic trackway. There is some visibility of the site through hedges, fences and the tree line along the west side of the Hall Road.

Section 5: Impact Assessment and Recommendations

Table PP29a.17: Recommended mitigation and enhancement measures for impacted heritage assets.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Copford Green Conservation Area	Indirect: Erosion of the rural land separating Copford Green and Copford. The introduction of new development into the western part of the site will bring the suburban edge of Copford closer to the Conservation Area. As a substantial area of agricultural land will still separate the allocation from conservation area, and existing suburban development on the edge of Copford is already visible in these views, this impact on these assets will likely be negligible and indirect.	Green space and planting should be used, particularly in the sites south-western parts, to break up new development and help preserve the rural character of the site. Building heights should be in keeping with the surrounding area to help minimise impact on views looking out from the conservation area.
Windmill Hotel (NHLE 1239075)	No impact	-
Old Mill House (NHLE 1273846)	No impact	-
Shrub House (NHLE 1239076)	No impact	-
Brewers Cottage (NHLE 1239137)	No impact	-
Mascott's (NHLE 1225571)	No impact	-
Hall Road (COLLANE25)	Indirect: Loss of some of the agricultural and rural landscape that forms part of the wider setting of the lane.	Set development back from Hall Road and maintain a green space buffer between the lane and the development. Where possible, retain and enhance existing hedgerow planting and trees within the development so as to reduce impacts on the rural setting of the road.
Archaeological potential	Direct disturbance or loss of known and as yet unknown archaeological remains within the site	The results of the geophysical survey and archaeological evaluation should be reviewed. If the existing investigations are insufficient to inform development proposals, further archaeological work may be required. 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.

Cumulative impacts

Proposed allocation PP29a is located around 230m north of the smaller proposed allocation PP29c (Land East of Queensberry Avenue, Copford), which comprises 2.84ha of land north of London Road and is proposed for 70 dwellings.

Three listed buildings fall within the study area for both allocations and were scoped in for assessment for both. These are; Old Mill House (NHLE 1273846), Shrub House (NHLE 1239076) and Brewers Cottage (NHLE 1239137). However, as proposed allocation PP29a will not have an impact upon these assets, potential development of both allocations will not result in any additional cumulative impact.

There is no significant intervisibility between the two sites due to intervening development, tree lines and topography. Development of both allocations would result in some cumulative erosion of the agricultural landscape around Copford, slightly extending modern development around the settlement edge. As a result, the proposed allocations have the potential to give rise to a limited cumulative impact on the historic landscape character of the area, resulting in harm to its significance.

The 92.16 hectare proposed allocation at Land south of A12, Marks Tey Growth Area (PP17) was assessed as impacting the scheduled medieval moated site at Marks Tey Hall (NHLE 1477794), which falls within both study areas. However, as proposed allocation PP29a will not have an impact upon this asset, potential development of both allocations will not result in any additional cumulative impact.

No additional cumulative impacts on identified heritage assets within the study area have been identified.

Section 6: Summary and Recommendations

The site comprises an area of historical agricultural land south of London Road. It lies outside of the historic core of Copford and north of the Copford Green Conservation Area, forming part of the wider agricultural landscape that separates Copford and Copford Green. There is existing modern development along London Road, to the north of the site and School Road to the west of the site.

The site makes a low positive contribution to the setting of Copford Green Conservation Area, contributing to the rural character and separation between Copford Green and Copford. There are some very limited long-range views from the edge of the conservation area looking towards the agricultural land in the western part of the site. These views take in the agricultural landscape with the modern development on the edge of Copford visible in the distance.

Hall Road (COLLANE25) also derives a low positive contribution from the adjoining agricultural land and surviving rural character along the eastern site boundary.

There are several Grade II listed buildings located along London Road and School Road in Copford to the north of the site. These comprise Windmill Hotel, Old Mill House, Mascott's, Brewers Cottage and Shrub House. These buildings are largely separated from the site by existing development, planting and distance.

Development within the site is not likely to alter the existing setting of these buildings.

Development of the allocation would bring the urban edge of Copford closer to the Copford Green Conservation area and would introduce new development into the rural landscape adjacent to Hall Road. As a significant parcel of agricultural land would still separate Copford from Copford Green the effects on the setting of the conservation area are likely to be minor. Similarly, the development would only affect a small portion of the agricultural land adjacent to Hall Road and would therefore only have a minor impact on the setting of this asset.

These impacts could be managed through a sensitive layout which retains open space and planting, particularly along the southwestern and eastern boundaries, and through consideration of building heights and design that respond to the surrounding settlement edge and rural context.

The site also has archaeological potential. Evidence from the study area includes prehistoric artefacts, Iron Age occupation immediately north of the site, Roman roads and roadside activity, medieval settlement evidence, moated sites and numerous undated cropmark features. Groundworks associated with development could therefore directly affect known or currently unknown archaeological remains. A programme of geophysical survey and archaeological evaluation has already been undertaken on the site; the results of this should be used to determine the presence, extent and significance of any remains and to inform an appropriate mitigation strategy.

Suitability for Allocation

Suitable subject to mitigation

Heritage and archaeological issues are present for this allocation but are capable of being addressed through design, layout and archaeological mitigation. The principal heritage considerations relate to the site's limited contribution to the rural setting of Copford Green Conservation Area and Hall Road. Development is likely to be possible if appropriate mitigation measures are secured through the design process and informed by the results of the archaeological investigations already undertaken.

For this allocation, design and layout measures should respond to the site's role within the wider agricultural landscape between Copford and Copford Green and should include:

- the use of green space and planting to break up and screen development, particularly along the south-western and eastern boundaries where effects on rural character and setting are likely to be greatest;
- retention of an appropriate landscape buffer along Hall Road to preserve its surviving rural character and reduce visual change to the protected lane;
- careful treatment of the southern and south-western edge of the allocation to retain a sense of rural separation between Copford and Copford Green and to reduce effects on the wider setting of Copford Green Conservation Area; and

- limits on building heights and a design response that reflects the surrounding settlement edge, rural context and any filtered longer-range views from the conservation area.

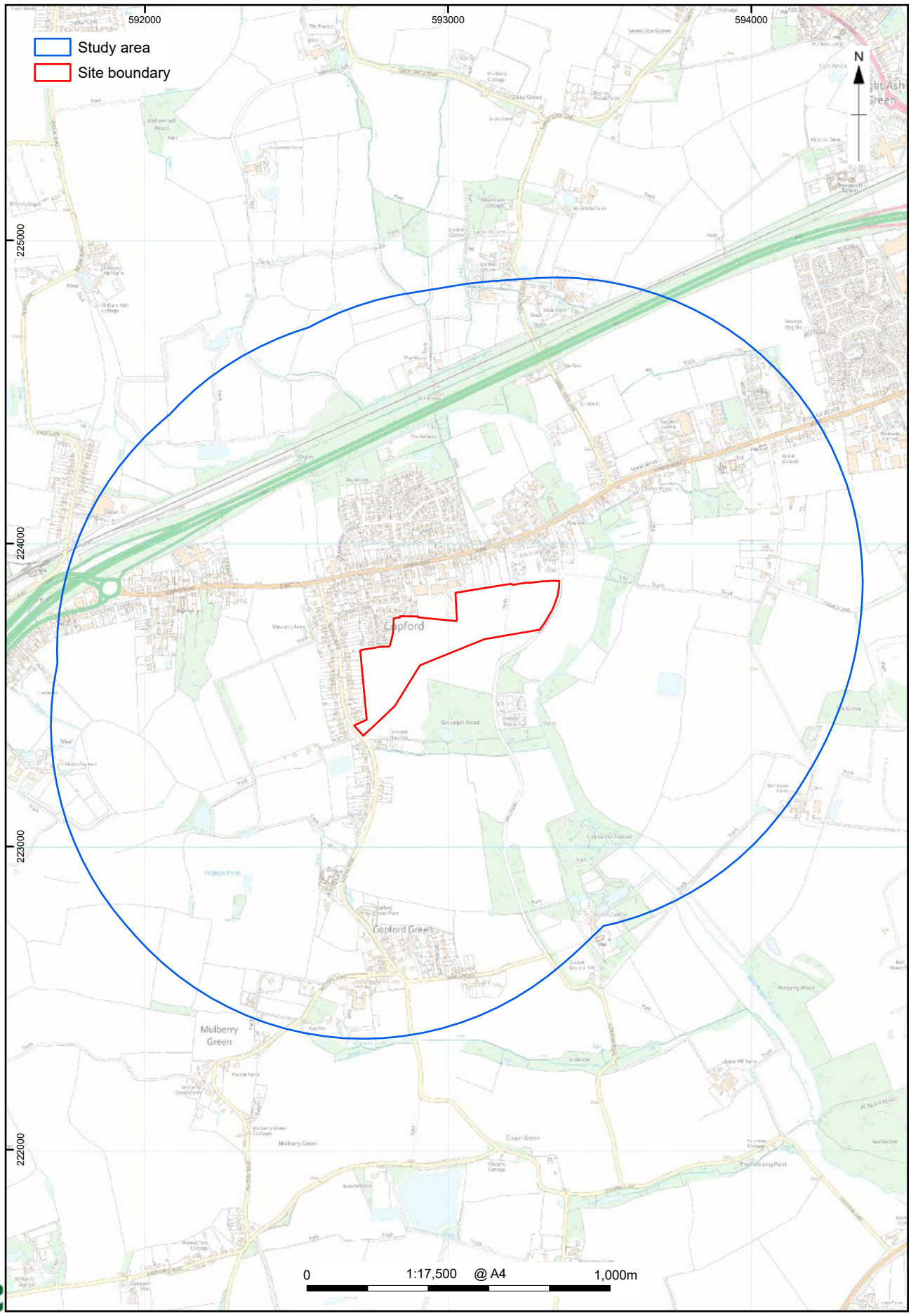
A geophysical survey and archaeological evaluation appear to have already been undertaken across the site. The results of these investigations should be reviewed and assessed to establish the presence, nature, extent and significance of any archaeological remains, and to inform the detailed design of the development and any further mitigation.

Subject to appropriate landscape-led design, retention of a buffer along Hall Road, careful treatment of the southwestern edge of the allocation and appropriate archaeological mitigation (if required), development of the site is unlikely to result in substantial harm to the significance of identified heritage assets within the study area and is considered suitable for allocation.

References

British Geological Survey (BGS 2026), Geology Viewer, available from https://geologyviewer.bgs.ac.uk/ (accessed July 2026)

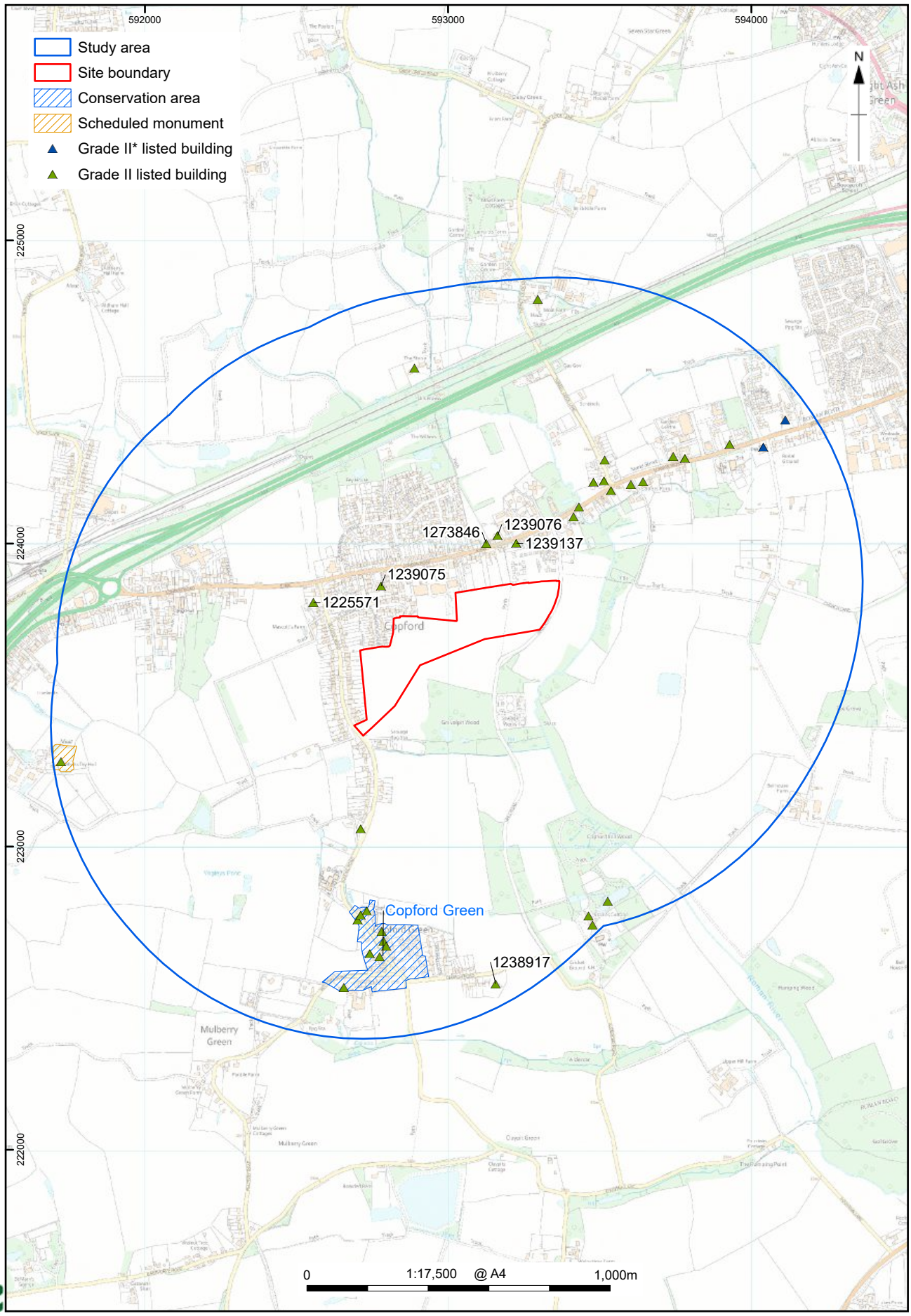
Essex County Council. 2015. Colchester Borough Protected Lanes Assessments. Place Services. December 2015.



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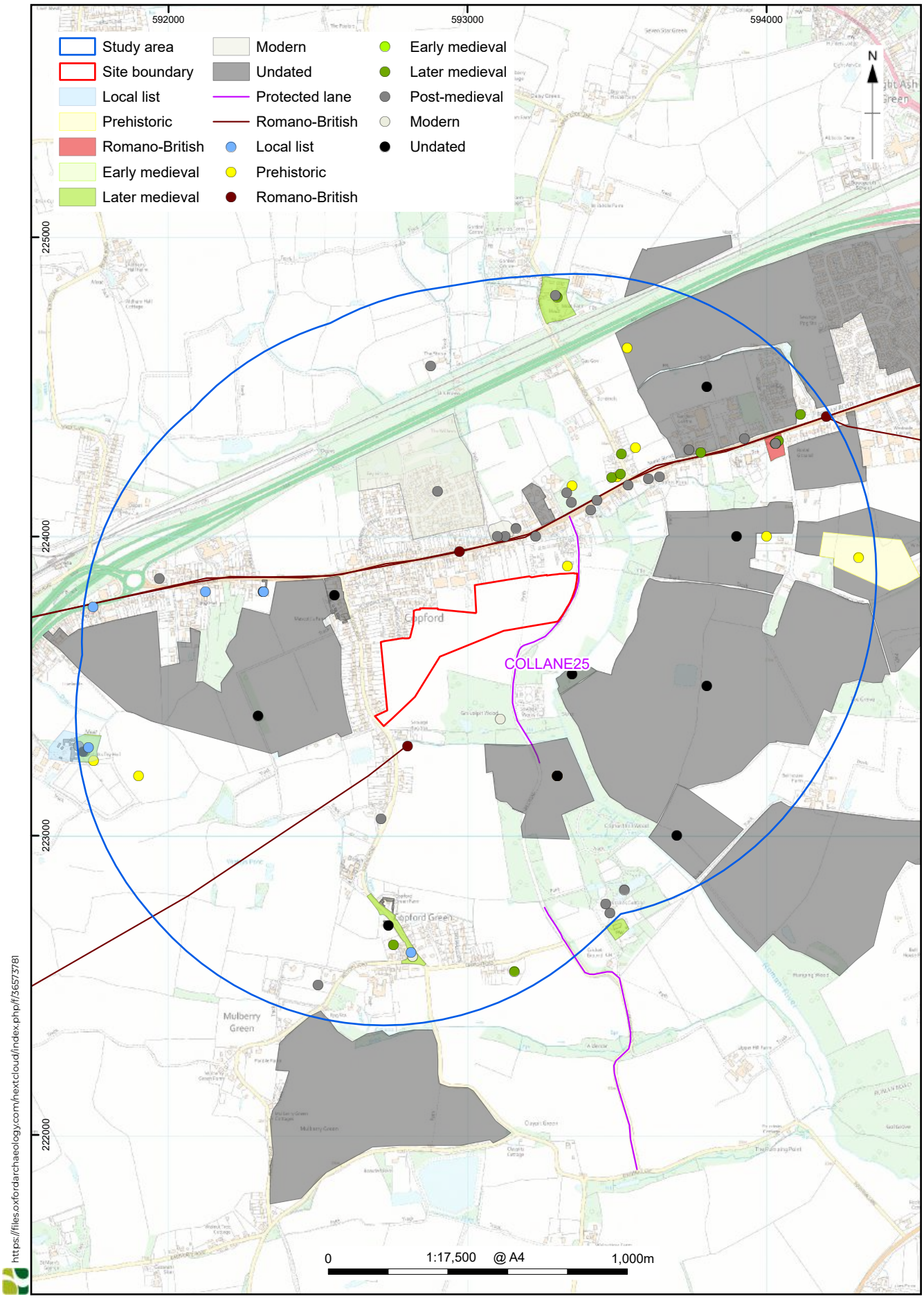
Figure PP29a.1: Site location



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Figure PP29a.2: Designated heritage assets within the study area



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Figure PP29a.3: Non-designated heritage assets within the study area

Appendix B9 PP29c: Land East of Queensberry Avenue, Copford

High Level Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP29c

Section 1: Site Information

Site Reference: PP29c
Site Name: Land East of Queensberry Avenue, Copford
Grid Reference (NGR): TL 93125 24181
Parish / Settlement: Copford
Site Area (ha): 2.84 ha
Details of Allocation: Residential (70 units)

Section 2: Description

The site comprises an irregular area of managed grassland and arable land east of Queensberry Avenue. It is located c. 1km to the west of Stanway and c. 1.4km to the north of Copford Green.

It is bounded to the west by the fencelines and gardens of domestic properties of a modern housing development, to the south and southeast by the fencelines and gardens of properties along London Road, and to the north and northeast by green space/fields. A building is present in the south-west corner of the site, which may be an outbuilding or shed. As the site does not conform to the current field boundaries most of the northern edge is open to the remainder of each field. A public footpath, Willows Walk, runs broadly north–south along the western boundary of the site, between the allocation and the adjoining modern residential development.

The underlying bedrock geology of the site is clay, silt and sand of the London Clay Formation. This is overlain on the southern half of the allocation by Coversands – clay, silt and sand deposits which are aeolian in origin, and in the northern part of the site by interglacial lacustrine deposits of clay and silt, which are sedimentary in nature (BGS 2026).

The site lies at c. 33.0m OD at its western edge, sloping down to around 25.0m OD at its easternmost portion. The topography, fencelines, trees and overgrowth of the site mean that there are no long-distance views from this allocation.

Section 3a: Heritage Assets Within Site Boundary

Designated heritage assets

No designated heritage assets are located within the site boundary.

Non-designated heritage assets

A single non-designated heritage asset is located partially within the site boundary. This relates to 'Copfords', the recorded site of Copford Windmill, a post mill which had been demolished by c.1900. The Historic Environment Record records that part of the windmill mound survives, although it was divided between two properties and removed within one property in the 1970s to allow construction of a garage (MCC7682). The allocation incorporates a sliver of the northern extent of this mound,

while most of the outline of the asset lies to the south of the allocation. The windmill is depicted on the 1881 OS Essex Sheet, annotated as a corn mill.

Section 3b: Heritage Assets Within Study Area

Designated heritage assets

A total of 20 designated heritage assets exist within the 1 km study area, comprising 20 listed buildings (two Grade II* and 18 Grade II).

Listed Buildings

Twenty listed buildings, including two Grade II* and 18 Grade II listed buildings, have been identified within the study area.

Three Grade II listed buildings have been scoped into the assessment. These are all located along London Road, lying between 40m and 100m south of the site:

- Old Mill House (NHLE 1273846),
- Shrub House (NHLE 1239076),
- Brewer's Cottage (NHLE 1239137),

The assets noted above have the potential to receive setting effects from development within the site and have been scoped in for further assessment.

The remaining listed buildings (Table PP29c.1) are separated from the site either by planting, existing development, roadways or natural topography and there is no significant ground-level intervisibility with these assets. There are also no notable historic connections between these buildings and the proposed allocation. As these assets are unlikely to receive setting effects from appropriately scaled new development within the site, they have been scoped out from further assessment.

Table PP29c.18: Listed buildings in the study area which have been scoped out of the assessment.

Name	Grade	NHLE reference	Direction from site
Parish Church Of St Albright	II*	1224899	East
Catchbells	II*	1224841	East
Brook Cottage	II	1273851	East
Stanway Bridge	II	1239079	East
Wayside	II	1266606	East
Vine Cottage and Nos 2 and 3 Turkey Cock Cottages	II	1224933	East
Swan Cottage and Walden Cottage	II	1224876	East
Sparrow Hall	II	1224934	East
Street Farmhouse	II	1224896	East
Barn East Of Street Farmhouse	II	1266607	North-east
Kemp's Farmhouse	II	1239713	North
Coach House	II	1239714	North-east
Barn To West Of Cants Garden Centre	II	1224840	East
Rosemary	II	1266620	East

Name	Grade	NHLE reference	Direction from site
Windmill Hotel	II	1239075	South-west
Mascott's	II	1225571	South-west
Cants Garden Centre	II	1266619	East

Non-designated heritage assets

A total of 58 non-designated heritage assets are located within the study area. These include a protected lane, five assets on the Local List and 52 records on the Historic Environment Record (HER).

Protected Lane

A single protected lane, Hall Road (COLLANE25), is located within the study area. This is a quiet lane, aligned broadly north–south and emerging onto London Road, around 160m southeast of the site. Although this lane was found to have failed the criteria for Protected Lane status in the Colchester Borough Protected Lanes Assessment report (Essex County Council, 2015), due to it having suffered considerable erosion along its length, the route remains historic in nature. However, due to its separation from the site, across a busy road, it has been scoped out of this assessment.

Local List

Five assets on the Local List are also within the study area. They consist of the timber-framed dwelling Wynscroft (DCC26111) and the 1902 (former) Methodist Church (DCC26114), which are located around 785m and 985m respectively west of the allocation on London Road. These are separated from the site by distance, existing buildings, topography and trees. They are unlikely to be affected by development within the site and have been scoped out from further assessment.

Historic Environment Record

A total of 52 non-designated heritage records have been identified within the study area. These relate to below- and above-ground remains. None of these features would be impacted by the works on site, although relevant HER records 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

Prehistoric activity within the study area is represented by findspots, such as Mesolithic flints and axes found 270m east of the site at Swanfield Cottages (MCC7662), and evidence for occupation, including Bronze Age and Iron Age occupation 500m to the northeast of the allocation (MCC9341), which included ditches, pits and a possible circular enclosure. Further evidence for Iron Age occupation was found at land west of Hall Road, around 250m south of the site (MCC10051). These remains indicate prehistoric presence and activity in the region.

Romano-British activity in the area is dominated by roads and trackways, including the line of Stane Street (Colchester to Coggeshall) just to the south of the site (MCC7518), a conjectured Roman road 1km east of the site (MCC7619), which runs through Fairmead Farm, and part of another Roman road (MCC7615) 790m southwest of the site, which was traced from RAF photos of the area. At a plot immediately south of the site at Holmwood Grove, two east–west ditches were uncovered, presumably associated with the Roman, or earlier, road (MCC5670). There may be evidence of associated Roman roadside activity, such as settlements or funerary remains alongside these roads, although none have been recorded to date.

Medieval activity within the study area includes moated sites to the north (MCC7516) and later medieval houses along London Road. During this period settlement was likely focused on the nearby settlement of Copford (now Copford Green) which is recorded in the Domesday Survey of 1086. St Albright's Church along London Road is 12th century in form, with suspected earlier origins (MCC4545).

The HER records a brickworks just to the west of the site (MCC5069), occupying a large plot of land north of London Road and south of the railway line. This was in operation from around 1830 to 1919, making red and white bricks, red and white tiles, including white pantiles and ridge tiles, and pipes. From the 1920s to the 1940s, part of the area was used as a brass foundry. The layout and history of this site is not fully understood, and it is possible that the site will include some archaeological deposits from this period of use.

The majority of the archaeological remains within the study area are undated and relate to cropmarks which are indicative of ditches, pits, enclosures, trackways and other forms of land division or use (including to the south MCC7076, MCC7685, MCC7695, MCC8623, and to the north MCC7716, MCC8622, MCC8542, MCC4737 and MCC7776). These features, though not precisely dated, add to the archaeological potential of the area.

Section 4: Assessment of Significance/Setting

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

Table PP29c.2: Heritage assets within the site and their key heritage interests.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
Copford Site of windmill demolished c.1900, part of mound remains.	MON	MCC7682	Local	Historic interest: Site of a post windmill which formed part of the agricultural and industrial history of the settlement. Constable's 1816 watercolour 'A Mill near Colchester' is thought now to be	**Neutral** The site includes a small part of the heritage asset, where the line of the asset and the site boundary slightly overlap. As a demolished historic mill, with a remaining mound predominantly

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				Copford Mill, in a view from the main road. Although the mound is now reduced, the painting shows a significant mound. Archaeological interest: Asset has potential to contain buried archaeological remains associated with the construction, operation and demolition of the mill.	outside of the proposed allocation, the site's contribution to the asset's historic and archaeological significance is principally related to the potential survival of archaeological remains, rather than its setting.

Table PP29c.3: 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
Old Mill House	Grade II LB	NHLE 1273846	National	Architectural interest: Early 18th century house, with later alteration. Red brick with red plain tile roof and parapet walls. Historic interest: Illustrates 18th century development of Copford, associated with a historic windmill which was demolished c. 1900. Formerly part of the complex of the windmill depicted in Constable's 1816 watercolour 'A Mill near Colchester'. Mound now reduced and part of gardens of Old Mill	**Neutral to Low positive** The site comprises grassland and agricultural land to the north of Copford, forming part of the rural landscape beyond the settlement. It lies to the north of a former complex associated with the former Copford Windmill and included the Old Mill House. Boundary treatments, trees and shrubs restrict intervisibility between the site and the heritage asset, such that any views are likely to be limited to glimpsed views through existing vegetation and other green buffering. The agricultural character of the site nevertheless makes a limited positive contribution to the setting of the Old Mill House. The retention of open agricultural land provides some

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				House and neighbouring properties.	legibility of the historic functional relationship between the former mill complex and the surrounding agricultural landscape.
Shrub House	Grade II LB	NHLE 1239076	National	Architectural interest: Early 19th-century timber-framed house, plastered, with grey slate hipped roof. Historic interest: As a Victorian villa it represents the expansion of Copford in this period	**Neutral to Low positive** The site comprises an area of grassland to the north of Copford and forms part of the rural landscape beyond the settlement. It is separated from the listed building by boundary treatments, trees and shrubs, which restrict intervisibility between the asset and the site. Where views are available, these are likely to be limited to glimpsed views through existing vegetation and other green buffering. The listed building is a Victorian villa-type residence, characteristic of larger houses historically located on the edges of settlements and often enjoying a rural or semi-rural outlook. The site's open character therefore makes a limited positive contribution to the building's setting by maintaining an element of the rural landscape in which the house was historically experienced. However, the restricted nature of views limit the strength of this contribution.
Brewers Cottage	Grade II LB	NHLE 1239137	National	Architectural interest: Single storey 17th century timber-framed house with red plain tile gambrel roof and 18th to 19th century additions. Historic interest: A well-preserved example of a modest dwelling, providing	**Neutral** The site comprises an area of grassland to the north of Copford. It is separated from the site by gardens, fencelines, trees, shrubs and existing housing along London Road.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				evidence for the evolution of building traditions and development of the settlement.	

Section 5: Impact Assessment and Recommendations

Table PP29c.4: Recommended mitigation and enhancement measures for impacted heritage assets.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Old Mill House (NHLE 1273846)	Indirect: Introduction of housing into the rural landscape that forms a small part of the setting of the property.	Maintain and enhance existing tree planting along the southern boundary of allocation to screen and soften new development. Building heights and styles should reflect the surrounding development to prevent them from becoming dominant behind houses looking north from London Road in views.
Shrub House (NHLE 1239076)	Indirect: Introduction of housing into the rural landscape that forms a small part of the setting of the property.	Maintain and enhance existing tree planting along the southern boundary of allocation to screen and soften new development. Building heights and styles should reflect the surrounding development to prevent them from becoming dominant behind houses looking north from London Road in views.
Brewer's Cottage (NHLE 1239137)	No impact.	-
Copford Site of windmill demolished c.1900, part of mound remains. MCC7682	Direct: Disturbance or loss of remains associated with the Copford Windmill mound (non-designated) or associated structures.	The inclusion of a designed green corridor along the western part of the southern boundary, if practicable, would ensure that archaeological remains of the mill, if present, are not affected by development. If development or other works are undertaken in this area, they should be recorded as part of a programme of archaeological mitigation.
Archaeological potential	Direct disturbance or loss of known and as-yet-unknown archaeological remains within the site.	A programme of archaeological work, including desk-based assessment and archaeological evaluation, should be undertaken to establish the presence, nature, extent and significance of any archaeological remains within the site. The results of this work should be used to inform a suitable mitigation strategy and guide the design of any development on the site.

Cumulative impacts

Proposed allocation PP29c is located around 230m north of the larger proposed allocation PP29a (Land East of School Road, Copford), which comprises 17.43ha of land south of London Road and is proposed for 300 dwellings.

Three listed buildings fall within the study areas for both allocations and were scoped in for assessment. These are Old Mill House (NHLE 1273846), Shrub House (NHLE 1239076) and Brewer's Cottage (NHLE 1239137). The contribution of PP29c to their setting is limited by intervening gardens, fencelines, trees, shrubs and existing development along London Road. As a result, while development of PP29c and PP29a would increase the extent of modern housing around Copford, it is unlikely to give rise to additional cumulative harm to these listed buildings beyond the limited effects identified for each allocation individually.

There is no significant intervisibility between PP29c and PP29a due to intervening development, tree lines and topography. Development of both allocations would nonetheless result in some cumulative erosion of the agricultural landscape around Copford, slightly extending modern development around the settlement edge. While this would result in a degree of harm to the historic landscape, the cumulative effect is considered to be very limited.

No additional cumulative impacts on identified heritage assets within the study area have been identified.

Section 6: Summary and Recommendations

The site comprises grassland east of Queensberry Avenue, to the north of London Road and west of Stanway. It lies outside the historic core of Copford and is bounded by modern residential development to the west, properties along London Road to the south and southeast and open land to the north and northeast.

No designated heritage assets are located within the site boundary. One non-designated heritage asset, the site of Copford Windmill (MCC7682), lies partly within the allocation, although the majority of the surviving mound lies to the south of the allocation. Within the wider study area, the principal designated assets considered capable of receiving setting effects are the Grade II listed buildings along London Road: Old Mill House, Shrub House and Brewer's Cottage. The contribution of the site to the setting of these listed buildings is limited by intervening gardens, fencelines, trees, shrubs and existing development along London Road.

Development of the allocation has the potential to result in limited indirect effects upon Old Mill House and Shrub House through the introduction of new housing into the landscape north of London Road which would cause harm. The effect is likely to be limited because existing views between these assets and the site are restricted by boundary treatments, gardens and intervening development. Brewer's Cottage is less likely to be affected, due to the existing built development and road which separates this asset from the site. To reduce potential setting effects, development should maintain and enhance existing boundary planting, particularly along the southern edge of the allocation, and ensure that building heights, scale and massing reflect

surrounding settlement-edge development so that new buildings do not become dominant in available views.

The site also has archaeological potential. This reflects the partial inclusion of the recorded Copford Windmill site within the allocation, together with evidence from the wider study area including prehistoric artefacts, Bronze Age and Iron Age occupation, Roman roads and possible roadside activity, medieval settlement evidence, moated sites, post-medieval industrial activity associated with the former brickworks to the west and numerous undated cropmark features. Groundworks associated with development could therefore directly affect known or currently unknown archaeological remains and result in substantial harm to this resource.

A programme of archaeological work, including desk-based assessment and archaeological evaluation, should be undertaken to establish the presence, nature, extent and significance of any archaeological remains within the site and to inform an appropriate mitigation strategy. Where practicable, the inclusion of a designed green corridor along the western part of the southern boundary would help avoid impacts on any surviving remains associated with Copford Windmill.

Suitability for Allocation

Suitable subject to mitigation

Heritage and archaeological issues are present for this allocation but are considered capable of being addressed through appropriate design, layout and archaeological investigation. Development is likely to be possible where measures are secured to reduce limited setting effects on Old Mill House and Shrub House, to avoid or minimise impacts on any surviving remains associated with Copford Windmill, and to investigate and manage the site's wider archaeological potential.

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

- the use of green space and planting to break up and soften new development;
- retention and reinforcement of existing boundary planting, where possible, to maintain visual separation between the allocation and listed buildings along London Road;
- building heights and massing that reflect the surrounding settlement edge so that new development does not become dominant in available views;
- retaining and enhancing the public footpath, Willows Walk, that runs broadly north–south along the site's western boundary; and
- where practicable, incorporating a designed green corridor along the western part of the southern boundary to help avoid impacts on any surviving remains associated with Copford Windmill.

A programme of archaeological work, including desk-based assessment, potentially geophysical survey and archaeological evaluation, should be undertaken to establish

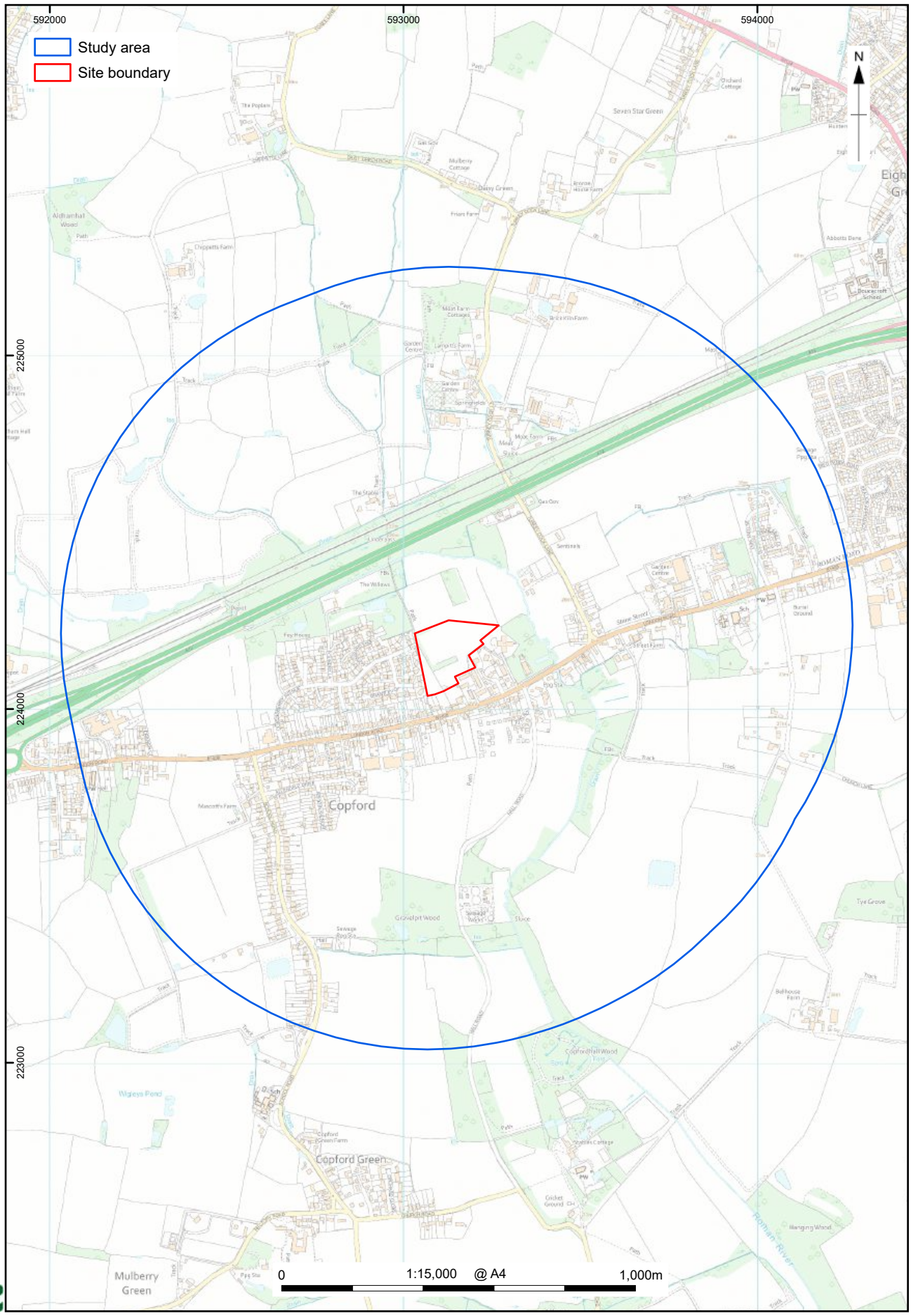
the presence, nature, extent and significance of any archaeological remains within the site. This should include consideration of the recorded Copford Windmill site and the wider archaeological potential indicated by prehistoric, Roman, medieval, post-medieval and undated evidence from the study area. The results should be used to inform the detailed design of the development and any appropriate archaeological mitigation.

Subject to appropriate landscape-led design, careful treatment of the southern edge of the allocation, retention and enhancement of boundary planting where possible, enhancement of Willows Walk, provision of a green corridor where practicable to protect any surviving remains associated with Copford Windmill, and appropriate archaeological investigation and mitigation, development of the site is unlikely to result in substantial harm to the significance of identified heritage assets within the study area and is considered suitable for allocation.

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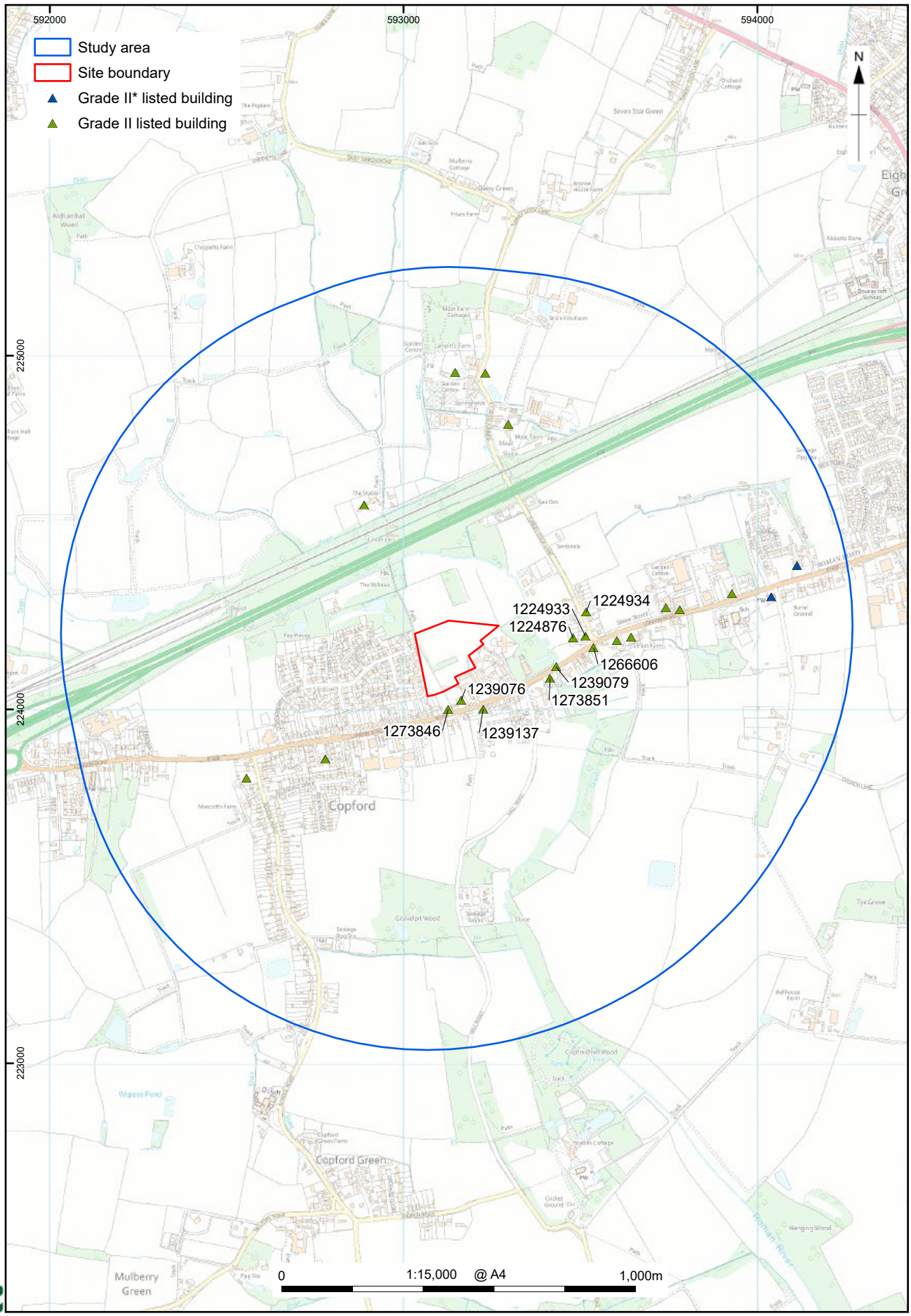
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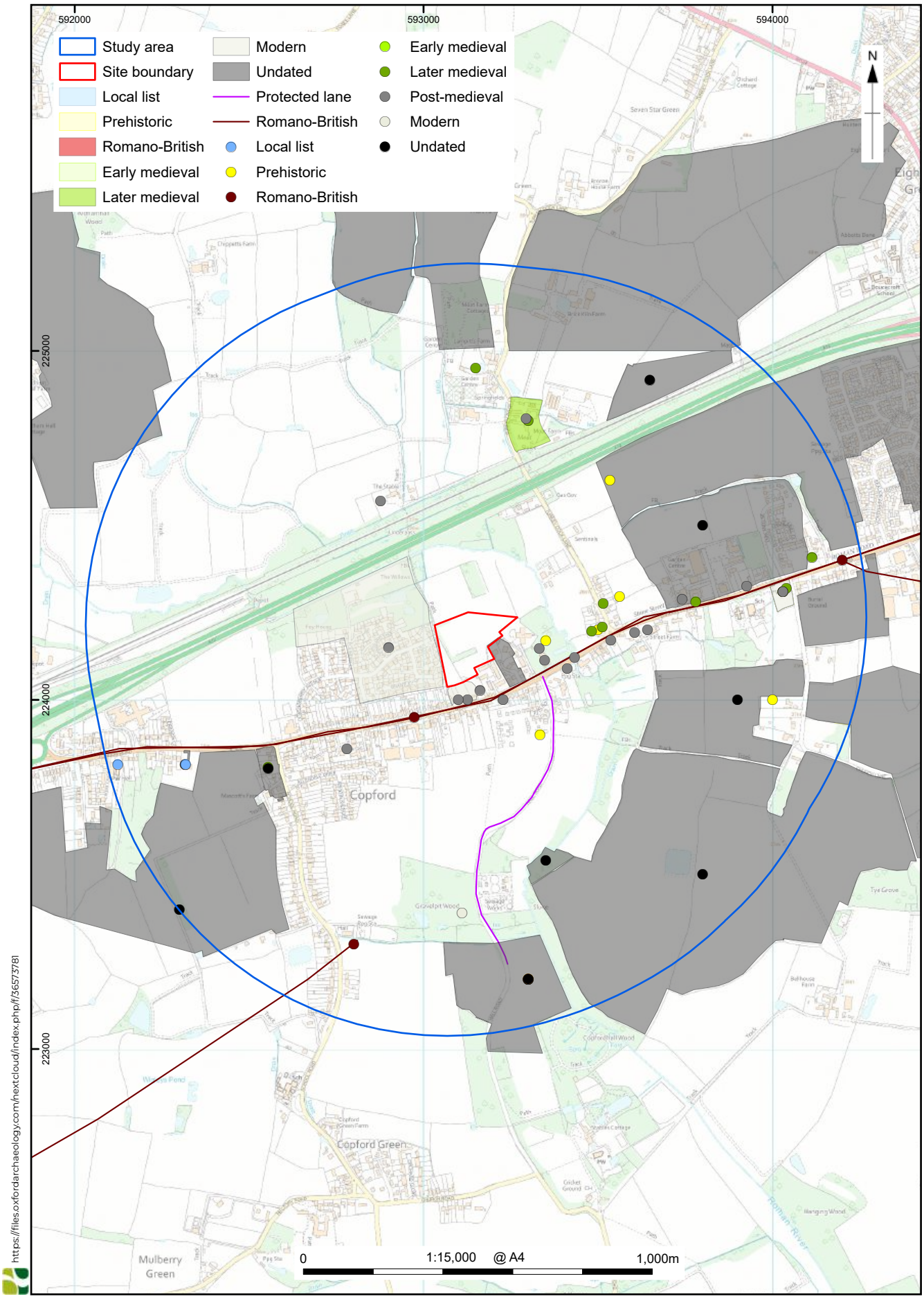
Figure PP29c.1: Site location



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Figure PP29c.2: Designated heritage assets within the study area



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Figure PP29c.3: Non-designated heritage assets within the study area

Appendix B10 PP32a: Land South of Halstead Road, Eight Ash Green

High Level Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP32a

Section 1: Site Information

Site Reference: PP32a
Site Name: Land South of Halstead Road, Eight Ash Green
Grid Reference (NGR): TL 93453 26029
Parish / Settlement: Eight Ash Green
Site Area (ha): 15.97 ha
Details of Allocation: Residential (250 units)

Section 2: Description

The site comprises an irregular area of arable land comprising four fields south of the A1124 Halstead Road. It is located c. 2km north of Stanway and around 3km south-west of West Bergholt.

It is bounded to the west, south and east by hedge lines and fencing of the open fields beyond and to the north by Halstead Road and the gardens and fencelines of properties along the road. There is a small, wooded area (non-ancient woodland) abutting the southernmost point of the plot. A public footpath (EAG15) runs broadly north–south along the western boundary of the site.

The underlying bedrock geology of the site is clay, silt and sand of the London Clay Formation. This is overlain by Coversands - clay, silt and sand deposits which are aeolian in origin (BGS 2025).

The site lies at about c. 43.5m OD at its western edge, sloping up to around 45.0m OD at its easternmost edge, with some undulations across the plot.

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 non-designated heritage assets are located within the site boundary.

Section 3b: Heritage Assets Within Study Area

Designated heritage assets

A total of 13 designated heritage assets exist within the 1 km study area, comprising 13 listed buildings.

Listed buildings

Thirteen listed buildings, all of which are Grade II listed, have been identified within the study area.

Two Grade II listed buildings have been scoped into the assessment:

- Malting House (NHLE 1239711)
- Mantills Farmhouse (NHLE 1239708)

These both share some limited intervisibility with the site, being located 166m to the southeast (Malting House) and 400m west (Mantills Farmhouse) of the allocation. These assets have the potential to receive setting effects from development within the site and have been scoped into further assessment.

Part of the spire of the Church of St Mary and St Catherine at Aldham (NHLE 1170063) is visible in long-range views looking west, predominantly from the more elevated eastern and central parts of the allocation. The church is situated 1.4km west of the site and is separated from the allocation by development at Aldham and a large expanse of agricultural land. Views of the church are not along any key approaches into Aldham and the site is not visible from the church or its immediate surrounds at ground level. Additionally, many comparable views of the spire are likely to be available from the wider surrounding landscape. Given the distance, limited visual relationship and absence of any approach-related view, development of the allocation is unlikely to affect the ability to appreciate the church's long-range visibility or significance, and the asset has therefore been scoped out of further assessment.

The remaining eleven listed buildings (Table PP32a.1) are separated from the site either by planting, existing development or natural topography and there is little to no view from or within the site to these assets. There are also no notable historic connections between these buildings and the proposed allocation. As these assets are unlikely to receive setting effects from new development within the site, they have been scoped out from further assessment.

Table PP32a.19: Listed buildings in the study area which have been scoped out of the assessment.

Name	Grade	NHLE reference	Direction from site
Moat Farmhouse	II	1239712	South
Fiddlers Farmhouse	II	1273588	North
Green Farmhouse	II	1170055	West
Green Acres	II	1239672	Southwest
Little Porters	II	1239710	North
Old Hill House	II	1110893	West

Name	Grade	NHLE reference	Direction from site
Bakery Cottage	II	1239673	East
Abbott's Hall	II	1273603	Southeast
Lampitts Farmhouse	II	1273606	South
Chippetts Farmhouse	II	1273626	Southwest
Coach House	II	1239714	South

Non-designated heritage assets

A total of 52 non-designated heritage assets are located within the study area. This includes one area of ancient woodland, one Protected Lane, two structures on the Local List and 48 heritage assets described in the Historic Environment Record (HER).

Ancient Woodland

A single area of ancient woodland, Fiddlers Wood (NHLE 1116931), lies within the study area. It is located 200m northwest of the site beyond modern development north of Halstead Road. As a result of intervening development and flat-lying topography, there is no significant intervisibility between the woodland and the proposed allocation. As such, it has been scoped out from further assessment.

Protected Lane

A single protected lane, Foxes Lane (COLLANE10) is located within the study area. This is a quiet single-track lane, aligned broadly north-south, connecting Daisy Green Road to the south and Halstead Road to the north, providing access to several properties along its route. At its closest, it is about 350m west of the allocation. Although there is open farmland between the lane and the site, the lane is well hedged, and views of the site are largely screened by greenery. Given its proximity to the site and potential for glimpsed views through the hedgerow, this asset has been scoped into further assessment.

Local List

Two assets on the Local List lie within the study area. They consist of a 1901–05 Edward VII wall post box on Halstead Road (DCC26208), around 400m west of the site, and Orchard Cottage, in Seven Star Green (DCC26133), which lies 175m to the east of the site. The wall box is a street-facing feature, largely removed from the site and has been scoped out of further assessment.

Orchard Cottage is a surviving timber-framed hall-house, dating from the 16th century, located on the edge of a narrow strip of historic common (MCC10078) known as Seven Star Green. This is separated from the site by modern buildings, hedges and fencelines. It is therefore unlikely to receive setting effects and has been scoped out from further assessment.

Historic Environment Record

A total of 48 non-designated heritage records have been identified within the study area. These relate to below- and above-ground remains. Only one of these features

could be impacted by the works on site, which is a late 18th- or early 19th-century milestone inscribed “IV TO COLCHESTER IX TO HALSTEAD” (MCC5019). This marker is located on Halstead Road and has been scoped into the assessment as it sits around 40cm away from the site’s easternmost tip.

Other relevant HER records 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

Prehistoric activity within the study area is represented by a single findspot of a Neolithic polished axe (MCC7585) found at Eight Ash Green 1km to the northeast of the site. Further prehistoric activity has been located to the northwest of the study area at Fordstreet, and to the south at Copford. These remains indicate prehistoric presence and activity in the region.

Although there are no records of Romano-British activity within the site, the Roman road Stane Street (Colchester to Coggeshall) lies around 1.4km south of the site, and evidence for a Roman cemetery was found 1.0km north of the site at Fordham Hall Farm (MCC7078). These remains indicate a Romano-British presence in the wider landscape.

The late medieval and post-medieval periods saw the site within the agricultural hinterland of surrounding settlements. Archaeological remains recovered from the study area dating to these periods include the site of a possible late medieval moated site (EHER MCC7657) 1km south of site, and historic greens (areas of common land) that persist at Seven Star Green 100m east of site, Daisy Green 300m to the south (MCC10105) and at Gallows Green at Aldham, 630m west of site (MCC9170).

Second World War archaeology is recorded to the north of the site, particularly around Fiddlers Wood and along the River Colne Valley. These remains include ammunition shelters (e.g. MCC5518), anti-tank rails (e.g. MCC5007), mortar emplacements (e.g. MCC5006) and pillboxes (e.g. MCC4784), although the closest recorded WWII feature lies approximately 660m to the northwest.

The majority of the archaeological remains within the study area are undated and relate to cropmarks which are indicative of ditches, pits, enclosures, trackways and other forms of land division or use (including to the south MCC7716, MCC8628, MCC8642 and MCC8644 and to the north MCC7723, MCC7777, MCC7761 and MCC7730). These features, though not precisely dated, add to the archaeological potential of the area. Satellite images of the site show some linear features on the west side of the allocation that could also be cropmarks.

HER event data shows that a geophysical survey has been conducted across the majority of the site (ECC4944) but the results are not currently available via the Colchester Heritage Portal or HER data. The results of this survey should be reviewed as part of any archaeological research or further work on site.

Section 4: Assessment of Significance/Setting

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

Table PP32a.20: 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
Malting House	Grade II LB	NHLE 1239711	National	Architectural interest: 18th-century red brick house with surviving vernacular form and detailing. Historic interest: Isolated position within late medieval green (Seven Star Green) illustrates the development of rural hamlet around Eight Ash Green	**Low positive** The site forms part of the wider rural landscape to the west of the property, which helps to preserve the rural isolated character of the building. Settlement expansion to the north adjacent to the site has eroded this character to a degree. The site is physically separated from the listed building by agricultural land, and trees, hedges and fencelines screen the majority of views from this asset towards the site. There may be some limited views above the surrounding vegetation, particularly in the winter. Visible parts of the site would contribute to the rural isolated character of the house.
Mantills Farmhouse	Grade II LB	NHLE 1239708	National	Architectural interest: 17th-century timber-framed two-storey farmhouse, with surviving L-plan form and 18th-century additions	**Low positive** The site forms part of the wider agricultural landscape to the east of the property and allows the farmhouse to be understood within its original agricultural setting.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				Historic Interest: Illustrating the development of the farmstead, and contributing to understanding of the agricultural landscape and dispersed settlement pattern around Eight Ash Green	The site is screened from the property by trees and hedges, but there may be some limited views through or above the surrounding vegetation particularly in the winter. Such views if present would contribute to appreciation of the farmhouse as an agricultural building.
Foxes Lane	Protected Lane	COLLANE10	Local	Historic interest: road network in the Essex countryside derives from at least as far back as the medieval period. These lanes are part of what was once an immense mileage of minor roads and trackways connecting villages, hamlets and scattered farms and cottages, often for agricultural purposes.	**Low positive** The site forms part of the wider agricultural landscape to the east of the lane. Although the site is mostly screened from the lane, the site lies a field away and some views may be possible, particularly seasonally.
Milestone inscribed “IV TO COLCHESTER IX TO HALSTEAD” on Halstead Road	Monument (HER)	MCC5019	Local	Historic interest: Way marker located in its original position along Halstead Road	**Low positive** The site forms part of the agricultural landscape south of Halstead Road. The milestone is situated close to the site’s north-eastern boundary.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
					The milestone's significance is principally derived from its roadside location and function as a historic route marker.

Section 5: Impact Assessment and Recommendations

Table PP32a.21: Recommended mitigation and enhancement measures for impacted heritage assets.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Malting House NHLE 1239711	Indirect: Loss of some of the green, rural landscape that adds to the isolated rural character of the property.	Green space and planting should be used to break up new development and help preserve the rural character of the site, particularly along the site's eastern and southern boundaries. Building heights should reflect the surrounding development to prevent them from becoming dominant in views.
Mantills Farmhouse NHLE 1239708	Indirect: Loss of some of the green, agricultural landscape that forms part of the wider setting of the farmhouse.	Green space and planting should be used to break up new development and help preserve the rural character of the site, particularly at the site's western boundary. Building heights should reflect the surrounding development to prevent them from becoming dominant in views.
Foxes Lane COLLANE10	Indirect: Loss of some of the green, agricultural landscape that forms part of the wider setting of the historic routeway.	Maintain a green space buffer along the site's western boundary. Planting should be used to break up new development and help preserve the rural character of the site.
Milestone inscribed "IV TO COLCHESTER IX TO HALSTEAD" on Halstead Road MCC5019	Direct: Possible damage from development and construction traffic or movement in proximity to the marker Indirect: New built form, boundary treatments or planting could obscure views of the marker from the road	The milestone should be retained *in situ* and protected during construction through a clearly defined exclusion zone or temporary protective barrier, with no storage, excavation or vehicle movements in its immediate vicinity. The layout, boundary treatment and planting along Halstead Road should be designed to maintain clear views of the marker from the road and avoid enclosing, screening or visually competing with it. Any nearby landscaping should be low-level and carefully managed so that the milestone remains legible as a historic roadside feature. Opportunities should also be taken to improve its setting through sensitive verge treatment and, if

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
		appropriate, interpretation that explains its historic route-marking function.
Archaeological potential	Direct disturbance or loss of known and as yet unknown archaeological remains within the site	A programme of archaeological work, including desk-based assessment and archaeological evaluation, should be undertaken to establish the presence, nature, extent and significance of any archaeological remains within the site. The results of any previous geophysical survey should be reviewed if possible. The results of this work should be used to inform a suitable mitigation strategy and guide the design of any development on the site.

Cumulative impacts

Proposed allocation PP32a lies immediately east of PEP9, a smaller 0.8ha site proposed for employment use which comprises existing agricultural vehicle storage, a large agricultural storage building and part of the arable field to the south.

The development of both allocations would contribute to the erosion of the agricultural landscape south of Halstead Road. Both allocations would therefore have an impact upon the historic landscape character in this area. However, as PEP9 is a very small-scale allocation which already contains built form, the majority of the impact would be associated with the PP32a allocation. The cumulative effect of these allocations upon the historic landscape character of the area is therefore considered to be negligible.

PP32a and PEP9, despite their proximity to one another, do not affect the same heritage assets. PEP9 is a small-scale allocation situated next to an existing farmstead. Development within this allocation would be screened from surrounding assets by existing built form. PP32a is a much larger allocation which would have wider-reaching setting implications. As the two allocations do not affect the same heritage assets, no additional cumulative heritage effects are anticipated.

Section 6: Summary and Recommendations

The site comprises an irregular area of arable land south of the A1124 Halstead Road, Eight Ash Green. It lies outside the historic cores of nearby settlements and is

bounded by Halstead Road, existing roadside properties and gardens to the north, and by hedgerows, fencing and open agricultural land to the west, south and east. A public footpath runs along the western boundary, and a small, wooded area lies close to the southernmost part of the allocation.

No designated or non-designated heritage assets are located within the site boundary. Within the wider study area, the principal designated assets considered capable of receiving setting effects are Malting House (NHLE 1239711) and Mantills Farmhouse (NHLE 1239708), both Grade II listed buildings. The site makes a low positive contribution to their wider rural and agricultural settings, although any intervisibility is limited by distance, intervening vegetation, hedgerows, fencelines and existing development. Foxes Lane (COLLANE10), a protected lane to the west, has also been scoped into assessment due to its historic character and its relationship with the wider agricultural landscape. The late 18th- or early 19th-century milestone on Halstead Road (MCC5019) has been scoped in because it lies very close to the site boundary and could be affected by works or changes within its immediate roadside setting.

Development of the allocation has the potential to result in limited indirect effects through the loss of some of the green, rural and agricultural land that contributes to the wider settings of Malting House, Mantills Farmhouse and Foxes Lane. These effects are expected to be visually reduced by the existing planting and the existing influence of modern development along Halstead Road and within the surrounding landscape. However, changes to boundary planting in the areas separating these assets from the site could open up views of any new development and this could have an impact upon the setting of these assets. This could result in **harm** to these assets. To reduce these potential minimal setting impacts, the design of the development should seek to use green space and planting to break up and soften new development, particularly along the eastern, southern and western boundaries. The design of the new development should reflect building heights and massing present within the surrounding landscape to prevent new buildings from becoming visually obtrusive. The milestone should be retained in situ, protected during construction, and kept visible and legible from Halstead Road through sensitive layout, boundary treatment and low-level landscaping.

The site also has archaeological potential. Evidence from the study area includes prehistoric activity, Romano-British remains in the wider landscape, late medieval and post-medieval settlement and agricultural activity, historic greens, Second World War remains to the north, and numerous undated cropmarks indicating ditches, pits, enclosures, trackways and other forms of land division or use. Satellite imagery also suggests possible linear cropmark features within the western part of the allocation. Groundworks associated with development could therefore truncate or remove archaeological remains within the site resulting in **substantial harm** to these assets. This harm could be addressed through a programme of archaeological work, including desk-based assessment, a review of the previously undertaken geophysical survey, and an archaeological evaluation. The results of this work would be used to inform an appropriate archaeological mitigation strategy.

Suitability for Allocation

Suitable subject to mitigation

Heritage and archaeological issues are present for this allocation but are considered capable of being addressed through appropriate design, layout and archaeological mitigation. Development is likely to be possible where measures are secured to reduce limited setting effects on Malting House, Mantills Farmhouse and Foxes Lane, to protect and enhance the setting and legibility of the Halstead Road milestone, and to investigate and manage the site's archaeological potential.

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

- the use of green space and planting to break up and soften new development, particularly along the eastern, southern and western boundaries;
- retention and reinforcement of existing hedgerows and boundary planting, where possible, to maintain visual separation from Malting House, Mantills Farmhouse and Foxes Lane;
- careful treatment of the Halstead Road frontage so that the milestone is retained in situ, protected during construction, and remains visible and legible as a historic roadside marker;
- building heights, scale and massing that reflect the surrounding development so that new built form does not become dominant in available views; and
- retaining and, where appropriate, enhancing the public footpath along the western boundary as part of a landscape-led design response.

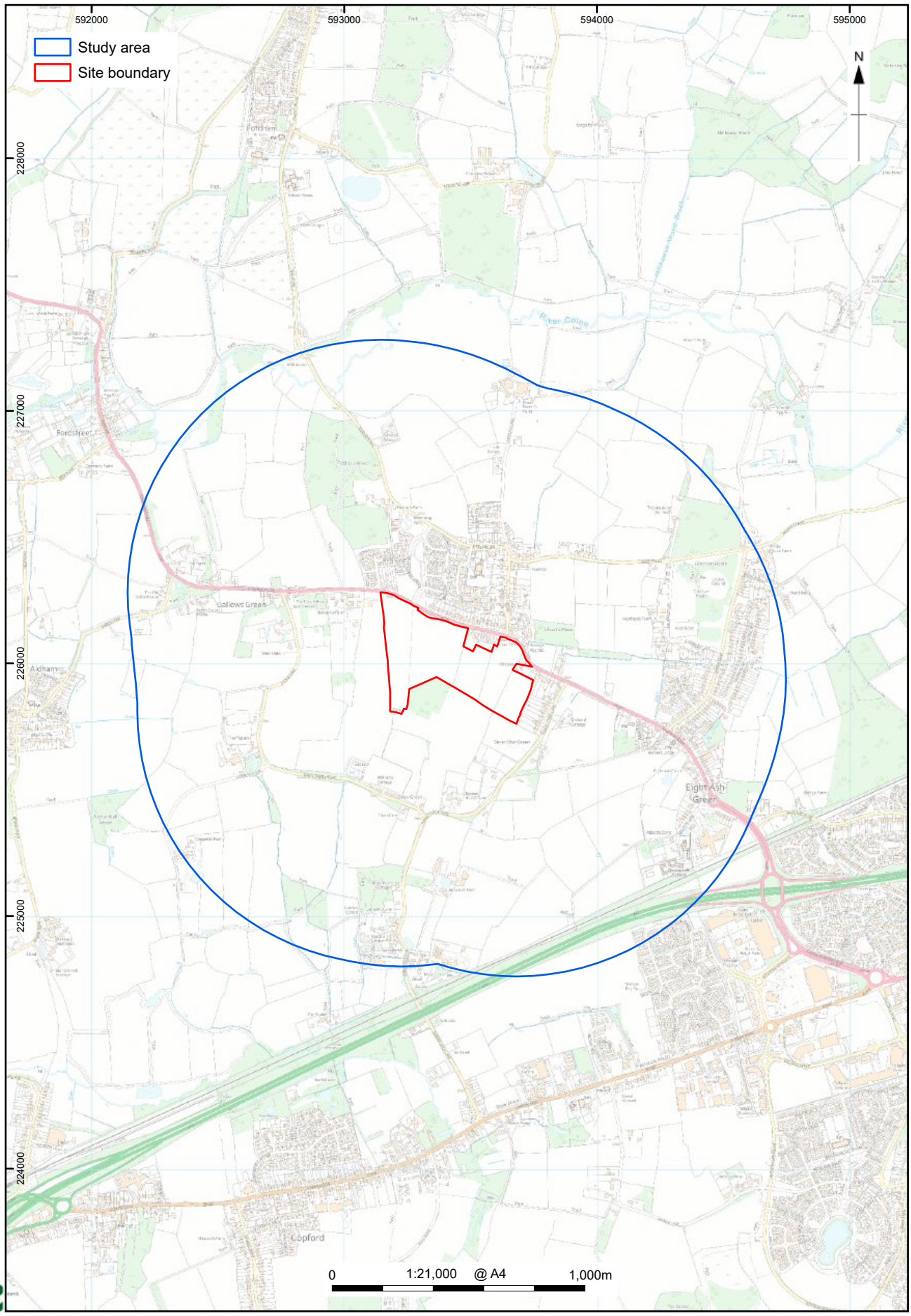
A programme of archaeological work, including desk-based assessment, review of previous geophysical survey results and archaeological evaluation, should be undertaken to establish the presence, nature, extent and significance of any archaeological remains within the site. The results should be used to inform the detailed design of the development and any appropriate archaeological mitigation, particularly in relation to the possible cropmark features identified within the western part of the allocation.

Subject to appropriate landscape-led design, retention and reinforcement of boundary planting where possible, sensitive treatment of the Halstead Road frontage and milestone, suitable building heights and massing, and archaeological investigation and mitigation, development of the site is unlikely to result in substantial harm to the significance of identified heritage assets within the study area and is considered suitable for allocation.

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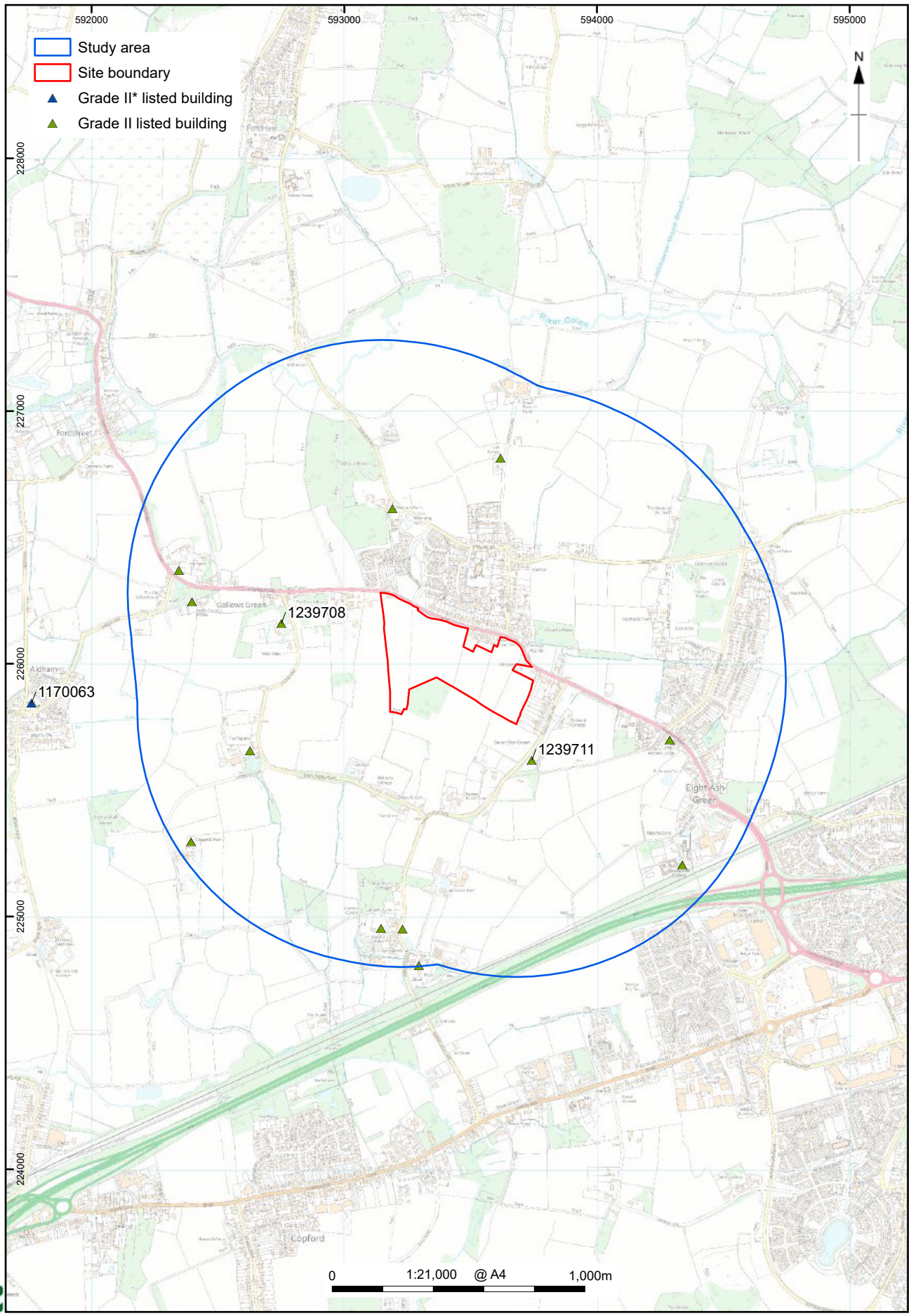
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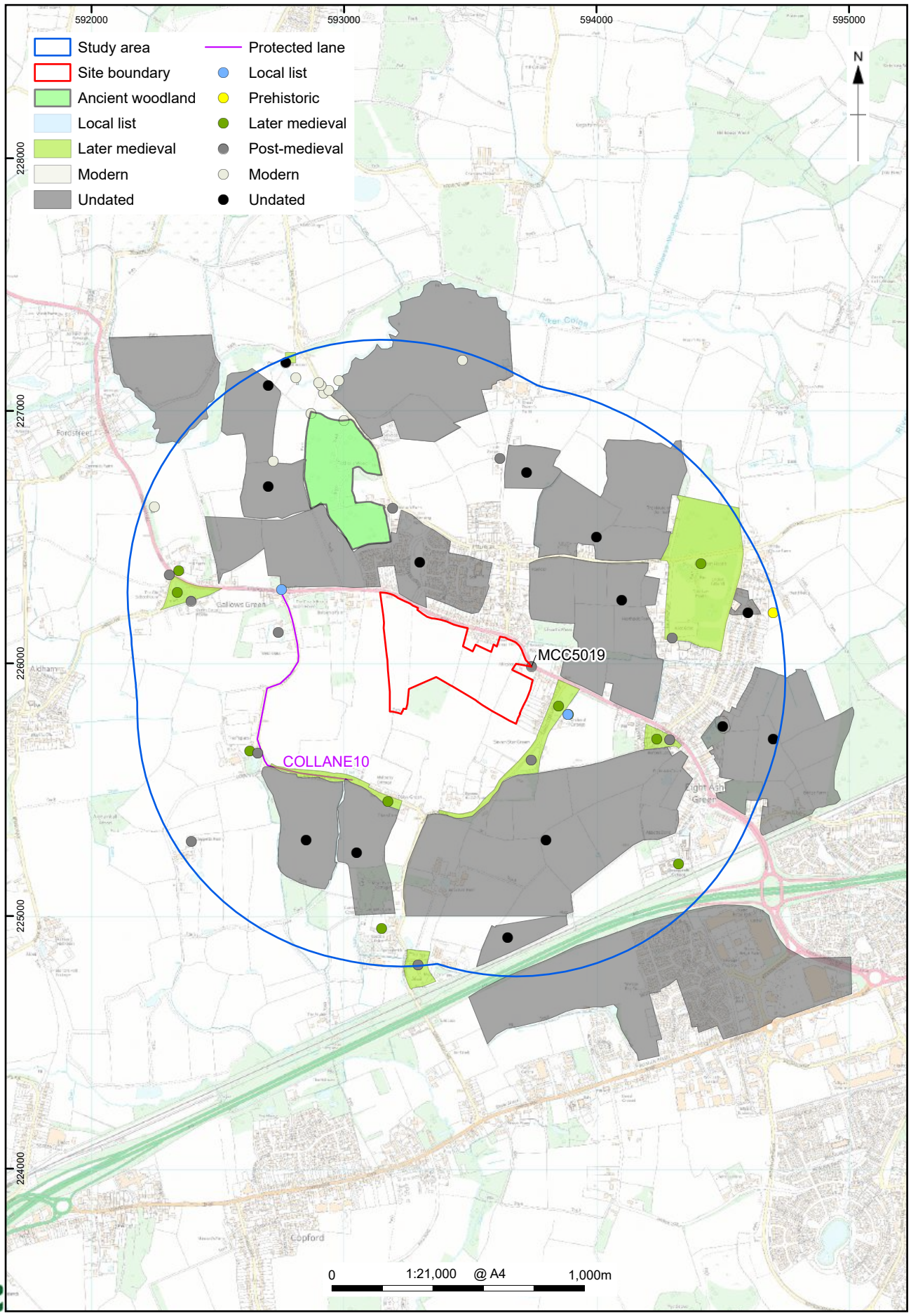
Figure PP32a.1: Site location



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Figure PP32a.2: Designated heritage assets



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Figure PP32a.3: Non-designated heritage assets within the study area

Appendix B11 PP34: Land North of Coach Road, Great Horkesley

High Level Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP34

Section 1: Site Information

Site Reference: PP34
Site Name: Land North of Coach Road, Great Horkesley
Grid Reference (NGR): TL 97386 29558
Parish / Settlement: Great Horkesley
Site Area (ha): 39
Details of Allocation: Residential (800 units)

Section 2: Description

The site comprises an irregular area of arable fields and woodland on the north-western edge of the village of Great Horkesley and *c.* 3.5km to the north of Colchester. Internal and external boundaries of the site include ditches, hedges, trees and trackways. To the south-west and south-east the site is bordered by hedges, trees and Coach Road with woodland and agricultural land beyond. To the north-west, it is bordered by hedges, trees and Old House Road with agricultural land beyond. To the north, the site is bordered by trees and agricultural land, and to the east it is bordered by residential development. The site was identified as requiring a high level assessment during the Regulation 18 Sift of potential allocations (Place Services 2025) and has since been extended to cover an extra 25 hectares and include an extra 400 dwellings.

The underlying bedrock geology of the site is London Clay Formation clay, silt and sand. This is overlain by sedimentary deposits of Coversands, with Lowestoft Formation sands and gravels in the west and Kesgrave Catchment sands and gravels in the north-east (BGS 2026).

The site is on relatively flat ground that rises gently from *c.* 48.9m aOD in the north to 50.0m in the south, 50.1m aOD in the east and 54.0m aOD in the 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

A single non-designated heritage asset, the former area of Horkesley Heath (EHER MCC9148) extends out from the south-western and south-eastern edges of the site.

Section 3b: Heritage Assets Within Study Area

Designated heritage assets

A total of 42 designated heritage assets have been identified within the study area.

Scheduled monument

A single scheduled monument has been identified within the study area. This comprises the Small multivallate hillfort known as Pitchbury Ramparts (NHLE 1019959 / EHER MCC7048) 450m to the south-west of the site. This shares potential intervisibility with the site and has been included for further assessment.

Listed buildings

Eighteen listed building share at least some intervisibility with the site and have been scoped in for further assessment. These include:

- Tile house (NHLE 1222984 / EHER MCC3619);
- Woodhouse Farmhouse (NHLE 1222684 / EHER MCC3569);
- Aldecar (NHLE 1267663 / EHER MCC4175);
- Little Simons (NHLE 1222858 / EHER MCC3608);
- A cluster of listed buildings at Old House Farm comprising Old House Farmhouse (NHLE 1222850 / MCC3601), Coach house to west of Old House Farmhouse (NHLE 1222851 / MCC3602), Barn at Oldhouse farmyard aligned north south (NHLE 1222853 / MCC3603), Barn aligned east west at Oldhouse Farm (NHLE 1222854 / MCC3604), Barn to north of barn aligned east west at Oldhouse Farm (NHLE 1222893 / MCC3605), Granary at Oldhouse Farm (NHLE 1222857 / MCC3606), and Cart Lodge with grain store over at Oldhouse Farm (NHLE 1267594 / MCC3607);
- A group of buildings associated with the estate of the historical Westwood House, comprising Westwood Park (old people's home) (NHLE 1267009 / EHER MCC4063), South lodge to Westwood Park (NHLE 1267010 / EHER MCC4064), Gates and quadrant plan brick wall to south-east of south lodge to Westwood Park (NHLE 1224022 / MCC4364) and North lodge to Westwood Park (NHLE 1224023 / EHER MCC4365); and
- Buildings formerly associated with farms on the eastern side of London Road, to the west of the site, comprising Spring House (NHLE 1222774 / EHER MCC3582), Barn to east of Spring House (NHLE 1267618 / MCC3583), and Knights Farmhouse (NHLE 1222770 / EHER MCC3578).

The remaining 23 listed buildings in the study area (see Table PP34.1) are separated from the site by topography, planting or existing development. They are unlikely to receive setting effects from potential development within the site and have been scoped out from further assessment.

Table PP34.22: Listed buildings within the study area.

Name	Grade	Ref. (NHLE / EHER)	Direction from Site
New Barn House	II	1222863 / MCC3614	north
Barn to south of New Barn House	II	1222924 / MCC3615	north
Highlands	II	1222981 / MCC3618	north
Church of England school	II	1222862 / MCC3612	north
School House	II	1222923 / MCC3613	north
Oak Cottage	II	1222861 / MCC3611	north

Name	Grade	Ref. (NHLE / EHER)	Direction from Site
Yew Tree Cottage	II	1222982 / MCC4723	north
House adjoining and to the north of Peatling and Cawdron	II	1222668 / MCC4173	north
Messrs Peatling and Cawdron	II	1222667 / MCC4172	north
Danbury Cottage	II	1267675 / MCC4170	north
Rookery House	II	1225575 / MCC4166	north
Village Hall	II	1267662 / MCC4174	north
Wisteria	II	1222665 / MCC4171	north
Barn to north-west of Woodlands	II	1267714 / MCC4168	north
Woodlands	II	1267713 / MCC4167	north
Otters Brook Cottage	II	1387251 / MCC4725	north-east
Church of St John	II	1267664 / MCC4176	east
The Roundhouse	II	1267587 / MCC3599	east
Mascot	II	1222847 / MCC3600	east
Terrace Hall	II	1222839 / MCC3597	south-east
Lodge to Terrace Hall	II	1222841 / MCC3598	south-east
Scarletts	II	1266511 / MCC4445	south-west
Rookery Farm (Blackheath Bulb Company)	II	1225137 / MCC4446	west

Non-designated heritage assets

A total of 43 non-designated heritage assets have been identified within the study area.

Ancient Woodland

A single area of ancient and semi-natural woodland — Pitchbury Wood (Ref. 1116940) — lies within the study area, *c.* 75m to the west of the site. This shares intervisibility with the site and has been scoped in for further assessment.

Local List

A single monument on the local list — Road signpost at junction of Old House Road and A134, Great Horkesley (Ref. DCC26145 / EHER MCC5556) — lies within the study area, 310m to the north of the site. This is separated from the site by residential development. It is unlikely to receive setting effects from development within the site and has been scoped out from further assessment.

Historic Environment Record

In addition to the historical heathland identified within the site, a further 41 non-designated heritage assets have been recorded within the study area. These primarily relate to below-ground archaeological features that are unlikely to be affected by development within the site. They have been discussed below to provide information about past land use and the potential for further archaeological remains to be encountered within the site.

Prehistoric activity within the study area comprises cropmarks recorded to the south (EHERs MCC7074 and MCC7767) and north-west (EHER MCC7768) of the site, as well as an area of Iron Age occupation represented by ditches, pits and postholes (EHER MCC10123) to the north of the site. In addition to these, artefacts have also been recovered from across the study area. These include a prehistoric hand axe (EHER MCC7738) found to the south of the site and a worked object (EHER MCC8103) to the south-west. Polished axes from the early Neolithic to early Bronze Age have also been recovered to the south-east (EHER MCC7601) of the site and a late Iron Age to early Roman coin has been found to the east (EHER MCC7603).

Romano-British burials have been recorded to the north (EHER MCC7135) of the site, along with a ditch to the south-east (EHER MCC7641). Roman coins have been recovered to the south-east (EHER MCC7602) and south-west (EHER MCC7049). The route of a Roman road extends northwards along the A134 (EHER MCC7148), to the north-east of the site.

Later medieval kilns are present to the north (EHERs MCC7206, MCC4918, MCC7205) and south-east (EHERs MCC7640, MCC7642). In addition to the heath that extended within the area of the site (EHER MCC9148), the historical areas of common land were located around the study area, including of Westwood Green (EHER MCC9147) to the north-west of the site, Boxted Heath (EHER MCC9149) to the south-east and Bergholt Heath (EHER MCC9145) to the south-west. Further evidence of the rural landscape has also been identified with cropmarks of possible later medieval field boundaries (EHER MCC8631) to the west of the site.

Post-medieval features include a structure to the north (EHER MCC10254) of the site, a Quaker burial ground to the north-east (EHER MCC7204), brick kiln waste to the east (EHER MCC7604), and brickworks to the south (EHER MCC5347), south-west (EHER MCC5345), and north-east (EHER MCC4898). And a milestone (EHER MCC5235) to the north-west

Beyond the growth of settlement in the area, evidence of modern activity is limited to the sites of a World War II Spigot Mortar emplacement (EHER MCC5472) and ammunition shelter (EHER MCC5473) along The Causeway, to the north of the site.

Undated cropmarks have been identified to the north (EHERs MCC4742 and MCC9334), north-east (EHERs MCC7125 and MCC9333), south-east (EHER MCC8633), south (EHER MCC8634), and south-west (EHER MCC7769) of the site. An undated earthwork of a possible dyke lies to the east (EHER MCC10067) and the possible site of a house (EHER MCC7207) to the north.

Section 4: Assessment of Significance/Setting

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

Table PP34.23: Heritage assets within the site and their key heritage interests

Asset Name	Type	Reference Number	Significance	Key Heritage Interests
Horkesley Heath	Mon	EHER MCC9148	Local	Archaeological Interest: Buried remains associated with the medieval and post-medieval use of the land.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests
				Historic Interest: Historic heath shown on the 1777 Chapman and Andre' Map of Essex with buildings on the edge of the heath, including Woodhouse Farmhouse (NHLE 1222684) and the Church of All Saints (NHLE 1222737). This had begun to shrink by the late 18th century, with most of its area replaced by farmland.

Table PP34.24: 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
Small multivallate hillfort known as Pitchbury Ramparts	SM	NHLE 1019959	National	Archaeological Interest: Buried and earthwork remains of an Iron Age multivallate hillfort. Historic Interest: Views looking out from and towards the hillfort.	**Low positive** The site forms part of the wider landscape in which the hillfort was created, although little Iron Age activity has been recorded in close proximity to the site. Due to its location, the hillfort is a visually prominent feature in the landscape and offers views looking out over the surrounding area, particularly across the lower land to the south-east, along the river valley. While the site sits to the north-east, there are some views from the hillfort looking towards the plateau on which the site sits. Views looking out from and towards the hillfort cumulatively make a low-positive contribution to its setting, allowing its topographic positioning and placement to be better appreciated. The site forms a small part of the wider landscape visible from the hillfort and return views from the site to the hillfort are currently

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
					screened from the site by trees in the intervening area. However, limited views between the hillfort and the site may become possible through the trees, during the winter.
Tile House	Grade II LB	NHLE 1222984	National	Architectural interest: Early 19th-century two storey house. Historical interest: Associated with Tile House Farm and agricultural land within the site.	**Low positive** The site lies in agricultural land formerly associated with the same owner and occupier (William Hobson and William Partridge) as this property. Part of the associated farmland to the east of the site has been lost to recent development (Ward 2025, 8). Although the site is partially screened from the property by existing buildings and trees, the western part of the site retains intervisibility with the listed building. These views allow the connection between the house and farmland to be appreciated. Modern development to the south of the property detracts from the setting in this direction.
Woodhouse Farmhouse	Grade II LB	NHLE 1222684	National	Architectural interest: 18th-century and earlier farmhouse. Historical interest: Association with farmland on the site.	**Low positive** The site lies in agricultural land formerly associated with the same owner and occupier (Lord Ashburton and Philip Brown) as this property (Ward 2025, 8). The site is screened from Woodhouse Farmhouse by trees at ground level but there may be some limited views of the site in winter when vegetation is lower. The site may also be visible from upper storeys of the farmhouse. As historically associated farmland, visible

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
					parts of the site would make a **low positive** contribution to the setting of the farmhouse.
Aldecar	Grade II LB	1267663	National	Architectural interest: c. 1800 two-storey red brick house in an isolated setting.	**Low positive** The site forms part of the agricultural land and woodland that formed part of the original setting of the house. The woodland in the north-east part of the site (Aldecar Wood) lies directly opposite Aldecar, separated from it by (The Causeway). Aldecar was historically an isolated property located just to the north of Blackbrook Farm, which would have had views looking across agricultural land and woodland within the site. The surviving views of woodland within the site help to preserve this isolated character. The trees on the site boundary extend the woodland area that was historically to the south-west of the house (within the site) northwards and retains its character. These trees also screen most of the site from intervisibility with this house.
Little Simons	Grade II LB	1222858	National	Architectural interest: 17th-century timber-framed cottage	**Neutral** The site lies in agricultural land that formed part of the wider landscape surrounding this cottage, with some of this land in the area between the listed building and the site. Although there is intervisibility with the site, this is mostly limited to the roofline due to the trees in the intervening area.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
Old House Farmhouse Coach house to west of Old House Farmhouse Barn at Oldhouse farmyard aligned north south Barn aligned east west at Oldhouse Farm Barn to north of barn aligned east west at Oldhouse Farm Granary at Oldhouse Farm Cart Lodge with grain store over at Oldhouse Farm	Grade II LB	NHLEs 1222850 1222851 1222853 1222854 1222893 1222857 1267594	National	Architectural interest: 18th-century farmhouse with earlier origins. 18th-century red brick building. c. 1700 timber-framed barn. c. 1700 timber-framed barn. c. 1700 timber-framed barn. c. 1700 timber-framed structure. c. 1700 weatherboard structure. Historical interest: Well preserved post-medieval farm complex. Associated with farmland in the vicinity of the site.	**Low positive** The site lies in agricultural land that at least formed part of the wider landscape of this farm. There is intervisibility with the north-west of the site through gaps in the intervening trees and hedges, although this is mostly limited to rooflines with only occasional windows visible from the site.
Westwood Park (old people's home) South lodge to Westwood Park Gates and quadrant plan brick wall to south-east of south lodge to Westwood Park North lodge to Westwood Park	Grade II* LB Grade II LB	NHLEs 1267009 1267010 1224022 1224023	National	17th-century red brick mansion c. 1905 red brick lodge c. 1905 brick wall and wrought iron gates 17th-century single storey, timber-framed cottage with attics. Group interest: These structures form part of the historical estate of Westwood House.	**Neutral** The site forms part of the rural landscape that formed part of the wider setting of these buildings. The principal focus of the hall was its estate, which lay to the west of London Road, away from the site and further agricultural land lies in the area between these buildings and the site. Although these are mostly screened from the site by the trees and hedges within the intervening area, the upper parts of the buildings are visible amongst the trees. However, these views are distant and limited.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
Spring House Barn to east of Spring House Knights Farmhouse	Grade II LB	NHLEs 1222774 1267618 1222770	National	Architectural interest: 16th-century timber-framed house 18th-century timber-framed and weatherboarded barn 19th-century red brick house. Historical interest: Historic Farm Complex. Associated with farmland in the vicinity of the site.	**Low positive** The site forms part of the rural landscape that formed part of the rural setting of these buildings. These both formed parts of farms on the eastern side of London Road Although these are mostly screened from the site by the trees and hedges within the intervening area, the upper parts of the buildings are visible amongst the trees. The visibility of modern rooflines in views across the site have begun to erode the setting of these listed buildings.
Pitchbury Wood	Ancient woodland	Ref. 1116940	Local	Historical interest: Historical uses of woodland areas as a resource base.	**Neutral** The site forms part of the rural landscape that surrounded the woodland. Although the site is separated from this woodland by distance and planting, views between the two may be possible, especially during the winter. However, these are only fragmented views with the roadside trees forming the key component in this direction.

Section 5: Impact Assessment and Recommendations

Table PP34.25: Recommended mitigation and enhancement measures for impacted heritage assets.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Small multivallate hillfort known as Pitchbury Rampart (NHLE 1019959)	Indirect: Loss of the rural setting of the hillfort, interruption of views to and from the hillfort.	Limits on building heights should be incorporated into the design in order to minimise the potential visibility of development from the hillfort.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
		Green space and planting should be used to break up new development and help preserve the rural character of the area, especially in the south-west of the site.
Tile House (NHLE 1222984)	Indirect: Loss of agricultural land associated with farmstead. Loss of the rural setting of the farmstead.	Utilise the historical boundary alignments within any development layouts in order to link the site to its historical landscape character. Existing planting along the eastern boundary of the site should be enhanced to reduce visibility of new development and maintain the elements of the rural landscape. Green space and planting should be used to break up new development and help preserve the rural character, especially in the east and north of the site. Limits on building heights should be incorporated into the design in order to minimise the potential visibility of development from the property over the planting.
Woodhouse Farmhouse (NHLE 1222684)	Indirect: Loss of agricultural land associated with the farmstead. Loss of the rural setting of the farmstead.	Utilise the historical boundary alignments within any development layout in order to link the site to its historical landscape character. Existing planting along the south-western boundary of the site should be enhanced to reduce visibility of new development and maintain the elements of the rural landscape. Green space and planting should be used to break up new development and help preserve the rural character, especially in the south-west of the site. Limits on building heights should be incorporated into the design in order to minimise the potential visibility of development from the property over the planting.
Aldecar (NHLE 1267663)	Indirect: Loss of the wooded and rural setting of the historically isolated house in views in this direction.	The woodland in the north-east of the site (Aldecar Wood) should be retained Existing planting along The Causeway should be retained in order to limit the visibility of new development and maintain the wooded aspect of the rural landscape in this area and the isolated character of the building.
Little Simons (NHLE 1222858)	No impact	-
Grouping of buildings at Old House Farmhouse (NHLEs 1222850, 1222851, 1222853,	Indirect: Loss of part of the agricultural surrounding the farm, although farmland would remain in the intervening area (outside the site).	Existing planting along the north-western boundary of the site should be enhanced to reduce visibility of new development and maintain the elements of the rural landscape.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
1222854, 1222893, 1222857, 1267594)	Introduction of development into limited views from these assets, although existing screening (outside of the site) will mitigate this.	Green space and planting should be used to break up new development and help preserve the rural character, especially in the north-west of the site. Limits on building heights should be incorporated into the design in order to minimise the potential visibility of development from the property over the planting. Utilise the historical boundary alignments within any development layout in order to link the site to its historical landscape character.
Group of buildings associated with Westwood House (NHLEs 1267009, 1267010, 1224022, 1224023)	No impact	-
Farm buildings to the east of London Road (NHLEs 1222774, 1267618, 1222770)	Indirect: Loss of small part of the agricultural land beyond the farms, although farmland would remain in the intervening area (outside the site). Extension of modern development into limited views from these assets, although existing screening (outside of the site) will mitigate this.	Mitigation mentioned for the grouping of buildings at Old House Farmhouse above would also help to mitigate the impact on these buildings.
Pitchbury Wood (Ref. 1116940)	No impact	-
Horkesley Heath (EHER MCC9148)	Direct: Disturbance or loss of archaeological remains associated with the heath could erode the medieval and early post-medieval landscape setting and harm understanding.	A desk-based assessment (RPS 2019), geophysical survey (Davies 2019) and archaeological trial trench evaluation (Heard 2020) have been carried out across the south-eastern half of 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 in the remaining un-investigated (north-western) part of the site 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. Utilise the historical field alignments within the layout of the design.
Archaeological potential	Direct:	A desk-based assessment (RPS 2019), geophysical survey (Davies 2019) and archaeological trial trench evaluation (Heard 2020) have been carried out

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
	Disturbance or loss of known and as yet unknown archaeological remains within the site.	across the south-eastern part of the site. These identified remains associated with charcoal production on the former heathland and the post-medieval and modern agricultural use of 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 in the remaining area of the site could reduce any adverse impacts upon other remains within the site. 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.

Cumulative impacts

The distinctiveness of West Bergholt (to the south-west of Horkesley Heath) was identified within its Neighbourhood Plan (West Bergholt Parish Council 2019) as being important. Development within the site would extend the settlement edge of Horkesley Heath to the west, whilst development within potential allocation PP42 would extend the settlement edge of West Bergholt to the north-east. However, neither settlement is visible from the other due to the intervening topography and planting. As such, no cumulative impacts are anticipated to the settlement pattern.

The listed buildings within the study area of proposed allocation PP34 also lie within the study areas of several other potential allocations (PEP11, PP4, PP35, PP42, PP43 and PP53). However, the existing development of Great Horkesley, as well as the A12 and existing tree cover, separates PP34 and these allocations and also separates PP34 from the listed buildings affected by these allocations. The other allocations will also have no impact upon the heritage assets affected by PP34 (NHLEs 1222684, 1222770, 1222774, 1222850, 1222851, 1222853, 1222854, 1222857, 1222893, 1222984, 1267594, 1267618 and 1267663; and EHER MCC9148). This means there will be no cumulative impacts upon these assets. PP34 and allocations PEP11 and PP42 all lie within the setting of the scheduled monument of the Small multivallate hillfort known as Pitchbury Ramparts (NHLE 1019959). The three potential allocations would have the potential to extend settlement edges and built development further into views from the scheduled monument from both the north-east and south-west. While the visual impact of each allocation is relatively small, they would all introduce additional built form into the setting of the monument, resulting in a cumulative impact upon the monument that is greater than the individual allocations. However, in all three instances, the new development would be partially screened by treelines and separated from the asset by intervening rural land (outside the potential allocations). As a result, any cumulative impact to the scheduled monument would be considered to be minimal.

Section 6: Summary and Recommendations

The site is situated on agricultural land on the western edge of Horkesley Heath. The late medieval to early post-medieval common land extended onto the south-western

and south-eastern parts of the site, with the whole site having subsequently been agricultural land associated with the dispersed farmsteads that contribute to the historical character of the area.

The site lies within the setting of the scheduled monument of the small multivallate hillfort known as Pitchbury Rampart (NHLE 1019959). Development within the site could potentially become visible in views looking out from and towards the hillfort, particularly in winter months when the screening afforded by the existing treeline would be reduced. Depending on the location and scale of the development, this could have a negative impact on views looking out from and towards the hillfort. Development within the site could also result in harm to the setting of the scheduled monument through the loss of the rural area.

Of the 41 listed buildings identified within the study area, the site is considered to be within the setting of 18 of these — Tile house (NHLE 1222984), Woodhouse Farmhouse (NHLE 1222684), Aldecar (NHLE 1267663), Little Simons (NHLE 1222858), Old House Farmhouse (NHLE 1222850), Coach house to west of Old House Farmhouse (NHLE 1222851), Barn at Oldhouse farmyard aligned north-south (NHLE 1222853), Barn aligned east west at Oldhouse Farm (NHLE 1222854), Barn to north of barn aligned east west at Oldhouse Farm (NHLE 1222893), Granary at Oldhouse Farm (NHLE 1222857), Cart Lodge with grain store over at Oldhouse Farm (NHLE 1267594), Westwood Park (old people's home) (NHLE 1267009), South lodge to Westwood Park (NHLE 1267010), Gates and quadrant plan brick wall to south-east of south lodge to Westwood Park (NHLE 1224022), North lodge to Westwood Park (NHLE 1224023), Spring House (NHLE 1222774), Barn to east of Spring House (NHLE 1267618) and Knights Farmhouse (NHLE 1222770). The site forms part of the agricultural and rural setting of these buildings, and development within the site could be visible in views looking out from and towards these listed buildings, especially during winter months when the screening afforded by the existing treeline would be reduced. Development within the site could also result in harm to the setting of these listed buildings through the loss of the rural area.

The site currently makes a low positive contribution to Woodhouse Farmhouse, the grouping of buildings at Old House Farmhouse and the farm buildings to the east of London Road with their associated views across their farmland. The site also makes a low positive contribution to Tile House due to its historical connection with the owner and the extension of associated farmland onto the site. It also makes a low positive contribution to Aldecar due to its proximity to the site and the presence of woodland in the north-east of the site which helps to preserve the isolated character of this building. The site currently makes a neutral contribution to the other listed buildings along London Road and Coach Road due to the continuing rural land in the intervening area and the limited intervisibility. There is potential for new development to be visible between the trees from these heritage assets and from the upper storeys of the houses. Depending upon its location, scale and form this could have a negative effect upon the setting of these buildings by introducing new development into views. The north-west and south-east of the site are most sensitive parts of the site due to their proximity to listed buildings, although development within the whole area may be visible above the trees, depending on the height of new buildings.

Although the site lies within the wider rural setting of Pitchbury Wood (Ref. 1116940), the separation created by the intervening distance and trees means that it makes a

neutral contribution to the woodland. As such, if development is carried out sensitively, it would have no impact on the area of ancient woodland.

The south-eastern part of the site has been shown to contain archaeological remains related to the former use of the heath and post-medieval and modern agricultural activity. The remainder of the site, which has not seen archaeological trial trench evaluation, is considered to have the potential to contain archaeological remains, both associated with Horkesley Heath (EHER MCC9148) and as yet unknown 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 archaeological evaluation and recording in the north-western part of the site 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. The west and north-east of the site are the most sensitive parts of the site.

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

- the use of green space and woodland planting to retain some of the rural character of the area (especially in the north);
- retaining and enhancing the existing planting on the boundaries of the site in order to maintain screening of the nearby listed buildings;
- retaining and enhancing the woodland area in the north-east of the site;
- consideration in the design of any development within the site to limit the heights of buildings; and
- using the historical field pattern to inform development plans and the site layout.

Further work of a geophysical survey and archaeological evaluation and recording in across those parts of the site that have not seen investigations is also recommended in order to reduce and/or offset any adverse impacts from any development.

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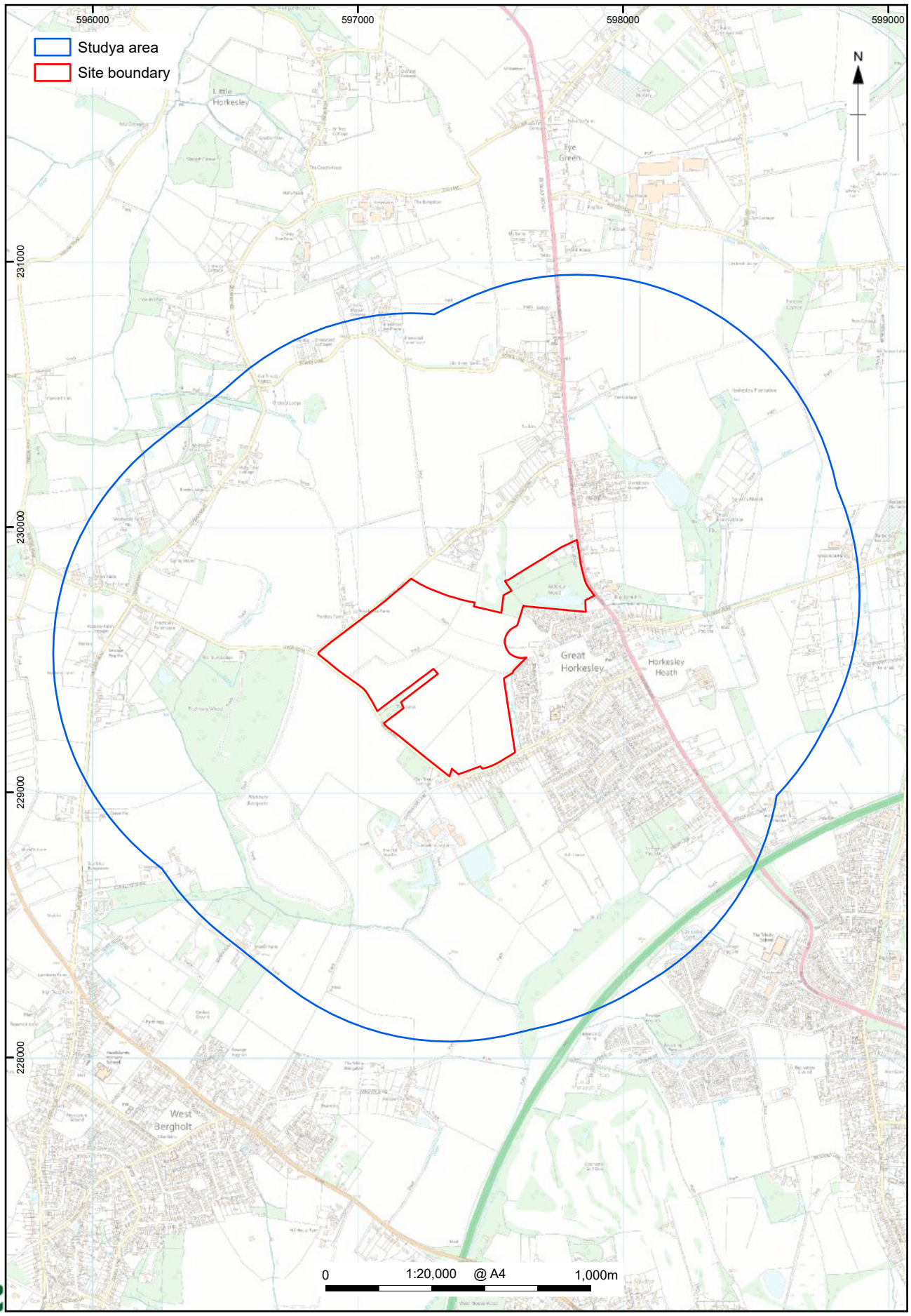
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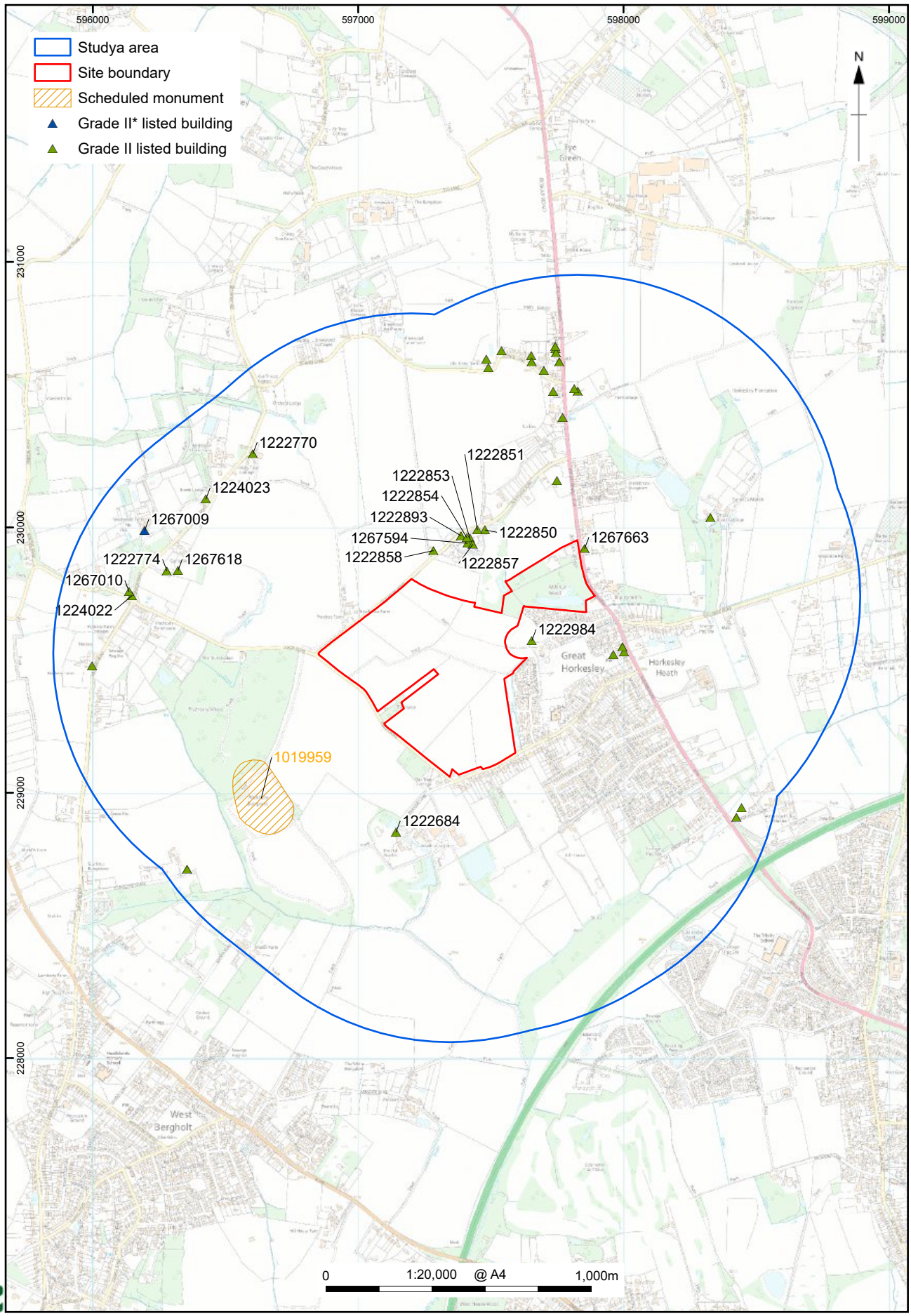
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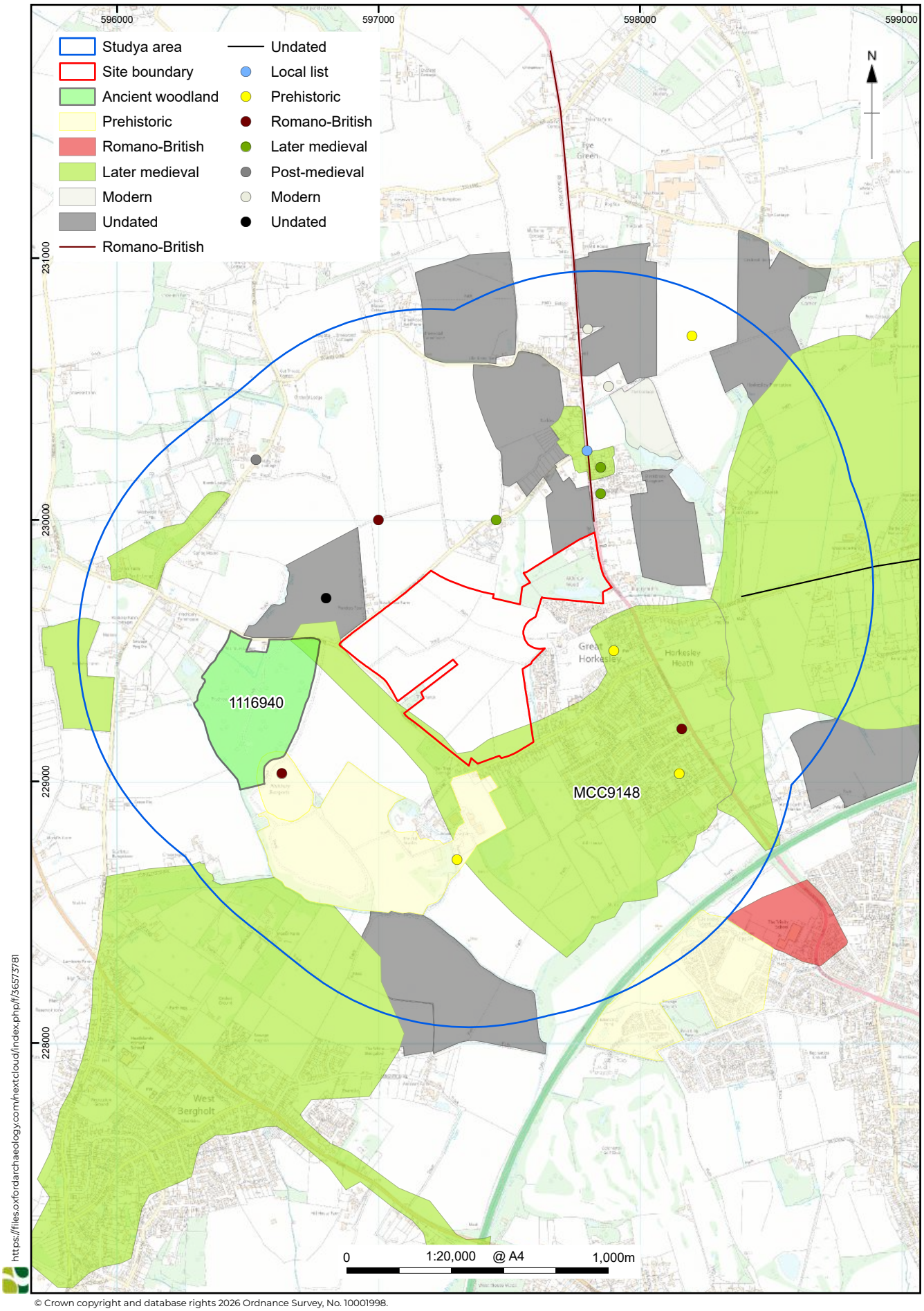
Figure PP34.1: Site location



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Figure PP34.2: Designated heritage assets within the study area



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Figure PP34.3: Non-designated heritage assets within the study area

Appendix B12 PP36a: Land East of Brook Road, Great Tey

Detailed Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP36a

Introduction

Site PP36a (Land east of Brook Road, Great Tey) is identified in the emerging Local Plan as a potential allocation for residential development of 50 dwellings within the Parish of Great Tey. The site covers approximately 2.1 hectares and was flagged for a more detailed heritage impact assessment in the Heritage Impact Assessment Sift (Oxford Archaeology, June 2026) due to its location just south of the Great Tey Conservation Area, proximity to listed buildings and adjacent areas of confirmed archaeological activity.

Site description

The allocation comprises an L-shaped area of approximately 2.1ha, which is presently in use as an agricultural field. It is located on the southern approach to Great Tey, east of Brook Road. It is bounded to the north by the hedges and fencing of Great Tey vicarage and medieval moated site and a footpath, to the east and south by open agricultural fields and to the west by the hedging and fencing of residential properties and gardens of a small housing estate built in 2022, and Brook Road.

The site lies on sloping terrain, rising from approximately 51.0m above Ordnance Datum (OD) at its southern boundary to 55.6m OD at its northern boundary. The superficial geology across the site is recorded as Lowestoft Formation, which forms an extensive sheet of chalky till, outwash sands and gravels, silts and clays (BGS 2025). Archaeological investigations carried out immediately west of the site indicated that the natural geology of the area was an orange-brown silty clay (Hicks 2020), located approximately 0.5m below surface level.

Heritage assets within the site

No designated or non-designated heritage assets have been identified within the site. However, archaeological investigations immediately west of the site in 2020 found five features, including a pit and a ditch terminus dated to the Bronze Age, and three undated pits or treethrows (Hicks 2020). The ditch terminus extended past the limit of the excavation and is likely to extend into the proposed allocation.

A public footpath is present, running east-west adjacent to the allocation's northernmost boundary. This path provides access from Brook Road, across the railway lines, towards Rectory Road.

Heritage assets in the surrounding area

Designated heritage assets

There are 28 designated heritage assets within a 1km radius of the site, including one scheduled monument and 26 listed buildings, as well as the Great Tey Conservation Area.

Scheduled monument

A single Scheduled Monument, Roman villa 450m south of Warren's Farm (NHLE 1013516), lies within the study area, across Brook Road approximately 235m south-west of the allocation. The buried remains survive below ground and represent a Roman villa complex set within the wider rural landscape. The asset has been scoped into this assessment because the allocation forms part of that broader rural setting of the villa.

Listed buildings

A total of 26 listed buildings lie within the study area. The majority of these are Grade II listed structures, aside from the Church of St Barnabas which is Grade I listed.

The Church of St Barnabas (NHLE 1223408) and its churchyard are located around 85m north-west of the allocation, across Brook Road. The church is a focal point within the settlement of Great Tey and contributes to the historic and architectural interest of the village. The central tower of the church dates to the 12th century but may have been built upon an earlier structure. It is thought to include Roman brick quoins reused from the Roman villa near Warren's Farm. It is likely that development of the allocation will be visible as rooflines from the churchyard, and as such it remains scoped into this assessment.

The church is one of eleven listed buildings within both the study area and Great Tey Conservation Area. The closest listed building to the proposed allocation is Rectory Cottage, a 16th century timber-framed house (NHLE 1223155) located 80m to the north-west, across Brook Road. Historic buildings dating from the 15th to 19th centuries are located around the junction of Brook Road and The Street, clustered to the south, north and west of the church. These include a late 17th century public house (NHLE 1387254), 15th to 17th century timber-framed cottages (NHLE 1223392, 1223389, 1223394), 18th century stables (NHLE 1267304) and early 19th century vicarage (NHLE 1223178).

These buildings generally reflect the rural character of the surrounding landscape and its development as a rural settlement. Although the village rises slightly to the north, the allocation is largely separated from these buildings by topography and intervening development. The Church of St Barnabas, and the closest listed building, 16th century Rectory Cottage (NHLE 1223155) remain scoped in for further discussion due to their prominence (the church) and proximity (the cottage).

Most other listed buildings within the study area are screened from the site by the surrounding topography, planting, fence lines and development. As such, these are unlikely to be affected by development of the site and have been scoped out from further discussion. These include five listed buildings north of Great Tey village centre, located between 450-850m north of the allocation and outside the conservation area, including the 19th century farmstead of Newbarn (NHLE 1223379), 19th century

houses and cottages (NHLE 1223177, 1267432) on Chappel Road and 18th century timber-framed barn (NHLE 1337415) and cart lodge (NHLE 1306191) on Tey Road. The 19th century Walcott's Hall (NHLE 1267433) and its associated 18th century wall (NHLE 1223179) lying 965m to the west of the allocation are similarly unlikely to be affected by the suggested allocation. Six structures associated with the main farmstead of Teybrook Farm, including the farmhouse (NHLE 1223156), barns (NHLE 1267422, 1267424), walls (NHLE 1223159), granary (NHLE 1223157) and stables (NHLE 1267423) lie approximately 640m south of the allocation and were found to be separated from the allocation by topography, buildings and planting and have been scoped out of further discussion.

The Grade II listed 15th-century Barn to the east of Teybrook Farm (NHLE 1223158), located approximately 600m south-east of the allocation, has also been scoped into the assessment on a precautionary basis. While any relationship with the allocation is likely to be limited, there may be long-range or restricted views towards part of the site, most likely of rooftops and primarily when green buffering is seasonally low.

Conservation Area

Great Tey Conservation Area lies immediately north/north-west of the proposed allocation. It encompasses approximately 4 hectares at the historic core of the village. It contains 11 listed buildings of architectural or historic interest, most of which are situated along The Street and Brook Road (see Listed Buildings above). At the junction of these roadways lies the 12th-century Church of St Barnabas and its churchyard, which forms a key focal point within the conservation area.

Four key 'locally valued' views are described in the Great Tey Neighbourhood Plan, all of which are located on the west side of the village, including wide vistas and countryside views, as well as views of Great Tey and the Church of St Barnabas from the west (Great Tey Parish Council 2024; 27-30). The allocation does not interrupt these key views.

Given the allocation's current character as agricultural land adjoining the conservation area the allocation has been scoped in for further assessment.

Non-designated heritage assets

There are 102 non-designated heritage assets within a 1km radius of the site, including Locally Listed assets and those recorded by the Historic Environment Record (HER).

Local List

Six structures within the study area are included on the Local List. These are all located along The Street in the centre of Great Tey, over 170m north-west of the allocation, and comprise road signposts (DCC26146, DCC26147), brick walls outside Old Warrens (DCC26153) and Copped Hall (DCC26155), cast iron water pump (DCC26154) and the Lych Gate at the north-eastern corner of St Barnabas' churchyard (DCC26156). These are all street level features, separated from the site by existing development. 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

Prehistoric archaeology in the study area is largely represented by occasional findspots such as a socketed Bronze Age axe found in Bogland Field, Great Tey (MCC7003) around 640m south-west of site, and an arrowhead found near Brookhouse (MCC7027) around 735m west of the site. Prehistoric to late medieval enclosures and trackways have been recorded within the study area, including a double ditch trackway 800m to the south at Teybrook Farm which could be Iron Age to Roman in date (MCC6931). Excavations at Teybrook Farm (around 500m south of site) also recorded pieces of residual and unstratified worked flint, dating to the Mesolithic, Neolithic and Bronze Age periods. The most significant discovery was a ring-ditch (barrow) within which were fourteen cremation burials (ECC4262).

Recent archaeological interventions west of the allocation (ECC4418) found archaeological features concentrated towards the northern end of the site. Small quantities of Bronze Age pottery were found in two features. It is likely they represent episodes of prehistoric activity, associated with Mesolithic to Bronze Age remains found at Teybrook Farm.

Evidence for Romano-British activity in the study area is represented by the site of Roman villa 450m south of Warren's Farm (NHLE 1013516) where ploughing between the farmhouse and Roman River in 1953 unearthed mortar, painted wall plaster and tile (MCC7023). Later excavations at the site revealed a corridor paved with red tesserae (ECC3431) and parts of a masonry building dating from the later 2nd to late 4th century. Further Roman activity is noted on the HER at 850m west of the allocation, at Brookhouse (MCC5241) where a sequence of Roman trackways and enclosures, investigated during the installation of a water pipeline, containing corn-driers represents a crop-processing area dating from the mid-1st to later 4th century.

The closest evidence for Medieval activity lies immediately to the north-west of the site at Great Tey Vicarage, which is located within a large, sub-rectangular homestead moat dating to the medieval period, complete apart from the north-west angle and part of the western arm (MCC7008). The wider landscape contains numerous cropmarks and evidence for enclosures and field boundaries which may be medieval to post-medieval in date.

Historic buildings, dating from the 15th to 19th centuries, are located across the study area, many of which are designated (listed) heritage assets. A row of late 19th-century workers' cottages built by Hunts Atlas Works at 1-6 Brook Road are located on the west side of Brook Road (MCC5452) opposite the modern housing estate.

History and development of the allocation

The settlements of Great and Little Tey are mentioned in the Domesday Survey of 1086, with the hundred of Lexden and county of Essex. They have a recorded population of just under 40 households, comprising ploughlands, meadow and woodland. Great Tey is located in the middle of agricultural land with a long farming tradition, which continues to the present day. The word 'Tey' is derived from the Old English *teag* meaning an enclosure, supporting the long-term agricultural use of the landscape.

The central tower of the Church of St Barnabas is dated to 1160, the settlement growing in subsequent centuries to include a moated homestead, other domestic

and farmstead buildings, public house and shops. The form of the village is largely recognisable on the 1st Edition Ordnance Survey map of 1805, with buildings clustered along Brook Road and its junction with The Street, the allocation located in agricultural land to the south-east of the settlement centre. Later 19th century maps (OS Six-inch 1881, OS Six-inch 1887, 1898, 1925 and OS National Grid 1955, 1972) show the site as undeveloped, although new houses appear opposite the allocation on the west side of Brook Road in the early 20th century and extend further south in subsequent decades.

Faint cropmarks seen on recent satellite images to the east of the allocation show a number of intersecting linear features which are likely to be earlier field boundaries or enclosures, some of which are better aligned to boundaries depicted on the Tithe map of Great Tey parish of 1839 than the present field boundaries. However, there are no significant features present within the allocation in recent satellite or LIDAR imagery that was consulted for this report.

The Essex Historic Landscape Characterisation (HLC) of the area lists the site as “Pre-18th century 'irregular' enclosure”, which is the result of enclosure of communal fields and enclosure of land by individual farmers for their own use. Irregular enclosure is a landscape type which occurs across 27% of the landscape of Essex (Bennett 2013: 11).

Assessment of archaeological potential

There is no evidence of development or previous ground disturbance on the site that would have wholly removed or destroyed archaeological deposits, and therefore it has a general potential to contain as yet unidentified archaeological remains. Previous archaeological interventions found dateable archaeological features immediately west of the site which are very likely to continue into at least the northern part of the allocation.

Evidence of prehistoric activity includes pits and ditches dated to the Bronze Age immediately west of the allocation. These were relatively sparse features, containing small amounts of pottery. It is likely they represent episodes of prehistoric activity, associated with Mesolithic to Bronze Age remains found at Teybrook Farm, some 500m to the south.

Evidence for Romano-British activity in the area includes the scheduled Roman villa complex at Warren’s Farm, occasional findspots and rectilinear features in the wider landscape. However, no evidence of Roman activity was found during excavations adjacent to the site and the villa activity is across the road and spreads towards the river (i.e. away from the proposed allocation).

From the late medieval period, the site was in agricultural use, lying immediately south of a moated homestead. The Church of St Barnabas, around which later settlement grew, lies just 85m north-west of the site. It is possible therefore that some peripheral remains associated with settlement could be present within the allocation.

Post-medieval development of Great Tey continued close to the proposed allocation and included buildings along Brook Road. The northern boundary of the site is also close to a footpath that connects the road with settlement to the east. As such, it is

possible that peripheral remains associated with the post-medieval and modern development of settlement could be present within the allocation.

Whilst it is possible that previous agricultural activity (ploughing) on site could have adversely impacted buried archaeological remains, it is clear that from the archaeological interventions undertaken to the west that disturbance from this was minimal.

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 Great Tey Conservation Area
- the scheduled monument of Roman Villa 450m south of Warren's Farm (NHLE 1013516)
- the Grade I listed Church of St Barnabas (NHLE 1223408)
- the Grade II listed Rectory Cottage (NHLE 1223155)
- the Grade II listed Barn to the east of Teybrook Farm (NHLE 1223158)
- the non-designated Moated site at Great Tey Vicarage (MCC7008)
- previously identified archaeological remains and,
- Historic Land Characterisation.

Great Tey Conservation Area

Great Tey Conservation Area is considered to be of **Medium** significance due to its historic and architectural interest.

There is no formal Conservation Area appraisal, however the development and character of Great Tey is outlined in both the Great Tey Design Guidelines and Codes report (AECOM, 2022) and the Great Tey Neighbourhood Plan Referendum Version (Great Tey Parish Council, 2024). The former notes that 'much of the character that epitomises Great Tey is from the panoramic views outwards of the village towards the countryside. The tower of St Barnabas' Church is a view that can be seen from various spots outside of the village and is an asset that should be preserved' (AECOM 2022:14). Views of the church and its tower from outside the village are identified as an asset to be preserved (AECOM 2022: 14).

Emphasising the importance of Great Tey's rural location and agricultural hinterland, two of the main issues noted in the Great Tey Neighbourhood Plan are described as:

- Maintaining the 'best of Great Tey' – particularly the design of buildings and the rural feel, including the landscape and views.
- Access to the countryside – ensuring that Great Tey remains a small rural village where people can have easy access into nature. (Great Tey Parish Council 2024: 15)

Great Tey's historic interest is expressed through its parish church and the concentration of historic buildings along the village's historic routeways which preserve the settlement's original layout. Historically, the village was a small rural settlement focused on the Church of St Barnabas and its churchyard, with a predominantly linear form concentrated along The Street. Agricultural holdings, including Warren's Farm, were set back from the road, while the rectory and adjacent moated site defined the southern edge of the settlement.

The connection between the settlement and the surrounding agricultural landscape also contributes to its historic interest. Outward views towards the surrounding countryside and return views looking across the surrounding agricultural landscape to the village (and the highly visible church tower) allow the settlement to be appreciated as a small rural settlement within its wider agricultural hinterland.

By the late 19th century, modest expansion had occurred along Chappel Road and Brook Road, including the National School and a small number of roadside properties. Despite later development extending the village beyond its historic extent, Great Tey continues to retain a strong rural character, with the parish church remaining its principal historic and visual focus. This historic form is recognised in the Great Tey Design Guidelines and Codes report, which identifies the significance of listed buildings within the village and recommends maintaining established patterns of development and key views (AECOM 2022: 25).

The architectural interest of the conservation area arises from the concentration of well-preserved listed buildings dating from the medieval to post-medieval periods. The Grade I listed church forms the principal historic and visual focus of the conservation area, while the surrounding timber-framed cottages, farmstead buildings, public house, vicarage and churchyard contribute to its architectural interest and rural village character.

The northernmost boundary of the allocation is located immediately south/south-east of the Great Tey Conservation Area, separated by the public footpath which runs east-west from Brook Road across the countryside to Rectory Road. While the allocation does not lie within the conservation area and is not visible in any of the key views identified in the above documents, its open character does help to preserve the historic edge of the settlement, and the historic position of the moated site at Great Tey on the edge of the village which reflects the common historic pattern of moated or manorial sites occupying edge-of-settlement or relatively isolated positions. Wider views looking towards the Great Tey Conservation Area from the public right of way that runs east-west along the allocation's northernmost boundary allow the agricultural character of the conservation area and the historic edge of the settlement to be appreciated but have been eroded in places by modern development.

There is a limited view of the church tower looking north towards the conservation area from the southern approach into the village along Brook Road. The south-western boundary of the site (adjacent to Brook Road) is visible in this view, while the rest of the site is hidden set back behind the existing modern development. Given the modern development already present, this view is not considered to make a particularly significant contribution to the setting of the conservation area.

Overall, the allocation is considered to make a **low positive contribution** to the setting of the conservation area as part of the undeveloped agricultural hinterland on the southern edge of the village, although this contribution is reduced by existing development along Brook Road.

Scheduled monument of Roman Villa 450m south of Warren's Farm (NHLE 1013516)

The Roman villa south of Warren's Farm is a scheduled monument and is considered to be of **High** significance. Its significance derives principally from its archaeological interest as a buried Roman villa complex with potential to contain deposits that would shed light on the form, extent, phasing and duration of occupation. Historic excavations identified a corridor paved with red tesserae (ECC3431), while later investigations recorded masonry dated from the later 2nd to the mid/late 4th century (ECC3089). Further work has identified at least four phases of occupation, although the precise form and extent of the villa remain unclear. Roman quoin bricks from the villa are also thought to have been reused in the construction of the Church of St Barnabas. The villa site is on the Heritage at Risk Register, where it is recorded as having extensive significant problems and being in decline.

The allocation is located within the wider rural landscape around the Roman villa, but it is removed from the scheduled monument and separated from it by Brook Road, existing development and intervening planting. It therefore does not form part of the immediate setting of the villa or make a meaningful contribution to the ability to appreciate its significance as a buried archaeological site. On this basis, the allocation is considered to make a **neutral contribution** to the setting of the scheduled monument.

Grade I listed Church of St Barnabas (NHLE 1223408)

The Church of St Barnabas is of **High** significance as a Grade I listed landmark closely associated with the history and development of Great Tey. Its architectural interest derives from its rare 12th-century cruciform plan, prominent central tower incorporating reused Roman fabric from the nearby villa, finely decorated 14th-century chancel and north transept with distinctive tracery. Its historic interest is derived from its scale which is grander than expected for a small rural settlement, its role as a focal point for the village and its possible pre-Norman origins.

The allocation forms part of the agricultural hinterland south of the village which contributes to the appreciation of the church's position at the centre of a rural settlement. The majority of the allocation is separated from the church by modern development, however the existing hedgerows running along the south-west boundary of the allocation as it adjoins Brook Road is just visible from the churchyard.

The south-western edge of the site is also visible in views of the church tower, looking north along Brook Road. Long-range views of the Church and its tower from the village and surrounding landscape cumulatively are considered to make a **low positive contribution** to the setting of the church allowing its intended visual prominence and role as a focal point of the village to be appreciated. The view from Brook Road, is framed by modern development, and is not considered to be a particularly significant view of the Church.

The allocation where visible from the church is considered to make a **low positive contribution** to the wider setting of the church and churchyard.

Grade II listed Rectory Cottage (NHLE 1223155)

Rectory Cottage is a 16th-century timber-framed house, now divided into tenements, and is considered to be of **High** significance as a Grade II listed building. Its significance derives from its architectural interest, including its timber-framed construction, roughcast panels and jettied north end, and from its historic interest as an early domestic building within the settlement. As a roadside dwelling within the village, its setting is principally defined by its relationship with the church, the historic village core and Brook Road.

The proposed allocation lies across Brook Road to the south-east and is visually separated from Rectory Cottage by more recent development. As such, the allocation is considered to make **a neutral contribution** to the setting of Rectory Cottage.

Grade II listed Barn to the east of Teybrook Farm (NHLE 1223158)

The Barn to the east of Teybrook Farm is a 15th-century, single-storey farm building and is considered to be of **High** significance as a Grade II listed historic building. Its significance derives from its architectural and historic interest as a five-bay east-west timber-framed barn with surviving elements of early timber construction. The agricultural land surrounding the barn makes a low positive contribution to its setting by allowing its functional relationship with historically associated farmland to be appreciated.

The barn is located approximately 600m south-east of the allocation. Some long-range intervisibility may be possible due to local topography and the largely open intervening landscape, although any relationship is likely to be limited and experienced at distance. Given its distance from the barn, and the intervening agricultural land, the allocation is considered to make a **neutral contribution** to the barn's setting.

(Non-designated) Moated site at Great Tey Vicarage (MCC7008)

The moated site directly north-west of the proposed allocation is partially within the Great Tey Conservation Area. This asset is of **Medium** significance due to its archaeological interest as a medieval homestead site in Great Tey, part of which lies within the Great Tey Conservation Area. This interest arises from the remains of the moat, and its potential to contain evidence associated with the medieval manor.

The allocation is currently shielded from this monument by fence line and planting. The site makes a **low positive contribution** to the setting of the moat, preserving its position on the historic edge of the settlement.

Previously Identified Archaeological Remains

Archaeological investigations have been undertaken immediately to the west of the site and included trial trenching followed by further excavation (Hicks 2020). This identified a small number of archaeological features, including pits and ditches

dating to the Bronze Age and some undated features. One of these features (a ditch containing small quantities of Bronze Age pottery) is likely to continue into the allocation. Should prehistoric remains be found within the allocation they are likely to be of **low** or **medium significance** and would contribute to the existing knowledge of prehistoric settlement activity in the area.

There is a Romano-British presence in the wider landscape around the allocation, including a villa site to the west. However, archaeological interventions carried out along Brook Road to the west of the site did not identify any significant Romano-British remains. If Roman remains are present within the site they are most likely to be of **low** or **medium significance**.

The site is situated outside the medieval and post-medieval settlement core and has probably been agricultural land associated with the village for much of its history. It is therefore considered to have the potential to contain remains associated with this use. Such remains are likely to be of **low significance.**

While historic ploughing within the allocation will have disturbed shallow archaeological remains within the site, deeper archaeological remains are likely to be well preserved, if present.

Historic Landscape Characterisation

The site falls within the Essex Historic Landscape Characterisation type of pre-18th century irregular enclosure, a landscape formed through the enclosure of former communal fields and individual agricultural holdings. While this contributes to the long-established agricultural character of the land around Great Tey, the character type is not rare, occurring widely across Essex and forming much of the surrounding landscape. As such, the HLC value of the allocation is considered to be of **low significance.**

Impact assessment

The Land east of Brook Road allocation would comprise up to 50 residential units. Development has the potential to result in direct effects on archaeological remains within the site and indirect effects on the settings of surrounding designated and non-designated heritage assets. The likely impacts are summarised below by asset.

Great Tey Conservation Area

Development within the proposed allocation has the potential to affect the setting of the conservation area by introducing built form into agricultural land on the edge of the settlement. While the existing modern development along Brook Road has already introduced some modern development into the area, development within the proposed allocation would increase the density of modern development on the settlement edge. Without appropriate design measures, this could reduce the legibility of the historic southern edge of the settlement and the relationship between the moated site at Great Tey Vicarage and the village edge, a relationship which reflects the common historic pattern of moated or manorial sites occupying edge-of-settlement or relatively isolated positions.

The allocation could also introduce development into views looking towards Great Tey Conservation Area along Brook Road. However, as the majority of the allocation

would sit behind the existing modern development, the impact of this would be limited and changes to this view would mainly arise from development activities in the south-west corner of the allocation.

Scheduled Monument Roman villa 450m south of Warren's Farm (NHLE 1013516)

Although the proposed allocation is likely to introduce new built form into limited or distant views from the vicinity of the scheduled monument, as a buried archaeological site, its immediate rural setting would remain intact, and agricultural land would continue to be present on the west side of Brook Road and to the east across the road. Development of the proposed allocation would not materially alter the ability to appreciate its significance as the remains of a Roman villa.

Grade I listed Church of St Barnabas (NHLE 1223408)

The Church of St Barnabas is a highly significant Grade I listed building, whose setting is principally experienced through its role as the historic and visual focus of Great Tey and in views across and in the approach to the settlement.

The allocation forms part of the wider agricultural land south-east of the church and makes a low positive contribution to the wider setting of the church.

The allocation would introduce development into the agricultural landscape surrounding the church and may affect views of the church tower looking north along Brook Road. Any new development would be set behind existing housing along Brook Road and accordingly as long as it was of a similar scale to the existing development, would be unlikely to affect the visual prominence of the church in this view. Similarly ground level views of any new development from the church are likely to be limited to the entrance to the site from Brook Road.

It was not possible to assess views from the church tower as part of this assessment but it is possible that development within the allocation would be visible from the top of the tower. Should development become visible it would be experienced against the existing development along Brook Road and given the size of the allocation would likely result in small-scale erosion of the visible agricultural landscape visible from the church tower.

Grade II listed Rectory Cottage (NHLE 1223155)

Depending upon the layout of the new development and height of any proposed buildings, the allocation could result in new buildings being glimpsed as rooflines beyond existing houses to the south-east, However, Rectory Cottage's setting is primarily experienced in relation to Brook Road, the church and the historic village core. Development would not materially alter the ability to appreciate its significance as a listed dwelling.

Grade II listed barn east of Teybrook Farm (NHLE 1223158)

The allocation may be visible at long range, most likely as partial rooflines within a wider agricultural landscape from the barn at Teybrook Farm. Given the distance,

intervening topography and limited relationship between the barn and the allocation, the ability to appreciate the barn as a historic agricultural building would not be materially affected.

Non-designated moated site at Great Tey Vicarage (MCC7008)

Development to the south of the moated site would have a negative impact upon the setting of this medium significance non-designated asset by introducing built form beyond the historic settlement edge, reducing the legibility of the moat's historic edge-of-settlement position.

However, the previous modern expansion along Brook Road has already introduced some built form into the landscape to the south of the moated site and the agricultural landscape to the east of the moated site would be unaffected by the allocation, preserving some of its settlement edge character.

Previously unidentified archaeological remains

Development would require intrusive groundworks associated with building foundations, services, infrastructure, roads and landscaping. These works could disturb, truncate or remove any archaeological remains present within the allocation, including the possible continuation of a Bronze Age ditch and associated prehistoric features identified immediately west of the site. In addition, 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 and as such should be addressed through archaeological evaluation, mitigation and recording.

Historical Landscape Character

The development of the allocation would change the character of this small parcel of land from 'pre-18th century irregular enclosure' to residential housing. Whilst the land character type would change, it would not significantly impact or affect the nature of the wider landscape surrounding Great Tey which remains agricultural in nature.

Cumulative impacts

Proposed allocation PP36a is located around 950m north-west of a larger proposed allocation (PP18) which covers 96.5 hectares of Land north of Marks Tey. Whilst there is no significant intervisibility between the sites, it is inevitable that the development of both allocations will result in the erosion of some agricultural landscape and reduce the distance between these settlements. This cumulative effect is considered to be negligible, given the size and scale of the Marks Tey development (PP18).

Recommendations

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

Design recommendations

- Field boundaries and planting across and around the edges of the site should, where possible, be preserved and enhanced to preserve the enclosure pattern and introduce a rural character to any new development. This would also help to soften the edge of any new development in views looking towards the Great Tey Conservation Area.

- The medieval moated homestead to the north has extant earthworks which border the site. A buffer of green space in the northernmost part of the site should be used to distance development from this monument and the allocation, in order to prevent its loss or deterioration. Enhancing the green space in this part of the site would also maintain and enhance the public right of way in this area and ensure that the historic edge of the settlement remains defined.

- The design of the development should be undertaken with reference to both the use of locally appropriate building forms and the restriction of building height and density, in keeping with other local development.

- Development within the allocation should be focused behind the existing residential properties east of Brook Road and should be massed away from the south-western corner of the site, where it is likely to be most visible from the churchyard of St Barnabas. This would help to reduce the visual prominence of new built form in sensitive views and retain a greater sense of openness in the part of the site closest to the church.

- Site access should be located towards the south of the allocation, and where possible merged with existing development, to reduce traffic and visual intrusion near heritage assets.

Further work

- *Undertake a desk-based assessment:*

  This should determine the history of the site and inform the heritage context of the development and the full nature of archaeological remains found to the west.

- *Conduct further archaeological evaluation and recording:*

  A geophysical survey should be carried out across the whole site, prior to an archaeological trial trench evaluation responding to information from the geophysical survey, and also with attention to the features that continue from previous archaeological investigations to the west. If significant archaeological remains are located during such an evaluation, further episodes of archaeological investigation may be required.

- *Develop a mitigation strategy:*

  The results of archaeological investigations should guide the design and layout of the development to reduce or avoid further impacts on the archaeological resource.

- *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 southern edge of Great Tey. The key heritage sensitivities associated with the site relate to its position adjoining the Great Tey Conservation Area, its proximity to the medieval moated site at Great Tey Vicarage, its limited intervisibility with the Grade I listed Church of St Barnabas and its archaeological potential. The site is adjacent to known archaeological features, including a Bronze Age ditch terminus identified immediately west of the allocation, which may continue into at least the northern part of the site.

The proposed allocation currently makes a low positive contribution to the setting and significance of the Great Tey Conservation Area as part of the undeveloped agricultural land on the southern edge of the village, although this contribution is reduced by existing modern development along Brook Road. It also makes a low positive contribution to the wider rural setting of St Barnabas' Church where limited intervisibility exists, and to the setting of the moated site to the north by helping to preserve its historic edge-of-settlement position. However, the moated site retains other open views, particularly to the east, which would continue to allow it to be understood as an asset on the edge of the settlement.

The proposed allocation makes a neutral contribution to the setting of the Roman villa 450m south of Warren's Farm Scheduled Monument, the Grade II listed Rectory Cottage and the Grade II listed Barn east of Teybrook Farm. Development within the allocation is therefore unlikely to materially affect the significance of these assets through changes to their setting.

Development within the allocation has the potential to result in **harm** to the setting of the Great Tey Conservation Area, St Barnabas' Church and the moated site at Great Tey Vicarage by introducing built form into agricultural land on the settlement edge. These minimal effects could be reduced through sensitive design, appropriate siting, retention and enhancement of boundary planting, green buffers and careful control of building height, scale and density.

The entire site is considered to have potential to contain archaeological remains, including prehistoric features associated with those recorded immediately west of the allocation. Development could disturb, truncate or remove any surviving remains, resulting in permanent and irreversible impacts if archaeological deposits are present. Without appropriate archaeological investigation and recording this could result in **substantial harm** to any archaeological remains present. However, this harm could be reduced through a programme of archaeological evaluation and, where necessary, further archaeological mitigation and public dissemination of results.

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 the Great Tey Conservation Area, the Church of St Barnabas to the north-west and the moated site at Great Tey Vicarage to the north, development should be sympathetic to the size and scale of the existing development and green space and planting should be used to break up and soften the development. Green buffers should be created or enhanced, particularly along the site's northernmost boundary, to help preserve the setting of the conservation area and the medieval moated site to the north.

Building and layout designs should reflect the rural setting and nearby heritage assets through sensitive use of appropriate materials and layouts, with site access located toward the south of the site, away from heritage assets. Existing boundary planting to the south of the allocation should be maintained or enhanced to minimise any hard suburban edges created by the introduction of more housing.

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).

Subject to the incorporation of the design recommendations such as retaining and strengthening of boundary vegetation; use of locally appropriate building forms; restriction of building height and density; and use of locally characteristic materials, the heritage effects of the allocation could be reduced. On this basis, the site is considered potentially suitable for allocation from a heritage perspective, provided that any future scheme is carefully designed to respond to the conservation area, the setting of nearby heritage assets and the known archaeological sensitivity of the site.

Gazetteer

Table PP36a.26: Gazetteer of heritage assets within 1km of site allocation PP36a

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
	1267433	Walcotts Hall	II	C19	588230	225306
	1223392	Great Yard Cottage	II	C15/16	589145	225840
	1223389	Numbers 1 And 2 Guildhall Cottages	II	C17	589146	225772
	1267422	Barn To Rear Of Stables At Teybrook Farm	II	C18	589179	224846
	1223158	Barn To East Of Teybrook House	II	C15	589602	224927
	1387254	The Chequers Public House	II	C17	589141	225814
	1223178	The Old Vicarage	II	C19	589203	225899
	1267304	Stables At Warren's Farm	II	C18	589076	225803
	1223393	Cob Cottage	II	C15	589116	225849
	1223155	Rectory Cottage	II	C16	589219	225725
	1223408	Church Of St Barnabas	I	C12	589199	225783
	1223156	Teybrook Farmhouse	II	C16	589133	224902
	1267342	Stalworths	II	C18	589178	225817
	1267423	Stables To South Of Teybrook Farmhouse	II	C17/18/19	589186	224850
	1267432	Forge Cottages	II	C19	589231	226061
	1223159	Garden Wall At Teybrook Farm	II	C18	589160	224875
	1306191	Cart Lodge To South East Of Timber Framed Barn At Checkley's Farm	II	C18	589988	226224
	1223379	Newbarn, Farmyard Buildings Round Open Square	II	C19	588761	226272
	1266823	Little Tey House	II	C19	589317	224489
	1223179	Garden Wall At Walcotts Hall	II	C18	588283	225329
	1223394	Bellhouse	II	C17	589172	225816
	1267340	Tey House	II	C19	589196	225850
	1223157	Granary North West Of Teybrook Farmhouse	II	C16	589136	224897
	1337415	Timberframed Barn At Checkley's Farm	II	C18	589931	226245
	1267424	Barn To South East Of Teybrook Farmhouse	II	C16	589238	224823
	1223177	Bradwell House	II	C19	589197	226073
	1013516	Roman villa 450m south of Warren's Farm	SM	Romano-British	588932	225354
	-	Great Tey	CA	NA	589207	225793
MCC3716		Timber-framed barn at Checkleys Farm, Tey Road, Aldham	MON	Post-medieval	589928	226244
MCC3717		Cart lodge to SE of timber framed barn at Checkleys Farm, Tey Road, Aldham	MON	Post-medieval	589935	226223
MCC4203		Rectory Cottage, Brook Road, Great Tey	MON	Later medieval	589218	225726
MCC4204		Teybrook Farmhouse, Brook Road, Great Tey	MON	Later medieval	589168	224896
MCC4205		Barn to rear of Stables at Teybrook Farmhouse, Brook Road, Great Tey	MON	Post-medieval	589151	224854
MCC4206		Barn to SW of Teybrook Farmhouse, Brook Road, Great Tey	MON	Post-medieval	589189	224848
MCC4207		Stables to S of Teybrook Farmhouse, Brook Road, Great Tey	MON	Post-medieval	589182	224844
MCC4208		Granary NW of Teybrook Farmhouse, Brook Road, Great Tey	MON	Later medieval	589134	224898

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC4209		Barn to SE of Teybrook Farmhouse, Brook Road, Great Tey	MON	Later medieval	589238	224823
MCC4210		Barn to E of Teybrook Farmhouse, Brook Road, Great Tey	MON	Later medieval	589602	224920
MCC4211		Garden wall at Teybrook Farm, Brook Road, Great Tey	MON	Post-medieval	589162	224876
MCC4217		Bradwell House, Chappel Road, Great Tey	MON	Post-medieval	589194	226074
MCC4218		1, 2, 3 and 4 Forge Cottages, Chappel Road, Great Tey	MON	Post-medieval	589232	226055
MCC4219		The Old Vicarage, Chappel Road, Great Tey	MON	Post-medieval	589204	225897
MCC4220		Walcotts Hall, Coggeshall Road, Great Tey	MON	Post-medieval	588230	225305
MCC4221		Garden wall at Walcotts Hall, Coggeshall Road, Great Tey	MON	Post-medieval	588294	225326
MCC4241		Moor Farmhouse, Moor Road, Great Tey	MON	Post-medieval	589703	225908
MCC4242		Newbarn farmyard buildings around open square, Newbarn Road, Great Tey	MON	Post-medieval	588772	226270
MCC4249		Church of St Barnabas, The Street, Great Tey	MON	Later medieval	589203	225781
MCC4250		1 and 2 Guildhall Cottages, The Street, Great Tey	MON	Post-medieval	589144	225771
MCC4251		Tey House, The Street, Great Tey	MON	Post-medieval	589193	225848
MCC4252		Great Yard Cottage, The Street, Great Tey	MON	Later medieval	589142	225843
MCC4253		Cob Cottage, The Street, Great Tey	MON	Later medieval	589113	225848
MCC4254		Stalworths, The Street, Great Tey	MON	Post-medieval	589179	225815
MCC4255		Bellhouse, The Street, Great Tey	MON	Post-medieval	589159	225815
MCC4256		Stables at Warrens Farm, The Street, Great Tey	MON	Post-medieval	589053	225755
MCC4390		Little Tey House, Brook Road, Marks Tey	MON	Post-medieval	589316	224490
MCC4726		The Chequers Public House, The Street, Great Tey	MON	Post-medieval	589140	225811
MCC4897		Cob Cottage, High Street, Gt. Tey.	MON	Later medieval	589050	225850
MCC5241		Brookhouse Road, Great Tey (Cressing-Great Horkesley Water Trunk Main)	MON	Romano-British	588274	225769
MCC5561		Signpost at Great Tey, junction of 'the Street' & Coggeshall Road.	MON	Modern	588849	225898
MCC7000		South East side of Great Tey	MON	Later medieval	589000	225000
MCC7001		South East side of Great Tey	MON	Later medieval	589000	225000
MCC7003		South East side of Great Tay	MON	Prehistoric	589000	225000
MCC7008		Great Tey Vicarage	MON	Later medieval	589319	225725
MCC7014		East of Smythers Farm	MON	Post-medieval	588712	226351
MCC7015		Great Tey Manor House	MON	Later medieval	588819	226360

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC7017		Little Tey House	MON	Later medieval	589317	224457
MCC7018		Church of St Barnabas, Great Tey	MON	Romano-British	589200	225780
MCC7019		Church of St Barnabas, Great Tey	MON	Early medieval	589204	225782
MCC7020		Church of St Barnabas, Great Tey	MON	Later medieval	589204	225782
MCC7021		Church of St Barnabas, Great Tey	MON	Post-medieval	589204	225782
MCC7023		Warren's Farm	MON	Romano-British	588922	225451
MCC7027		South East of Brookhouse, Great Tey	MON	Prehistoric	588504	225726
MCC7028		South East of Brookhouse	MON	Undated	588499	225700
MCC7033		Checkley's Farm	MON	Later medieval	589968	226209
MCC7034		Checkley's Farm	MON	Post-medieval	589980	226169
MCC6931		Teybrook Farm, Great Tey	MON	Prehistoric	588877	224801
MCC6932		Teybrook Farm	MON	Undated	588899	224699
MCC6933		South of Great Tey	MON	Undated	588699	225199
MCC6934		Manor Farm	MON	Undated	589888	225783
MCC7729		West of Church House Farm, Aldham	MON	Undated	590334	225199
MCC8648		Field boundaries at Collopsborn	MON	Undated	588737	226243
MCC5451		Newbarn, Newbarn Road, Great Tey	MON	Post-medieval	588798	226200
MCC5452		1-6 Brook Road, Great Tey	MON	Post-medieval	589201	225670
MCC5453		New Cottage, Viper House & 1-4 Hunts Cottages, Great Tey	MON	Post-medieval	589137	225850
MCC5560		Signpost at Great Tey, junction of New Barn Road & Brookhouse Road.	MON	Modern	588769	225909
MCC9229		Teybrook Farm, Great Tey	MON	Undated	589175	224872
MCC9232		Walcott's Farm, Great Tey	MON	Undated	588215	225344
MCC9262		Collops Barn, Great Tey	MON	Undated	588715	225897
MCC9264		Moor Farm, Moor Lane, Great Tey	MON	Undated	589722	225914
MCC9265		Bett's Farm, Great Tey	MON	Undated	589672	226218
MCC9266		Tey Barn (Formerly Newbarn), Great Tey	MON	Undated	588762	226260
MCC10023		Churchyard of St Barnabas Church, Marks Tey	MON	Early medieval	589196	225790
MCC10102		Roman finds scatter, west of Betts Farm, Great Tey	MON	Romano-British	589437	226191
MCC6934		Manor Farm	MON	Undated	589888	225783
MCC7017		Little Tey House	MON	Later medieval	589317	224457
MCC7123		Cropmarks close to Tey Brook Piggeries, Great Tey	MON	Undated	589448	224650
MCC7014		East of Smythers Farm	MON	Modern	588712	226351
MCC6931		Teybrook Farm, Great Tey	MON	Prehistoric	588877	224801
MCC7033		Checkley's Farm	MON	Later medieval	589968	226209
MCC8648		Field boundaries at Collopsborn	MON	Undated	588737	226243
MCC5452		1-6 Brook Road, Great Tey	MON	Modern	589201	225670
MCC7008		Great Tey Vicarage	MON	Later medieval	589319	225725
MCC5451		Newbarn, Newbarn Road, Great Tey	MON	Modern	588798	226200

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC5453		New Cottage, Viper House & 1-4 Hunts Cottages, Great Tey	MON	Modern	589137	225850
MCC5241		Brookhouse Road, Great Tey (Cressing-Great Horkesley Water Trunk Main)	MON	Romano-British	588274	225769
MCC7023		Warren's Farm	MON	Romano-British	588922	225451
MCC7729		West of Church House Farm, Aldham	MON	Undated	590334	225199
MCC7027		South East of Brookhouse, Great Tey	MON	Prehistoric	588504	225726
MCC7015		Great Tey Manor House	MON	Later medieval	588819	226360
MCC9232		Walcott's Farm, Great Tey	MON	Undated	588215	225344
MCC9262		Collops Barn, Great Tey	MON	Undated	588715	225897
MCC9265		Bett's Farm, Great Tey	MON	Undated	589672	226218
MCC10023		Churchyard of St Barnabas Church, Marks Tey	MON	Early medieval	589196	225790
MCC7019		Church of St Barnabas, Great Tey	MON	Early medieval	589204	225782
MCC7020		Church of St Barnabas, Great Tey	MON	Later medieval	589204	225782
MCC7021		Church of St Barnabas, Great Tey	MON	Modern	589204	225782
MCC10102		Roman finds scatter, west of Betts Farm, Great Tey	MON	Romano-British	589437	226191
DCC26146		Road signpost at the junction of Newbarn Road and Brookhouse Road, Great Tey	LL	Post-medieval	588770	225898
DCC26147		Road signpost at the junction of Coggeshall Road and The Street, Great Tey	LL	Post-medieval	588853	225912
DCC26153		Brick wall outside Old Warrens, south side of The Street, Great Tey	LL	Post-medieval	589033	225843
DCC26154		Village pump, The Street (in front of Tey House), Great Tey	LL	Post-medieval	589198	225832
DCC26155		Brick and stone wall in front of Copped Hall, Chappel Road, Great Tey	LL	Post-medieval	589214	225848
DCC26156		The Church of St Barnabas Lych Gate, The Street, Great Tey	LL	Post-medieval	589227	225822

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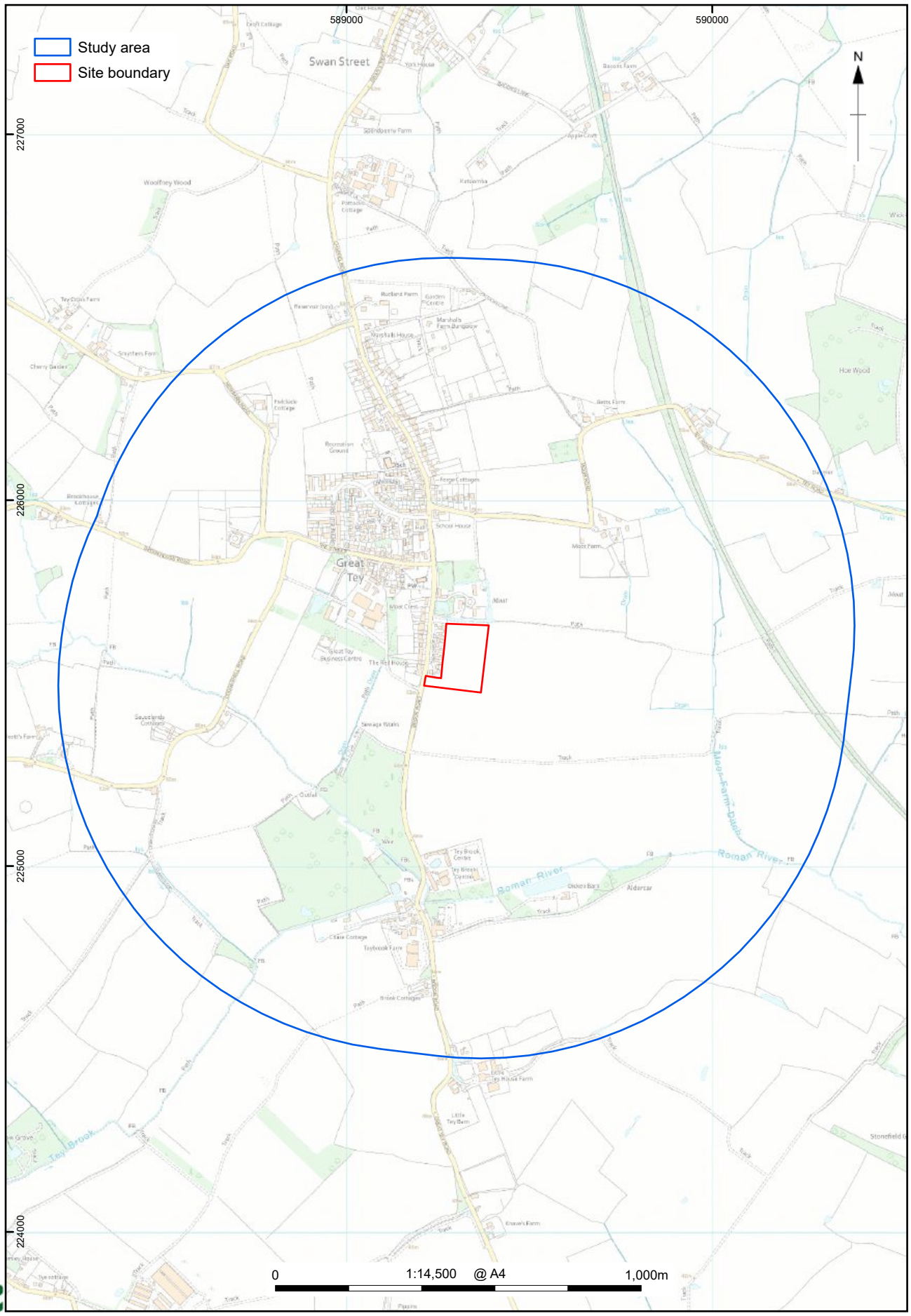
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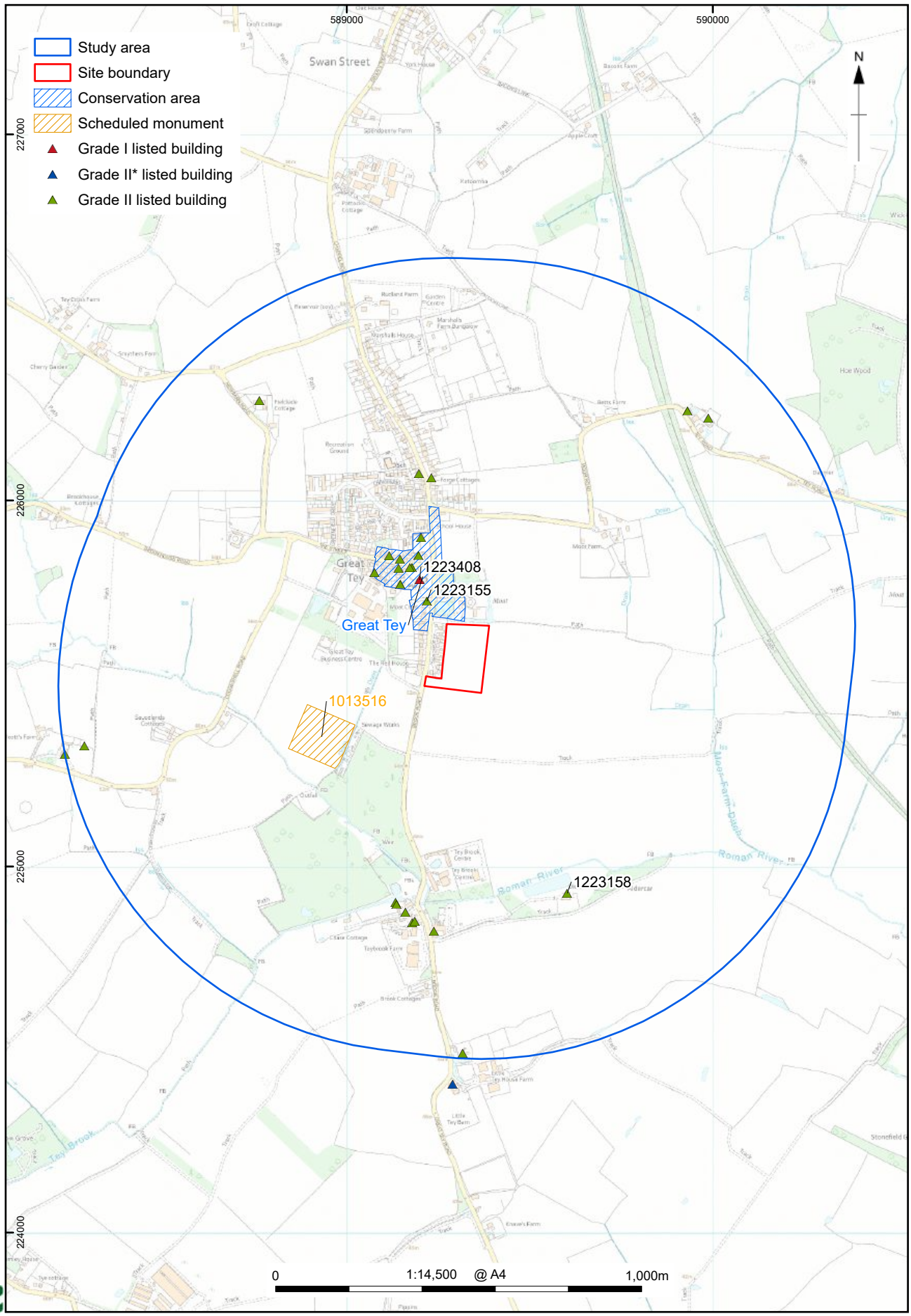
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Figure PP36a.1: Site location



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Figure PP36a.2: Designated heritage assets within the study area

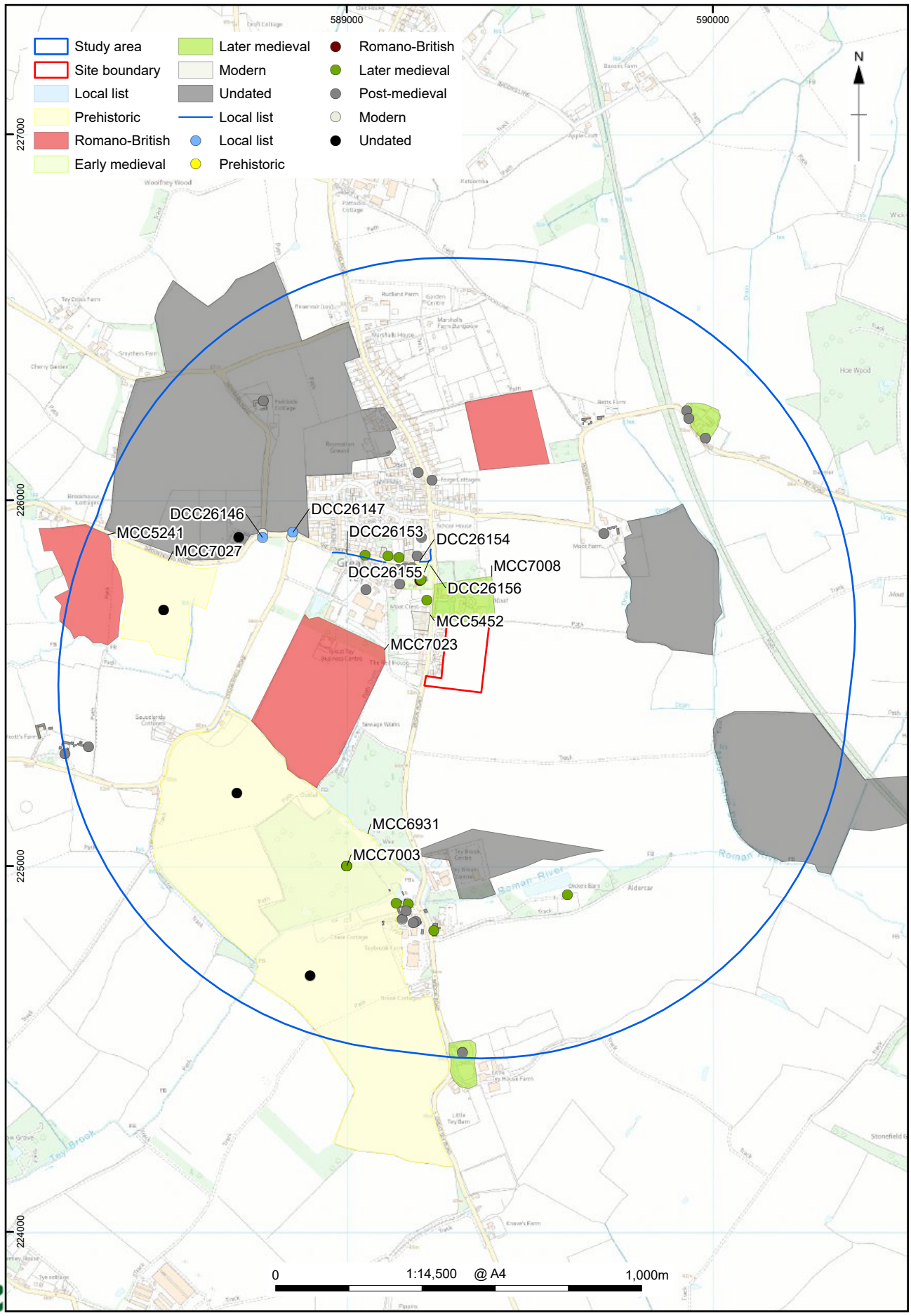


Figure PP36a.3: Non-designated heritage assets within the study area

Appendix B13 PP40a: Malting Green Road, Layer de Haye

High Level Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP40a

Section 1: Site Information

Site Reference: PP40a
Site Name: Malting Green Road, Layer de la Haye
Grid Reference (NGR): TL 97257 19941
Parish / Settlement: Layer de la Haye
Site Area (ha): 1.4 ha
Details of Allocation: Residential (30 units)

Section 2: Description

The site comprises a sub-rectangular area of undeveloped land south of Malting Green Road and includes a garden and domestic property, and some agricultural buildings/sheds. It is located c. 1km north of the Abberton Reservoir. It is bounded to the north by Malting Green Road, to the west by Rye Lane and to the east and south by fencelines and planting of domestic properties and gardens along Malting Green Road, and hedging of the open fields to the south.

The underlying bedrock geology of the site is clay, silt and sand of the London Clay Formation. This is overlain in the northern half of the site by the sedimentary deposits of the Lowestoft Formation – Sand and Gravel and by the fluvial Kesgrave Catchment Subgroup-Sand and gravel in the southern part (BGS 2025).

The site slopes down from about c. 41.5m OD at its northern boundary to about 38.0m OD at its southern edge.

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 non-designated heritage assets are located within the site boundary

Section 3b: Heritage Assets Within Study Area

Designated heritage assets

A total of 29 designated heritage assets exist within the 1km study area, comprising one scheduled monument and 28 listed buildings.

Scheduled monuments

A single scheduled monument (NHLE 1002180) lies within the study area. This is the Gosbecks Iron Age and Romano-British site, which comprises an extensive area of settlement, military and ceremonial activity dating from the pre-Roman Iron Age to the 4th century AD. A southern linear projection of this monument, a ditch and bank known as Oliver's Dyke, lies 700m northwest of the proposed allocation, running broadly north-south through woodland. Although this is an important monument, the allocation is separated from this feature by distance, woodland, intervening development and roadways. The setting of this monument is therefore unlikely to be affected by the development of the allocation and, as such, it has been scoped out of further assessment.

Listed buildings

Twenty-eight listed buildings, including one Grade I listed building, two Grade II* listed buildings and 25 Grade II listed buildings, have been identified within the study area.

A single Grade II listed building has been scoped into the assessment:

- Great House Farmhouse (NHLE 1223948)

Although this building does not have intervisibility with the site, being located 260m east of the allocation and screened by intervening development and planting, it may have some historic connections with the site as a farmhouse and its associated agricultural land. As such, this asset has the potential to receive setting effects from development within the site and has been scoped into further assessment.

Hyde House (NHLE 1223913) is the closest listed building to the site. The house, a 17th century red brick house with 18th century additions, lies c. 130m to the west of the allocation. The house historically formed part of the dispersed rural settlement extending from Later de la Haye east along Malting Green Road. The house would have historically overlooked an open agricultural landscape to the south. The allocation sits to the east and south-east of the listed building and given the alignment of the property is unlikely to be visible in views from front and rear elevation of the house. Additionally, the house is separated from the allocation by agricultural land, Rye Lane and the later development to the east of the listed building. There does not appear to be any direct visibility or historic connection between the allocation and this building, accordingly it has been scoped out from further assessment.

There are a cluster of listed buildings at the junction between High Road and Malting Green Road, c.300m to the west of the site and at the junction of Malting Green Road and Abberton Road 400m to the east of the property. These assets are associated with the post-medieval dispersed settlements at Malting Green and Layer de la Haye. The site would have formed a small part of the agricultural landscape associated with these settlements but does not currently share any intervisibility with these assets

due to surrounding planting, existing development or natural topography. There are also no notable historic connections between these buildings and the proposed allocation. As these assets are unlikely to receive setting effects from new development within the site, they have been scoped out from further assessment.

Table PP40a.27: Listed buildings in the study area which have been scoped out of the assessment.

Name	Grade	NHLE reference	Direction from site
Outbuilding North West Of Old Vicarage	II	1223838	West
The Cross House	II	1223839	West
Old Vicarage	II	1223837	West
4 And 5, Birch Road	II	1223836	West
Church Of St John The Baptist	I	1223841	Southwest
Wick Farmhouse	II	1267123	Southwest
Brickwall House	II	1223840	West
95 And 97, The Common	II	1267124	Northwest
Cross Stores Post Office	II	1223905	West
Ninevah	II	1223906	West
The Fox Public House	II	1223907	West
Old Forge Garage	II	1267075	West
Hyde House	II	1223913	West
29, 31 And 33, The Common	II	1223843	North
Heath House	II	1223842	North
Cast-Iron Water Pump And Stone Basin Outside Heath Cottages	II	1475921	North
Donkey And Buskins Public House	II	1267076	North
Reeves	II	1267079	East
Outbuilding To East Of Reeves	II	1223912	East
Malting Green Cottage	II	1267078	East
Gaye Cottage	II	1223910	East
Malting Green House	II*	1223909	East
Cart Lodge To North West Of Blind Knights	II	1223847	Southeast
Barn To North Of Blind Knights	II	1223904	Southeast
Blind Knights	II*	1267086	Southeast
Fields Farmhouse	II	1223846	Southeast
Hill Farmhouse	II	1223844	Southeast

Non-designated heritage assets

A total of 109 non-designated heritage assets are located within the study area. This includes one Protected Lane, four areas of ancient woodland, one structure on the Local List and 103 heritage assets described in the Historic Environment Record (HER).

Ancient woodland

There are four areas of ancient woodland lying within the study area. Three of them (Refs 1420100, 1420104 and 1420101) form a triangular area in the centre of Charity Wood, which at its closest is about 550m northwest of the allocation. A fourth, larger area of ancient woodland, Cooks Wood, is located 830m northwest of the site (Ref 1116937). As a result of intervening development and the generally flat topography of the surrounding landscape, there is no intervisibility between these areas of ancient woodland and the proposed allocation. As such, they have been scoped out from further assessment.

Protected Lane

A single protected lane, Birch Park (COLLANE16) is located within the study area. This is a narrow road, aligned broadly east-west, from Garlands Road to past Woodhouse Farm. At its closest, it is about 830m west of the allocation. This lane was found to have failed the criteria for a Protected Lane status in the Colchester Borough Protected Lanes Assessment report (Essex County Council, 2015) but still represents a historic routeway. Given its distance from site, intervening development and planting, it is unlikely to receive any setting impacts from development of the site, and has been scoped out from further assessment.

Local List

A single asset on the Local List lies within the study area. This is a cast iron road signpost with distinctive semi-circular parish plate finial (DCC26151), located 320m west of the allocation at the crossroads of Malting Green Road and High Road. This is separated from the site by modern buildings, roadways and fencelines. It is therefore unlikely to receive setting effects and has been scoped out from further assessment.

Historic Environment Record

A total of 103 non-designated heritage records have been identified within the study area. These relate to both below- and above-ground remains. None of these features are likely to be directly impacted by development of the allocation, although the HER records that fields immediately to the south and west of the site contain undated cropmarks, including linear features to the south and a ring ditch to the west. LiDAR data and historic satellite imagery of the site show that features seen in land to the south could continue into the site if their alignments extend beyond the current field boundaries.

Other relevant HER records 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

Prehistoric activity within the study area is represented by evidence of Neolithic (and later) occupation and worked flint tools at Hill Farm, located 700m southeast of the allocation (MCC7417, MCC7407, MCC7418) and Iron Age activity to the northwest, largely associated with the Gosbecks Iron Age and Romano-British scheduled monument, including Oliver's Dyke (MCC7284). Excavations undertaken at the waterworks 600m west of site, found Neolithic pottery from a single pit and a number of Late Iron Age features concentrated around the cropmark complex. This included three Late Iron Age urned cremation burials, pits containing burnt material and parts of possibly four ring ditches (ECC3693). These remains indicate multi-period prehistoric presence and activity across the landscape in which the allocation sits.

Romano-British activity within the study area appears to largely follow on from prehistoric activity, with Roman pottery fragments discovered at Hill Farm (MCC7409) and a concentration of pits, postholes and ditches containing Romano-British pottery found southwest of Oliver's Dyke (MCC10408).

The late medieval and post-medieval periods saw the site within the agricultural hinterland of surrounding settlements and farmsteads, and close to the edge of Layer Heath (MCC9139), a c.122-hectare area of heathland depicted on the 1777 Chapman & Andre Historic Map, which is located to the north and east of Layer de la Haye and just north of the site. A medieval moated homestead lies 400m to the south (MCC7309) and the 14th century Blind Knights hall house and a 13th century barn are located around 900m to the southeast (MCC4333, MCC4335) of the allocation. Later medieval and post-medieval houses are located on roadways or farmsteads within the study area, many of which are listed.

Second World War archaeology is recorded west of the site at the crossroads of Malting Green Road and High Road. These remains include ammunition shelters (MCC5483), mortar emplacements (e.g. MCC5482) and pillboxes (e.g. MCC5484).

The majority of the archaeological remains within the study area are undated and relate to cropmarks which are indicative of ditches, pits, enclosures, trackways and other forms of land division or use, including MCC7764, MCC7742, MCC8701 and MCC7072 to the north, and MCC7416, MCC7397, MCC7399 and MCC4745 to the south. These features, though not precisely dated, add to the archaeological potential of the area.

HER event data shows that a test-pitting evaluation has been conducted to the south of Layer de la Haye (ECC4634), which may include parts of the allocation or land immediately adjacent, but the results are not currently available via the Colchester Heritage Portal or HER data. The results of this survey should be reviewed as part of any archaeological research or further work on site.

Section 4: Assessment of Significance/Setting

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

Table PP40a.28: 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
Great House Farmhouse	Grade II LB	NHLE 1223948	National	Architectural interest: 16th century house with late C18 alterations. Originally timber-framed and plastered, extensively faced in painted brick. Historic interest: Historic common adjacent and roadside farmstead at Malting Green.	**Low positive** The site forms part of the wider rural landscape to the west of the property. There is currently no intervisibility between the asset and the allocation due to intervening residential development and boundary planting. The surviving agricultural land historically associated with the farm, of which the site forms a small part, makes a low positive contribution to the setting of this asset, allowing it to be appreciated as a former farmhouse set within agricultural land. The lack of visibility between the site and the asset lessens the contribution made by the site.

Section 5: Impact Assessment and Recommendations

Table PP40a.29: Recommended mitigation and enhancement measures for impacted heritage assets.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Great House Farmhouse NHLE 1223948	**Indirect**: Loss of a small part of the agricultural landscape surrounding Great House Farmhouse. Potential for views of the development from the	Green space and planting should be retained and enhanced around the edge of the development to help preserve the rural character of the site. Building heights should reflect the surrounding development to prevent them from becoming dominant in views.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
	farmhouse, if intervening vegetation is removed.	
Archaeological potential	**Direct:** Disturbance or loss of known and as yet unknown archaeological remains within the site.	A programme of archaeological work, including desk-based assessment and archaeological evaluation, should be undertaken to establish the presence, nature, extent and significance of any archaeological remains within the site. The results of any previous archaeological interventions or survey should be reviewed if possible. The results of this work should be used to inform a suitable mitigation strategy and guide the design of any development on the site.

Cumulative impacts

Proposed allocation PP40a forms part of a small group of proposed allocations around Layer de la Haye. PP39, The Furze, is located approximately 400m southwest of PP40a and comprises a 0.68ha site proposed for 10 residential units. PP40, Land West of The Folley, is located approximately 450m northeast of PP40a and comprises a 3.15ha site proposed for 60 dwellings (Essex County Council, 2025).

These allocations are relatively small individually, but their combined development would result in some cumulative change to the historic settlement pattern around Layer de la Haye, slightly extending modern development around the settlement edge.

No other cumulative impacts have been identified as a result of these allocations.

Section 6: Summary and Recommendations

The site comprises a sub-rectangular area of undeveloped land south of Malting Green Road, Layer de la Haye. It includes a garden and domestic property, together with agricultural buildings or sheds, and lies approximately 1km north of Abberton Reservoir. The site is bounded by Malting Green Road to the north, Rye Lane to the west, domestic properties and gardens to the east and south, and hedging associated with open fields to the south.

No designated or non-designated heritage assets are located within the site boundary. Within the wider study area, one scheduled monument, four areas of ancient woodland, 28 listed buildings and 109 non-designated heritage assets have been identified. Most designated assets have been scoped out due to distance, intervening development, woodland, planting, roadways and limited or no intervisibility.

Great House Farmhouse, a Grade II listed 16th century timber-framed farmhouse located approximately 260m east of the allocation, has been scoped into assessment. The surviving agricultural land associated with the farmhouse, of which the site forms a small part, is considered to make a low positive contribution to its setting allowing it to be appreciated as a farmhouse within agricultural land. The contribution of the site itself is lessened by the adjacent development and intervening planting which blocks views between the farmhouse and the allocation. While there is currently no intervisibility between the site and the farmhouse, it is possible that development within the site could become visible from this asset if intervening vegetation (outside of the site) is removed.

Development within the allocation therefore has the potential to have a limited indirect effect upon the wider setting of the farmhouse which could result in harm. This potential impact could be managed through the retention and enhancement of boundary planting along the borders of the site and through the use of green space and planting to soften the development edge. Additionally, building heights, scale and massing should reflect the surrounding built form to prevent the development from becoming visually intrusive.

The site also has the potential to contain archaeological remains. The HER records multi-period activity within the study area and cropmarks indicative of archaeological remains have been recorded immediately to the south and west of the site. Groundworks associated with development could truncate or remove any archaeological remains within the site resulting in **substantial harm** to these assets. This harm could be addressed through a programme of archaeological work, including desk-based assessment and archaeological evaluation, which would establish the presence, nature, extent and significance of any archaeological remains within the site. The results of any previous test-pitting evaluation or survey should also be reviewed where available and used to inform an appropriate mitigation strategy.

Suitability for Allocation

Suitable subject to mitigation

Heritage and archaeological issues are present for this allocation but are considered capable of being addressed through appropriate design, layout and archaeological mitigation. Development is likely to be possible where measures are secured to reduce the limited setting effects on Great House Farmhouse and to investigate and manage the site's archaeological potential.

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

- the use of green space and planting to break up and soften new development and retain some rural qualities of landscape.
- retention and reinforcement of existing hedgerows and boundary planting, to soften the transition between the allocation and the surrounding landscape;
- building heights, scale and massing that reflect the surrounding built form;

A programme of archaeological work, including desk-based assessment and archaeological evaluation, should be undertaken to establish the presence, nature, extent and significance of any archaeological remains within the site. This should be used to inform an appropriate archaeological mitigation strategy.

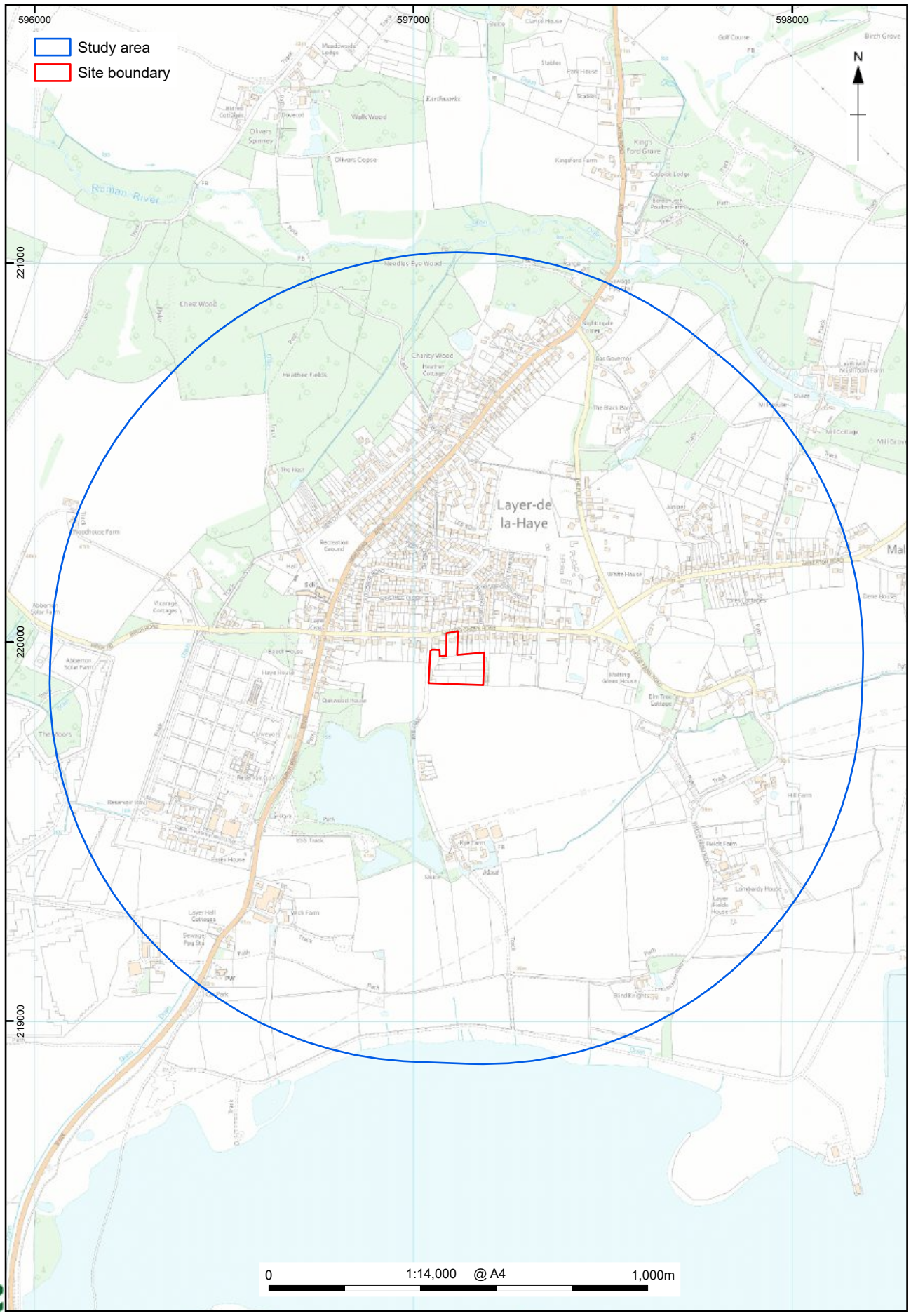
Subject to appropriate landscape-led design, retention and reinforcement of boundary planting, sensitive control of building heights, and archaeological investigation and mitigation, the site is considered suitable for allocation.

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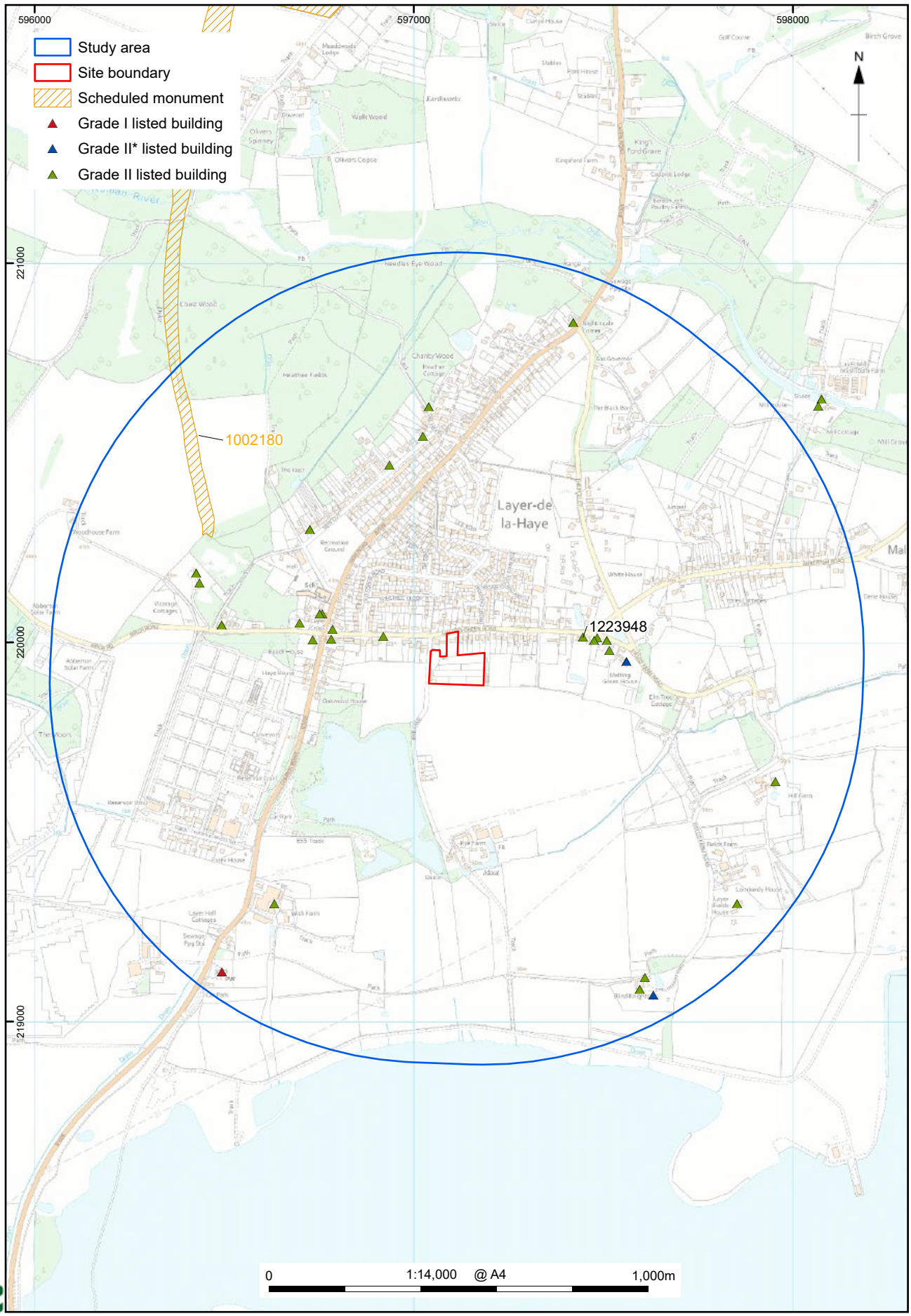
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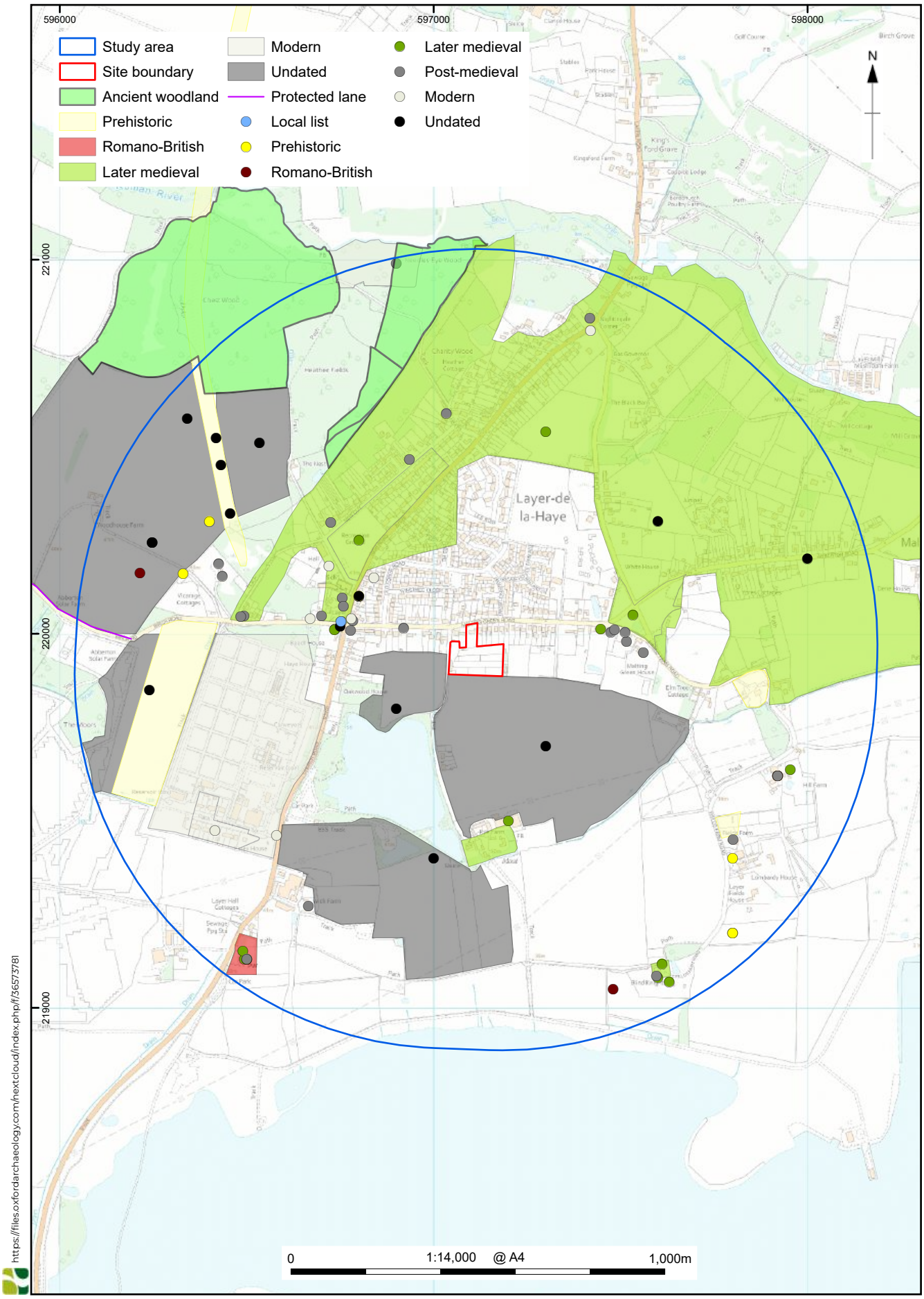
Figure PP40a.1: Site location



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Figure PP40a.2: Designated heritage assets



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Figure PP40a.3: Non-designated heritage assets within the study area

Appendix B14 PP42: Land at White Hart Lane, West Bergholt

High Level Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP42

Section 1: Site Information

Site Reference: PP42
Site Name: Land at White Hart Lane, West Bergholt
Grid Reference (NGR): TL 96143 28336
Parish / Settlement: West Bergholt
Site Area (ha): 7.5
Details of Allocation: Residential (185 units)

Section 2: Description

The site comprises an irregular area of grassland and orchards on the north-western edge of West Bergholt, *c.* 2.9km to the north of Colchester. A mixture of historical and modern properties accessed from a private lane surrounds the western part of the site, while to the north lies further grassland intermixed with woodland and St Botolph's Brook. To the south, the site is open to the remainder of a grass field with residential development beyond, while to the east are trees and grassland, including that belonging to the local cricket club. The boundaries of the site are formed by low hedges intermingled with trees. The site was identified as requiring a high level assessment during the Regulation 18 Sift of potential allocations (Place Services 2025) and has since been extended to cover an extra 4.16 hectares and 85 dwellings.

A single key view (View 10) of the West Bergholt Neighbourhood Plan looks towards the site. This shows an example of the quality of the natural environment around the parish that is highly valued by the local community. However, it is focused on the entrance to the village from Great Horkesley and Bures, down Colchester Road, with the site screened from it by residential buildings.

The underlying bedrock geology of the site is clay, silt and sand of the London Clay Formation. This is overlain by sedimentary deposits of Coversands, with diamicton of the Lowestoft Formation at its western edge and sand and gravel of the Kesgrave Catchment in the north.

The site lies on relatively flat ground, although it is lower in the northernmost field. This northern field rises from *c.* 45.6m aOD in the north to *c.* 51.6m aOD in the south. The remaining fields remain more level, rising from *c.* 51.5m aOD in the north to *c.* 52.5m in the south.

Section 3a: Heritage Assets Within Site Boundary

Designated heritage assets

No designated heritage assets are located within the site boundary.

Non-designated heritage assets

Two non-designated heritage assets have been recorded within the site. The earliest of these relates to a Late Iron Age gold coin (EHER MCC8148) that was recovered

from the northern field of the site. As well as this, the former area of Bergholt Heath (EHER MCC9145) covers the area of the site, extending in all directions.

Section 3b: Heritage Assets Within Study Area

Designated heritage assets

A total of 23 designated heritage assets are located within the study area.

Scheduled monuments

A single scheduled monument, the Iron Age 'Small multivallate hillfort known as Pitchbury Ramparts' (NHLE 1019959/EHER MCC7048) lies 420m to the north-east of the site. Although earthworks survive within the wooded area in the west of the monument, most of the earthworks have been levelled through ploughing. The hillfort sits overlooking St Botolph's Brook to the north of the site, with woodland along the river valley separating it from the site. As such, the scheduled monument has been considered for further assessment.

Listed buildings

The study area contains 23 listed buildings, including one of Grade I status, two of Grade II* status and 20 of Grade II status. Of these, the following two Grade II listed buildings are located in close proximity to, and share limited intervisibility with, the site:

- The White Hart public house (NHLE 1225136 / EHER MCC4444) located 55m to the north-west of the site; and
- 2, Colchester Road (NHLE 1266528) located 65m to the south of the site.

These assets have the potential to receive setting effects from development within the site.

The remaining 21 listed buildings (Table PP42.1) are separated from the site either by planting, existing development or topography. These assets are unlikely to receive setting effects from new development within the site and have been scoped out from further assessment.

Table PP42.30: Listed buildings within the study area which have been scoped out of the assessment.

Name	Grade	Ref. (NHLE / EHER)	Direction from the site
Church of St Mary	I	1225120 / MCC4645	south-west
The Hall	II*	1266531 / MCC4646	south-west
High Trees Farmhouse	II*	1225133 / MCC4651	west
The Grays	II	1225134 / MCC4441	south-west
Bures House	II	1225135 / MCC4442	south-west
Virginia Cottage	II	1266510 / MCC4652	south-west
Little Prior's House	II	1225132 / MCC4649	west
Garden wall at Little Priors House	II	1266509 / MCC4650	west
Alcrofts	II	1225088 / MCC4633	north-west

Name	Grade	Ref. (NHLE / EHER)	Direction from the site
Scarletts	II	1266511 / MCC4445	north
The Brewery House (Truman's)	II	1225082 / MCC4628	south-east
Main Building at Truman's Brewery	II	1225083 / MCC4629	south-east
West Range at Truman's Brewery	II	1225084 / MCC4630	south-east
Rocklands	II	1266525 / MCC4627	south
Coach house to north-east of The Hall	II	1225131 / MCC4647	south-west
Barn to south of The Hall	II	1266508 / MCC4648	south-west
Barn to north-west of Hill House	II	1225087 / MCC4632	south-east
The Armoury	II	1225067 / MCC4622	south-east
Garden wall at the Armoury	II	1225034 / MCC4623	south-east
Rookery Farm (Blackheath Bulb Company)	II	1225137 / MCC4446	north
Woodhouse Farmhouse	II	1222684 / MCC3569	north-east

Non-designated heritage assets

A total of 44 non-designated heritage assets are located within the study area.

Ancient Woodland

Four areas of ancient woodland lie within the study area, including Hillhouse Wood (Ref. 1116933), Spring/Grove Wood (Ref. 1116934) and Stitching Wood (Ref. 1116935), over 550m to the south-west of the site, and Pitchbury Wood (Ref. 1116940), 410m to the north-east. Although woodland forms part of the backdrop of the area, these areas of ancient woodland do not share intervisibility with the site. As such, the site, amongst residential properties, does not form part of their setting. Therefore, they are unlikely to receive setting effects and have been scoped out from further assessment.

Local List

Two monuments on the local list lie within the study area. These comprise the West Bergholt Methodist Chapel, Chapel Road, West Bergholt (Ref. DCC26102) which lies 580m to the south of the site, and a Victoria Regina Wall Box on Colchester Road (Ref. DCC26191) 420m to the south-east. These are separated from the site by the intervening distance and buildings and are therefore unlikely to receive setting effects and have been scoped out from further assessment.

Historic Environment Record

In addition to the gold coin (EHER MCC8148) recovered from the site and Bergholt Heath (EHER MCC9145) which crosses the site, a further 36 non-designated monuments recorded on the HER lie within the study area. These relate to both above and below-ground remains. None of these assets are likely to be directly affected by development within the site.

The non-designated assets discussed below provide information about past land use and the potential for further archaeological remains to be encountered within the site.

Recorded Archaeological Remains

The earliest recorded archaeological remains within the study area relate to findspots of Palaeolithic axes (EHERs MCC7665, MCC7700, MCC7738 and MCC8257) recovered to the north-east, north-west and south of the site, as well as prehistoric, worked flints (EHER MCC7556 and MCC8259) to the south-west and west. The earliest features identified within the study area relate to cropmarks of a possible round barrow and trackway (EHER MCC7731) to the west of the site and of linear features and an enclosure (EHER MCC7767) to the north-east, as well as the Iron Age scheduled hillfort, including a double rampart and ditch (EHERs MCC7048 and MCC8103) to the north. Late Iron Age material includes pottery (EHER MCC7705) and a quern stone (EHER MCC7560) recovered to the south-west of the site.

Romano-British evidence is limited within the study area. Approximately 965m to the south of the site, an area of possible road metalling (EHER MCC7611) has been identified, while other evidence comprises finds recovered from across the study area. These include a coin found to the south-east (EHER MCC7612) of the site, as well as coins that are reported to have been within the Iron Age hillfort (EHER MCC7049) to the north-east of the site. In addition to these, brick used in the walls of St Mary's Church (EHER MCC7557) to the south-west of the site is reportedly of Romano-British date.

During the medieval period, the site was within the area of Bergholt Heath (EHER MCC9145) with Horkesley Heath (EHER MCC9148) 950m to the north-east. Further evidence of medieval activity includes remains of a possible Anglo-Saxon church (EHER MCC7558) and churchyard (EHER MCC10033) that preceded St Mary's Church to the south-west of the site. In addition to these, a later medieval fishstew (fishpond and dam; EHER MCC7754) was located to the south of the site, with a pond (EHER MCC8631) to the north and field boundaries (EHER MCC5705) to the north-west.

During the post-medieval period, the heath became incorporated within the rural landscape of the area, with the site used as agricultural land and orchards. Within the HER, records relate to the restoration of St Mary's Church (EHER MCC7559) to the south-west of the site; an early 19th-century house (EHER MCCC4638) and a windmill (EHER MCC5687) to the south; a milestone (EHER MCC5236) to the north; a brickworks (EHER MCC5345) to the east; and a brewery (EHER MCC4631 and MCC5160) to the south-east.

Modern evidence relates to the new church within Bergholt (EHERs MCC10034 and MCC10035) to the south of the site and a World War II ammunition shelter (EHER MCC5529) to the west.

In addition to the dated evidence, cropmarks of ditches, enclosures, field boundaries and pits (EHERs MCC7720, MCC7769, MCC8634 and MCC8635) have been identified to the east, south-east and west of the site.

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 PP42.31: Heritage assets within the site and their key heritage interests.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests
West Bergholt	FS	EHER MCC8148	Local	Archaeological interest: Gold coin recovered from the area of the site, indicating a probable Iron Age presence in the area, possibly associated with the hillfort to the north. The coin has been removed from the site; however, it could flag the presence of other remains.
Bergholt Heath	Mon	EHER MCC9145	Local	Archaeological Interest: Buried remains associated with the medieval and post-medieval use of the land. Historic Interest: Historic heath shown on the 1777 Chapman and André Map that had begun to shrink by the County Series 1:2500 Scale Epoch 1 Map (1874-1887).

Table PP42.32: 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
Small multivallate hillfort known as Pitchbury Ramparts	SM	NHLE 1019959	National	Archaeological Interest: Buried and earthwork remains of an Iron Age multivallate hillfort. Historic Interest: Views looking out from and towards the hillfort.	**Low positive** The site forms part of the wider landscape in which the hillfort was created, although little Iron Age activity has been recorded in close proximity to the site. Due to its location the hillfort would have been a visually prominent feature in the landscape offering views looking out over the surrounding area, particularly across the lower land to its south-east, along the river valley. While the site sits to the south-west, intervisibility is limited between the two by the intervening trees. Views looking out from and towards the hillfort cumulatively make a low-positive contribution to its setting allowing its topographic positioning and placement to be better appreciated.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
					The site forms a small part of the wider landscape visible from the hillfort and return views from the site to the hillfort are currently screened from the site by trees in the intervening area. However, limited views between the hillfort and the site may become possible through the trees, during the winter.
The White Hart public house	Grade II LB	NHLE 1225136	National	Architectural Interest: 17th-century timber-framed and plastered building still in use as a public house. Historic Interest: contributes to the historic village core.	**Low positive** The site defines the edge of the village. Development has separated the site and this heritage asset since at least the 19th century. Although the site is screened at ground level from this asset, there may be views from the upper levels of the pub looking out across the site. These retain the rural, village edge character to the north-east of the pub.
2, Colchester Road	Grade II LB	NHLE 1266528	National	Architectural interest: Early 19th-century house.	**Low positive** The site defines the edge of the village and was utilised as orchards since at least the 19th century. Although the site is screened from this property at ground level by intervening residential properties, there may be views from the upper levels looking out across the site between these buildings. Historically, these views would have incorporated the site and the rural setting beyond, which the open character of the site retains.

Section 5: Impact Assessment and Recommendations

Table PP42.33: Recommended mitigation and enhancement measures for impacted heritage assets.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Small multivallate hillfort known as Pitchbury Ramparts (NHLE 1019959)	Indirect: Loss of the rural setting of the hillfort, interruption of views to and from the hillfort, and the introduction of development into previously rural views looking towards and out from the monument.	Limits on building heights should be incorporated into the design in order to minimise the potential visibility of development from the hillfort. Green space and planting should be used to break up new development and help preserve the rural character, with the planting used to soften the edges of built development and prevent it from becoming incongruous and exposed in views from the north.
The White Hart public house (NHLE 1225136)	Indirect: Loss of part of the settlement edge setting of the property (to the north-east).	Green space and planting should be used to break up new development and help preserve the rural character of the settlement edge, especially in the west of the site. Planting should be used to soften the appearance of built development and link to the surrounding trees and hedgerows. Building designs should be informed by local vernacular designs and materials in order to reflect historical buildings towards the settlement edge. The layout of the development should reflect the alignments of neighbouring streets and properties and should avoid a continuous frontage. Building heights should be limited to ensure that they do not dominate above the existing rooflines in views from this listed building and in views of the settlement edge.
2, Colchester Road (NHLE 1266528)	Indirect: Loss of the settlement edge setting of the property, including the use of neighbouring land as orchards.	Green space and planting should be used to break up new development and help preserve the rural character of the settlement edge, especially in the south-west of the site. Planting should be used to soften the appearance of built development and link to the surrounding trees and hedgerows. Building designs should be informed by local vernacular designs and materials in order to reflect historical buildings towards the settlement edge.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
		The layout of the development should reflect the alignments of neighbouring streets and properties and should avoid a continuous frontage. Building heights should be limited to ensure that they do not dominate above the existing rooflines in views from this listed building and in views of the settlement edge.
West Bergholt (MCC8148)	None: Findspot of an artefact that has been recovered and removed from the site.	-
Bergholt Heath (MCC9145)	Direct disturbance or loss of archaeological remains associated with the heath could erode the medieval and early post-medieval landscape setting and harm understanding.	A programme of 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. Utilise the historical field alignments within the layout of the design.
Archaeological potential	Direct disturbance or loss of known and as yet unknown archaeological remains within the site.	A programme of 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.

Cumulative impacts:

Two further potential allocations (PEP11 and PP43) are located in close proximity to West Bergholt. While PEP11 relates to employment space, PP43 relates to a residential development of a similar size to PP42 and lies only 235m to the south-east, also on the northern edge of West Bergholt. Although the two residential allocations would result in the extension of West Bergholt to the north, towards Horkesley Heath and potential allocation PP34, there is no intervisibility between the two settlements due to the surrounding trees, a key feature of the separation identified in the Neighbourhood Plan (West Bergholt Parish Council 2019, p. 43). However, the employment allocation (PEP11) would extend an area of existing employment space towards West Bergholt and potential allocation PP42. As a result, there is potential for a cumulative impact from these allocations on the broader historic settlement pattern, drawing its focus away from the three main roads of West Bergholt and leading to increased coalescence of West Bergholt towards other settlements to the

north and north-west of West Bergholt. Whilst this could result in harm to the historic landscape, due to the separation provided by the surrounding topography and trees limiting intervisibility, and because it would not lead to coalescence with Braiswick and Colchester (and potential allocation PP7), which was identified in the Neighbourhood Plan as an area of higher concern (West Bergholt Parish Council 2019, p. 41) to the east, this impact is considered to be minimal.

The listed buildings within the study area of proposed allocation PP42 also lie within the study areas of several other potential allocations (PEP11, PP4, PP7, PP34 and PP43). However, the existing development of West Bergholt, as well as the A12 and existing tree cover, separates PP42 and these allocations and also separates PP42 from the listed buildings affected by these allocations. The other allocations will also have no impact upon the heritage assets affected by PP42 (NHLEs 1225136 and 1266528; and EHERs MCC8148 and MCC9145). This means there will be no cumulative impacts upon these assets.

PP42 and allocations PEP11 and PP34 all lie within the setting of the scheduled monument of the Small multivallate hillfort known as Pitchbury Ramparts (NHLE 1019959). The three potential allocations would have the potential to extend settlement edges and built development further into views from the scheduled monument from both the north-east and south-west. While the visual impact of each allocation is relatively small, they would all introduce additional built form into the setting of the monument, resulting in a cumulative impact upon the monument that is greater than the individual allocations. However, in all three instances, the new development would be partially screened by treelines and separated from the asset by intervening rural land (outside the potential allocations) which would minimise harm.

Section 6: Summary and Recommendations

The site is situated on the northern edge of West Bergholt and forms part of its settlement edge. Although nine listed buildings are within 300m of the site, the site is considered to remain within the setting of only two of these (The White Hart public house (NHLE 1225136) and 2, Colchester Road (NHLE 1266528)). The site has historically been in use as heath, agricultural land and as part of an orchard associated with the village. Its open character helps to preserve the historic edge of the village. While the site currently makes a **low positive** contribution to the setting of these assets, there is potential for new development to be visible from the upper storeys of these two listed buildings. The site helps to define the historic footprint of the settlement, contributing to the rural setting of the settlement that can be partially appreciated in views from the White Hart public house and 2, Colchester Road. Depending upon its location, scale and form, this could have a negative effect upon the setting of these buildings by expanding the settlement outside of its historical footprint, eroding the rural setting of the village and these two listed buildings. The setting of the designated heritage assets could be adversely affected by block development within the site. The west and south-west of the site are the most sensitive parts of the site due to their proximity to listed buildings, although development within the whole area may be visible above the existing rooflines, depending on the height of new buildings.

The site lies within the setting of the scheduled monument of the small multivallate hillfort known as Pitchbury Ramparts (NHLE 1019959). Originally, this may have

overlooked the river valley from the opposite bank to the site, prior to woodland covering at least part of this area. Although at present the site is separated from the hillfort by woodland, development within the site could potentially become visible in views looking out from the hillfort, particularly in winter months when the screening afforded by the existing treeline would be reduced. Although development may become visible through and above the trees, the site forms only a small area of the landscape to the south of the scheduled monument.

The whole site is considered to have the potential to contain archaeological remains, both associated with the recorded remains from the site — the Iron Age coin (EHER MCC8148) and Bergholt Heath (MCC9145) — and as yet unknown 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 archaeological evaluation and recording 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:

- the use of green space and planting (especially in the west and south-west) to break up blocks of development;
- the use of planting to soften the built edge of development;
- building designs that are informed by the local vernacular to reflect historical buildings towards the settlement edge and West Bergholt's distinctiveness;
- consideration of the historical field and street layouts to inform the development plan and layout;
- the avoidance of a continuous or flat frontage to built development that would be incongruous; and
- limits on the heights of buildings.

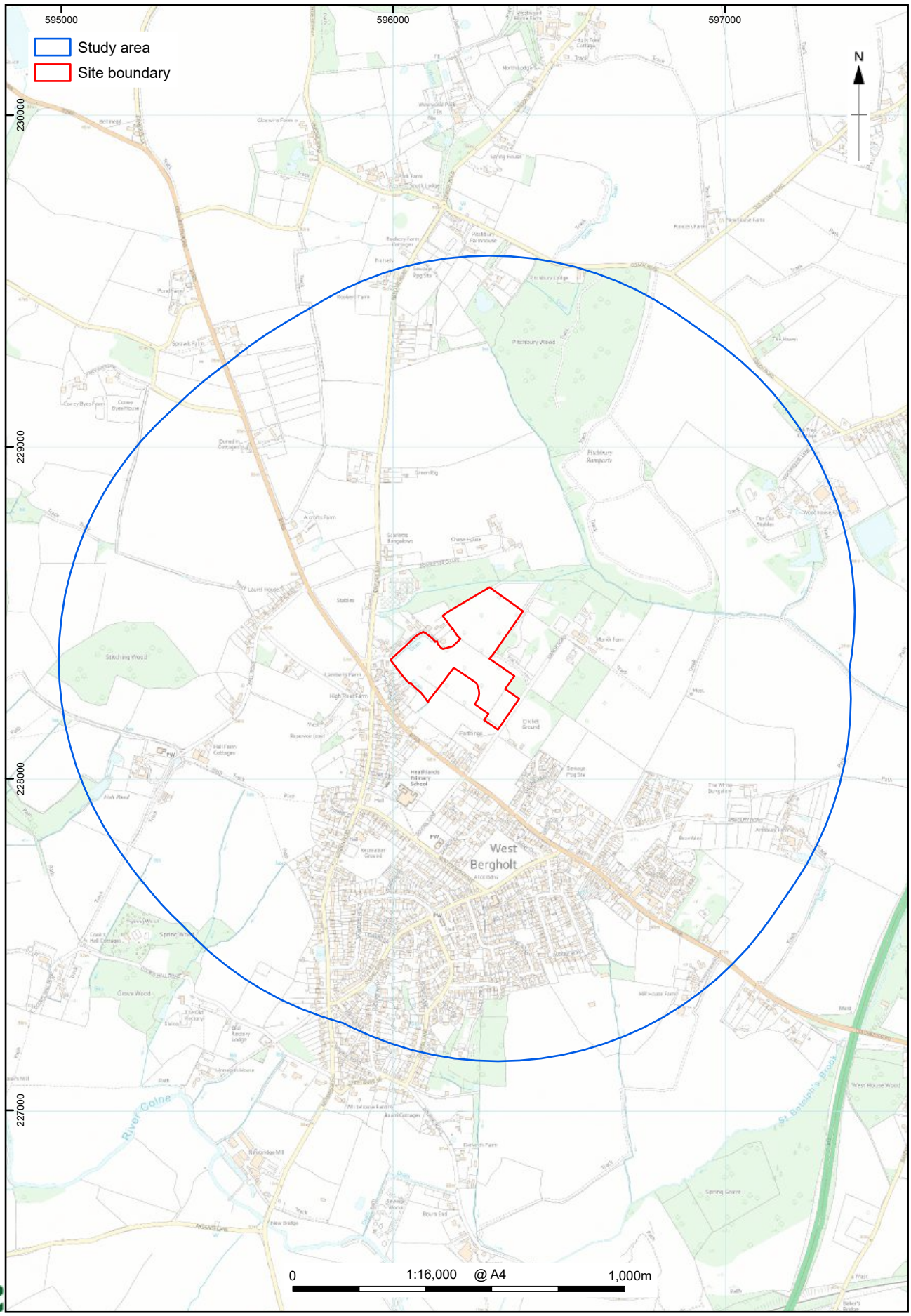
Further work, comprising a settings assessment for the scheduled hillfort (NHLE 1019959) and archaeological evaluation, is also recommended in order to reduce and/or offset any adverse impacts from any development.

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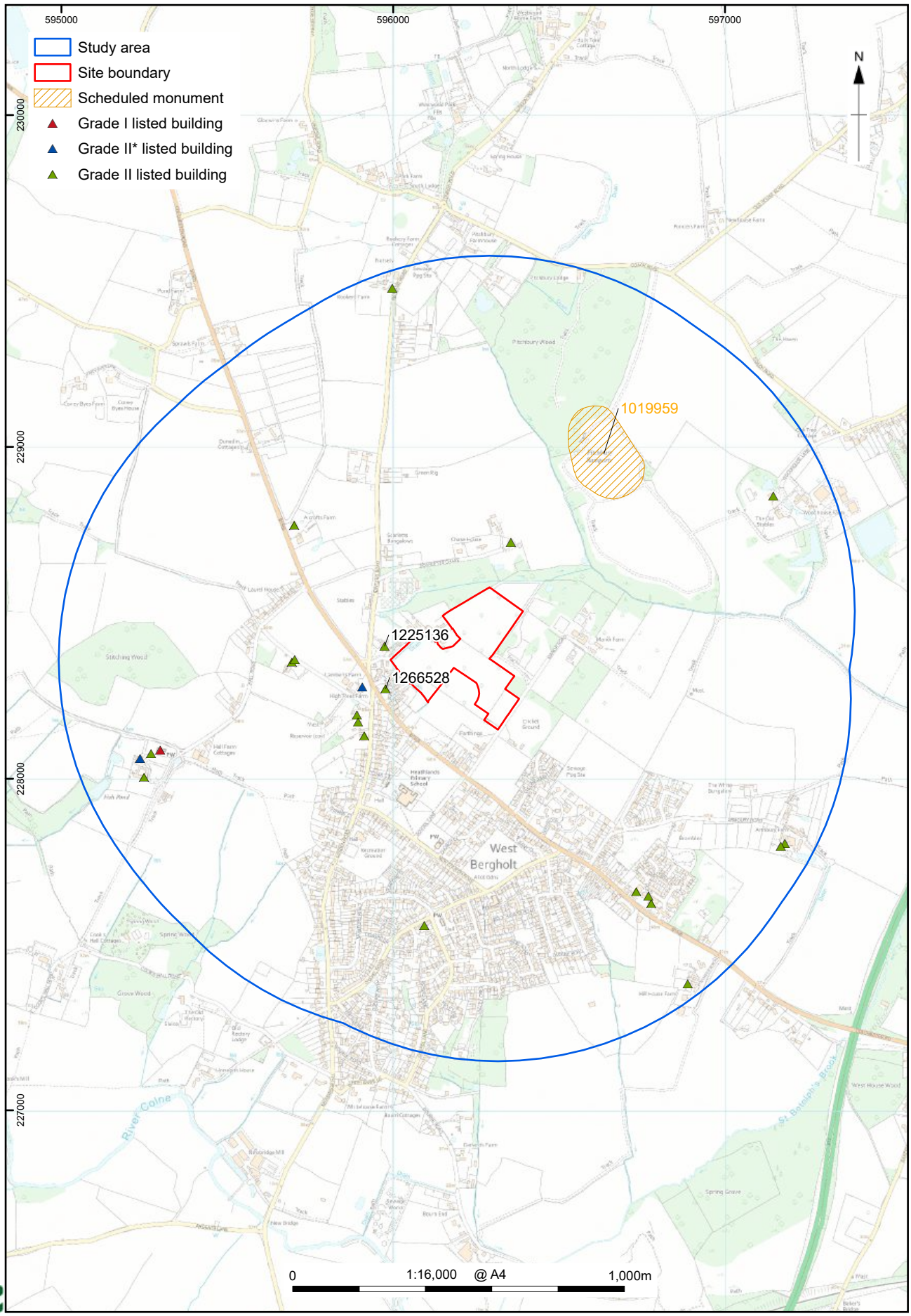
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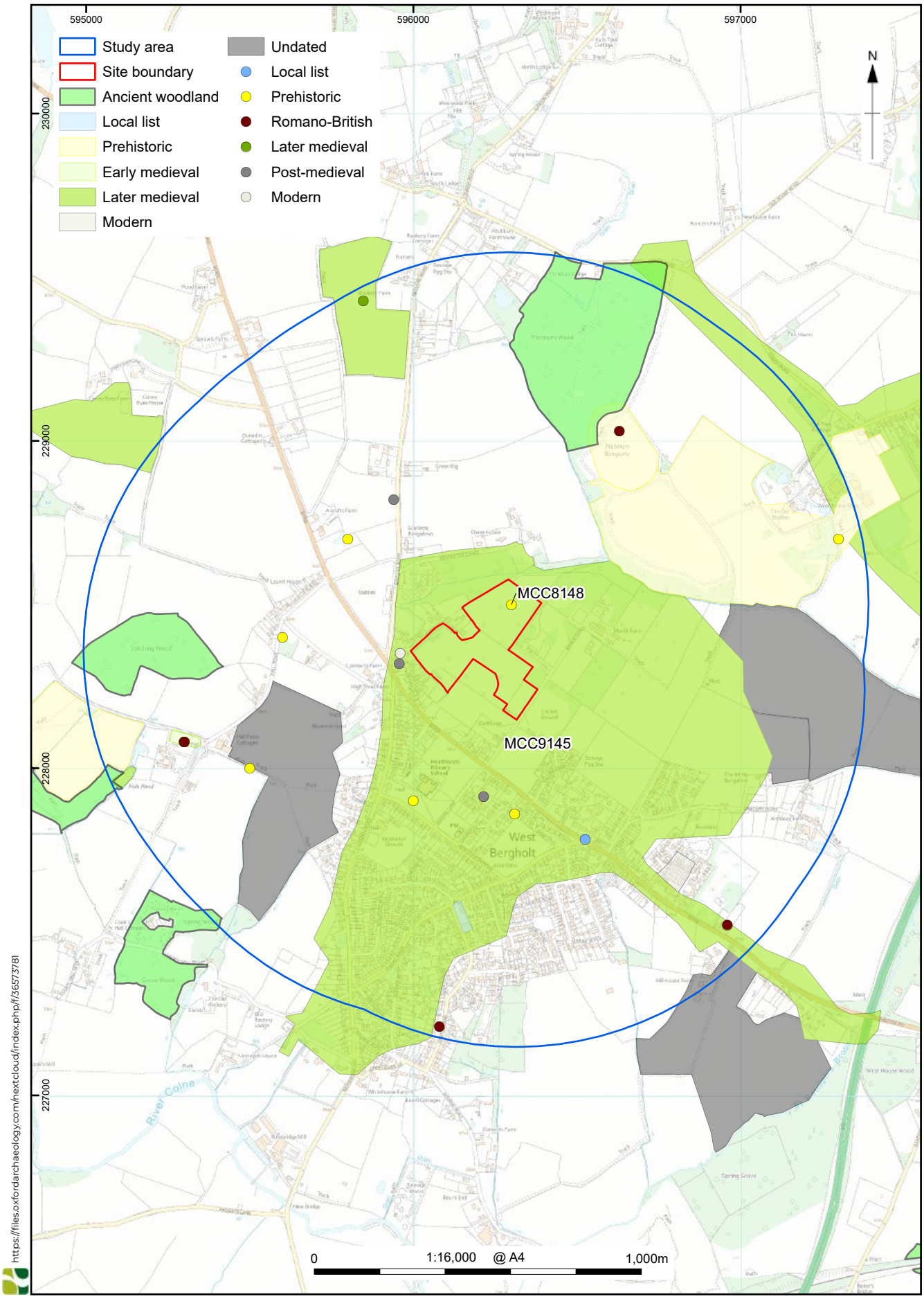
Figure PP42.1: Site location



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Figure PP42.2: Designated heritage assets within the study area



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Figure PP42.3: Non-designated heritage assets within the study area

Appendix B15 PP49a: Land South of Mersea Road, Peldon

High Level Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP49a

Section 1: Site Information

Site Reference: PP49a
Site Name: Land South of Mersea Road, Peldon
Grid Reference (NGR): TL 99442 16318
Parish / Settlement: Peldon
Site Area (ha): 1.22 ha
Details of Allocation: Residential (25 units)

Section 2: Description

The site covers a sub-rectangular plot of arable land south of Mersea Road, located on the eastern approach to Peldon.

It is bounded to the north by Mersea Road, to the west by the fence line and gardens of a domestic property and to the south and east by open fields and agricultural land. As the site does not conform to the current field boundaries, the southern edge of the allocation is open to the remainder of the field.

The underlying bedrock geology of the site is clay, silt and sand of the Thames Group (BGS 2025). The site lies at c. 12.9m OD at its northern edge, sloping down to around 9.0m OD at its southernmost edge.

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 non-designated heritage assets are located within the site boundary.

Section 3b: Heritage Assets Within Study Area

Designated heritage assets

A total of 24 designated heritage assets are located within the 1km study area, comprising 24 listed buildings.

Listed buildings

Twenty-four listed buildings, comprising one Grade I, one Grade II* and 22 Grade II listed buildings, have been identified within the study area.

Three buildings have been scoped into the assessment:

- Slane Cottage (Grade II, NHLE 1266663)
- Church of St Mary the Virgin (Grade I, NHLE 1224702)
- Weatherboarded Barn At Sampson's Farm (Grade II, NHLE 1224765)

These assets share some degree of intervisibility or connection with the proposed allocation. These assets have the potential to receive setting effects from development within the site and have been scoped into further assessment.

The remaining 21 listed buildings (Table PP49a.1) are separated from the site either by planting, existing development or natural topography and there is no ground level view between the site and these assets. There are also no notable historic connections between these buildings and the proposed allocation. As these assets are unlikely to receive setting effects from new development within the site, they have been scoped out from further assessment.

Table PP49a.1: listed buildings in the study area which have been scoped out of the assessment

Name	Grade	NHLE reference	Direction from site
Harveys Farmhouse	II	1224766	West
Sampton Wick	II	1266664	West
Forge	II	1224732	West
Forge Cottage	II	1224706	West
Games Farmhouse	II*	1266661	West
Maltings Cottage	II	1224760	North-east
Peldon Hall	II	1266674	North-west
Barn To North East Of Peldon Hall	II	1224727	North-west
The Cottage	II	1224746	North-west
Honeysuckle Cottage	II	1266659	West
Wayside	II	1266684	North-west
Church Cottage	II	1266672	North-west
Priest's House	II	1224703	North-west
Sleyes	II	1224705	North-west
The Plough Public House	II	1266655	North-west

Name	Grade	NHLE reference	Direction from site
Brickhouse Farmhouse	II	1224749	North-west
Granary To West Of Brickhouse Farmhouse	II	1266658	North-west
Barn West Of Kemp's Farmhouse	II	1224763	South-east
Kemps Farmhouse	II	1266662	South-east
Home Farmhouse	II	1224761	South-east
Barn South East Of Home Farmhouse	II	1224762	South-east

Non-designated heritage assets

A total of 86 non-designated heritage assets are located within the study area. This includes one structure on the Local List and 85 heritage assets described in the Historic Environment Record (HER).

Local List

A single asset on the Local List lies within the study area, a 1920-30s cast iron signpost (DCC26144) which lies 590m northwest of the site. This is associated with the junction of Church Road, St Ives Road and Malting Road. The signpost is a street facing feature and is separated from the site by trees. The setting of this asset is unlikely to be affected by the allocation and as such, it has been scoped out of further assessment.

Historic Environment Record

A total of 85 non-designated heritage records have been identified within the study area. These relate to below and above-ground remains and are generally located some distance from the site. These remains will not be directly affected by development within the site and are unlikely to receive setting effects from any proposed development.

Relevant HER records are therefore 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

Prehistoric activity within the study area is largely represented by the complex of salterns located towards the coast at Bonner's Saltings, around 700m southeast of the site, parts of which may have Iron Age origins (e.g. MCC8673). A stone pick (MCC8799) was also found around 1.2km southwest of the site. These remains indicate some prehistoric activity and use of the wider landscape around the site.

Romano-British activity within the study area is largely represented by activity at the salterns, occasional findspots and some limited evidence for settlement, including a suspected Roman road or courtyard at Old Peldon Hall (MCC7401), the reuse of Roman bricks in the construction of St Mary's Church (MCC7381) and a bed of gravel/possible road in the churchyard (MCC7380) that may be Roman in origin, as well as a possible Roman quay on Lower Road (MCC7344). The majority of the

archaeological remains within the study area are undated and relate to soilmarks at Bonner's Saltings (e.g. MCC8677, MCC8674, MCC8675, MCC8129), now a nature reserve, which are indicative of red hills (mounds of reddened earth) which are a byproduct of salt-making. Although these features are ambiguously dated, they are likely to be predominantly Romano-British and later.

During the late medieval and post-medieval periods, the site formed part of the agricultural hinterland of Peldon. The settlement comprised 18 households at the time of the Domesday survey of 1086 and contained a church. Archaeological remains from the study area dating to the later medieval period include the site of a possible late medieval moated site at Newpots (MCC7390), 750m south of the site; surviving areas of common land such as Games Common (MCC9154) and Peldon Common (MCC9155), c. 800m west of the site; and various timber-framed buildings, including the 14th- to 15th-century hall houses of Sampton Wick (MCC4509) and Home Farmhouse (MCC4501), to the east and west of the allocation respectively.

No modern heritage assets are recorded within the study area, however the HER notes that the church tower at Peldon was used as a World War II observation post (MCC4094).

Undated evidence within the study area includes the cropmark remains of further field boundaries (EHER MCC5736) to the south of the site.

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 PP49a.2: 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
Slane Cottage	Grade II LB	NHLE 1266663	National	Architectural interest: Mid 18th century red brick cottage Historic Interest Part of the post-medieval rural and roadside settlement at Peldon.	**Low positive** Slane Cottage is located opposite the site on Mersea Road. The proposed allocation forms part of the wider rural landscape to the south of Peldon. The site is likely to be visible in its entirety from Slane Cottage. Development within the allocation would affect rural views to the south and southwest, although longer-range rural views would remain available. Slane Cottage forms part of the historic roadside settlement at Peldon. New development within the allocation would extend this roadside pattern but would also introduce built form into land that currently contributes to the cottage's rural, edge of settlement setting.
Weatherboarded Barn At Sampson's Farm	Grade II LB	NHLE 1224765	National	Architectural interest: Timber framed and weatherboarded barn built in 1839	**Neutral** The weatherboarded barn at Sampson's Farm is an agricultural building whose significance is closely associated with its historic farmstead character and surrounding rural landscape.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
					The allocation lies to the north of the barn and forms part of the wider agricultural landscape in which the building is experienced. There is limited intervening development between the barn and the site, but distance, field boundaries and vegetation limit any visual connection between the two areas. Given its distance from the barn, the intervening agricultural land and the limited visibility between the site and the barn, the agricultural land within the site is considered to make a neutral contribution to the setting of the barn.
Church of St Mary the Virgin	Grade I LB	NHLE 1224702	National	Architectural interest: 12th-century and later church Historic interest: Use as an observation post during World War II Archaeological interest: Site of an earlier medieval church and associated churchyard	**Neutral** The church occupies a prominent position within the historic core of Peldon, and its tower is a recognised landmark in the surrounding landscape. Its significance derives principally from its medieval fabric, long-standing communal function, archaeological interest, and visual presence within the village. The allocation lies to the southeast of the church, beyond intervening village development and vegetation. The church tower is not readily visible from the site, and any views of the allocation from the tower or churchyard are likely to be intermittent, filtered, and experienced as part of the wider settlement edge and rural context. In this context, the site makes a neutral

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
					contribution to the church's setting. It forms part of the wider landscape around Peldon but does not make a demonstrable contribution to the asset's key heritage interests. Development at the scale proposed would be unlikely to materially alter the way in which the church is experienced or understood.

Section 5: Impact Assessment and Recommendations

Table PP49a.34: Recommended mitigation and enhancement measures for impacted heritage assets.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Slane Cottage (NHLE 1266663)	Indirect: Loss of rural views to the southwest from Slane Cottage.	The layout should seek to retain a degree of openness in the north-eastern part of the allocation, where feasible, to help preserve views out from Slane Cottage across the surrounding agricultural landscape. Lower-density development along the Mersea Road frontage should be considered to reduce the sense of enclosure and maintain a softer transition between the roadside settlement and open land beyond. Green space and planting should be used to break up and soften the edges of the development and help integrate it into the wider rural landscape. Building heights, massing and density should respond to the surrounding settlement pattern and avoid visually dominant built form in views from the cottage and Mersea Road.
Church of St Mary the Virgin (NHLE 1224702)	No harm.	-
Weatherboarded Barn at Sampson's Farm	No harm.	-

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
(NHLE 1224765)		
Archaeological potential	Direct disturbance or loss of known and as yet unknown archaeological remains within the site	A programme of archaeological work, including desk-based assessment and (if warranted) archaeological evaluation, should be undertaken to establish the presence, nature, extent and significance of any archaeological remains within the site. The results of this work should be used to inform a suitable mitigation strategy and guide the design of any development on the site.

Cumulative impacts

Proposed allocation PP49a lies around 700m southeast of PP49b, a 0.18ha site proposed for five residential units. PP49b comprises a sub-rectangular area of agricultural land on the northern approach to Peldon.

Development of both allocations would result in harm through some cumulative erosion of the agricultural landscape around Peldon, extending settlement to both the north and south of the village. This would slightly erode the rural landscape surrounding the settlement. However, given the existing influence of modern development in and around Peldon, the separation between the two allocations and their relatively small scale, any cumulative impact is likely to be minimal.

Section 6: Summary and Recommendations

The site covers a sub-rectangular plot of arable land south of Mersea Road, located on the eastern approach to Peldon. It is bounded by Mersea Road to the north, an existing domestic property to the west, and agricultural land to the south and east. The allocation does not follow the existing field boundaries, leaving its southern edge open to the remainder of the field and the wider agricultural landscape.

No designated or non-designated heritage assets are located within the site boundary. Within the 1km study area, 24 designated heritage assets have been identified, all of which are listed buildings. Three listed buildings were scoped into further assessment due to their potential to experience setting effects from development within the allocation:

- Slane Cottage (NHLE 1266663),
- Church of St Mary the Virgin (NHLE 1224702),
- and the Weatherboarded Barn at Sampson's Farm (NHLE 1224765).

The remaining listed buildings were scoped out because of distance, intervening development, vegetation, topography, or the absence of a clear historic or visual relationship with the site.

The site makes the greatest contribution to the setting of Slane Cottage, which lies immediately opposite the allocation on Mersea Road and experiences direct views across the site. Development would extend the existing roadside settlement pattern but would also introduce built form into land that currently contributes to the cottage's rural, edge-of-settlement setting. By contrast, the site makes a neutral contribution to the setting of the Church of St Mary the Virgin and the Weatherboarded Barn at Sampson's Farm. The significance of these assets is experienced principally through their own historic fabric and immediate settings, and any relationship with the allocation is indirect, moderated by distance, field boundaries and vegetation.

Development of the allocation has the potential to result in indirect heritage effects through the introduction of built form into land that currently contributes to the rural character of the eastern edge of Peldon, with the principal effect relating to Slane Cottage because of its proximity and intervisibility with the site. This potential impact would result in **harm** to this asset which could be reduced through good design. Effects on the Church of St Mary the Virgin and the Weatherboarded Barn at Sampson's Farm are expected to be negligible.

Appropriate mitigation should include a landscape-led layout, including retention of openness in the north-eastern part of the allocation where feasible, lower-density development along the Mersea Road frontage, green space and structural planting to filter views and break up built form. Building heights, massing and density should respond to the surrounding settlement pattern.

The site also has the potential to contain archaeological remains, which could be truncated or removed by any groundworks associated with the development, resulting in **substantial harm** to these assets. This harm could be addressed by a programme of archaeological work, including desk-based assessment and archaeological evaluation, the results of which would be used to design a suitable mitigation strategy.

Suitability for Allocation

Suitable subject to mitigation

Heritage and archaeological issues are present for this allocation but are considered capable of being addressed through appropriate design, layout, landscape and archaeological mitigation. Development is likely to be possible where measures are secured to reduce setting effects on Slane Cottage, which lies immediately opposite the site and to investigate and manage the site's archaeological potential.

For this allocation, recommended mitigation should include:

- a landscape-led layout that retains (where feasible) openness in the north-eastern part of the allocation, to help preserve rural views out from Slane Cottage across the surrounding agricultural landscape;

- lower-density development along the Mersea Road frontage to ensure a softer transition between the roadside settlement and open land beyond;
- green space and structural planting within the allocation, to break up built form, filter views and retain the rural character of the site;
- creation of boundary planting along the allocation's southern and eastern boundaries where possible, to ensure a softened transition to the surrounding agricultural land and avoid creating a hard settlement edge;
- careful treatment of the Mersea Road frontage so that new development responds sensitively to the historic roadside settlement pattern and does not appear overly prominent in views from Slane Cottage; and
- building heights, scale, massing and density that reflect the surrounding settlement pattern and avoid visually dominant built form in views from Slane Cottage, Mersea Road and the wider landscape.

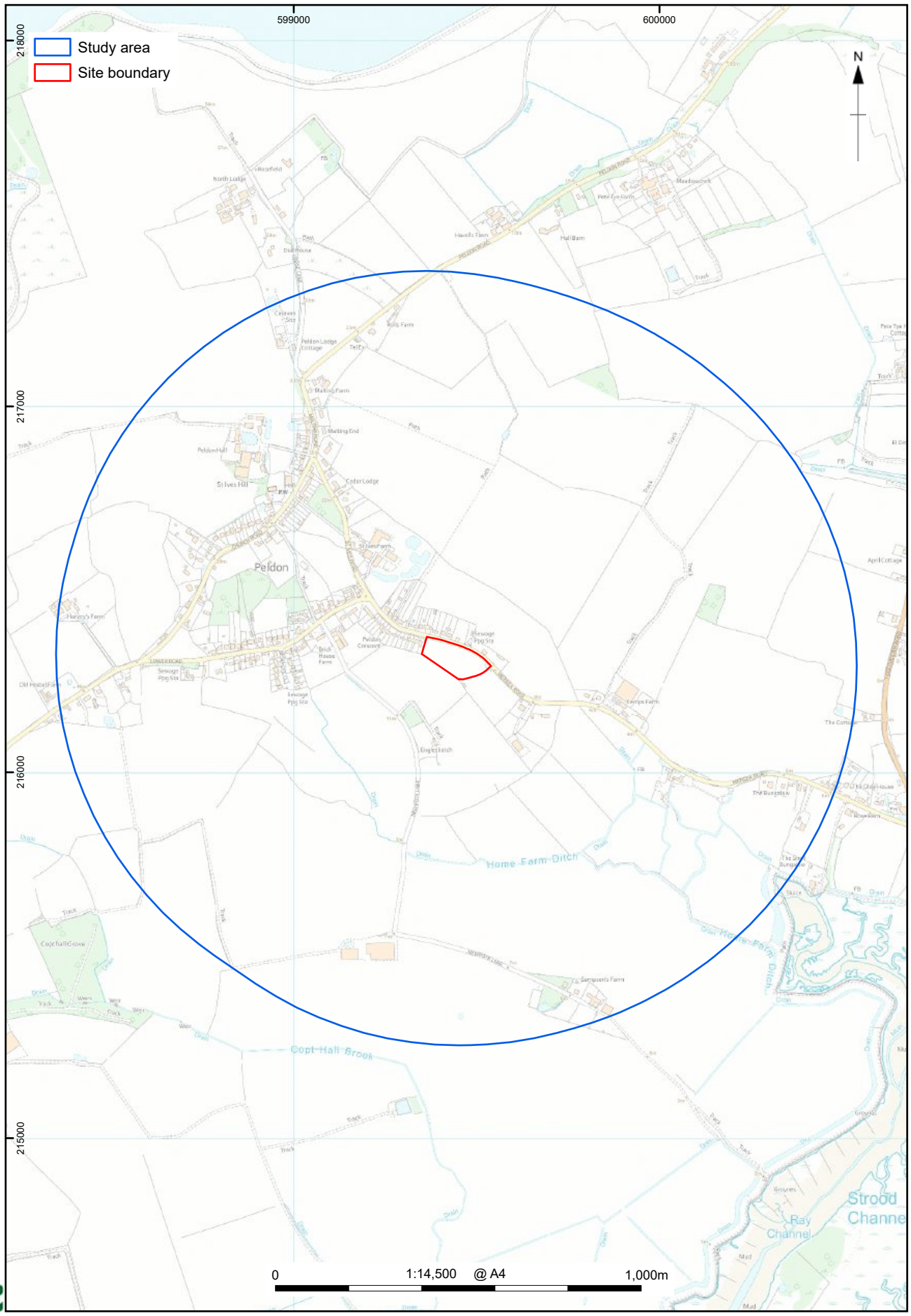
Archaeological investigation should comprise a programme of archaeological work, including desk-based assessment and archaeological evaluation, to establish the presence, nature, extent and significance of any archaeological remains within the site. The results should be used to inform the detailed design of the development and any appropriate mitigation strategy.

Subject to appropriate landscape-led design, sensitive treatment of the Mersea Road frontage, sensitive boundary planting, suitable building heights, scale, massing and density, and archaeological investigation and mitigation, development of the site is unlikely to result in substantial harm to the significance of identified heritage assets within the study area and is considered suitable for allocation.

References

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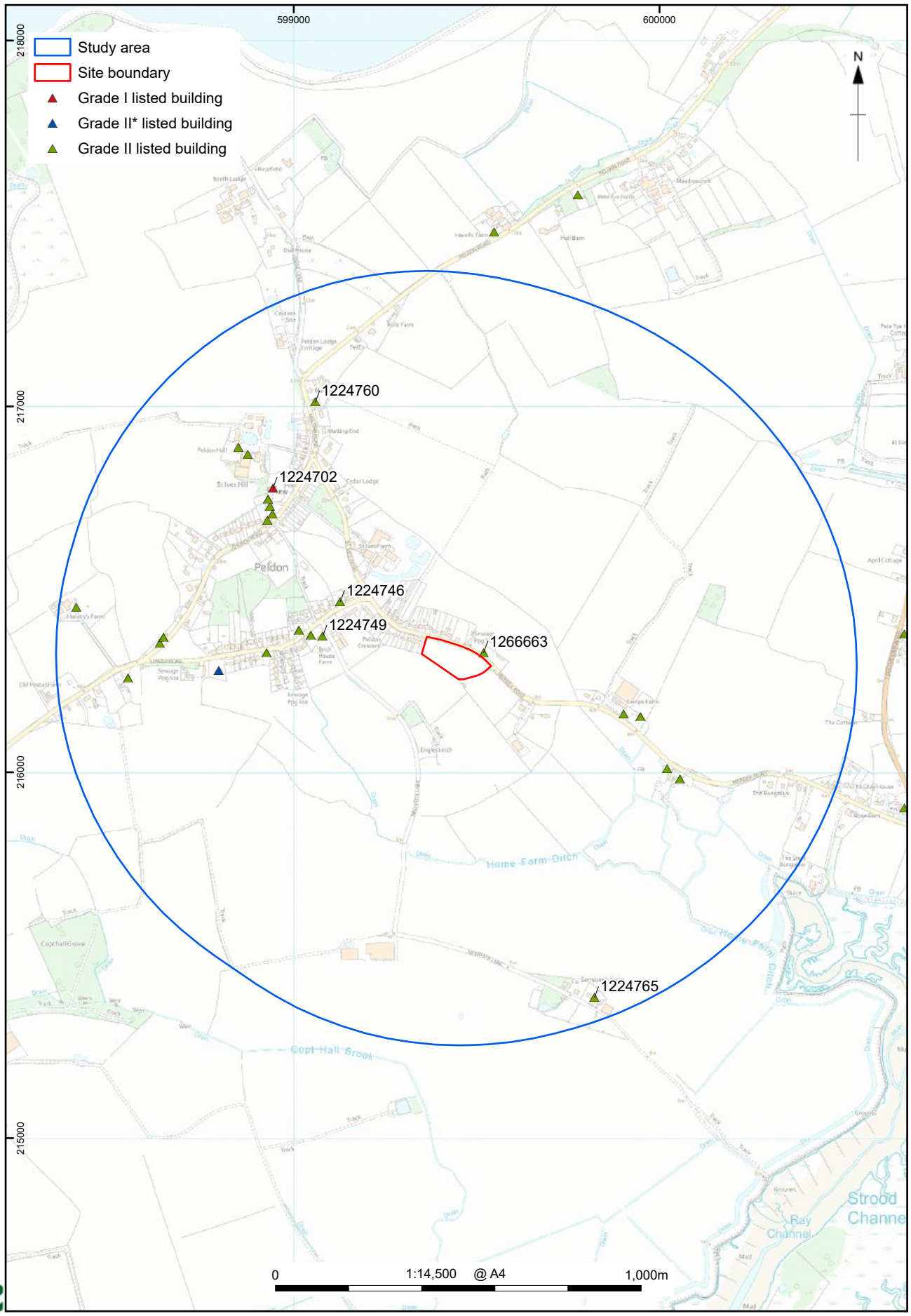
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Figure PP49a.1: Site location



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Figure PP49a.2: Designated heritage assets within the study area

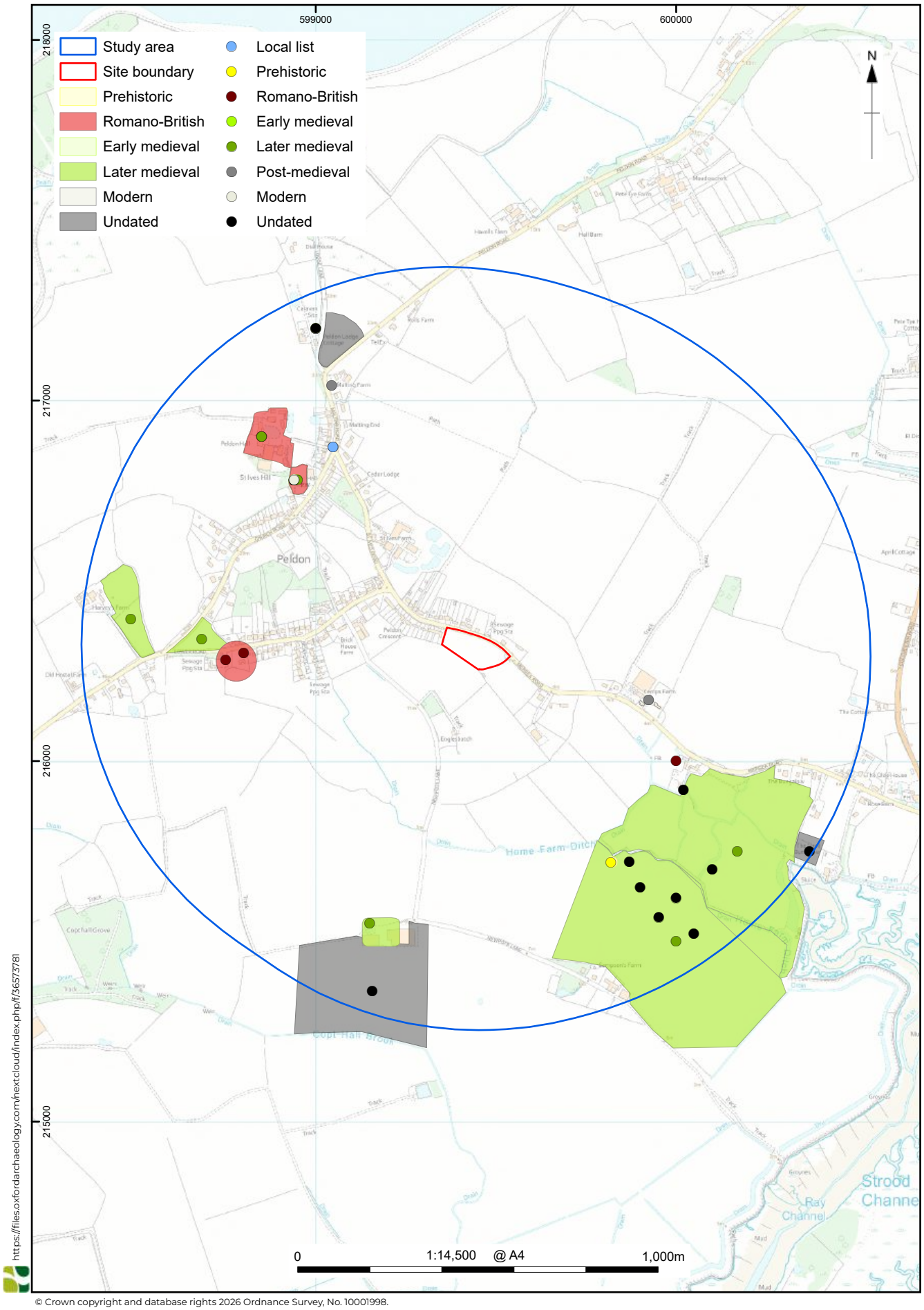


Figure PP49a.3: Non-designated heritage assets within the study area

Appendix B16 PP49b: Land West of Malting Road, Peldon

High Level Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP49b

Section 1: Site Information

Site Reference: PP49b
Site Name: Land West of Malting Road, Peldon
Grid Reference (NGR): TL 99008 17023
Parish / Settlement: Peldon
Site Area (ha): 0.18
Details of Allocation: Residential (5 units)

Section 2: Description

The site comprises a sub-rectangular area of arable land in the corner of a field west of Malting Road. It is located on the northern approach to Peldon, close to the junction of Peldon Road as it becomes Malting Road and Lodge Lane.

It is bounded to the east by Malting Road, to the south by the fence lines and gardens of residential properties along Malting Road, and to the west and north by agricultural fields. As the site does not conform to the current field boundaries, the southern edge of the allocation is open to the remainder of the field.

The underlying bedrock geology of the site is clay, silt and sand of the Thames Group, which may be overlain by fluvial sedimentary deposits of the Kesgrave Catchment Subgroup along its western edge (BGS 2026). The site is flat, lying at c. 33.6m OD at its northern edge and around 33.4m OD at its southernmost boundary.

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 non-designated heritage assets are located within the site boundary.

Section 3b: Heritage Assets Within Study Area

Designated heritage assets

A total of 21 designated heritage assets exist within the 1 km study area, comprising 21 listed buildings.

Listed buildings

Twenty-one listed buildings, including one Grade I listed building, one Grade II* listed building and 19 Grade II listed buildings, have been identified within the study area.

One Grade I listed building has been scoped into the assessment:

- Church Of St Mary The Virgin (NHLE 1224702)

Additionally, three Grade II listed buildings have been scoped into the assessment:

- Maltings Cottage (NHLE 1224760)
- Peldon Hall (NHLE 1266674)
- Barn to North East of Peldon Hall (NHLE 1224727)

These all share some degree of intervisibility with the proposed allocation. As these assets have the potential to receive setting effects from development within the site, they have been scoped into further assessment.

The remaining 17 listed buildings (Table PP49b.1) are separated from the site either by planting, existing development or natural topography and there are no significant views from or within the site to these assets. There are also no notable historic connections between these buildings and the proposed allocation. As these assets are unlikely to receive setting effects from new development within the site, they have been scoped out from further assessment.

Table PP49b.1: listed buildings in the study area which have been scoped out of the assessment.

Name	Grade	NHLE reference	Direction from site
Harveys Farmhouse	II	1224766	South-west
Sampton Wick	II	1266664	South-west
Forge	II	1224732	South-west
Forge Cottage	II	1224706	South-west
Games Farmhouse	II*	1266661	South-west
Honeysuckle Cottage	II	1266659	South
Wayside	II	1266684	South
Church Cottage	II	1266672	South

Priest's House	II	1224703	South
Sleyes	II	1224705	South
The Plough Public House	II	1266655	South
Granary To West Of Brickhouse Farmhouse	II	1266658	South
Brickhouse Farmhouse	II	1224749	South
The Cottage	II	1224746	South-east
Slane Cottage	II	1266663	South-east
Haxells Farmhouse	II	1224718	North-east
Rolls Cottage	II	1266291	North-east

Non-designated heritage assets

A total of 54 non-designated heritage assets are located within the study area. This includes one structure on the Local List and 53 heritage assets described in the Historic Environment Record (HER).

Local List

A single asset on the Local List lies within the study area: a 1920–30s cast-iron signpost (DCC26144), located 112m south of the site. This is associated with the junction of Church Road, St Ives Road and Malting Road. The signpost is a street-facing feature and is separated from the site by residential housing. As such, it has been scoped out of further assessment.

Historic Environment Record

Approximately 53 non-designated monuments recorded on the HER lie within the study area. These assets comprise above- and below-ground features. Most will not be directly affected by development within the site and are unlikely to receive setting effects from any proposed development. However, Maltings Farmhouse (MCC4499), an unlisted late-16th-century timber-framed house, has been scoped in as it is located opposite the proposed allocation on the east side of Malting Road. It lies just to the south of the designated Maltings Cottage (NHLE 1224760).

Relevant HER records 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

Prehistoric activity in the region is largely represented by the complex of salterns located towards the coast at Bonner's Saltings around 1.5km southeast of the site, parts of which may have Iron Age origins (e.g. MCC8673). Very little prehistoric material has been found within the study area.

Romano-British activity in the vicinity of the proposed allocation includes a suspected Roman road or courtyard at Old Peldon Hall (MCC7401), located 70m south-west of the site; the reuse of Roman bricks in the construction of St Mary's Church (MCC7381); and a bed of gravel/possible road in the churchyard (MCC7380) that may be Roman in origin, as well as a possible Roman quay on Lower Road (MCC7344), around 725m south-west of the site.

During the late medieval and post-medieval periods, the site formed part of the agricultural hinterland of Peldon. The settlement, with 18 households, is mentioned in the Domesday survey of 1086, which records the presence of a church. Archaeological remains from the later medieval period within the study area include persisting areas of common land, such as Games Common (MCC9154) and Peldon Common (MCC9155), c. 750m south-west of the site, and Peete-Tye common land (MCC9156), 780m north-east. Timber-framed buildings are also recorded across the settlement, including the early 14th-century hall house at Peldon Hall (NHLE 1266674) and the 15th-century Priest's House (NHLE 1224703), to the south-west and south of the allocation respectively.

No modern heritage assets are recorded within the study area; however, the HER notes that the church tower at Peldon was used as a World War II observation post (MCC4094).

There is a record for an undated building (MCC7425), located 45m north of the proposed allocation at its closest point, covering a space between Lodge Lane and Peldon Road and an area to the west of Lodge Road. This is described as an 'unknown building, unknown age and other features in the adjacent area', with hardstanding below soil level indicating the presence of a structure. The HER notes that fragments of medieval barn tile have been found in the area. There are no structures in this area depicted on the 1777 Andre and Chapman map of the area, so any building must have been removed by that date. As such, it is likely that a medieval building of some kind was located in proximity to the proposed allocation.

Satellite imagery of the field within which the allocation lies contains soilmarks which may be geological or archaeological in nature. These include some potentially linear features around 60m to the north. While these features may not be archaeologically significant, they could support the presence of the unknown building noted above, or indicate other settlement or land-use activity in the area.

Section 4: Assessment of Significance/Setting

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

Table PP49b.2: 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
Church Of St Mary The Virgin	Grade I LB	NHLE 1224702	National	Architectural interest: 12th-century and later church Historic interest: Use as an observation post during World War II Archaeological interest: Site of an earlier medieval church and associated churchyard	**Low positive** The church tower is a prominent feature within the village and is visible from many points. Historical use of the tower as an observation post and its location on higher ground suggest that there are long range views looking out from the tower over the surrounding landscape. The site occupies the corner of a field close to residential properties on the west side of Maltings Lane. The site is partially screened from the church at ground level by intervening hedge lines, trees and planting. The lack of development within the site helps to preserve views from the church out into the agricultural landscape beyond.
Maltings Cottage	Grade II LB	NHLE 1224760	National	Architectural interest: C18 cottage, timber framed and weather-boarded single storey house with red tile gambrel roof. Historic interest: Building is a surviving	**Low positive** Maltings Cottage is a domestic roadside property potentially associated with the Malting Farm farmstead, which comprised several buildings on the east side of Malting Road. The front of Maltings Cottage faces towards the site, which is located across the road. It is partially screened by hedges, but

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				example of an 18th century cottage, located close to Malting Farm, on the northern approach to Peldon.	glimpses of the landscape beyond are visible through fence lines and hedging. The proposed allocation in its current undeveloped form allows the cottage to be appreciated in its rural context.
Peldon Hall	Grade II LB	NHLE 1266674	National	Architectural interest: Early 14th-century hall house, altered in the late 16th and late 18th centuries. Timber-framed and plastered, with a red plain tile roof. Historic interest: An 18th-century bakehouse survives adjacent to the house, which itself has undergone several phases of alteration. Together, these elements illustrate the evolution of a medieval and post-medieval manor house and contribute to an understanding of the layout and development of the settlement.	**Low positive** Peldon Hall is a medieval hall house located to the north of the settlement and forms part of a historic group of buildings. Peldon Hall is located on the south side of a complex of unlisted buildings. These, together with intervening water features, trees, planting and hedging, separate the building from the proposed allocation. In its current undeveloped form, the proposed allocation forms part of the green landscape to the north of Peldon Hall, which may be glimpsed to a limited extent through buildings and natural features. The undeveloped character of the allocation allows the hall to be appreciated within its rural edge-of-settlement context.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
Barn to North East of Peldon Hall	Grade II LB	NHLE 1224727	National	Architectural interest: Mid-14th century aisled five bay barn, timber framed and weatherboarded Historic interest: The barn is part of a complex of buildings at Peldon Hall. Together, these structures illustrate the evolution of a medieval and post-medieval manor house and contribute to an understanding of the layout and development of the settlement.	**Low positive** The barn forms part of the historic building group associated with Peldon Hall. This barn is located on the south side of a complex of unlisted buildings; these, and intervening water features, trees, planting and hedging separate this building from the proposed allocation. The proposed allocation in its current form comprises some of the undeveloped, green landscape to the north of Peldon Hall which may be minimally glimpsed through buildings and natural features. The undeveloped character of the allocation allows the barn to be appreciated within its rural edge-of-settlement context.
Maltings Farmhouse	Building	MCC4499	Local	Architectural interest: Late C16 timber framed house. Historical interest:	**Low positive** Maltings Farmhouse is a domestic roadside property associated with the historic Malting Farm farmstead, which included several buildings on the east side of Malting Road. The west-facing elevation of Maltings Farmhouse faces towards the site, which is located across the road. It is partially screened by hedges, but glimpses of the landscape beyond are likely to be visible through fencing and hedging at ground level. The proposed allocation in its current form allows the farmhouse to be

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
					appreciated in its wider rural context, although the farmstead was historically located to the east, rather than across the road.

Section 5: Impact Assessment and Recommendations

Table PP49b.35: Recommended mitigation and enhancement measures for impacted heritage assets.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Church Of St Mary The Virgin (NHLE 1224702)	Indirect: Potential loss of rural views/greenery to the north.	Green space and planting, including the preservation and maintenance of the current boundary hedgerows and trees, should be used to soften potential new development and maintain the rural landscape in views from the church. Building heights should be limited and proportionate to those of the surrounding buildings, helping to preserve the long-range views from the church across the agricultural landscape to the north.
Maltings Cottage (NHLE 1224760)	Indirect: Potential loss of rural views/greenery to the west.	Green space and planting along the eastern site boundary, including the preservation and maintenance of the current boundary hedgerows and trees, should be used to maintain a rural landscape character. Development should be set back from the road and appropriately spaced, with design and materials that reflect the local vernacular, helping to preserve the dispersed rural character of the settlement along the road.
Peldon Hall (NHLE 1266674)	Indirect: Potential loss of rural views/greenery to the north.	Green space and planting along the southern site boundary, including the preservation and maintenance of the current boundary hedgerows and trees, should be used to retain a soft, green edge to the allocation and minimise any change in glimpsed rural views to the north of Peldon Hall. Development should be appropriately spaced, with design and materials that reflect the local vernacular, helping to preserve the dispersed rural character of the settlement along the road and blending the development into the surrounding landscape.
Barn to North East of Peldon Hall (NHLE 1224727)	Indirect: Potential loss of rural views/greenery to the north.	Green space and planting along the southern site boundary, including the preservation and maintenance of the current boundary hedgerows and trees, should be used to retain a soft, green edge to the allocation and

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
		minimise any change in glimpsed rural views to the north of the Peldon Hall group. Development should be appropriately spaced, with design and materials that reflect the local vernacular, helping to preserve the dispersed rural character of the settlement along the road and blending the development into the surrounding landscape.
Maltings Farmhouse (MCC4499)	Indirect: Potential loss of rural views/greenery to the west.	Green space and planting along the eastern site boundary, including the preservation and maintenance of the current boundary hedgerows and trees, should be used to maintain a soft, green roadside edge and minimise the loss of rural character in views from Maltings Farmhouse. Development should be set back from the road and appropriately spaced, with design and materials that reflect the local vernacular, helping to preserve the dispersed rural character of the settlement along the road.
Archaeological potential	Direct disturbance or loss of known and as yet unknown archaeological remains within the site.	A desk-based assessment should be undertaken to characterise the archaeological potential of the site. A programme of archaeological evaluation (potentially with geophysical survey and trenching) to record and investigate the nature, extent and significance of any remains that are present. The results of the evaluation should be used to inform a suitable mitigation strategy.

Cumulative impacts

Proposed allocation PP49b lies around 700m north-west of PP49a, a 1.22ha site proposed for 25 residential units. PP49a comprises an irregular area of agricultural land on the eastern approach to Peldon.

Development of both allocations would result in some cumulative erosion of the agricultural landscape around Peldon by extending settlement to both the north and south of the village. This would cause harm to the historic landscape by reducing the rural character of the settlement edges and slightly diminish the agricultural setting of nearby heritage assets. However, given the existing influence of modern development in and around Peldon, the separation between the two allocations and their relatively small scale, the cumulative heritage effect is considered to be minimal.

Section 6: Summary and Recommendations

The site comprises a small area of agricultural land on the northern approach to Peldon, west of Malting Road. Historically, the site formed part of the agricultural hinterland of the village and remains open to the wider field to the north and west, with residential properties and gardens to the south and Malting Road to the east.

No designated or non-designated heritage assets are located within the site boundary. Within the study area, the Grade I listed Church of St Mary the Virgin, the Grade II listed Maltings Cottage, Peldon Hall and the Barn to the North East of Peldon Hall, and the non-designated Maltings Farmhouse have been scoped into the assessment due to their potential to receive setting effects from development within the allocation.

The site currently makes a low positive contribution to the setting and significance of these assets by forming part of the undeveloped agricultural landscape at the northern edge of Peldon. This contribution is generally limited by intervening buildings, boundary treatments and hedgerows, trees and planting, although glimpsed views of the site and the wider rural landscape are possible from some assets.

Development within the site would have the potential to introduce built form into glimpsed rural views from and towards the scoped-in heritage assets, resulting in some erosion of the agricultural character of their setting. Although this will result in **harm** to these assets, given the small scale of the allocation, the existing influence of nearby residential development and the screening provided by intervening buildings and planting, this impact is likely to be limited.

The most sensitive edges of the site are the eastern boundary along Malting Road, where development may affect views from Maltings Cottage and Maltings Farmhouse, and the southern boundary, where the site forms part of the wider green landscape to the north of Peldon Hall and its associated historic barn. Mitigation should include the retention, maintenance and enhancement of existing hedgerows, trees and boundary planting, with green space used along these edges to retain a soft, green roadside and settlement edge. Development should be set back from Malting Road, appropriately spaced and designed using building heights, scale, massing and materials that reflect the local vernacular and surrounding settlement pattern, so that new built form remains proportionate and does not become dominant in available views.

The site also has potential to contain archaeological remains. Known activity in the wider study area includes Roman and medieval evidence, an undated building record to the north of the allocation, and soilmarks within the wider field which may be geological or archaeological in origin. Groundworks associated with development could directly affect any surviving remains. Adverse effects could be reduced through a programme of desk-based assessment, geophysical survey, archaeological evaluation and, where required, recording, with the results used to inform the design and any further mitigation strategy.

Suitability for Allocation

Suitable subject to mitigation

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

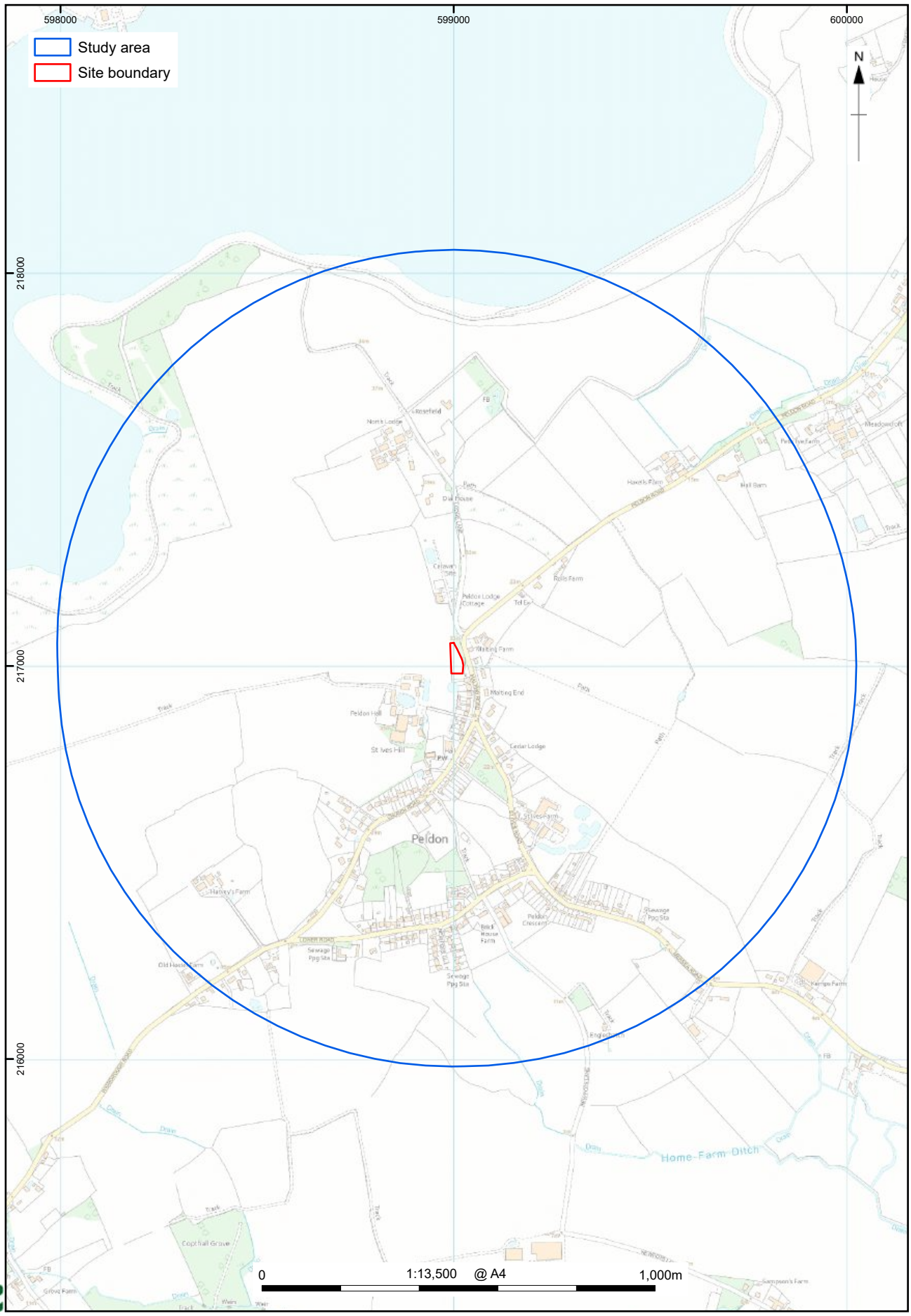
For this allocation, design and layout measures are recommended to include:

- the retention and enhancement of planting around the edges of the site, particularly to the south and east to enhance natural screening between heritage assets and new development;
- the use of green space within the new development to break up the density of development in keeping with the rural, edge of settlement location;
- development should be set back from Malting Road to soften views to the west and preserve the dispersed rural character of the settlement along the road; and
- the use of appropriate building heights, scale and massing that reflect the surrounding development so that new built form does not become dominant in available views.

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

References

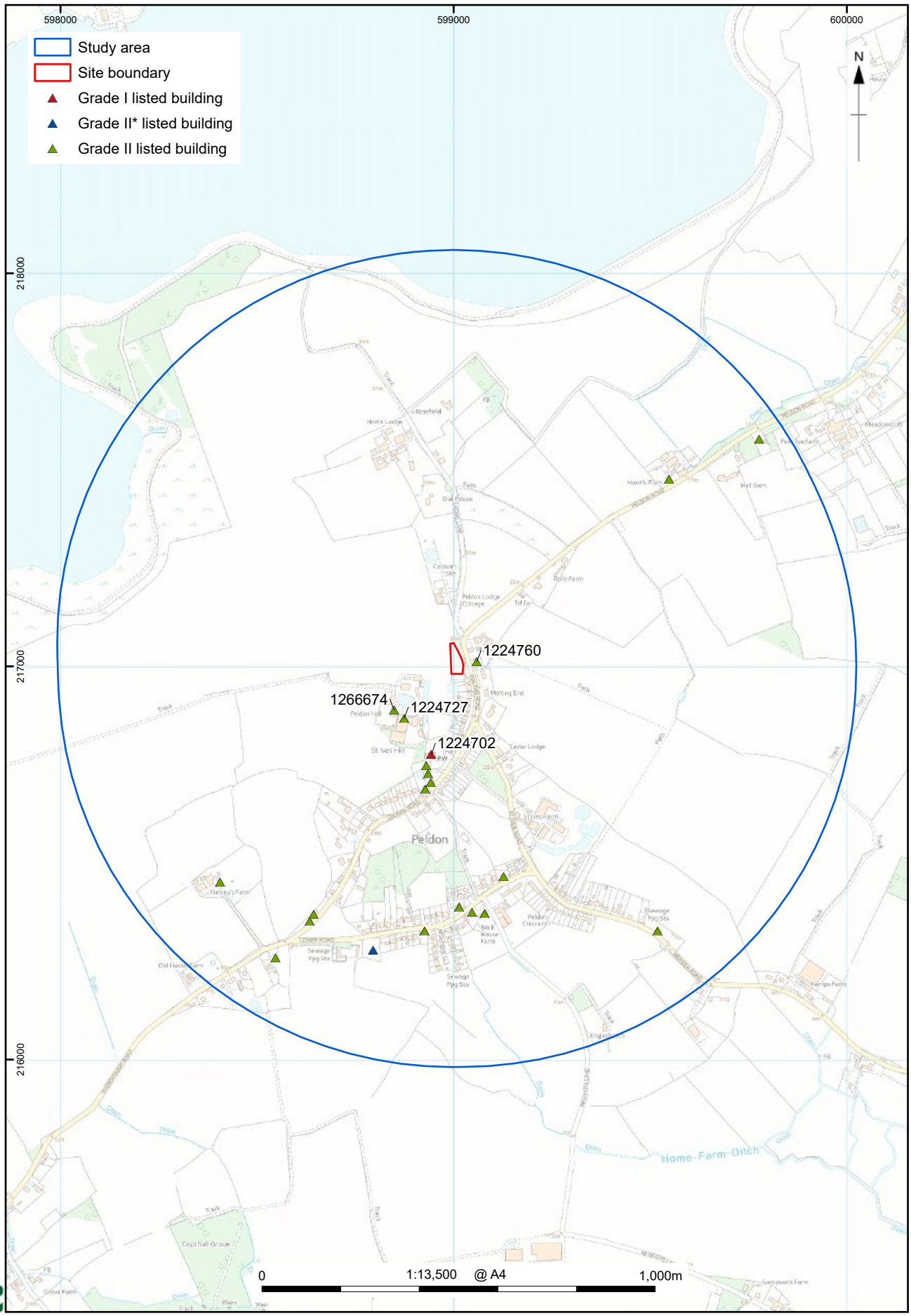
British Geological Survey (BGS 2026), Geology Viewer, available from: https://geologyviewer.bgs.ac.uk/ (accessed 06 July 2026)



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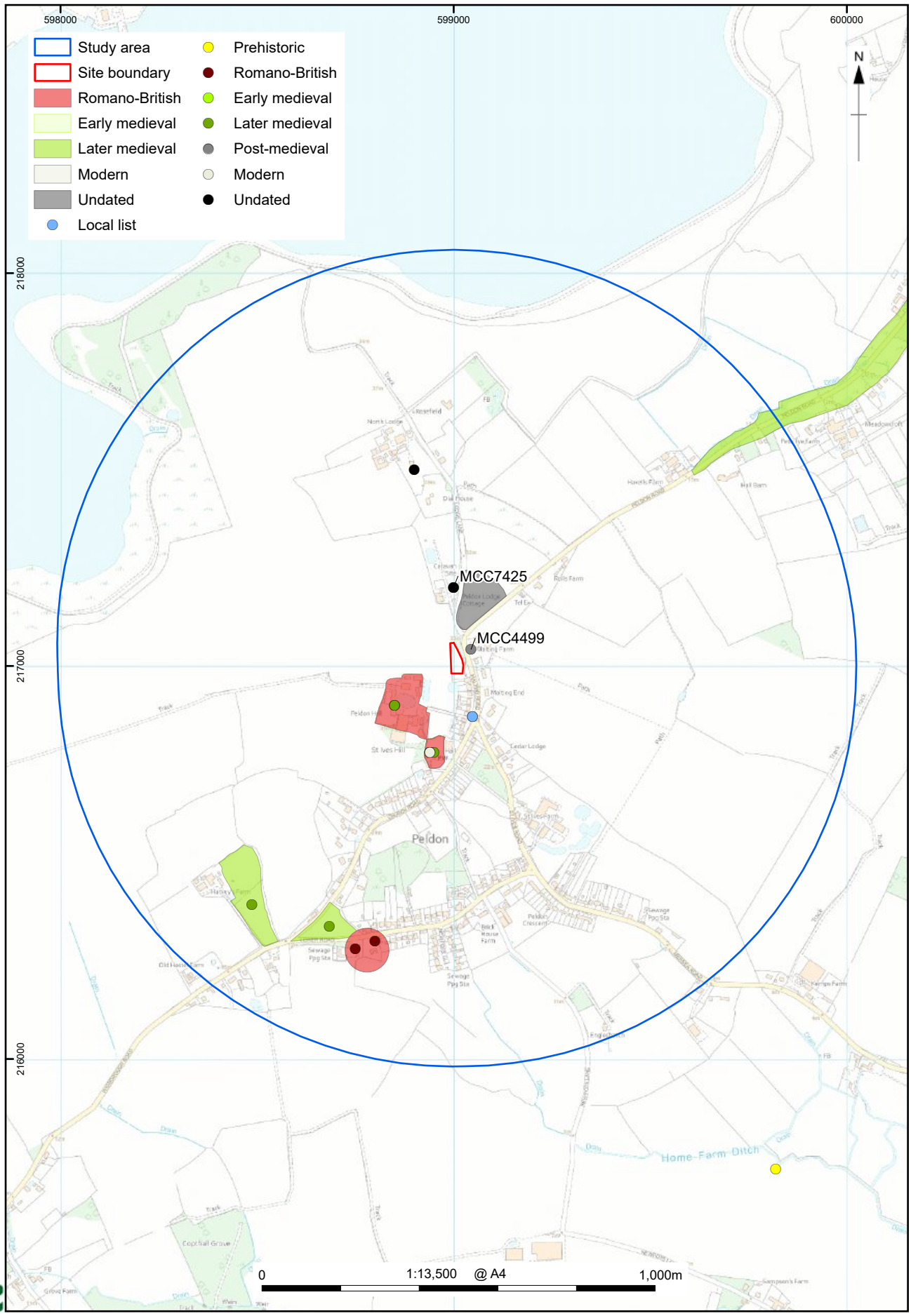
Figure PP49b.1: Site location



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Figure PP49b.2: Designated heritage assets within the study area



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Figure PP49b.3: Non-designated heritage assets within the study area

Appendix B17 PP52: Land at Guildford Road, Colchester

Detailed Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP52

Introduction

Site PP52 (Car Park, Guildford Road, BT Repeater Station, Colchester) is identified in the emerging Local Plan as a potential allocation for residential development of 25 dwellings within the Castle ward. The site covers approximately 0.29 hectares and was flagged for a more detailed heritage impact assessment in the Heritage Impact Assessment Sift (Oxford Archaeology, June 2026) due to part of the site lying within the Colchester Conservation Area and its proximity to designated and locally listed buildings.

Site description

The allocation comprises a sub-rectangular area of approximately 0.29 ha, which is presently in use as a car park. It is located on the eastern approach to Colchester, north of the main thoroughfare of East Hill. It is bounded to the north by the hedges and fence line of the BT Repeater Station, to the east by Guildford Road, and to the south and west by hedging, fencing and car parks associated with residential and commercial properties.

The site lies on sloping but flat terrain, rising from approximately 8.0m above Ordnance Datum (OD) at its eastern boundary to 9.1m OD at its western boundary. The underlying bedrock geology consists of clay, silt and sand of the Thames Group. This is overlain by river deposits (sand and gravel) to the east of the site and subaerial sedimentary deposits to the west (BGS 2025).

Heritage assets within the site

Designated heritage assets

A single designated heritage asset (Colchester Area 1 Conservation Area) falls partly within the site boundary.

Conservation Area

Part of the southern boundary of the allocation falls within the boundary of the Colchester Area 1 Conservation Area (High Street (East) and The Castle, East Hill and East Street). East Hill is a continuation of High Street towards the crossing of the River Colne. It developed in the medieval period as an extra-mural settlement, with buildings lining the main approach road to the walled town and saw further development with inns and lodging houses catering for travellers before entering the town, as well as breweries and other industrial premises in the 19th century (Mansell Jagger 2007:19).

The allocation is currently a car park and was historically the location of a complex of brewery buildings and factories set behind the street-fronting buildings along East Hill. The site once contained buildings associated with a brewery, which later became

a clothing factory. These buildings were demolished in the early 1970s and the allocation appears to have been in use as a car park since at least 1985.

The proposed allocation does not currently contain any upstanding heritage assets but is located within an area of historic and archaeological interest. The conservation area has been scoped into this assessment for further discussion, as the allocation could have both direct and indirect impacts upon this asset.

Non-designated heritage assets

No non-designated heritage assets have been identified within the site through the Historic Environment Record data. However, the car park is built on the site of the now demolished East Hill Brewery. The HER locates the brewery 51m northeast of the site (MCC5162) across Guildford Road, however historic mapping shows that the brewery was located within the site.

The East Hill Brewery was once probably the most extensive brewery in Essex and is shown on maps by 1875 as a complex of buildings arranged along four sides around a central yard area. Other brewery businesses, offices and public houses associated with the industry became established in the area over the course of the following century. Due to its historic interest and connection with an industry particular to East Hill and the development of Colchester, this asset has been scoped in for further assessment.

Heritage assets in the surrounding area

Scope

The assessment of heritage assets surrounding this allocation differs slightly from the approach taken in the other assessments because of the number of assets within the surrounding area. An initial 1km study area was used, consistent with the wider methodology, to identify heritage assets that could potentially be affected by new development within the site and to provide a broad understanding of the historic environment. This identified seven scheduled monuments, 274 listed buildings, one Registered Park and Garden (Colchester Castle Park) and multiple parts of the Colchester Conservation Area within the 1km study area. Similarly, there are over 3000 non-designated heritage assets within a 1km radius of the site, including Locally Listed assets (over 1000 points) and monument data recorded by the Historic Environment Record – approximately 2429 assets. The majority of these heritage assets are associated with the historic city and lie within the town walls and are therefore unlikely to be affected by the allocation.

Given the concentration of assets within the wider study area, a smaller 250m study area has been adopted to provide a more focused assessment, particularly in light of the site's position to the east of the historic core of Colchester. The extent of this area was defined through consideration of sight lines between the site and surrounding heritage assets, taking account of screening provided by existing development and the site's location outside the historic core, set back from the historic East Hill route.

Designated heritage assets

There are 48 designated heritage assets within the 250m area, including three scheduled monuments, 44 listed buildings and multiple parts of the Colchester Conservation Area. The Grade I listed Church of St James (NHLE 1307051) which lies approximately 251m to the west-southwest of the allocation, can be seen from the site and has thus also been scoped into the assessment.

Scheduled monuments

Within the 250m study area there are three scheduled monuments, all of which are associated with the walled Roman town and its later development. Located 250m west of the allocation, these include the SE corner of the Roman town in Easthill House Gardens (NHLE 1002153), the Roman town walls (NHLE 1003772) and the town ditch, which is also likely to have Roman origins (NHLE 1002178).

These scheduled monuments are separated from the site by topography and the existing development (both historic and modern) of Colchester. As such, they are unlikely to be affected by new development within the site and have been scoped out from further assessment.

Listed buildings

Within the 250m study area there are 44 listed buildings, all of which are situated within the Colchester Area 1 Conservation Area - High Street (East) and The Castle, East Hill and East Street. The majority of these are separated from the site by existing development, planting or topography. Development within the allocation is unlikely to substantively alter the current setting of these assets.

The listed buildings to the east of the allocation, including structures associated with the mill (NHLE 1350373, 1123629, 1168563) on the River Colne and domestic properties at the eastern end of, or set back from, East Hill (NHLE 1337711, 1123645, 1337712 and 1123646), and a telephone box (NHLE 1110910), have been scoped out from further assessment. Similarly, those to the west of the allocation and close to the city walls, which largely comprise 18th- to 19th-century domestic properties, such as 86-89 East Hill (NHLE 1337718, 1168448, 1123661), 82-83 East Hill (NHLE 1307016, 1123660) and the 19th-century Maydays house on Land Lane (NHLE 1168956), have been scoped out from further assessment.

Listed buildings close to the town walls, but on the south side of East Hill can also be scoped out from further assessment due to intervening development. These include the group of properties around the 18th century The Ship Public House (NHLE 1123648), 6-10 East Hill (NHLE 1123649, 1168372, 1123650) and on Priory Street (NHLE 1123546).

The southern side of East Hill has numerous listed buildings (buildings 15 to 42 East Hill) which are noted in the Conservation Area study as retaining more of the earlier character of the street (Mansell Jagger 2007). These comprise timber-framed and plastered houses and 17th or 18th century buildings (for example NHLE 1123656, 1168407, 1337714, 1123655, 1168386, 1337713, 1123654, 1307023, 1123653, 1168379, 1123652, 112365, 1168376) which are not meaningfully associated with the allocation. Generally, these buildings are compact and the development fronting the opposite (north) side of East Hill blocks any views into the site. Development within the site that is of a similar scale to the surrounding development would be unlikely to be visible from these assets. Accordingly, they have been scoped out from further assessment.

The following Grade II listed buildings share intervisibility and/or a historic connection with the allocation and have been scoped in for further assessment:

- 75 East Hill (NHLE 1337717), a brewery building, probably designed by H. Stopes in 1888.
- 74 East Hill (NHLE 1168438), a later infill building between two principal parts of the brewery; it is a two-storey red-brick building with stucco dressings, a hipped slate roof and sash windows.
- The Brewery (Messrs Ind Coope Limited) (NHLE 1123659) which has a main entrance block designed by H. Stopes in 1888 and incorporates dated fabric and inscriptions referring to 1828 and 1888.
- 73 East Hill (NHLE 1337716), which has an early 19th-century frontage to an earlier building.
- 71 and 72 East Hill (NHLE 1168422), which have an early- to mid-19th-century frontage to a 17th-century or earlier structure. Forms a group with the Goat and Boot Public House.
- The Goat and Boot Public House (NHLE 1123658), an 18th-century or earlier timber-framed building with a 19th-century rendered frontage and tiled roof. Forms a group with 71-72 East Hill.

Together, Nos 74 and 75 East Hill and the associated brewery entrance form a coherent group relating to the former Colchester Brewing Company. The group includes the street-fronting listed buildings, the arched entrance to the brewery yard and the former Brewery Tower (DCC25966, see Locally Listed buildings, below) to the rear. The 1888 entrance block is a particularly prominent element, with its round-arched ornamental treatment, carriage entrance, eagle niche, dated details and inscription.

The East Hill Brewery (which was located on the allocation, MCC5162) was originally a separate brewery business to the buildings above, but it was eventually taken over by the Colchester Brewing Company (which owned the adjacent Eagle Brewery) in the early 1920s until the 1950s. Therefore, although the brewery buildings on this part of the street do not directly connect with the site, they have a tangible, historic connection through shared business type, location, and eventually ownership.

The Grade I listed Church of St James (NHLE 1307051) – which lies approximately 251m to the west-southwest of the allocation, can be seen from the site. As such, this building has also been scoped into the assessment.

Non-designated heritage assets

Local List

Within the 250m study area, there are a total of 15 locally listed structures, the majority of which fall within the conservation area. These include non-designated but historic buildings along East Hill, and items of street furniture such as street signs.

Of the locally listed monuments identified within the study area, only one has been identified as potentially receiving setting effects from development. This is:

- Brewery Tower, East Hill (DCC25966). This is an important local industrial building; red brick with detail in yellow brick, rising to six stories in an interesting configuration. Former Eagle Brewery, owned by the Colchester Brewing Co. Ltd. Forms group with the Eagle Brewery (including Nos 74-75 East Hill, listed buildings see above).

The Brewery Tower is located around 55m west of the allocation, overlooking the site despite some intervening modern development. As such, it will be scoped into further assessment.

Historic Environment Record

Heritage assets

Around 142 heritage assets across the 250m study area have been recorded within the Historic Environment Record (HER). In this location, these largely relate to the development and growth of Colchester since the Romano-British period, primarily its post-medieval growth along the historic routeway of East Hill.

Evidence for prehistoric activity is present across Colchester, although activity of this date within the environs of the site is relatively sparse. Residual Mesolithic flints were found during a watching brief around 340m south (MCC2220), and blades and tools found 500m southwest of the allocation (MCC1933, MCC5678). A late Neolithic polished axe found on East Bay (MCC2287) and a potentially Iron Age bone spear on East Hill (MCC1891) were found 150m to the south-east. Across the river to the east, more polished axes (MCC1956, MCC8982) and worked flints (MCC1802) have been found. Evidence for extensive settlement dating to the Bronze Age, Iron Age and later has been located around 885m southwest of the site across the New Town area (MCC5466).

A Roman fortress 250m west 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. 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, up to 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 in which cultivated land replacing demolished buildings within the town walls, as well as improvements to the town defences. The town wall is located around 250m west of the allocation, meaning it lies outside the Romano-British historical core of the town.

In closer proximity to the site the evidence for Romano-British activity includes a Roman tessellated pavement discovered across Guildford Road (MCC1164) and well (MCC8498) located around 95m southeast of the allocation. This may suggest outlying Romano-British settlement in close proximity to the site. Evidence for the Roman road running into the town has also been located along East Hill, around 45m south of the allocation (MCC2354/MCC8497).

There is evidence for medieval and post-medieval activity and occupation along East Hill, with the 12th century St James' Church (NHLE 1307051) at the western end of East Hill around 250m west of the allocation and 14th century foundations found close to

the River Colne, around 330m east of site (MCC3034) and a watermill dated to 1311 (MCC2295). Numerous 15th and 16th century buildings are still present along this historic routeway (most of which are designated heritage assets), and a number are listed as now demolished on the HER (e.g. MCC299, MCC300).

History and development of the allocation

The landscape character of the area is that of the 'Colchester urban area', 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 located outside of and to the east of the historical town walls.

Historically, the site was undeveloped at the time of Chapman and Andre's 1777 Map of Essex, located behind the gardens and plots associated with properties running along and fronting East Hill. By 1875 there is a brewery on the site, with buildings arranged along four sides around a central yard area. Structures within the site include a boiler house, engine house and kiln. To the west of the brewery is open space (probably gardens), an aviary, and the buildings of the Eagle Brewery complex. Access to the brewery appears to be via a covered passageway on East Hill.

The form of the building complex does not change significantly throughout the rest of the 19th century, although an additional structure appears in the north-east corner of the yard on the 1897 OS 25-inch sheet. The site is labelled as 'Easthill Brewery' on the 1947 OS 6-inch sheet, and it is possible that some enlargement or alteration to the buildings has taken place, although the scale of the map makes this hard to ascertain. The site is described in the HER as 'probably the most extensive and complex brewery in Essex' (MCC5162), and notes that at its most extensive it consisted of a well, brewhouse, malthouses, fermenting rooms, tun room, offices, tap house, stables, cart sheds, cooperage, cask washing shed, bottle washing and chimneys all around the brewery yard.

By the 1950s the brewery had closed, having been sold to the Crowther Brothers for a clothing factory. It is marked as such on the 1951 OS map, although there appear to be no changes to the general layout of the site. Still in use as factory and warehouse space in the 1960s and early 1970s, much of the site was apparently demolished in 1971. The only parts of the wider brewery complex that remained were offices fronting East Hill and the Goat and Boot Public House.

The site was probably in use as a car park from at least the 1980s onwards and has remained in use as that until the present day.

Assessment of archaeological potential

The site has been subject to previous ground disturbance related to the construction of—and subsequent removal of—post-medieval buildings and the construction of the modern car park. Some of the structures shown on historic mapping, including a boiler house, engine house and kiln of the brewery complex (as well as wells and pumps) are likely to have significantly truncated archaeological deposits (if present). However, the brewery and later factory appear to have retained a central yard, with buildings concentrated along the four sides of the plot. Therefore, the central or less

developed parts of the site have a general potential to contain as yet unidentified archaeological remains.

Nearby archaeological intervention, including a watching brief undertaken at the adjacent brewery site found 'no noteworthy archaeological finds' (ECC1577), although a similarly unproductive watching brief at 78 East Hill around 110m west of site noted substantial clay deposits which might be significant in 'the search for the towns Roman bath house' (ECC1678) and other archaeological investigations along East Hill have found evidence for medieval and post-medieval occupation (ECC2561).

Although evidence of prehistoric activity in close proximity to the site is dominated by residual findspots, it also includes Bronze Age and Iron Age settlement and funerary activity to the southwest, as well as closer findspots. As such, the site is considered to have a moderate potential to contain prehistoric remains. Where these are encountered, they are likely to be isolated finds.

Romano-British evidence, while concentrated in the area of the walled town to the west, also includes evidence in the immediate vicinity of the site that relates to floors, wells and findspots. A Roman road may run just south of the site, meaning that activity associated with roadside activity of this date could also be present. As such, there is a moderate potential for Romano-British remains to be identified within the site.

Settlement related activity around the site continued through the medieval and post-medieval periods with domestic and commercial premises running along East Hill, a historic routeway. It does not appear that the site was developed until the 19th century, but its proximity to buildings and the historic expansion of the town does mean there is moderate potential for (probably) later medieval activity on site.

Evidence from 19th century and later mapping makes it clear that the site will contain evidence of post-medieval industrial (brewery and factory) related activity, this will comprise the remains of the East Hill Brewery (MCC5162). This activity will have affected the survival of buried, earlier archaeological remains across the site, but the site has a high potential to contain evidence for post-medieval activity, some of which will be of archaeological and historical significance for the later development of Colchester.

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 Colchester Area 1 Conservation Area
- The Grade I Listed Church of St James (NHLE 1307051)
- The group of Grade II listed buildings along the north side of East Hill which includes brewery-related assets at 75 East Hill (NHLE 1337717), 74 East Hill

(NHLE 1168438) and The Brewery (NHLE 1123659), together with 73 East Hill (NHLE 1337716), 71 and 72 East Hill (NHLE 1168422) and The Goat and Boot Public House (NHLE 1123658); these assets form a historic group with shared architectural, historic and former brewery associations.

- The locally listed Brewery Tower (DCC25966, considered with listed buildings above)
- The site of the East Hill Brewery (MCC5162) – now demolished, this will include archaeological remains of this brewery complex on the site.

Conservation Area (Colchester Area 1)

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. This part of the Conservation Area is of particular interest because it illustrates the historic eastern approach to Colchester, where East Hill continues the line of High Street from the former East Gate towards the crossing of the River Colne. Its special interest is derived from the survival of the medieval and post-medieval street pattern and historic street frontages, together with the varied domestic, commercial and industrial buildings that reflect the long development of this route as an extra-mural settlement. East Hill and (further east) East Street retain a distinctive character shaped by their relationship with the walled town, the river crossing, former mills, inns, shops, houses and 19th-century brewery complexes, including surviving brewery-related buildings. This combination of historic routeway, surviving built fabric, industrial associations and street frontage give this part of the Conservation Area a strong sense of place and helps explain the expansion of Colchester beyond the Roman and medieval town walls (Mansell Jagger 2007).

A small part of the southern boundary of the allocation lies within the Conservation Area. As a car park that sits behind the East Hill frontage this area does not contribute to the special architectural or historic interests of the conservation area in this part of Colchester. The adjacent parts of the site which fall outside of the study area comprise a car park, hardstanding, fencelines and patches of scrub, and is hidden behind the existing street frontage and associated gardens and parking. As such, this proposed allocation does not contribute to the special interests of the conservation area or to the ability to appreciate it. It currently does not contribute to the architectural or historical interest of the conservation area and makes a **neutral contribution** to its setting.

The Grade I Listed Church of St James and St Paul (NHLE 1307051)

Just inside the east gate of the city is the Church of St James and St Paul (formerly the East Hill Church of St James), 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 church is 12th century or earlier in origin, although much of the present church dates mainly to between the 13th and 15th centuries. As a multi phased medieval church the listed building derives architectural

interest arises from its significant surviving 13th to 16th century fabric including nave arcades, 15th century tower, and early 16th century chancel, chapel and vestry, with high quality flint flushwork, and surviving medieval interior features. The reuse of Roman brick within the 15th century tower adds to this interest.

The historic interest of the church arises from its early date and the evidence it provides for the development of the parish church over several centuries, as well as its associations with medieval guilds, patrons and the well-known Victorian architect Samuel Sanders Teulon, who managed its 19th century restoration. The location of the church on a prominent hilltop position, makes it a distinctive feature in Colchester and is a key focal point in views from the south (Mansell Jagger 2007:19) although it can be seen from points to the east also.

The site is located around 255m east of the church and is a car park that overlies the remains of post-medieval brewery and later activity. The 19th century spire of St James is visible from parts of the site, although the Brewery Tower and other intervening development means this intervisibility is not always clear. This is not a key view, as the view may be from points on East Hill itself. Overall, the site makes a **neutral contribution** to the setting of the church.

Grade II Listed buildings and Brewery Tower (group)

The group of Grade II listed buildings (including NHLE 1337717, 1168438, 1123659, 1337716, 1168422 and 1123658) on the north side of East Hill form a historic group with shared architectural, historic and former brewery associations in close proximity to the allocation, These can also be grouped with the Locally Listed Brewery Tower (DCC25966) located just to the north of East Hill, as part of a wider brewery complex. These are considered to be of **High** significance as a result of the historic and architectural interest inherent in their proximity to each other, built form and surviving historic fabric.

Architecturally, the group illustrates the layered development of the north side of East Hill, combining earlier timber-framed buildings with later 19th-century brewery-related structures. Nos 71 and 72 East Hill retain an early- to mid-19th-century frontage to a 17th-century or earlier building and form a group with the Goat and Boot Public House, itself an 18th-century or earlier timber-framed building with a 19th-century rendered frontage. Nos 73 and 74 East Hill further demonstrate the evolution of the street frontage, with 73 East Hill having an early 19th-century frontage to an earlier building and 74 East Hill representing later infill between principal brewery buildings. The brewery-related elements, including 75 East Hill and The Brewery entrance block, are of particular architectural and historic interest for their robust red-brick construction, stucco and decorative detailing, sash windows, carriage entrance, dated inscriptions and ornamental round-arched treatment. Together with the locally listed Brewery Tower to the rear, these buildings retain legible elements of the former brewery complex and make an important contribution to the industrial character and historic interest of East Hill.

The historic interest of these assets is tied to their association with the development of the brewing industry along East Hill which includes a public house. Some of the buildings (e.g. 75 East Hill and the Brewery entrance block) were associated with the

Colchester Brewery Company, and these buildings were in proximity to the initially separate but adjacent East Hill Brewery. The proposed allocation occupies land associated with the East Hill Brewery and once contained a large complex of brewery associated buildings. East Hill Brewery was eventually bought by the Colchester Brewery Company, meaning that there are tangible historic links between the former brewery buildings and the site. The brewery was converted to a clothing factory in the 1970s and then demolished with the site subsequently being converted to a car park.

While the listed buildings along this stretch of East Hill do share some visibility with the site, with their rear windows facing the site, the current composition of the site as a car park, the allocation makes a **low negative** or at best **neutral contribution** to their setting as historic buildings.

The Brewery Tower is an imposing monument that is very prominent from the allocation, located around 65m west of it. This tower, present on 1888 plans, presumably overlooked the East Hill brewery and was visible from the buildings and yard of the brewery. Similarly to the listed buildings above, as a car park, the allocation makes a **low negative** or at best **neutral contribution** to its setting. Sympathetic development, which could reintroduce aspects of historic buildings previously on the site, might restore historic connections between the buildings of the brewery complex.

Non-designated heritage asset East Hill Brewery (MCC5162)

The proposed allocation is currently a car park covering the footprint of the former East Hill Brewery complex, which occupied the site from around 1875 until the 1970s. The site has the potential to retain below-ground remains associated with the brewery's layout, structures and industrial use.

In its current form, the car park makes a **low negative** contribution to the setting and appreciation of this asset, as it provides little indication of the site's former use or historic interest.

Impact assessment

The Car Park, Guildford Road, BT Repeater Station allocation would include up to 25 dwellings. The construction of these units could result in direct effects upon any previously unidentified archaeological remains within the site and indirect effects upon surrounding heritage assets. Indirect effects could also arise from the development itself and/or increased construction noise and traffic associated with the development.

Conservation Area (Colchester Area 1)

The site sits partially within and adjacent to the Colchester Area 1 Conservation Area. Development of the site would introduce new housing into the conservation area and its immediate setting. The current composition of the site as a car park set behind the historic street frontage along East Hill, makes a neutral contribution to the significance and setting of the conservation area.

The site is surrounded by existing residential and commercial development and was formerly occupied by a brewery and later clothing factory. The introduction of residential development into this area, so long as it is of an appropriate scale and design, would therefore not significantly alter the character of this part of the conservation area or its setting. Additionally, there is potential for a well-designed scheme to enhance the character and appearance of this part of the conservation area through high-quality design that responds to the historic character of the area. In particular, development could draw upon the sites historic associations with the breweries that developed in this part of Colchester during the 19th century, reinforcing the historic character of this area.

The Grade I Listed Church of St James and St Paul (NHLE 1307051)

The Church of St James and St Paul is a significant Grade I listed building, whose setting is principally experienced through its hilltop position and prominence in views to the south, although it also visible in some views from the east as well. Although the allocation is within the wider setting of the church, and development within the allocation has the potential to be seen from the east end of the church, suitably designed development is likely to blend with the existing built form behind East Hill, including modern residential developments and is unlikely to have an impact upon the setting of the church.

Grade II Listed buildings and Brewery Tower (group)

The Grade II listed group of buildings along East Hill (including NHLE 1337717, 1168438, 1123659, 1337716, 1168422 and 1123658) sit adjacent to the site with clear views across it and development anywhere within the site would be likely be visible from the rear facing parts of these buildings. The Brewery Tower (DCC25966) is a substantial building that overlooks the site. The interest of this group of historic buildings largely relates to their proximity and association with the development of the brewery industry along East Hill.

As a car park, the site currently makes a low negative or at best neutral contribution to the settings of these buildings. Development within the site is unlikely to adversely affect the buildings, although consideration should be given to building height to make sure that any new development does not overshadow the historic street frontage on East Hill, or detract from the prominence of the Brewery Tower.

Given the historic connection between the allocation as the site of the former East Hill Brewery, there is an opportunity for the site's former layout, built form and yard arrangement to inform the design of new development. A sympathetic scheme could enhance the setting of the Grade II listed brewery-related buildings and the Brewery Tower by making the site's former industrial use more legible, reinforcing the visual and historic links between these assets and the allocation, and restoring an element of historic character that has been diminished by the present car park use.

Previously Unidentified Archaeological Remains

The site has been subject to previous development and clearance activities which would have truncated or disturbed any earlier archaeological remains within the site. It is unclear to the extent of which below ground archaeological remains associated with the 19th century brewery or earlier usage of the site survive beneath the current

car park and there is some potential for pockets of archaeological remains to survive in less disturbed areas.

Development on the site would require intrusive groundworks associated with the excavation of building foundations, service utilities, infrastructure, roads and landscaping. If archaeological remains do survive within the site they would be adversely affected by these activities. Further archaeological investigation is likely to be required as part of the planning process, to identify and record any archaeological remains that would be affected by the scheme.

Cumulative impacts

Although multiple sites have been proposed for allocation within Colchester, the urban and developed nature of the town, as well as the topography of the area, means that there is separation between this site and other potential allocations. This includes where other potential allocations are also within (PP3) or close to (PP54) the Colchester Area 1 Conservation Area. The developed nature of the immediate environs of each potential allocation means that only localised areas of the conservation area would be affected, and each lies within different distinct areas of the conservation area.

Recommendations

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

Design recommendations

- The layout and design of the development should respond positively to the sites historic association with the former East Hill Brewery, contributing to the character and appearance of the conservation area and its setting. Opportunities may include retaining the historic nineteenth-century central yard as an area of open space, preserving views of the Brewery Tower to the west, and incorporating references to the sites brewing heritage through materials, public realm design, interpretation, and the naming of streets, buildings and public spaces.

- The scale, massing and height of development should reflect the established urban character of the area and respect the significance of nearby heritage assets. Development should not intrude on long range views of the Church or overshadow historic buildings along East Hill or appear unduly prominent in views from the street.

- The design approach should draw upon locally distinctive building forms, materials and townscape patterns to ensure that the development integrates successfully with its surroundings and preserves the character and appearance of the conservation area.

Further work

- *Conduct further archaeological Investigation:*

Further archaeological investigation may be required as part of the planning process to determine the presence, extent and significance of any archaeological deposits and to ensure that any remains affected by development are appropriately recorded.

- 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 Guildford Road, north of East Hill and to the east of Colchester's historic core. It lies outside the Roman and medieval town walls, although part of its southern boundary falls within the Colchester Area 1 Conservation Area. The site is currently in use as a car park but historically formed part of rear plots behind the East Hill frontage before being developed as the East Hill Brewery complex in the later 19th century.

The surrounding area contains a high concentration of designated and non-designated heritage assets. Most scheduled monuments and listed buildings within the wider study area are screened from the site by existing development, planting or topography and are unlikely to be affected by appropriately scaled development. The assets most relevant to the allocation are the Colchester Area 1 Conservation Area, the Grade I listed Church of St James, the group of Grade II listed buildings on the north side of East Hill associated with the former brewery streetscape, and the locally listed Brewery Tower.

The existing car park makes a neutral contribution to the character and appearance of the conservation area and makes a low negative to neutral contribution to the setting of the adjacent listed building along East Hill and the locally listed Brewery Tower to the west. The allocation will introduce new residential development into the conservation area and the setting of nearby heritage assets, but with appropriate design controls this is unlikely to adversely affect the setting of these buildings. The historic use of the site as a former brewery complex could inform the design of the development enabling it to potentially enhance the setting of the nearby assets by responding to the historic plot and brewery layout and preserving or enhancing views towards the Brewery Tower.

The site has limited potential to contain archaeological remains associated with the nineteenth-century brewery and earlier phases of land use. Given the extent of previous development across the site, any surviving archaeological deposits may have been disturbed or truncated. However, there remains the potential for archaeological remains to survive in less affected areas. Further archaeological investigation may therefore be required as part of the planning process to determine the presence, extent and significance of any archaeological deposits and to ensure that any remains affected by development are appropriately recorded.

Suitability for Allocation

Suitable with mitigation

Without suitable design mitigation, development within the allocation could result in **harm** to the setting and significance of the Colchester Area 1 Conservation Area. With appropriate design mitigation, harm could be reduced and there are opportunities for enhancement of the setting of this part of the conservation area by using the historic layout of the site to inform design proposals.

Development could also result in **harm** to the setting of the nearby Grade II listed East Hill buildings discussed above, and the locally listed Brewery Tower. These have a historic relationship with the proposed allocation as a former brewery complex. As above, with appropriate design mitigation, harm could be reduced and there are opportunities for the enhancement of the setting of these buildings by using the historic layout of the site to sensitively inform design proposals.

Any appropriately scaled development is likely to result in **no harm** to the Grade I listed Church of St Paul, due to its location and limited intervisibility. Due to distance, intervening development and limited intervisibility, development is likely to result in **no harm** to the setting of the scheduled monuments and other listed buildings identified within the wider study area.

In addition, development within the site has the potential to result in **substantial harm** to any surviving archaeological remains within the site, including Prehistoric, Romano-British, medieval and post-medieval and brewery-related deposits. Previous brewery, factory, demolition and car-park activity is likely to have disturbed or wholly truncated parts of the site, but less disturbed areas may still retain buried remains and earlier archaeology. This could be addressed through an appropriate programme of archaeological recording, which could include a watching brief or evaluation, as approved and secured through the planning process.

Subject to the incorporation of the design recommendations, including a layout that responds to the historic brewery yard, retention or enhancement of views towards the Brewery Tower, restriction of building height and density, use of locally appropriate building forms and materials, the heritage effects of the allocation could be reduced. On this basis, the site is considered potentially suitable for allocation from a heritage perspective, provided that any future scheme is carefully designed to respond to the conservation area, the setting of nearby heritage assets and the archaeological and historical sensitivity of the site.

Table PP52.1: Gazetteer of heritage assets within 250m of site allocation PP52

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
-	-	Colchester (Area 1)	CA	-	599820	225229
-	1002178	Town ditch	SM	Romano-British, Medieval	600048	225604
-	1002153	SE corner of Roman town in Easthill House Gardens	SM	Romano-British	600117	225161
-	1003772	Town Wall	SM	Romano-British, Medieval	600046	225574
-	1123657	52, East Hill	II	Post-medieval	600516	225259
-	1110910	K6 Telephone Kiosk	II	Post-medieval	600587	225267
-	1337715	48-51, East Hill	II	Later medieval	600501	225261
-	1123649	6 And 7, East Hill	II	Post-medieval	600244	225253
-	1350373	The Old Mill	II	Post-medieval	600690	225242
-	1169372	Wall To Grey Friars	II	Post-medieval	600147	225341
-	1337712	Bay Cottage	II	Post-medieval	600640	225234
-	1307001	56-58, East Hill	II	Post-medieval	600524	225288
-	1123646	East Bay House	II	Post-medieval	600661	225231
-	1168386	34, East Hill	II	Post-medieval	600440	225252
-	1123660	82, 82a And 82c, East Hill	II	Post-medieval	600261	225285
-	1123655	35, East Hill	II	Post-medieval	600450	225248
-	1168438	74, East Hill	II	Post-medieval	600364	225288
-	1123661	86, East Hill	II	Post-medieval	600209	225280
-	1123658	The Goat And Boot Public House	II	Post-medieval	600430	225289
-	1307016	83, East Hill	II	Post-medieval	600252	225273
-	1123652	18 And 19, East Hill	II	Post-medieval	600342	225246
-	1123629	The Mill House At East Mills	II	Post-medieval	600712	225327
-	1337718	89, East Hill	II	Post-medieval	600190	225280
-	1168407	38 And 39, East Hill	II	Later medieval	600462	225256
-	1123659	Brewery (Messrs Ind Coope Limited)	II	Post-medieval	600363	225278
-	1123653	22, East Hill	II	Post-medieval	600368	225249
-	1337713	29-33, East Hill	II	Later medieval	600429	225247
-	1168956	Maydays	II	Post-medieval	600256	225342
-	1168379	20 And 21, East Hill	II	Post-medieval	600359	225248
-	1168366	3, East Hill	II	Post-medieval	600207	225246
-	1168422	71 And 72, East Hill	II	Post-medieval	600420	225278
-	1168372	8, East Hill	II	Post-medieval	600253	225242
-	1123656	40-42, East Hill	II	Post-medieval	600469	225251
-	1168376	15, East Hill	II	Post-medieval	600325	225244

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
-	1168563	East Mills (E Marriage And Sons Limited)	II	Post-medieval	600684	225331
-	1123650	9 And 10, East Hill	II*	Post-medieval	600273	225224
-	1337716	73, East Hill	II	Post-medieval	600397	225284
-	1168413	47, East Hill	II	Post-medieval	600490	225259
-	1337711	1 And 2, East Bay	II	Later medieval	600554	225250
-	1123651	16, 17 And 17a, East Hill	II	Later medieval	600332	225244
-	1168448	87 And 88, East Hill	II	Post-medieval	600197	225276
-	1337717	75, East Hill	II	Post-medieval	600341	225279
-	1123645	3-13, East Bay	II	Post-medieval	600570	225246
-	1307023	25-27, East Hill	II	Post-medieval	600397	225251
-	1123654	28, East Hill	II	Post-medieval	600408	225254
-	1337714	36 And 37, East Hill	II	Post-medieval	600458	225255
-	1123546	53 And 54, Priory Street	II	Post-medieval	600241	225241
-	1123648	The Ship Public House	II	Post-medieval	600232	225252
MCC285	-	55-57 Priory Street, Colchester	BLD	Post-medieval	600226	225220
MCC347	-	5 East Hill, Colchester	BLD	Post-medieval	600228	225251
MCC345	-	54 Priory Street, Colchester	BLD	Post-medieval	600240	225241
MCC399	-	8 East Hill, Colchester	BLD	Post-medieval	600253	225253
MCC304	-	79-81 East Hill, Colchester (site of)	MON	Post-medieval	600294	225274
MCC288	-	16 & 17 East Hill, Colchester	BLD	Later medieval	600331	225242
MCC289	-	22 East Hill, Colchester	BLD	Post-medieval	600368	225254
MCC290	-	23-24 East Hill, Colchester (site of)	MON	Post-medieval	600378	225255
MCC291	-	25-27 East Hill, Colchester	BLD	Post-medieval	600397	225256
MCC336	-	73 East Hill, Colchester	BLD	Post-medieval	600398	225277
MCC334	-	71 & 72 East Hill, Colchester	BLD	Post-medieval	600417	225278
MCC292	-	29 & 32 East Hill, Colchester	BLD	Later medieval	600419	225257
MCC303	-	The Goat and Boot Public House, East Hill, Colchester	BLD	Post-medieval	600434	225278
MCC302	-	68-69 East Hill, Colchester (site of)	MON	Post-medieval	600446	225279
MCC301	-	67 East Hill, Colchester (site of)	MON	Post-medieval	600464	225280
MCC295	-	38-39 East Hill, Colchester	BLD	Later medieval	600466	225261
MCC294	-	36-37 East Hill, Colchester	BLD	Post-medieval	600455	225260
MCC293	-	35 East Hill, Colchester	BLD	Post-medieval	600447	225259
MCC300	-	63-64 East Hill, Colchester (site of)	MON	Later medieval	600487	225283
MCC299	-	60 & 61 East Hill, Colchester (site of)	MON	Later medieval	600502	225281
MCC333	-	56-58 East Hill, Colchester	BLD	Post-medieval	600519	225286

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC296	-	47 East Hill, Colchester	BLD	Post-medieval	600489	225262
MCC297	-	48-51 East Hill, Colchester	BLD	Later medieval	600508	225261
MCC331	-	52 East Hill, Colchester	BLD	Post-medieval	600516	225260
MCC298	-	Portreeve's House, 1 & 2 East Bay, Colchester	BLD	Later medieval	600557	225246
MCC287	-	1-5 Childwell Alley, Colchester (site of)	MON	Post-medieval	600280	225108
MCC305	-	House on Land Lane, Colchester (site of)	MON	Post-medieval	600254	225307
MCC1164	-	Roman tessellated pavement, bottom of East Hill, Colchester	ELM	Romano-British	600561	225309
MCC1186	-	Coin, 14 Durham Square	FND	Romano-British	600312	225430
MCC1231	-	Roman coin of Nero, 11 Lincoln Way, Colchester	FND	Romano-British	600231	225485
MCC1238	-	3rd century Roman coin, 69 Brook Street, Colchester	FND	Romano-British	600556	225112
MCC1481	-	Roman cremation burial, St Botolph's Vicarage, Colchester	ELM	Romano-British	600246	225121
MCC1483	-	Roman cremation burial, St Botolph's Vicarage, Colchester	ELM	Romano-British	600247	225120
MCC1484	-	Roman cremation burial, St Botolph's Vicarage, Colchester	ELM	Romano-British	600249	225120
MCC1485	-	Roman cremation burial, St Botolph's Vicarage, Colchester	ELM	Romano-British	600249	225121
MCC1800	-	Undated bone lance head, East Hill, Colchester	FND	Undated	600661	225301
MCC1862	-	Roman foundations, East Hill, Colchester	ELM	Romano-British	600214	225249
MCC1890	-	Roman well?, East Hill, Colchester	ELM	Romano-British	600577	225278
MCC1891	-	Iron Age? bone spear, East Hill, Colchester	FND	Prehistoric	600579	225279
MCC1958	-	Roman pottery, Roseberry Avenue, Colchester	FND	Romano-British	600492	225213
MCC2113	-	East Gate, East Hill, Colchester	MON	Romano-British	600185	225259
MCC2224	-	16th -18th century wall footing, west of 3 East Hill, Colchester	ELM	Later medieval	600222	225232
MCC1480	-	Roman cremation burial, Borough Engineer's East Bay dump, Colchester	ELM	Romano-British	600624	225240
MCC2287	-	Late Neolithic - Early Bronze Age axe, East Bay, Colchester	FND	Prehistoric	600595	225242
MCC2295	-	East Mill, River Colne, Colchester	MON	Later medieval	600679	225347
MCC2331	-	East Bridge, Colchester	MON	Later medieval	600683	225289
MCC2354	-	Roman Road from East Hill to Colne	MON	Romano-British	600254	225457
MCC2370	-	Roman drain through Town Wall, St James' Church, Colchester	ELM	Romano-British	600189	225248
MCC2405	-	Medieval East Hill, East Street, Colchester	MON	Early medieval	600306	225263
MCC2421	-	Medieval Land Lane, Colchester	MON	Later medieval	600238	225331
MCC2705	-	Bastion 1, Town Wall, Colchester	MON	Later medieval	600196	225182
MCC1209	-	Roman coin, 2 Hereford Road, Colchester	FND	Romano-British	600415	225550
MCC5676	-	Colchester Eastern Town Walls	MON	Undated	600176	225395
MCC3254	-	1 and 2 East Bay, Colchester	BLD	Later medieval	600555	225250

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC3255	-	3 to 13 East Bay, Colchester	BLD	Post-medieval	600591	225244
MCC3256	-	Bay Cottage, 16 East Bay, Colchester	BLD	Post-medieval	600639	225231
MCC3257	-	East Bay House, 17-18 East Bay, Colchester	BLD	Post-medieval	600657	225234
MCC3259	-	Churchyard wall of St James, East Hill, Colchester	MON	Post-medieval	600162	225253
MCC3260	-	3 East Hill, Colchester	BLD	Post-medieval	600207	225251
MCC3261	-	The Ship Public House, East Hill, Colchester	BLD	Post-medieval	600229	225250
MCC3262	-	6 and 7 East Hill, Colchester	BLD	Post-medieval	600243	225249
MCC3263	-	8 East Hill, Colchester	BLD	Post-medieval	600253	225250
MCC3264	-	9 and 10 East Hill, Colchester	BLD	Post-medieval	600266	225250
MCC3265	-	15 East Hill, Colchester	BLD	Post-medieval	600326	225248
MCC3266	-	16, 17 and 17A East Hill, Colchester	BLD	Later medieval	600334	225251
MCC3267	-	18 and 19 East Hill, Colchester	BLD	Post-medieval	600344	225252
MCC3268	-	20 and 21 East Hill, Colchester	BLD	Post-medieval	600361	225254
MCC3269	-	22 East Hill, Colchester	BLD	Post-medieval	600368	225252
MCC3270	-	25 to 27 East Hill, Colchester	BLD	Post-medieval	600394	225255
MCC3271	-	28 East Hill, Colchester	BLD	Post-medieval	600411	225257
MCC3272	-	29 to 33 East Hill, Colchester	BLD	Later medieval	600426	225257
MCC3273	-	34 East Hill, Colchester	BLD	Post-medieval	600439	225256
MCC3274	-	35 East Hill, Colchester	BLD	Post-medieval	600446	225257
MCC3275	-	36 and 37 East Hill, Colchester	BLD	Later medieval	600456	225258
MCC3276	-	38 and 39 East Hill, Colchester	BLD	Later medieval	600464	225259
MCC3277	-	40 to 42 East Hill, Colchester	BLD	Post-medieval	600467	225254
MCC3278	-	47 East Hill, Colchester	BLD	Post-medieval	600489	225260
MCC3279	-	48 to 51 East Hill, Colchester	BLD	Later medieval	600503	225261
MCC3280	-	52 East Hill, Colchester	BLD	Post-medieval	600516	225258
MCC3281	-	56 to 58 East Hill, Colchester	BLD	Post-medieval	600526	225284
MCC3282	-	The Goat and Boot Public House, East Hill, Colchester	BLD	Post-medieval	600432	225281
MCC3283	-	71 and 72 East Hill, Colchester	BLD	Post-medieval	600419	225279
MCC3284	-	73 East Hill, Colchester	BLD	Later medieval	600401	225277
MCC3285	-	Eagle Brewery, East Hill, Colchester	BLD	Post-medieval	600366	225277
MCC3286	-	74 East Hill, Colchester	BLD	Post-medieval	600352	225276
MCC3287	-	75 East Hill, Colchester	BLD	Post-medieval	600341	225276
MCC3288	-	82, 82A and 82C East Hill, Colchester	BLD	Post-medieval	600267	225277
MCC3289	-	83 East Hill, Colchester	BLD	Post-medieval	600249	225276
MCC3290	-	86 East Hill, Colchester	BLD	Post-medieval	600215	225280

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC3291	-	87 and 88 East Hill, Colchester	BLD	Post-medieval	600197	225278
MCC3292	-	89 East Hill, Colchester	BLD	Post-medieval	600189	225276
MCC3315	-	The Mill House at East Mills, East Street, Colchester	BLD	Post-medieval	600711	225327
MCC3528	-	53 and 54 Priory Street, Colchester	BLD	Post-medieval	600240	225240
MCC3537	-	Wall to Grey Friars, High Street, Colchester	MON	Post-medieval	600148	225337
MCC3416	-	Maydays, Land Lane, Colchester	BLD	Post-medieval	600256	225341
MCC5162	-	East Hill Brewery, Colchester	IND	Post-medieval	600499	225399
MCC5193	-	The Old Mill, East Bay, Colchester	BLD	Post-medieval	600685	225241
MCC5038	-	East Bridge	MON	Post-medieval	600699	225292
MCC5059	-	WWII Pillbox (destroyed), East Bay Mill, East Street, Colchester	MON	Modern	600689	225259
MCC5060	-	WWII Pillbox (destroyed), Eastbay House, East Bridge, Colchester	MON	Modern	600670	225259
MCC5061	-	WWII Concrete Firing Post, East Bay House, East Bridge, Colchester	MON	Modern	600670	225259
MCC5063	-	WWII Spigot Mortar Emplacement (destroyed), behind garage, East Hill, Colchester	MON	Modern	600559	225320
MCC5064	-	WWII Pillbox (destroyed), NE of recreation ground, East Street, Colchester	MON	Modern	600629	225409
MCC5376	-	WWII Air Raid Shelter, 27 Roman Road, Colchester	MON	Modern	600159	225430
MCC5399	-	5, Roman Road, Colchester	NFF	Undated	600179	225310
MCC8329	-	Colchester - East Hill	MON	Romano-British	600179	225259
MCC8388	-	Colchester	MON	Romano-British	599715	225425
MCC8389	-	Colchester	MON	Romano-British	599719	225334
MCC8390	-	Colchester - High Street	MON	Romano-British	599705	225255
MCC8402	-	Colchester - Town walls	MON	Post-medieval	600226	225220
MCC8498	-	Colchester - East Hill	MON	Romano-British	600558	225300
MCC5392	-	83-88 East Hill (Belgrave Place), Colchester	MON	Later medieval	600235	225305
MCC5388	-	East Mill, East Street, Colchester	MON	Modern	600722	225392
MCC5038	-	East Bridge	MON	Modern	600699	225292
MCC9005	-	Near East Bridge	MON	Undated	600695	225275
MCC5404	-	60 East Hill, Colchester (Formerly Jet petrol filling station)	NFF	Undated	600496	225298
MCC5656	-	9 East Hill, Colchester, Essex	MON	Later medieval	600252	225223
MCC3314	-	East Mills, East Street, Colchester	BLD	Modern	600688	225364
MCC5398	-	Rear of 10 East Hill, Colchester	NFF	Undated	600280	225213
MCC9163	-	Medieval remains at Grey Friars, High Street, Colchester	GRP	Romano-British	600119	225322
MCC402	-	St James's Church, High Street, Colchester	MON	Later medieval	600159	225233
MCC403	-	St James's Churchyard, High Street, Colchester	MON	Later medieval	600162	225228

EHER ref.	NHLE ref.	Name	Grade/ type	Period	Easting	Northing
MCC9314	-	Colchester walled town	MON	Romano-British	599717	225287
MCC859	-	Town Wall, Colchester	MON	Romano-British	599717	225287

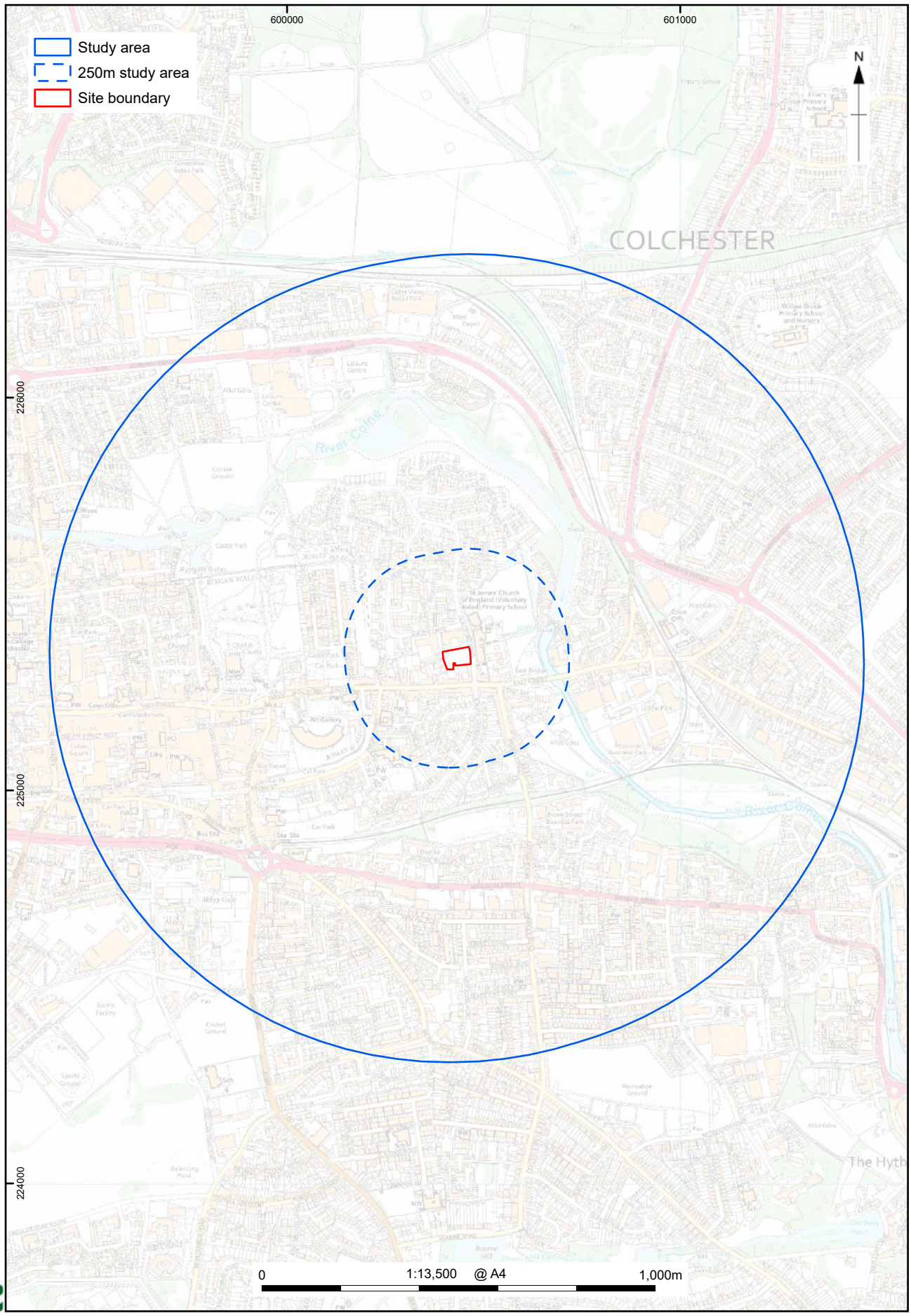
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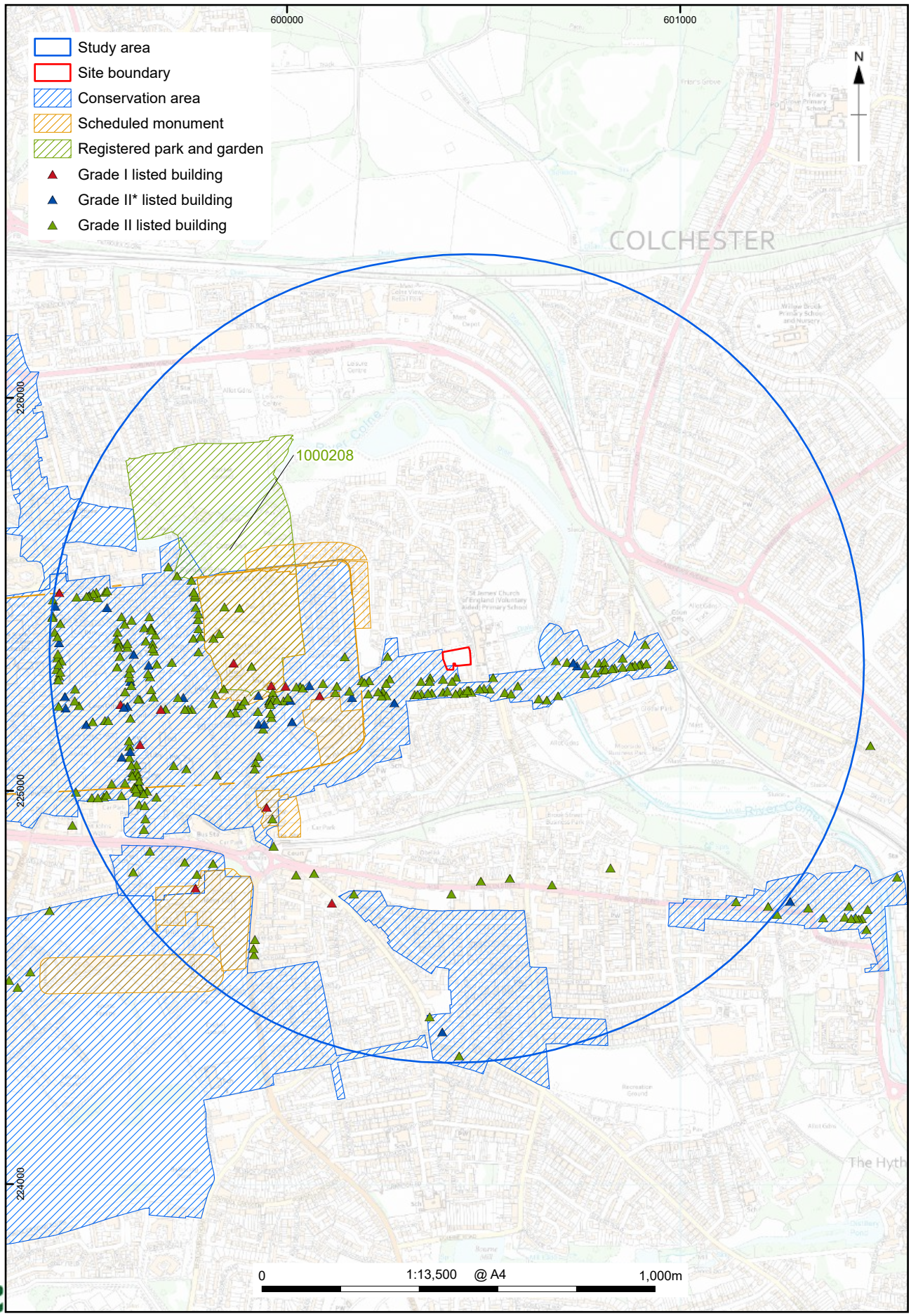
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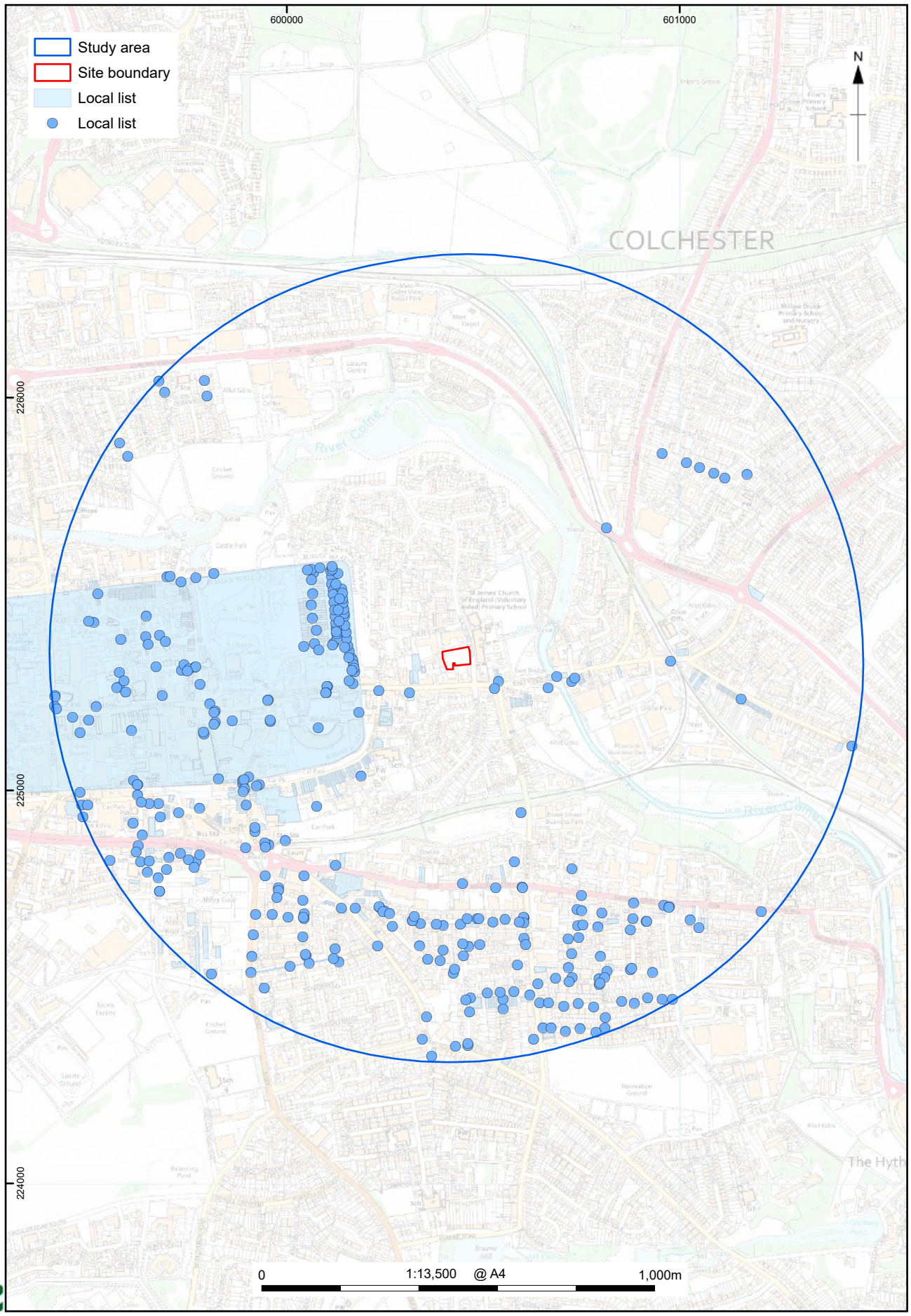
Figure PP52.1: Site location



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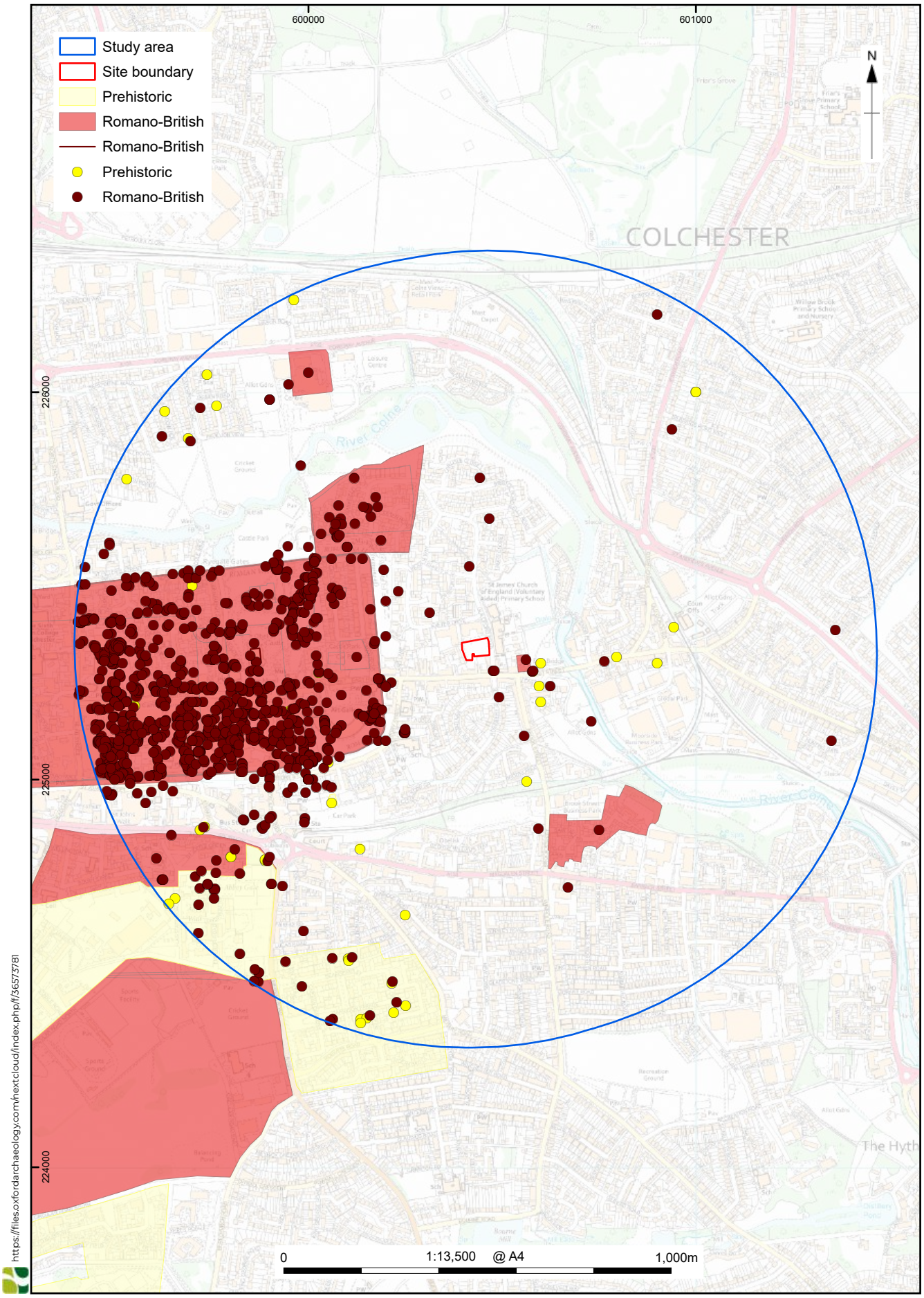
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Figure PP52.2: Designated heritage assets within the study area



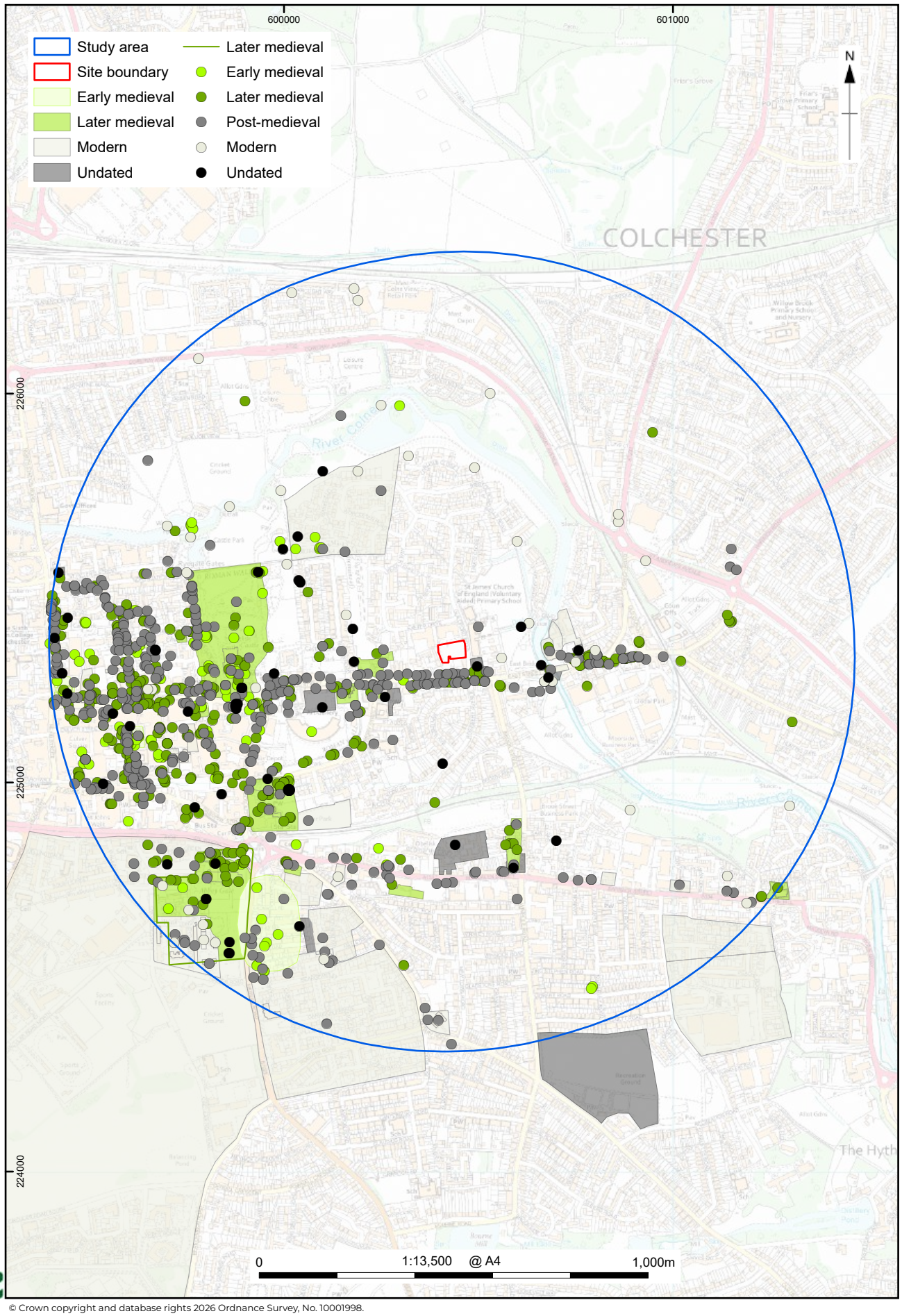
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Figure PP52.3: Locally listed monuments within the study area



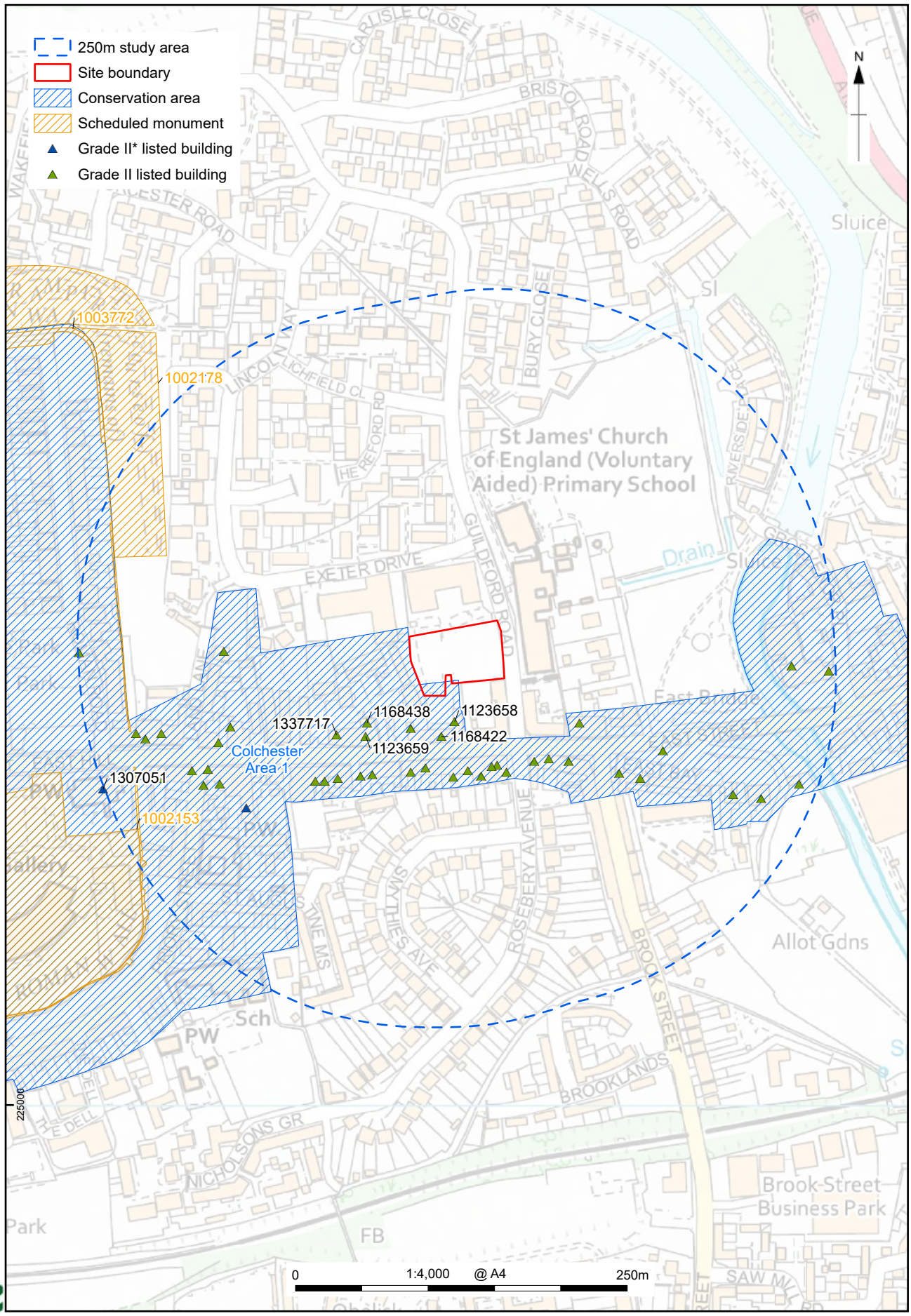
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Figure PP52.4: Prehistoric and Romano-British non-designated heritage assets within the study area



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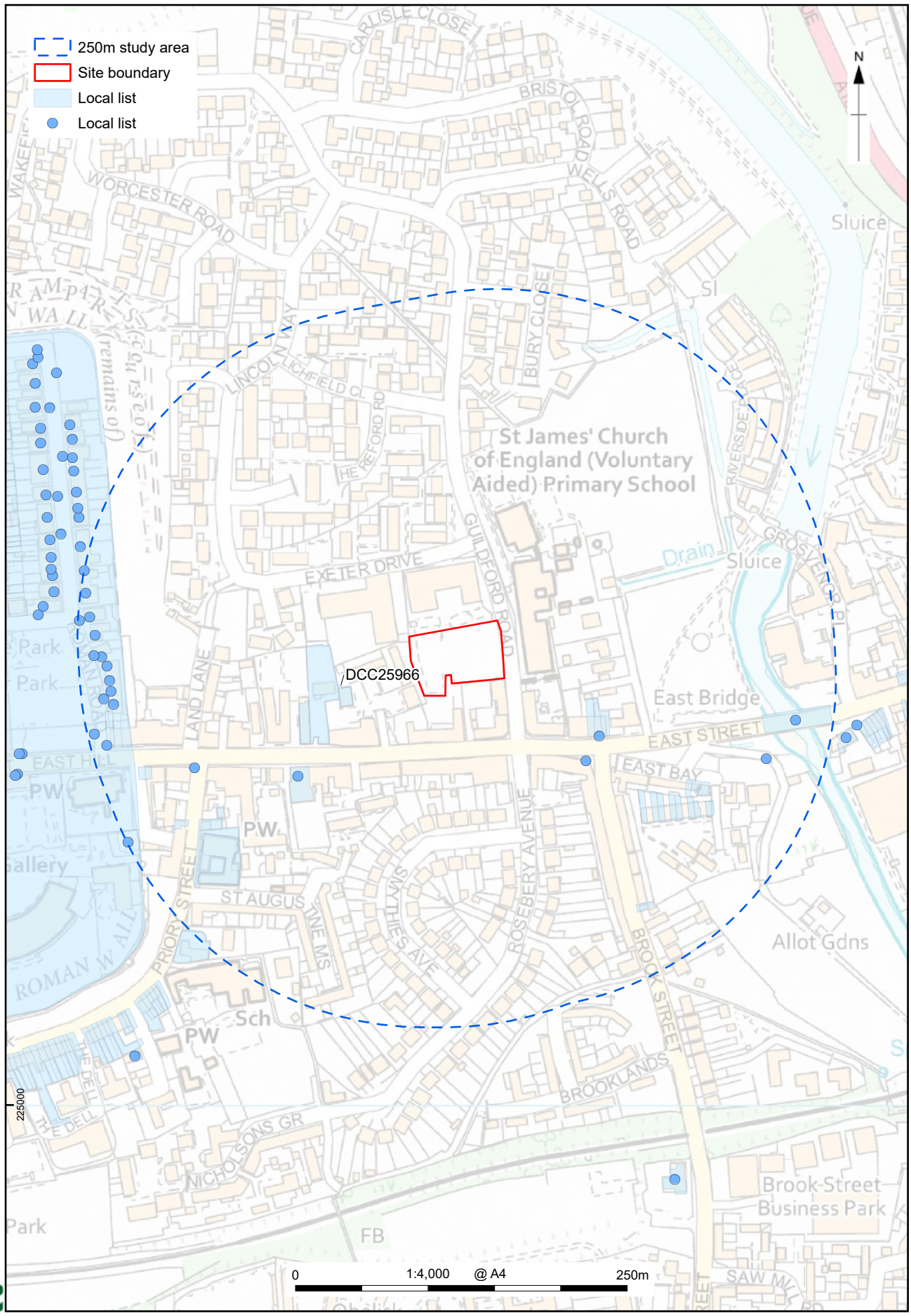
Figure PP52.5: Medieval, post-medieval, modern and undated non-designated heritage assets within the study area



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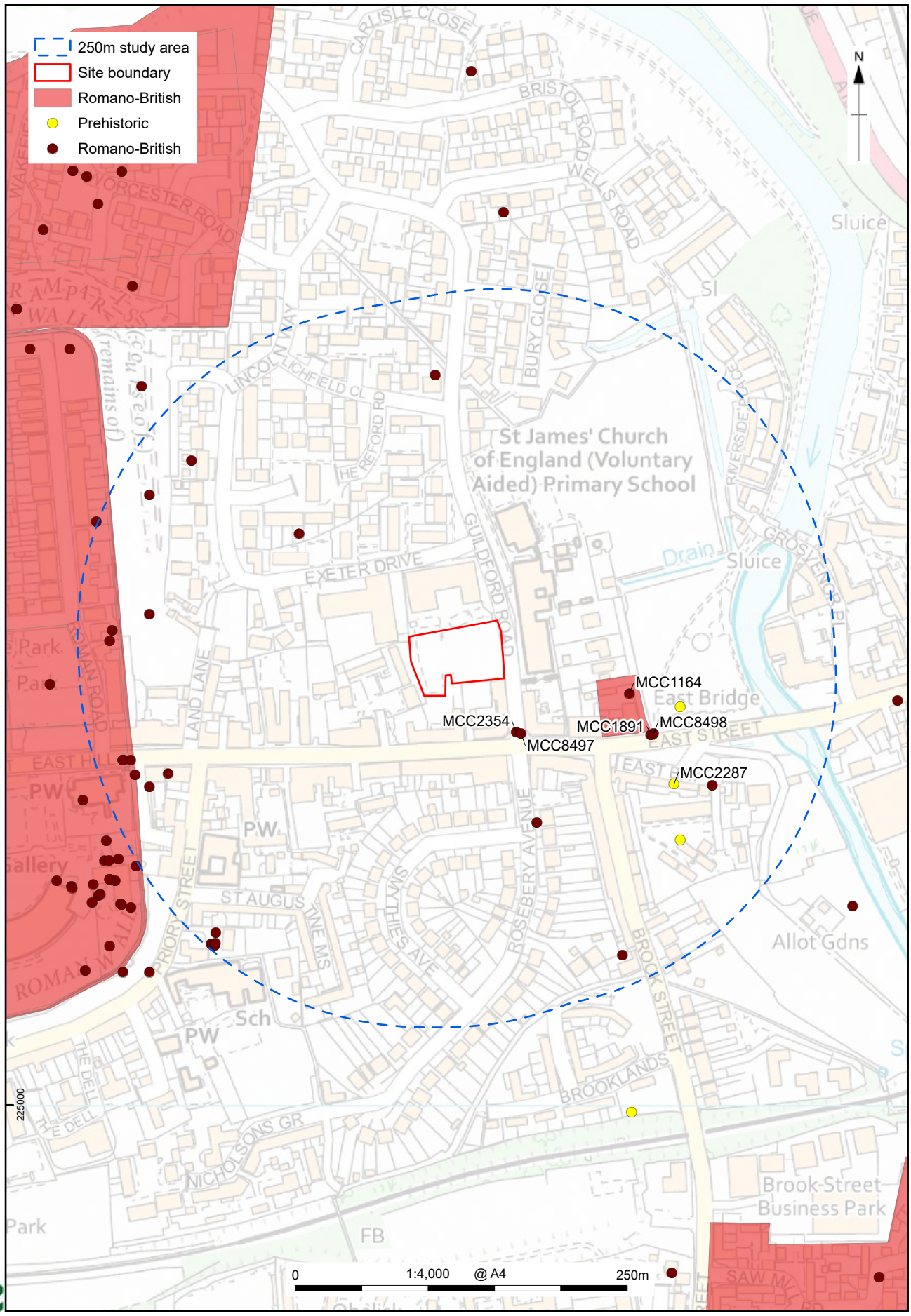
Figure PP52.6: Designated heritage assets within the 250m study area



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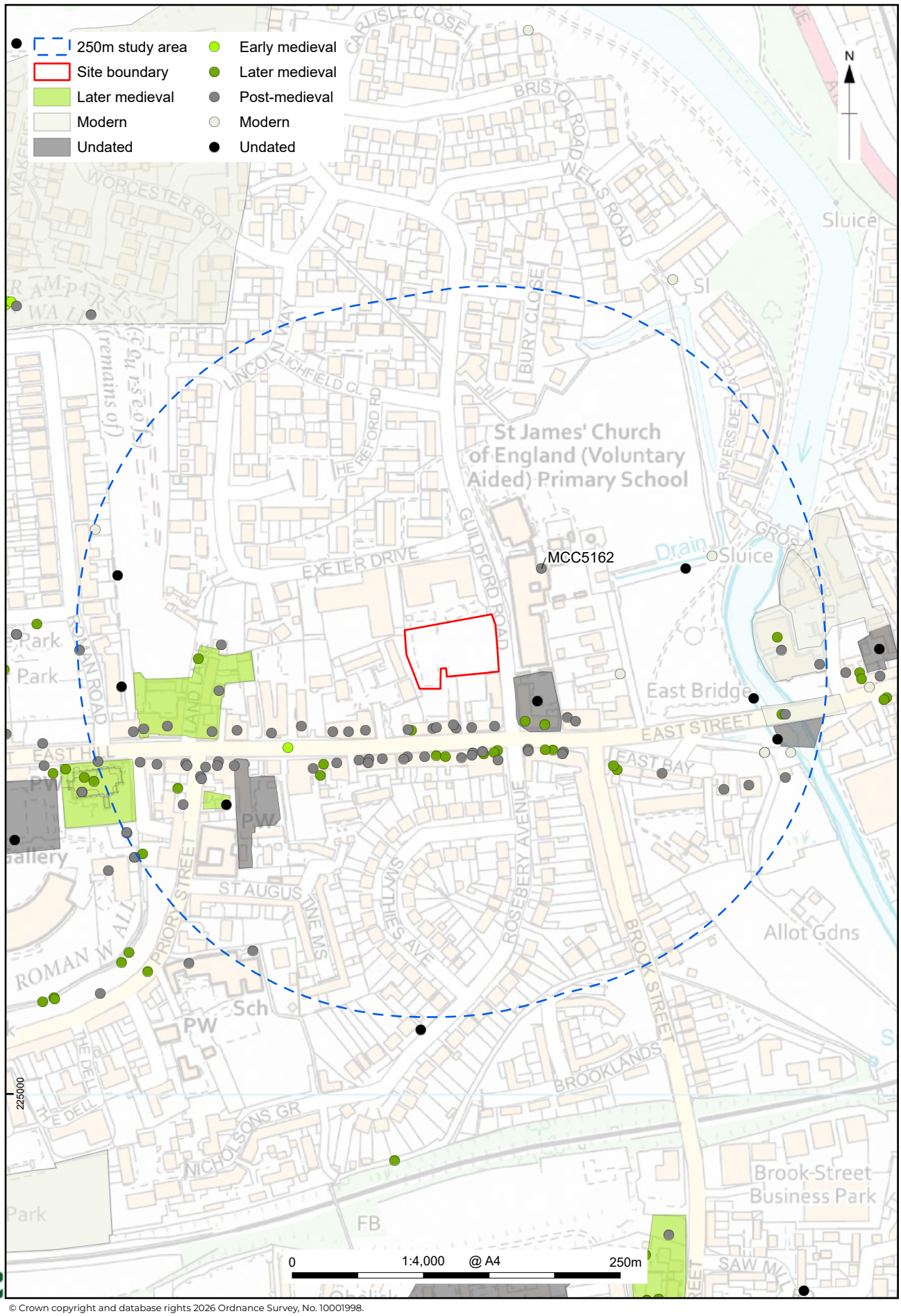
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Figure PP52.7: Locally listed monuments within the 250m study area



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Figure PP52.8: Prehistoric and Romano-British non-designated heritage assets within the 250m study area



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Figure PP52.9: Medieval, post-medieval, modern and undated non-designated heritage assets within the 250m study area

Appendix B18: PP54: Land at Sheepen Place, Colchester

High Level Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP54

Section 1: Site Information

Site Reference: PP54
Site Name: Land at Sheepen Place, Colchester
Grid Reference (NGR): TL 99184 25674
Parish / Settlement: Castle Ward, Colchester
Site Area (ha): 0.5
Details of Allocation: Residential (100 units)

Section 2: Description

The site comprises a square plot of land on the southern side of the River Colne, which currently contains a car park and commercial premises. It is located east of the Westway A134 road, on the north-western edge of Colchester.

The site is bounded to the north by the River Colne and its green embankment, to the east and west by commercial properties and their associated car parks and hardstanding, and to the south by Sheepen Place, an access road that joins the Middleborough roadway.

The underlying bedrock geology of the site is Thames Group clay, silt and sand. This is overlain by sedimentary deposits of alluvium (clay and silt) (BGS 2026).

The site slopes up from around 7.5m OD on Sheepen Place to c. 9.0m OD along the River Colne. Since much of the river to the north and south is around 7.0m OD, it is possible that the rear of the site has been built up artificially in the past.

Section 3a: Heritage Assets Within Site Boundary

Designated heritage assets

No designated heritage assets are located within the site boundary.

Non-designated heritage assets

One non-designated heritage asset is located within the site boundary. This relates to a Romano-British amphora found under cottages on Sheepen Road in 1889 (MCC1786). Historic mapping of the site shows the row of cottages along the southern boundary of the site, and the amphora was presumably found during the excavation of foundations for these buildings. This heritage asset has been scoped in as evidence for archaeological remains on and in the vicinity of the proposed allocation.

Section 3b: Heritage Assets Within Study Area

Scope

The assessment of heritage assets surrounding this allocation differs slightly from the approach taken in the other assessments because of the number of assets within the surrounding area. An initial 1km study area was used, consistent with the wider methodology, to identify heritage assets that could potentially be affected by new development within the site and to provide a broad understanding of the historic environment.

This identified nine scheduled monuments, 258 listed buildings, one registered park and garden (Colchester Castle Park) and multiple parts of the Colchester Conservation Area. Similarly, over 3,400 historic environment records exist within the 1km study area, as well as over 1,000 locally listed structures. The majority of these assets are associated with the historic city, located within or close to the town walls, and are unlikely to be affected by appropriately designed development within the allocation.

Given the concentration of assets within the wider study area, a refined 250m study area has been adopted to provide a more focused assessment, particularly in light of the site's position to the north of the historic core of Colchester. The extent of this area was defined through consideration of sight lines between the site and surrounding heritage assets.

Designated heritage assets

A total of 20 designated heritage assets, including two scheduled monuments, two conservation areas and 16 listed buildings, are located within the refined 250m study area.

Scheduled Monuments

The 250m study area contains the scheduled Town Wall (NHLE 1003772), which is located 130m south-east of the proposed allocation, and the scheduled Site of pre-Roman settlement (NHLE 1002173) which is located around 230m west.

The Roman town walls (NHLE 1003772) were built in AD 125 and form a roughly 950m rectangle with rounded corners that encapsulates the historic settlement of Colchester and stands as an early and well-preserved example of Roman city walls. The historic, architectural and archaeological interest of the monument derives from its built form, historic fabric, and surviving below-ground remains. The proposed allocation lies outside of the city walls and is separated from them by topography and existing development, both historic and modern. Appropriate development within the allocation would not directly affect this monument and is unlikely to alter the setting of the monument, which already includes significant modern development. As such, this scheduled monument has been scoped out from further assessment.

The Site of the pre-Roman Iron Age *oppidum* known as Sheepen (NHLE 1002173) covers a large area west of the Roman and modern town centre of Colchester, with the *oppidum* occupying the area from the mid-1st century BC, although earlier activity in this location is likely. The monument is of national significance for its archaeological interest, including evidence for settlement, industry, trade and the development of *Camulodunon* before and during the early Roman period. The site

lies 230m to the east of this scheduled monument situated within an area of modern development that separates the Iron Age settlement from the Roman and later town.

There is also potential for glimpsed or partial intervisibility between parts of the monument and the site, particularly in views towards the historic core of Colchester. As such, the Scheduled Monument of Sheepen has been scoped in for further setting assessment.

Conservation Areas

The site lies in proximity to both the Colchester Area 1 and Area 4 Conservation Areas. The Colchester Area 1 Conservation Area covers the whole of the historic walled town and includes parts of the historic extra-mural settlements immediately outside the walls. The Colchester Area 4 Conservation Area covers the area of commercial properties that line the west and east sides of North Station Road, located to the east of the proposed allocation.

At its closest, the Colchester Area 1 Conservation Area is 136m south-east of the proposed allocation. It is separated from the conservation area by intervening development and sits within an established urban context. As such, this conservation area has been scoped out of further assessment.

At its closest point, the North Station Road Conservation Area lies approximately 50m east of the proposed allocation. A view from the conservation area westwards along the River Colne from North Bridge encompasses the site and its existing buildings. This is identified as a long-distance view from the conservation area in the Colchester Conservation Area 4: North Station Road and Environs Character Appraisal (View 9). This is described as a fixed view westwards in which 'the volume of the Multistorey Car Park intrudes in the picturesque views of the river but the protected trees on the south bank soften the impression' (Colchester City Council, 2024). The proposed allocation is visible just west of the car park and presents as a similarly voluminous building on the riverside. Given this intervisibility, the Colchester Area 4 North Station Road Conservation Area has been scoped in for further assessment.

Listed Buildings

Sixteen listed buildings are located within the study area and include one Grade I listed structure and 15 Grade II listed structures.

The following buildings have been scoped in for further discussion, based on proximity and some degree of intervisibility with the proposed allocation:

- North Bridge (Grade II, NHLE 1278579)
- Riverside Cottages (Grade II, NHLE 1123543); and
- Former The Castle Inn (Grade II, NHLE 1306568)

The remaining 13 listed buildings (Table PP54.1) are separated from the site either by existing development, hard landscaping, planting and trees, or natural topography and there are no significant ground-level views from or within the site to these assets. There are also no notable historic connections between these buildings and the proposed allocation. As these assets are unlikely to receive setting effects from new development within the site, they have been scoped out from further assessment.

Table PP54.1: Listed buildings in the study area which have been scoped out of the assessment.

Name	Grade	NHLE reference	Direction from site
The Pumping Station	II	1379830	South
North Hill	II	1123542	South-east
37, North Hill	II	1337779	South-east
26-29, North Hill	II	1123535	South-east
Drinking Fountain	II	1306665	South-east
The Roman Town Wall	I	1123664	South-east
1, Middleborough	II	1169127	South-east
Bridge House The Moorings	II	1123560	East
25 And 27, North Station Road	II	1110913	North-east
The Victoria Inn	II	1123544	North-east
30 And 32, North Station Road	II	1123545	North-east
North Primary School	II	1123581	North
Globe Inn	II	1169340	North

Non-designated heritage assets

A total of 312 non-designated heritage assets, including locally listed structures and assets within the historic environment record, are located within the study area.

Local List

Fifty-seven monuments on the local list lie within the study area. These largely relate to post-medieval residential activity, including houses, bollards and historic street signs along North Station Road and surrounding streets. None of these are immediately adjacent to the site, nor are they visible at ground level from the site. As these assets are separated from the site, 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

Approximately 255 non-designated monuments recorded on the HER lie within the 250m study area. These assets comprise above- and below-ground features. They will not be directly affected by development within the site and are unlikely to receive setting effects from any proposed development.

Relevant HER records 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 site is located around 160m east of the pre-Roman settlement at Sheepen Farm (NHLE 1002173/MCC7487). During the Late Iron Age this formed part of *Camulodunon*, the major defended centre, or *oppidum*, of the *Trinovantes* tribe. The settlement occupied land west of the Roman and modern town centre and was bounded by the River Colne and the earthwork of Sheepen Dyke, located around 570m west of the site. Twentieth-century excavations across the monument have produced evidence for extensive settlement and industrial activity, including metalworking, enamelling, pottery production, coin production and leatherworking.

Although Iron Age and Roman activity is the most prominent archaeological evidence in the vicinity of the proposed allocation, earlier use of the riverside landscape is also recorded. This includes five Bronze Age cremation deposits found around 130m east of the site (MCC1923–MCC1927), a possible Middle Bronze Age cemetery around 50m west (MCC7607/MCC7721) and an early Bronze Age axe found at North Bridge, around 140m east (MCC1325).

The site lies between areas of intensive Iron Age and Romano-British activity, with the walls of the Roman town located around 160m to the south-east. Roman remains recorded nearby include buildings outside the town walls along Middleborough Road (including MCC365–MCC367, MCC397 and MCC404), a pottery kiln (MCC416), a Roman road running north-west from North Gate (MCC417) and a Roman well (MCC470), all located between approximately 92m and 180m south-west of the proposed allocation. Roman finds have also been recovered immediately south of the site on Sheepen Place, including a siliqua of Gratian (AD 367–375) and a bronze coin of Constantine (AD 330–335).

During the medieval period the site appears to have lain within agricultural land west of North Road and south of the River Colne. Recorded medieval activity in the immediate vicinity is limited, although the site lies around 40m south of the site of a former medieval watermill on the River Colne, which is recorded from before 1066 and remained in use into the post-medieval period. Middleborough Road is recorded from 1352 (MCC2693). Excavations at the Cattle Market, around 175m south-east of the site, identified medieval buildings (MCC426–MCC429) and several post-Roman inhumation burials (MCC445–MCC448).

Post-medieval and modern activity in the vicinity largely reflects the growth of housing and commercial premises along North Station Road, Middleborough and the riverside. Buildings also appear in the southern part of the proposed allocation during this period, apparently comprising a row of small dwellings towards the end of the 19th century.

Archaeological work (MCC5459) undertaken immediately west and north-west of the site identified a dumped gravel deposit, considered likely to be Roman in date, but otherwise recorded few archaeological remains. The report interpreted the gravel as deliberate ground-raising on low, damp land close to the river. It also recorded a considerable depth of late Victorian and later topsoil and refuse, indicating that the riverside area was used for rubbish tipping in the later 19th and early 20th centuries. Later construction of commercial buildings, demolition activity, bottle-hunting and fly-tipping had caused further disturbance along the riverside and in proximity to the site (Colchester Archaeological Trust, 1997).

An archaeological watching brief immediately east of the proposed allocation, undertaken during construction of the Lloyds of London office building, did not identify archaeological deposits (ECC1443). The deposits observed comprised black topsoil, London Clay, and sand and gravel, all of which were interpreted as natural in origin. However, areas of gravel were noted below the surface in the centre and north-west of that site and were considered possibly to represent Roman street metalling.

Further work across Sheepen Place to the south, at the Royal London Offices, comprised machine-dug trial trenches for an office extension (ECC1949). One trench at the rear of the site exposed a layer of oyster shells sealing a wooden structure, interpreted as likely to be Roman in date. Elsewhere, the trenches revealed a substantial depth of topsoil. A watching brief was recommended for subsequent groundworks.

Taken together, the HER records and previous archaeological investigations indicate that the proposed allocation lies within a riverside area with potential for prehistoric, Late Iron Age, Roman, medieval and later remains. The recovery of a Romano-British amphora within the site boundary, alongside nearby evidence of prehistoric funerary activity, Roman buildings, roads, possible metalling, wells and industrial activity, suggests that Roman remains may survive within less disturbed parts of the site and potentially at greater depths across the allocation. However, the possibility that the Roman finds are residual and derive from episodes of dumping associated with raising the level of the riverside site cannot be discounted.

This potential is moderated by evidence for substantial post-medieval and modern disturbance in the surrounding riverside area, including deep made ground, refuse tipping, modern foundations and later intrusive activity. Nevertheless, previous investigations immediately adjacent to the site have also identified deposits and features of possible or probable Roman date. Development within the site therefore has the potential to affect buried archaeological remains, where present, and further archaeological investigation would be required to establish their presence, character, depth, extent and significance.

The HER notes that a trial trench evaluation has been undertaken within the site (ECC4931), but the results do not appear to be publicly available at present. The results of this archaeological investigation would enable a better understanding of the archaeological potential of the site and the depth of any archaeological deposits.

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 PP54.2: Heritage assets within the site and their key heritage interests

Asset Name	Type	Reference Number	Significance	Key Heritage Interests
Romano-British amphora, found under cottages on Sheepen Road in 1889	FS	MCC1786	Local	Archaeological Interest: Potential buried remains associated with Roman activity found within site boundary. This may relate to episodes of ground raising along the river.

Table PP54.3: 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
Colchester Area 4 - North Station Road	CA	-	National	Historic and architectural interest: The conservation area represents the survival of a varied historic townscape reflecting the area's long evolution as a route and commercial thoroughfare. The listed buildings and heritage assets within the CA represent a range of historic periods and building types, from medieval timber-framed houses to 18th and 19th century commercial properties. Their significance is derived from both architectural and historic interest in their surviving fabric, but also from the collective character and visual composition of North Station Road and its relationship with	**Low negative** The site is located on the southern bank of the River Colne, to the west of North Bridge. The building on the site can be seen in a key view west along the river. The existing development within the site is of relatively modern commercial character and does not add to the significance or setting of the Conservation Area. The nearby multistorey car park, located just east of the allocation, is noted in the Conservation Area appraisal as intruding on the described view from North Bridge, and the building currently on the site similarly detracts from

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				the River Colne and North Bridge. North Bridge is described as the 'centrepiece' of the Conservation Area, allowing views of the 'River Colne as it meanders through the Town'. The site is visible in a key long-distance view which 'provides picturesque views of the river' from the Conservation Area looking west along the River Colne from North Bridge.	the riverside view. As such, the setting of the Conservation Area is slightly impacted by the site in its current form.
The Site of the pre-Roman Iron Age oppidum known as Sheepen	SM	NHLE 1002173	National	Historic and archaeological interest: The monument encompasses a nationally important archaeological landscape associated with the pre-Roman Iron Age settlement at Sheepen, occupied from around the mid-1st century BC or earlier, and continuing into the Roman period. Its significance derives from the potential for buried archaeological remains to provide evidence for occupation, industry, trade and the site's relationship with the settlement of Colchester. The survival of archaeological deposits, even where not visible above ground, gives the monument considerable archaeological interest. The location of the Iron Age settlement at Sheepen was likely chosen for its topography and relationship to the River Colne, which	**Low negative** The site is located in an area of commercial and residential properties on the southern bank of the River Colne around 160m east of the Scheduled Monument. Glimpsed or partial views of the site, as upper storeys or rooftops against the broader Colchester skyline north of the walled city, are possible from higher-ground parts of the scheduled monument, primarily from its northern and eastern areas. The view is largely obscured, however, by the built form of the adjacent and intervening Colchester Institute. The site does not contribute to the understanding of the monument or its immediate setting, although it would have

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				provided a natural defensive boundary. The view north and north-east across the valley would have afforded a degree of visual command over the surrounding landscape.	once formed part of the open country and riverside in views across the valley north and north-east of the *oppidum*. At present, the scale of the building on the proposed allocation allows for glimpsed views of the valley beyond, which maintains this visual connection to the monument's wider setting, although this is largely already filtered by, and experienced through, the modern development of this part of Colchester.
North Bridge	Grade II LB	NHLE 1278579	National	Architectural interest: Cast iron road bridge on substructure of brown brick, including three cambered cast-iron arches, decorative balustrading and associated stonework, erected in 1843 and widened in 1903. Historic interest: Ancient and modern river crossing. Forms part of the evolution of the North Station Road route and its relationship with the River Colne and the surrounding historic townscape. The bridge also has an important townscape and contextual value, forming a distinctive point of transition between the river, North Station Road and Middleborough.	**Neutral to low negative** The site is located within an established area of commercial and residential development on the southern bank of the River Colne, approximately 135m west of North Bridge. The proposed allocation is visible from the bridge as a relatively large building on the riverbank. While the primary significance of North Bridge relates to its historic function and architectural interest, views along the river form part of its wider historic and picturesque setting. The existing site makes a slight adverse contribution to these views, which are identified as picturesque within the Conservation

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
					Area Appraisal. However, this is a limited effect, and the site does not materially affect the significance or setting of North Bridge as a focal point within the North Station Road area.
Riverside Cottages	Grade II LB	NHLE 1123543	National	Historic and architectural interest: Picturesque 17th century timber-framed and plastered cottages located on north bank of river, just east of North Bridge. Their historic interest lies in their contribution to the evolution of Colchester's post-medieval landscape, while the riverside location and visual relationship with the River Colne and North Bridge make an important contribution to their picturesque character.	**Neutral to low negative** The site is located within an established area of development on the southern bank of the River Colne, approximately 150m west of the cottages, past the bridge. It is visible from Riverside Cottages as a large building on the opposite riverbank. In its present form, the site makes a very minor adverse contribution to the cottages' riverside setting, although it is set within other voluminous commercial buildings. There is potential for appropriately scaled and designed development to enhance the riverside aspect of the cottages' setting by creating further picturesque views.
Former The Castle Inn	Grade II LB	NHLE 1306568	National	Historic and architectural interest: Two storey 17th-century house, altered in the 18th century, with picturesque position on north bank of the river west of North Bridge.	**Neutral to low negative** The site is located within an established area of development on the southern bank of the River Colne, approximately 112m west of the former hotel/inn.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				The building has historic interest as a surviving 17th-century riverside house, which was subsequently used as the Castle Inn then Riverside Hotel, and is recorded as such on historic maps. Its long-standing role as an inn, and later hotel, reflects the historic importance of the riverside as a place of movement and hospitality. Its picturesque riverside position contributes to its historic character.	It is visible from the inn as a large building on the opposite riverbank. In its present form, the site makes a very minor adverse contribution to its riverside setting, although it is set within other voluminous commercial buildings. There is potential for appropriately scaled and designed development to enhance the riverside aspect of the former inn's setting by creating further picturesque views, which would historically have been important to the appeal of the inn.

Section 5: Impact Assessment and Recommendations

Table PP54.4: Recommended mitigation and enhancement measures for impacted heritage assets

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
North Station Road (Colchester Conservation Area 4)	Indirect: Impact on potentially 'picturesque' views looking west from North Bridge	Site forms part of a key view looking west from North Bridge. Currently the large buildings along the southern side of the river, which form the backdrop of the riverbank, detract from the picturesque views mentioned in the Conservation Area appraisal. There is potential for enhancement of this view by placing a green buffer along the site's northern boundary, ensuring that new development responds to and enhances the setting of the conservation area. Planting and trees along the northern boundary would improve views and enhance the riverside setting. Opportunities to view North Bridge and the North Station Road Conservation Area from within the site could also be used to enhance appreciation of this historic part of Colchester's heritage.
The Site of the pre-Roman Iron Age oppidum known as Sheepen (NHLE 1002173)	Indirect: Change to views from northern and eastern part of monument, across the Colne valley.	The current building on the site can be glimpsed in vistas from northern and eastern parts of this scheduled monument, although these views are limited and are largely obscured by intervening or closer development. Building heights should be designed sensitively to prevent new development from becoming dominant in the landscape and interrupting views from the scheduled monument across the Colne valley to the north and north-east. Development of a similar scale to that already on site would not change the present situation.
North Bridge (NHLE 1278579)	Indirect: Change to views of river and riverside setting.	Site forms part of a key view looking west from North Bridge. There is potential for enhancement of this view by replacing the existing development with new development that responds more positively to the character and special interest of the conservation area. The use of trees and planting along the riverside would enhance the riverside setting.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Riverside Cottages (NHLE 1123543)	Indirect: Change to views of opposite riverbank and riverside setting.	This is a picturesque building with a riverside setting, located opposite and east of the allocation. There is potential to enhance its setting by replacing the existing development with new development that responds positively to the character and special interest of the conservation area within which this building sits.
Former The Castle Inn (NHLE 1306568)	Indirect: Change to views of opposite riverbank and riverside setting.	This is a picturesque building with a riverside setting, located opposite and east of the allocation. There is potential to enhance its setting by replacing the existing development with new development that responds positively to the character and special interest of the conservation area within which this building sits.
Archaeological potential	Direct: Disturbance or loss of known and as yet unknown archaeological remains within the site.	Results of any previous archaeological investigations, such as trial trenching, should be assessed. 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.

Cumulative Impact

Although multiple sites have been proposed for allocation within Colchester, the urban and developed nature of the town, as well as the topography of the area, means that there is separation between this site and other potential allocations such as PP52, with no cumulative impacts expected.

Section 6: Summary and conclusions

The proposed allocation comprises approximately 0.5ha of land at Sheepen Place, on the southern bank of the River Colne on the north-western edge of central Colchester. No designated heritage assets are located within the site boundary. One non-designated heritage asset has been found within the site: the findspot of a Romano-British amphora found beneath cottages on Sheepen Road in 1889 (MCC1786).

The assets in proximity to the proposed allocation and assessed as sharing some degree of intervisibility or connection with the site, are:

- The Colchester Area 4: North Station Road Conservation Area;
- North Bridge (Grade II, NHLE 1278579);
- Riverside Cottages (Grade II, NHLE 1123543);
- the Former Castle Inn (Grade II, NHLE 1306568);

- the Scheduled pre-Roman Iron Age settlement at Sheepen (NHLE 1002173).

The site currently contains modern commercial buildings, car parking and hardstanding. It forms part of the riverside setting experienced in views west from North Bridge and from the North Station Road Conservation Area and is visible from nearby listed buildings on the north bank of the River Colne. In its present form, the site does not make a positive contribution to the significance of the scoped-in designated heritage assets and potentially detracts slightly from the picturesque riverside character of these views.

Redevelopment therefore provides an opportunity to enhance the setting of the conservation area and nearby listed buildings by replacing the existing development with a scheme that responds positively to the riverside location, the character of the North Station Road Conservation Area and the special interest of North Bridge, Riverside Cottages and the former Castle Inn. The Sheepen Scheduled Monument lies to the west and is largely separated from the site by intervening development and topography, although building height, scale and massing should avoid becoming dominant in glimpsed views from the monument.

The allocation also has archaeological potential. The site lies close to nationally important Late Iron Age and Roman activity associated with the Sheepen settlement and the Roman town, and within a riverside landscape where prehistoric, Roman, medieval and post-medieval remains are recorded. Nearby evidence includes Bronze Age cremation deposits, a Roman road, pottery kiln, well and possible Roman street metalling east of the site as well as medieval buildings along Middleborough Road.

Previous work immediately west and south-east of the site recorded possible Roman dumped gravel or ground raising, but also substantial late Victorian and later made ground, refuse tipping and modern disturbance. The HER records a trial trench evaluation within the site itself, although the results are not presently available.

Groundworks associated with redevelopment could therefore affect known or currently unknown buried remains, which could include Roman remains surviving at depth or in less disturbed parts of the site. The results of the existing evaluation should be reviewed to inform an appropriate mitigation strategy, including preservation *in situ* where appropriate or archaeological excavation and recording where impacts cannot be avoided.

Suitability for Allocation

Suitable subject to mitigation

Heritage and archaeological issues are present within the allocation but are considered capable of being addressed through appropriate design, layout and archaeological mitigation. Development within the site also presents an opportunity to replace the existing development, which makes a slight adverse contribution to the setting of nearby heritage assets, with a scheme that responds positively to the riverside setting and enhances the character and appearance of the River Colne frontage.

Design and layout measures should include sensitive treatment of the river frontage, careful consideration of building height, scale and massing, and potentially the use of breaks in built form to preserve and, where possible, enhance views from North Bridge and the North Station Road Conservation Area.

The results of the previous archaeological evaluation should be reviewed to inform the development layout and any subsequent mitigation strategy.

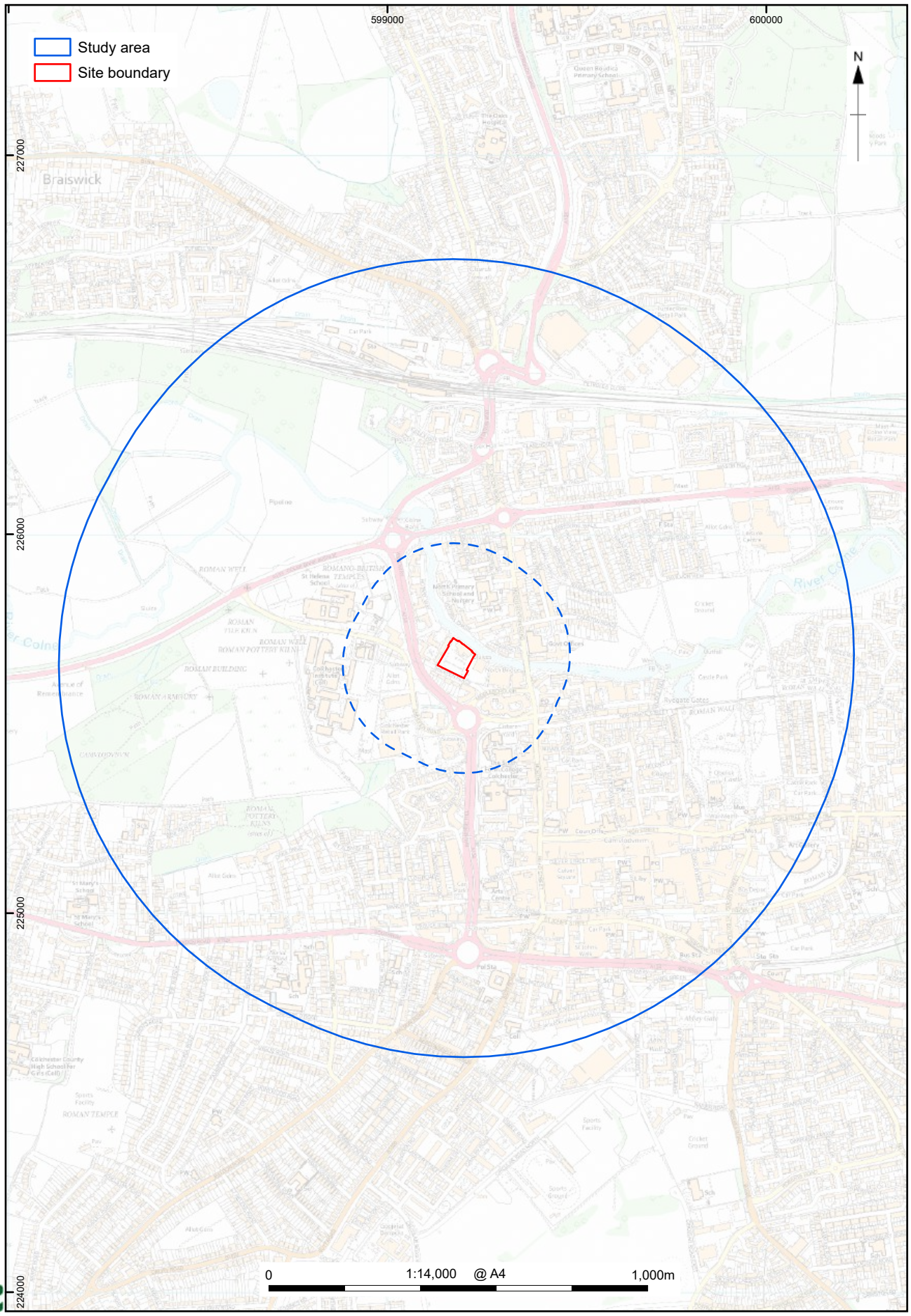
Subject to these measures, the heritage and archaeological issues are considered capable of being addressed through design, layout and appropriate archaeological investigation and recording as required.

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Colchester Archaeological Trust. 1997. *Westway/Sheepen Place, Colchester: Archaeological Evaluation*. Archive Report, COL 97/1197.

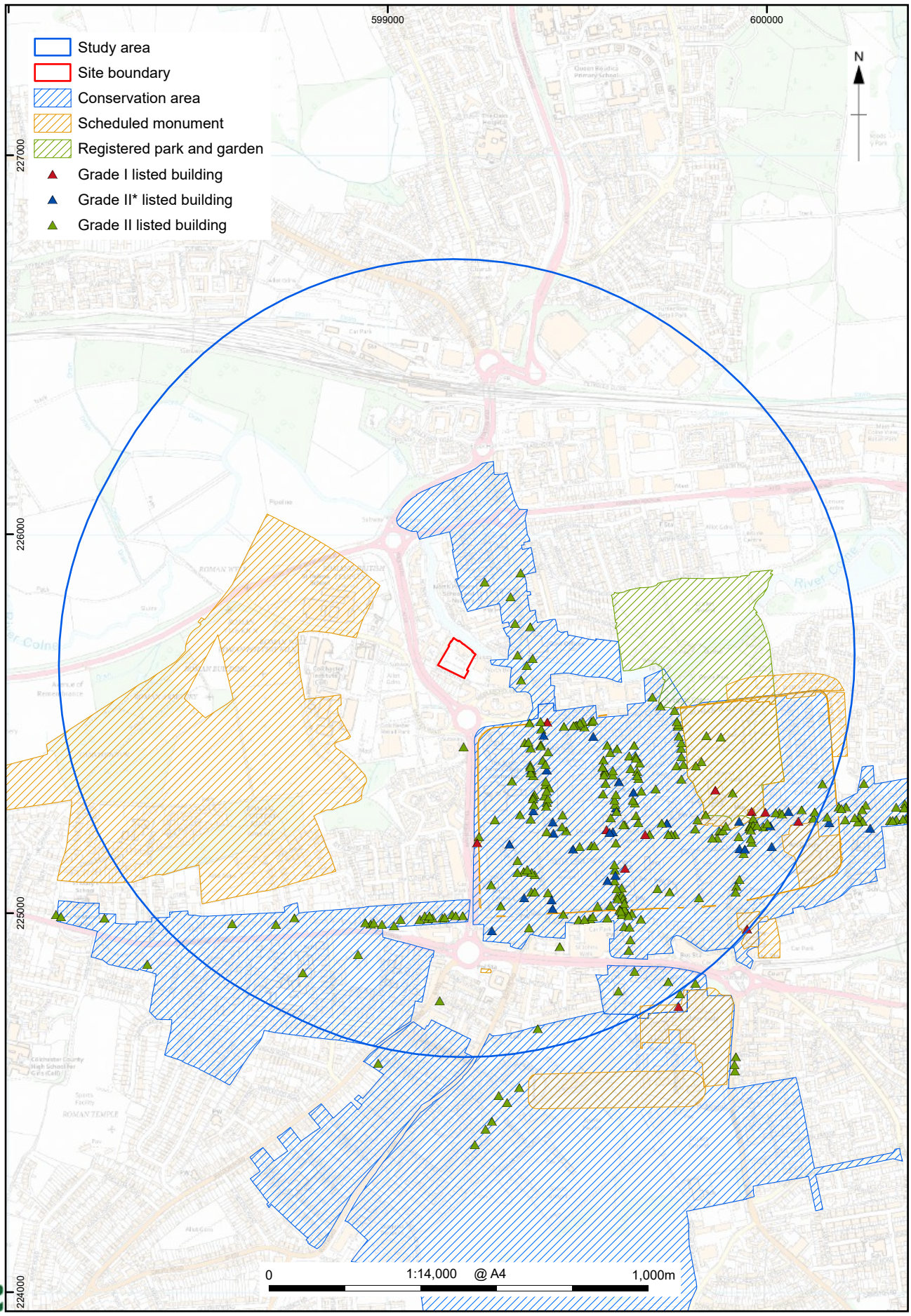
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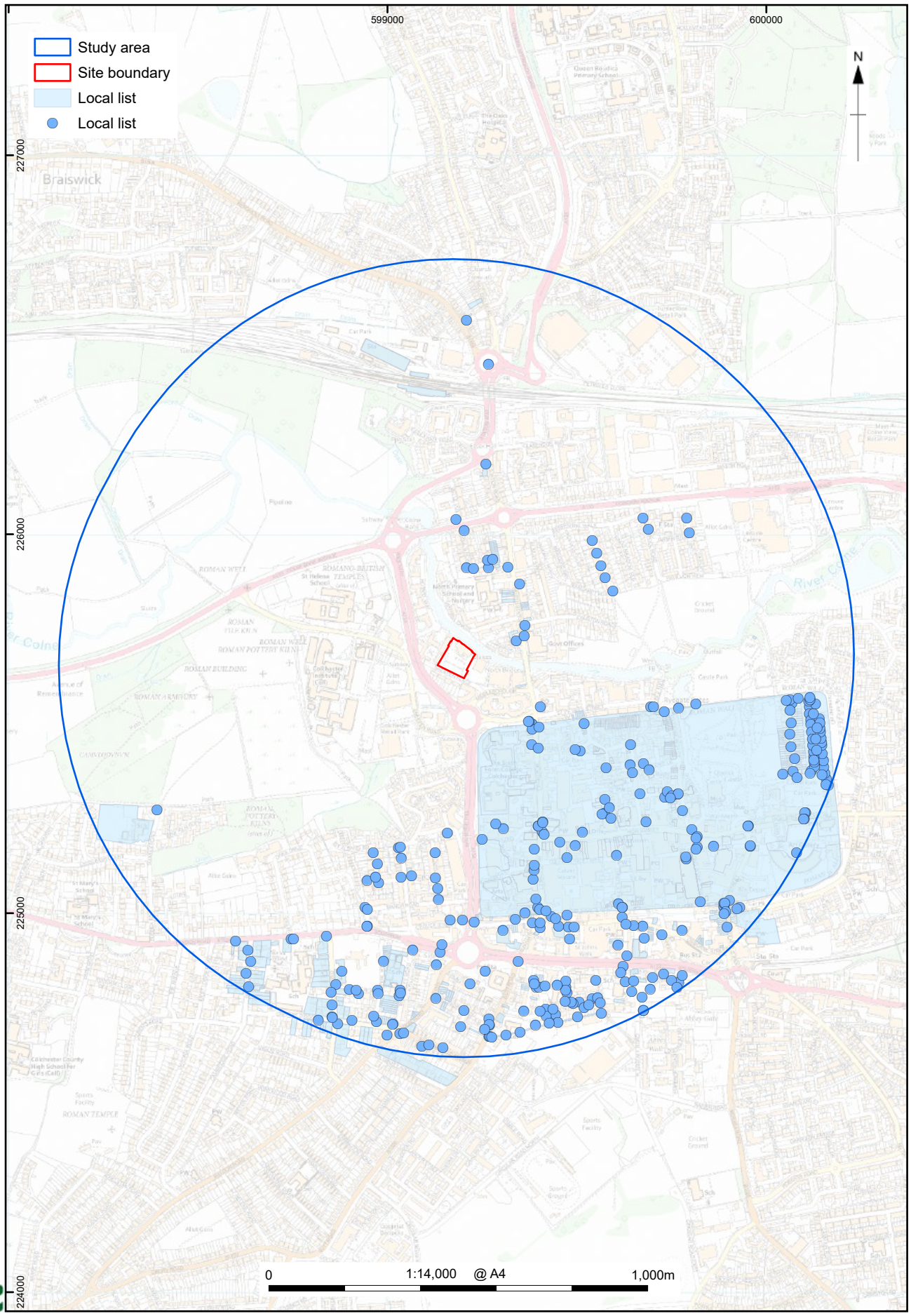
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Figure PP54.1: Site location



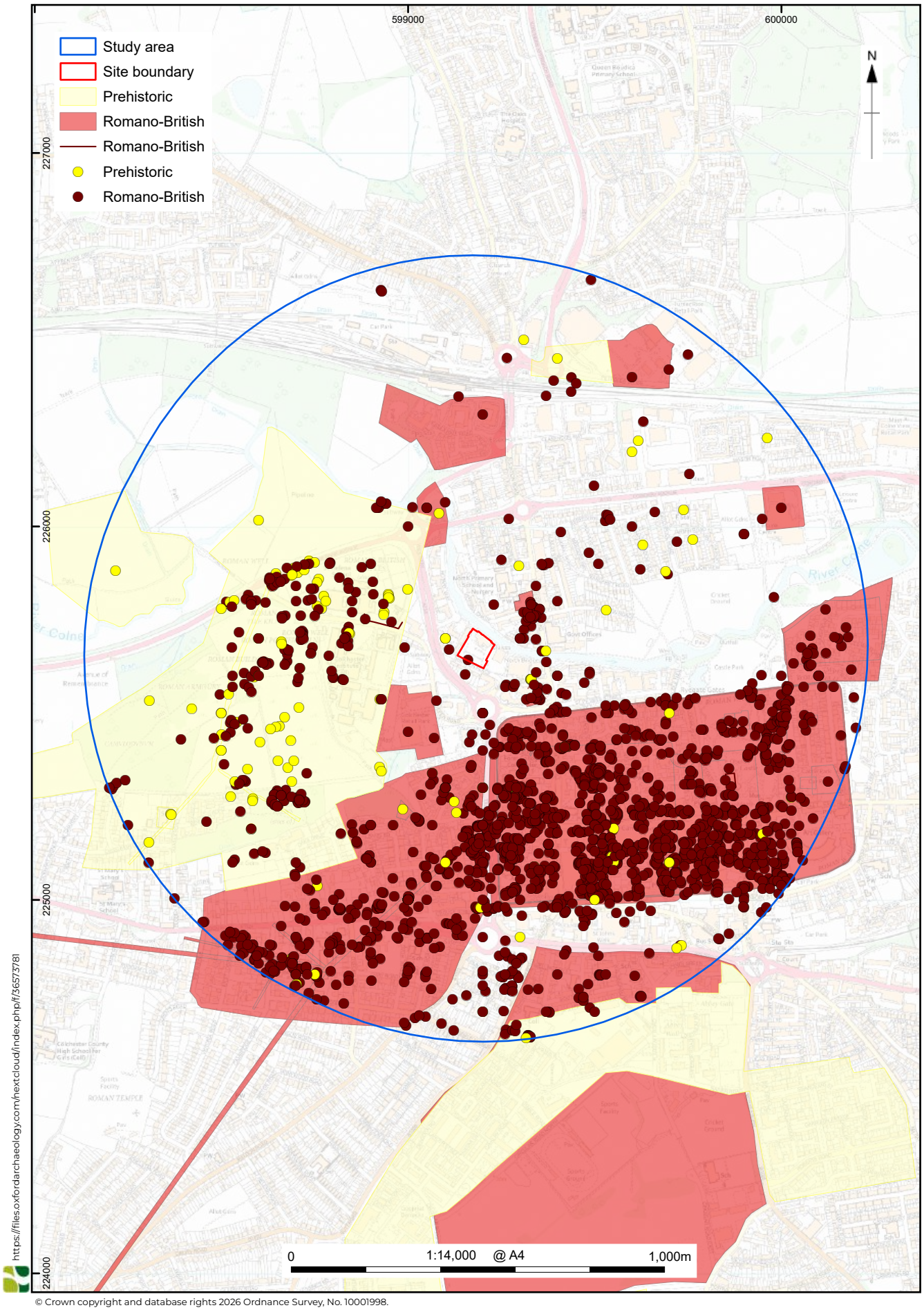
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Figure PP54.2: Designated heritage assets within the study area



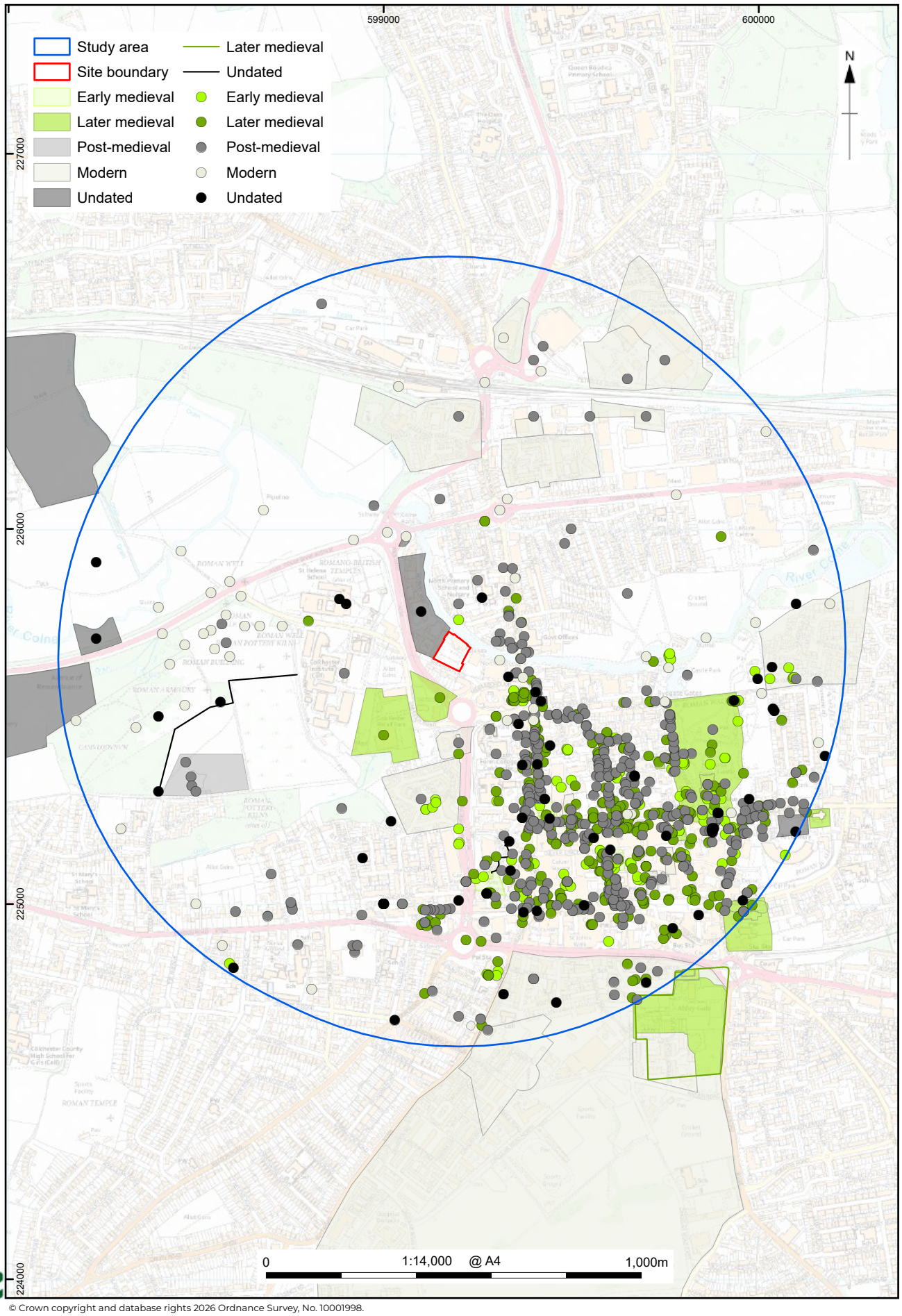
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Figure PP54.3: Locally listed monuments within the study area



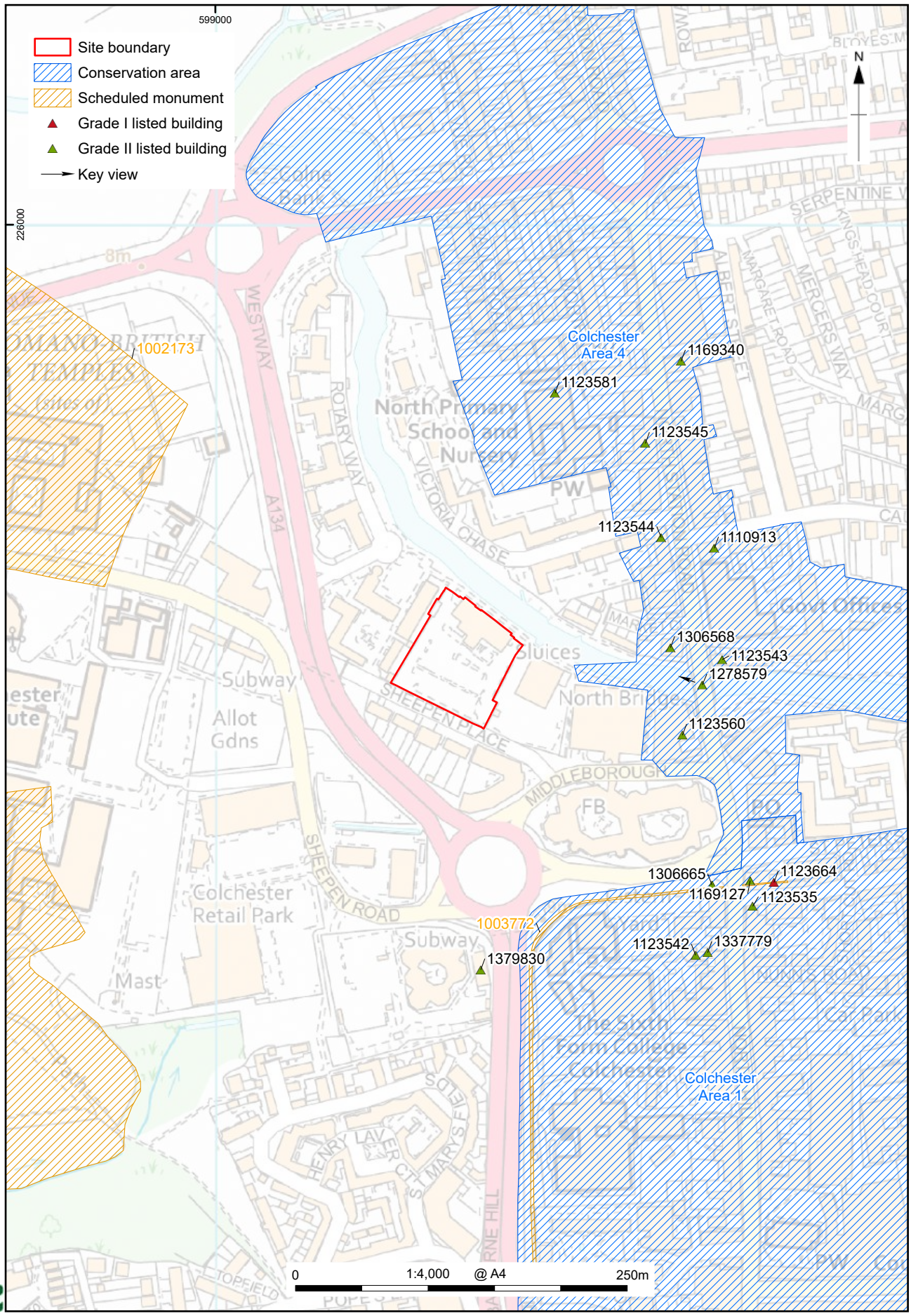
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Figure PP54.4: Prehistoric and Romano-British non-designated heritage assets within the study area



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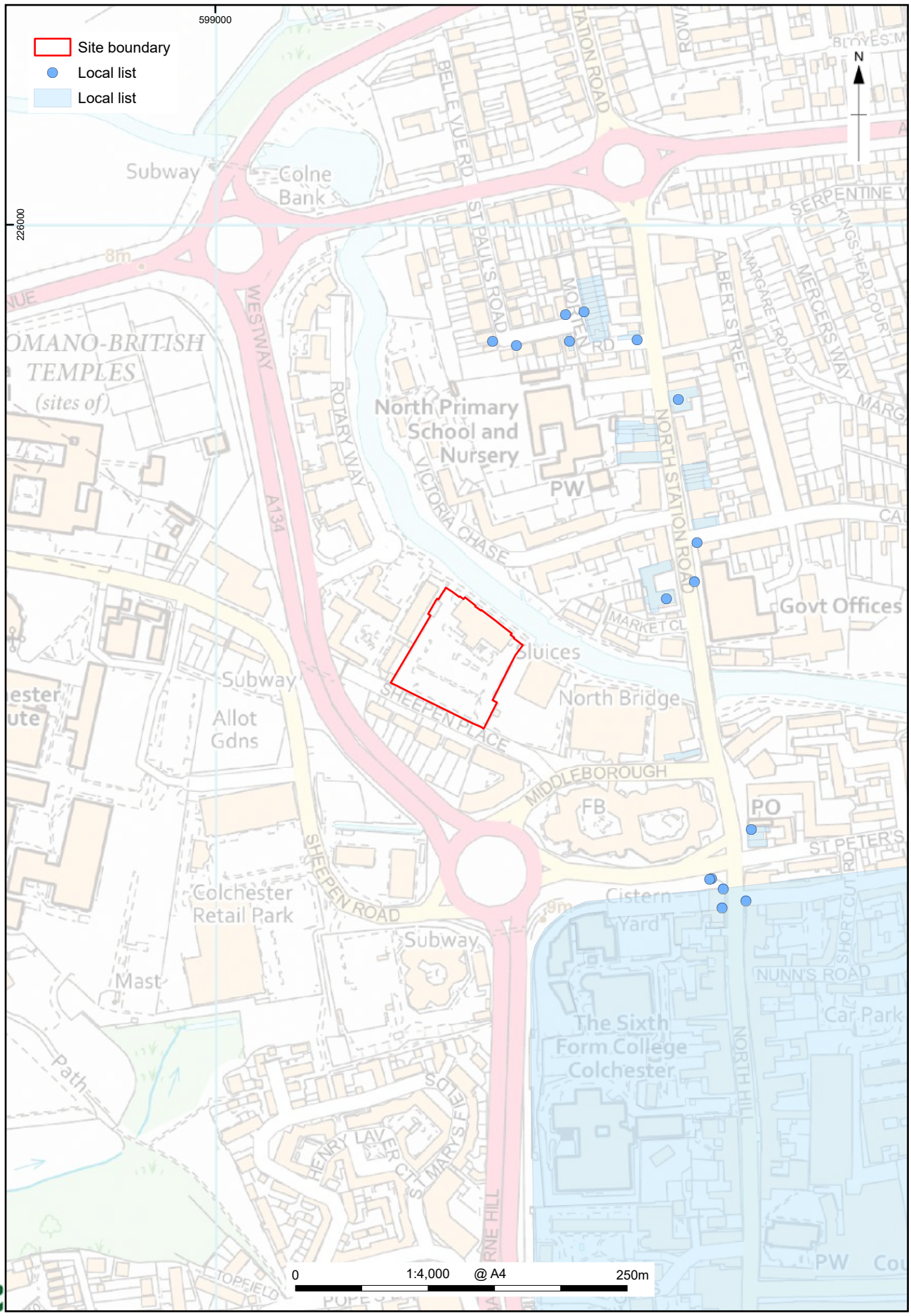
Figure PP54.5: Medieval, post-medieval, modern and undated non-designated heritage assets within the study area



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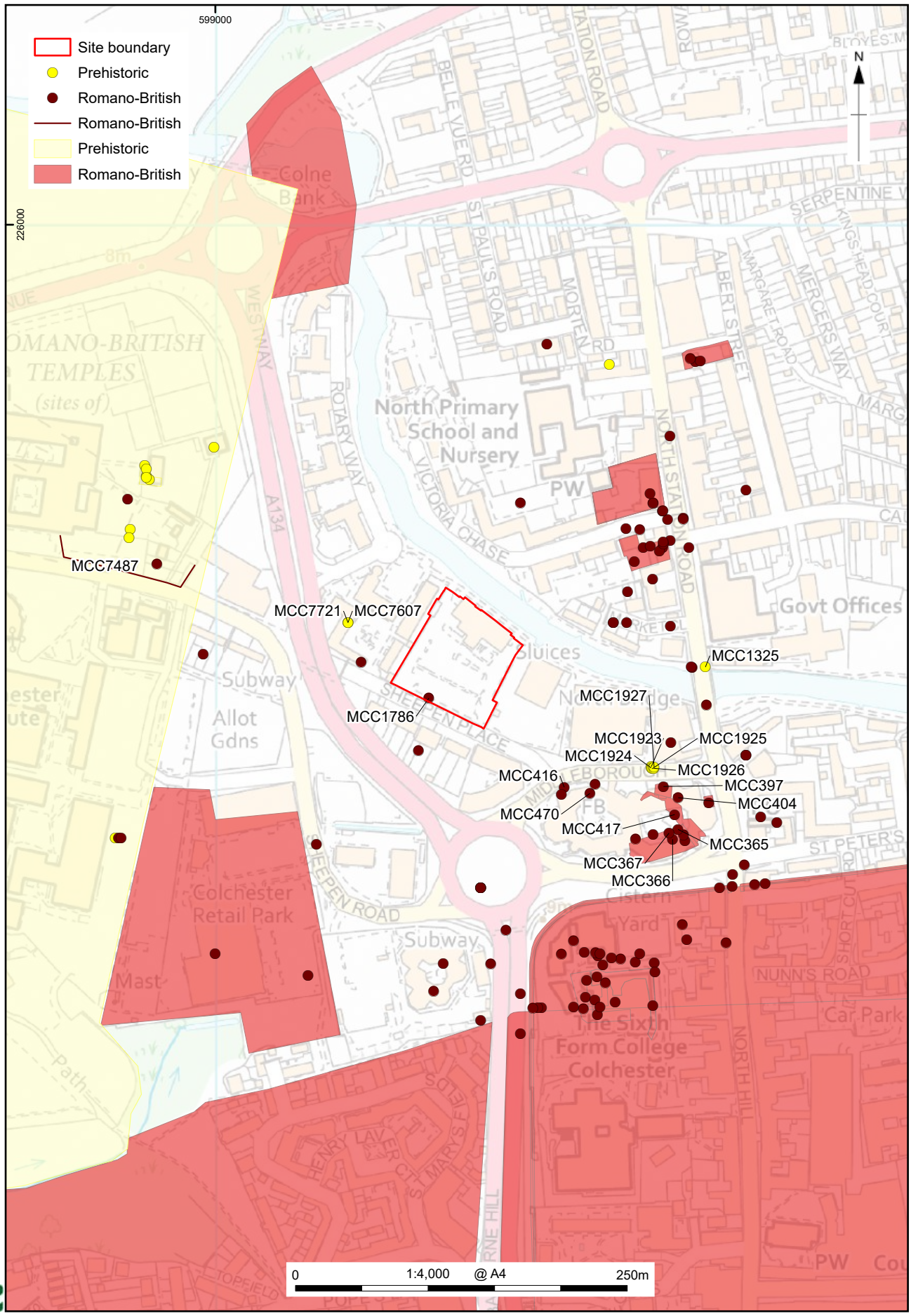
Figure PP54.6: Designated heritage assets within the 250m study area



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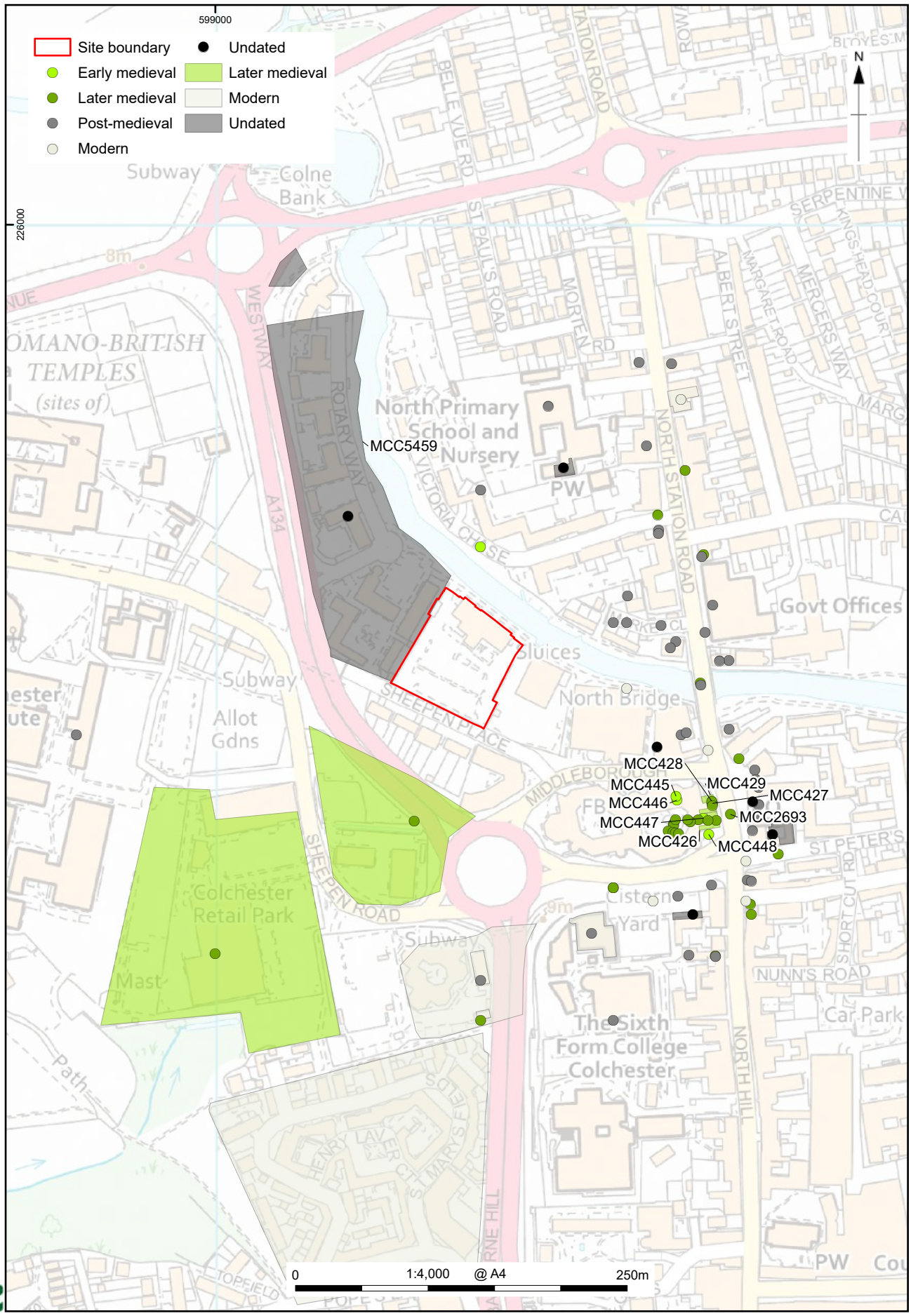
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Figure PP54.7: Locally listed monuments within the 250m study area



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Figure PP54.8: Prehistoric and Romano-British non-designated heritage assets within the 250m study area



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Figure PP54.9: Medieval, post-medieval, modern and undated non-designated heritage assets within the 250m study area

Appendix B19 PP55: Land adjacent Lethe Grove, Colchester

High Level Heritage Impact Assessment (HIA) – Local Plan Site Allocation PP55

Section 1: Site Information

Site Reference: PP55
Site Name: Land adjacent to Lethe Grove, Colchester
Grid Reference (NGR): TL 99745 21780
Parish / Settlement: Berechurch
Site Area (ha): 3.9 ha
Details of Allocation: Residential (75 units)

Section 2: Description

The site comprises a sub-rectangular area of arable land located on the southern edge of Berechurch.

The northern edge of the site is bounded by Berechurch Hall Road, the eastern edge by the fence lines and gardens of domestic properties off Lethe Grove, the southern edge by a wooded area and grassland, and the western edge by woodland and an early 20th-century property along Berechurch Hall Road.

The underlying bedrock geology of the site is clay, silt and sand of the Thames Group. This is overlain by superficial Coversands sedimentary deposits (BGS 2026).

The site slopes from west to east, lying at around 33.5m OD along its western edge, to around 30.8m OD along its eastern edge.

Section 3a: Heritage Assets Within Site Boundary

Designated heritage assets

No designated heritage assets are located within the site boundary.

Non-designated heritage assets

A single non-designated heritage asset is located within the site boundary. This is a linear western spur of Black Heath (MCC9159), as it runs south of Berechurch Hall Road. It is part of a historic area of heath shown on the 1777 Chapman and André Map of Essex. Most of the historic heath area now contains modern development, although undeveloped land to the south-east of the site, west of Cherry Tree Lane, remains. As part of this heritage asset falls within the site boundary, it has been scoped into further assessment.

Section 3b: Heritage Assets Within Study Area

Designated heritage assets

In total, three designated heritage assets are located within the study area, comprising one scheduled monument and two listed buildings.

Scheduled monuments

A single scheduled monument is located within the study area, lying immediately west of and adjacent to the proposed allocation. This is Berechurch Dyke, a 1.7 km earthwork aligned roughly north–south and forming part of the Iron Age territorial *oppidum* and Romano-British town of *Camulodunum* (NHLE 1019968). At its closest, the boundary of the proposed allocation falls about 4m east of the line of the scheduled monument.

During the excavation of new services in 1984, a section across the rampart and upper part of the ditch was exposed. This section appears to have been taken to the south of the proposed allocation, in the Friday Wood area alongside the Colchester Military Training Camp. The rampart is described as surviving to a height of a metre, with the upper sides of the ditch indicating a depth of about 3.75m deep (MCC8071). Aside from suggesting that the dyke was equivalent in scale to the major dykes on the west side of *Camulodunum*, it suggests potential good preservation of a very substantial feature, in the immediate proximity of the site.

The scheduled monument runs along the proposed western boundary of the proposed allocation. Due to its proximity, this asset has been scoped into the assessment.

Listed buildings

Two listed buildings lie within the study area. These comprise the Grade II* listed Church of St Michael, located 405m west of the allocation, and Monkwick Farmhouse, which lies 800m to the north.

The Church of St Michael was rebuilt using 14th-century building materials in around 1500, although it may have 11th-century origins as a chapel of Holy Trinity, Colchester. It is separated from the site by trees and greenery around the church, intervening woodland and a domestic property located along Berechurch Hall Road. Monkwick Farmhouse is a timber-framed house with 16th-century origins. It is separated from the proposed allocation by distance and relatively dense intervening modern development and planting.

As such, neither of these buildings is likely to be affected by new development within the site, and both have been scoped out from further assessment.

Non-designated heritage assets

A total of 169 non-designated heritage assets are located within the study area. This includes one area of ancient woodland, eleven items on the Local List and 157 records in the Historic Environment Record (HER).

Ancient woodland

A single area of ancient woodland – Friday Wood – is located within the study area (Ref. 1116941), around 680m to the south-west. This area of woodland is separated from the site by distance, the Colchester Military Corrective Training Centre and other

patches of (non-ancient) woodland. It is unlikely to receive setting effects from new development within the site and has been scoped out from the assessment.

Local List

The eleven monuments on the Local List represent a smaller number of historic properties. These comprise:

- West Lodge Gatehouse, Bounstead Road, Colchester (DCC25984) located 980m west of the site;
- Buntingford Court on Queen Elizabeth Way (DCC25844), 630m north-east of the site;
- Blenheim House, Blenheim Drive (DCC25840), 485m east of the site; and
- 21 Blackheath, Colchester (DCC25492), 475m east of the site.

These assets are separated from the site by the intervening distance, development and planting. As such, these buildings are unlikely to be affected by development within the site and have been scoped out from further assessment.

Historic Environment Record

A total of 157 non-designated heritage records have been identified within the study area. These relate to below- and above-ground remains, which for the most part will not be directly affected by development within the site and are unlikely to receive setting effects from any proposed development. Where a monument is recorded as both a designated and non-designated heritage asset, it is discussed as a designated asset (e.g. Berechurch Dyke, MCC2116).

Along the line of the dyke is a WWII anti-tank ditch (MCC5336) which, like the dyke, is located alongside the site's western boundary. Although this is filled in along most of its length, it is a substantial feature associated with Colchester's wartime defences and has therefore been scoped into further assessment. Although the HER description of the monument notes that it runs east of Berechurch Dyke, its mapped location indicates that they overlap in the area of the proposed allocation, adjacent to the site's westernmost boundary.

Relevant HER records 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

Within the study area, the earliest remains recorded within the HER relate to the findspot of a Neolithic axe (MCC4736) recovered to the north of the site. A Bronze Age socketed axe (MCC7692) was found to the south, and the base and fragments of a Later Bronze Age urn (MCC8231) found to the north-east. Sparse Neolithic finds were uncovered over the general area east of Berechurch Road and north of Berechurch Hall Road as part of the Colchester Garrison Project.

The earliest prehistoric features relate to Bronze Age to Middle Iron Age settlement evidence (MCC5466) that has been identified to the north and north-west of the site, including a possible late Bronze Age to early Iron Age roundhouse (MCC2886), 400m north-west of the site, and an Iron Age field system (MCC2866), located between 100m and 450m north-west. The HER also records numerous late Iron Age to

Romano-British pits and ditches (MCC2787, MCC2788) located west and north-west of the site. A non-scheduled part of Berechurch Dyke continues north past the site through Colchester Cemetery.

Evidence of activity relating to the Romano-British period shows the continuation of activity from the Iron Age. This includes the occupation at Gosbecks in the fields to the west of the site and the defences associated with the dykes, as well as an area of Romano-British field systems (MCC7693) identified just to the north-west of the site. A Roman house "situated on rising ground above Park Farm, near Rampart" was found around 850m south of the proposed site, and a tessellated pavement and foundations were recorded on Northgate Street, around 625m north of the site. Roman find spots are present across the study area, including a Roman ink pot to the south-east (MCC8223) and a hoard including a coin of Vespasian to the north (MCC8003).

During the medieval period, the site would have formed part of the agricultural and common land to the east of the 14th-century or earlier manor at Berechurch Hall (MCC9321), close to the Church of St Michael and forming part of the irregularly shaped Black Heath (MCC9159), which lay along what is now Berechurch Hall Road and south-east of the site, with linear projections north and south along Mersea Road. Once covering an area of about 38 hectares, the heath was much reduced in size by the end of the 19th century and has largely disappeared in more recent times with the urbanisation of Berechurch. The site continued to form part of the agricultural landscape during the post-medieval period.

The modern period saw the continued agricultural use of the site. However, evidence within the HER is dominated by remains associated with the Second World War, with the closest being a now-destroyed road barrier on Berechurch Hall Road (MCC5337), close to the north-west corner of the site. Along the site's western boundary, and running to the east of the Iron Age ramparts of Berechurch Dyke, are anti-tank ditches (MCC5336), which connected at their northernmost part with the Colchester anti-tank ditch and at their southernmost point to Abberton Reservoir. Research indicates that the planners of the anti-tank ditch did not use the existing earthworks as for their defence works, and they are likely to have been built just outside and to the east of the belt of trees that now defines the path of the earthwork; this may mean that parts of the anti-tank ditch could be observed at the site's western boundary, which abuts this tree line. Whilst this feature may have been backfilled along much of its length post-war, LiDAR imagery of the site does show a significant earthwork along the western boundary – likely Berechurch Dyke – but it is unclear whether parts of the later ditch remain or exactly how they are aligned.

Further defensive features in the area include large areas of slit trenches (MCC8716, MCC8695) around 610–675m south-east of the site and to the south-west (MCC8696), appearing as earthworks on early RAF vertical photography, a First World War landing ground at Blackheath Common (MCC4877) and pillboxes (MCC5037, MCC4764) to the north-east of the site. In woodland to the south-west of the site lies the Friday Woods Training Area, an area used by the army for 'dry' training that does not normally involve live ammunition. A sign located just north-west of the site, near Berechurch Hall Road, notes that there is active troop training in the vicinity. Given the location of the site between many areas of active and historic military usage, including training areas, it has potential to contain objects associated with this phase of activity.

In addition to the dated evidence, areas of undated cropmarks have been identified across the study area, including of linear features south of the Middlewick Ranges to the east (MCC9017), ring ditches identified in an area of the Roman Barracks to the north (MCC7744) and linear features and enclosures in the Garrison Area to the north-west.

Section 4: Assessment of Significance/Setting

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

Table PP55.1: Heritage assets within the site boundary 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
Black Heath, West Donyland	MON	MCC9159	Regional	Historic interest: Area of historic heath shown on the 1777 Chapman & Andre Map of Essex, representing a historic landscape type in use before enclosure, agricultural improvement and urbanisation substantially altered the area. Archaeological interest: Buried remains associated with the medieval and post-medieval use of the land. Although much of the heath has been lost or obscured by modern development, surviving undeveloped areas retain value in demonstrating the former extent, openness and spatial relationship of the heath with surrounding settlement, roads and agricultural land.	**Low positive** Site has remained undeveloped on all historic mapping from 1777 onwards. As part of the western projection of Black Heath, the northern part of the site potentially represents part of the historic extent of the heath. The undeveloped character of the northern part of the site preserves the formerly open character of the heath within the site helping to retain something of the historic spatial relationship between Black Heath and the surrounding settlement.

Table PP55.2: 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
Berechurch Dyke: part of the Iron Age territorial *oppidum* and Romano-British town of *Camulodunum*	SM	NHLE 1019968	National	Archaeological interest: Berechurch Dyke forms part of the nationally important system of Late Iron Age linear earthworks associated with the territorial *oppidum* and later Romano-British town of *Camulodunum*. Its significance derives from its surviving earthwork form, its potential to preserve associated buried archaeological deposits, and its contribution to understanding the scale, organisation and defence of the Iron Age landscape around Colchester. Historic interest: The dyke illustrates the deliberate marking, control and defence of territory on the eastern side of the *oppidum*. As part of one of the largest groups of Iron Age linear earthworks in Britain, it contributes to understanding the political and settlement organisation of Late Iron Age Colchester. Group value: The dyke has group value with the wider system of Colchester dykes and with later defensive features in the area, including the WWII anti-tank ditch, demonstrating repeated strategic use of this	**Low positive** The adjacent parts of the proposed allocation contribute to the setting of Berechurch Dyke through its undeveloped and open character immediately east of the monument. This openness allows the dyke to be understood as a substantial linear boundary within a broader landscape. The western edge of the site is particularly sensitive because it lies closest to the scheduled earthwork and may preserve associated buried remains or relationships between the dyke, adjacent open land and later defensive features. Development within this part of the site would introduce built form into an area that currently helps preserve the legibility of the monument's linear character and its historic landscape context.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				landscape for defence over a long period.	
WWII Anti-Tank Ditch	MON	MCC5336	Regional	Historic interest: The ditch forms part of the extensive defensive system constructed around Colchester during the Second World War in response to the threat of invasion. It represents the militarisation of the landscape during the 20th century and contributes to understanding the strategic defence of the town and its southern approaches. Its significance is enhanced by its surviving relationship with other WWII defensive features, including pillboxes, road barriers and anti-tank blocks. Archaeological interest: Although the degree of survival is uncertain, the line of the ditch has potential to retain buried remains that could provide evidence of its construction, form and relationship with other wartime defensive features. Group value: The ditch has group value with other WWII defensive features in the wider area, including pillboxes, road barriers, anti-tank blocks and training areas. Its close relationship with Berechurch Dyke is also of interest, as it	**Low positive** The adjacent part of the proposed allocation contributes to the setting of the anti-tank ditch by retaining open land to the east of its likely line, allowing its linear character and defensive function to remain more legible. Where the ditch survives as buried or earthwork remains, the western edge of the site is likely to be especially sensitive. The site also helps preserve the ability to understand the apparent parallel relationship between the WWII anti-tank ditch and Berechurch Dyke. Development immediately adjacent to the western boundary could reduce the legibility of this relationship and diminish appreciation of the successive defensive use of this landscape.

Asset Name	Type	Reference Number	Significance	Key Heritage Interests	Contribution of Site to Significance / Setting
				demonstrates the repeated use of the same landscape corridor for defensive purposes across widely separated periods.	

Section 5: Impact Assessment and Recommendations

Table PP55.4: Recommended mitigation and enhancement measures for impacted heritage assets.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Berechurch Dyke: part of the Iron Age territorial *oppidum* and Romano-British town of *Camulodunum* (NHLE 1019968)	Direct: The scheduled earthwork itself lies outside the allocation boundary; however, the visible earthwork may not represent the full extent of associated archaeological remains. Groundworks, construction traffic, temporary access, services, drainage, landscaping and changes to existing boundary treatments within the western part of the site have the potential to disturb buried remains associated with the dyke or its immediate landscape context. Indirect: Built development close to the western boundary would erode the open land which currently contributes to appreciation of Berechurch Dyke as a substantial linear boundary within the wider defensive landscape. This could reduce the legibility of the monument's north-south alignment, diminish its relationship with adjacent open land and weaken the ability to understand the dyke alongside later defensive features in the same corridor.	A clearly defined undeveloped buffer should be retained along the western edge of the allocation to separate built development, gardens, roads, lighting and construction activity from the scheduled monument. The width and treatment of the buffer should be agreed in consultation with Historic England and the local planning authority, but is likely to need to be at least 20m and may need to be wider where archaeological evaluation or design work identifies additional sensitivity. The buffer should be designed as an intentional green corridor rather than residual space, retaining openness and avoiding built form, substantial tree planting, intrusive lighting or hard engineering that would obscure the dyke's linear character. Public open space, grassland or meadow, appropriate boundary treatment and interpretation could help preserve and enhance understanding of the monument. A programme of archaeological assessment, geophysical survey and trial trench evaluation should be undertaken before detailed design is fixed. The results should inform the layout, construction methodology, service routes and any further mitigation, including preservation *in situ* where significant remains are identified.
WWII Anti-Tank Ditch	Direct:	The western green corridor recommended for Berechurch Dyke

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
(MCC5336)	The precise line, form and survival of the anti-tank ditch are uncertain, but it is likely to lie close to, or partly within, the western edge of the allocation. Ground reduction, foundations, landscaping, access works, utilities and construction traffic could truncate or remove any surviving buried or earthwork remains, particularly if development extends close to the western boundary. Indirect: Development immediately alongside the ditch could reduce its legibility as part of a continuous Second World War defensive line. It could also diminish appreciation of the relationship between the wartime anti-tank ditch and Berechurch Dyke, which is important because it illustrates the repeated strategic use of this landscape corridor for defence.	should also be designed to protect the known or projected line of the anti-tank ditch. Built development, roads, services, drainage infrastructure and construction compounds should be kept outside this corridor wherever practicable. The line and survival of the ditch may protrude into the site. This should be investigated through targeted archaeological evaluation, informed by historic mapping, LiDAR and geophysical survey. Where remains survive, priority should be given to preservation *in situ* within open space. Where this is not possible, further archaeological mitigation may be required. The open corridor suggested for Berechurch Dyke should be planned to retain the legibility of the dyke and anti-tank ditch as parallel or related defensive features. Interpretation within public open space could explain the successive Iron Age/Roman and Second World War defensive use of the landscape.
Black Heath (MCC9159)	Direct: The northern part of the allocation appears to fall within the former western projection of Black Heath. Development in this area would result in the loss or erosion of undeveloped land that retains some ability to illustrate the former extent and open character of the historic heath.	If possible, the shape of Black Heath should inform the design of the development. Preserving the former heathland as open space, could enhance the historic landscape within the allocation allowing the relationship between the heath and the settlement and Berechurch to be preserved. This could be coordinated with pedestrian routes and landscape planting. Opportunities should be taken to reference Black Heath through public realm design, street or open-space naming, interpretation and landscape character, helping to enhance understanding of the historic heath where physical survival is limited. There could be archaeological remains associated with the medieval and post-medieval use of the heath. Where preservation is not achievable, an appropriate archaeological mitigation strategy would need to be agreed with the county archaeological service.

Heritage Assets	Potential Impact of Allocation	Mitigation or Enhancement Measures
Archaeological potential	The allocation has archaeological potential because it lies adjacent to Berechurch Dyke and close to the projected line of the WWII anti-tank ditch, within a wider landscape containing prehistoric, Romano-British and wartime defensive activity. Unknown remains may be present across the site, with the western and northern parts of the allocation likely to be especially sensitive. Potential impacts include the disturbance, truncation or loss of buried remains through topsoil stripping, foundations, landscaping, construction traffic, temporary access, service installation, drainage works and changes to existing boundaries or ground levels. Without investigation, the scale and significance of any archaeological effect cannot be fully understood.	A staged programme of archaeological work should be secured before determination or prior to development, as appropriate. This should include a desk-based assessment, review of historic mapping, aerial photographs and LiDAR, geophysical survey and targeted trial trench evaluation. The results should be used to inform the masterplan, including the location of open space, development blocks, access routes, services and drainage. Where significant remains are identified, preservation *in situ* may be required, particularly close to the scheduled monument and the projected anti-tank ditch. Where preservation is not achievable, an appropriate archaeological mitigation strategy would need to be agreed with the county archaeological service. Any discoveries should be used to enhance public understanding of the site's heritage, for example through interpretation within public open space, digital material, naming strategies or community engagement linked to the wider history of Colchester's Iron Age/Roman and Second World War defensive landscapes.

Cumulative impacts

The Grade II* listed Church of St Michael (NHLE 1123672) and Berechurch Dyke Scheduled Monument (NHLE 1019968) fall within the same study area as the potential allocation PP10 – Land south of Berechurch Hall Road but neither asset, nor any identified non-designated heritage assets within the study area for both sites, were assessed as experiencing effects on their settings as a result of PP10. Given the separation between the allocations and the absence of heritage assets affected by both proposals, no cumulative impacts are anticipated. There are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would result in additional harm beyond the impacts identified for the allocation itself.

Section 6: Summary and Recommendations

The site comprises an area of undeveloped arable land on the southern edge of the Berechurch district of Colchester. It lies between Berechurch Hall Road to the north,

residential development off Lethe Grove to the east, woodland and grassland to the south, and land associated with Berechurch Dyke to the west.

No designated heritage assets lie within the site boundary. However, the scheduled monument of Berechurch Dyke, forming part of the Iron Age territorial *oppidum* and Romano-British town of *Camulodunum* (NHLE 1019968), runs immediately west of the allocation. At its closest, Berechurch Dyke appears to be about 4m from the edge of the proposed allocation. A WWII anti-tank ditch (MCC5336) lies close to the western edge of the site, although its exact path is unclear, it is described in the HER as being built just outside and to the east of the belt of trees that now defines the path of the earthwork; this may mean that parts of the anti-tank ditch could be observed at the site's western boundary, which abuts this tree line. The site also includes land associated with the former extent of Black Heath (MCC9159).

The site makes a **low positive** contribution to the significance and setting of Berechurch Dyke through its undeveloped and open character immediately east of the scheduled monument. This openness helps preserve appreciation of the dyke as a substantial linear boundary within a wider defensive landscape. The site also makes a **low positive** contribution to the setting of the WWII anti-tank ditch, and to the legibility of Black Heath as a former historic heathland landscape, although both of these non-designated assets have been altered or partly obscured by later change.

Development within the allocation has the potential to affect Berechurch Dyke both directly and indirectly. Although the scheduled earthwork lies outside the allocation boundary, the western part of the site may contain associated buried archaeological remains. Built development close to the western boundary could also erode the open land which currently contributes to the dyke's legibility, reducing appreciation of its north-south alignment and its relationship with adjacent open land and later defensive features. Consultation with Historic England will be required to ascertain an appropriate buffer and where the line of that buffer should be taken from.

The precise line, form and survival of the WWII anti-tank ditch are uncertain, but remains may survive close to, or partly within, the western edge of the allocation. Development in this area could truncate buried or earthwork remains and reduce the ability to understand the relationship between the wartime anti-tank ditch and Berechurch Dyke. The presence of Black Heath in the northern part of the site presents an opportunity for heritage led place shaping. The former heath could be referenced in place names and its shape (its western most projection, along the northern part of the site) could inform the layout of the development. It also offers an opportunity to enhance the historic landscape within the allocation by preserving the alignment and open character of the former heath within any development.

The whole site is considered to have archaeological potential, reflecting its location adjacent to Berechurch Dyke, close to the projected anti-tank ditch and within a wider landscape containing prehistoric, Romano-British and wartime defensive activity. Groundworks associated with development could disturb, truncate or remove unknown archaeological remains. Adverse effects could be reduced through a staged programme of archaeological assessment, geophysical survey and targeted trial trench evaluation, with the results used to inform site design, identify areas for preservation *in situ*, and secure appropriate excavation, recording, analysis and archiving where preservation is not achievable.

Suitability for Allocation

Partly suitable (site constraints)

Heritage and archaeological issues are present for this allocation, principally due to the close proximity of Berechurch Dyke, a scheduled monument immediately west of the site. Development of some of the site is likely to be possible if the layout avoids harm to the monument and its setting, and if mitigation is secured through careful design and further archaeological work. Consultation with Historic England and the local planning authority is likely to be required.

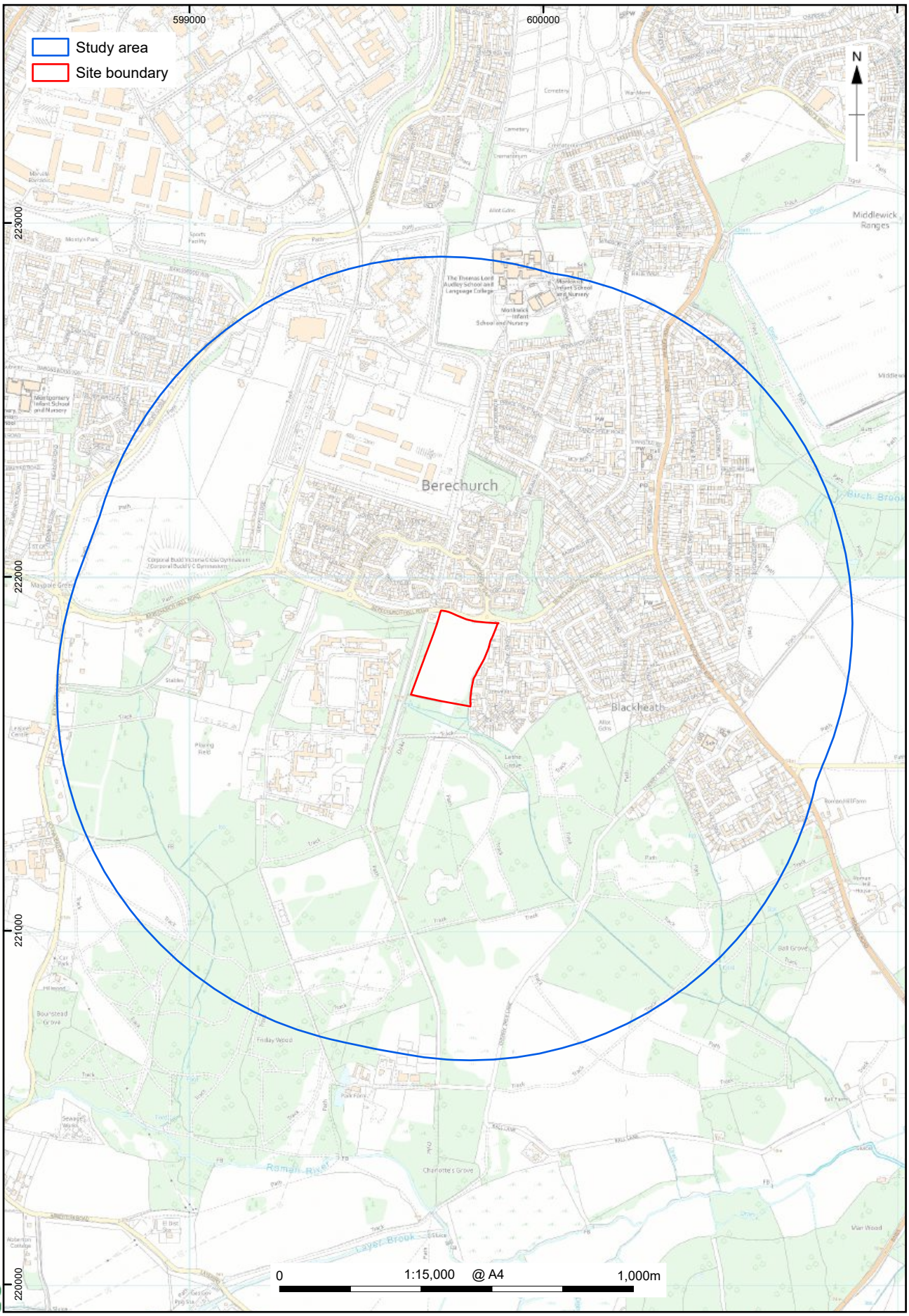
For this allocation, design and layout measures are recommended to include:

- a clearly defined undeveloped green infrastructure buffer along the western edge of the allocation, separating built development, gardens, roads, lighting, services and construction activity from the scheduled monument of Berechurch Dyke and the potential line of the WWII anti-tank ditch;
- the extent and treatment of this western buffer to be agreed through consultation, recognising that the scheduled earthwork lies immediately adjacent to the site and that associated buried archaeological remains may extend beyond the visible monument;
- the design of the western buffer as intentional open space, such as grassland, meadow or low-key public open space, avoiding substantial built form, intrusive lighting, hard engineering or dense planting that would obscure the legibility of Berechurch Dyke and the associated defensive corridor;
- the use of open space or a lower-density landscape edge in the northern part of the site to retain some sense of openness along Berechurch Hall Road and preserve residual legibility of the former Black Heath landscape. This could include pedestrian routes and landscape planting;
- Opportunities should be taken to reference Black Heath through public realm design, street and open-space naming, interpretation and landscape character, thereby enhancing understanding and appreciation of the historic heath where its physical survival is limited. Interpretation within public open space could also communicate the successive Iron Age/Roman and Second World War defensive uses of the landscape;
- A layout informed by archaeological evaluation and consultation, with development blocks, access routes, service corridors, drainage and construction methodologies designed to avoid or minimise effects on the scheduled monument, its setting and any significant associated remains wherever possible.

Further work comprising a desk-based assessment with a review of historic mapping, aerial photographs and LiDAR, in addition to geophysical survey and targeted archaeological evaluation, is recommended. This should be undertaken to inform the design and layout of the allocation, including the extent and treatment of the western buffer, the northern landscape edge and any further archaeological mitigation required. Given the proximity of the scheduled monument, the scope of this work and the acceptability of any proposed buffer or mitigation strategy should be discussed with Historic England and the local planning authority at an early stage.

References

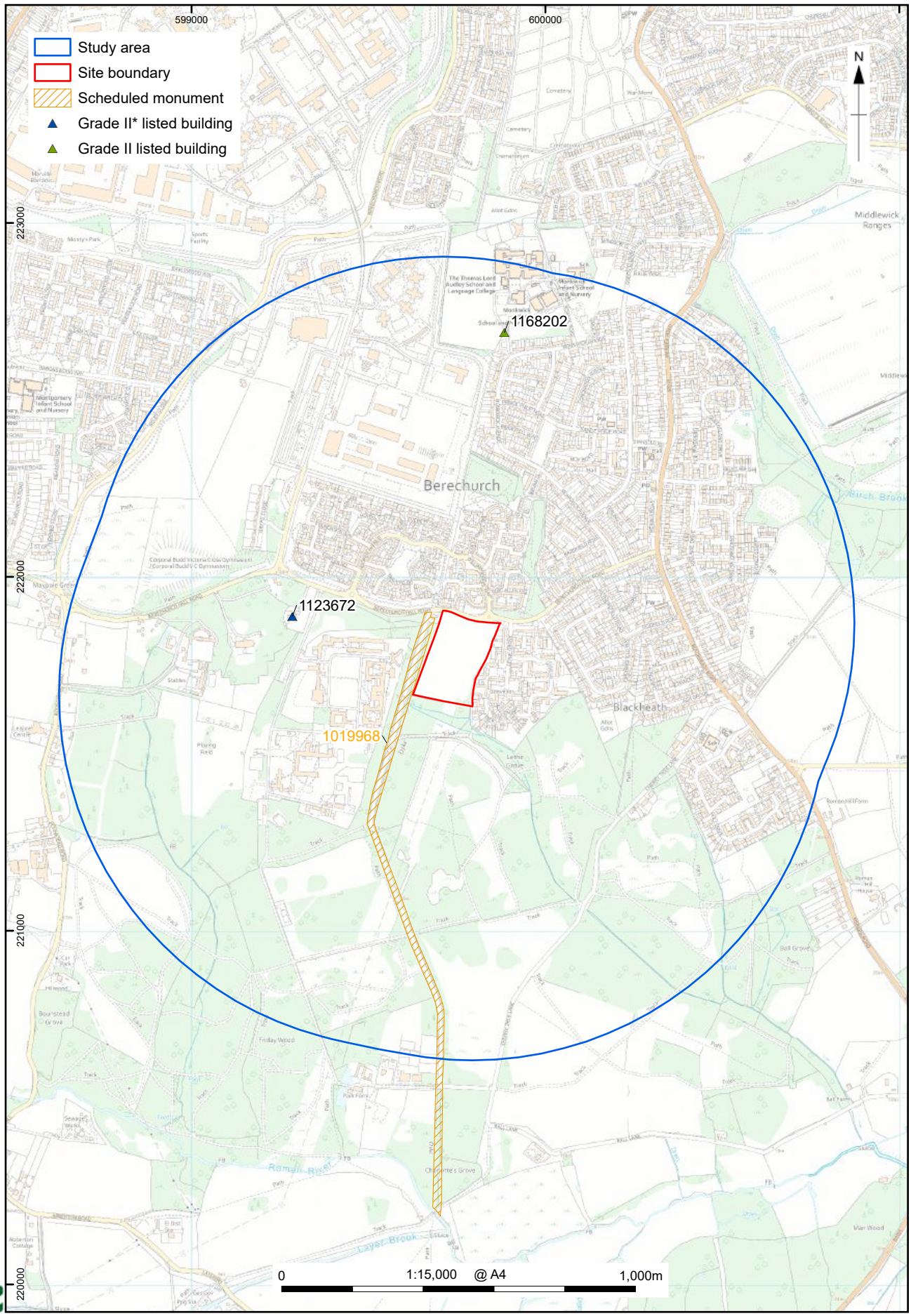
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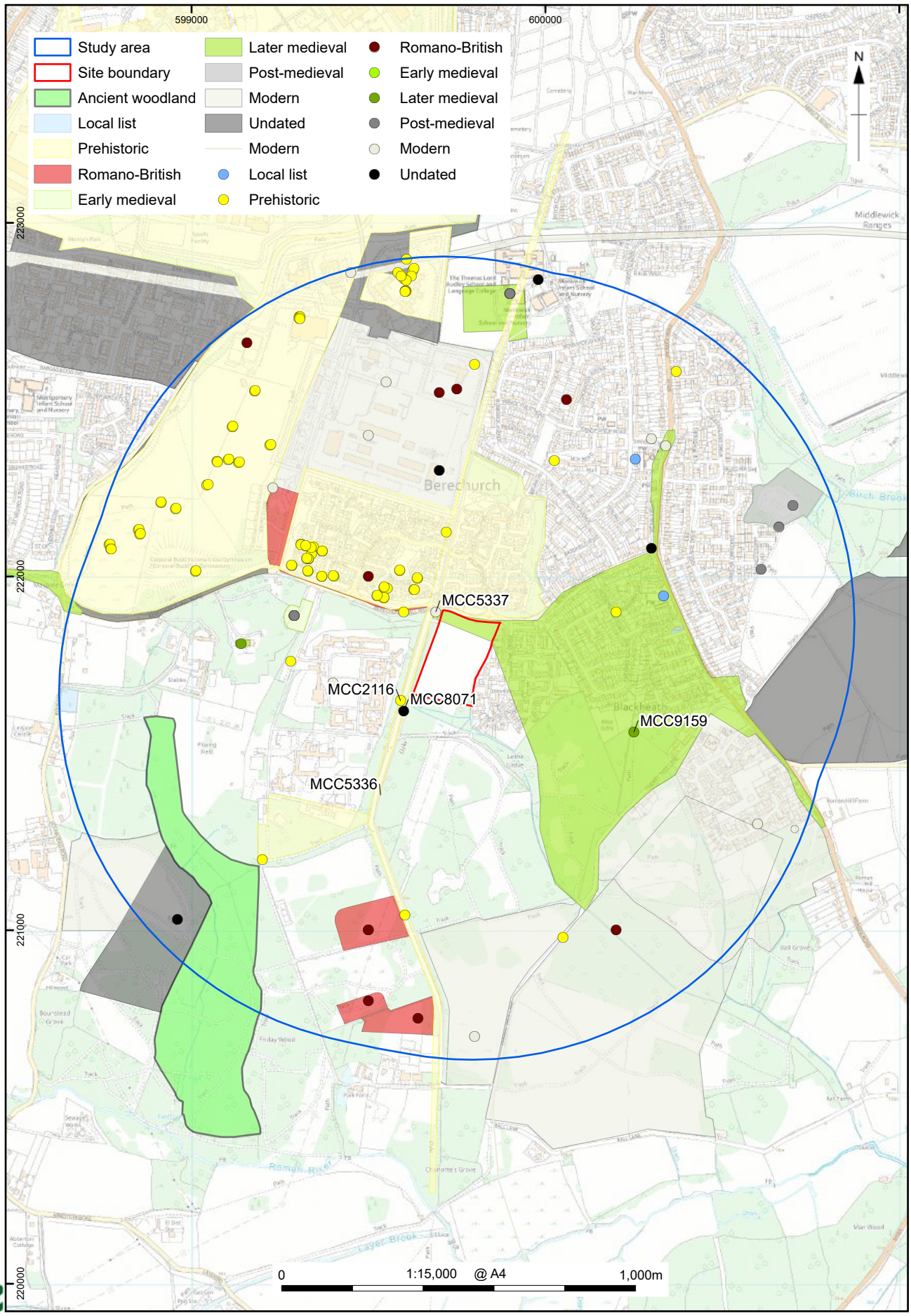
Figure PP55.1: Site location



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Figure PP55.2: Designated heritage assets within the study area



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Figure PP55.3: Non-designated heritage assets within the study area

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