Gt & LT CHESTERFORD NEIGHBOURHOOD PLAN: Regulation 16 Consultation Representations

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STATUTORY REPRESENTATIONS

REPRESENTATION 1: NATURAL ENGLAND

Date: 11 May 2022
Our ref: 390539
Your ref: The Great and Little Chesterford Neighbourhood Plan

NATURAL ENGLAND

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Demetria Macdonald
Planning Policy Officer
Uttlesford District Council

BY EMAIL ONLY

planningpolicy@uttlesford.gov.uk

Dear Demetria Macdonald

The Great and Little Chesterford Neighbourhood Plan Regulation 16 consultation

Thank you for your consultation on the above dated 14 April 2022

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this neighbourhood plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

[redacted]
Consultations Team

REPRESENTATION 2: SAFFRON WALDEN TOWN COUNCIL

Thu 05/05/2022 14:54

[redacted]@saffronwalden.gov.uk>

Please accept the following as our formal response to the **Chesterfords Neighbourhood Plan** Consultation as agreed at our planning committee meeting held on 28/04/2022.

Committee agreed to support the plan, in particular the references to cycle and pedestrian provision.

Kind Regards

[redacted]

Committee Clerk & Office Administrator

Saffron Walden Town Council

The Town Hall

Market Street

Saffron Walden

CB10 1HZ

Tel: 01799-516501

www.saffronwalden.gov.uk

instagram.com/saffronwaldentc/ facebook.com/SaffronWaldenTownCouncil twitter.com/Saffronwaldentc

Saffron Walden Town Council

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LOCAL COUNCIL AWARD SCHEME FOUNDATION

REPRESENTATION 3: HISTORIC ENGLAND

Historic England

Demetria MacDonald
Planning Policy Officer
Uttlesford District Council
By Email

Direct Dial: [redacted]

Our ref: PL00690804
30 May 2022

Dear Demetria MacDonald

Ref: Great and Little Chesterford Neighbourhood Plan Regulation 16 Consultation

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We do not consider it necessary for Historic England to provide further detailed comments at this time. We would refer you if appropriate to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

We would be grateful if you would notify us on eastplanningpolicy@historicengland.org.uk <mailto:eastplanningpolicy@historicengland.org.uk> if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely,

Edward James
Historic Places Advisor, East of England
[redacted]

cc:

REPRESENTATION 4: UTTLESFORD DISTRICT COUNCIL

UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

Gt & Lt Chesterford NP Steering Group
Clerk to Gt Chesterford Parish Council
1 Manor Cottages
Manor Lane
Gt Chesterford
CB10 1PJ

30 May 2022

Your ref:

Our ref:

Please ask for Demetria Macdonald on 01799 510518
email: [redacted]

Dear Madam,

Gt & Lt Chesterford Neighbourhood Development Plan Regulation 16 Consultation

We welcome the opportunity to comment on the Submission Gt & Lt Chesterford Neighbourhood Plan. We have reviewed the Submission Draft Plan and can now provide the following officer response.

We note that the draft Neighbourhood Plan has been amended to reflect some of the comments previously provided by the District Council. However, some of the points made in relation to previous drafts still stand.

The plan is considered comprehensive, and it has recognised the need for housing development which meets the identified local housing need whilst being sympathetic to the existing landscape and heritage of the village and the surrounding area.

We support the draft Gt & Lt Chesterford Neighbourhood Plan and commend your incorporation of amendments to reflect our comments provided during plan preparation and prior to and post Regulation 14 Consultation

Uttlesford District Council Comments

Chapter 4 – Vision and Objectives

Page 40 – Para 4.2

As mentioned in our Regulation 14 Consultation comments Objective 1 which states that, *"to ensure that Great and Little Chesterford continue to grow at an organic and sustainable rate, supporting viable and diverse communities"* may not be possible as Uttlesford District Council develops the emerging Local Plan. The standard methodology currently calculates a Local Housing Need for Uttlesford of 701 dwellings per annum (or 14,020 over 20 years). Currently no decisions have been made but settlements like Great Chesterford which have a relatively good provision of services and facilities compared with other locations in the district are likely to be required to assist with meeting this need to a greater degree than locations

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with less services and facilities. If this does occur this is unlikely to be viewed as 'organic' levels of growth by residents.

This objective therefore appears to try and constrain the Uttlesford Local Plan from determining a reasonable higher-level strategy for the district as a whole. The objective needs to be amended by removing the word "organic."

Chapter 5 – The Policies

Page 42: Paras 5.1.1 – 5.1.10

The newly emerging Local Plan is not currently at a stage where it includes specific proposals, and there is therefore nothing to be at variance with at the moment. It is worth noting the guidance in paragraph 41-009-20190509 of the relevant PPG which states "It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan, including housing supply policies. This is because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan."

These above-mentioned paragraphs and subsequent landscape policies appear to be a justification for frustrating any future strategic development in this part of the Neighbourhood Plan Area.

NPPF Para 13 states that, "Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies."

The Council is currently working on a Local Plan and while no decisions on proposed allocations have been made, the NP's proposed landscape policies should not seek to frustrate potential development.

5.2 SETTLEMENT PATTERN AND SEPARATION

Page 50 – Policy GLCNP/2 – Settlement Pattern and Separation

The principle of maintaining separation is sound, however it should be noted that the requirement in the Policy to keep land open and free from development is more restrictive than Green Belt Policy and not in accordance with NPPF para 149.

Exceptions to developing in the Separation Zones should include limited affordable housing for local community needs.

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5.9 HOUSING

Page 88 – Policy GLCNP/9 – Housing

- Criterion 2a) - Limiting overall development to 10% of the number of dwellings in the Neighbourhood Plan Area seeks to prevent the Local Plan that Uttlesford is developing from considering development on much of the edge of Great Chesterford. As set out above, Great Chesterford is a relatively sustainable settlement in Uttlesford and is likely to see development proposed in the Uttlesford Local Plan. This is in line with the recommendations from the Inspectors examining the withdrawn Local who identified that Uttlesford should allocate more small and medium sized sites. By limiting overall development, Policy GLCNP/9 appears not to be supporting the future delivery of strategic policies or a spatial strategy that will arise from the emerging Local Plan. The effect of this policy will be to promote less development to be set out at a strategic level as well as undermine any future strategic policies.

  We are not convinced that this policy contributes to sustainable development.
  Criterion(2e) – The UDC emerging Local Plan is recommending a Biodiversity Net Gain of at least 20% and to future proof this it is suggested to "or in accordance with the local plan".

We hope that the above comments will assist in consideration of the Neighbourhood Plan at Examination.

Yours Sincerely

[redacted]

Planning Policy Officer

OTHER CONSULTEE REPRESENTATIONS

REPRESENTATION 5: GREAT OAK MULTI ACADEMY

Sat 30/04/2022 10:39

The Trust raised concerns previously about the designation of the school playing fields as a local green space and specifically the terms of Policy GLCNP/7 - Local Green Spaces.

It is not the designation itself but the policy that says that any development must be to deliver community facilities and pass a Very Special Circumstances test.

The Trust needs to preserve its position in relation to future education use and potential buildings (such as a sports pavilion) on the playing field. Education facilities (F1) are not community facilities (F2) in planning use classes and therefore we need to ensure that any future interpretation of the policy would allow for education buildings to be consented.

We would therefore like to request a change to the wording of Policy GLCNP/7. We request that bullet point 3 be altered to read as:

3. Development on Local Green Spaces will not be supported other than in very special circumstances; delivering community ***or education*** *facilities****;*** *or enhancing the beauty, significance, recreation value, tranquillity or function of the space; and in either case without compromising the primary function of the space as a Local Green Space.*

Please keep me updated on the examination and progress of the Neighbourhood Plan.

[redacted]
Chair, Great Oak MAT

REPRESENTATION 6: COLIN & ROSEMARY [redacted]

Wed 25/05/2022 16:50

[redacted]

We have read the document submitted and are wholly in support of it. It is an excellent piece of work and we hope very much it is adopted to help influence the future of our village

Colin and Rosemary [redacted]

REPRESENTATION 7: SARA [redacted]

Internal Use Only
Representation Number:

Great & Little Chesterford Neighbourhood Plan

Regulation 16 Consultation

Response Form

Consultation period: 8am Thursday, 14 April 2022 to 5pm Monday, 30 May 2022

Great and Little Chesterford Neighbourhood Plan and accompanying documents were submitted to Uttlesford District Council on 31 March 2022. We are inviting representations on the submission version of the Great and Little Chesterford Neighbourhood Plan.

Representations must have been received by Uttlesford District Council no later than **5pm on Monday 30 May 2022**. Representations after this date will not be considered.

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or by post to

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CB11 4ER

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UTTLESFORD DISTRICT COUNCIL – PLANNING POLICY

In accordance with the General Data Protection Regulation please complete:

Section 1 if you are making comments (a representation) on the Neighbourhood Plan

Section 2 to provide your details

1. USE OF PRIVATE DATA WHEN MAKING COMMENTS

If you do not provide consent, we cannot process your comments and you may not be able to participate in the Neighbourhood Plan examination.

[x] Please tick this box to provide your consent to allow Uttlesford District Council to process your data, in accordance with the General Data Protection Regulation and Data Protection Act, so your comments on the Neighbourhood Plan can be processed.

Your name and comments will be made public, but any address, telephone and email address will remain confidential.

2. YOUR DETAILS

Please confirm below your name and email **or** postal address. You are not obliged to provide your details; however, we will be unable to process any comments you make.

Contact Name	Sara [redacted]
Email	[redacted]
Or Postal Address	

We will keep a record of your consent for 7 years, after which it will be destroyed. For more information on how we collect, use and protect personal information generally, please visit https://www.uttlesford.gov.uk/privacy-notice

PRIVACY NOTICE

The Council will use the information you submit, or have submitted, in all correspondence to the Council to enable the council's planning policy section to consider any information, representation or evidence submitted to assist with the Great and Little Chesterford Neighbourhood planning examination.

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- Make any disclosures required by law and may also share this information, both across council departments and with other local authorities and government organisations.
- Check information you have provided, or information about you that someone else has provided, with other information it holds.

The Council will not give information about you to anyone else, or use information about you for other purposes, unless the law allows this.

1) Your details

Name	Sara [redacted]
Organisation (if applicable)	
Address	[redacted]
Email	[redacted]
Telephone	

2) Your representations

Please specify which paragraph or policy your representations relates to and if you are suggesting any amendments. Please use a separate sheet if you need more space.

The Plan as Whole	**Comments** Good – we must do anything we can to protect our valuable heritage assets and our countryside which surrounds our communities. I am pleased suitable sites have been selected through a robust process to deliver housing for the community, but also that a balance has been struck in the Neighbourhood Plan between sustainable development and over development. This is especially important to our community which has seen a lot of growth over the last few years, and has been under considerable threat from very large and unsustainable schemes in the wrong places especially the Uttlesford Garden Village at GC. A massive thank you to the team and I really hope this is now passed by the Inspector so we can have the level of protection we need for our wonderful spaces and ensure that the growth of the communities is sustainable and in the right places. Thank you!

Chapter of the Plan	**Comments**
Chapter 1 – Introduction	
	Very impressive how much work has gone into this.
Chapter 2 – Context of Great and Little Chesterford	
	Fascinating to read and understand more about the context and importance of the settlement of Great and Little Chesterford.
Chapter 3 – Key Issues	
	I totally agree – we have been deluged with development proposals and many of them simply do not pay any respect to our heritage, our unique character, our beautiful landscape and the settlement patterns.

Chapter 4 – Vision and Objectives	
	Agree sustainable development is good, but most important is getting that in the right places. This Neighbourhood Plan achieves that. I hope it is followed and we can put an end to speculative development in the wrong places. Maintaining the gaps between the settlements, and keeping the area to the north of the village of Great Chesterford development free should be (and I believe is) a key tenet of this Neighbourhood Plan.
Chapter 5 – The Policies	
Overall Spatial Strategy	
Policy GLCNP/1 – Overall Spatial Strategy including key strategic landscape and heritage sensitivities	Incredibly important that the Roman Scheduled Monuments Setting Zone is in the Neighbourhood Plan and is adhered to. Likewise we do not want to see further development in the Cam Valley Area nor on Chalk Upland. It is truly beautiful and what makes this place so lovely to live in and enjoy. Maintaining its openness and natural characteristics is really important to me.

Settlement Pattern and Separation	
Policy GLCNP/2 – Settlement Pattern and Separation	Given the huge development at Hinxton which will be started any day now, it is vital to have separation between our communities. Likewise the development on London Road should never have been granted, but I can see the logic of including it in the Neighbourhood Plan now. We certainly need a separation zone policy to prevent further sprawl between Great and Little Chesterford. It is appalling that the field adjacent to the river at GC and LC is to be built on especially as that field would now have protection under new rules that protect rivers. It is a real feature of the separation between GC and LC and full of beautiful wildlife.
Getting Around	
Policy GLCNP/3 – Getting Around	Any development should be made to contribute significantly to the improvements for walking and cycling along Newmarket Road which is awful. Any development should be sustainable and not reliant on the car, and traffic congestion in the centre of the villages of Great and Little Chesterford needs to be carefully controlled and monitored to ensure it doesn't get any worse as it is bad already and emergency vehicles are already seriously impeded.
Landscape Character	

Policy GLCNP/4a – Landscape Character	We certainly have a lot of landscape character here, and it must be preserved for future generations. This policy is very important to me, and my community, as are the locally important views, particularly to the north of Great Chesterford, along the path between great and little Chesterford, and looking back towards the Chesterfords from the chalk uplands to the east (Park Road and Cow Lane).
Locally Important Views	
Policy GLCNP/4b – Locally Important Views	As above – we value them so much. It is the reason I love here and they need to be carefully preserved.
Historic Environment	
Policy GLCNP/5 – Historic Environment	We are so blessed to have such a history to these settlements. The listed buildings and conservation areas make the village centres so special and must be preserved as part of any sustainable infilling or brownfield redevelopment as and when it might occur. Of most interest are the Scheduled Ancient Monuments which really are unique and nothing should be done to destroy them, or the inter-relation between them. The views are beautiful and to be protected and make the area.
Valued Community Spaces	

Policy GLCNP/6 – Valued Community Spaces and Facilities	Totally agree with the list, and the need to preserve them.
Local Green Spaces	
Policy GLCNP/7 – Local Green Spaces	What a fantastic idea to suggest these spaces should be listed for even more special protection. I wholeheartedly agree, particularly LGS-1, LGS-2, LGS-4 and LGS-7
Employment	
Policy GLCNP/8 – Employment	Agree.
Housing	

Policy GLCNP/9 – Housing	I like many others feel we have had an awful time of late and have been treated very badly by various bodies especially the development industry. At least one of the developments on London Road next to the river at GC/LC should not have been approved and will hopefully be overturned. That said, I understand the need for housing and am impressed with the time and dedication the Neighbourhood Plan people have put into to analysing and selecting sites to be built on. I feel this strikes the right balance – it allows for infilling and sustainable development but subject to a clearly defined set of parameters – either it has to be one of the selected sites, or proportionate in scale, affordable and green. We cannot again be endlessly subject to massive speculative development proposals in ludicrous places where the community does not ever want to see development. Bravo!
Policy GLCNP/9.1 – Land Opposite Rectory Barns (Chest 12)	This seems a logical site for some small development.
Policy GLCNP/9.2 – Land North of Bartholomew Close (Chest 13)	Logical infill scheme and I understand will be affordable as well which is good.

Policy GLCNP/9.3 – Land South - West of London Road (Chest 9)	I would rather this site wasn't included
Chapter 6– Community Projects	
	Please, please, please can the traffic be slowed down on both the main roads running past the villages? It is horrendous. The traffic is too fast and the pavements on Newmarket Road and lack of cycle path to Saffron Walden and to Cambridge is scandalous! Thank you.

Would you like to be notified of Uttlesford District Council's decision under Regulation 19 of the Neighbourhood Planning (General) (Amendments) Regulations 2015 to adopt the Great and Little Chesterford Neighbourhood Plan?

Yes	X
No	

Thank you for completing this response form.

DEVELOPER CONSULTEE REPRESENTATIONS

REPRESENTATION 8: ANDREW MARTIN PLANNING on behalf of ENTERPRISE RESIDENTIAL DEVELOPMENT Ltd.

UTTLESFORD DISTRICT COUNCIL

It's Our Community

Internal Use Only
Representation Number:

Great & Little Chesterford Neighbourhood Plan

Regulation 16 Consultation

Response Form

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Essex
CB11 4ER

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Section 2 to provide your details

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[X] Please tick this box to provide your consent to allow Uttlesford District Council to process your data, in accordance with the General Data Protection Regulation and Data Protection Act, so your comments on the Neighbourhood Plan can be processed.

Your name and comments will be made public, but any address, telephone and email address will remain confidential.

2. YOUR DETAILS

Please confirm below your name and email **or** postal address. You are not obliged to provide your details; however, we will be unable to process any comments you make.

Contact Name	[redacted]
Email	[redacted]
Or Postal Address	[redacted]

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- Check information you have provided, or information about you that someone else has provided, with other information it holds.

The Council will not give information about you to anyone else, or use information about you for other purposes, unless the law allows this.

1) Your details

Name	[redacted] It should be noted that this representation is being submitted on behalf of **Enterprise Residential Development Ltd**.
Organisation (if applicable)	Andrew Martin Planning
Address	[redacted]
Email	[redacted]
Telephone	[redacted]

2) Your representations

Please specify which paragraph or policy your representations relates to and if you are suggesting any amendments. Please use a separate sheet if you need more space.

The Plan as Whole	See attached representation.
Chapter of the Plan	**Comments**
Chapter 1 – Introduction	
Chapter 2 – Context of Great and Little Chesterford	
Chapter 3 – Key Issues	

Chapter 4 – Vision and Objectives	
	See attached representation.
Chapter 5 – The Policies	
Overall Spatial Strategy	
Policy GLCNP/1 – Overall Spatial Strategy including key strategic landscape and heritage sensitivities	See attached representation.
Settlement Pattern and Separation	
Policy GLCNP/2 – Settlement Pattern and Separation	See attached representation.
Getting Around	

Policy GLCNP/3 – Getting Around	
Landscape Character	
Policy GLCNP/4a – Landscape Character	See attached representation.
Locally Important Views	
Policy GLCNP/4b – Locally Important Views	
Historic Environment	
Policy GLCNP/5 – Historic Environment	

Valued Community Spaces	
Policy GLCNP/6 – Valued Community Spaces and Facilities	
Local Green Spaces	
Policy GLCNP/7 – Local Green Spaces	
Employment	
Policy GLCNP/8 – Employment	

Housing	
Policy GLCNP/9 – Housing	See attached representation.
Policy GLCNP/9.1 – Land Opposite Rectory Barns (Chest 12)	See attached representation.
Policy GLCNP/9.2 – Land North of Bartholomew Close (Chest 13)	

Policy GLCNP/9.3 – Land South - West of London Road (Chest 9)	
Chapter 6– Community Projects	

Would you like to be notified of Uttlesford District Council's decision under Regulation 19 of the Neighbourhood Planning (General) (Amendments) Regulations 2015 to adopt the Great and Little Chesterford Neighbourhood Plan?

Yes	X
No	

Thank you for completing this response form.

Andrew Martin
PLANNING

Great and Little Chesterford Neighbourhood Plan – Regulation 16 Representation

on behalf of

Enterprise Residential Development Ltd

In relation to

Land Opposite Rectory Barns (Chest 12)

May 2022 | AM-P Ref: 22035

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1.0 INTRODUCTION

1.1. Andrew Martin Planning have been instructed by Enterprise Residential Development Ltd to prepare and submit this representation in relation to the Regulation 16 Consultation on the Great and Little Chesterford Neighbourhood Plan (GLCNP).

1.2. Enterprise Residential Development Ltd are promoting the site referred to as Land Opposite Rectory Barns (Chest 12) for allocation for housing purposes.

1.3. Paragraph 8 of Schedule 4B of the Town and Country Planning Act (as amended) sets out the 'basic conditions' that the GLCNP must meet. Paragraph 8(1) states that the Examiner must consider (inter alia): whether the draft Neighbourhood Plan meets the "basic conditions". The basic conditions are that the GLCNP must:

- Have regard to national policies and advice contained in guidance (including the National Planning Policy Framework);
- Be in general conformity with the strategic policies contained in the adopted development plan for the area (Uttlesford Local Plan 2005);
- Contribute to the achievement of sustainable development; and
- Be compatible with EU obligations and human rights.

1.4. As will be set out in this representation, our client fully supports the plans, policies and allocations in the GLCNP and considers that it meets all the Basic Conditions as set out in the Town and Country Planning Act 1990.

2.0 DESCRIPTION OF THE SITE AND SURROUNDING AREA

2.1. The site is located immediately north of the urban edge of Little Chesterford. The site is referenced as Chest 12 – Land Opposite Rectory Barns within the GLCNP. The site is currently accessible directly from Walden Road. The site is well contained by existing vegetation on its boundaries. The site is in a sustainable location. The site is 0.11 kilometres from Park Road bus stop – 7 Citi bus Saffron Walden – Cambridge (a service every hour). It is 2.4 kilometres from Great Chesterford Station or 4 mins on the 7 Citi bus. It is 4.5 kilometres to Saffron Waldon or 10 mins on the 7 Citi bus. In terms of schools, the site is 1.6km to Great Chesterford Church of England Primary School or 11 minutes on the 7 Citi bus and 5.47km to Saffron Walden County High School or 10mins on the Citi bus. It is within walking distance of the High Street, where the Village Hall and St Mary's church are located. The site has direct access to the footpath on Walden Road leading to PROW 34, which connects it into the wider public footpath network in the area.

2.2. The site is relatively unconstrained. The site's topography is flat. The site has no existing ecological designations or constraints. The site has no existing heritage designations or constraints and is not located within close proximity to any other heritage asset. The site is located within Flood Zone 1 and no surface water flooding issues affect it. The site is not within a ground water source protection zone. In terms of noise the site is beyond the LEQ aircraft noise contour at night and during the day. The site is outside the Saffron Walden AQMA and any other areas identified as of poor air quality. The site is not suitable for minerals extraction. While the site is well contained by trees and vegetation, there are no Tree Preservation Orders on the site. There are no legal or ownership issues affecting the site. The site is suitable for development and deliverable.

3.0 BACKGROUND - ENTERPRISE RESIDENTIAL DEVELOPMENT LTD

3.1. Enterprise Residential Development Ltd (ERDL) was established in 1992 (originally known as Ashtenne Residential) and focusses on quality bespoke residential developments on sites of two to fifty units. ERDL employs their inhouse contractor, Enterprise Heritage Ltd, to deliver all of their projects.

3.2. ERDL has successfully delivered approximately seventy five separate projects comprising approximately 1,000 units. ERDL has successfully delivered seven projects in Uttlesford, with three of those being completed in Great Chesterford over recent years, at Rose Lane, Thorpe Lea and London Road. ERDL therefore have an excellent track record of working closely with both the District Council and Parish Council to deliver high quality housing schemes.

3.3. ERDL have recently secured an Option on the site to bring it forward for redevelopment. ERDL's strategy for the site is to initially work closely with the Parish Council, as they did with the previous projects within Great Chesterford, to ensure that the scheme is appropriate for the location and in line with the requirements of the emerging Neighbourhood Plan.

3.4. Subsequently, ERDL will engage via the Pre-Application process with Uttlesford's planning team with the intention of being able to submit a planning application before the end of 2022 and subsequently delivering a high quality development of approx. 10 units in 2023/24.

4.0 COMMENTS ON PROPOSAL WITHIN THE DRAFT NEIGHBOURHOOD PLAN

4.1. Our client supports policies GLCNP/1 – Overall Spatial Strategy including key strategic landscape and heritage sensitivities, GLCNP/2 – Settlement Pattern and Separation, GLCNP/4a – Landscape Character, GLCNP/9 – Housing and GLCNP/9.1 – Land Opposite Rectory Barns.

4.2. In relation to policy GLCNP/1, our client welcomes the wording set out in part 1 of the policy that growth within the NP area will be focused in areas including the housing sites allocated within the GLCNP. As is clear from figure 5.1 – Strategic Features of the Plan Area and figure 5.3 – Little Chesterford Strategic Features, the site in not located within any key strategic feature of the area.

4.3. Further, our client supports policy GLCNP/2 – Settlement Pattern and Separation, particularly part 1 which states that development will be restricted and supported on sites allocated as part of the GLCNP. The site is located outside of the Great Chesterford and Little Chesterford Separation Zone (see figure 5.6 – Little Chesterford separation zones).

4.4. In relation to GLCNP/4a – Landscape Character and figure 5.9 it is noted that green screening has been identified on the site's boundary. It is understood that where this is identified it is to conserve and enhance landscape setting and maintain a sense of place of the settlement and its approaches. As discussed later, this is also reflected in site specific policy GLCNP 9.1 – Land Opposite Rectory Barns and figure 5.29. Our client supports this policy and will seek to retain and enhance the existing vegetation on this boundary as part of future development plans, although mindful that an access needs to be created as per figure 5.29 on this boundary to Walden Road.

4.5. In relation to GLCNP/9 – Housing, it is our client's view that this policy provides a clear steer on how the NP area will grow in the future. Our client is pleased to see the GLCNP contain a positive approach to growth and the provision of new housing in the area. Our client supports the inclusion of Land Opposite Rectory Barns (Chest 12) within the policy under 1 a) part i. The approach is clearly in accordance with the NPPF, in particular paragraphs 60, 62, 68, 69 and 70. It is also clear that this approach is in general conformity with the adopted Local Plan. This is clearly demonstrated by the Council's letter dated 23rd March 2021, which provides the GLCNP with an indicative housing requirement. This policy approach is also in conformity with other Local Plan polices including Policy H1 – Housing Development and Policy H10 – Housing Mix.

4.6. It is clear from paragraphs 5.9.7 – 5.9.13 that the NP Steering Group has undertaken a rigorous and comprehensive assessment of potential sites in selecting the most sustainable and suitable sites for allocation within the GLCNP. The NP Steering Group's approach has mirrored the methodology adopted by the Council in its own Strategic Land Availability Assessment. This two stage approach follows PPG and best practice guidance. It is a tried and tested methodology. This process also included consultation with landowners, stakeholders and the District Council in its development. The NP Steering Group's approach is robust.

4.7. To confirm, our client supports the assessment of site Chest 12 - Land Opposite Rectory Barns within the Great and Little Chesterford Neighbourhood Plan Housing Land Assessment (NPHLA) July 2020. The individual site assessment can be found on pages 79 – 83 in the document. Our client reiterates the findings of the assessment that the site is: 1) suitable for development; 2) achievable and 3) available for development. Our client supports the overall site specific conclusions and confirms that development of the site is achievable.

4.8. Further, our client supports the assessment of Chest 12 - Land Opposite Rectory Barns within Great and Little Chesterford Neighbourhood Plan Housing Site Selection (NPHSS) March 2021. The individual site assessment can be found on pages 38 – 43 in the document. It is clear from the overall assessment that allocation of the site is justified and will support and contribute towards the vision and objectives of the GLCNP. The key points of the assessment are that:

- Redevelopment of the site for 10 dwellings will sustainably grow Little Chesterford and will not have a direct impact on important character areas. The allocation will contribute to proportional and organic growth of the village and provide a mix of new housing.

- While the site is located outside of the existing settlement boundary, it immediately adjoins it and will form a logical extension to Little Chesterford. The site is located outside of the Great Chesterford and Little Chesterford Separation Zone (see figure 5.6 – Little Chesterford separation zones) and therefore its redevelopment will maintain sufficient separation between the two settlements. The wording of policy GCLNP/9.1 sets out the aim to preserve the linear settlement pattern which future development proposals will seek to achieve. Future redevelopment will therefore maintain the settlement pattern of the village.

- Policy GLCNP/9.1 sets out that future development proposals should seek to provide safe pedestrian and vehicle access and to connect future housing to the existing pedestrian network. This will be achievable in future development proposals.

- In terms of landscape the findings of the Landscape Character Assessment for Great and Little Chesterford Parishes Neighbourhood Plan (2017) have been taken into consideration. The site is not within or adjoining the area of Chalk Uplands. The site is not within or adjoining the Northern Gateway open area. The site is not within or adjoining the area important to the setting of the Roman Scheduled Monuments. The site is not within the Cam River Valley area. The site forms part of character area 16 – Little Chesterford Backlands (see fig 3.1 – Landscape Capacity Map), which is considered to have a medium/high capacity for change. The site is located in one of the least sensitive parts of the NP area in landscape terms.

- In terms of visual impact, development of the site is unlikely to have an immediate impact on locally important historic or community defined views. Development of the site is unlikely to have an immediate impact on views to and from the Chalk Uplands/plateaux, local landmarks, historic buildings and landmarks. The site is mostly bordered by hedgerows and individual trees and to a degree is visually contained. The site is distant from the historic centre of Little Chesterford. Views to/from the site are also limited by existing adjoining buildings, particularly to the south and east of the site.

- The findings of the Great and Little Chesterford Neighbourhood Plan: Historic Environment Assessment (2016) have been taken into consideration. The site does not lie in an area covered by the Historic Settlement Character Assessment. In heritage terms the site is assessed as having no impact on the historic environment. Redevelopment of the site will therefore protect the historic core of Little Chesterford.

- There is an opportunity for development to create additional recreational facilities within the site. Policy GLCNP/9.1 sets out the aim for future development proposals to make provision for or contribution towards recreational facilities which future development proposals will seek to achieve.

4.9. Given the above, our client strongly supports the final conclusion that the site is considered 'suitable' for allocation.

4.10. Therefore, it follows that our client strongly supports the inclusion and wording of policy GLCNP/9.1 – Land Opposite Rectory Barns (Chest 12) as set out on pages 89 and 90 of the draft GLCNP. The site area as show in figure 5.28 is broadly accepted and that on this basis the site has the potential capacity for approximately 10 residential dwellings. Our client also generally supports the indicative screening and connection points set out in figure 5.29. Our client supports the nine development principles that are stipulated within the policy. It is our client's view that these principles are achievable in potential future development proposals and that they will lead to a quality and highly sustainable development. The allocation of the site is clearly in accordance with the NPPF, in general conformity with the adopted Uttlesford Local Plan (2005) and will lead to sustainable development.

5.0 SUMMARY AND CONCLUSIONS

5.1. Our client supports the plans, policies and allocations contained within the draft GLCNP. In particular they support the allocation of Land Opposite Rectory Road (Chest 12) as set out in policy GLCNP/9.1. The site has been assessed as suitable and deliverable. The site's allocation is strongly justified by the supporting evidence base. The allocation of the site will support and contribute towards the vision and objectives of the GLCNP and deliver sustainable growth. The allocation of the site is clearly in accordance with the NPPF, in general conformity with the adopted Uttlesford Local Plan (2005) and will lead to sustainable development.

5.2. Enterprise Residential Development Ltd have an Option on the site to bring it forward for development. They have an excellent track record of delivering high quality housing schemes. They also have previous experience of building and delivering new homes in Great Chesterford and the wider District. The Company are in the early stages of developing proposals for the site. The Company will proactively develop proposals on the site, working with the Parish and District Council. The aim is to submit a pre-application submission to the Council before the end of 2022. AM-P will keep the Examiner updated on the progress of detailed proposals on the site over the course of the Examination.

5.3. It is our client's view that the GLCNP has been positively prepared and will deliver sustainable development in Great and Little Chesterford. The plans, polices and allocations are supported by a comprehensive evidence base and respond to local needs and reflect the views of the local community. It is clear that that the proposed plans, policies and allocations are in accordance with the NPPF and other guidance and in general conformity with the strategic policies in the Uttlesford Local Plan (2005). The GLCNP is in accordance with the relevant EU obligations including human rights and does not breach the requirements of the Conservation of Habitats and Species Regulations 2017.

5.4. Given the above, it is our client's strong view that the GLCNP meets the necessary legal requirements and the basic conditions.

REPRESENTATION 9: URBANSPACE PLANNING on behalf of ENTERPRISE CHESTERFORD RESEARCH PARK

URBANSPACE Planning

Our ref: MB1114

[redacted]

Planning Policy
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

BY EMAIL: planningpolicy@uttlesford.gov.uk

18 May 2022

Dear [redacted]

SUBMISSION DRAFT GREAT AND LITTLE CHESTERFORD NEIGHBOURHOOD PLAN REPRESENTATIONS ON BEHALF OF CHESTERFORD RESEARCH PARK

I write on behalf of our client, Chesterford Park Limited Partnership, in respect of the draft Great and Little Chesterford Local Plan, which is currently the subject of consultation until 30th May 2022.

We have reviewed the draft Neighbourhood Plan and note its contents, references to the Park and ongoing **joint working with the Parish Council.** Chesterford Research Park lies within the Neighbourhood Plan area and we welcome this opportunity to review and respond to the current draft, as well as further opportunities to engage in its preparation.

The Park continues to be committed to ensuring it remains at the forefront of life science opportunities and to further developing the current and extended masterplan area to deliver additional employment opportunities and growth in this area. Whilst the current extent of Chesterford Research Park "Development Limit" shown in Figure 5.4 (page 48) of the submission draft corresponds with the Masterplan area within the adopted Uttlesford Local Plan, proposals for the extension of the Masterplan area continue to be progressed with Uttlesford District Council. The Park has been the subject of proposals for the extension of the Masterplan area through the 2012 and 2015 call for sites, which have been supported by Uttlesford District Council through the previous drafts of the Local Plan. The extension of the Masterplan has continued to be taken forward through the new emerging Uttlesford Local Plan.

We therefore note that whilst the draft Neighbourhood Plan shows the current Masterplan boundary, it is important to acknowledge that there is potential for the "Development Limit" shown in Figure 5.4 to be extended through the Local Plan process.

I trust that this will be taken into account in considering the next stage of the Neighbourhood Plan, and I would be grateful if you would keep us informed as its preparation progresses.

Yours sincerely

[redacted]

URBANSPACE Planning Ltd

REPRESENTATION 10: STRUTT & PARKER on behalf of THE HILL GROUP

UTTLESFORD DISTRICT COUNCIL

It's Our Community

Internal Use Only
Representation Number:

Great & Little Chesterford Neighbourhood Plan

Regulation 16 Consultation

Response Form

Consultation period: 8am Thursday, 14 April 2022 to 5pm Monday, 30 May 2022

Great and Little Chesterford Neighbourhood Plan and accompanying documents were submitted to Uttlesford District Council on 31 March 2022. We are inviting representations on the submission version of the Great and Little Chesterford Neighbourhood Plan.

Representations must have been received by Uttlesford District Council no later than **5pm on Monday 30 May 2022**. Representations after this date will not be considered.

Representations can be submitted by email to:planningpolicy@uttlesford.gov.uk

or by post to

Uttlesford District Council
London Road
Saffron Walden
Essex
CB11 4ER

Respondents do not have to use this form to respond. All responses must be made in writing, either electronically or otherwise.

All responses will be made public. Anonymous responses cannot be accepted.

UTTLESFORD DISTRICT COUNCIL – PLANNING POLICY

In accordance with the General Data Protection Regulation please complete:

Section 1 if you are making comments (a representation) on the Neighbourhood Plan

Section 2 to provide your details

1. USE OF PRIVATE DATA WHEN MAKING COMMENTS

If you do not provide consent, we cannot process your comments and you may not be able to participate in the Neighbourhood Plan examination.

☑ Please tick this box to provide your consent to allow Uttlesford District Council to process your data, in accordance with the General Data Protection Regulation and Data Protection Act, so your comments on the Neighbourhood Plan can be processed.

Your name and comments will be made public, but any address, telephone and email address will remain confidential.

2. YOUR DETAILS

Please confirm below your name and email or postal address. You are not obliged to provide your details; however, we will be unable to process any comments you make.

Contact Name	[redacted]
Email	[redacted]
Or Postal Address	

We will keep a record of your consent for 7 years, after which it will be destroyed. For more information on how we collect, use and protect personal information generally, please visit https://www.uttlesford.gov.uk/privacy-notice

PRIVACY NOTICE

The Council will use the information you submit, or have submitted, in all correspondence to the Council to enable the council's planning policy section to consider any information, representation or evidence submitted to assist with the Great and Little Chesterford Neighbourhood planning examination.

Further information about Data Protection rights in line with the provisions of the General Data Protection Regulations and Data Protection Act 2018, for example how to contact the Data Protection Officer, how long information is held or how we process your personal information can be found at: https://www.uttlesford.gov.uk/privacy-notice Printed copies of the Council's Privacy Notices can be provided on request.

The Council will:

- Use the information you provide for the purpose of performing of its statutory duties.
- Make any disclosures required by law and may also share this information, both across council departments and with other local authorities and government organisations.
- Check information you have provided, or information about you that someone else has provided, with other information it holds.

The Council will not give information about you to anyone else, or use information about you for other purposes, unless the law allows this.

1) Your details

Name	[redacted]
Organisation (if applicable)	Strutt & Parker on behalf of The Hill Group
Address	Strutt & Parker 66-68 Hills Road Cambridge CB2 1LA
Email	[redacted]
Telephone	[redacted]

2) Your representations

Please specify which paragraph or policy your representations relates to and if you are suggesting any amendments. Please use a separate sheet if you need more space.

The Plan as Whole	**Comments** Please see accompanying report.
Chapter of the Plan	**Comments**
Chapter 1 – Introduction	
	Please see accompanying report.

Chapter 2 – Context of Great and Little Chesterford	
	Please see accompanying report.
Chapter 3 – Key Issues	
	Please see accompanying report.
Chapter 4 – Vision and Objectives	
	Please see accompanying report.

Chapter 5 – The Policies	
Overall Spatial Strategy	
Policy GLCNP/1 – Overall Spatial Strategy including key strategic landscape and heritage sensitivities	Please see accompanying report.
Settlement Pattern and Separation	
Policy GLCNP/2 – Settlement Pattern and Separation	Please see accompanying report.
Getting Around	
Policy GLCNP/3 – Getting Around	Please see accompanying report.

Landscape Character	
Policy GLCNP/4a – Landscape Character	Please see accompanying report.
Locally Important Views	
Policy GLCNP/4b – Locally Important Views	Please see accompanying report.
Historic Environment	
Policy GLCNP/5 – Historic Environment	Please see accompanying report.

Valued Community Spaces	
Policy GLCNP/6 – Valued Community Spaces and Facilities	Please see accompanying report.
Local Green Spaces	
Policy GLCNP/7 – Local Green Spaces	Please see accompanying report.
Employment	
Policy GLCNP/8 – Employment	Please see accompanying report.

Housing	
Policy GLCNP/9 – Housing	Please see accompanying report.
Policy GLCNP/9.1 – Land Opposite Rectory Barns (Chest 12)	Please see accompanying report.
Policy GLCNP/9.2 – Land North of Bartholomew Close (Chest 13)	Please see accompanying report.

STRUTT & PARKER

BNP PARIBAS GROUP

Neighbourhood Plan Consultation Response

Great & Little Chesterford Neighbourhood Plan (Regulation 16) (2022)

The Hill Group

May 2022

Strutt & Parker, Coval Hall, Rainsford Road, Chelmsford, Essex CM1 2QF
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Appendix B – April 2022 FOI Response – Uttlesford DC Housing Figures

1. Introduction and Overview

1.1 These representations are made in respect of consultation on the proposed Great and Little Chesterford Neighbourhood Plan (Regulation 16 (2022) ('the GLCNP'), and are submitted on behalf of The Hill Group ('Hill').

1.2 Hill is actively promoting the development of Land to the North East of London Road (site reference Chest8 in the Neighbourhood Plan process) for housing. The site is referenced 'Lt Chesterford 001 RES' in Uttlesford District Council's (UDC) Local Plan process.

1.3 The site is the subject of an outline planning application (reference (UTT/20/2724/OP) for development of up to 124 dwellings. The application was considered at the March meeting of the Planning Committee, who resolved to grant planning permission, subject to the applicant completing s.106 Agreement. The GLCNP should now acknowledge this and include it as an approved site in the GLCNP.

1.4 The current Uttlesford Local Plan was adopted in 2005. Policy H1, which sets out the housing requirements for the plan period, has time expired as it only plans for development to 2011. The settlement boundaries in the District are therefore out of date.

1.5 A new Local Plan is being prepared by UDC with consultation on the Regulation 18 draft currently anticipated in late June.

1.6 Hill submitted detailed representations at the Regulation 14 stage, outlining a number of concerns. The GLCNP has not adequately addressed defects identified at the Regulation 14 stage, and the result is a Neighbourhood Plan with flaws that, in our view, render it incapable of proceeding to referendum.

1.7 In overview, the key concerns are:

- The GLCNP is contrary to numerous aspects of national policy and guidance.
- The GLCNP does not conform to strategic policies in the Development Plan;
- There is a lack of justification for the approach taken, including for the selection of sites;

1.8 In order for a Neighbourhood Plan to proceed to referendum, it is required to meet the 'basic conditions' as set out in Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990. However, it is evidently the case that the GLCNP fails to meet these. Our concerns in this respect are set out in Section 2 of this representation.

1.9 We recognise that the examination of most Neighbourhood Plans can be conducted through written representations, and indeed this is normally the case. However, in this instance, it is considered that a public hearing will be necessary given the complexity of the issues in respect of the GLCNP, and in the interests of fairness to all parties.

2. Basic Conditions

Background and requirements of a Neighbourhood Plan

2.1 The role of the Independent Examiner appointed to consider the GLCNP will include the determination of whether it meets the 'basic conditions' as per Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990. These are as follows:

a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order;
b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order;
c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order;
d) the making of the order contributes to the achievement of sustainable development;
e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
f) the making of the order does not breach, and is otherwise compatible with, EU obligations; and
g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

2.2 It is acknowledged that b) and c) only apply to the consideration of Neighbourhood Development Orders, as opposed to Neighbourhood Plans.

2.3 The GLCNP is considered to fail basic conditions a), d) and e), for the reasons set out below.

National Policy and Guidance

2.4 The GLCNP must have regard to national policies and advice contained in guidance issued by the Secretary of State. Paragraph 16 of the National Planning Policy Framework (NPPF) requires that plans:

"a) be prepared with the objective of contributing to the achievement of sustainable development;
b) be prepared positively, in a way that is aspirational but deliverable;
c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)."

2.5 NPPF para. 29 goes on to explain the role of neighbourhood plans:
"Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."

2.6 With reference to the relationship between strategic policies and neighbourhood plans, the footnote to para. 29 states:
"Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area."

2.7 The Development Plan in this instance includes not only the adopted Uttlesford Local Plan (2005), but the Essex Minerals Local Plan (2014) and the Essex and Southend Waste Local Plan (2017). Para. 1.5 of the GLCNP sets out the basic conditions that a Neighbourhood Plan must satisfy, including' *"general conformity with the strategic policies of the adopted Local Plan."*

2.8 The terms 'local' and 'development' are often used interchangeably, but the basic conditions refer specifically to the development plan. The GLCNP area incorporates Mineral Safeguarding Areas in respect of both sand and gravel, and chalk, as designated by the adopted Minerals Local Plan. Whilst some of the supporting material, such as the Housing Land Assessment, makes reference to the Safeguarding Areas, the GLCNP is silent on the subject and fails to demonstrate how the strategic provisions of the Minerals Local Plan have been considered and addressed by the GLCNP.

2.9 NPPF para. 20 sets out the strategic matters that are to be addressed through local plan policies and includes making sufficient provision for housing and affordable housing. In the adopted Local Plan, Great Chesterford is identified as a Key Rural Settlement (Policy S3); Little Chesterford does not have a settlement boundary and is, for the purposes of the policy, 'countryside'. Key Rural Settlements are recognised as locations that benefit from proximity to the main transport network together with local employment opportunities, where further employment or residential development could strengthen the role of such settlements to enable people to live and work locally (para 2.2.3).

2.10 Policy S3 states that in these villages, development compatible with the settlements character and countryside setting will be permitted within settlement boundaries. Policy S7 states that the countryside will be protected for its own sake, with land beyond the defined development boundaries of settlement to be defined as 'countryside', with strict controls on new buildings.

2.11 Policy H1 makes provision for the period to 2000-2011 and provides for the delivery of 5,052 dwellings. The pattern of development and settlement boundaries were predicated on delivering this quantum of housing during the plan period.

2.12 The Local Plan was adopted some seven years before the introduction of the National Planning Policy Framework (NPPF), at a time when there was no requirement to deliver '. . .the government's objective of significantly boosting the supply of homes' (para 59, NPPF 2019). Housing requirements followed the long-abandoned Structure Plan and were guided by the similarly abandoned RSS14. There was no requirement to identify an Objectively Assessed Need and no presumption in favour of sustainable development.

2.13 Policy H1 only makes provision for the period to 2011 and therefore expired over 10 years ago. The recently withdrawn Local Plan made provisions for the period 2011-2033 and proposed an overall housing figure of at least 14,000 new homes (an average of 636 per annum over the plan period).

2.14 The now withdrawn Local Plan would have replaced the out-of-date 2005 plan. Policy SP2 of the draft plan was proposing that Key Villages would be the major focus for development in the rural areas, reflecting their role as providers of services to a wide rural area, even though a significant proportion of the requirement was being directed to new settlements. Following publication of the Local Plan Inspectors' letter in January 2021 and the finding that the plan was unsound, UDC commissioned the East of England Local Government Association (EELGA) to undertake a peer review to outline the options available to the Council.

2.15 Appendix 4 of that review (included here at Appendix A), sets out the housing requirements that would result from withdrawing the plan and starting work on a new plan. EELGA calculated that the new residual requirement would be somewhere in the region of 11,900 – 13,612. The Standard Method for Local Housing Need (DLUHC), suggests that Uttlesford delivers a minimum of 692 homes per annum (**Standard method for local housing needs,** Lichfields, April 2022). This is the strategic context within which the GLCNP should be framed, rather than the out-of-date provisions of the 2005 Local Plan.

2.16 Para 65 of the NPPF requires local planning authorities (LPAs) establish housing requirements for their whole area, including those for designated neighbourhood areas. In the absence of this strategic provision, LPAs should provide an indicative figure for neighbourhood areas, if requested to do so, taking into account evidence of latest housing need. (para 66).

2.17 Paragraph 5.9.6 of the GLCNP states that the District Council's assessment is an indicative housing requirement of 96 dwellings for the NP area in the period 2019-2033. This figure, and its provenance, is detailed in a letter from Uttlesford District Council dated 23rd March 2022, which forms part of the submission GLCNP documents.

2.18 The Uttlesford letter states that a new Local Plan is being prepared and *"...as yet no strategy for the newly emerging plan has been developed and consequently no distribution of housing figures has been determined."* The 96 dwellings figure *"...therefore relies on housing figures from the withdrawn Local Plan." "Based on the withdrawn Local Plan, no allocations were identified for Great Chesterford between 2012-2033. The proposed three allocations in the Neighbourhood Plan will bring forward 96 dwellings which exceeds the zero allocations in the withdrawn Local Plan. The requirement as set out in the withdrawn Local Plan has been met on sites of 6+ dwellings in Great and Little Chesterford."*

2.19 The approach to the putative 'allocation' for the GLCNP is confusing. The most up-to-date Local Plan is the 2005 version, but as set out above, its strategic housing policies are effectively non-existent, having expired in 2011. The withdrawn Local Plan has no status and cannot be relied upon, although this appears to be what the District Council is doing. The housing requirement for Uttlesford has also increased from that used in the withdrawn plan - a minimum of 692 per annum as opposed to 636. This figure does not include the 5% buffer required by NPPF para. 74a), which, when applied, increases the annual target to 727.

2.20 The emerging Local Plan, and the evidence gathered by the Local Planning Authority during its preparation, is relevant. However, the assessment of housing need and capacity as set out in the GLCNP and the Uttlesford letter, is opaque and does not take account of the current or emerging strategic context. This context includes the emerging housing requirements set out above, which should be provided without reference to the withdrawn local plan, which has no status.

2.21 UDC's latest available figures show a housing land supply of just 3.52 years, measured against the Standard Methodology requirements, which assumes an annual requirement of 701 dwellings (736 with the 5% buffer) (Uttlesford District Council Housing Delivery Test and 5-Year Land Supply Statement December 2021).

2.22 Planning Policy Guidance provides guidance on the relationship between neighbourhood plan and local plan policy, where the latter is out-of-date and/or emerging:

"Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its local plan (or, where applicable, a spatial development strategy is being prepared by an elected Mayor or combined authority)"

"Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development."

"Where a neighbourhood plan is brought forward before an up-to-date local plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:
- *the emerging neighbourhood plan*
- *the emerging local plan (or spatial development strategy)*
- *the adopted development plan*

with appropriate regard to national policy and guidance.2

The local planning authority should work with the qualifying body so that complementary neighbourhood and local plan policies are produced. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging local plan, including housing supply policies. This is because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan."
PPG ref. Paragraph 009 Reference ID: 41-009-20190509

2.23 The PPG further advises that:
"Where an indicative housing requirement figure is requested by a neighbourhood planning body, the local planning authority can follow a similar process to that for providing a housing requirement figure. They can use the authority's local housing need as a starting point, taking into consideration relevant policies such as an existing or emerging spatial strategy, alongside the characteristics of the neighbourhood plan area."
PPG ref. Paragraph 102 Reference ID: 41-102-20190509

2.24 The housing requirement relied upon by the GLCNP appears arbitrary and unsupported by a clear evidence base. The figure provided in the Uttlesford letter, post-dates the completion of the housing site selection (March 2021), which informed the Reg. 14 version of the Plan, which suggest that the site selection process took place in isolation of any meaningful and evidenced assessment of need.

2.25 Appropriate and relevant evidence is available. We have undertaken our own research and secured up-to-date housing need data from Uttlesford's Housing Department via a Freedom of Information submission. The response is included at Appendix B.

2.26 As of April 2022, the Council had 1,272 households on its Housing Register. In order to gain access to the Register, applicants must satisfy strict residence and affordability criteria in order to demonstrate a valid local connection. A further 252 households are on the Help to Buy waiting list.

2.27 Insofar as this relates to the GLCNP area, there were 83 households on the District Council's waiting list in the two parishes (49 in Great Chesterford, 34 in Little Chesterford). This is significantly higher than the 23 identified at para. 5.9.3 of the GLCNP. The GLCNP fails to address this need. The putative allocations would, between them, deliver 43 affordable homes.

2.28 Land North of Bartholomew Close (Chest13) would deliver 13 dwellings in accordance with extant planning permission UTT/19/2288/FUL, and is due for completion summer 2022. Land South West of London Road (Chest9) similarly benefits from planning permission and will deliver 30 affordable homes. Completion is anticipated in 2023/24. Allocation Chest12 is for up to 10 dwellings and would contribute a maximum of 1 affordable home.

2.29 The current Housing Strategy (Housing Strategy 2021-2026, October 2021), which was approved by the Council in December 2021, outlines the key issues facing the District and the implications of the failure to maintain an adequate supply of new dwellings.

2.30 The Housing Strategy's data on affordability shows that the average property price for the District as a whole was £526,636 in March 2021, with all of the 22 wards exceeding £400,000. Prices are higher than those for both the Eastern Region and Essex as a whole. In terms of affordability, this average price is more than 12 times the average household income in Uttlesford, which is significantly in excess of the maximum income multiplier of 4.5 used by lenders to assess mortgage affordability. The average price for property in the Chesterford ward is almost £600,000 (March 2021).

2.31 It is clear that the housing requirement figure on which the GLCNP is predicated, is not up-to-date and would not be close to addressing the actual need for housing identified by the District Council. The figure relies upon the withdrawn local plan, which has no status, and post-dates the site selection process, suggesting that the latter was not informed by a realistic assessment of housing need.

Sustainable Development

2.32 One of the basic conditions the NP has to satisfy, is whether the plan will deliver sustainable development. The three strands are set out in paragraph 8 of the NPPF. The GLCNP's response in terms of the social objective, is to rely upon the planning permissions already granted and not make provisions for any further residential provision for the entirety of the plan period. It does not ensure "*that a sufficient number and range of homes can be provided to meet the needs of present and future generations*" (NPPF, para. 8), neither does it "*support the Government's objective of significantly boosting the supply of homes*" (NPPF, para.59).

2.33 The Chesterfords benefit from a mainline railway station and are in close proximity to major employers. Failure to provide sufficient housing to meet an identifiable need will also, therefore, impact on the economic and environmental strands of sustainable development, necessitating longer journeys to access employment, for example, and by less sustainable means of transport.

2.34 It is clear that the policies of GLCNP are not predicated on a robust analysis of housing need. As currently drafted, it would fail to deliver sufficient housing to meet current identifiable need, let alone make provision for future generations. The plan would fail to deliver sustainable development as required by the NPPF.

GLCNP Policy

Overall Spatial Strategy

2.35 The GLCNP's approach to housing is not the only area of concern. There are other aspects of the plan where the relationship between the evidence base and the emerging policies is something of a non-sequitur.

2.36 Figures 5.1 - 5.3 identify and define the Cam River Valley. Policy GLCNP/1, para c), states: *"Development proposals in the Cam River Valley Area as shown in Figures 5.1–5.3 will only be supported if they preserve and enhance the landscape features, natural beauty and wildlife habitats of the watercourse, flood plain and river banks."*

2.37 The Landscape Character Assessment produced by HDA, identifies two landscape character areas in respect of site Chest8. Most of the site is in Character Area 18, Bordeaux Pit Farmland, the remaining smaller portion is in Character Area 5, River Cam Floodplain. The putative Cam River Valley designation does not relate to any physical features and its extent is unsupported by the plan's evidence base.

2.38 The Identified Cam River Valley creates an internal tension with policy GLCNP/4a which states that development will only be supported if *"It is appropriate, having regard to the landscape sensitivity and landscape value attributed to the landscape character area in which it is located, as described in the Chesterfords Landscape Character Assessment 2017"*.

2.39 Because the delineation of the Cam River Valley in the GLCNP is not supported by the evidence base, the provisions of GLCNP/1 and GLCNP/4a are inconsistent and incompatible.

Policy GLCNP/2 - Settlement Pattern and separation

2.40 Figure 5.4 – 5.6 identify a separation zone between Great and Little Chesterford. There is no evidence to support the delineation of this zone and its boundaries. The separation zones are not supported by any evidenced analysis and do not appear to relate to landscape capacity or character. Once again, this creates tension with GLCNP/4a.

Policy GLCNP/4b - Landscape Character and Locally Important Views

2.41 The Policy sets out provisions to protect landscape character and locally important views. None of the views identified in Figures 5.11 – 5.14 appear to be supported by a robust analysis. The Historic Environment Assessment produced by Essex County Council, identifies important views, but the analysis falls short of the methodology that would ordinarily be required of a Landscape and Visual Impact Assessment. In the absence of such, it is difficult to conclude that development capacity should be limited on this basis.

Policy GLCNP/5 – Historic Environment

2.42 The views identified in Figure 5.15 – 5.17 are not supported by a robust analysis. The Historic Environment Assessment produced by Essex County Council, identifies important views, but the analysis falls short of the methodology that would ordinarily be required by a Landscape and Visual Impact Assessment and/or Heritage Assessment. In the absence of such, it is difficult to conclude that development capacity would be limited on this basis.

2.43 Figures 5.15 and 5.17 identify the Little Bordeaux Farm SAM setting zone. There is no evidence to support the delineation of this area, which does not appear to relate to any physical of functional relationship between the SAM and its surroundings. The boundaries of the setting zone do not relate to any physical features and, as currently presented, appears arbitrary and un-evidenced

3 Conclusions

3.1 As currently drafted, the GLCNP fails to meet the basic conditions as set out at Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990. Specifically, it fails with regard to sub-paragraphs a), d) and e).

a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order;

d) the making of the order contributes to the achievement of sustainable development;

e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);

3.2 It fails to conform with the strategic policies of the Development Plan, having no regard to the provisions of the adopted Minerals Local Plan with reference to the Mineral Safeguarding Areas.

3.3 The strategic provisions of the adopted Uttlesford Local Plan (2005), particularly with reference to housing need and distribution, have expired. The indicative housing requirement provided by Uttlesford Council references the withdrawn local plan, which has no status. The detail does not draw upon an up-to-date assessment of housing need and is contrary to the advice contained in the NPPF and PPG.

3.4 The Plan's failure to meet an identifiable housing need is contrary to the requirements of the NPPF with regard to achieving sustainable development. The social objective of sustainability requires "*...that a sufficient number and range of homes can be provided to meet the needs of present and future generations*". (NPPF para. 8)

3.5 In its current form, the Plan does not contribute to the achievement of sustainable development, which is one of the GLCNP's stated objectives. (para. 4.2)

3.6 The GLCNP is not predicated on a robust evidence base, as a consequence of which there are internal conflicts between the proposed policies.

3.7 Given its failings, it is our view that the plan cannot proceed to referendum as currently drafted.

4 Nature of examination

4.1 The PPG[1] confirms that examinations of Neighbourhood Plan will usually take the form of written representations.

4.2 However, it also notes there will be cases where the Independent Examiner concludes it is necessary to hold a public hearing, in order to give interested parties fair chance to put forward their case.

4.3 We consider that the only way to ensure that all parties are given a fair opportunity to respond to matters / put forward a case would be through a public hearing, and that failure to do so may well prejudice the interests of one or more parties.

4.4 Accordingly, it is respectfully request that a public hearing be used as the vehicle through which the GLCNP is examined.

[1] Paragraph: 056 Reference ID: 41-056-20180222

Appendix A - Appendix 4 of Local Plan Peer Review, East of England LGA, 23rd March 2020

Appendix 4: Potential Housing Requirement

4.1 This appendix looks in more detail at what the housing requirement for a new plan for Uttlesford may be. The analysis within should be treated with caution as the detail will change as the plan progresses. Some reasons for this change will be:

a. The Government's stated intention to review the standard methodology – this has the potential to radically alter the projections depending on how the Government reviews the methodology;

b. New releases of data changing the inputs – the standard methodology is currently tied to the 2014-based household projections, so new household or population projections will not change the inputs currently. However, it is also tied to the affordability of housing in the district and new data for this is released annually;

c. The passage of time – as time passes the base year for calculating the requirement changes.

d. Other factors – there could be further unknown factors which influence the requirement

4.2 Having regard to the above qualifications it is nevertheless appropriate to consider what the housing requirement for the district could be. The detail of these figures should hold little weight in the mind of the reader, however the order of magnitude of the overall figure does have relevance when considering the challenge of developing a new Local Plan.

4.3 As stated in the main report, when the annual target was last calculated it stood at **715** dwellings per annum. The detail of this calculation can be found at appendix 1 of the latest published housing trajectory, here.

4.4 To gain an appreciation of what the housing requirement for a new plan could be one must first determine a plan period. Uttlesford's neighbours developing the Greater Cambridge Plan are proposing 2017-2040, Uttlesford has not yet decided on an appropriate plan period, however to assist with this calculation this same period will be used. There is some merit in this, as it aligns the development of the new plan with a neighbouring authority. With the plan covering a period of 23 years, this would mean that the housing requirement would be **16,445** homes (715 x 23).

4.5 The Inspectors letter, at paragraph 114, advocates a buffer so that the housing requirement in not only just met by a narrow margin. At the point of submission of the current Local Plan there was a buffer of approximately 5%, this was not enough and changes in circumstances meant that this was not in evidence by the time of the hearings. A larger buffer should be planned for in any new Local Plan, of at least 10%, and there should also be consideration of a higher buffer. For the purposes of this appendix a range of 10% to 20% is shown. This would imply that the housing requirement would be between **18,000** and **19,700** (16,445 x 1.1 AND 16,445 x 1.2, then rounded to nearest 100).

4.6 Existing sources of supply can be subtracted from this requirement to understand the possible number of new homes for which sites would need to be found. The sources of supply are completions, commitments and windfall.

4.7 Completions: In 2017/18 and 2018/19 **1,849** homes have been built.

4.8 Commitments: At April 2019 there was planning permission for 2,721 homes on large sites (over 5 homes), the deliverability of these permissions was assessed and they were all considered deliverable. Furthermore, there was planning permission for 521 homes on small sites (5 or less homes), these were not assessed and it is appropriate to discount this source of supply by 63% in line with the evidence on delivery of windfall sites, see here. Therefore, 328 homes can be expected from small sites with planning permission (521 x 0.63). Overall, from planning permissions **3,049** homes can be expected.

4.9 Windfall: Finally those sites that can be expected to be granted permission over the course of the plan period, not on allocated sites can be identified. The calculation that informed the previous plan (see here) identified 70 dwellings per annum from this source. As this source is only looking into the future, only future years can be counted. Furthermore, to avoid double counting with existing planning permissions the first three years from the 'as at date' cannot be counted. This leaves 17 years of supply from this source, i.e. **1,190** homes (70 x 17).

4.10 Bringing this all together, the potential overall need for a new plan can be calculated by subtracting the sources of supply from the housing requirement once the buffer is applied. This equates to between **11,900** homes (18,000 – 1,849 – 3,049 – 1,190 rounded to the nearest 100) and **13,612** homes (19,600 – 1,849 – 3,049 – 1,190 rounded to the nearest 100).

Appendix B – April 2022 FOI Response – Uttlesford DC Housing Figures

29 April 2022

[redacted]
Strutt & Parker

Our ref: 22-245
Please ask for: [redacted]
Email: [redacted]

Dear [redacted]

Subject: Freedom of Information Request – Reference No: 22-245

Thank you for your request for information, which has been considered and actioned under the Freedom of Information Act 2000. The information you requested is shown below and I have provided the responses for each question as follows: -

1. How many households are currently on the Council's housing register as at 1st April 2022?
   1272
2. Is it possible to break this down by dwelling size?
   1 bed= 640
   2 bed =345
   3 bed=201
   4bed or more=43
   Bedroom need to be calculated=43

3. How many Affordable Housing stock losses (i.e. through Right to Buy/demolition etc) have there been across the Local Authority area in the last 3 years?
   2021/22= 28
   2020/21=22
   2019/20=30

4. How many households are on the Help to Buy waiting list within the Local Authority area?
   252

5. Is it possible to break this down by dwelling size?
   1 bed=48
   2 bed=137
   3 bed=60
   4 bed or more=7

6. How many households are currently on the housing waiting list for the Parish of (i) Great Chesterford, and (ii) Little Chesterford?
   49 applicants on the housing register for Gt Chesterford assessed as being in housing need and 34 for Little Chesterford

7. Is it possible to break this down by dwelling size?

Great Chesterford:-
1 bed= 24
2 bed =15
3 bed=8
4 bed or more=0
Bedroom need to be calculated=2

Little Chesterford:-
1 bed=15
2 bed=11
3 bed=6
4 bed or more= 1
Bedroom need to be calculated=1

8. How many Affordable Housing re-lets or re-sales net of transfers within existing stock have there been in the Parish of (i) Great Chesterford, and (ii) Little Chesterford, over the last three years?

Uttlesford DC does not have any shared ownership stock and so does not hold shared ownership re-sale data.

(i) Great Chesterford – 2019/20 = UDC 4 HA 7
2020/21 = UDC 5 HA 1
2021/22 = UDC 1 HA 2

(ii) Little Chesterford, over the last three years? – 2019/20 = UDC 1 HA 0
2020/21 = 0 UDC & HA
2021/22 = 0 UDC & HA

(UDC = Uttlesford District council & HA = Housing Association)

9. Is it possible to break this down by dwelling size?

(i) Great Chesterford – 2019/20 = UDC 3x 2 bed bungalows 1x 3 bed house
2019/20 = HA 2x 2bed house 2x 2 bed house 3x 1 bed flat
2020/21 = UDC 3x 2 bed bungalows 1x 3 bed house and 1x 4 bed house
2020/21 = HA 1x 1 bed flat
2021/22 = UDC 1x 2 bed bungalow
2021/22 = HA 1x 1 bed flat 1x 2 bed bungalow

(ii) Little Chesterford, over the last three years? – 2019/20 = UDC 1x 2 bed house

10. How many Affordable Housing stock losses (i.e. through Right to Buy / demolition etc) have there been across the Parish of (i) Great Chesterford, and (ii) Little Chesterford in the last 3 years? None

11. How many households are on the Help to Buy waiting list within the Parish of (i) Great Chesterford, and (ii) Little Chesterford?
Gt Chesterford: 12
Lt Chesterford: 0

12. Is it possible to break this down by dwelling size?
Gt Chesterford:-
1 bed=3
2 bed=8
3 bed=1
4 or more=0

13. What is the current stock of affordable housing in the Parish of (i) Great Chesterford, and (ii) Little Chesterford?
Uttlesford DC stock is as follows: -
Gt Chesterford=52 Lt Chesterford=6

We do not have Registered Provider affordable stock data at a parish level

14. Is it possible to break this down by dwelling size and tenure?

Great Chesterford, 37x 2 bed bungalows; 1x 3 bed bungalow; 13x 3 bed house; 1x 4 bed house
Little Chesterford? 4x 2 bed house; 2x 3 bed house

These are all social rented properties.

15. How many net Affordable Housing completions have there been across the Parish of (i) Great Chesterford, and (ii) Little Chesterford over the last three years?
Gt Chesterford=12
Lt Chesterford=0

16. Is it possible to break this down by dwelling size and tenure?
Gt Chesterford:-
8 affordable rent consisting of 4 x 1 bed, 4 x 2 bed
4 shared ownership consisting of 1 x 1 bed, 1 x 2 bed and 2 x 3 bed

17. How many affordable homes are planned in the Parish of (i) Great Chesterford, and (ii) Little Chesterford over the next 5 to 10 years, if known, (including homes within current permissions and allocations that are yet to be completed)?

The results of the call for sites as part of the Local Plan process have not been published yet and so we are unable to provide projections over the next 5 to 10 years.

However, a council owned site at Land North of Bartholomew Close, Gt Chesterford (UTT/19/2288/FUL) consisting of 13 affordable properties Chesterford is currently under construction and due for completion summer 2022.

Land South West of London Rd, Gt Chesterford (UTT/20/3329/DFO) consisting of 30 affordable properties has been approved with a projected completion in 2023/24.

Land East of London Rd, Little Chesterford (UTT/20/2724/OP) consisting of 50 affordable properties has been submitted but is yet to be determined.

18. Is it possible to break this down by dwelling size and tenure?

Site UTT/19/2288/FUL consists of 13 affordable rented properties as follows: -

1x 2 bed bungalow (wheelchair adaptable), 1 x 3 bed bungalow (wheelchair accessible), 8 x 2 bed houses, 2 x 3 bed houses and 1 x 4 bed house

Site UTT/20/3329/DFO consists of 30 affordable properties with 21 for affordable rent and 9 for shared ownership as follows: -

Affordable rent
4 x 1 bed flat
6 x 2 bed flat
7 x 2 bed house
4 x 3 bed house

Shared ownership
3 x 2 bed house
6 x 3 bed house

If approved UTT/20/2724/OP will consist of 35 affordable rented and 15 shared ownership properties with the size/type of property to be agreed at the reserved matters stage.

Please do not hesitate to contact me if you have any further queries or concerns.

If you are dissatisfied with the response to your request, please let us know. If we are unable to resolve the matter quickly then you may wish to pursue this through the Councils complaints procedure and request an internal review be undertaken. Internal review requests should be submitted within 40 working days of the date of receipt of the response to your original letter and should be addressed to: foi@uttlesford.gov.uk.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF. Telephone: 0303 123 1113 or 01625 545 700 Website: www.ico.org.uk.

Yours sincerely,

[redacted]

[redacted]
Housing Enabling & Development Officer

REPRESENTATION 11: ROEBUCK LAND & PLANNING on behalf of CATESBY ESTATES LTD

Internal Use Only

Representation Number:

Great & Little Chesterford Neighbourhood Plan

Regulation 16 Consultation

Response Form

Consultation period: 8am Thursday, 14 April 2022 to 5pm Monday, 30 May 2022

Great and Little Chesterford Neighbourhood Plan and accompanying documents were submitted to Uttlesford District Council on 31 March 2022. We are inviting representations on the submission version of the Great and Little Chesterford Neighbourhood Plan.

Representations must have been received by Uttlesford District Council no later than **5pm on Monday 30 May 2022**. Representations after this date will not be considered.

Representations can be submitted by email to:planningpolicy@uttlesford.gov.uk

or by post to

Uttlesford District Council
London Road
Saffron Walden
Essex
CB11 4ER

Respondents do not have to use this form to respond. All responses must be made in writing, either electronically or otherwise.

All responses will be made public. Anonymous responses cannot be accepted.

UTTLESFORD DISTRICT COUNCIL – PLANNING POLICY

In accordance with the General Data Protection Regulation please complete:

Section 1 if you are making comments (a representation) on the Neighbourhood Plan

Section 2 to provide your details

1. USE OF PRIVATE DATA WHEN MAKING COMMENTS

If you do not provide consent, we cannot process your comments and you may not be able to participate in the Neighbourhood Plan examination.

√	Please tick this box to provide your consent to allow Uttlesford District Council to process your data, in accordance with the General Data Protection Regulation and Data Protection Act, so your comments on the Neighbourhood Plan can be processed.

Your name and comments will be made public, but any address, telephone and email address will remain confidential.

2. YOUR DETAILS

Please confirm below your name and email **or** postal address**.** You are not obliged to provide your details; however, we will be unable to process any comments you make.

Contact Name	[redacted]
Email	[redacted]
Or Postal Address	

We will keep a record of your consent for 7 years, after which it will be destroyed. For more information on how we collect, use and protect personal information generally, please visit https://www.uttlesford.gov.uk/privacy-notice

PRIVACY NOTICE

The Council will use the information you submit, or have submitted, in all correspondence to the Council to enable the council's planning policy section to consider any information, representation or evidence submitted to assist with the Great and Little Chesterford Neighbourhood planning examination.

Further information about Data Protection rights in line with the provisions of the General Data Protection Regulations and Data Protection Act 2018, for example how to contact the Data Protection Officer, how long information is held or how we process your personal information can be found at: https://www.uttlesford.gov.uk/privacy-notice Printed copies of the Council's Privacy Notices can be provided on request.

The Council will:

- Use the information you provide for the purpose of performing of its statutory duties.
- Make any disclosures required by law and may also share this information, both across council departments and with other local authorities and government organisations.
- Check information you have provided, or information about you that someone else has provided, with other information it holds.

The Council will not give information about you to anyone else, or use information about you for other purposes, unless the law allows this.

1) Your details

Name	[redacted]
Organisation (if applicable)	Roebuck Land and Planning Ltd on behalf of Catesby Estates Ltd
Address	3 High Street, Stoke Goldington, Bucks, MK16 8NP
Email	[redacted]
Telephone	[redacted]

2) Your representations

Please specify which paragraph or policy your representations relates to and if you are suggesting any amendments. Please use a separate sheet if you need more space.

The Plan as Whole	**Comments** **Please see accompanying statement and enclosures**
Chapter of the Plan	**Comments**
Chapter 1 – Introduction	

Chapter 2 – Context of Great and Little Chesterford	
Chapter 3 – Key Issues	
Chapter 4 – Vision and Objectives	

Chapter 5 – The Policies	
Overall Spatial Strategy	
Policy GLCNP/1 – Overall Spatial Strategy including key strategic landscape and heritage sensitivities	
Settlement Pattern and Separation	
Policy GLCNP/2 – Settlement Pattern and Separation	
Getting Around	
Policy GLCNP/3 – Getting Around	

Landscape Character	
Policy GLCNP/4a – Landscape Character	
Locally Important Views	
Policy GLCNP/4b – Locally Important Views	
Historic Environment	

Policy GLCNP/5 – Historic Environment	
Valued Community Spaces	
Policy GLCNP/6 – Valued Community Spaces and Facilities	
Local Green Spaces	
Policy GLCNP/7 – Local Green Spaces	

Employment	
Policy GLCNP/8 – Employment	
Housing	
Policy GLCNP/9 – Housing	
Policy GLCNP/9.1 – Land Opposite Rectory Barns (Chest 12)	

Policy GLCNP/9.2 – Land North of Bartholomew Close (Chest 13)	
Policy GLCNP/9.3 – Land South - West of London Road (Chest 9)	
Chapter 6– Community Projects	

Would you like to be notified of Uttlesford District Council's decision under Regulation 19 of the Neighbourhood Planning (General) (Amendments) Regulations 2015 to adopt the Great and Little Chesterford Neighbourhood Plan?

Yes	yes
No	

Thank you for completing this response form.

ROEBUCK
Land & Planning

Response to the Great and Little Chesterford Neighbourhood Plan – Regulation 16 (submission) Consultation - 30 May 2022

On behalf of Catesby Estates Ltd submitted by Roebuck Land and Planning Ltd

Submitted via email to: planningpolicy@uttlesford.gov.uk

1. General

On behalf of our clients, Catesby Estates Ltd, we welcome this opportunity to comment on the submission version of the Great and Little Chesterford Neighbourhood Plan (GLCNP).

Roebuck Land and Planning Ltd has engaged in the previous stages of the plan production, initially for the landowner and more latterly for the site promotor, Catesby Estates. Although we commend the work that has been undertaken in the preparation of the GLCNP, we feel that the Plan has significant shortcomings that need to be rectified before it can be Made. In its current form, we believe that it fails to meet the basic conditions as required by Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended). Those we consider are not met include a-e:

"(a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,

(b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,

(c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,

(d) the making of the order contributes to the achievement of sustainable development,

(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

The GLCNP fails to meet the basic conditions because it fails to have regard to the national policies and advice contained in guidance issued by the Secretary of State, contrary to condition a. It also

fails to contribute to the achievement of sustainable development which is contrary to condition d) and it is not in general conformity with the most up-to-date evidence base for strategic policies contained in the development plan for the area of the authority and is therefore contrary to condition e. These reasons are further explored below. For ease, we have used the same format (by Chapter) as the Response Form.

2. The Plan as a whole

It is important that the plan is prepared positively to support development, that it does not seek to hinder or thwart strategic development objectives in the local planning authority area, but adds an additional layer of local detail to policies in the local plan and/or has locally distinctive policies relevant to the neighbourhood plan area. We recognise that the GLCNP is in an unusual situation where there is no up-to-date adopted local plan resulting in a lack of strategic direction and context. It is therefore important that the GLCNP is capable of enduring post adoption of the emerging Uttlesford Local Plan (eULP).

Generally, it is considered that the GLCNP plan has predominantly focused on evidence to support constraints to development and areas where growth should be restricted. The same cannot be said for supporting growth. Our general comments are set out below.

Presumption in favour of sustainable development:

The fundamental principle of the National Planning Policy Framework is the presumption in favour of sustainable development. Paragraph 11 of the NPPF states, for plan-makers this means that "*plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change*". The GLCNP fails to positively plan for development and does not provide any flexibility.

The combination of the various site-based policies focus mainly on limiting or restricting development and keeping the areas beyond the built-up area open and free from development.

There is no clear evidence of housing need or assessment of future growth requirements for the villages other than agreement to an indicative figure provided by UDC in March 2021 which does not appear to be underpinned by any up-to-date work. The conclusion to support allocations for 10% growth to 2033 is not properly evidenced.

The submitted evidence base does not include a local housing needs survey to inform the scale of growth; nor is there any reference to the district-wide growth agenda going forward. Uttlesford District Council (UDC) has agreed the use of the standard method for calculating housing requirements based on Local Housing Need for its eULP. This amounts to c700 homes per annum over the next 20 years, potentially 14,000 new homes. This is a considerable amount of development and given that Gt Chesterford is currently within the second settlement tier below the market town tier (which includes nearby Saffron Walden), the combined suite of policies in the GLCNP would restrict growth and not support opportunities for the expansion of one of the most sustainably located rural settlements in the district.

Plan Period:

The GLCNP covers the period 2019 – 2033 which is 14 years, three of which have already passed. The end date was originally set to align with the review of the 2005 Uttlesford Local Plan (which itself is more than a decade out of date having a time horizon to 2011). The withdrawn 2019 Submission Draft Uttlesford Local Plan set a policy period to 2033.

A new Uttlesford Local Plan is being prepared and the emerging ULP (eULP) Preferred Options draft is due to be published for consultation during June/summer 2022 (source: UDC LPLG committee report dated 12 May 2022). Whilst it is acknowledged that the GLCNP does not have to reflect the same plan period as the eULP, it is important to understand that the previous spatial strategy and growth figures in the withdrawn 2019 Plan cannot now be relied upon.

It is also worthwhile rehearsing the main concerns raised by the examining Inspectors regarding the withdrawn ULP dated 10th January 2020. Those of relevance include:

• *Not enough houses would be being built in the early years of the plan – and UDC should allocate more small and medium sized sites to deliver early in the plan period;*

• *The number of new settlements continuing to be built beyond the plan period resulted in an inflexible long-term strategy – UDC should allocate fewer new settlements that extend beyond the plan period;*

and

• *The Sustainability Appraisal (SA) does not assess an option with a smaller number of new settlements – UDC should ensure that the SA for this plan considers all reasonable alternative options.*

The Inspectors clearly cited the primary consideration for UDC would be to allocate more small and medium sized sites that could deliver homes in the short to medium term and help to bolster the 5-year housing land supply, until the Garden Communities begin to deliver housing.

UDC has recently published some of the draft Chapters of the Regulation 18 draft Uttlesford Local Plan ('eULP') in a paper to a 12 May LPLG committee. This includes an Introduction Chapter which states that the eULP will now have a time horizon of 2020 to 2040.

The eULP will need to include proposed site allocations to meet needs to 2040. Given the re-start of the Uttlesford Local Plan, as the GLCNP does not align with the emerging Local Plan period or growth requirements, it runs the risk of being out-of-date shortly after the eULP intended adoption date in Summer 2024. It is important to ensure that the GLCNP policies are flexible and adaptable to changes at both the national and district level to enable it to have longevity for more than 12 months after it could potentially be 'made.'

Proposed Change: The GLCNP should either be extended to align with the Local Plan period to 2040. Alternatively, it should include greater flexibility to account for any changes that might emerge through the strategic policies for the period 2020 to 2040.

This could include reserve sites or a policy dealing with development proposals beyond the built-up boundary to include exception sites and land identified for development in the eULP.

Alternatively, the GLCNP could clearly state that the level of housing growth is not a ceiling. It could include a general policy for directing growth.

Concise, Precise and Supported by Appropriate Evidence:

The National Planning Policy Guidance (NPPG) states: *"A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared."* (National Planning Practice Guidance Para 041).

The development plan for Uttlesford currently comprises of saved policies from the Uttlesford Local Plan to 2011 (adopted in 2005) which was based on the housing requirement from the housing policies based on evidence from the 1990s that formed the 2001 South East Structure Plan. It is clearly no longer fit for purpose. The scale and location of housing and the associated development limits to villages was established to accommodate this outdated housing requirement set out in the Local Plan. These two development plans are both time-expired and generally out-of-date.

Catesby acknowledge that the issues and timings of the eULP review has not been helpful in guiding the preparation of the GLCNP preparation. The GLCNP correctly identifies the NPPF compliant strategic policies of the 2005 Plan as being those which it has to be in general conformity with. However, given the age of the plan it does not then go on to consider the evidence base for the eULP or Local Housing Need considerations.

Whilst a Neighbourhood Plan can proceed ahead of preparation of a Local Plan, the guidance states at Paragraph 009:

"They can be developed before or at the same time as the local planning authority is producing its Local Plan. A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. Although a draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, ***up-to-date housing needs evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development****. [our emphasis]. Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:*

- *the emerging neighbourhood plan*
- *the emerging Local Plan*

• the adopted development plan with appropriate regard to national policy and guidance.

The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination. The local planning authority should work with the qualifying body to produce complementary neighbourhood and Local Plans. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging Local Plan, including housing supply policies. This is because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved by the decision maker favouring the policy which is contained in the last document to become part of the development plan. Strategic policies should set out a housing requirement figure for designated neighbourhood areas from their overall housing requirement (paragraph 65 of the revised National Planning Policy Framework). Where this is not possible the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body, ***which will need to be tested at the neighbourhood plan examination*** *[our emphasis]. Neighbourhood plans should consider providing indicative delivery timetables* ***and allocating reserve sites to ensure that emerging evidence of housing need is addressed****. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new Local Plan."*

In the 2005 ULP, Great Chesterford is one of 5 Key Rural Settlements below the top tier comprising the urban areas of the towns of Saffron Walden, Great Dunmow and Stansted Mountfitchet and expansion areas.

Therefore, it is reasonable to expect that larger settlements such as Great Chesterford which are in sustainable locations with good transport links (i.e. rail and road) and accessibility to main urban centres (i.e Saffron Walden) and the nearby research and technology employment parks (i.e. Hinxton Genome Campus and Chesterford Research Park) are well-placed to accommodate additional development to 2040. To ensure that much needed housing is delivered, the GLCNP should actively promote development and allocate additional housing sites now to reflect the changing eULP considerations or at the very least, reserve housing sites or an overarching 'development principles' policy while the eULP is developed.

Paragraph 69 of the guidance in the PPG section on Neighbourhood Plans makes it clear that "*a neighbourhood plan must not constrain the delivery of national policy objectives*". A neighbourhood plan which limits the amount of development to be delivered in an area fails to comply with the core requirement of the NPPF to meet the housing needs of an area. The combination of policies in the GLCNP, when read as a whole, limit additional growth.

In addition, there are a number of figures which indicate important views and historic environment features; these figures are confusing and not sufficiently precise or justified to be included within planning policy as they would not provide sufficient information or a practical framework for the determination of planning applications.

We provide our concerns on the Appropriate Evidence in the following sections.

Indicative housing figure:

Given the 2005 ULP is time expired, an indicative figure for the GLCNP was agreed by UDC in March 2021 which does not appear to be based on any evidence but rather simply states that the figure proposed by the qualifying body (of 96 homes) is higher than that proposed for the settlement to 2033 in the withdrawn 2019 ULP planning strategy (of zero). There is no actual evidence put forward by the parish or district councils to underpin this indicative figure of 96 homes. The Housing Needs Survey referred to in paragraph 5.9.3 is not submitted as supporting evidence. The only stated reference to local housing need in the draft GLCNP is 23 applicants on the housing register with a local connection to the two parishes. Catesby is concerned that there is a general lack of evidence to support the proposed scale of development identified in the GLCNP.

Whilst para 5.9.6 of the GCLNP notes the UDC confirmation of an indicative housing requirement of 96 homes, it does not go on to recognize that the March 2021 letter then states that the housing distribution for Neighbourhood Plans could change as clarity is developed for the new housing requirement and strategy for meeting these needs.

Due to the rapid change in circumstances for the eULP, and the fact that the replacement eULP will now have an extended plan period resulting in a need to identify land for c4,907 additional homes above the withdrawn LP targets (i.e. 7 years at 701 dwellings per annum), Catesby are not aware of any refresh of the indicative housing figure for the designated Neighbourhood Plan Area to respond to the latest available evidence. Further, taking account of the 2019 withdrawn plan Inspectors recommendation that it should consider fewer new garden communities in the eULP, it is also reasonable to conclude that at least one less garden village would also give rise to further demand for housing land at existing sustainable settlements, which includes Gt Chesterford.

Accordingly, the indicative figure of 96 homes has not been properly derived or tested - and it could be out of date by Summer 2022 and may not reflect the "*most recent available planning strategy of the LPA*" (NPPF para 67 and footnote 33). It appears to have only been considered against the now defunct 2019 ULP.

The proposed housing figure for Great Chesterford appears to have been derived from the combined total of two planning permissions that had been granted in recent years comprising 13 new affordable homes at Bartholomew Close and 76 homes at London Road, Great Chesterford. The only new site is proposed for Little Walden Parish. Clear evidence should be available to underpin the proposed growth levels to establish the housing needs for the village. We would also expect any assessment to cover a range of housing needs including affordable and low-cost housing need, specialist housing including self-build and any demand older persons houses.

Paragraph 2.70 of the GLCNP also highlights the above average property prices for Uttlesford compared to the Eastern region. There is no clear strategy to address this issue through the GLCNP.

It is not therefore clear what criteria was used to evidence the housing requirement. At paragraph 3.8 of the GLCNP it suggests the housing requirement arose from the 2013 survey work associated with the preparation of the 2015 Village Plan. In that document (pg9) it states that 42% of respondents (how many persons?) might support additional development of c100 homes. The survey questionnaire is not submitted to the examination and the nature of the questions are not

available for review. The date of such evidence would also be over 5 years old and we question how reliable it would now be.

The PPG is clear that proportionate, robust evidence should support the choices made and the approach taken. Where neighbourhood plans contain policies relevant to housing supply, these policies should take account of the **latest and up-to-date evidence of housing need**.

There is insufficient evidence to underpin the scale of housing growth being considered. This should be provided to enable the proposed level to be properly examined.

Furthermore, flexibility should be built into the plan to enable the GLCNP to be relevant during its plan period to the emerging Strategic Local Plan changes.

Failure to Contribute towards Sustainable Development:

A qualifying body must demonstrate how a neighbourhood plan contributes to the achievement of sustainable development. The National Planning Policy Framework identifies the three dimensions to sustainable development and recognises the need for the planning system to perform a number of roles:

Social – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;

Environmental – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Economic – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

The 'Housing' section of the GLCNP, paragraph 5.9.3 states:

"Housing need and in particular affordable housing is not considered to be an issue that has come up during consultation to the extent that it requires a specific approach to be taken in the Neighbourhood Plan over and above that set out in the Local Plan. Information has been taken from our consultation responses, housing needs survey and the Census as well as recent developments in the village of Great Chesterford having a very limited local take-up of affordable housing and reverting instead to tenants and purchasers from the wider Uttlesford area. We do however value the opportunity that this can afford to local people and recognise that some in the villages do still hold affordable housing as a significant issue for them."

In relation to housing need, the village survey conducted in 2013 would now be over 5 years old. Also, it is not possible to ascertain a reliable level of need solely through a survey of existing householders of an area, as by definition they have homes. It is therefore necessary to rely on other forms of research such as UDC Housing Trajectory and Five-Year Land Supply. The housing land supply position as of the 1 April 2021 was claimed to be just 3.52 years of housing supply for the 2021-2026 five-year period. The eULP is expected to be in place in 2024 at the earliest.

It is therefore of the up most importance that in the absence of an up-to-date Local Plan, Neighbourhood Plans are sufficiently flexible to respond to the district level shortfall, or are positively prepared by identifying and allocating land to help meet the housing requirements of the District. An Inspector at an Elsenham appeal stated: *"Furthermore, whilst the Council can demonstrate substantial recent overdelivery under its Housing Delivery Test, given the circumstances on the ground that the Council currently finds itself in, this cannot be taken as a reliable indication of future delivery. Instead of plan-led housing delivery provided by a framework for addressing housing need, the Council relies on an incremental supply of sites coming forward."* (Elsenham Appeal Decision APP/C1570/W/20/3256109 dated 31 December 2020)

This highlights the importance of planning for sustainable development, failure to do so or merely limiting development does not facilitate strategic objectives.

Furthermore, the Chesterford Research Park is the second largest employment site in Uttlesford with over 650 employees however over the GLCNP period to 2033, out of a target 4,000 new jobs across the districts, Chesterford Research Park wass expected to create 850 of those new jobs (Uttlesford and Braintree District Councils Housing for New Communities in Uttlesford and Braintree, 30 June 2020).

In order to support this potential future scale of local employment development, it is vital that residential accommodation is provided in sustainable locations and those settlements in close proximity, which includes Great Chesterford, can help support this. The uncertainty over the delivery of the larger sites within the withdrawn 2019 ULP will provide further pressure on the existing sustainably located settlements to provide small-medium sized development in the new Uttlesford Local Plan to 2040. This issue was set out in the Issues and Options consultation and Call for Sites exercise by UDC during March/April 2021. However, this preliminary evidence base has not fed into the GLCNP strategy or policies.

General Conformity with the Strategic Polies Contained in the Development Plan:

Following the withdrawal of the emerging 2019 Local Plan (to 2033) in January 2020, the development plan for Uttlesford is made up of the Adopted local Plan (2005), the Minerals Local Plan and the Waste Local Plan. The issues faced by the emerging Uttlesford Local Plan (to 2040) "eULP" represent an unfortunate timing issue for the GLCNP. Should the GLCNP progress towards submission and referendum over the next 12-18 months, it runs the risk of being quickly superseded by policies in the ULP generally, and specifically should Gt Chesterford be identified for growth to 2040. Provisions should be made within the GLCNP to respond to such changes during the neighborhood plan period. Housing allocation is a significant issue within the withdrawn ULP with

the Inspector questioning the deliverability of the proposed garden cities as projected. It is therefore a very real consideration that the spatial strategy changes fundamentally in the eULP. As a Key Rural Settlement, Great Chesterford is one of the more sustainable locations within the district and should therefore be able to deliver more development if required.

Otherwise, if no changes are made, following the adoption of the eULP – programmed for July 2024 - the GLCNP will need to be reviewed and updated accordingly. As outlined in the letter from Demetria Macdonald dated 23 March 2021, the figure of 96 dwellings between 2019 – 2033 is only indicative. As the eULP progresses and is developed, the housing distribution for designated Neighbourhood Plan Areas could change.

Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area. In this instance, it is simply not possible given the age of the adopted Local Plan. Paragraph 30 of the NPPF states that: *"Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently."* Therefore, without any in-built flexibility or commitment to a review on adoption of the replacement ULP, the eULP could take precedence over the Neighbourhood Plan within a very short amount of time as any strategic or non-strategic polices that are not in accordance would effectively be superseded by the newer planning policies.

This is further underlined in the NPPG guidance which states:
"Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new local plan." (Paragraph: 009 Reference ID: 41-009-20190509).

The need for the GLCNP to take account of the eULP evidence base and be sufficiently flexible to endure beyond the adoption of the eULP is a key theme of the following detailed comments.

Chapter 2 – Context of Great and Little Chesterford

GLCNP Paragraph 2.31 – UDC has published a paper identifying a proposed change to Gt Chesterford from a Selected Key Rural Settlement to a Local Rural Centre. The Settlement Hierarchy Paper went to the Local Plan Leadership Group for ratification on the 9th March 2022.

The 2005 Local Plan does not set out a formal hierarchy, however it does designate Great Chesterford as a 'Selected Key Rural Settlement', which is third in the hierarchy below the main urban areas of Saffron Walden, Great Dunmow and Stanstead Mountfitchet; and the A120 corridor which included Takeley (Priors Green), Felsted (Flitch Green) and Stansted Distribution Centre.

As noted in the GLCNP at paragraph 2.32, the withdrawn 2019 draft ULP designated Great Chesterford as a 'Key Village', second in the hierarchy below the main towns.

The 2022 Settlement Hierarchy Paper published by Uttlesford looks at a new settlement hierarchy for the emerging Local Plan. It seeks to establish four different tiers. Rural Centres form the top of the hierarchy and include Saffron Walden, Great Dunmow and Stansted Mountfitchet. Great Chesterford is in the second tier 'Local Rural Centre' which also includes: Takeley (including Priors Green), Elsenham, Thaxted, Newport and Hatfield Heath.

These are selected as they share the following characteristics:

- Have between 1,675 and 5,398 residents;

- Have a primary school (and in Newport's case a secondary school);

- Have at least one food shop;

- Have a railway station or at least an hourly bus service (except Thaxted);

- Are all nucleated or linear settlements built around a core that serves the settlement and a small rural hinterland.

This latest evidence should now be referenced in the GLCNP to reflect the UDC position being advanced through the eULP to replace the commentary on the withdrawn 2019 ULP which has no status. A copy of the paper is attached to these representations.

GLCNP Paragraph 2.32 and Figure 2.8 – The withdrawn 2019 ULP and its supporting evidence is no longer available to view, and it has no planning status.

Proposed change: All refences to the previous content of the 2019 Withdrawn Local Plan in the GLCNP should be removed.

GLCNP Paragraph 2.76 – The use of the word 'significant' is subjective. It also ignores the fact that the preceding 10 years during the 2005 plan period to 2011 saw only a 1.42% growth (10 houses). Catesby do not consider a 1.42% increase in households from 2001 to 2011 (10 houses) and a 22.83% increase from 2011 to 2019 (163 houses) as set out in Tables 2.5 and 2.6 constitutes significant growth against the backdrop of the past 20 years. T

Proposed change: This paragraph should be reworded to remove the word 'significant'.

Chapter 3 – Key Issues

GLCNP Paragraph 3.5 – there is no evidence to support the claim that the current open landscape of the Hinxton site forms the northern gateway to Great and Little Chesterford.

Proposed change: This text should be deleted.

GLCNP Paragraph 3.6 – This paragraph is not clear and is not therefore positively prepared or evidenced. The 'planning applications' referred to are not defined by reference number or location. However, those we are aware of that change (i.e. extend) the built-up area of Gt Chesterford along London Road have the benefit of planning permission and were not considered by the District

Council to 'erode the settlement pattern'. The UDC SHLAA site assessments also do not support this claim for submitted sites to the north or south along the named roads.

Proposed change: This paragraph should be deleted or properly evidenced and an opportunity given for interested parties to comment on any justification given.

Chapter 4 – Vision and Objectives

Under the **section 4.2** 'Objectives' it is not clear how Limb B can be achieved – to promote the preservation and improvement of existing housing stock – through the plan.

Limb F seeks to protect distinct settlement patterns and important views. Given that the plan confirms there is little opportunity for infill plots left in the built-up area and every edge of the built-up area has been identified as having an important local view, along with the introduction of separation zones which are essentially to remain 'open', this is not conducive to positive preparation.

At **paragraph 4.4** it references a community-wide survey in July 2019. The results of that survey are not part of the examination documents. If these are to be relied upon then they should be submitted and available for comment.

Further clarity and evidence is required

Chapter 5 – The Policies

There are a number of areas where the national polices and advice contained in guidance issued by the Secretary of State has failed to be considered within the preparation of the GLCNP. The following areas are of particular note but are not intended to provide an exhaustive list.

GLCNP Paragraph 5.1.8 states that the Chalk Uplands as a strategically important, distinct and treasured landscape. Catesby are concerned that the Neighbourhood Plan should only contain locally derived policies and should not deal with strategic policies. The land is not identified as a valued landscape or protected landscape in the 2005 ULP. This fails basic condition a and e.

- ***Policy GLCNP/1 - Overall Spatial Strategy including key strategic landscape and heritage sensitivities***

Policy GLCNP/1 essentially limits any development to within the built village boundaries and land within extant planning permissions.

The exclusion of other land is unreasonable having regard to the NPPF and particularly given Great Chesterfords' role as a key rural settlement in the wider district of Uttlesford.

The Roman Scheduled Monuments Setting Zone is extensive and includes a large part of the existing built-up area. Given the size of the area that is considered, it is unreasonable to assume that it will have the same character and sensitivities at the village level.

This spatial strategy leaves little opportunity to meet any housing requirements or help significantly boost hosing supply within the parishes.

Treatment of the Historic Environment

NPPF Paragraph 185 requires plans to set out a positive strategy for the historic environment. Overall, we do not consider the proposed Northern gateway designation and the Roman Scheduled Monument setting zone is properly evidenced or described. National policy does not support the proposed criteria for considering impacts on heritage assets.

A detailed heritage technical note is submitted to support the following proposed changes:

Proposed change: to accord with NPPF section 16, an alternative wording for GLCNP/1 clause b is suggested:

b. Development proposals within the Roman Scheduled Monuments and Setting Zone outlined in Figures 5.1 and 5.2, will be considered in accordance with the NPPF, relevant legislation and published national and local guidance. Great weight must be given to the asset's conservation

Alternatively, to avoid repetition with clause 1 of GLCNP/5, this clause b could be deleted.

Generally, Policy GLCNP/1 on spatial strategy should be split out into a development strategy and plan objectives. Matters relating to the draft proposed designations should properly be dealt within in the corresponding policies relating to that specific designation. In doing so, the sections which otherwise dictate that no further development will be permitted are unduly prescriptive and are not consistent with national planning policy which distinguishes between substantial and less than substantial harm to designated heritage assets and also the importance of non-designated heritage assets (NPPF paragraphs 133-135.) It is also noted that "setting" is not a heritage asset.

Policy GLCNP/2 - Settlement Pattern and Separation

The first sentence "Outside the Great Chesterford development limits or Little Chesterford settlement boundary:" infers this policy is intended to expand on criterion 2 of GLCNP/1. However, despite this sub-title, limb 1 then states that development will be restricted to sites allocated as part of the plan under the first bullet point. Those sites are proposed for inclusion within the development limits/settlement boundary for the villages and further, this sentence repeats the first limb of Policy GLCNP/1.

Proposed change: The first bullet point should be deleted.

GLCNP/2 does not meet the NPPF criteria. It serves to restrict development other than those exceptions in Limb 1. The NPPF is clear that rural exception sites (which can include market housing) and First Home exception Sites are permissible outside of settlement limits.

Catesby question whether residential uses are covered by 'other uses' – this statement is too vague and not helpful for decision-takers to interpret. The policy as written has the potential to exclude other permissible growth at the edge of settlements on unallocated land such as rural exceptions housing or First Homes exception sites which we consider renders it contrary to the NPPF. The restriction on growth to the stated scenarios does not take account of national policy and guidance and does not meet Basic Condition a.

It is also not in conformity with the 2005 ULP Policy S7 which allows development outside of settlements where *" there are special reasons why the development in the form proposed needs to be there".*

Proposed Change: Add additional criteria to Limb 1 and reword policy.

Limb 2 deals with proposed separation zones requiring land within them to be kept open and free from development.

The extent of the 'Northern Gateway Area of Separation' would have the effect of limiting all development to the north of Great Chesterford despite the Landscape Character Assessment (2017) prepared by Hankinson Duckett Associates classifying this area as 'medium' in terms of landscape capacity. The limiting of development in this area seems to be wholly unjustified.

Fundamentally, there seems to be little justification for such a sweeping and restrictive policy basis. The wording and blanket restrictions of the areas around the Great Chesterford clearly demonstrates that the Neighbourhood Plan has not been positively prepared, nor does it seek to promote sustainable development in accordance with local requirements.

Limb 2 requires land in the separation zones to be kept open and free from development. Yet Limb 3 extends support to development proposals, subject to meeting stated criteria. These are contradictory and lack clarity for decision takers.

Limb 2 and the Northern Gateway Separation Zone in Figure 5.4 is too restrictive and not sufficiently evidenced.

For example, the justification given for creating a Northern Separation Zone is the need to keep a rural buffer or visual break between the consented development at the Welcome Genome Campus in Hinxton, in the neighbouring South Cambridgeshire District. The site was consented in December 2020 for:

S/4329/18/OL - *Outline planning permission with all matters reserved for a phased mixed use development comprised of up to 150000 square metres of Gross External Area (GEA) of flexible employment uses including research and development office and workspace and associated uses falling within Use Classes B1 (office laboratories light industry) B2 (general industrial) and B8 (Storage) uses up to 1500 residential dwellings (Use Class C3 and C4 (Houses in Multiple Occupation)) supporting community uses and social infrastructure including a nursery (Use Classes D1) conference facility (Use Class D1) and associated hotel (Use Class C1) retail uses including shops (Use Class A1) restaurants and cafes (Use Class A3) and bars (Use Class A4) leisure uses (Use Class D2) landscape and public realm including areas for sustainable urban drainage and biodiversity enhancements*

energy centre and utilities site access (vehicular cyclist and pedestrian) car and cycle parking and highways improvements early landscape and enabling works and associated works.

There is no assessment of the impacts of the consented development on the character of Great Chesterford in the evidence base for the GLCNP. Whilst this may be subject to change, the approved masterplan is reproduced below for ease. It demonstrates that the scheme will maintain the existing structural woodlands and reinforce the planting to its southern edge.

Source: Extract from Arups combined parameter plan approved under OPP

The M11 road infrastructure and intervening strategic landscape buffers are strong influencing factors. The northern separation zone does not serve any real purpose. A physical and visual barrier already exists that prevents coalescence with Hinxton and the committed development in the adjacent district.

Source: Extract from 2021 Google Maps showing intervening landscape features

Proposed change: Regarding the specific designations, these require more detailed evidence, specifically the Roman Scheduled Monument Setting Zone and Northern Gateway Separation Area designations to justify their inclusion and scale. The former setting zone is too extensive and could be refined. The latter is wholly inappropriate and should be deleted.

Policy GLCNP/4b – Locally Important Views

Several views have been identified around the built-up area as being of importance to varying degrees and requiring protection. In combination, the arrows have the general effect of protecting all outward views from the built-up area. At present this section does not meet the basic condition a. given its lack of clarity and precision as required by NPPF para 16.

Coupled with the added layer of defined separation zones which are to remain open and free from development under Policy GLCNP/2 creates an almost total constraint on any further expansion of Great Chesterford.

Table 5.1 lists the views following assessment. This table requires further clarity and should have two additional columns – one to categorise each view i.e. between those that are Significant; Important or Community Designated views. The other to reference the evidence base and justification i.e. The 2017 LCA; 2007 CAA and 2016 HEA.

At paragraph 5.4.9, the 2017 LCA is not listed as being part of the assessment criteria in the Important Views Designation Report. Further clarification is required.

Table 5.11 deals with Important Views. It is not clear whether this includes Significant Views and if so, which are those as distinct from Important Views.

The description of the views in table 5.11 does not tally with the arrows in Figure 5.11. For example:

View 3 is states as the Roman Town from the Roman Temple yet the arrows include panoramic views in a northernly and southernly direction.

Similarly, **View 4** is described as being "*From the footpath on the eastern edge of the Scheduled Roman fort looking eastwards to the temple site (in the slight valley behind the prominent tree in the far distance)*" yet the arrow indicates a panoramic view to the north and south as well.

View 7 is referenced as being "*View from Cow Lane to the Scheduled Roman town (in the far distance) showing the open rural landscape setting"*. The arrow does not appear to be pointing towards the Roman Town, rather to fields to the north of it. If it did, it should be in the context of the village, not 'its open rural setting'.

At Figure 5.13, the term Locally important Views are added. It is not clear if this terminology is the same as Community Designated Views or different. If different, the plan is then silent on Community Designated Views.

Turning to the associated policy, GLCNP/4 is titled Locally Important Views. However, the clause a also deals with Important Views. Clause b now refers to panoramic views being maintained including open views. Exactly what this policy relates to and how it should be applied is not sufficiently clear.

The addition of 'locally important views' as well as 'important views' is not sufficiently justified, especially as this effectively results in almost every parcel of open land beyond the built limits of each settlement to be subject the policy tests in GLCNP/4.

It does not meet basic condition a, d and e.

Proposed change: This whole section needs to have consistent terminology and be less ambiguous in terms of how it should be applied.

The number and quality of Important Views is too extensive and has the effect of diminishing the effect of the policy objective. In particular, those relating to the land between Newmarket Road and Walden Road to the north of the village are not justified. Specific views or focused view corridors should be considered, not a blanket approach to whole swathes of land. The landscape character assessment identifies locations outside the defined settlement limits that have a medium capacity to change. These areas are not recognised or treated any differently to more sensitive areas.

Policy GLCNP/5 – Historic Environment

In the supporting paragraphs, Figures 5.15 and 5.16 include the Important Views. Please refer to our related comments in the previous section on the scope of these.

We refer to the accompanying Heritage Technical Note for comments on the setting zone.

Limbs 9 and 10 start with 'Any and All' This should be simplified. It is too inflexible and does not distinguish between types of development or locations. A suggested change would be to delete these and start with 'Where development proposals are likely to impact on non-designated heritage assets, it is expected that ….'.

Limb 9 needs rewording. Development proposals that do not affect Non-designated Assets should not be required to identify them. Neither should the policy prescribe conditions as set out.

Criterion 10 is not a development management policy. However, Catesby wholly support its principles and it should be moved across into the Community section.

Proposed change: Alter Limbs 9 and 10.

Section 5.9 Housing

Catesby consider more evidence is required to support the proposed level of growth in the GLCNP. Should that process support a need for additional housing allocations to 2033, the Land between Newmarket Road and Walden Road should be considered (Chest 6a; 6b and 6c in the Housing Land Assessment).

In doing so, the Site Assessment work also requires updating. The land Between Newmarket Road and Walden Road concludes that this land is unsuitable for development due to the Scheduled Ancient Monument and heritage impacts. The attached Heritage Technical Note by Orion Heritage

summarises the archaeological field work and investigations undertaken in the past 12 months which has clarified the extent of archaeological features below ground. Very little was actually found concluding that beyond the extent of the SAM, there is no constraint arising from ground disturbance. Accordingly, the suitability of the site for development is governed by 'setting' considerations. The GLCNP site assessment work did not cite 'landscape impacts' as a constraining factor *per se* (unlike other sites to the south of Great Chesterford).

The further sensitivity work undertaken by Catesby evidences that it is possible to maintain an appropriate view corridor/visual link on Chest 6c i.e. between the SAM elements being the Temple and the Fort whilst releasing the bulk of sites Chest 6a and 6b for development. This demonstrates that Great Chesterford has land available for accommodating additional growth in the GLCNP should it be required to enable the plan to be found sound.

Should the examiner agree that the Indicative Housing Figure is not properly evidenced, in the event that it is concluded additional work is required to establish the level of growth to be accommodated, any further work undertaken by the Qualifying Body should also update the evidence base relevant to the site selection process in the Housing Land Assessment and corresponding Site Selection. This includes a re-consideration of the 'red flags' against Sites Chest 6a,b and c. Catesby has demonstrated that the Impact on the Sam can be managed and is not an overriding constraint. The concern over the sites separation is not justified. It is not 'inaccessible' or in an unsustainable location and the site assessment requires re-evaluation.

There is direct access onto Walden Road and Newmarket Road and no over-riding constraints to accessibility. The combined sites are connected to the pedestrian paths network in the village. The opportunity to create a heritage park between the built development and the community centre should not be seen as incongruence but rather, a functional and inclusive part of any scheme to create an integrated community. It is unreasonable to cite concern over separation from Hinxton village as an overriding constraint against the potential allocation of the land given the presence of the intervening M11 and significant mature landscape features between the two villages.

Policy GLCNP/9 – Housing

This draft policy sets out 3 sites to fulfil the indicative housing figure plus policy text to support windfall sites up to 5 dwellings or infill/brownfield development.

The definition of Infill development is not set out.

Limb 1 supports sustainable development provided it is in compliance with this Neighbourhood Plan and its policies. This text is not required as the Plan is to be read as a whole. It then goes on to state what constitutes sustainable development. This description is not in conformity with the NPPF and therefore fails Basic Condition a and d.

Limb 2 requires sustainable to meet limb 1 and other criteria. The use of 'and where' is too restricting.

The upper size threshold of 10% or 79 dwellings for Great Chesterford is not evidenced.

Limb 2 (a) refers to proposed sites reads as if that is only those in clause 1. This is not considered compliant.

Proposed Change: This section requires clear justification and supporting evidence. Catesby do not consider the policy to be sufficiently flexible.

Policy GLCNP/9.2 – Land North of Bartholomew Close.

This site has planning permission and is nearing completion – expected in July 2022.

Proposed Change: This policy is not effective and should be deleted.

As set out in this response, the amount of proposed growth in the GLCNP should be based on up to date evidence.

The eULP should either include additional housing allocations at this settlement tier, or at the very least, the NPPF requires it to set a housing number for designated neighbourhood plan areas to act as a guide, which will be based on the latest up to date evidence of housing need. If this number increases significantly in comparison to the growth associated with GLCNP during the course of the eULP examination, there is no mechanism within the neighbourhood plan to deal with such a situation.

Proposed change: The GLCNP could include a trigger for monitoring and review, the adoption of the local plan being a key milestone.

Subject to further evidence on housing requirements, the GLCNP should consider further sites for allocation/reserve land. Sites Chest 6a and 6b should be considered for allocation.

Conclusion

The work undertaken by the Neighbourhood Plan Team is admirable however there are some fundamental changes required to improve the GLCNP to ensure that it stands the test of time. Whilst the current eULP timing has not permitted the neighbourhood plan to directly take account of it, it should be clear that it has nevertheless taken account of the growth and delivery agenda in general terms.

The Plan should positively promote sustainable development. As currently written, the Plan simply limits development rather than directing much needed development towards sustainable locations. Much of the area surrounding Great Chesterford is effectively constrained due to the extent of the restrictive policies. These constraints are neither justified nor necessary and need to be rewritten to positively direct development.

A total of 99 dwellings are proposed across three allocations, two of which already have planning permission – one being speculative development (76 homes) to meet a district-wide shortfall whilst UDC cannot demonstrate a 5-year housing land supply, the other one is built out and nearing completion in the next few weeks (13 affordable homes). While this provides certainty for their delivery, it fails to address the wider issues and identified need for development within the district or plan for growth to 2033. Effectively the Plan only allocates an additional 10 dwellings at Little Chesterford to 2033.

The Plan should be written in a concise and considered way. This would provide a clear and practical base on which to determine planning applications. In its current form, there is too much ambiguity and interpretation required to provide direction to the determination of planning applications.

It is therefore concluded that the Plan fails to meet the basic conditions. It fails to have regard to national policies and advice, it fails to make a contribution to sustainable development, and it is not in general conformity with the up-to-date evidence base for the preparation of the eULP strategic policies.

The plan could identify more sites for development. It could also include a general criteria-based policy that sets out how any future development proposals that come forward to meet identified housing needs will be assessed. These criteria could include relationship with existing pattern of development, school capacity, landscape character, heritage considerations, walking distance to village centre. a preference for sites to be no more than [x] number of dwellings before on-site community facilities should be provided etc. This would allow for housing within and adjacent to the built-up area and is an approach that could be helpful. This would demonstrate a positive approach to an appropriate level of growth within the Parish whilst having regard to national policy and advice.

It could also assist the GLCNP in complementing any the strategic policies for the area to remain effective after the adoption of the eULP.

May 2022

Roebuck Land and Planning Ltd

Enclosures:

Heritage Technical Note by Orion Heritage

Inspector Report into Withdrawn 2019 Uttlesford Local Plan

UDC LPLG reports

Settlement Hierarchy Paper

Introduction

1.1 A settlement hierarchy seeks to identify the function of settlements in a district. It groups and categorises settlements according to the size, economic and retail role, as well as the services and facilities available in the settlement. The purpose of identifying a settlement hierarchy is to inform the spatial strategy for the Local Plan and to ensure that development at existing settlements reflects the relative sustainability of settlements.

1.2 This paper identifies a settlement hierarchy for Uttlesford. This hierarchy will be used to ensure that the Local Plan spatial growth strategy focuses housing and economic growth in the most sustainable areas. This is all done with the aim of ensuring the vitality of the district's towns and villages supporting and rural communities by encouraging sustainable development, whilst helping to support and local services and facilities. It is also relevant that larger settlements with more jobs and better services and facilities allow residents to meet more of their day-to-day needs within the settlement offering opportunities to reduce the need to travel (particularly by car), thereby addressing climate change.

Policy context

1.3 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development is achieved through three overarching objectives[1]:

1. **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
2. **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
3. **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.4 The NPPF requires strategic policies to set out an overall strategy for the pattern, scale and quality of development[2]. Identifying opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby[3].

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[1] NPPF paragraph 8
[2] NPPF para 20
[3] NPPF para 79

Background

1.5 Uttlesford is a large rural District in Northwest Essex covering approximately 250 square miles. The district includes two market towns that serve extensive rural hinterlands and has 60 parishes. A number of larger villages also provide services to their surrounding catchment areas.

1.6 The two major settlements, Saffron Walden and Great Dunmow, are market towns with town centres providing a range of services to an extensive rural catchment area. These towns provide vital facilities for the district such as schools, health services and nearly all the district's food shopping needs. They are also important cultural and leisure destinations for the district and beyond. There are a number of larger villages: Stansted Mountfitchet, Thaxted, Elsenham, Great Chesterford, Hatfield Heath, Newport and Takeley. Stansted Mountfitchet and Thaxted provide local centres, while the other villages also provide a range of services to the surrounding rural areas. There are a large number of smaller villages which mainly provide services for their local communities. Smaller hamlets, groups of cottages and isolated homes and farmsteads are scattered across the district. About 70% of the district's population live in the villages and countryside outside Saffron Walden and Great Dunmow. The distinct rural character of the district with its attractive and historic market towns and villages is widely recognised.

1.7 Beyond the District the nearest towns are Bishop's Stortford and Braintree which both lie close to the district's southern boundaries, whilst Cambridge and Chelmsford are also accessible and provide a greater range of services. Further afield is London with good transport links to the district by both road and rail. The southwest of the district includes the outer edge of the Metropolitan Green Belt around Bishop's Stortford. London Stansted Airport is located in the south of the district surrounded by a designated Countryside Protection Zone.

1.8 There is one major employment centre in the south of the District at London Stansted Airport. Chesterford Research Park is also a key employment area in the north. The district is central to the London Stansted Cambridge Corridor economic growth area and in particular the importance of London Stansted Airport and its role within the South Cambridgeshire research and bio-technology cluster focused on Chesterford Research Park. Other employment is focused on smaller industrial estates or premises in Saffron Walden and Great Dunmow.

1.9 The district has a limited transport network with the best infrastructure along the M11 and A120 corridors and rail links to London and Cambridge. Transport connections in the district are focused on the M11, A120 and train stations on its western and southern edges. The M11 J8 interchange is a key junction in the district providing access to London Stansted Airport and the M11 and A120 transport corridors. The B184 forms a lesser but still important north / south spine for the district connecting its two largest settlements. In the rest of the district the highway network and transport connections in general are very limited.

Previous settlement hierarchies

1.10 The Local Plan 2005 does not set out a formal settlement hierarchy, however it setting a strategy for development it does define a hierarchy of sorts:

1. Saffron Walden, Great Dunmow and Stansted Mountfitchet are recognised as the main urban areas, which act as service centres and hubs for surrounding areas.
2. The A120 corridor was identified for growth at Takeley (Priors Green), Felsted (Flitch Green) and Stansted Distribution Centre.
3. Selected key rural settlements – Elsenham, Great Chesterford, Newport, Takeley and Thaxted were identified as key rural settlements, located on main transport networks and having local employment opportunities.
4. Other villages are categorised together.

1.11 The Local Plan withdrawn in 2020 set out the following settlement hierarchy for existing settlements:

1. Main towns: Saffron Walden and Great Dunmow;
2. Key villages: Elsenham, Stansted Mountfitchet, Great Chesterford, Takeley, Hatfield Heath, Thaxted, and Newport;
3. Type A villages: Ashdon, Flitch Green, Little Hallingbury, Birchanger, Great Easton, Manuden, Chrishall, Great Sampford, Quendon and Rickling, Clavering, Hatfield Broad Oak, Radwinter, Debden, Henham, Stebbing, Farnham, Leaden Roding, Wimbish, and Felsted; and
4. Type B villages: Arkesden, Hadstock, Little Easton, Aythorpe Roding, Hempstead, Little Dunmow, Barnston, High Easter, Ugley, Berden, High Roding, Wendens Ambo, Broxted, Langley, Wicken Bonhunt, Elmdon, Lindsell, Widdington, Great Canfield, Littlebury, White Rodin, Great Hallingbury, Little Canfield and other small villages and hamlets.

Review

1.12 It is appropriate to review the settlement hierarchy from previous iterations to take into account changes in services and infrastructure. This could include closures of public houses or post offices, and changes in bus services. The relative importance of infrastructure has changed too, the spread of high-speed broadband facilitating home working and access to services has somewhat reduced the importance of a bus services and access to some types of employment. The pandemic has sped up this process. There have also been changes in population and the relative size of settlements. Differences in the relative growth of settlements could lead to different placements in the hierarchy.

1.13 It is also appropriate to review the settlement hierarchy to reflect the council's draft vision and objectives and preliminary outline strategy. These have been developed using the representations received during the Issues and Options consultation (and other sources) and represent a different set of priorities from previous Local Plans. For example, addressing climate change is elevated, reflecting the climate emergency declared by the Council in 2019.

Methodology

Consultation

1.14 Responses received during the Issues and Options consultation highlight the importance of good services and facilities to support development such as a shop, public house and a school. The character of individual settlements is important and should be protected. Further information from this consultation can be found on the Council website here.

What factors should be considered when assessing the sustainability of a settlement

1.15 Multiple factors need to be taken into account when determining how sustainable a settlement is and therefore where in the hierarchy it is placed. These factors will be examined in turn and this paper will consider how they can inform the hierarchy.

Services

1.16 The ability of a settlement's population to access services such as shopping, health and education are important for their quality of life. Long distance travel to access services is undesirable as this leads to increased car use and impact on the Council's objectives relating to climate change. It also makes these services more difficult to access for residents and increases the time taken to access services. This assessment therefore looks at the services available in the settlements in the district, these are listed at appendix 1. A consultation with Town and Parish Councils in February 2021 was undertaken to inform the services identified in each settlement.

1.17 Settlements at the top of the hierarchy are expected to have a wide range of services, including secondary education, a doctors surgery and a supermarket. In a rural district like Uttlesford, these settlements would also be expected to serve the surrounding area as well as their own population. Villages which are higher up the hierarchy would be expected to have some key services too, such as a primary school, post office and public house.

Existing population

1.18 The number of people already living in a settlement is a factor in determining its place in the hierarchy. Settlements with a larger population attract (and require) a wider range and amount of, jobs, transport infrastructure, open space etc. Settlements with a larger population also have a greater capacity to accommodate development than smaller settlements, whose character, infrastructure and services may be overwhelmed by a similar amount of development.

1.19 Population statistics have been taken from the ONS 2019 population estimates for parishes. However, there are some anomalies for example relating to Birchanger and Stansted Mountfichet, where the 2011 parish boundaries mean that some homes in Stansted Mountfichet village are counted as being with Birchanger. The table at appendix 1 has been adjusted to reflect the homes built in Stansted Mountfitchet Parish.

Transport Infrastructure

1.20 Better transport infrastructure supports residents' ability to access jobs, services, exercise and social activities. Road infrastructure plays a part in this, and the M11, A120, B184 and B1383 all enable residents to access destinations more easily outside of their settlement. A

settlement's proximity to these road connections will be considered in determining its place in the hierarchy.

1.21 In an ideal world the transport infrastructure for settlements would promote travel by means other than the car, in order to reduce the impact on the environment, congestion and to promote health benefits. In a rural district like Uttlesford this is challenging due to the low population density. The presence of a railway station, frequent bus service, or cycle route will also be taken into account in determining a settlements' position in the hierarchy.

Form of the settlement

1.22 The form of a settlement is how its buildings are arranged along roads and natural features such as rivers and hills. Settlements can be nucleated (focussed around a central point such as shops or a church), linear (arranged along roads) or dispersed (groups of buildings spread out over a wider area, with no recognisable centre).

1.23 In terms of deciding the settlement hierarchy, the form of the settlement comes into play in when looking at the lower parts of the hierarchy. In some parishes in the District, there may be buildings and settlements, that are so dispersed that it does not form the same 'centre of mass' as a more concentrated settlement, this would move the settlement further down the hierarchy and settlement with a nucleated or linear form would be moved up the hierarchy.

Weighting

1.24 There is no formal weighting of different criteria/inputs to the hierarchy it is based on examining the factors and coming to a judgement. There is a risk that formal weighting can lead to a formulaic approach which ignores nuance.

The Hierarchy

1.25 Having considered the policy context, consultation response, previous settlement hierarchies and a methodology for reviewing the hierarchy, this paper now turns to determining a new settlement hierarchy for the emerging Local Plan.

1.26 A settlement's position in the hierarchy is informed by all the factors described in this paper. A summary of the hierarchy, the populations of the settlements and the level of service provision can be seen in appendix 1.

<u>Structure of the hierarchy</u>

1.27 Settlements in the hierarchy have been organised into groups and ranked in four different tiers, all settlements not identified in the hierarchy and without development limits are classified as countryside. This section explains the rationale behind why settlements have been grouped and ranked as they have, as well as explaining any exceptions to this. This is informed by the information set out in appendix 1.

Rural Centre

1.28 The top tier in the hierarchy is defined as a rural centre; these are: Saffron Walden, Great Dunmow and Stansted Mountfitchet. These rural centres are the largest settlements in the district and contain very good services and facilities (for Uttlesford), serving not just their own residents, but a hinterland around them. They also have relatively good transport

infrastructure linking them with other settlements. Stansted Mountfitchet is in some ways subservient to Bishops Stortford, with residents using services and facilities in Bishops Stortford. However, the fact that it is the largest settlement in the district with a railway station, alongside other services and facilities ,means that residents of Stansted Mountfitchet are able to meet many more of their needs that residents of settlements lower down the hierarchy.

Local Rural Centre

1.29 The second tier in the hierarchy is defined as a Local Rural Centre; these are: Takeley (including Priors Green), Elsenham, Thaxted, Newport, Hatfield Heath and Great Chesterford. They:

- Have between 1,675 and 5,398 residents;
- Have a primary school (and in Newport's case a secondary school);
- Have at least one food shop;
- Have a railway station or at least an hourly bus service (except Thaxted);
- Are all nucleated or linear settlements built around a core that serves the settlement and a small rural hinterland.

1.30 Felsted and Flitch Green are the same relative size as these Local Rural Centres. Felsted is made up of a number of different villages and hamlets each with different services and facilities, it is consequently not considered to have the same 'centre of mass' as Local Rural Centres and does not act as a service centre in the same way they do. Flitch Green does not have the same variety or number of services and facilities as other Local Rural Centres, for example it has no public house.

1.31 Newport is the only Local Rural Centre with a secondary school, it also has a railway station unlike two of the three Rural Centres. It is therefore a candidate for consideration as a Rural Centre, however size of the settlement and the relatively limited services and facilities when compared to Rural Centres, means that Local Rural Centre is the appropriate classification.

Type A villages

1.32 The third tier in the hierarchy is defined as Type A villages; these are:

- Felsted;
- Flitch Green;
- Birchanger;
- Little Hallingbury;
- Stebbing;
- Clavering;
- Henham;
- Hatfield Broad Oak;
- Wimbish;
- Great Easton;
- Ashdon
- Debden
- Manuden
- Quendon & Rickling

- Radwinter
- Leaden Roding
- Great Sampford
- Chrishall
- Farnham

1.33 These parishes all have a primary school and limited services such as a public hall, public house or in some instances a post office. Their population is between 450 and 3,183, though the larger parishes such as Felsted and Flitch Green have limited services or a dispersed settlement pattern, as discussed above. Birchanger Parish include dwellings that are in the village of Stansted Mountfitchet and this distorts the population and dwellings in Appendix 1. Excluding these three parishes, the parish with the largest population is Little Hallingbury with 1,641 residents.

Type B Villages

1.34 The fourth and final tier in the hierarchy is defined as Type B villages; these are:

- Little Canfield (excluding Priors Green)
- Barnston
- Littlebury
- Great Hallingbury
- High Easter
- Elmdon
- High Roding
- Broxted
- Sewards End
- Widdington
- Wendens Ambo
- Little Easton
- Berden
- Hempsted
- Ugley
- Great Canfield
- Arkesden
- Little Dunmow
- White Roding
- Langley
- Hadstock
- Little Bardfield
- Aythorpe Roding
- Lindsell
- Little Sampford
- Little Chesterford
- Wicken Bonhunt
- Margaret Roding
- Chickney
- Strethall

- Tilty
- Wenden Lofts

1.35 These villages do not have a primary school, but may have some limited local services.

Appendix 1: Services available in the settlements in the district

Parish / village	2011 resident population[4]	2019 Population estimate[5]	2011 number of dwellings (all types)	Dwellings built 2011 - 2020 (net)[6]	Estimated no of dwellings April 2020 (column D+E)	No. of Primary schools	No. of secondary schools	No. of doctors surgeries	No. of Dentists (NHS/Private)	No. of food shops	No. of post offices (0.5 =Part Time)	No. of Pharmacies	No. of pubs (open / Closed ??)	Employment - strategic	Employment - rural cluster	No. of Public Halls	No. of children's play areas	No. of MUGA / skatepark / BMX tracks	No. of Sports Pitch(s) with Community Use (excl school sites)	No. of Indoor sports halls	No. of allotments	Bus score based on frequency 0= no service 0.5.= intermittant 1= 2 hourly 2=hourly or better	No. of railway stations
Saffron Walden	15,504	17373	6,764	1070	7,834	4	1	2	6	9	2	2	8			3	5	2	4	3	5	2	
Great Dunmow	8,830	10333	3,961	840	4,801	2	1	2	4	3	1	2	7			2	4	1	3	2	2	2	
Stansted Mountfitchet	6,011	6864	2,624	645	3,496	3	1	1	3	2	1	2	7			4	5	2	1	1	3	2	1
Takeley	3,367	5398	1,397	590	1,987	2			2	2	1	1	3			3	1	1	3	1		2	
Thaxted	2,845	3484	1,245	238	1,483	1		1	1	2	1	1	5			2	1		2		2	0.5	
Felsted	3,051	3183	1,122	110	1,232	1		1		1	1		2			2	4	1	1	1	1	2	
Birchanger	1,589	2677	632	17	422	1				1			1			1	1		1		1	2	
Elsenham	2,446	3288	980	506	1,486	1		1		1	1		1			1	1		2		1	1	1
Flitch Green	2,190	2773	751	132	883	1				1						1	1		1	1		2	
Newport	2,352	2645	974	339	1,313	1	1	1		1		1	2			1	2		1	1	1	2	1
Hatfield Heath	1,930	2071	747	47	794	1		1		1	0.5		2			1	1		2		2	2	
Wimbish	1,629	1798	505	39	544	1							1			1	1		2			0.5	
Little Hallingbury	1,582	1641	585	33	618	1					0.5		1			1			1			2	
Great Chesterford	1,494	1675	627	151	778	1		2		1			3			1	2	1	1			2	1
Stebbing	1,300	1386	551	52	603	1				1			1			2	3		2		1	2	
Clavering	1,238	1392	511	57	568	1				1	1		2			1	1		1		1	0	
Henham	1,233	1316	486	73	559	1				1	0.5		1			1					1	1	
Little Canfield	935	1334	385	143	528								1			1	4				1	2	
Hatfield Broad Oak	1,276	1261	531	16	547	1		1		1	1		2			1	1		1		1	1	
Great Easton	1,035	1125	405	46	451	1							3			1	2		1			0.5	
Ashdon	893	929	373	10	383	1					0.5		1			1	2		2		1	0.5	
Barnston	947	922	373	9	382								1			1	2		1			2	
Debden	778	865	324	16	340	1				1	0.5		1			1	1		1		1	1	
Littlebury	869	848	346	14	360								1			1	2		1			2	
High Easter	754	720	280	10	290						0.5		1			1	1		2		1	0.5	
Great Hallingbury	713	764	279	13	292											1			1			0	
Leaden Roding	616	694	269	5	274	1				1						1						2	
Manuden	677	710	265	26	291	1							1			1	1	1	1	1	2	0.5	
Elmdon	610	643	269	11	280											2			1			0	

[4] 2011 census (www.nomisweb.co.uk)
[5] Parish population estimates for mid-2001 to mid-2019 based on best fitting output areas to parish (ONS, October 2020)
[6] Dwellings adjusted to reflect changed parish boundaries since 2011 (n.b. population does not appear to be adjusted resulting in a disparity in this table)

Great Sampford	586	597	232	5	237	1										1	1	1	1			0	
Quendon and Rickling	587	649	249	40	289	1							1			1			2		1	2	
Radwinter	612	648	243	41	284	1					0.5		1			1	1		1			0.5	
Chrishall	555	569	224	12	236	1							1			1	1		1			0.5	
Broxted	508	513	208	18	226								1			1						2	
Sewards End	511	532	186	23	209											1	1		1			0.5	
High Roding	478	581	191	40	231								1			1	1		1		1	0.5	
Berden	465	483	183	6	189											1	1					0.5	
Widdington	504	484	193	12	205						0.5		1			1	1				1	2	
Wendens Ambo	473	464	180	22	202					1			2			1	1		1			2	1
Great Canfield	414	458	164	9	173											1			1			0	
Ugley	449	465	169	7	176											1						2	
Chickney	not available	435	not available	1	not available																	0	
Hempstead	451	415	176	8	184								1			1	1					0.5	
Farnham	410	450	181	6	187	1							1			1	1		1			0	
Little Easton	437	421	187	2	189								1			1	1		2			0.5	
Langley	355	375	147	3	150								1			1	1		1			0.5	
Arkesden	366	398	150	13	163								1			1	1					0	
Hadstock	332	350	133	5	138											1	1		1			0.5	
Wenden Lofts	not available	343	not available	0	not available																	0	
White Roding	327	337	143	10	153												1		1			2	
Lindsell	260	273	97	5	102					farm shop						1			1			0.5	
Tilty	not available	259	not available	3	not available																	0	
Little Bardfield	264	267	107	4	111														1			0	
Little Dunmow	284	257	119	41	160								1			1	1					2	
Little Sampford	251	235	95	2	97																	0	
Wicken Bonhunt	223	242	89	3	92								1									0	
Aythorpe Roding	214	243	89	20	109								1			1			2		1	0.5	
Strethall	not available	247	not available	1	not available																	0	
Margaret Roding	218	223	79	1	80																	2	
Little Chesterford	215	243	87	6	93											1						2	
			32,862	5627	38,489																	0= no service	
					38,484																	0.5= intermittant	
																						1= 2 hourly approx	
																						2= hourly or better	

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GREAT CHESTERFORD & LITTLE CHESTERFORD NEIGHBORHOOD PLAN SUBMISSION DRAFT HERITAGE TECHNICAL NOTE

1.0 Introduction

1.1 This note has been produced in relation to the heritage aspects of the Great Chesterford & Little Chesterford Neighbourhood Plan Submission Draft as they relate to land to the north side of Great Chesterford (Fig 1). Orion Heritage are acting on behalf of Catesby Estates in relation to the historic environment. This document sets out our objections to the spatial strategy (GLNCNP/1) and specifically interpretation of the strategic historic features and the historic environment policy (GLNP5).

Fig. 1 Site Location

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2.0 Summary of Archaeological Evaluation Work

2.1 Orion Heritage have undertaken an extensive and detailed assessment of the land to the north of Great Chesterford (Fig. 1). The works undertaken include:

- Historic Environment Desk Based Assessment (including site visits to assess the setting of the monuments)
- Geophysical Survey
- Two phases of archaeological evaluation trenching (Appendix 1)
- Extensive and on-going consultation with Historic England and Place Services (Uttlesford District Council's archaeological advisor & the authors of the 2016 Essex County Council Great and Little Chesterford Neighbourhood Plan: Historic Environment Assessment).

Setting of scheduled Roman town, fort and temple

2.2 The historic desk-based assessment concluded that the site is located within the setting of the Roman town/fort and temple. The scheduled Roman fort, town and cemeteries comprise three separate parts, separated by Newmarket Road and an area of former quarrying. Newmarket Road echoes the line of the town walls, meaning that the former town area on the ground can still be read as a single entity. No archaeological remains survive above ground, however, it is known that there is extensive survival of below-ground features and deposits that relate to the history and development of the Roman fort, town and cemeteries, both within and outside the scheduled areas. The wider surrounding landscape still is of a largely rural nature, with the present village centre of Great Chesterford echoing the location of the Roman extra-mural settlement and the M11/A11 and the railway largely following the historic Roman routes into Cambridgeshire to the north. The relative integrity of the setting makes a moderate positive contribution to the significance of the heritage asset.

2.3 There is also a relationship between the scheduled town and the areas of non-designated archaeological assets that make up the remainder of the Roman town. This includes the western cemetery and south-western cemetery areas, the extra-mural settlement to the south-east and south-west and the second walled enclosure underneath the Church of All Saints and Bishops House. These areas make a moderate contribution to the scheduled Roman town.

2.4 The strategic position of the temple, to the east of the walled town, is intentional, both as a marker in the landscape, but also to provide commanding views of the surrounding area. Its position within the wider landscape is an important aspect of its significance as it reflects the spiritual beliefs of the people who constructed it. The temple, located to the east of the town, is still located within a rural landscape, looking eastwards to the sunrise and westwards to the town. The integrity of the setting makes a major positive contribution to the significance of the heritage asset.

2.5 There is a relationship between the Roman town and the temple. They were contemporaneous and interlinked, both in a tangible way, by a track and a stream and because the temple would have formed a spiritual focus for the town's inhabitants, as

indicated by the extensive evidence for votive deposits at the temple. Intervisibility between the temple and town would have been more pronounced in the past, without the intervening development in the area of Carmen Street and Jacksons Lane. This relationship makes a moderate to major positive contribution to both monuments.

Geophysical survey

2.6 Two phases of geophysical survey have been undertaken within the site. An area to the north and east of the fort was surveyed in 2014 within which anomalies of archaeological origin were recorded (Fig. 2) comprising a rectilinear feature (K) that likely relates to the fort. Definite archaeological activity was identified to the immediate north-east of the fort; four enclosures (E1-E4) and a trackway (TR1) were detected appended to the northern side of a boundary ditch (I). Their alignment differs to that of the Roman features, indicating that they may form part of an earlier Iron Age complex but they do respect the corner of the fort, so it is more likely that they are contemporary with the Roman occupation of the area.

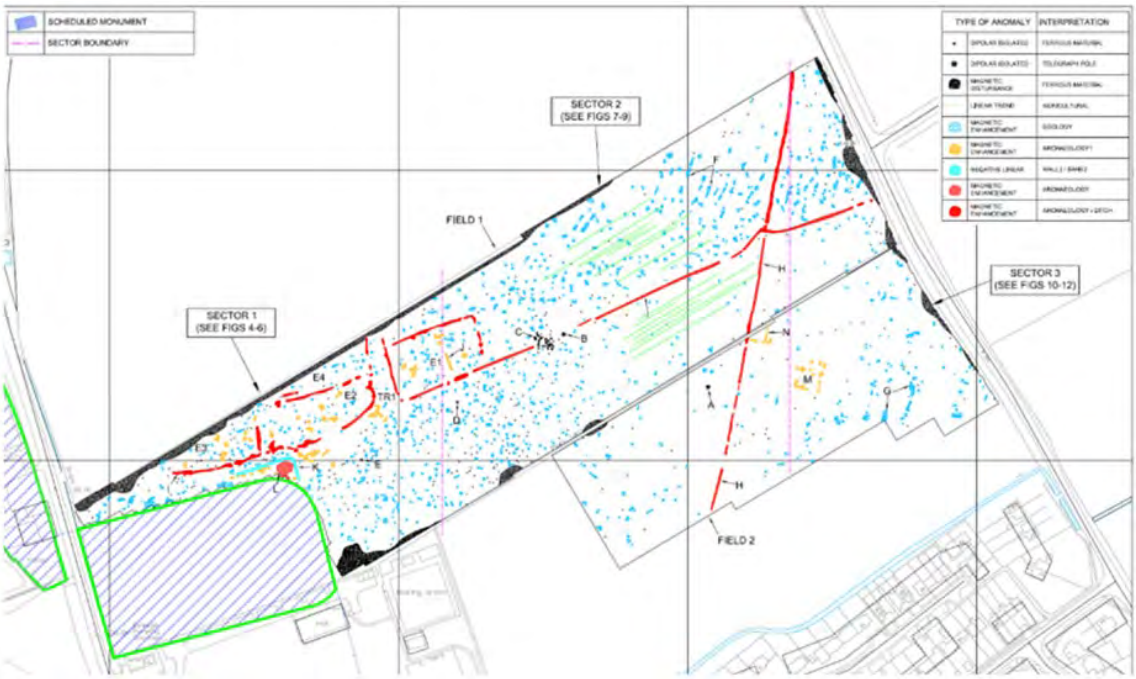

Fig. 2 2014 geophysical survey

2.7 A detailed magnetometer survey was carried out in spring 2021 (Fig. 3). A linear feature was detected in the south-eastern corner of the survey area, which forms an extension of a linear feature detected in the previous geophysical survey immediately to the south and was interpreted as being an Iron Age or Roman boundary ditch. A linear band of enhanced magnetic response is visible running north-south through the centre of the surveyed area. It forms a continuation of an anomaly recorded in the previous geophysical survey and is visible as a cropmark in aerial imagery and lidar data. The response is of archaeological interest in that it probably relates to a Roman road or track associated with the Roman fort/town to the south-west. A series of linear, curvilinear and sub-oval trends plus areas of enhancement were observed in the northwest of the study site, adjacent to a Roman road.

Fig. 3 2021 geophysical survey

Evaluation trenching

2.8 An archaeological evaluation of the site comprising of 167 trenches was undertaken in late 2021 and early 2022 (Fig. 4 & Appendix 1). Despite its proximity to the Roman fort and town immediately to the west, and to the locations of large contemporary and later cemeteries, the evaluation recorded a largely agricultural landscape with transit routes to the north and east, two small stock enclosures, a single burial and a probable Roman quarry. Artefactual and environmental assemblages were limited and of little significance. Two long linear features, a hollow way and a boundary ditch are potentially Middle Bronze Age in date, the hollow way perhaps earlier, the remainder of the features recorded being of 1st to 3rd century date. There was limited Medieval or Post-Medieval activity, with an area of gravel quarrying close to the main Newmarket Road.

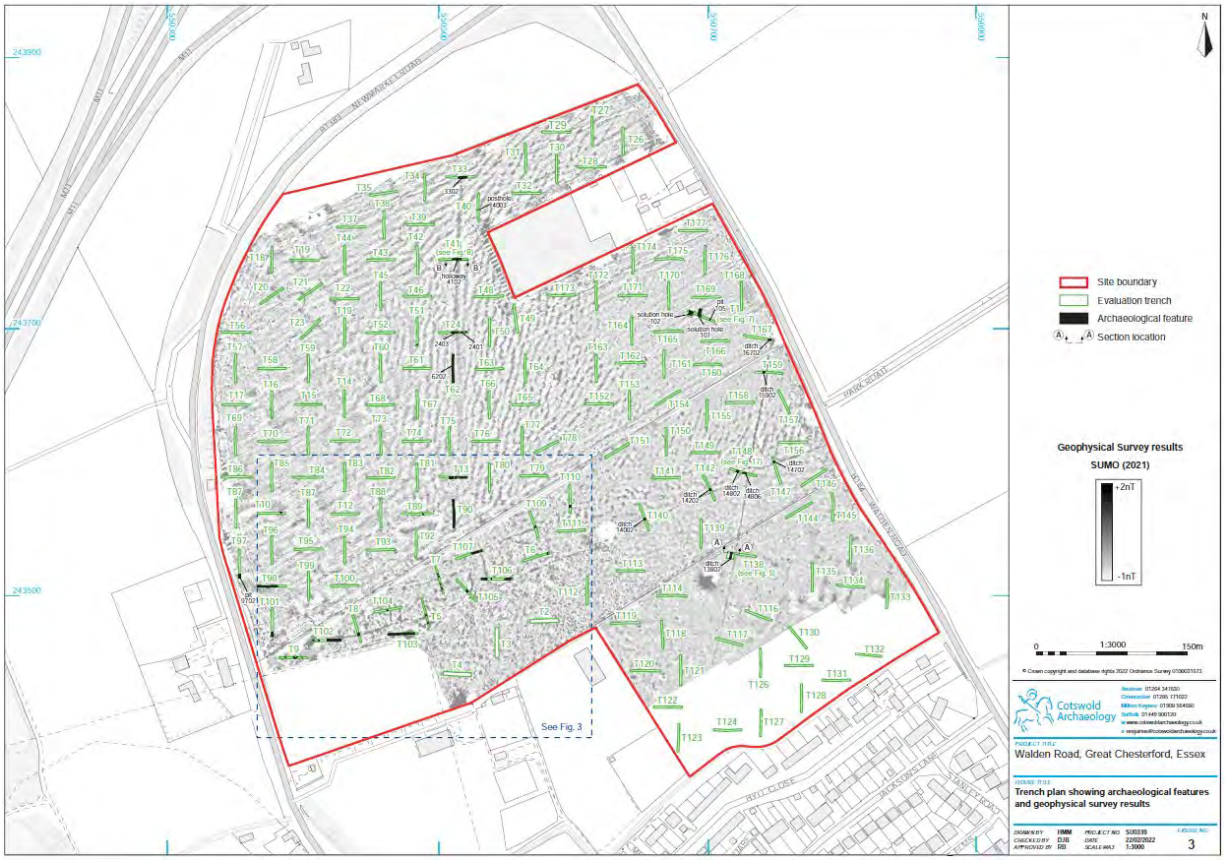

Fig. 4 Results of archaeological evaluation trenching

3.0 National Planning Policy

3.1 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

3.2 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

3.3 Paragraph 199 outlines that when considering the potential impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and that the more important the asset, the greater the weight should be. This is irrespective as to whether the harm to the significance of the asset is substantial or less than substantial.

3.4 In relation to substantial harm to designated heritage assets, para 200 states:
"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional;"*

3.5 Paragraph 201 states:
"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use."

3.6 Where the harm to a designated heritage asset's significance is less than substantial, Paragraph 202 states:
"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

3.7 Paragraph 203 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having

regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

4.0 What is Setting & Significance?

4.1 Annex 2 of the NPPF has the following relevant definitions.

- *Significance* The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

4.2 Historic England's *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* provides guidance on the management of change within the setting of heritage assets. The document restates the definition of setting as outlined in Annex 2 of the NPPF. Paragraph 9 states
"Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance."

4.3 Setting is described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.

4.4 When considering designated heritage asset setting related issues and relevant planning case law, the key points are:

- All heritage assets have a setting, and that setting may contribute to the significance of the asset.
- Change in the setting of a heritage asset may affect that contribution.
- Change (for example visual change) is not in itself an impact on the significance of a heritage asset. An impact will only occur if the change affects the contribution made by setting to overall significance.
- The correct basis for an assessment is therefore an analysis of the significance of the heritage asset, including the contribution made by setting and the impact caused to that significance.
- In cases where only setting is affected, only the portion of significance derived from setting can be affected.
- It cannot be assumed that visual change constitutes an adverse impact or that more visual change will be a greater impact. So, proximity to and intervisibility are not useful criteria *on their own* for the assessment of impact magnitude. What must be understood is how this visual change affects the contribution to significance made by setting before a conclusion can be reached about the magnitude of any impact.
- It cannot be assumed that a more important asset (typically a high-grade designated asset) will experience a greater magnitude of impact. What matters is the extent to

which its significance derives from setting and this is unrelated to the importance of the asset.

- Harm in all cases, means 'harm to the significance of a heritage asset'. Where the setting of a heritage asset contributes to its significance, change in that setting may harm the significance of the heritage asset. Policy and law does not recognise separate concepts such as 'harm to the setting' or 'harm to the significance of a setting'.

5.0 Great Chesterford & Little Chesterford Neighbourhood Plan Submission Draft Consideration of Significance and Setting of Scheduled Roman Town/Fort & Temple

5.1 The archaeological and historical background of the Neighbourhood Plan area is set out in paragraphs 2.1-2.16 and there is an historic environment assessment presented between paragraphs 3.33 and 3.49. This is a reasonable summary of the archaeology and history of the plan area. The document outlines the character of the plan in heritage terms between paragraphs 2.17 and 2.32. It is considered that this description is broadly correct although in relation to the Roman town and temple, there is a simplistic approach to the effect of the town and temple of the historic character of the area to the north of Great Chesterford which is based on simple sightlines in paragraph 2.21 and 3.38. This will be addressed below as part of the consideration of the nuanced understanding of the setting of the two scheduled monuments and how it contributes to the significance of the monuments individually and as a group.

5.2 Paragraph 3.49 quotes the recommendations of Essex County Council's historic environment assessment of plan area undertaken in 2016. In relation to the land to the north of Great Chesterford, the first two recommendations are of relevance. These are:

1. *Preserve the intervisibility between the Scheduled Monuments comprising Roman town and temple, as the visible link between these two monuments is a major component in the understanding of the inter-dependence of the monuments and forms an integral part of the setting of the two monuments.*
2. *Retain the open aspect of the Roman-Celtic temple area to ensure that the setting of the monument is preserved.*

Setting of Roman Town & Temple

5.3 Paragraphs 5.1.9 and 5.1.10 of Chapter 5 of the Neighbourhood Plan identifies that the scheduled Roman town and temple are strategic historic features. We would not dispute this. Figure 5.1 and 5.2 of the plan presents the area that the Neighbourhood Plan considered to be the setting of the scheduled Roman town, fort, and Roman & Anglo-Saxon cemeteries and the scheduled Roman temple (hatched in green on the reproduction below).

5.4 As per paragraph 9 of *Settings of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3,* this hatched area is not a heritage asset in itself and nor is it a heritage designation. Paragraph 9 goes on to state that "*Its* (the setting) *importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance".* Consequently, the key issue in relation to development within the setting of the two scheduled monuments is how the change from development affects the contribution that the setting makes to the significance of the monuments, not the impact on the setting itself. Being within the setting of a designated heritage asset does not automatically lead to development being unacceptable. NPPF paragraphs 199-202 do not apply to effects to the setting of designated heritage assets. They apply to the significance of designated heritage asset(s) themselves.

5.5 While we would not dispute the area identified as being the setting of the two monuments, the Neighbourhood Plan does not present the reasoning as to how this area was identified, although when compared to the sightline analysis presented in Figure 2.4 it appears to be primarily based on degrees of intervisibility with the two monuments. The document does not outline in what way the different aspects of the setting contribute to the significance of the two monuments. It is accepted that the plan relies on the 2016 Essex County Council historic assessment of the plan area which presents a detailed assessment of the factors that contribute to the significance of the scheduled monuments (the contents of which are not disputed). The depiction of the setting in Neighbourhood Plan Fig 5.1 and 5.2 implies a uniformity of contribution to the significance of the monuments within this area. It takes no account of other factors such as the presence/absence of potentially associated archaeological remains within the identified setting area. It also assumes that intervisibility with one or more of the monuments is in itself the overriding contribution to the significance of the monuments. This has resulted in the Neighbourhood Plan presenting a simplified assessment of the setting of the monuments and does not reflect how the different parts of the setting of the two monuments does, or does not, contribute to the significance of the Roman town/fort and temple.

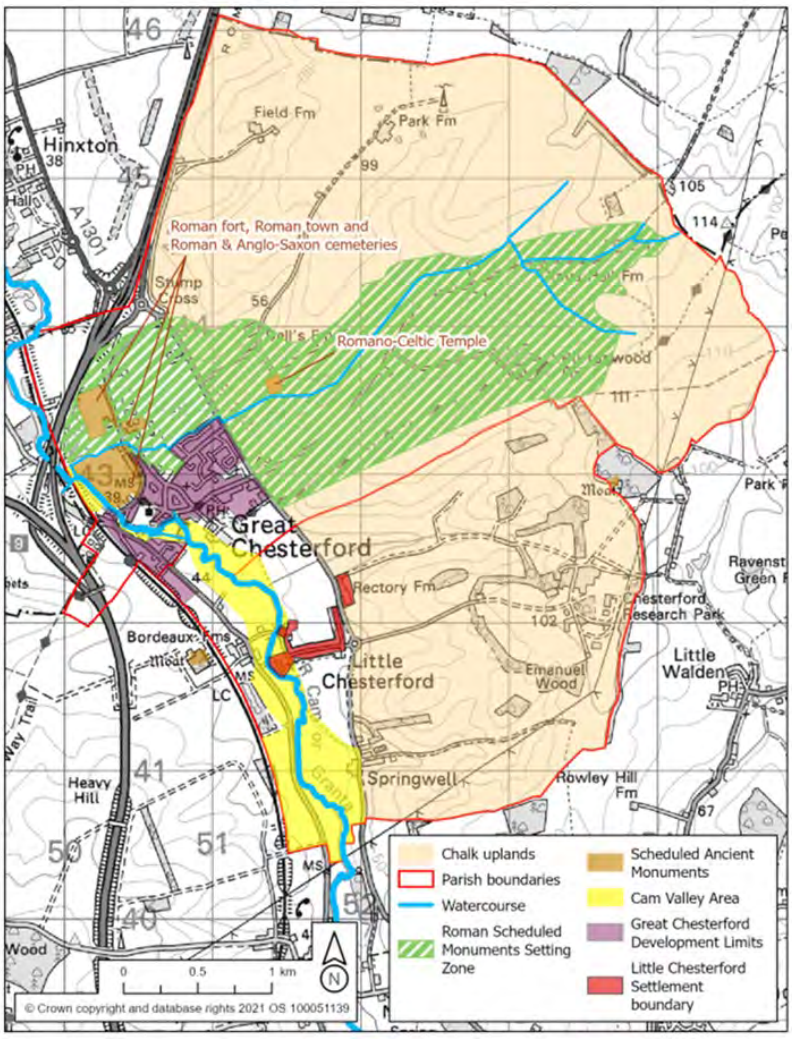

Fig. 5 Reproduction of Neighbourhood Plan Fig. 5.1

5.6 As outlined in section 2.0 above, the proposed development site has been subject to extensive archaeological assessment and evaluation as well as extensive consultation with Historic England and Place Services. This work has established the site contains part of the scheduled Roman fort. This is currently under arable cultivation which will be having a damaging effect on below ground scheduled archaeological features. Geophysical survey and archaeological evaluation trenching has established that there is a band of archaeological features immediately to the north of the fort and to the east of the fort. These remains have a strong archaeological evidential positive contribution to the significance of the scheduled fort.

5.7 The archaeological investigations have also established that there is a prehistoric/Roman former hollow-way/track orientated north-south across the site. This is considered to have a moderately strong contribution to the evidential value of the fort.

5.8 There is no evidence for Roman settlement activity within the site extending out east from the scheduled Roman town. There is also no evidence of remains associated with the Anglo-Saxon cemetery within the scheduled monument.

5.9 The results of the extensive and detailed archaeological evaluation of the site have established that the area of the site that is to the north of the band of remains recorded immediately to the north & east of the scheduled fort is largely devoid of archaeological remains. The exception to this is the north-south hollow-way recorded in the geophysical survey and trenching. Consequently, despite being within the setting of the Roman town and fort, the majority of the site does not contribute to the significance of the monument.

5.10 The physical and visual relationship between the Roman fort/town and the temple to the east of the site is an important aspect of the setting which has a positive contribution to the significance of both monuments. As outlined above, they were contemporaneous and interlinked, both in a tangible way, by a track and a stream and because the temple would have formed a spiritual focus for the town's inhabitants, as indicated by the extensive evidence for votive deposits at the temple. Intervisibility between the temple and town would have been more pronounced in the past, without the intervening development in the area of Carmen Street and Jacksons Lane. This relationship makes a moderate to major positive contribution to both monuments. This link applies primarily to the southern area of the site as this is where the track toward the temple and the stream from the temple pass through/close to the site. It is also where the non-designated archaeological remains have been recorded immediately to the north and east of the fort within the site. It is therefore imperative that development within the land to the north of Great Chesterford avoids the southern area of the site so as to conserve this link.

6.0 Conclusions

Policy

6.1 The Great Chesterford & Little Chesterford Neighbourhood Plan Submission Draft policy GLCNP/1 relates to key heritage sensitivities as part of the overall spatial strategy.

Policy GLCNP/1 – Overall Spatial Strategy including key strategic landscape and heritage sensitivities

1. *Growth in the Neighbourhood Plan Area will be within the development limits of Great Chesterford village, defined on Figure 5.2, and in the housing site(s) allocated in Little Chesterford as part of this Great and Little Chesterford Neighbourhood Plan.*
2. *Outside of the villages, the intrinsic character, rural nature and beauty of the area will be recognised and preserved and enhanced. The following principles apply in our areas with specific strategic landscape and heritage sensitivities:*
   - *a Development proposals will only be supported in the Chalk Uplands area defined in Figures 5.1–5.3 where they maintain and enhance the characteristics of the open chalk upland landscape.*
   - *b Development proposals will only be supported in the Roman Scheduled Monuments and Setting Zone outlined in Figures 5.1 and 5.2 where they preserve and enhance the landscape features and conserve or enhance the significance of the Roman Scheduled Monuments including the inter-visibility between them.*
   - *c Development proposals in the Cam River Valley Area as shown in Figures 5.1–5.3 will only be supported if they preserve and enhance the landscape features, natural beauty and wildlife habitats of the watercourse, flood plain and riverbanks.*

6.2 Clause b of this policy does not fully accord with NPPF paragraphs 199-202. Paragraph 199 requires that *"great weight should be given to the asset's conservation and that the more important the asset, the greater the weight should be. This is irrespective as to whether the harm to the significance of the asset is substantial or less than substantial".* Conservation of an asset does not necessarily equate with preservation and enhancement of a designated heritage asset. Paragraphs 200-202 address the issue of substantial and less than substantial harm to the significance of designated heritage assets. It is only where a proposed development would result in substantial harm that planning permission should be granted in only wholly exceptional circumstances. Where harm arises to the significance of a designated heritage asset, be it substantial (para 201) or less than substantial harm (para 202), that the harm to the significance of these heritage assets will need to be clearly outweighed by public benefits having great weight being given to the conservation of the asset. Therefore, in planning policy terms, the presence of the setting of designated assets does not equate to an automatic block on development where its effect equates to a less than substantial harmful effect. Clause b of Policy GLCNP/1 does not accord with this.

6.3 So as to accord with NPPF section 16, an alternative wording for clause b is suggested:

b. Development proposals within the Roman Scheduled Monuments and Setting Zone outlined in Figures 5.1 and 5.2, will be considered in accordance with the NPPF, relevant legislation and published national and local guidance. Great weight must be given to the asset's conservation.

6.4 Policy GLCNP/5 deals specifically with the historic environment:

Policy GLCNP/5 – Historic Environment
Development proposals in the Plan area must take account of the following matters relating to this historic environment:

1. *Designated heritage assets (Scheduled Monuments, Conservation Areas and Listed Buildings) in the Neighbourhood Plan Area will be considered in accordance with the NPPF, relevant legislation and published national and local guidance. Great weight must be given to the asset's conservation.*
2. *Open visibility between the Scheduled Monuments comprising the Roman town and fort, and the Roman temple must be conserved. Development detrimentally affecting this, or reducing the open aspect of the Roman-Celtic temple area will not be supported.*
3. *Any development along Newmarket Road which detrimentally interferes with views into the site of the Roman town will not be supported.*
4. *The setting of the Bordeaux Farm Scheduled Monument must be conserved.*
5. *Any development proposals in the Conservation Area must conserve or enhance the special character or appearance of the Conservation Area. The river, incidental open spaces and feature walls should also be conserved or enhanced.*
6. *In Little Chesterford, the Historic Core, including open space around the church and hall, must be conserved.*
7. *7. Proposals for development affecting Structures on the Local Heritage List will only be supported where they demonstrate they conserve or enhance the Local Heritage List Structure.*
8. *The Local Historic Features (Flint and Brick Walls and Sunken Banks) in Little Chesterford must be conserved or enhanced by any development proposals.*
9. *Any and all development proposals will be expected to have particular regard to the heritage of the area and will be required to identify existing Non-Designated Assets and will be conditioned to treat any Non-Designated Assets with appropriate sensitivity.*
10. *Any and all development proposals must publish and disseminate locally the results of all archaeological investigations relating to the development.*
11. *In order to conserve and enhance the historic environment in the Plan area, any and all development proposals must deliver a high quality of design and materials.*

6.5 Clause 2 of this policy is not in accordance with NPPF Section 16 and should be deleted. This clause deals with the setting of the Roman town/fort and temple as being a heritage asset and treats it as if it were a heritage designation. Paragraph 9 of The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 is clear in outlining that setting is not a heritage asset nor is it a heritage designation. Paragraphs 200-202 address the issue of substantial and less than substantial harm to the significance of designated heritage assets. It is only where a proposed development would result in substantial harm that planning permission should be granted in only wholly exceptional circumstances. Where harm arises to the significance of a designated heritage asset, be it substantial (para 201) or less than substantial harm (para 202), that the harm to the significance of these heritage assets will need to be clearly outweighed by public benefits having great weight being given to the conservation of the asset. Clause 2 of Policy GLCNP/5 does not accord with this.

Land to the North of Great Chesterford

6.6 Land to the North of Great Chesterford, lies within the Neighbourhood Plan's identified setting zone. In relation to the 'setting zone' it is important to be cognisant that the setting of a designated asset is not a heritage asset, and it is not a heritage designation. It is the contribution that setting makes to the significance of designated assets, in this case the Roman town/fort and the Roman temple, that needs to be considered when assessing the potential effects of a proposed development not the effect on the setting in itself.

6.7 Catesby Estates have promoted the land north of the recreation ground, between Newmarket Road and Walden Road for allocation through the Neighbourhood Plan process and more recently, Uttlesford District Council's Call for Sites as part of the Local Plan preparation. In light of the acknowledged shortfall in a five-year housing land supply in the district, Catesby are also preparing a planning application. Should additional land for development be required to be identified for allocation in the Neighbourhood Plan (refer to Catesby Estates full response to the Reg 16 Consultation) there are no heritage constraints that would prevent the site being allocated.

6.8 The proposed development of the land to the north of Great Chesterford has been the subject of extensive consultation with Historic England and Place Services since summer 2021. This has been both prior to and during the 2021 and 2022 geophysical survey and evaluation trenching. These consultations have led to an emerging development layout that excludes the Roman fort and southern area of the site from the proposed development area. This area will be retained as public open space and will enable the area of the scheduled Roman fort which is within the site and the associated non-designated associate remains that have been identified to the north and east of the fort to be taken out from the plough zone and therefore prevent further truncation of below ground remains. This is considered to be a heritage public benefit which will directly conserve the designated and non-designated archaeological remains. There have been discussions about the nature of how the archaeology of this area can be presented to the new and existing community both physically and also via on-site and internet based interpretative material. The details of this will be developed during further discussion with Historic England and Place Services. This is considered to be a public heritage benefit which conserves and enhances the significance of scheduled Roman town/fort and temple.

6.9 The line of the hollow way that cuts north south across the site will also be kept as an open space corridor through the development enabling the preservation of the below ground remains as a positive design feature of the development thereby enhancing the ability to appreciate this hitherto unknown archaeological feature.

6.10 The developable area of the site can be demonstrated as not having a contribution to the significance of the two monuments and it contains no features of archaeological evidential value. The southern boundary of the developable area and the location of the access to the site on Walden Road have been discussed and agreed in principle with Historic England and Place Services so as to ensure that the link between the Roman town/fort and the temple will be preserved.

6.11 In light of the above, it is considered that a proposed development of Land to the North of Great Chesterford with the emerging design evolution discussed at length with Historic England and Place Services, is capable of demonstrating that it would not result in substantial harm of the two scheduled monuments and therefore NPPF paragraph 200 and 201 would not apply. Development would result in a less than substantial harmful effect that is considered to be toward the lower end of the less than substantial harm range. In accordance with paragraph 202, this effect will need to be balanced against the public benefits of the proposed development. It is considered that the development proposals would result in a number of direct heritage related public benefits which would enable the significance of the scheduled Roman town/fort and temple to be preserved and enhanced.

6.12 There are no heritage constraints that should prevent the site being considered for allocation through the Neighbourhood Plan.

Appendix 1

Cotswold Archaeology. 2022. **Walden Road, Great Chesterford, Essex:** Archaeological Evaluation

Cotswold Archaeology

Walden Road
Great Chesterford
Essex

Archaeological Evaluation

for:
Orien Heritage

on behalf of:
Catesby Land & Planning Ltd

CA Project: SU0339
CA Report: SU0339_1
HER Code: GC73

April 2022

Walden Road
Great Chesterford
Essex

Archaeological Evaluation

CA Project: SU0339
CA Report: SU0339_1

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SUMMARY

Project name:	Walden Road
Location:	Great Chesterford, Essex
NGR:	550612 243592
Type:	Evaluation
Date:	22 November - 3 December 2021
	and 17 January – 10 February 2022
Location of Archive:	To be deposited with Saffron Walden Museum and the Archaeology
	Data Service (ADS)
Accession Number:	SAFWM : 2022.5
Site Code:	WRGC22

In November and December 2021, and January and February 2022, Cotswold Archaeology carried out an archaeological evaluation of land at Walden Road, Great Chesterford, Essex. A total of 167 trenches were excavated during the two phases.

Despite its proximity to the Roman fort and town immediately to the west, and to the locations of large contemporary and later cemeteries, the evaluation recorded a largely agricultural landscape with transit routes to the north and east, two small stock enclosures, a single burial and a probable Roman quarry. Artefactual and environmental assemblages were limited and of little significance. Two long linear features, a holloway and a boundary ditch are potentially Middle Bronze Age in date, the holloway perhaps earlier, the remainder of the features recorded being of 1st to 3rd century date. There was limited Medieval or Post-Medieval activity, with an area of gravel quarrying close to the main Newmarket Road.

1. INTRODUCTION

1.1. During November and December 2021, and in January and February 2022, Cotswold Archaeology (CA) carried out two phases of archaeological evaluation of land at Walden Road, Great Chesterford, Essex (centred at NGR: 550612 243592; Fig. 1). An initial 24 trenches were excavated in the most sensitive areas of the site and which informed and was followed by the 2nd phase of a further 153 trenches. This report combines the results of both phases of this evaluation. This evaluation was undertaken for Orion Heritage, who were acting on behalf of Catesby Land & Planning Ltd.

1.2. The evaluation results will inform pre-application consultations with Uttlesford District Council, the local planning authority (LPA), in relation to the future potential development of the site.

1.3. A need for pre-application archaeological investigation of the site was been identified by Essex Place Services (EPS; Richard Havis - Principal Historic Environment Consultant), the archaeological advisor to the LPA.

1.4. The scope of the fieldwork was determined in discussion between Orion Heritage and EPS with input from Historic England. The evaluation was carried out in accordance with a Written Scheme of Investigation (WSI) prepared by CA (2019) and approved by EPS.

1.5. The evaluation was also in line with Standards for Field Archaeology in the East of England (Gurney 2003), *Standard and guidance for archaeological field evaluation* (CIfA 2014; updated October 2020), *Management of Research Projects in the Historic Environment (MoRPHE) PPN 3: Archaeological Excavation* (Historic England 2015) and *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England 2015).

The site

1.6. The proposed development site, measuring approximately 30.15ha in extent, is located immediately to the north of the village of Great Chesterford in the Uttlesford District of Essex, on the north-western boundary with Cambridgeshire (see Figures 1&2). It is bounded to the north by a small agricultural field and by the Newmarket Road; to the east by Walden Road (B184) with agricultural fields beyond; to the south by the village of Great Chesterford; and to the west by Newmarket Road (B1383), a

large residential property and further agricultural fields. Chesterford's Community Centre with associated facilities is located immediately adjacent to the site's southern boundary. The M11 is located *c*.180m to the west of the study site and a tributary of the River Cam flows east to west along the site's southern boundary towards the River Cam which flows south to north *c*.500m to the west. The site divides into three fields, the large Upper field, the narrow Central field and the smaller Lower field.

1.7. The site slopes very gently down from *c*.50m aOD (above Ordnance Datum) along its northern and western boundary to *c*.40m aOD along its southern and eastern. The bedrock geology of the site comprises New Pit Chalk Formation with Holywell Nodular Chalk Formation along the western boundary. No superficial deposits are recorded on the site but River Terrace Deposits, 3 – Sand and Gravel which formed up to three million years ago during the Quaternary Period are recorded just beyond the western extent of the site along the River Cam and these deposits can in fact be seen within the trenches in the west of site (BGS 2021), albeit only in patches.

2. ARCHAEOLOGICAL BACKGROUND

2.1. The archaeological background of the site has previously been presented in detail as part of a Heritage Impact Assessment (HIA: Orion Heritage 2021), which includes the results of a programme of geophysical survey (SUMO 2021). The following represents a summary of the more relevant sources within and immediately around the evaluation's boundaries. Further information is available within The Roman Town of Great Chesterford by Maria Medleycott (East Anglian Archaeology 137: 2011). Below is a summary of the known and suspected archaeology prior to evaluation.

Earlier prehistoric & Bronze Age

2.2. There have been frequent finds of Mesolithic, Neolithic and Bronze Age date to all sides of the site, with none as yet recorded within its bounds. A single, straight ditch, aligned north-northeast/south-southwest through the Central and Lower fields, seen on the geophysical survey and on Google Maps, may represent a Middle Bronze Age feature (see Figure 3, and Ditch **A** on Figure 2); it extends for at least 1.1km in length. There is a second such feature parallel to this *c*.350m further east (Ditch **B** on Fig 2). The site lies within an area of large open prehistoric field boundaries and trackways and was thought unlikely, being largely on dry chalk subsoil, to contain much by way of settlement activity.

2.3. To the north of the site, on the east side of the A11, recent evaluations have recorded a group of three Bronze Age Barrows (M of Fig 2) and a small Middle Bronze Age enclosure (N).

Iron Age & Roman

2.4. The earlier geophysical survey of the southern part of the site (see Figure 3) shows a potentially segmented ditch (**C** on Fig 2) extending east-northeast from the north-eastern corner of the Roman Fort annex in the Central field (SMR 13914; scheduled monument NHLE1013484: **F** on Fig 2). Three, possibly four rectangular ditched enclosures, with internal divisions, hang off this ditch to the north with a wide trackway heading north between them (**D** on Fig 2). This trackway/road continues all the way across the northern part of the site and can clearly be seen on ariel photographs as well as the geophysical plots.

2.5. Ditch C can be seen to continue to the east, presumably marking a routeway, to a point just to the north of the Temple/Shrine complex (**E** on Fig 2). Another northeast/southwest aligned road, parallel to C, extends from the south end of town (**H** on Fig 2).

2.6. The site of the Roman fort (SMR 4942; F), constructed in the 1st century AD, is recorded immediately to the west of the study site and forms part of the scheduled monument (Roman fort, Roman town, Roman and Anglo-Saxon cemeteries at Great Chesterford, NHLE1013484). The fort covers an area of *c*.15 hectares and several watching briefs have located the course of the fort ditch (SMR 13911 and 13915, see above) and shown the existence of an annexe (SMR 13914, located at the extreme southwest of the study site). This area will not be subjected to trenching.

2.7. The fort gave way to a later Roman town (approximated as **G** on Fig 2) and Ditch/Trackway C may represent the main route east, past the temple/shrine, from both the fort and the north gate of the town.

2.8. The whole of the area to the west, southwest and south of the development area is dense with Romano-British and Anglo-Saxon finds and features, with the vast majority of these occupying the river terrace gravels alongside the River Cam. As the land rises onto the chalk to the east the settlement-related archaeology diminishes, giving way to fields and trackways; 400m east of the site alongside ditch/trackway C, is the large Temple/Shrine complex.

2.9. Extensive cemeteries surround the town, with known locations to the north, east, southeast and southwest (outlined in Blue on Fig 2). The true extents of the cemeteries are not all known. Recent and ongoing archaeological work by Groundworks Archaeology at the new school site, immediately to the south of the proposed development area (**K** on Fig 2), indicates that the density of burials here at the northern extent of the Eastern Cemetery remains very high. Approximately 30 to 40 inhumation burials (with hints of a couple of possible cremations) have so far been recorded, some within a possible eastern boundary ditch (James Roberts pers. comm.). There appears to be a good boundary to the east – no burials were found beneath the adjacent school site - but there is no clear boundary to the north, and it is possible that this cemetery extends further north than is currently thought, into the proposed development area. Burials have also been recorded under the bowling green to the west (SMR 13916).

2.10. It had been suggested (R. Havis pers. comm.) that the enclosures recorded on the geophysical survey alongside the Temple Road, to the north of the known cemetery, could even represent Mausolea. Mausolea here, alongside the road from the town to the temple/shrine complex, might not be unexpected, a good number of stone coffins, carved stones and mortared remains have been found in and around the town (SMR 16398, 4988).

2.11. The possible findspot of a carved stone of Roman date (SMR 4988) was recorded immediately east of the site's north-eastern corner. It was presented to the British Museum in 1803 and it was concluded that the stone could have formed the base of a Jupiter column.

Early medieval

2.12. The site of the Middle and Late Anglo-Saxon settlement is presumed to lie beneath the medieval and modern village core to the south of the development area.

2.13. Anglo-Saxon burials (SMR 4939) were excavated outside the north gate of the Roman town in 1953-1955 (EEX17132, EEX17133, with later field visits by English Heritage in 1979, 1980 and 1982 (EEX17142 – 17144)) with the cemetery comprising 161 inhumation graves, 33 cremation graves as well as two horse and two dog burials. This northern burial area is believed to extend to the east at least as far as Newmarket Road, as further burials were recovered to the east, closer to Newmarket Road (SMR 13931, Roman cemetery) and from the areas of 19th century quarrying

adjacent to the road (SMR 13930, 13928, Roman burials). It is possible that the cemetery area extends towards, and perhaps into, the northwest area of the study site.

Undated

2.14. A series of linear, curvilinear and sub-oval trends, plus areas of enhancement, were recorded in the northwest area of the site during the magnetometer survey of a large part of the study site in spring 2021 (see Figure 3). They were thought to indicate potential enclosures, but which proved to be geological in origin.

2.15. Immediately to the northeast of the site's north-eastern corner a cropmark is recorded of a linear feature (SMR 16229) running northwest to southeast (**J** on Fig 2). This may represent the former course of Park Road, and this route is implied on the 1777 Chapman & Andre Map of the County of Essex.

3. AIMS AND OBJECTIVES

3.1. The general objective of the evaluation was to provide further information on the likely archaeological resource within the site, including its presence/absence, character, extent, date and state of preservation. This information will enable the LPA, as advised by EPS, to identify and assess the particular significance of any archaeological heritage assets within the site, consider the impact of the proposed development upon that significance and, if appropriate, develop strategies to avoid or minimise conflict between heritage asset conservation and the development proposal, in line with the *National Planning Policy Framework* (MHCLG 2021). A further objective of the project is to compile a stable, ordered, accessible project archive (see Section 7).

3.2. More specific objectives of the evaluation were to:

- investigate features of probable and possible archaeological origin identified by the geophysical survey (SUMO 2021),
- confirm the presence or absence of any archaeological features in those areas which appear devoid of features, and to act as a means of prospection for remains of a type or period that may not respond to gradiometer survey,
- attempt to delimit the extent of the cemetery known to the immediate south of the development area,

- look at the relationship between the fort/town and the temple complex to the east and at the occupation/use of the land in between – specifically the purpose of the enclosures,
- assess the significance of this occupation/land use,
- relate the results of the evaluation to both the East Anglian Research Framework and the EAA Great Chesterford publication.

3.3. During the course of the fieldwork the results were assessed and, where relevant, reference is made to the regional research objectives outlined in *Research and Archaeology Revisited: A Revised Framework for the East of England* (Medlycott 2011) so that the remains can, be placed within their local and regional contexts, and a project-specific research agenda be implemented if applicable.

4. METHODOLOGY

4.1. The evaluation fieldwork comprised the excavation of 167 trenches (Fig. 2):

- 164 30m x 1.8 trenches; and
- 3 30m x 4m trenches.

4.2. The trenches were located to test geophysical anomalies and to provide a representative sample of the remainder of the site. Twenty trenches were removed from the original number of trenches stated within the WSI, with the approval of EPA, as it became clear that large areas of the site were totally devoid of archaeology. The trenches were excavated in two phases, the 1st phase in November and December 2021 excavated the first 24 trenches with the remaining trenches excavated in the 2nd phase in January and February 2022.

4.3. Trenches were set out on OS National Grid co-ordinates using Leica GPS. Overburden was stripped from the trenches by a mechanical excavator fitted with a toothless grading bucket. All machining was conducted under archaeological supervision to the top of the natural substrate, which was the level at which archaeological features were first encountered.

4.4. Archaeological features/deposits were investigated, planned and recorded in accordance with *CA Technical Manual 1: Fieldwork Recording Manual*.

4.5. Deposits were assessed for their palaeoenvironmental potential and samples were taken in accordance with *CA Technical Manual 2: The Taking and Processing of Environmental and Other Samples from Archaeological Sites*.

4.6. Artefacts were processed in accordance with *CA Technical Manual 3: Treatment of Finds Immediately after Excavation*.

4.7. CA will make arrangements with Saffron Walden Museum (SAFWM : 2022.5) for the deposition of the project archive and, subject to agreement with the legal landowner(s), the artefact collection. A digital archive will also be prepared and deposited with the Archaeology Data Service (ADS). The archives (museum and digital) will be prepared and deposited in accordance with *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (CIfA 2014; updated October 2020).

4.8. A summary of information from this project, as set out in Appendix D, will be entered onto the OASIS online database of archaeological projects in Britain.

5. RESULTS

5.1. This section provides an overview of the evaluation results. Detailed summaries of the recorded contexts are given in Appendix A. Details of the artefactual material recovered from the site are given in Section 6 and Appendix B. Details of the environmental samples (palaeoenvironmental evidence) are given in Section 7 and Appendix C.

5.2. The natural geological substrate varied between those trenches excavated in the centre, east and north of the site and those excavated in the west and south. The substrate within the former areas comprised white chalk with patches of orange brown sandy silt with flint inclusions. Trenches to the west and south of site encountered a geological substrate comprising mid orange to yellow brown silty sand with moderate flint inclusions, likely forming part of the River Terrace Deposits 1 To 2 mapped to the immediate west of the site boundary (BGS 2022). The natural substrate was sealed by ploughsoil in the northern field, comprising friable mid brown grey silty loam, measuring 0.29m thick on average. Within the central and southern fields, the natural substrate was also sealed by ploughsoil but it had been modified and ploughed into deep furrows for potato crops and so appeared darker and looser, measuring 0.36m thick on average.

5.3. Trenches 2-4, 11-12, 14-23, 26-32, 34-39, 42-61, 63-88, 92-96, 99-100, 102, 111-137, 139, 141, 144-146, 149-158, 160-166, and 168-177 were devoid of archaeological features.

Prehistoric

Ditch A (Figs. 2&3)

5.4. Trenches 138, 148, 159 and 167 in the Central and Lower fields all exposed north-northeast/south-southwest aligned Ditch A in the east of site, corelating with the previous geophysical survey. It measured on average 2.41m wide and was excavated in Trenches 138 and 167. Excavation was halted in Trench 167 at a depth of 0.7m without reaching the base. A wider area was opened around the ditch in Trench 138 (Fig. 6) and found to have a depth of 0.85m here. Both had moderate straight sides and were filled with three fills of naturally accumulated silting. Trench 138 (cut [13802]) showed it to have a flat and narrow base. A single sherd of later prehistoric pottery, probably either early or middle Iron Age, was recovered from the top fill of the ditch – context 13808.

5.5. Grave cut 13806 was found to be cut through the upper fills of Ditch A within Trench 138. It was aligned on the same south-southwest/north-northeast orientation as the ditch and was sub-ovoid in shape with steep, straight sides and a slightly concave base. It contained skeleton 13807 (Fig. 7).

5.6. Skeleton 13807 was the remains of a young adult male, laid in the grave with knees bent upwards. The skeleton had two sizeable, rough, unworked stones within its mouth, which was very wide open. It is notable that the young male had suffered a fracture to the right mandible which had healed badly leaving him no longer able to use that side. The body was supine, but with the knees bent upwards and the feet very close together. The right arm was flexed at the elbow with the hand across the body adjacent to the left hand. The left arm was straight but with the elbow bent downwards. A radiocarbon date was obtained from a rib fragment and gave a date of 21-110 Cal AD at 68.3 probability (SUERC-102952), which suggests that the burial falls within the 1st century AD and is either late Iron Age or early Roman.

5.7. Within Trench 148 Ditch A was overlain by the remains of gravelled trackway (14806) which ran alongside Roman Ditch C (see below).

Holloway D (Figs. 2&3)

5.8. Trenches 13, 24, 33, 41, 62, 90, 106 and 107 in the Upper and Central fields all exposed Holloway D running on a north/south alignment down the centre of site, correlating with a linear anomaly identified on the previous geophysical survey. Holloway D varied in width from 7.88m to 13.2m, a wide range that is likely due to the very gradual break of slope at the top of both sides, and to where on the downward slope of the site it was measured. It was excavated by machine in Trenches 24 and 41 (Fig. 9) both of which showed fairly straight, shallow sides and a flat base with a depth of 0.98m and 1.2m respectively. Within both interventions a similar basal fill of light brown yellow chalky sand was overlain by a main fill of mid orange brown silty sand both produced through secondary silting. A further darker orange brown silty sand was also observed in the top of Holloway D in Trench 41 which may represent a slower tertiary silting process. In Trench 106, between the later Roman enclosures (see below) it was partially excavated by hand and 2 sherds of Roman pottery and 4 fragments of CBM were recovered from it uppermost fill. Apart from those, no artefacts were recovered or observed within any of the trenches containing Holloway D but it is interpreted as a pre-historic track owing to its similar alignment to prehistoric boundaries A and B to the east, because the Roman enclosures in the centre of site are split to either side of it indicating it was established prior to the creation of the enclosures, to its great depth, and to its absolute cleanliness – a Roman or later trackway of this depth would undoubtedly have contained at least some fragmentary Roman artefacts.

Trench 10

5.9. Within Trench 10, located in the south-west corner of the Upper field, a shallow hollow containing a preserved land surface was excavated (1004/1005), it contained two sherds of probably Neolithic pottery, a sherd of possibly Earlier Bronze Age pottery, some scraps of animal bone and 13 pieces of worked flint, including two possible small blades; the flint is most likely Neolithic.

Roman

Boundary C

5.10. Boundary C was exposed running on an east-northeast/west-southwest alignment though Trenches 106, 140, 142 147 and 148 to the east of Holloway D and through Trenches 5, 8 and 105 to the west of Holloway D. In a couple of places, notably in Trench 148, traces of an accompanying, parallel gravelled road surface survived to the south side of the ditch.

5.11. To the east Boundary C averaged 2.36m wide. It was excavated in Trenches 106, 140 and 148 (see Figs 16 & 18) and comprised an original ditch (see Fig. 16 10602) with a recut on the southern side (10607) indicating that any bank would have lain to the north. 10602 had straight moderately steep sides with a flat base measuring *c.*0.7m deep. It contained a single fill comprising mid yellow brown sandy silt with frequent flint and chalk inclusions deriving from secondary silting. Recut 10607 had straight moderately steep sides with a concave base at a depth of 0.59m. In Trench 106, immediately to the east of Holloway D, the recut (ditch 10607) had an initial thin deposit (10604) of dark orange brown silty sand containing charcoal and burnt clay which was not seen along the rest of the feature. This is similar to (10505) within ditch recut 10508 immediately to the west of the gap for Holloway D. The remainder of the ditch was then filled with mid orange brown silty sand, a secondary silting similar to the fills seen along the rest of the ditch recut. Lower fill 10605 contained one sherd of Roman pottery and one fragment of box flue tile.

5.12. In Trench 148 (Fig. 18) Boundary C crossed Prehistoric Ditch A. Where it did this there is a deliberate northern 'kink' before it returns to its course, as if the ditch was diverting around something on the line of the earlier ditch. Again, the original ditch (14802) was recut to the south (14804) and both their fills contained small numbers of Romano-British pottery (3 sherds and 1 sherd respectively in fills 14803 and 14805). Where the ditch diverts to the north it is notable that what remains of the gravelled roadway (14806) at the south continues straight on, overlying the earlier ditch.

5.13. To the west of Holloway D, Boundary C averaged 2.71m wide. There was again evidence for recutting of the ditch line within Trenches 5 and 8 both showing that there were at least two phases to the ditch. However, here, a much larger, deeper ditch appeared to truncate a narrower, shallower one along its northern edge, though the relationships were not completely clear.

5.14. In Trench 8 initial Ditch 803 measured on c.1.24m wide as seen and 0.51m deep, with a straight moderately steep side and a flat base. It was filled with a mid yellow-brown sandy silt with flint and chalk inclusions, deriving from secondary silting (804, 807) and containing one sherd of Roman pottery and one fragment of tile (an intrusive sherd of post-Medieval stoneware was also collected from the feature's surface). Ditch C4 (805) which truncated it along its northern edge measured c. 2.58m wide with straight moderately steep sides and a concave base at a depth of *c.*0.85m. It

was filled by secondary silting fill 806 which contained six sherds of 1st/2nd century pottery.

5.15. In Trench 5 to the east there was indication that there may have been silting from bank material located on the northern edge of the ditch. It is likely that this ditch relates to ditch 805 to the west (separated by the entrance to the enclosure), and Ditch C1 to the east of Holloway D.

5.16. Within Trench 5 to the east initial ditch 507 (fill 508) was again narrow and shallow, at 1.14m wide. It was truncated on its northern edge by the terminus of recut ditch 509, indicating the presence of a later entrance way to the enclosure to the north of Boundary C here. Ditch 509 (fills 510-12) contained more pottery than in any other feature, though still relatively small quantities. Lower fills 510 & 511 contained 16 sherds of 2nd century material, and upper fill 512 50 sherds of 2nd/3rd century.

5.17. The hollow in the top of the silted-up Ditch 509 was infilled with a much darker sandy silty, material (506), probably representing the remnant of a wider surface spread around the entrance to the enclosure here – it contained 21 sherds of mixed 2nd to 4th century pottery as well as small quantities of CBM, fired clay, iron nails and a fragment of Roman glass. Overlying this darker fill was a concentration of flint (513) measuring 0.1m thick which may represent the remains of a gravelled surface around and within the entranceway. A further 0.1m thick layer of tertiary silting (514), comprising mid orange brown sandy silt, had accumulated over these stones.

5.18. Trench 105 exposed Boundary C to the immediate west of Holloway D as it curved towards the north to form the eastern side of an enclosure, and the western side of the Holloway route. A single, wide and deep, phase of the ditch was recorded here, ditch 10507 measured 2.4m wide by 1.13m deep with steep convex sides and a narrow concave base. The main lower and central fill (10506) comprised light yellow brown clay silt and contained 8 sherds of Roman pottery. The hollow in the top of the silted-up ditch (10508) which measured 1.1m wide by 0.42m deep, was filled by an initial thin deposit (10505) comprising dark red brown clay silt containing charcoal and burnt clay (similar to 10604, fill of ditch 10607 on the eastern side of Holloway D). This was then overlain by fill (10504) and the whole feature sealed by (10503), these were clean natural silting comprising silty sands and containing no finds.

Eastern Enclosure ditches

5.19. The geophysical survey showed at least two enclosures to the north of Boundary C, one either side of where it connects with Holloway D. The ditches defining the three sides of the eastern enclosure – the fourth being the trackway ditch - were exposed in Trenches 6, 106, 107, and 109 and all were filled with a similar clean mid orange brown silty sand.

5.20. The eastern side of the enclosure was excavated in Trench 6. Ditch 603 ran on a north-northwest/south-southeast alignment and measured 1.17m wide by 0.48m deep with straight moderate sides and a concave base. One small sherd of Late Prehistoric pottery and one Roman sherd were recovered from fill 604. Both these ditches were seen to be bordering the deep fills of the Holloway.

5.21. Ditches 10613 and 10702 ran on a north-northwest/south-southeast alignment through Trenches 106 and 107 forming the western edge of the enclosure. Ditch 10613 measured 1.38m wide by 0.24m deep with straight moderate sides and a concave base. Ditch 10702 measured 1.82m wide by 0.22m deep with straight shallow sides and a flat base. 3 sherds of Roman pottery and 2 fragments of time were recovered from fills 10614 and 10703 respectively.

5.22. The northern side of the enclosure was defined by ditch 10902 running on an east-northeast/south-southwest alignment through Trench 109. It measured 2.25m wide by 0.53m deep with convex moderately steep sides and a flat base. No finds were recovered.

Western Enclosure Ditches

5.23. Ditches defining the western enclosure were exposed in Trenches 7 and 104. Ditch 703 ran through Trench 7 on an east-northeast/west-southwest alignment and correlated with the northern edge oh the enclosure as identified on the geophysical survey. Ditch 703 measured 1.57m wide by 0.76m deep with straight moderately steep sides and a concave base. It was filled by 704, a mid yellow brown sandy silt with frequent flint and chalk inclusions from which 20 sherds of Roman pottery were recovered. It was truncated on its northern side by what is probably the but end of a recutting ditch 705. Ditch 705 extended only 0.3m into the trench from the baulk and measured 1.23m wide with a depth of 0.68m. It had steep straight sides and a concave base and was filled with mid grey brown sandy silt.

5.24. Probable Ditch 707 ran parallel to Ditch 703/705 to the north, extended into the trench 1.2m and measured 1.72m wide by over 0.92m deep with steep straight sides and the base not reached. The main fill (708) was a clean grey-brown sandy silt from which 6 sherds of 2nd-4th century pottery were recovered, the upper fill (710) was darker and siltier and contained 35 sherds of 2nd-3rd century pottery and 2 iron nails. It is feasible that 707 and 705 represent some kind of pitting, but they perhaps are more likely to mark the butt ends of a set of recut ditches representing one side of a secondary entranceway into the enclosure. Entranceway/ditch butt 505 on the south side of the enclosure also contained quantities of finds materials in its uppermost fill.

5.25. Ditch 10402 ran on a north/south alignment through the centre of Trench 104 and defines the western limit of the enclosure. It measured 1.9m wide by 0.61m deep with straight moderately steep sides and a concave base. It contained two fills of secondary silting comprising mid red brown sandy silt with frequent flint inclusion in the base from which no finds were recovered (10403 and 10403).

5.26. Ditch 10206 (Fig. 12) ran through the western end of Trench 102 on a north/south alignment and may represent the western side of a third enclosure to the north of Boundary C which has not shown up clearly on the geophysical survey. It measured 1.86m wide by 0.38m deep with moderate straight sides and a concave base. Its fill, 10207, a loose mid orange-brown silty sand with occasional flint inclusions, produced 22 sherds of 3rd-4th century pottery.

5.27. Ditch 10206 truncated what was possibly a narrow, shallow ditch on a SW to NE alignment (10204), though its fill (10205), which contained 3 sherds of Roman pottery, spread out over and around the feature and it may dimply represent a linear natural hollow. Slight hollow 10202 (fill 10203) to the west is also likely to have been of natural origin. The whole trench was sealed by deep deposit 10208, a friable mid grey-brown sandy silt with flint inclusions, which may relate to quarrying activity to the north, most likely post-Medieval.

Quarrying

5.28. Two main areas of quarrying were recorded, one potentially of Roman origin in Trench 103 in the Central field and one probably post-Medieval in Trenches 97, 98 and 101 in the Upper: both were located within the lower southwestern corner of the site where the chalk gives way to the gravel.

5.29. A large quarry (10302) took up the majority of Trench 103, immediately outside the northeast corner of the putative Roman fort. A sondage as excavated into its eastern end where the edge was seen to be steep and clean: the base could not be reached. It contained two visible fills, 10303 along the edge was a thick band of fine, clean, washed-looking yellow-brown sandy silt with rare flint inclusions and, covering the rest of the surface of the feature 10304, more mixed, darker and with more small flint inclusions. The underlying marly chalk natural in this area contained abundant large flint nodules, the quarry may have been to extract these flints for construction.

5.30. A more extensive area of quarrying was recorded across three trenches in the south-eastern corner of the north field, in Trenches 97, 98 and 101. They were within an area of flint gravel outcropping from the main deposits to the west of site, the only such area within the development area. Clearly quarrying for gravel, these were not investigated by excavation. The only find recovered was a Medieval iron T-shaped padlock bolt, from the surface of fill 10104 in Trench 101. While dating is unclear, the impression was of a later Medieval or post-Medieval date, there are extensive late gravel quarries along the other side of the Newmarket Road.

Modern

5.31. The bases of two probable potato trenches (903 and 905), aligned NW to SE, were excavated and recorded relatively high in the sequence in Trench 9. One produced a fragment of post-medieval/modern glass.

Solution Hollows

5.32. Two geophysical 'hotspots' were targeted by Trench 1 in the Upper field. On excavation they proved to be large, shallow solution hollows, caused by collapse within the underlying chalk, 102 and 107. Both were large, up to 5m wide, more than 7m long, and despite extensions being excavated off the trench neither was seen fully in plan. They were irregular in plan, though broadly linear on a NE to SW alignment, and were no more than 1m deep at their centres, with sides/edges that sloped gradually but unevenly. Their bases were on the chalk natural and they each contained two principal fills, a lower fill (103, 109) of dark grey brown sandy silt with occasional chalk and flint inclusions representing the original early buried soils, and an upper fill of colluvial subsoil. The buried soil fills produced 32 and 8 sherds of Roman pottery of the 2nd/3rd centuries and a couple of fragments of brick. The fact no later material was found within the soils may suggest that the hollows were formed towards the end of the Roman period or in the early Medieval.

5.33. A third, much smaller hollow (105) was excavated just to the east of the two principal features. It exhibited a similar fill sequence but the buried soil fill 106 produced no finds, perhaps suggesting that it formed in the pre-Roman period.

6. THE FINDS

The artefactual material was recovered from 16 deposits: the fills of ditches, a grave, solution hollows and subsoil (Appendix B). The numbers of finds were limited, in fact relatively sparse when considering the proximity of the Roman town to the immediate west of the site. Pretty much all the material is Roman in date.

Pottery

The assemblage comprises 260 sherds, weighing 3966g. The group is in a moderate condition with fractures and surfaces exhibiting moderate signs of wear. The mean sherd weight is 15.3g. The bulk of the material (248 sherds, weighing 3843g) is Transitional and Roman, up to the 3rd century. There are 10 sherds of Prehistoric pottery and one sherd of post-Medieval.

Lithics

6.1. A total of 13 pieces of struck and potentially struck Neolithic flint weighing 26g was recovered.

Ceramic Building Material (CBM)

6.2. A total of 19 pieces of CBM weighing 1023g was recovered. The material is consistently Roman in date and incudes box flue tile and tegular. It is all in fragmentary and worn condition.

Other finds

6.3. 19 metalwork objects weighing 242.7g were recovered,15 iron objects and 4 of copper alloy. The overall condition of the objects is poor with evidence of wear or corrosion. A single Roman coin was recovered, and a 13th/14th C jetton, both unstratified. Fourteen iron nails were collected, principally from Roman ditches. One fragment of Roman glass was recovered from the uppermost fill of a ditch.

7. THE BIOLOGICAL EVIDENCE

7.1 Animal bone

77 fragments of fragmented and poorly preserved animal bone weighing 2578g was recovered via hand excavation and the processing of bulk soil samples from 13

deposits. Only 40% of the assemblage was identifiable and comprised cattle, sheep, horse and pig.

7.2 Plant macrofossils

A small number of environmental bulk samples was taken and produced limited quantities of charred plant remains and no waterlogged remains. Terrestrial snail shells were recovered from all the samples and indicated an open grassy chalkland.

7.2 Marine Shell

A total of 35 shell fragments were collected by hand excavation from 14 contexts in six trenches. All bar one fragment, a piece of Mussel shell, were Oysters.

8. DISCUSSION

8.1. 164 trenches were excavated across the three fields (Upper, Central and Lower), the majority 30m x 2m in size with three double-width trenches in the Central field prospecting for any extension of the Roman cemetery to the south. The archaeology revealed by the evaluation was of two principal periods – Prehistoric and Romano-British – with the former represented by Holloway D, a boundary ditch (Ditch A) and a small patch of buried soil, in the Upper and Central fields, and the latter by a ditched trackway (Ditch C) and enclosures within the Central field. A single burial, of Later Iron Age or Early Roman date, was recorded in the Lower field, in the upper fills of the Prehistoric ditch.

Prehistoric

8.2. Neither Ditch A nor Holloway D are precisely datable, though both clearly pre-date any Roman occupation of the area. The Holloway is wide and deep and remarkably finds-free where excavated, it is coming from the south, probably from an early ford on the River Cam (see Fig. 2) and may represent the prehistoric version of what became the Roman road from Braughing to Chesterford (and on to Suffolk & Norfolk) and is now the A11. The fording points on the Cam here have likely altered through the millennia and these routes may have more than one surviving track.

8.3. Ditch A may be Middle Bronze Age in date and mark a routeway and boundary across the high chalkland that lies between the Cam and Granta valleys. These ‘highlands’ were, and still are, very dry, used for winter pasture and dotted with barrows, burials

and cemeteries. A second prehistoric ditch can be seen on cropmarks running parallel 400m to the east (Ditch B), perhaps marking the next boundary eastwards.

8.4. A small patch of preserved buried soil was recorded in the lowest corner of the Upper field as the chalkland starts to give way to the lower-lying gravels in the valley to the west – perhaps an indication of the easternmost extent of the man 'occupation area' to the west. Scraps of Neolithic pottery and a few flints were recovered from it.

Late Iron Age and Early Roman

8.5. The only potentially Late Iron Age feature revealed by the evaluation was the burial in the top of the earlier Ditch A. These two were also the only archaeological features encountered within the Lower field. The body was lain on its back but with its feet together and knees up, its jaw wide open with two stones appearing to be wedged within. A radiocarbon sample returned a date of 21-110 Cal AD at 68.3 probability (SUERC-102952), which suggests that the burial falls within the 1st century AD and is either Late Iron Age or Early Roman.

8.6. The principal Romano-British feature recorded was the west-southwest to east-northeast aligned Ditch C which ran the length of the Central field, parallel to and to the north of the putative Roman fort: it can be followed as a cropmark extending out at least as far as the Roman Temple a kilometre to the east. Occasional patches of metalling along the south side of Ditch C indicate that it marked the line of the gravelled road to the Temple. One point of interest along the ditch is where it crosses the Prehistoric Ditch A and it kinks around something that must have lain on or adjacent to the earlier ditch. Speculation could see a shrine here perhaps, halfway between the town and the temple, or a notable tree perhaps, which may have amounted to the same thing, particularly if the route is pre-Roman in origin.

8.7. Attached to and extending to the north of Ditch C were two relatively small rectangular enclosures, arranged one either side of the route of Holloway D, thus showing that the Holloway was still in use at this point, if perhaps only as a grassy hollow into the fields. Its Roman successor can be seen to the west exiting the fort and town as the old A11 (I on Fig. 2). No settlement, funerary or industrial activity was found within these enclosures, though in the hollows of the tops of some of the ditches, around later entrances, there is a limited amount of later Roman debris, mostly fragmentary pottery. They would appear to represent stock enclosures, and outside the town, at the junction of two tracks/roads and at the foot of the higher pastureland, these would

make sense. The lack of archaeological finds and features across the high dry parts of the Upper field, allied to the geology and the limited environmental evidence (grassland land snails) suggests that the bulk of this land was dry pasture.

8.8. The only other likely Roman feature of note was the large quarry at the western end of the Central field. The make-up of the geology here suggests that the quarry may have been intended to extract large flint nodules, probably for building work and which could possibly be linked to the construction of the later Roman Town walls, though this is speculation.

8.9. The features, the limited numbers of finds and what environmental evidence there is all show that the development area, despite its proximity to the Roman fort and town, never came under direct occupation but was an area of routeways, sheep runs and stock enclosures. The near-complete absence of burials within the area is of note, with large cemeteries immediately to the south and west, the temple to the east and prehistoric barrows to the north and east. The land would appear to have been liminal, an area to travel across between the settlement and the sacred places.

9. CA PROJECT TEAM

9.1. Fieldwork was undertaken by Ralph Brown and Tara Schug, assisted by Eilidh Barr, Gemma Deaney, Andrew Firth, Eliza Greenwell, Chloe Groves, Dale Langford, Liam O'Kelly, Jandre Wolmarens. This report was written by Ralph Brown. The finds and biological evidence reports were written by Pete Banks and Emma Aitken, respectively. The report illustrations were prepared by Helena Munoz-Mojado. The project archive has been compiled by Ralph Brown and prepared for deposition by Hazel O'Neill. The project was managed for CA and the report edited by Richard Mortimer.

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APPENDIX A: CONTEXT DESCRIPTIONS

Context #	Context type	Fill of	Interpretive Category	Comments	Length	Width (m)
100	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
101	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
102	cut		Solution hollow	Sub ovoid as seen with shallow irregular sides and a undulating base	4.77	4.17
103	fill	102	Secondary Fill	Friable dark grey brown sandy silt with occasional chalk and flint inclusions 0.01-0.07m	>2.14	>2.18
104	fill	102	Primary silting	Firm light white brown sandy silt with frequent small chalk inclusions	1.98	>0.9
105	cut		Solution hollow	Sub ovoid with shallow irregular sides and a undulating base	1.6	1.24
106	fill	105	Secondary Fill	Firm dark grey brown silty sand with occasional flint inclusions and chalk flecks	1.6	1.24
107	cut		Solution hollow	N-S linear as seen with shallow concave sides and an irregular base	>7.3	3.88
108	fill	107	Primary silting	Firm light white brown sandy silt with frequent small chalk inclusions	>1	2.65
109	fill	107	Secondary Fill	Firm mid grey brown silty sand with moderate flint inclusions 0.01-0.06m and chalk flecks	>1	>3
200	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>4
201	layer		Natural	Loose mid brown orange silty sand with frequent flint inclusions 0.05-0.18m overlying firm chalk with brown orange patches	>30	>4
300	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>4
302	layer		Natural	Loose mid brown orange silty sand with frequent flint inclusions 0.05-0.18m overlying firm chalk with brown orange patches	>30	>4
400	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>4
402	layer		Natural	Loose mid brown orange silty sand with frequent flint inclusions 0.05-0.18m overlying firm chalk with brown orange patches	>30	>4
500	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
501	layer		Colluvial Layer	Friable mid yellow brown sandy silt with moderate flint inclusions 0.02-0.01m	>30	>1.8
502	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
503	cut		Ditch	NE-SW linear with shallow concave sides and a concave base	>1.8	1.83
504	fill	503	Secondary Fill	Loose mid grey brown sandy silt with occasional flint inclusions 0.01-0.05m	>1	1.83
505	hollow		Terminus	semi circular as seen with shallow concave sides and a concave base	>0.7	1.92
506	fill	505	Deliberate Backfill	Friable dark grey brown sandy silt with occasional flint inclusions 0.01-0.04m	>0.57	1.75
507	cut		Ditch	NE-SW linear with straight moderate sides and a flat base	>1.8	>1.14
508	fill	507	Secondary Fill	Friable mid yellow brown sandy silt with frequent flint and chalk inclusions 0.01-0.06.	>1	>1.14
509	cut		Terminus	Semi-circular as seen with straight moderate sides and a concave base	>1.2	3.05
510	fill	509	Bank sillting	Loose light yellow brown silty sand with frequent flint inclusions 0.01-0.01m	>0.6	0.85
511	fill	509	Secondary Fill	Loose mid grey brown sandy silt with occasional flint inclusion 0.01-0.04m	>0.7	1.45
512	fill	509	Secondary Fill	Friable mid orange brown sandy silt with occasional flint inclusions 0.01-0.1m	>1.2	3.05
513	fill	505	Ploughing backfill	Loose mid orange brown sandy silt with frequent flint inclusions 0.01-0.1m	>1.2	2.2
514	fill	505	Tertiary Fill	Loose mid orange brown sandy silt with occasional flint inclusions 001-0.07m	>0.7	2.75
600	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
601	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
603	cut		Ditch	NW-SE linear with straight moderate sides and a concave base	>1.8	1.17

604	fill	603	Secondary Fill	Friable mid orange brown silty sand with moderate flint inclusions 0.01-0.09m	>1	1.17
700	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
701	layer		Colluvial Layer	Loose mid brown orange silty sand with moderate flint inclusions 0.01-0.14m	>30	>1.8
702	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
703	cut		Ditch	NE-SW linear with straight moderate sides and a concave base	>1.8	1.57
704	fill	703	Secondary Fill	Friable mid yellow brown sandy silt with frequent flint and chalk inclusions 0.01-0.06.	>1	1.57
705	cut		Pit	Semi-circular as seen with steep straight sides and a concave base	>0.3	1.23
706	fill	705	Deliberate Backfill	Firm mid grey brown sandy silt with moderate flint and chalk inclusions 0.01-0.07m	>0.3	1.23
707	cut		Pit/terminus	Semi-circular as seen with steep straight sides and the base not reached	>1.2	1.72
708	fill	707	Deliberate Backfill	Friable mid brown grey sandy slit with moderate flint and chalk inclusions 0.01-0.06m	>1.2	1.72
709	cut		Ditch	NE-SW Linear with concave moderate sides and concave base	>1	1.4
710	fill	709	Secondary Fill	Loose mid orange brown silty sand with occasional flint inclusions 0.01-0.07m	>1	1.4
711	cut		Geological	Irregular linear with moderate irregular sides and base	>1	1.3
712	fill	711	Natural silting	Loose mid orange brown silty sand with occasional flint inclusions 0.01-0.07m	>1	1.3
713	cut		Natural Feature	Sub semi-circular as seen with moderate irregular sides and a concave base	>1.1	3.07
714	fill	713	Natural silting	Loose mid orange brown silty sand with occasional small flint inclusions	>1.1	3.07
800	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
802	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
803	cut		Ditch	NE-SW linear with straight moderate sides and a flat base	>1.8	1.44
804	fill	803	Secondary Fill	Loose mid yellow brown silty sandy with frequent flint and chalk inclusions 0.01-0.07m	>1	1.44
805	cut		Ditch	NE-SW linear with straight moderate sides and a concave base	>1.8	2.1
806	fill	805	Secondary Fill	Friable mid orange brown silty sand with occasional flint inclusions 0.01-0.06m	>1	2.1
807	fill	808	Secondary Fill	Friable mid yellow brown sandy silt with occasional flint inclusions 0.01-0.06m	>1	1.04
808	cut		Ditch	NE-SW linear with straight shallow sides and a concave base	>1.8	1.04
900	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
901	layer		Colluvial Layer/quarry disturbance	Friable mid grey brown sandy silt with frequent flint inclusions 0.01-0.07m	>30	>1.8
902	layer	902	Natural	Loose light orange brown silty sand with occasional flint inclusions 0.01-0.09m	>30	>1.8
903	cut		Ditch	NW-SE linear with straight shallow sides and a concave base	>1.8	0.55
904	fill	903	Secondary Fill	Friable mid brown grey sandy silt with moderate flint inclusions 0.01-0.06m	>1	0.55
905	cut		Ditch	NW-SE linear with moderate irregular sides and an irregular base	>1.8	0.43
906	fill	905	Other Fill	Friable mid brown grey sandy silt with moderate flint inclusions 0.01-0.06m	>1	0.43

907	layer	907	Colluvial Layer	Loose mid red brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
908	cut		Geological	Irregular curvilinear with moderate straight sides and a flat base	>4	1.26
909	fill	908	Natural silting	loose mid yellow brown silty sand with frequent flint inclusions 0.01-0.08m	>1	1.26
1000	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
1001	layer		Colluvial layer	Loose mid orange brown sandy silt with occasional flint inclusions 001-0.07m	>30	>1.8
1002	layer		Natural	Loose light yellow silty sand with occasional flint inclusions in the east and light yellow sandy gravel with orange silty patches in the west	>30	>1.8
1004	cut		Possible pit	Sub semi-circular as seen with shallow concave sides and a flat base	>0.8	1.74
1005	fill		Secondary Fill	Soft light yellow brown chalky sand with rare small flint inclusions	>0.8	1.74
1100	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
1101	layer		Colluvial layer	Loose mid orange brown sandy silt with moderate flint inclusions 001-0.07m	>30	>1.8
1102	layer		Natural	Loose light yellow sandy gravel with orange silty patches	>30	>1.8
1200	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
1201	layer		Colluvial layer	Loose mid orange brown sandy silt with frequent flint inclusions 0.01-0.1m	>30	>1.8
1202	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
1300	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
1301	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
1302	cut		Holloway	N-S linear not excavated here	>1.8	7.88
1303	fill	1302	Secondary Fill	Loose mid yellow brown silty sandy with occasional flint inclusions 0.01-0.09m	>30	>1.8
1400	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
1401	layer		Subsoil	Loose mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
1500	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
1502	layer		Natural	Loose mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
1600	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
1602	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
1700	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
1702	layer		Natural	Loose light yellow gravely sand and mid orange brown silt with frequent flint inclusions 0.04-0.01	>30	>1.8
1800	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
1802	layer		Natural	Loose mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
1900	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
1901	layer		Natural	Firm white chalk and gravels with mid orange brown sandy patches with moderate flint inclusions 0.01-0.1m	>30	>1.8

2000	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
2002	layer		Natural	Firm white chalk and gravels with mid orange brown sandy patches with moderate flint inclusions 0.01-0.1m	>30	>1.8
2100	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
2101	layer		Natural	Firm white chalk and gravels with mid orange brown sandy patches with moderate flint inclusions 0.01-0.1m	>30	>1.8
2200	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
2201	layer		Natural	Firm white chalk and gravels with mid orange brown sandy patches with moderate flint inclusions 0.01-0.1m	>30	>1.8
2300	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
2302	layer		Natural	Loose mid yellow brown sand with frequent flint inclusions 0.01-0.14	>30	>1.8
2400	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
2401	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
2402	cut		Holloway	N-S linear with straight shallow sides and flat base, machine excavated	>1.8	12
2403	fill	2402	Secondary Fill	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m	>1.8	12
2404	fill	2402	Secondary Fill	Firm light brown yellow chalky sand with occasional flint inclusions 0.04-0.15m	>1.8	4.9
2600	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
2601	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
2700	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
2701	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
2800	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
2801	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
2900	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
2901	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
3000	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
3001	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with moderate flint inclusions 0.04-0.10m	>30	>1.8
3100	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
3101	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8
3200	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
3201	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8

3300	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
3301	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8
3302	cut		Holloway	N-S linear, not excavated here	>1.8	8.2
3303	fill	3302	Tertiary Fill	Loose mid yellow brown silty sand with occasional flint inclusions 0.01-0.1m	>1.8	8.2
3400	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
3401	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8
3500	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
3501	layer		Natural	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m and chalk patches	>30	>1.8
3700	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
3701	layer		Natural	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
3800	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
3801	layer		Natural	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m and chalk patches	>30	>1.8
3900	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
3901	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
4000	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
4001	layer		Natural	Loose mid orange brown silty sand with moderate flint inclusions 0.01-0.1m and chalk patches	>30	>1.8
4002	cut		Posthole	Circular with steep straight sides and concave base	0.25	0.25
4003	fill	4002	Secondary Fill	Friable mid brown grey sandy silt with no inclusions	0.25	0.25
4100	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
4101	layer		Natural	Firm white and mid orange brown chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
4102	cut		Holloway	N-S linear with straight shallow sides and flat base, machine excavated	>1.8	13.2
4103	fill	4102	Secondary Fill	Light brown yellow chalky sand. Friable. Rare flint inclusions 0.01-0.1m	>1.8	4.48
4104	fill	4102	Secondary Fill	Loose mid orange brown silty sand with occasional flint inclusions 0.01-0.1m	>1.8	5.48
4105	fill	4102	Secondary Fill	Loose dark orange brown silty sand with occasional flint inclusions 0.01-0.1m	>1.8	13.2
4200	layer		Ploughsoil	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
4201	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
4300	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
4301	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
4400	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8

4401	layer		Natural	Loose mid orange brown silty sand with moderate flint inclusions 0.01-0.1m and chalk patches	>30	>1.8
4500	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
4501	layer		Natural	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
4600	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
4601	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
4800	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
4801	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
4900	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
4901	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
5000	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
5001	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
5100	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
5101	layer		Natural	Soft mid orange brown silty sand with moderate flint 0.01-0.15m and chalk patches	>30	>1.8
5200	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
5201	layer		Natural	Loose mid yellow brown silty sand with frequent flint inclusions 0.01-0.1m	>30	>1.8
5300	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
5301	layer		Natural	Loose mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
5600	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
5601	layer		Natural	Loose mid orange brown silty sand with frequent flint inclusions 0.01-0.1m	>30	>1.8
5700	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
5701	layer		Natural	Loose mid orange brown silty sand with frequent flint inclusions 0.01-0.1m	>30	>1.8
5800	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
5801	layer		Natural	Loose mid orange brown silty sand with frequent flint inclusions 0.01-0.1m	>30	>1.8
5900	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
5901	layer		Natural	Loose mid orange brown silty sand with frequent flint inclusions 0.01-0.1m	>30	>1.8
6000	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8

6001	layer		Natural	Loose mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
6100	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
6101	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
6200	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
6201	cut		Holloway	Not excavated or seen in plan as it covers the whole trench. Seen on geophysics.	>30	1.8
6202	fill	6201	Secondary Fill	Soft mid yellow brown silty sand with moderate flint inclusions 0.04-0.15m	>30	1.8
6300	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
6301	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
6400	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
6401	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
6500	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
6501	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
6600	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
6601	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
6700	layer		Ploughsoil	Soft mid orange brown silty sand with moderate flint 0.01-0.1m	>30	>1.8
6701	layer		Natural	Soft mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
6800	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
6801	layer		Colluvial Layer	Loose mid yellow grey silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
6802	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8
6900	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
6901	layer		Natural	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
7000	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
7001	layer		Natural	Loose mid yellow brown silty sand with frequent flint inclusions 0.01-0.1m	>30	>1.8
7100	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
7101	layer		Natural	Loose mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8

7200	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
7201	layer		Natural	Loose mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
7300	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
7301	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
7400	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
7401	layer		Natural	Soft mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
7500	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
7501	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
7600	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
7601	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
7700	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
7701	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
7800	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
7801	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
7900	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
7901	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
8000	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
8001	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
8100	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
8101	layer		Natural	Soft mid orange brown silty sand with moderate flint inclusions 0.01-0.1m and chalk patches	>30	>1.8
8200	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
8201	layer		Colluvial Layer	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
8202	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8
8300	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
8301	layer		Natural	Loose mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8

8400	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
8401	layer		Natural	Loose mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
8500	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
8501	layer		Natural	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m and chalk patches	>30	>1.8
8600	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
8601	layer		Natural	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
8700	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
8701	layer		Natural	Loose mid yellow brown silty sand with frequent flint inclusions 0.01-0.1m	>30	>1.8
8800	layer		Ploughsoil		>30	>1.8
8801	layer		Colluvial Layer	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
8802	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8
8900	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
8901	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
8902	cut		Ditch	NE-SW linear with steep straight sides and a flat base	>1.8	0.56
8903	fill	8902	Secondary Fill	Loose mid grey brown sandy silt with occasional flint inclusions 0.01-0.05m	>1	0.56
9000	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
9001	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
9002	cut		Holloway	Not seen in plan as it covers the whole trench. Machine sondage excavated in northern end. Seen on geophysics.	>30	>1.8
9003	fill	9002	Secondary Fill	Soft mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
9200	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
9201	layer		Natural	Soft mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
9300	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
9301	layer		Natural	Firm to friable mixed white and mid orange brown chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
9400	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
9401	layer		Colluvial Layer	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8

9402	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8
9500	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
9501	layer		Colluvial Layer	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
9502	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8
9600	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
9601	layer		Colluvial Layer	Loose mid yellow brown silty sand with moderate flint inclusions 0.04-0.15m	>30	>1.8
9602	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8
9700	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
9701	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8
9702	cut		Quarry	Too large to see shape in plan. Straight shallow sides, base not seen. Partially machine excavated	>5	>1.8
9703	fill	9702	Secondary Fill	Loose mid yellow grey silty sand with moderate flint inclusions 0.01-0.1m	>5	1.8
9800	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
9801	layer		Natural	Loose light white yellow chalky sand with occasional flint inclusions 0.01-0.1m	>30	>1.8
9802	cut		Quarry	Too large to see in plan. Straight shallow side and base not reached	>20.5	>1.8
9803	fill	9802	Secondary Fill	Loose light brown white sandy silt with occasional flint inclusions 0.01-0.1m	>20.5	>1.8
9804	fill	9802	Secondary Fill	Loose mid yellow grey silty sand with moderate flint inclusions 0.01-0.1m	>20.5	>1.8
9900	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
9901	layer		Colluvial Layer	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
9902	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8
10000	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
10001	layer		Colluvial Layer	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
10002	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8
10100	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8

10101	layer		Colluvial Layer	Loose mid yellow grey silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
10102	layer		Natural	Loose mid brown orange and white yellow silty sand with frequent flint inclusions 0.01-0.1m	>30	>1.8
10103	cut		Quarry	Too large to see shape in plan, vertical straight sides, base not seen	>4	>1.8
10104	fill	10103	Secondary Fill	Loose dark red brown sandy silt with occasional flint inclusions 0.01-0.06m	>4	>1.8
10200	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
10201	layer		Natural	Loose mixed mid orange brown and light yellow white silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8
10202	cut		Ditch	NE-SW linear with straight shallow sides and a concave base	>3.5	0.5
10203	fill	10202	Secondary Fill	Friable mid orange grey silty sand with moderate flint inclusions 0.01-0.07m	>1	0.5
10204	cut		Quarry	Too large to see in plan, convex moderate sides and base not seen	>2	>1.8
10205	fill	10204	Secondary Fill	Loose mid brown grey silty sand with moderate flint inclusions 0.01-0.07m	>1.7	>1.3
10206	cut		Ditch	N-S linear with moderate straight sides and a concave base	>1.8	1.86
10207	fill	10206	Secondary Fill	Loose mid orange brown silty sand with occasional flint inclusions 0.01-0.07m	>1	1.86
10208	fill	10204	Tertiary Fill	Friable mid grey brown sandy silt with moderate flint inclusions 0.01-0.1m	>4	>1.8
10209	cut		Quarry	Too large to see in plan with steep straight sides and base not seen	>15	>1.8
10210	fill	10209	Deliberate Backfill	Loose light white yellow chalk and silty sand with moderate flint inclusions 0.01-0.14m	>2.8	>1.6
10211	fill	10209	Tertiary Fill	Loose mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>15	>1.8
10300	layer		Ploughsoil	Dark grey brown with lots of flint inclusions	>30	>1.8
10301	layer		Natural	Mid greyish orange silty sand with chalk patches	>30	>1.8
10302	cut		Quarry	Too large to see shape in plan, steep straight sides and base not seen	>26	>1.8
10303	fill	10302	Secondary Fill	Friable mid yellow brown sandy silt with rare flint inclusions 0.01-0.04m	>1.08	>1.06
10304	fill		Secondary Fill	Friable mid orange brown silty sand with moderate flint and chalk inclusions 0.01-0.1m	>5.8	>1.8
10400	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
10401	layer		Natural	Loose mid yellow brown silty sand with frequent flint inclusions 0.01-0.1m and chalk patches	>30	>1.8
10402	cut		Ditch	N-S linear with straight moderate sides and a concave base	>1.8	1.9
10403	fill	10402	Secondary Fill	Loose mid red brown sandy silt with rare flint inclusions 0.01-0.05m	>1	1.85
10404	fill		Secondary Fill	Loose mid red brown silty sand with frequent inclusions 0.01-0.05m	>1	1.9

10500	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
10501	layer		Colluvial Layer	Loose mid yellow brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
10502	layer		Natural	Firm white chalk with mid orange brown sandy patches with moderate flint inclusions 0.01-0.1m	>30	>1.8
10503	fill	10508	Tertiary Fill	Loose Mid brown grey silty sand with moderate flint inclusions 0.01-0.04m. Looks like it's been ploughed in over the top of the ditch	>1	1.8
10504	fill	10508	Secondary Fill	Friable mid grey brown silty sand with moderate chalk and flint inclusions 0.01-0.07m	>1	1.18
10505	fill	10508	Deliberate Backfill	Friable dark red brown clay silt Burnt clay with small shell inclusions and chunks of charcoal.	>1	0.44
10506	fill	10507	Secondary Fill	Friable light yellow brown clay slit with occasional flint inclusions 0.01-0.05m	>1	2
10507	cut		Ditch	NE-SW linear with steep convex sides and a concave base	>1.8	2.4
10508	cut		Ditch	NE-SW linear with moderate straight sides and a concave base	>1.8	1.1
10600	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
10601	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
10602	cut		Ditch	NE-SW Linear with moderate straight sides and the base not reached	>4	1.7
10603	fill	10602	Secondary Fill	Friable mid yellow brown silty sand with moderate chalk and flint inclusions 0.01-0.06m	>1	0.85
10604	fill	10607	Deliberate Backfill	Friable dark orange brown silty sand with moderate charcoal and burnt clay	>1	0.52
10605	fill	10607	Secondary Fill	Friable dark orange brown silty sand with moderate small flint and chalk inclusions	>1	0.92
10606	fill	10607	Secondary Fill	Loose mid orange brown silty sand with occasional small flint inclusions	>1	1.4
10607	cut		Ditch	NE-SW linear with moderate straight sides and a concave base	>4	>1
10608	cut		Quarry	Too large to see in plan. Straight moderate sides and the base not reached	>6.5	>1.8
10609	fill	10608	Deliberate Backfill	Firm light yellow brown sandy silt with rare small flint inclusions	>1.4	>1.8
10610	fill	10608	Deliberate Backfill	Friable light yellow brown silty sand with frequent chalk and flint inclusions 0.01-0.07m	>2.08	>1.8
10611	fill	10608	Deliberate Backfill	Firm light yellow brown sandy silt with rare small flint inclusions	>6.5	>1.8
10612	layer		Colluvial Layer	Loose mid orange brown silty sand with occasional flint inclusions 0.01-0.1m	>23	>1.8
10613	cut		Ditch	NW-SE linear with straight moderate sides and a concave base	>1.8	1.38
10614	fill	10613	Secondary Fill	loose mid orange brown silty sand with occasional small flint inclusions	>1	1.38
10700	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8

10701	layer		Natural	Loose mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
10702	cut		Ditch	N-S. Linear with shallow straight sides and flat base	>1.8	1.82
10703	fill	10702	Secondary Fill	Friable mid orange brown sandy silt with occasional flint inclusions 0.01-0.1m	>1	1.82
10704	cut		Other Cut	Holloway N-S linear not excavated here	>1.8	9.6
10705	fill	10704	Secondary Fill	Loose mid yellow brown silty sand with occasional flint inclusions 0.01-0.05m	>1.8	9.6
10900	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
10901	layer		Natural	Loose mid orange brown silty sand with frequent flint inclusions 0.01-0.1m and chalk patches	>30	>1.8
10902	cut		Ditch	E-W linear with moderate convex sides and flat base	>1.8	2.25
10903	fill	10902	Secondary Fill	Loose mid red brown silty sand with moderate flint inclusions 0.01-0.1m	>1	2.25
11000	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
11001	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
11002	cut		Ditch	E-W linear with straight moderate sides and a flat base	>1.8	1.2
11003	fill	11002	Secondary Fill	Loose mid orange brown silty sand with moderate flint inclusions 0.01-0.15m	>1	1.2
11100	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
11101	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
11200	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
11201	layer		Natural	Mid orange brown sandy silt with patches of firm white chalk and moderate flint inclusions 0.04-0.15m	>30	>1.8
11300	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
11301	layer		Natural	Mid orange brown sandy silt and patched of firm white chalk with moderate flint inclusions 0.04-0.15m	>30	>1.8
11400	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
11401	layer		Natural	Loose light brown white chalk and flint sandy gravels with patches of mid orange brown silty sand with moderate flint inclusions 0.01-0.1m	>30	>1.8
11600	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
11601	layer		Natural	Firm white and friable mid orange brown chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
11700	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
11701	layer		Natural	Loose mid orange brown silty sand with moderate flint inclusions 0.04-0.15m	>30	>1.8
11800	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
11801	layer		Natural	Loose mid orange brown silty sand with moderate flint inclusions 0.04-0.15m	>30	>1.8

11900	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
11901	layer		Natural	Loose mid orange brown silty sand with frequent flint inclusions 0.04-0.15m	>30	>1.8
12000	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
12001	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
12100	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
12101	layer		Natural	Loose mid yellow brown silty sand with occasional flint inclusions 0.01-0.1m and gravel patches	>30	>1.8
12200	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
12201	layer		Natural	Loose mid yellow brown silty sand with occasional flint inclusions 0.01-0.1m and gravel patches	>30	>1.8
12300	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
12301	layer		Natural	Loose mid yellow brown silty sand with occasional flint inclusions 0.01-0.1m and gravel patches	>30	>1.8
12400	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
12401	layer		Natural	Loose mid yellow brown silty sand with occasional flint inclusions 0.01-0.1m and gravel patches	>30	>1.8
12600	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
12601	layer		Alluvial Layer	Loose mid yellow brown silty sand with occasional flint inclusions 0.01-0.1m	>30	>1.8
12602	layer		Natural	Loose mid brown orange silty sand with frequent flint inclusions 0.01-0.1m	>30	>1.8
12700	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
12701	layer		Natural	Loose mid yellow brown silty sand with occasional flint inclusions 0.01-0.1m and gravel patches	>30	>1.8
12800	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
12801	layer		Natural	Light orange brown sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
12900	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
12901	layer		Natural	Light orange brown sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
13000	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
13001	layer		Natural	Mid orange brown sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
13100	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
13101	layer		Natural	Light orange brown sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
13200	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8

13201	layer		Natural	Mid orange brown sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
13300	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
13301	layer		Natural	Mid orange brown sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
13400	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
13401	layer		Natural	Mid orange brown sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
13500	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
13501	layer		Natural	Firm white and friable mid orange brown chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
13600	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
13601	layer		Natural	Mid orange brown sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
13700	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
13701	layer		Natural	Firm white and friable mid orange brown chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
13800	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
13801	layer		Natural	Mid orange brown sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
13802	cut		Ditch	N-S linear with straight moderate sides and a flat base	>6.7	2.28
13803	fill	13802	Secondary Fill	Friable mid orange brown silty sand with moderate small flint inclusions 0.01-0.05m	>2.3	0.62
13804	fill	13802	Secondary Fill	Loose mid orange brown sility sand with moderate flint inclusions 0.01-0.1m	>2.3	2.28
13805	fill	13802	Tertiary Fill	Loose mid grey brown silty sand with moderate flint inclusions 0.01-0.1m	>2.3	2.05
13806	cut		Grave Cut	N-S sub ovoid with steep straight sides and concave base	1.45	0.65
13807	fill	13806	Skeleton	Juvenile skeleton lying on back with head slightly raised and knees raised. Right arm alongside with elbow bent with forearm pointing vertically upwards. Left arm crosses body to hold right hand.	1.4	1.16
13808	fill	13806	Grave Fill	Loose mid grey brown silty sand with occasional flint inclusions 0.01-0.07	1.45	0.65
13900	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
13901	layer		Natural	Mid orange brown sandy silt with chalk patches and moderate flint inclusions 0.04-0.15m	>30	>1.8
14000	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
14001	layer		Natural	Firm white and mid orange brown chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
14002	cut		Ditch	NE-SW linear with moderate straight sides and a flat base	>1.8	2.26

14003	fill	14002	Secondary Fill	Loose mid yellow brown sandy silt with frequent chalk and flint inclusions 0.01-0.07m	>1	1.56
14004	cut		Ditch	NE-SW linear with straight moderate sides and a concave base	>1.8	1.65
14005	fill	14004	Secondary Fill	Loose mid orange brown sandy silt with occasional flint inclusions 001-0.07m	>1	1.65
14100	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
14101	layer		Natural	Firm white and mid orange brown chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
14200	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
14201	layer		Natural	Firm white and mid orange brown chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
14202	cut		Ditch	E-W linear, unexcavated here	>1.8	2.05
14203	fill		Secondary Fill	Loose mid orange brown silty sand with occasional flint inclusions 0.01-0.05m	>1.8	2.05
14400	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
14401	layer		Natural	Firm white and mid orange brown chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
14500	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
14501	layer		Natural	Firm white and friable mid orange brown chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
14600	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
14601	layer		Natural	Firm white and mid orange brown chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
14700	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
14701	layer		Natural	Firm white and mid orange brown chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
14702	cut		Ditch	E-W linear, unexcavated	>1.8	1.84
14703	fill	14702	Secondary Fill	Loose mid orange brown silty sand with occasional flint inclusions 0.01-0.05m	>1.8	1.84
14800	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
14801	layer		Natural	Firm white and mid orange brown chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
14802	cut		Ditch	NE-SW Linear with moderate straight sides and a flat base	>1.8	1.8
14803	fill	14802	Secondary Fill	Friable mid yellow brown sandy silt with moderate chalk and flint inclusions 0.01-0.07m	>1	1.8
14804	cut		Ditch	NE-SW linear with straight moderate sides and a flat base	>1.8	1.46
14805	fill	14804	Secondary Fill	Loose mid orange brown silty sand with occasional flint inclusions 0.01-0.06m	>1	1.46
14806	layer		Trackway	Compact layer of flints, moderately sorted 0.01-0.08m	>1.8	7.72

14807	layer		Colluvial Layer	Friable mid orange brown sandy silt with occasional flint inclusions0.01-0.08m	>1.8	14.7
14808	cut		Ditch	N-S linear, unexcavated	>1.8	1.7
14809	fill	14808	Secondary Fill	Loose mid yellow brown silty sand with occasional flint inclusions0.01-0.05m	>1.8	1.7
14900	layer		Ploughsoil	Loose dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
14901	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
15000	layer		Ploughsoil	Loose dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
15001	layer		Natural	Firm mid orange brown silty sand with frequent flint and chalk 0.01-0.1m and chalk patches	>30	>1.8
15100	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
15101	layer		Natural	Loose mid orange brown silty sand with frequent flint and chalk inclusions 0.01-0.1m	>30	>1.8
15200	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
15201	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
15300	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
15301	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
15400	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
15401	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
15500	layer		Ploughsoil	Loose dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
15501	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
15600	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
15601	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
15700	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
15701	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
15800	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
15801	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
15900	layer		Ploughsoil	Friable dark grey brown silty loam with moderate flint inclusions 0.01-0.1m	>30	>1.8
15901	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
15902	cut		Ditch	N-S linear, not excavated	>1.8	2.6

15903	fill	15902	Secondary Fill	Friable orange brown sandy silt with occasional flint inclusions 0.01-0.1m	>1.8	2.6
16000	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
16001	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
16100	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
16101	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
16200	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
16201	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
16300	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
16301	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
16400	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
16401	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
16500	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
16501	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
16600	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
16601	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
16700	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
16701	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
16702	cut		Ditch	N-S linear with moderate concave sides. Base not seen	>1.8	3.05
16703	fill	16702	Secondary Fill	Loose mid grey brown sandy silt with occasional chalk and flint inclusions 0.01-0.07m	>1	3.05
16704	fill	16702	Secondary Fill	Friable mid brown grey sandy silt occasional flint inclusions 0.01-0.07m	>1	2.03
16705	fill		Secondary Fill	Firm light brown grey chalky silt with moderate chalk inclusions and occasional flint 0.01-0.05m	>1	2.8
16800	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
16801	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
16900	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
16901	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
17000	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8

17001	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
17100	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
17101	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
17200	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
17201	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
17300	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
17301	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
17400	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
17401	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
17500	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
17501	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
17600	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
17601	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8
17700	layer		Ploughsoil	Friable mid brown grey silty loam with moderate chalk and flint inclusions 0.01-0.1m	>30	>1.8
17701	layer		Natural	Firm white with mid orange brown patches chalk and sandy silt with moderate flint inclusions 0.04-0.15m	>30	>1.8

APPENDIX B: THE FINDS

by Pete Banks

The artefactual material was recovered from 16 deposits: the fills of ditches, a grave, solution hollows and subsoil (Appendix B). The material was recovered by hand and is recorded in accordance with the CIfA finds Toolkit (CIfA 2021).

Pottery

The pottery from the evaluation has been recorded direct to an Excel spreadsheet from which Appendix B (Table 1) is derived. This forms part of the project archive. The assemblage was examined by context, using a x10 binocular microscope and quantified according to sherd count and weight per fabric type. The fabrics are described in summary in Appendix B (Table 2) in accordance with national guidelines (Barclay *et al*. 2016) and cross-referenced where appropriate with the National Roman Fabrics Reference Collection (Tomber and Dore 1998). A concordance with the Essex fabric series has been provided where possible (Biddulph *et.al.* 2015).

The assemblage comprises 260 sherds, weighing 3966g. The group is in a moderate condition; fractures and surfaces exhibit moderate signs of wear. The mean sherd weight is moderately high at 15.3g.

Prehistoric

Six sherds (44g) of handmade pottery date to the prehistoric period. Three sherds (12g) made in quartz and flint-tempered fabric (QFL2) and two sherds sherd (16g) made in a coarse flint-tempered fabric (FL3), the latter with oxidised exterior surfaces and reduced black cores and interior surfaces, were recovered from pit 1004 and the subsoil of trench 105. The use of flint as an additive to pottery is known throughout the Neolithic, Bronze Age and Early Iron Age periods in the region (Brudenell 2012). Based on the coarseness of the flint inclusions and the poor firing a Neolithic date is considered possible for these sherds. Also from the subsoil of trench 105 is one sherd (16g) with abundant fine shell inclusions (SH1) is also recorded. The use of shell-temper is known throughout the prehistoric period in East Anglia, however, based on the fineness and density of shell inclusions a Bronze Age date is most likely.

Late prehistoric

Four sherds (38g) of handmade pottery can be broadly dated to the late prehistoric period. An everted rim sherd (13g), recovered from the subsoil of trench 7, is made in a medium flint-tempered fabric (FL2). It is most likely of Early Iron Age date. Two sherds (21g), made in sandy fabric Q2, were recorded from ditch 10613 and grave 13806. One sherd (4g) of pottery containing large organic shaped voids (V3) was recovered from ditch 603. Sherds in these fabrics did not exhibit any diagnostic features and a broad Iron Age date is probable.

LIA/Roman

The Late Iron Age and Roman assemblage comprises 248 sherds, weighing 3843g. The earliest material is represented by pottery made in transitional Late Iron Age/Early Roman grog-tempered fabrics (UNS GR) or a poorly fired black sandy ware (UNS BSW). The majority of the group, however, consists of reduced (UNS GW/UNS MGW/UNS BSW/IMT BB) and oxidised (UNS BUF/UNS OX) coarsewares. The origin of these fabrics is not known, however they are most likely of local production. Vessel forms are mostly represented by feature sherds surviving only as out-curved rims probably from jars or bowls. Other types include a beaker with an everted rim (UNS MGW), recorded from ditch 10206, and five straight-sided bowls with flat or beaded rims, from ditches 709 and 14004 and pits 505 and 509. These forms are all Middle Roman in date (*c.* 2nd to 3rd centuries AD).

Regional imports are uncommon and only represented by a relatively small number of sherds from the Colchester (**COL BB2**), Hadham (**HAD OX**/**HAD RE2**), Oxfordshire (**OXF WH**), Lower Nene Valley (**LNV CC**) and Verulamium (**VER WH**) industries. Early Roman regional wares are rare and represented by just two sherds of Verulamium-region white wares (mid-1st to 2nd centuries AD) recovered from ditches 805 and 10206. Plain or beaded rim dishes/bowls made in Colchester Black-burnished wares (**COL BB2**) and Lower Nene Valley corniced rim beakers (**LNV CC**) were recorded from pits 505 and 509, and pits 102 and ditch 709 respectively. All are Middle Roman forms dating to between the 2nd to 3rd centuries AD (Bidwell 1971, 494; Perrin 1999, 92). Ditch 503 produced a plain rim (**LNV CC**), possibly from a Castor box, however due its poor preservation only a broad date between the 2nd to 4th centuries AD can be assigned (Perrin 1999). Likely to be of a similar date is a single sherd of Oxfordshire white ware mortarium (**OXF WH**) recovered from trench 5. Late Roman regional wares

are characterised by six unfeatured body sherds of Hadham oxidised and reduced ware (**HAD OX/HAD RE2**) dating from the late 2nd/3rd to 4th centuries AD (Biddulph *et.al.*2015).

Continental import are also uncommon, although they are characterised by sherds of Baetican amphora (**BAT AM2**) and samian from both South (**LGF SA**) and Central Gaulish (**LEZ SA2/CNG BS**) production areas. Ditch 709 contained the rim of a Dressel 20 amphorae (**BAT AM2**) dating to between the 1st and 3rd centuries AD (University of Southampton 2014). The majority of the samian wares consist of sherds from the Lezoux region of Central Gaul. Two beaded rims, possible from Drag.18/31 or Drag.31 platters/bowls, a plain rim, possibly from a Drag.33 cup and the rim of a Curle 15 bowl are all suggestive of a date during the 2nd century AD.

Post-medieval

One sherd of glazed red earthenware (GRE), dating to the 16th to 18th centuries, was recovered from ditch 905. Ditch 803 produced a sherd of British stoneware (BSW) dating to between the 17th and 19th centuries.

Summary

The pottery provides some evidence for activity during the prehistoric and late prehistoric periods, although the main focus of activity occurred during the Middle Roman period (*c.* 2nd to 3rd centuries AD). The bulk of the Roman group comprises locally produced coarsewares and is characteristic of a low status rural settlement of this period. The dominance of utilitarian forms such as jars and bowl is indicative of usage associated with domestic activity. Regional and Continental imports suggest access to markets supplying these goods, and although the quantities recorded are small, they are from a relatively diverse selection of sources. The distribution of the assemblage would suggest a focus of activity in the areas around trenches 102, 105 and 106.

Ceramic building material

The ceramic building material (CBM) consists of 19 fragments, weighing 1023g. The assemblage is made in oxidised fine (fs), medium (ms) and coarse sandy fabrics (cs), some with calcareous (c), clay pellet (cp), ferrous (fe) or flint (f) inclusions. Two fragments of box flue tile, keyed with a combed pattern on one surface were recorded from trench five and ditch 10607. Flue tiles were used to conduct heated air through

buildings and can be dated to the Roman period. A fragment of tegula flanged roof tile was record from pit 505. Five fragments of tile and three fragments of brick were recovered from six deposits. Based on their fabric, thickness and characteristic of firing they most likely date to the Roman period. A single tile fragment from ditch 905 is, based on the fabric, thickness and firing conditions, considered to be of post-medieval or modern date. The remainder of the assemblage does not exhibit any diagnostic features and could not be closely dated.

Clay tobacco pipe

One fragment of clay tobacco pipe stem (1g), recovered from ditch 903, can be broadly dated to the post-medieval period.

Fired clay

Seven fragments (31g) of fired clay were recorded from five deposits. They are made in oxidised fine (fs), medium (ms) or coarse sandy fabrics (cs), some with calcareous (c) or organic inclusions (v). They do not exhibit any diagnostic features and it is not possible to determine their date or function.

Flint

Pit 1004 produced 13 fragments (26g) of grey-brown flint. The assemblage includes five flakes, six chips and two possible small blades. The flakes show signs of both moderate edge and surface damage. Two examples exhibit distal fractures. The blades are small and both exhibit dorsal flake scars. The use of blade technology was common during the Mesolithic and Neolithic periods. Given the presence of flint-tempered pottery also found within pit 1004 a Neolithic date is considered most likely.

Glass

Two fragments of glass (4g) were recovered from two deposits. A fragment of blue-green vessel glass (pit 505) is most likely of Roman date. Ditch 905 produced a fragment of ?blue vessel glass. The fragment is poor preserved and degradation of the glass surface prohibits certain identification. It is possible the fragment dates to the post-medieval or modern periods, based on the post-medieval pottery and post-medieval/modern CBM found in association.

Stone

Registered artefact 4 is a roughly cuboid fragment of unidentified ?metamorphic rock, measuring 110mm x 55mm x 35mm. It is fractured at one end and worn smooth on two sides. The fragment possibly represents a fragment of rubber used in association with a saddle quern. The use of saddle querns is known throughout the prehistoric period in Britain, however their use declines from the Middle Iron Age onwards with the introduction of the rotary quern. Recovered from grave 13806, it is possible this may have been a deliberate grave deposit.

Further work and selection strategy

The finds have been recorded in sufficient detail at this stage and no further work is required. The finds assemblage recovered during the evaluation indicates any future mitigation work within the development site has the potential to produce a larger and more informative assemblage of pottery, as well as other prehistoric and Roman remains.

The pottery assemblage has the potential for further archaeological research should larger quantities be retrieved at mitigation. Most sherds are of prehistoric or Roman date and long-term retention is recommended.

The CBM, Roman glass, flint and stone assemblages provide little potential for further archaeological research but should be retained in the first instance and the selection strategy considered in light of any further work at the site.

The fired clay, post-medieval/modern glass and clay pipe assemblages are of limited archaeological significance and long-term curation is not recommended.

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Table 1: Finds Concordance

Context	Class	Ra. No.	Sample No.	Description	Fabric Code	Count	Weight (g)	Spot-date
100	Copper alloy	2		Roman coin		1	1.6	
103	LIA/Roman pottery			Unsourced grog-tempered ware	UNS GR	2	35	MC2-MC3
	Roman pottery			Lezoux Central Gaulish Samian ware	**LEZ SA2**	1	6	
	Roman pottery			Baetican amphora	**BAT AM2**	1	30	
	Roman pottery			Unsourced sandy buff ware	UNS BUF	1	7	
	Roman pottery			Lower Nene Valley colour coated ware	**LNV CC**	1	3	
	Roman pottery			Unsourced sandy white ware	UNS WW	1	3	
	Roman pottery			Unsourced sandy grey ware	UNS GW	3	39	
	Roman pottery			Unsourced sandy oxidised ware	UNS OX	8	197	
	Roman pottery			La Graufesenque South Gaulish Samian ware	**LGF SA**	2	7	
	LIA/Roman pottery			Unsourced black-fired sandy ware	UNS BSW	11	125	
	Roman pottery			Central Gaulish black-slipped ware	**CNG BS**	1	2	
	Fired clay				csc	2	10	
104	Copper alloy	3		Lace tag		1	0.5	
109	Roman pottery			Lezoux Central Gaulish Samian ware	**LEZ SA2**	2	9	MLC2
	Roman pottery			Unsourced sandy grey ware	UNS GW	2	17	
	Roman pottery			Unsourced white-slipped ware	UNS WS	1	18	
	Roman pottery			Unsourced sandy oxidised ware	UNS OX	2	62	
	Roman pottery			Unsourced sandy white ware	UNS WW	1	9	
	CBM			Brick x 2	csf	2	279	
301	Copper alloy	1		Jetton		1	1.5	
502	Roman pottery			Lezoux Central Gaulish Samian ware	**LEZ SA2**	1	4	C2-C4
	Roman pottery			Oxfordshire white ware	**OXF WH**	1	15	
	Roman pottery			Unsourced sandy grey ware	UNS GW	4	53	
	CBM			Box flue tile	msf	1	14	
504	Roman pottery			Unsourced sandy grey ware	UNS GW	4	49	C3-C4
	Roman pottery			Lower Nene Valley colour coated ware	**LNV CC**	2	9	
	Roman pottery			Hadham oxidised ware	**HAD OX**	1	3	
	Iron			Nail		1	6.7	
506	LIA/Roman pottery			Unsourced grog-tempered ware	UNS GR	7	380	C2-C4
	Roman pottery			Unsourced shell-tempered ware	UNS SH	1	12	
	Roman pottery			Unsourced sandy white ware	UNS WW	2	14	
	Roman pottery			Lower Nene Valley colour coated ware	**LNV CC**	2	11	
	Roman pottery			Unsourced sandy grey ware	UNS GW	6	77	

	Roman pottery			Unsourced oxidised ware	UNS OX	1	4	
	Roman pottery			Colchester Black-burnished ware	**COL BB2**	2	26	
	Fired clay				msv	1	13	
	CBM			Tegula x 1, Brick x 1	fsc/msfe/mscp	3	448	
	Glass			Blue-green vessel glass		1	3	
	Iron		1	Nails		2	11.6	
508	Iron			Nail		1	10.5	
510	Roman pottery			Lezoux Central Gaulish Samian ware	**LEZ SA2**	2	13	C2
	Roman pottery			Unsourced sandy grey ware	UNS GW	1	6	
	Roman pottery			Unsourced sandy oxidised ware	UNS OX	1	96	
	CBM			Tile	msc	1	30	
	Iron			Nail		1	5.9	
511	Roman pottery			Unsourced sandy grey ware	UNS GW	3	52	EMC2
	Roman pottery			Unsourced sandy oxidised ware	UNS OX	1	3	
	Roman pottery			Unsourced black-fired sandy ware	UNS BSW	5	31	
	Roman pottery			Lezoux Central Gaulish Samian ware	**LEZ SA2**	1	8	
512	Roman pottery			Unsourced white-slipped ware	UNS WS	1	12	C2-C3
	Roman pottery			Lezoux Central Gaulish Samian ware	**LEZ SA2**	1	9	
	Roman pottery			Unsourced sandy grey ware	UNS GW	8	81	
	Roman pottery			Colchester Black-burnished ware	**COL BB2**	6	59	
	Roman pottery			Unsourced sandy oxidised ware	UNS OX	3	77	
	Roman pottery			Unsourced sandy white ware	UNS WW	24	534	
	CBM				mscp	1	11	
	Iron			Nail		1	4	
	Iron			Nail		5	22.8	
604	Late prehistoric pottery			Organic-tempered fabric	V3	1	4	RB
	Roman pottery			Unsourced colour coated ware	UNS CC	1	12	
701	Copper Alloy			Object		1	84.8	
	Late prehistoric pottery			Flint-tempered ware	FL2	1	13	
704	Roman pottery			Unsourced black fired sandy ware	UNS BSW	6	94	RB
	Roman pottery			Unsourced sandy grey ware	UNS GW	14	394	
	Fired clay				msc	1	1	
708	Roman pottery			Unsourced black-fired sandy ware	UNS BSW	2	13	C2-C4
	Roman pottery			Lower Nene Valley colour coated ware	**LNV CC**	4	15	
710	Roman pottery			Baetican amphora	**BAT AM2**	3	266	MC2-MC3
	Roman pottery			Lezoux Central Gaulish Samian ware	**LEZ SA2**	1	8	
	Roman pottery			Unsourced grog-tempered ware	UNS GR	2	81	
	Roman pottery			Unsourced sandy grey ware	UNS GW	16	153	

	Roman pottery			Unsourced sandy white ware	UNS WW	4	14	
	Roman pottery			Unsourced black-fired sandy ware	UNS BSW	4	43	
	Roman pottery			Colchester Black-burnished ware	**COL BB2**	1	10	
	Roman pottery			Unsourced sandy oxidised ware	UNS OX	1	5	
	Roman pottery			Lower Nene Valley colour coated ware	**LNV CC**	3	19	
	Iron			Nails		2	25.3	
804	Roman pottery			Unsourced sandy grey ware	UNS GW	1	8	C17-C19
	Post-medieval pottery			British stoneware	BSW	1	32	
	CBM			Tile	ms	1	5	
806	Roman pottery			La Graufesenque South Gaulish Samian ware	**LGF SA**	1	2	MC1-C2
	Roman pottery			Verulamium-region white ware	**VER WH**	1	8	
	Roman pottery			Unsourced sandy grey ware	UNS GW	4	92	
904	Clay Pipe			Stem x 1		1	1	
	Fired clay				msc	1	1	
	CBM				msc	1	1	
906	Post-medieval pottery			Glazed red earthenware	GRE	1	9	C16-C18
	Roman pottery			Unsourced white-slipped ware	UNS WS	1	6	
	CBM			Tile	msf	1	10	
	Glass			Blue vessel glass		1	1	
1005	Prehistoric pottery			Flint-tempered ware	FL3	1	9	NEO?
	Prehistoric pottery			Sandy flint-tempered fabric	QFL2	3	12	
	Flint			Flakes x 4, blades x 2, chips 6		12	23	
	Flint		9	Flake		1	3	
10104	CBM			Tile x 1	ms	1	24	
	Iron			Padlock bolt		1	61.7	
10205	Roman pottery			Lezoux Central Gaulish Samian	**LEZ SA2**	1	1	C2
	Roman pottery			Unsourced sandy buff ware	UNS BUF	1	4	
	Roman pottery			Unsourced Black-burnished ware	IMT BB	1	6	
10207	Roman pottery			Hadham reduced ware	**HAD RE2**	3	17	MC3-C4
	Roman pottery			Hadham oxidised ware	**HAD OX**	1	5	
	Roman pottery			Verulamium-region white ware	**VER WH**	1	11	
	Roman pottery			Unsourced micaceous sandy grey ware	UNS MGW	1	12	
	Roman pottery			Colchester Black-burnished ware	**COL BB2**	1	9	
	Roman pottery			Unsourced sandy grey ware	UNS GW	4	30	
	Roman pottery			Unsourced black fired sandy ware	UNS BSW	3	17	
	Roman pottery			Unsourced sandy buff ware	UNS BUF	7	59	
	Roman pottery			Unsourced sandy oxidised ware	UNS OX	1	3	

	Fired clay				fsc	2	6	
10501	Iron			Nail		1	2.9	
	Prehistoric pottery			Flint-tempered fabric	FL3	1	7	
	Prehistoric pottery			Shell-tempered fabric	SH1	1	16	
10506	Roman pottery			Unsourced sandy oxidised ware	UNS OX	1	3	RB
	Roman pottery			Unsourced sandy grey ware	UNS GW	6	34	
	Roman pottery			Unsourced black fired sandy ware	UNS BSW	1	5	
10604	Iron			Nail		1	2.9	
10605	Roman pottery			Unsourced sandy grey ware	UNS GW	1	24	RB
	CBM			Box flue tile	ms	1	115	
10606	LIA/Roman pottery			Unsourced grog-tempered ware	UNS GR	1	3	RB
	Roman pottery			Unsourced sandy grey ware	UNS GW	3	12	
10607	Roman pottery			Unsourced sandy grey ware	UNS GW	1	50	RB
10611	Roman pottery			Hadham oxidised ware	**HAD OX**	1	1	C3-C4
	Roman pottery			Unsourced sandy grey ware	UNS GW	1	13	
	CBM				cs	4	13	
10614	Late prehistoric pottery			Sandy fabric	Q2	1	3	RB
	Roman pottery			Unsourced sandy grey ware	UNS GW	1	5	
	Roman pottery			Unsourced grog-tempered ware	UNS GR	1	12	
10703	CBM			Tile x 2	ms/cs	2	73	
13808	Late prehistoric pottery			Sandy fabric	Q2	1	18	LATE PREH
	Stone	4				1	322	
14005	Roman pottery			Unsourced Black-burnished ware	IMT BB	1	11	C2-C3
14803	Roman pottery			Unsourced sandy grey ware	UNS GW	3	46	RB

* National Roman Fabric Reference Collection codes in bold

Table 2: Summary of pottery by fabric

Period	Fabric Description	Fabric Codes*	Essex Fabric Series**	Count	Weight (g)
Prehistoric pottery	Coarse flint tempered fabric.	FL3		2	16
	Medium sand and flint-tempered fabric	QFL2		3	12
	Fine shell-tempered fabric	SH1		1	16
Late prehistoric pottery	Medium flint-tempered fabric	FL2		1	13
	Medium sandy fabric	Q2		2	21
	Coarse organic-tempered fabric	V3		1	4
LIA/Roman pottery	Unsourced grog-tempered ware	UNS GR	GROG	13	511

	Unsourced Black-burnished ware	IMT BB	BB	2	17
	Unsourced black fired sandy ware	UNS BSW	BSW	32	328
	Unsourced sandy buff ware	UNS BUF	BUF	9	70
	Unsourced colour coated ware	UNS CC	UCC	1	12
	Unsourced sandy grey ware	UNS GW	GRS	86	1235
	Unsourced micacous sandy grey ware	UNS MGW	GRS	1	12
	Unsourced sandy oxidised ware	UNS OX	RED	19	450
	Unsourced shell-tempered ware	UNS SH	SH	1	12
	Unsourced white-slip ware	UNS WS	WSO	3	36
	Unsourced sandy white ware	UNS WW	UWW	32	574
	Colchester Black-burnished ware	**COL BB2**	BB2	10	104
	Hadham oxidised ware	**HAD OX**	HAX	3	9
	Hadham reduced ware	**HAD RE2**	HAR	3	17
	Lower Nene Valley colour coated ware	**LNV CC**	NVC	12	57
	Oxfordshire white ware mortaria	**OXF WH**	OXWM	1	15
	Verulamium-region white ware	**VER WH**	VRW	2	19
	La Graufesenque South Gaulish samian ware	**LGF SA**	SASG	3	9
	Lezoux Central Gaulish samian ware	**LEZ SA2**	SACG	10	58
	Central Gaulish black-slipped ware	**CNG BS**	CGBL	1	2
	Baetican amphora	**BAT AM2**	AA	4	296
Post-medieval pottery	Glazed red earthenware	GRE		1	9
	British stoneware	BSW		1	32
Grand Total				**260**	**3966**

* National Roman Fabric Reference Collection codes in bold
** Essex fabric series (Biddulph et al 2015)

Registered artefacts (RA)

Ruth Beveridge

INTRODUCTION

10.1. Nineteen metalwork objects weighing 242.7g were recovered from the archaeological evaluation at Waldon Road, Great Chesterford, Essex; 17 are from stratified deposits, two are unstratified, having been recovered from the ploughsoil or subsoil by metal detecting. Two of the stratified objects were collected during the post-excavation processing of soil samples. The assemblage comprises 15 iron objects and four of copper alloy.

10.2. The artefacts have been catalogued directly onto an MS Excel spreadsheet and recorded in accordance with guidelines set out in the CIfA Toolkit for Specialist Recording (C~IfA 2021). The objects have been examined with the assistance of low powered magnification but without the assistance of radiography. A summary catalogue listing is provided as Table 1.

10.3. The overall condition of the objects is poor with evidence of wear or corrosion. Two of the non-ferrous medieval or later objects are more stable with less evidence for corrosion products. They are packed in perforated bags and stored in an airtight box with silica gel.

Roman

10.4. From the ploughsoil layer 100 in trench 1 a worn and corroded copper alloy coin (Ra 2) was collected. It is likely a 3rd or 4th century denomination.

Medieval

10.5. One unstratified copper alloy object (Ra 1) from trench 3 and one iron item from quarry pit fill 10104 (trench 101) are of medieval date.

10.6. The copper alloy object (Ra 1) is an English jetton, catalogued using Mernick's online resource. It has a rose obverse (Mernick 4J) and reverse of long cross patonce with rosette of six pellets in each quarter and legend of pellets (as Mernick 4j.24). This type of jetton was issued during the reigns of Edward I to III between c. 1280 – 1350. Whilst jettons were used as reckoning counters they were often converted into items of jewellery; the central perforation in Ra 1 indicates it likely had a clip attached for this secondary use (Bliss 2017).

10.7. From quarry pit 10103 in trench 101, an iron T-shaped padlock bolt was recovered; characterised by a circular end plate and single spine with three double leaf springs. Corrosion obscures some detail. T-shaped padlock bolts were used with Goodall's (2011) Type E barrel padlocks with shackles, that were intended for multipurpose uses, including restraining the limbs of either animals or humans (Goodall 2011, 233). Type E barrel padlocks are found throughout the medieval period.

Post-medieval and modern

10.8. A copper alloy lace tag from fill 103 of hollow 102, trench 1 is the only object recovered of 16th century date. It is probably an Oakley Type 1 (Margeson 1993, 22), though corrosion masks detail. Lace tags were used in great proliferation during the 16th and 17th centuries to prevent the edges of laces fraying.

10.9. Found in colluvial layer 701, trench 7, was a copper alloy object of uncertain identification. Its construction and preservation indicate it could be from a piece of modern farm machinery.

Uncertain date

10.10. Fourteen nails were collected from stratified deposits, with ten of these being from ditch fills in trench 5; a further two nails were recovered in fill 710 of ditch 709, trench 7 and also one each from trenches 105 and 106. The nails are standard hand forged carpentry nails, of a type that developed little between the Roman and post-medieval period, with standardised, machine-made forms only becoming common in the modern period.

DISCUSSION

10.11. This small assemblage of metalwork is of limited value in assisting with dating or in understanding the function of the site. Earliest activity, as represented in the metalwork assemblage, is reflected in the 3rd to 4th century coin (Ra 1) from trench 1.

10.12. It is likely that the objects entered the archaeological record as either casual losses or discarded debris. The artefacts have been fully recorded to archive standards, and as such it is recommended that all unstratified modern material is not retained for deposition with the archive.

10.13. Should further mitigation work be undertaken it is recommended that the metalwork undergo radiography before deposition with the archive.

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Table 1. Summary catalogue of the metalwork

Context	Ra. No.	Sample No.	Trench	Material	Ct.	Wt. (g)	Comments
100	2		1	Copper alloy	1	1.6	Coin
104	3		1	Copper alloy	1	0.5	Lace tag
301	1		3	Copper alloy	1	1.5	Jetton
504			5	Iron	1	6.7	Nail
506		1	5	Iron	2	11.6	Nails
508			5	Iron	1	10.5	Nail
510			5	Iron	1	5.9	Nail
512			5	Iron	1	4	Nail
512			5	Iron	4	22.8	Nails
701			7	Copper alloy	1	84.8	Object
710			7	Iron	2	25.3	Nails
10104			101	Iron	1	61.7	Padlock bolt
10501			105	Iron	1	2.9	Nail
10604			106	Iron	1	2.9	Nail

HUMAN REMAINS

By Sharon Clough

Summary

A single inhumation was recovered from a ditch in Trench 138. The skeletal remains of a young adult male had been laid in the top fill of the ditch with the knees bent upwards and probably then covered by soil and large stones. It is possible that stones had been intentionally placed over the facial area and come to a final position appearing to hold open the mouth. It is notable that the young male had suffered a fracture to the right mandible which had healed badly leaving him no longer able to use that side. A radiocarbon date was obtained from a rib fragment 16 cal BC- 121 cal AD (SUERC-102952), which suggests that the burial is either late Iron Age, transition period or early Roman.

An adult human vertebral arch was recovered from trench 104, Ditch 10102.

Methodology

The skeletal remains were analysed and recorded in accordance with the recommendations in Mitchell and Brickley 2017 and Mays *et al.* 2018. Further methodologies are detailed in the text.

Results

Trench 104

Fill 10403 Ditch 10402

Adult vertebral arch (lumbar) recovered.

Trench 138

Skeleton 13807 was recovered from Trench 138 from the top of ditch A. The burial appeared to have been cut into the top fills of the ditch, then the individual laid supine, but with the knees bent upwards and the feet very close together. The right arm was flexed at the elbow with the hand across the body adjacent to the left hand. The left arm was straight but with the elbow bent downwards. Two medium un-worked rocks had been placed over the face of the individual; it is likely that as the jaw decomposed one of the rocks moved (secondary void) so that it appeared to have been placed into the mouth. The position of the body with the legs still in an upright position indicate that backfilling of the grave took place immediately, filling the voids, so that upon decomposition the bones did not move far from their original position.

About 85% of the skeleton was recovered from the grave, the notable absence was of the knee area, which as this was the highest point and had been lost due to vertical truncation. The bone surface was in generally good condition (grade 1, after McKinley 2004), with medium fragmentation, mainly affecting as previously detailed the lower legs, lower arms, ribs and facial area on the skull. The smallest bones of the fingers and toes were recovered.

The sex was estimated from the morphology of the skull and pelvis as male (Ferembach *et al.* 1980). The age was estimated from the pubis (Brooks and Suchey 1990) and auricular surface (Lovejoy *et al.* 1985) was well as the last areas of the skeleton to fully fuse (McKern and Stewart 1957; Webb and Suchey 1985) and these all indicated over 25 years and under 30 years. The young age was counter to the poor state of the dentition, areas of joint disease and these are detailed below.

The right mandible had a fracture which had healed misaligned located on the body close to the ramus. The right condyle was no longer present and only a thin spicule of bone was extant. Since there was no longer a condyle to articulate with the temporo-mandibular fossa bony changes occurred on the temporal bone adjacent, creating an additional ridge and slightly larger zygomatic process. The lack of articulation also meant that the remaining dentition on the right side could not be used, and this resulted in a large accumulation of calculus across all the molars, premolars and canine teeth. There was also no dental attrition on these teeth. In contrast the left side maxilla teeth were very heavily worn and angled wear in some cases indicating uneven attrition such as you see when teeth do not occlude correctly. None of the mandibular teeth were present and the alveolar were all healed over indicating the teeth had been lost some time before death. The presence of attrition on the left side though would suggest that at least some had been present for a while. It is surmised that the injury causing the mandible fracture may have dislodged some mandibular teeth, particularly the right side. Given the extensive wear on the left side and lack of any on the right teeth and the young age at death it would suggest that the injury was sustained when quite young, as a child or early adolescent.

Dentition

There were 10 teeth available for analysis all from the maxilla. The mandible was edentulous. The right maxilla teeth were all coated in thick calculus, particular the molar teeth. The left side comprised only one molar, canine and incisors, the premolar had been lost antemortem. Heavy attrition to the teeth was at a steep angle, which occurs where teeth are not in normal occlusion. Since the right side was not used to chewing, the left had been subjected to more

than usual and the uneven wear indicated that this was further exacerbated by loss of some teeth. There was some calculus on the remaining left side teeth.

A single healed rib fracture on the left side was present on a lower rib near the head. The location would involve injury to the lower back area.

The spine had Schmorl's nodes on thoracic vertebrae 6-12 and lumbar vertebrae 1-5. Degeneration of the joints of the spine was present as porosity on the articulating facets of cervical vertebrae 6-7 and on all the lumbar vertebrae.

Degeneration of the joints of the spine in someone of 25-30 years is unusual. It is more often associated with older age (Rogers and Waldron 1995) and as such it may be that it is caused by injury rather than by the process of aging. The Schmorl's nodes are large and are present on all the lower half of the spine, these result from excessive vertical forces to the intervertebral disc causing the nucleus pulposus to bulge out into the end plate of the vertebra. They are commonly seen in archaeological populations, but in this instance in association with joint degeneration, evidence for trauma elsewhere on the skeleton, it is more likely they result from injury than daily activities.

The first sacral vertebra was not attached to the rest of the sacrum which had occurred from a process called lumbarisation. This developmental anomaly occurs during fetal growth and is relatively rare in the population (compared with sacralisation which is more common). Although not pathological in itself lumbarisation can lead to instability in the lower back and therefore a greater likelihood of spinal changes.

The right hip joint had osteonecrosis, this was evident on the right femoral head superior surface which had an indented area of irregular, undulating joint collapse. Secondary changes to the femoral head were extension of the surface towards the neck and in the hip joint acetabulum there was porosity and osteophytic growth on the superior aspect. The femur was very flattened (see metrics) anterior – posterior and differed slightly in robusticity to the left. The left hip joint, though not affected by necrosis did have minor changes to the lunate surface of the acetabulum porosity and small amount of osteophytic growth around the edge. The left femoral head though was normal in appearance.

Right scapula acromion process was not complete and ended in a porous surface. This is likely to be *os acromiale* where the growth plate has not fused resulting in continued separate bones, though the unattached element was absent. Since the left side was complete, the young age of the individual is not a factor, since it can fuse as late as 25 years. Although the

aetiology is unknown it is more often seen in modern clinical cases in young athletes, and it may be that there is a genetic predisposition to the condition combined with mechanical stress.

In relation to the above the often-associated pain and possible loss of shoulder motion appear not to have had any effect on the use of the arm. The right arm was larger (see metrics) and more robust than the left arm. This was very obvious in the humerus, clavicle and scapula, though more subtle in the radius and ulna. The hands were also noticeably different, as the right had more defined muscle attachments and fractionally wider shafts on the metacarpals and phalanges than the left. There is often a discrepancy between left and right arms and hands due to the dominant use of one over the other, however the differences here and especially on a young individual, do call into question whether the left arm is in regular use? Impingement of a nerve or reduced blood supply would reduce the use of the arm and increase the use of the right side. Although there is no obvious skeletal injury to the left side, this does not preclude soft tissue damage.

The first metatarsals (big toes) both had cortical defects on the medial side on the head. These may suggest impingement at the joint causing bone death (necrosis) but in a very localised manner.

Stature was calculated from the upper limb bones (Trotter 1970), which are not as accurate as the lower limb, but give an indication as to the standing height.

Humerus	Left – 165.62cm ±4.05
	Right – 167.47cm ±4.05
Radius	Left – 169.73cm ±4.32
Ulna	Right – 168.03 ±4.32

Flattening of the upper shafts of the femur and tibia are demonstrated through a calculated index. The left and right femora were 62 and 66 respectively which places them both in the platymeric range (<85). The tibia both were 76, so eurycnemic (>69.9).

The skeleton was examined for non-metric traits, there was one cranial ossicle in the lambdoid suture on each side.

DISCUSSION

The presence of a fragment of human vertebra in the ditch 10402 would suggest that there may have been a burial in the vicinity. As a lumbar vertebra it is from the lower back near the pelvis, an area which is not usually easily disturbed without affecting the rest of the skeleton.

The location of the skeleton in ditch A in trench 138 could follow the pattern that is observed in the Iron Age where they are located in the middle or upper fills of ditches (Harding 2016, 105), in the Roman period burials are more often found aligned with and adjacent to the ditch (Smith *et al.* 2018, 231). The radiocarbon date spans the range from Late Iron Age through to the Roman period, and burials do not always follow the general patterns, so it is not entirely clear which period the burial is from, other than to say it is most likely sometime in the 1st century AD.

Great Chesterford is well-known for the early Roman fort and town, but also Late Iron Age settlement and a shrine (Medlycott 2011), so the burial fits in with the local known activities. A burial (not directly dated) thought to date to Late Iron Age or Early Roman period was recovered from the top of a ditch and laid supine extended on a site to the north of the present one in Hinxton (Fletcher 2021). The Eastern Cemetery associated with the Roman town, is probably Later Roman (3rd-4th century), so the two coffined inhumation burials found under the bowling green (Medlycott 2011) post-date the present ditch burial.

SK13807 is an interesting addition to the understanding of burials around Great Chesterford. The facial injury and possible un-used arm and bad hip would have been very noticeable to those who buried this young man. He is likely to have needed extra care or help and not able to perform tasks as others his own age.

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RADIOCARBON DATING CERTIFICATE

28 March 2022

Laboratory Code	SUERC-102952 (GU60226)
Submitter	Emma Aitken Cotswold Archaeology Unit 8 The IO Centre Fingle Drive Stonebridge Milton Keynes MK13 0AT
Site Reference	Walden Road, Gt Chesterford
Context Reference	SK13807
Sample Reference	WRGC22-SK13807
Material	Human bone : Human bone - rib
$\delta^{13}C$ relative to VPDB	-20.0 ‰
$\delta^{15}N$ relative to air	10.0 ‰
C/N ratio (Molar)	3.2
Radiocarbon Age BP	1967 ± 23

N.B. The above ^{14}C age is quoted in conventional years BP (before 1950 AD) and requires calibration to the calendar timescale. The error, expressed at the one sigma level of confidence, includes components from the counting statistics on the sample, modern reference standard and blank and the random machine error.

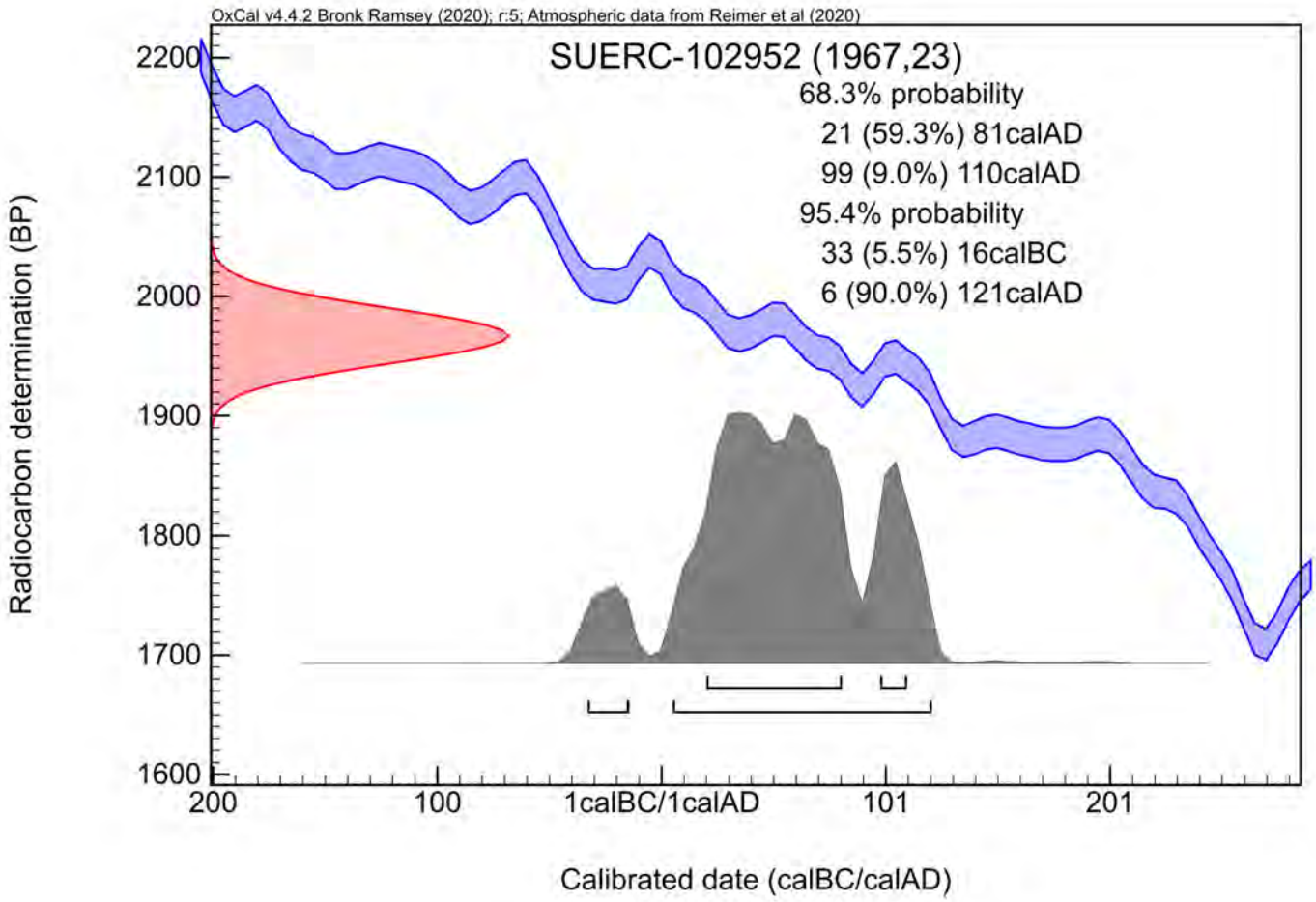
Samples with a SUERC coding are measured at the Scottish Universities Environmental Research Centre AMS Laboratory and should be quoted as such in any reports within the scientific literature. The laboratory GU coding should also be given in parentheses after the SUERC code.

Detailed descriptions of the methods employed by the SUERC Radiocarbon Laboratory can be found in Dunbar et al. (2016) *Radiocarbon 58(1) pp.9-23.*

For any queries relating to this certificate, the laboratory can be contacted at suerc-c14lab@glasgow.ac.uk.

Conventional age and calibration age ranges calculated by : E. Dunbar

Checked and signed off by : P. Naysmith



The radiocarbon age given overleaf is calibrated to the calendar timescale using the Oxford Radiocarbon Accelerator Unit calibration program OxCal 4.*

The above date ranges have been calibrated using the IntCal20 atmospheric calibration curve†

Please contact the laboratory if you wish to discuss this further.

* Bronk Ramsey (2009) *Radiocarbon 51(1) pp.337-60*
† Reimer et al. (2020) *Radiocarbon 62(4) pp.725-57*

APPENDIX C: THE PALAEOENVIRONMENTAL EVIDENCE

By Emma Aitken

Nine environmental samples (147 litres of soil) were processed from Roman ditches, a buried soil and a LIA/Early Roman grave. These features included those of grave 13806, ditches 505, 1004, 10507 and 16702. This was done to evaluate the preservation of palaeoenvironmental remains across the area and with the intention of recovering environmental evidence of industrial or domestic activity on the site. It was also hoped that the environmental remains may aid in the dating of these sampled undated features. The samples were processed by standard flotation procedures (CA Technical Manual No. 2).

Preliminary identifications of plant macrofossils are noted in Table 1, following nomenclature of Stace (1997) for wild plants, and traditional nomenclature, as provided by Zohary *et al* (2012) for cereals. The presence of mollusc shells has also been recorded, following nomenclature according to Anderson (2005) and habitat preferences according to Kerney (1999) and Davies (2008).

The flots varied in size from small to moderately large with low to high numbers of rooty material and uncharred seeds. The charred material comprised varying levels of preservation, with much of the material being encrusted in silt residue. Due to the poor to moderate preservation levels, it was difficult to identify many of the charred cereal grains to species, but where possible this was achieved. The silt encrustation also inhibited further wood species identification on the charcoal observed in the samples. The charcoal was comminuted.

Any dates discussed within this report have been obtained through the spot dating of finds (see Banks, this report).

Trench 5

Ditch Hollow 505

Fill 506 (sample 8) of hollow 505 in the top of a Roman ditch contained a moderate number of charred cereal grains, including those of hulled wheat (emmer or spelt (*Triticum dicoccum/spelta*)) and barley (*Hordeum vulgare*). Charcoal was noted in a moderate quantity alongside terrestrial snail shells. These snail shells include such species as the open country species *Valonia* sp., *Helicella itala* and *Pupilla muscorum*. The charred remains are likely to be indicative of a small dump of domestic hearth waste material, whilst the mollusc

assemblage is indicative of a well-established open landscape. Hulled wheat was common in the prehistoric and Roman period in this part of Britain (Greig 1991)

Trench 10

Buried soil 1004

Sample 9 prehistoric buried soil1004 contained a very small number of indeterminate cereal grain fragments alongside a single charred great-fen sedge (*Cladium mariscus*) seed. Charcoal was observed in small quantities alongside a few shells of the open country species *Vallonia* sp. The environmental remains are likely to be representative of wind-blown/dispersed waste material. The presence of a charred great-fen seed is interesting as this may suggest the exploitation of some damper environments in the area at some time.

Trench 105

Ditch 10507

Roman ditch 10507 (sample 2) contained a moderate number of cereal grains, including those of hulled wheat and barley. A very small number of curled dock (*Rumex crispus*) seeds were also noted alongside a small amount of charcoal. A large quantity of snail shells was noted and includes such species as the open country species *Vallonia* sp., *Helicella itala*, *Truncatellina cylindrica*, *Vertigo* sp. and *Pupilla muscorum*, and the intermediate species *Trochulus hispidus*. The charred remains recovered from sample 2 are likely to be indicative of a small dump of domestic hearth waste material. Again, this assemblage would be compatible with a Roman date. The presence of the rare land snail *Truncatellina cylindrica* is noteworthy and this species is an obligatory xerophile (Kerney 1999), meaning a mollusc that has to live in dry, but not arid, conditions such as short turved grassland. The mollusc assemblage appears to suggest a local open environment of short grassland, with possibly some arable in the vicinity.

Trench 138

Grave 13806

Five samples were taken from Iron Age grave 13806 from different sections of the skeleton, principally for the retrieval of small bones. No charred plant remains were observed in any of the samples, with sample 3 only containing a very small number of charcoal fragments. Snail shells were noted in all five assemblages and include such species as the open country species *Vallonia* sp., *Helicella itala,* and *Pupilla muscorum*, and the intermediate species *Trochulus hispidus* and *Cochlicopa* sp. The sparse charred remains are typical of those that you would get as a result of the backfilling of a grave.

Trench 167

Sample 1 of fill 16704 from prehistoric ditch 16702 contained a very small number of indeterminate cereal grains and charcoal fragments. A large number of terrestrial snail shells were noted, including those of the open country species *Vallonia* sp., *Helicella itala, Truncatellina cylindrica* and *Pupilla muscorum*, the intermediate species *Cochlicopa* sp., and the shade-loving species *Aegopinella* sp. The charred remains are likely to be indicative of wind-blown/dispersed waste material, whilst the mollusc assemblage is indicative of a well-established open landscape with possibly some patches of longer grass alongside or within the ditch.

Summary

The environmental remains recovered from ditch/hollow 505 and ditch 10507 indicate that some form of settlement/agricultural activity was taking place within the vicinity of trenches 5 and 105 during Roman period. Due to the low volume of charred remains it is not possible to say much about the other sampled features on the site. There is also no indication of industrial activities taking place in the area.

The molluscan assemblages suggest a well-established open landscape.

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Table 1 Assessment of the palaeoenvironmental remains

Feature	Context	Sample	Vol (L)	Flot size (ml)	Roots %	Grain	Chaff	Cereal Notes	Charred Other	Charred Other Notes	Charcoal > 4/2mm	Other
Trench 5												
Pit 505	506	8	20	25	20	***	-	indet grain; hulled wheat grain; barley	-	-	**/***	moll-t***
Trench 10												
Pit 1004	1005	9	20	10	95	*	-	indet grain	*	*Cladium mariscus*	*/**	moll-t*
Trench 105												
Ditch 10507	10505	2	40	35	60	***	-	indet grain; hulled wheat grain; barley	*	*Rumex crispus*	*/**	moll-t*****
Trench 138												
Grave 13806	13808	3	17	15	30	-	-	-	-	-	-/*	moll-t*****
	13808	4	1	<1	10	-	-	-	-	-	-	moll-t**
	13808	5	4	1	50	-	-	-	-	-	-	moll-t***
	13808	6	1	<1	10	-	-	-	-	-	-	moll-t**
	13808	7	6	2	20	-	-	-	-	-	-	moll-t****
Trench 167												
Ditch 16702	16704	1	38	60	60	*	-	indet grain	-	-	*/*	moll-t*****

Key: * = 1–4 items; ** = 4–20 items; *** = 21–49 items; **** = 50–99 items; ***** = >100 items
moll-t = terrestrial mollusc

MARINE SHELL ASSESSMENT

by Emma Aitken

A total of 35 shell fragments, representing a minimum number of 27 individuals, were collected by hand excavation from 14 contexts in six trenches (trenches 1, 5, 6, 7, 8, 104, and 105) from across an evaluation excavation. The majority of the shell was recovered from Roman pit and ditch fills. All shells have been tabulated by species and context and the results are summarised in Table 1 below. The species and habitat information follow that of Barret and Younge (1958) and Younge (1960).

Thirty-four of the shells recovered were those of oyster (*Ostrea edulis*), a species found commonly on rocky shores and estuaries. The one other shell fragment recovered was identified as mussel (*Mytilus edulis*), which again is a species found commonly on rocky shores. The quantity of marine shells retrieved from the site suggests that they were not likely to represent a major food source on this site at any time, but rather used to augment the local diet occasionally. The assemblage is too small to make any comments on the likely source of the shells and the nature of the oyster and mussel beds.

Table 1: Summary marine shell quantification

Area	Spot Date	Feature	Context	Oyster		Mussel		Total	Total MNI
				No.	MNI	No.	MNI		
Tr. 1	RB	Pit 102	103	11	6	-	-	11	6
Tr. 1	RB	Pit 107	109	1	1	-	-	1	1
Tr. 5	-	Natural	502	1	1	-	-	1	1
Tr. 5	RB	Pit 509	510	3	2	-	-	3	2
Tr. 5			511	3	2	-	-	3	2
Tr. 5			512	2	2	-	-	2	2
Tr. 6	RB	Ditch 603	604	3	3	-	-	3	3
Tr. 7	RB	Ditch 703	704	-	-	1	1	1	1
Tr. 7	-	Pit 705	706	3	3	-	-	3	3
Tr. 7	RB	Ditch 709	710	3	2	-	-	3	2
Tr. 8	RB	Ditch 805	806	1	1	-	-	1	1
Tr. 104	-	Ditch 10402	10403	1	1	-	-	1	1
Tr. 105	-	Subsoil	10501	1	1	-	-	1	1
Tr. 105	RB	Ditch 10507	10506	1	1	-	-	1	1

MNI = minimum number of individuals.

References

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ANIMAL BONE

7.1 Animal bone amounting to 77 fragments (2578g) was recovered via hand excavation and the processing of bulk soil samples from 13 deposits. Artefactual material dating to the Iron Age and the Romano-British period was also recovered (Appendix C, Table 1). The material was highly fragmented and poorly preserved, with much of the bone displaying extension surface erosion, possibly due to the acidic soil conditions. A combination of factors that has rendered 60% of the assemblage unidentifiable. However, it was possible to confirm the presence of cattle (*Bos taurus*), sheep/goat (*Ovis aries/Capra hircus*), pig (*Sus scrofa sp*) and horse (*Equus caballus*). Where damage was present and re-fitting was possible, those fragments were counted as a single bone.

Late Iron Age/Early Roman

7.2 A single fragment (15g) was recovered from deposit 13808, a fill of grave 13806. It was identified a small piece of pig maxilla.

Romano-British

7.3 A total of 73 fragments (2526g) were recovered from seven deposits consisting mainly of the fills of five ditches. Cattle was identified from fifteen fragments (580g), a recovery that is normally too low to provide any information other than species identification. However, an origin in butchery waste is suggested by chop mark on a fragment of a distal tibia from deposit 10207. Horse was identified from seven fragments (1598g). Of note among these was the fragmented, but almost complete skull from ditch fill 10506. The reason for the deposition is unclear, but the teeth present showed extensive wear, indicating an aged animal that was perhaps slaughtered at the end of its working life. This suggestion is supported by the waste cattle bone also recovered from this deposit. Sheep/goat was identified from seven fragments (45g), an amount that can only provide a species identification.

Undated

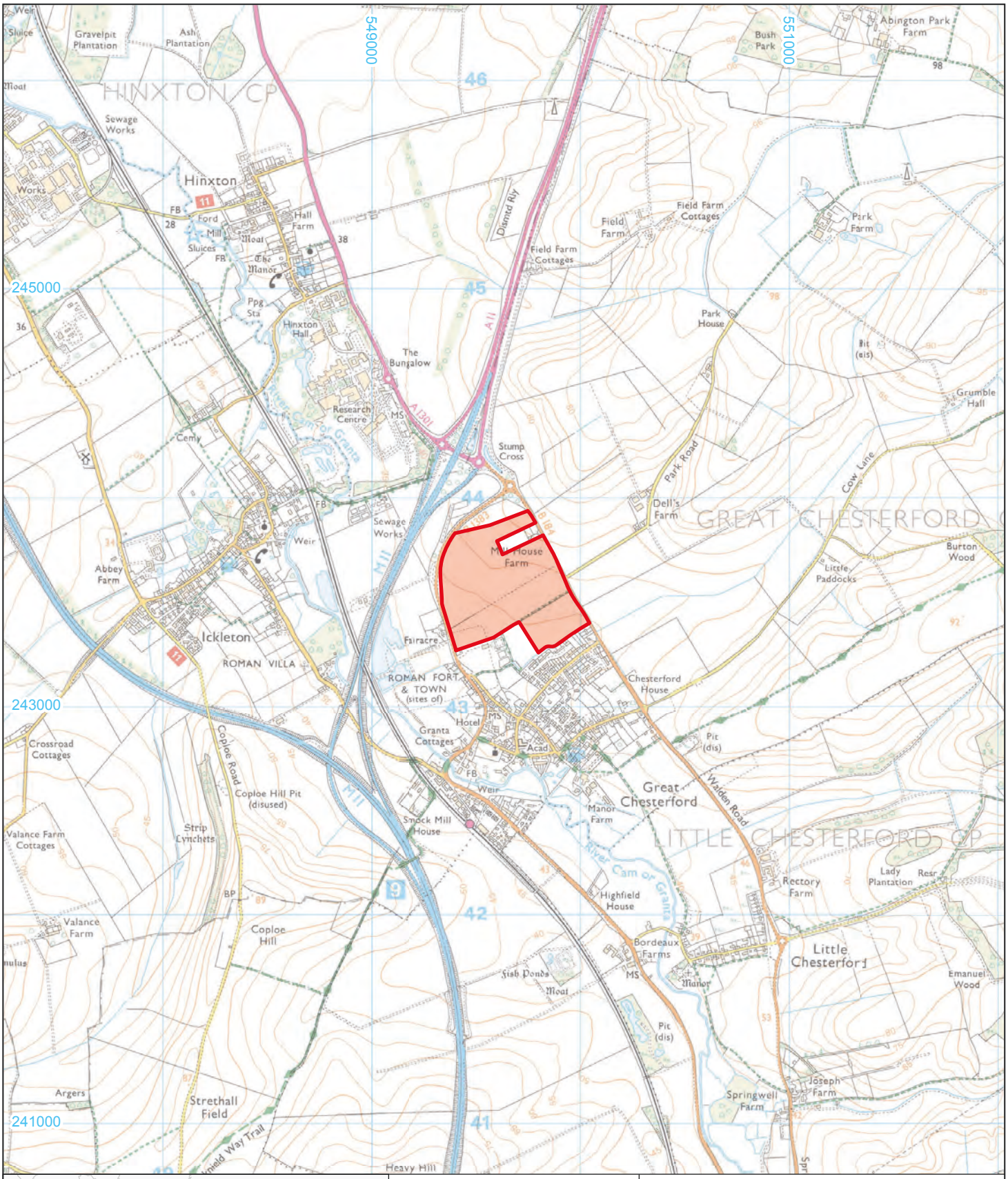
7.4 The remaining four fragments (52g) in the assemblage were recovered from two deposits that remain undated, the only identifiable bone being that of cattle.

7.5 The low recovery of animal remains from site, coupled with the limited evidence of butchery practice, severely limits what can be said in terms of site economy and animal husbandry. However, each species was a commonly exploited domestic animal so their inclusion in an assemblage of either period is to be expected.

Table 1: Identified animal species by fragment count (NISP) and weight and context.

Cut	Fill	BOS	O/C	SUS	EQ	LM	MM	Ind	Total	Weight (g)
Iron Age										
13806	13808			1					1	15
Romano-British										
10204	10205		1						1	6
10206	10207	3			5	1		21	30	489
10402	10403	2	4			2			8	158
10507	10506	2			1				3	1351
10508	10505		1						1	3
10602	10903	5							5	163
10607	10606							10	10	39
10608	10611	1			1				2	177
10613	10614	1	1					5	7	70
14004	14005	1				4			5	55
Subtotal		**15**	**7**		**7**	**7**		**36**	**73**	**2526**
Undated										
10202	10203		1				1		2	48
	10501							2	2	4
Subtotal			**1**				**1**		**4**	**52**
Total		**15**	**8**	**1**	**7**	**7**	**1**	**38**	**77**	
Weight		**580**	**45**	**15**	**1598**	**185**	**40**	**115**	**2578**	

BOS = Cattle; O/C = sheep/goat; SUS = pig; EQ = horse; LM = large sized mammal; MM = medium size mammal; Ind = indeterminate



N

Site boundary

0 1km

Cotswold Archaeology

Andover 01264 347630
Cirencester 01285 771022
Milton Keynes 01908 564660
Suffolk 01449 900120
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e enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

Walden Street, Great Chesterford, Essex

FIGURE TITLE

Site location plan

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**22/02/2021**	**1**
APPROVED BY	**RM**	*SCALE@A4*	**1:25,000**	

N

Site boundary

Prehistoric site

- **A** Bronze Age ditch
- **B** Probable Bronze Age ditch
- **D** Deep prehistoric hollow way
- **M** Barrows (OA East evaluation)
- **N** MBA Enclosure (OA East evaluation)

Roman

- **C** Roman ditch and metalled trackway
- **E** Temple
- **F** Possible location of early Roman fort
- **G** Later Roman walled town
- **H** Roman ditched trackway
- **I** Main Roman road
- **K** Location of Roman burials
- **L** Roman road to Braughing/Puckeridge (A11)

Medieval

- **J** Medieval trackway

0 1:10,000 500m

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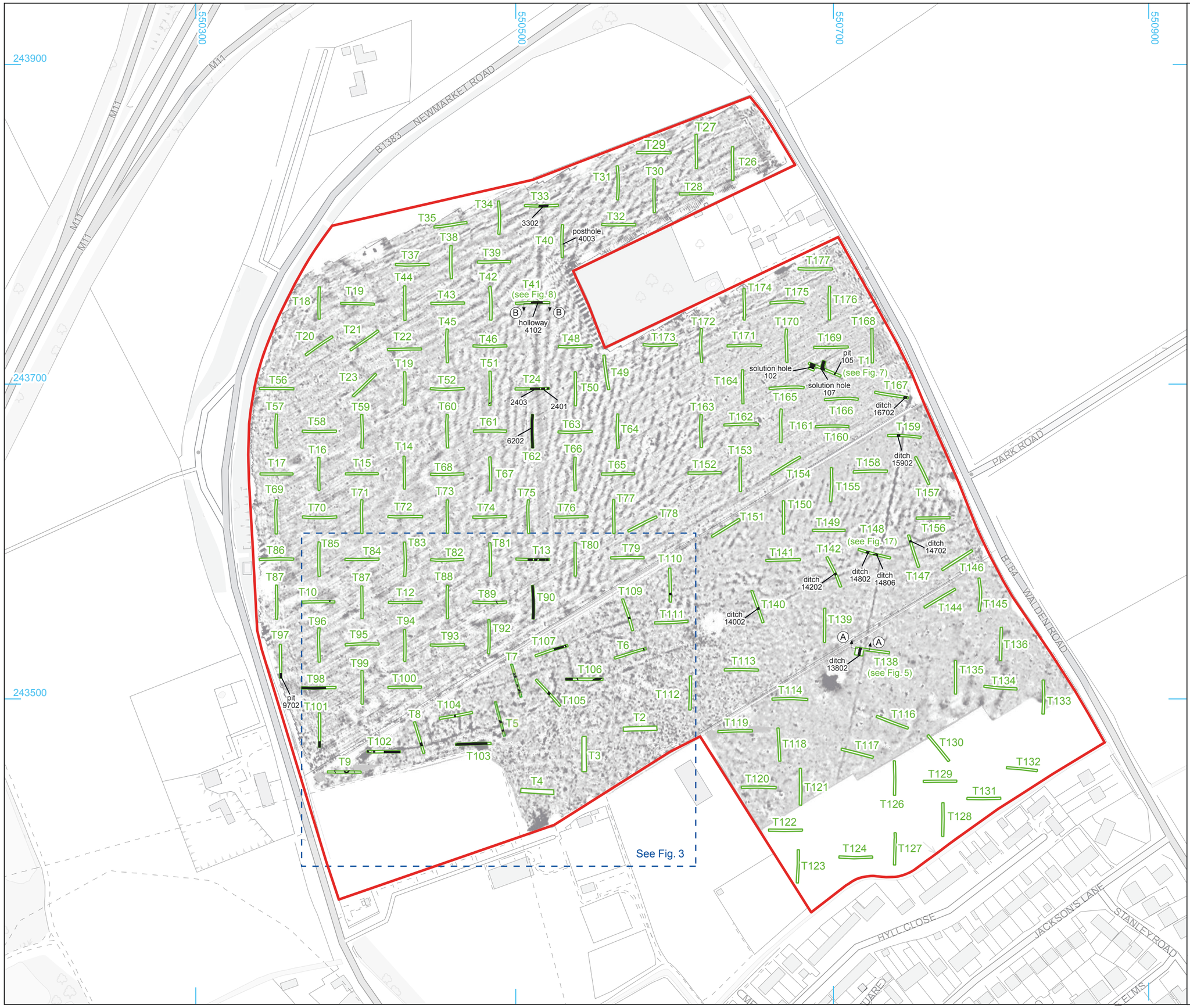
PROJECT TITLE
Walden Street, Great Chesterford, Essex

FIGURE TITLE
Chesterford archaeological context

DRAWN BY	HMM	PROJECT NO.	SU0339	FIGURE NO.
CHECKED BY	DJB	DATE	11/03/2022	2
APPROVED BY	RM	SCALE@A3	1;10.000	



N

Site boundary

Evaluation trench

Archaeological feature

Section location

Geophysical Survey results

SUMO (2021)

+2nT

-1nT

0 1:3000 150m

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PROJECT TITLE

Walden Road, Great Chesterford, Essex

FIGURE TITLE

Trench plan showing archaeological features and geophysical survey results

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**22/02/2022**	**3**
APPROVED BY	**RB**	*SCALE@A3*	**1:3000**	

N

Site boundary

Evaluation trench

Archaeological feature (unexcavated/excavated)

Natural (unexcavated/excavated)

Section location

Geophysical Survey results

SUMO (2021)

+2nT

-1nT

0 1:1000 50m

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PROJECT TITLE

Walden Road, Great Chesterford, Essex

FIGURE TITLE

Trench plan of area covering Roman enclosures, showing archaeological features and geophysical survey results

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**22/02/2022**	**4**
APPROVED BY	**RB**	*SCALE@A3*	**1:1000**	

Central field view, looking west

Northern field view, looking north-west

Souther field view, looking south

Cotswold Archaeology

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PROJECT TITLE

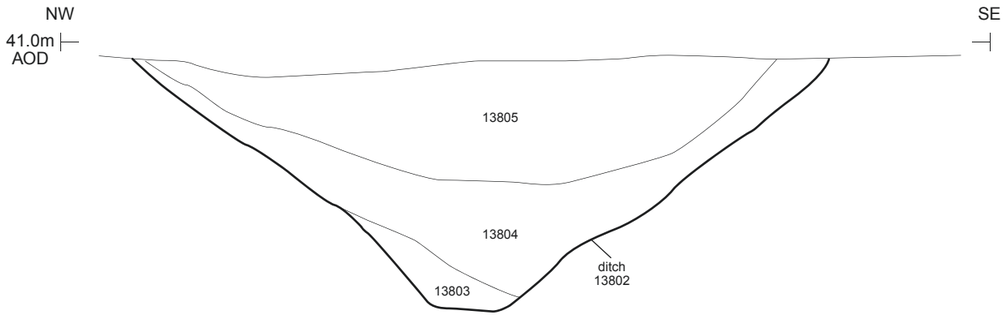
Walden Road, Great Chesterford, Essex

FIGURE TITLE

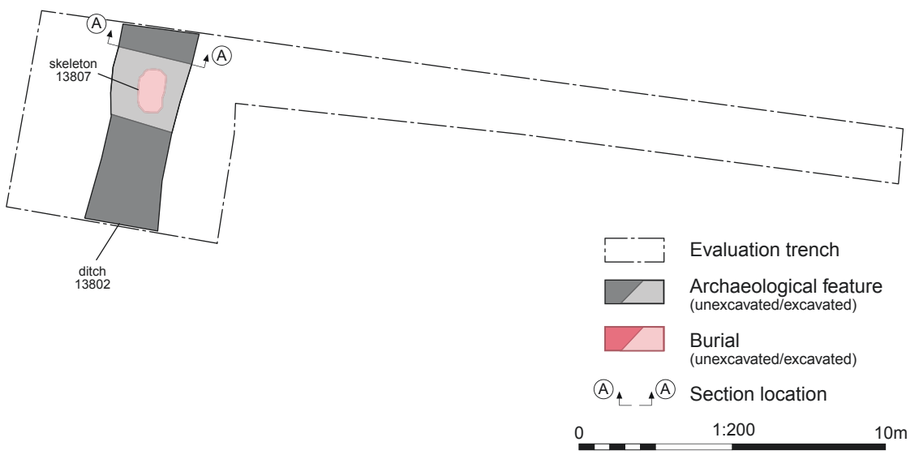
General site shots

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**22/02/2022**	**5**
APPROVED BY	**RB**	*SCALE@A3*	**NA**	

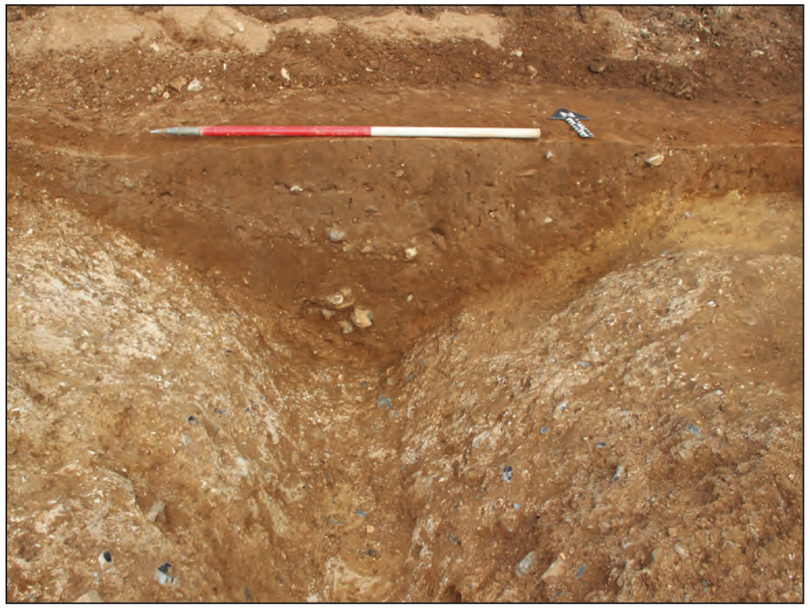
Section AA



Trench 138



0 1:20 1m



Ditch 13802, looking north-east (1m scale)

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PROJECT TITLE

Walden Road, Great Chesterford, Essex

FIGURE TITLE

Trench 138: plan, section and photograph

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**22/02/2022**	**6**
APPROVED BY	**RB**	*SCALE@A3*	**1:20 & 1:200**	

Skeleton 13807, looking north-west (1m scale)

Skeleton 13807, overhead view (1m scale)

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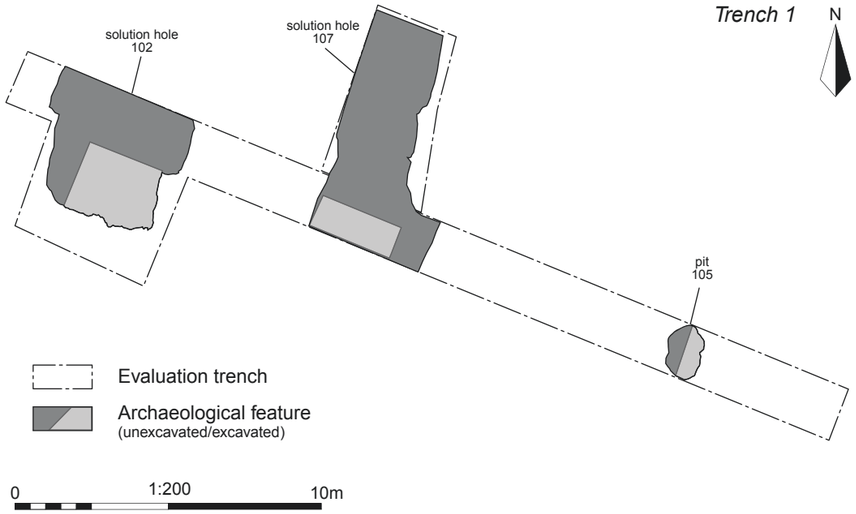
PROJECT TITLE

Walden Road, Great Chesterford, Essex

FIGURE TITLE

Skeleton 13807: photographs

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**22/02/2022**	**7**
APPROVED BY	**RB**	*SCALE@A4*	**NA**	



Solution hole 102, looking north-east (1m scale)

Solution 107, looking south-east (1m scales)

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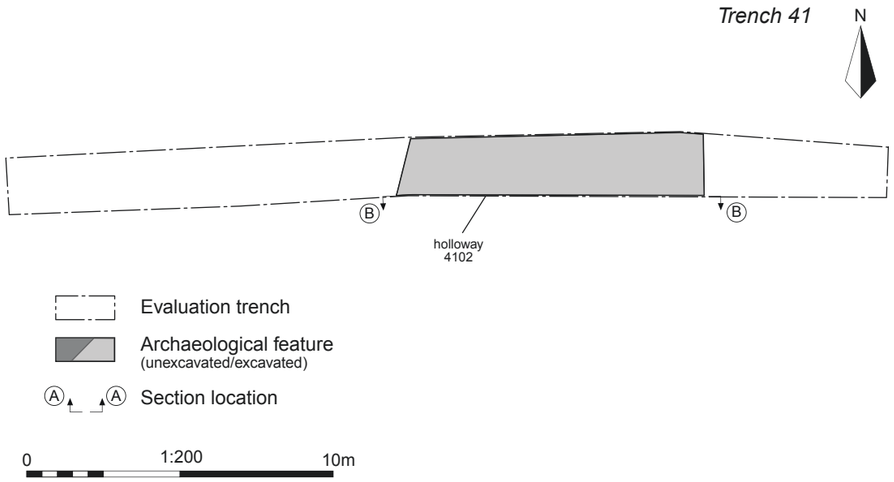
PROJECT TITLE
Walden Road, Great Chesterford, Essex

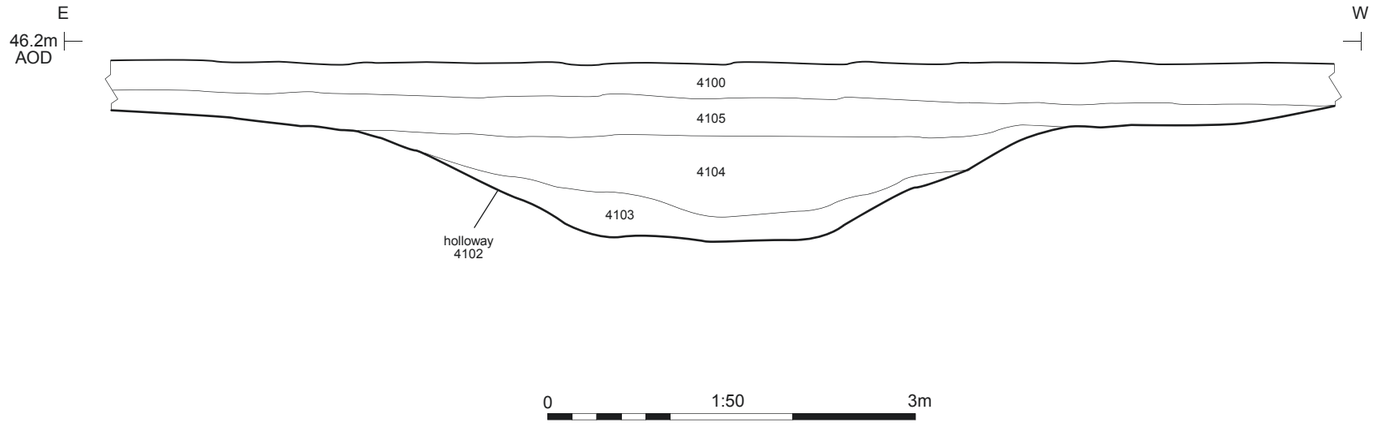
FIGURE TITLE
Trench 1: plan and photographs

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**23/02/2022**	**8**
APPROVED BY	**RB**	*SCALE@A3*	**1:200**	



Holloway 4102, looking south (2m scale)

Section BB



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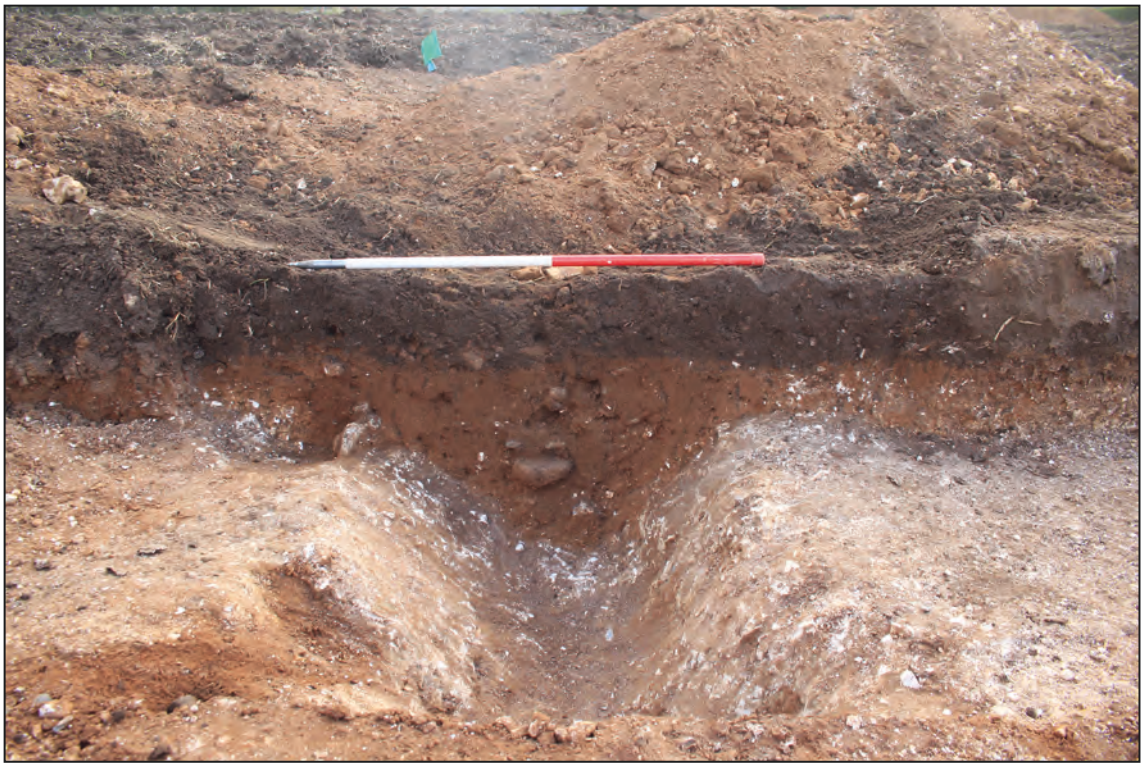
PROJECT TITLE

Walden Road, Great Chesterford, Essex

FIGURE TITLE

Trench 41: plan, section and photograph

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**22/02/2022**	**9**
APPROVED BY	**RB**	*SCALE@A3*	**1:50 & 1:200**	



Ditch 603, looking south-east (1m scale)

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PROJECT TITLE

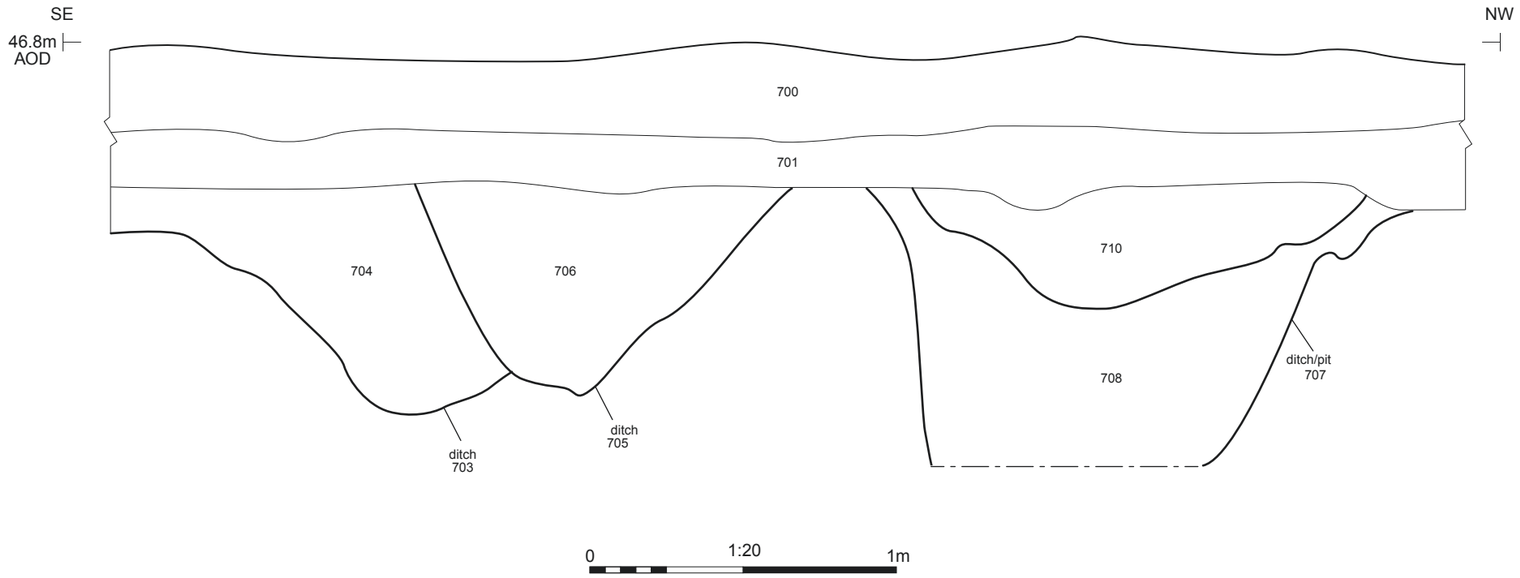
Walden Road, Great Chesterford, Essex

FIGURE TITLE

Trench 6: photograph

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**22/02/2022**	**10**
APPROVED BY	**RB**	*SCALE@A4*	**NA**	

Section CC



Ditches 703, 705 , 707 looking south-west (1m scales)

Ditches 803 and 805, looking north-east (1m scales)

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PROJECT TITLE

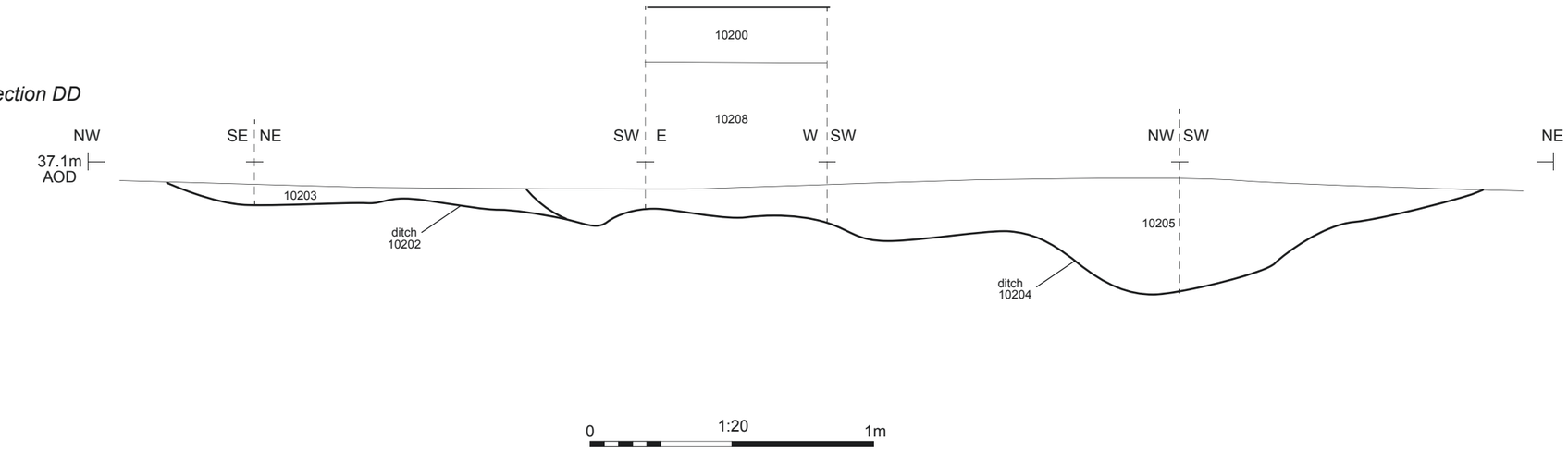
Walden Road, Great Chesterford, Essex

FIGURE TITLE

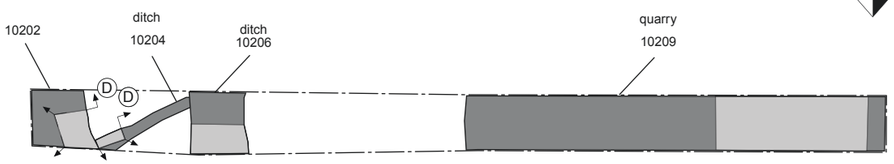
Trenches 7 and 8: section and photographs

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**22/02/2022**	**11**
APPROVED BY	**RB**	*SCALE@A3*	**1:20**	

Section DD



Trench 102



Evaluation trench

Archaeological feature
(unexcavated/excavated)

Section location

0 1:200 10m

Trench 102, looking east (1m scales)

Cotswold Archaeology

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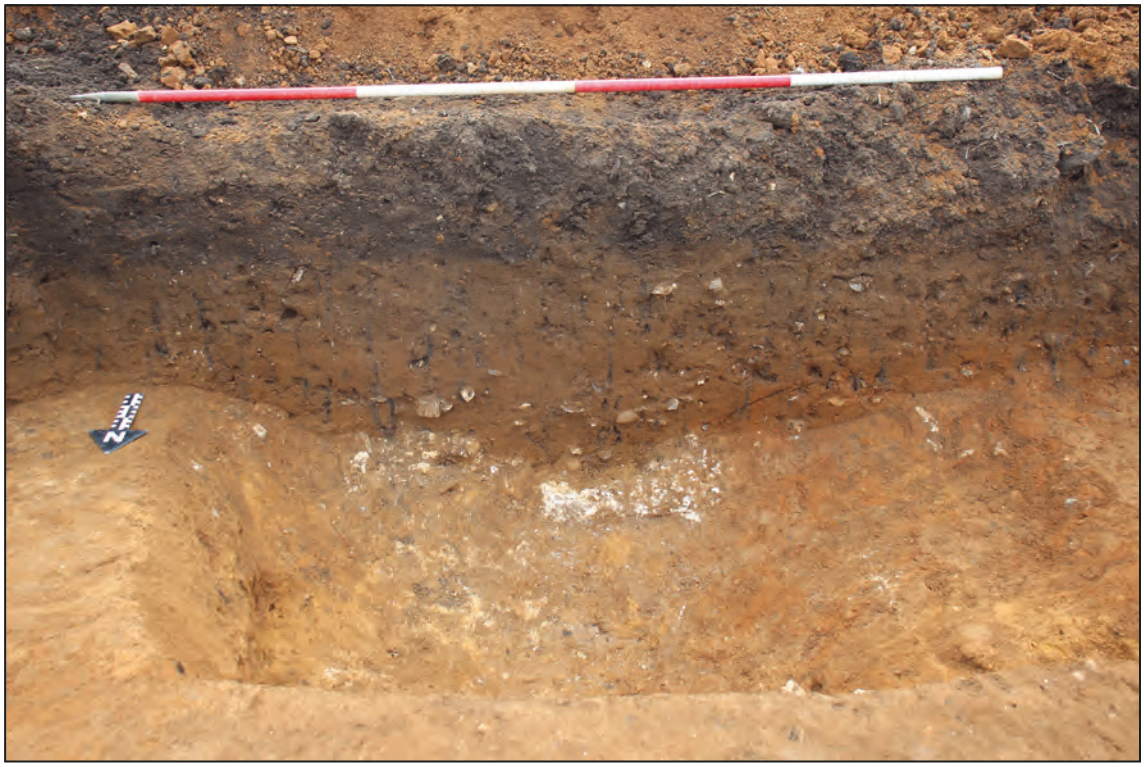
PROJECT TITLE

Walden Road, Great Chesterford, Essex

FIGURE TITLE

Trench 102: plan, section and photograph

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**23/02/2022**	**12**
APPROVED BY	**RB**	*SCALE@A3*	**1:20 & 1:200**	



Ditch 10206, looking south (2m scale)

Quarry 10209, looking north-east (1m scale)

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PROJECT TITLE

Walden Road, Great Chesterford, Essex

FIGURE TITLE

Trench 102: photographs

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**23/02/2022**	**13**
APPROVED BY	**RB**	*SCALE@A4*	**NA**	

Trench 103, looking west (1m scales)

Quarry 10302, looking north-east (1m scale)

Ditch 10402, looking south (1m scale)

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PROJECT TITLE

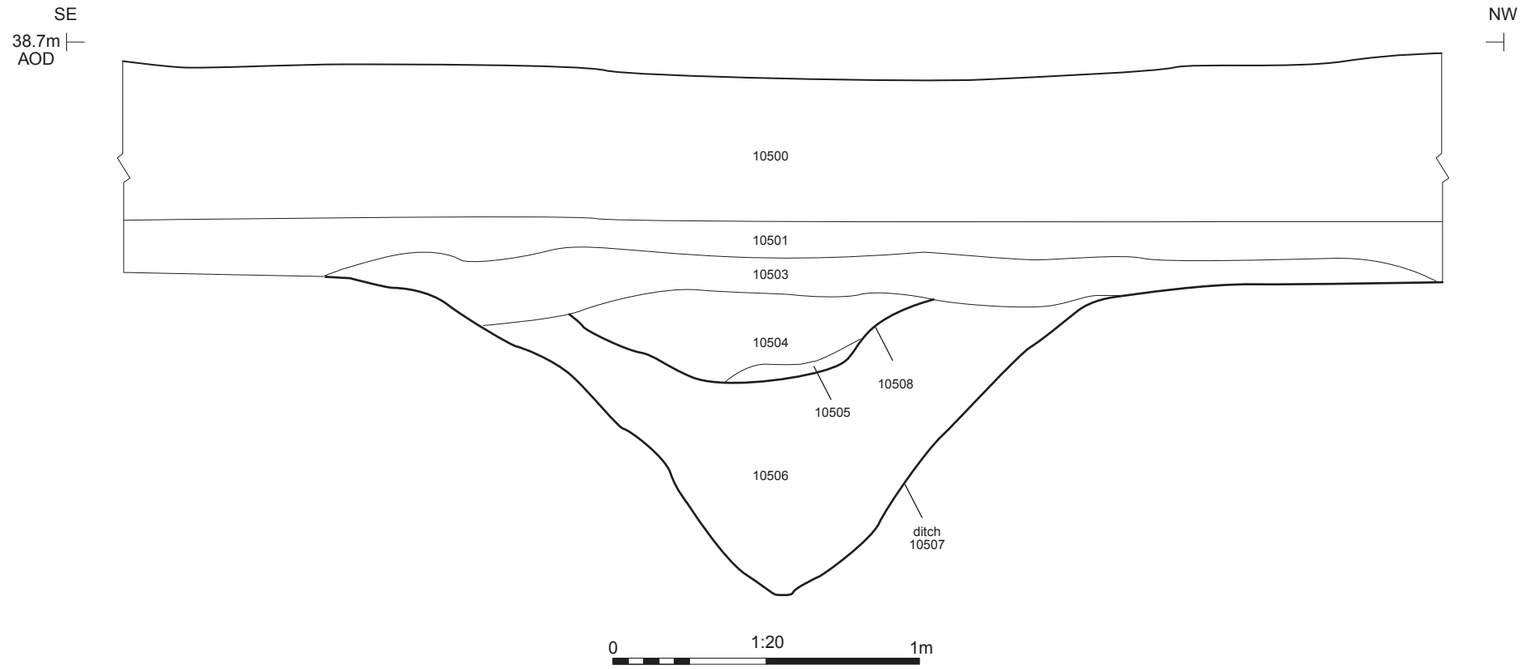
Walden Road, Great Chesterford, Essex

FIGURE TITLE

Trenches 103 and 104: photograph

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**23/02/2022**	**14**
APPROVED BY	**RB**	*SCALE@A3*	**NA**	

Section EE



Trench 105, looking north-west (1m scales)

Ditch 10502, looking south-west (1m scale)

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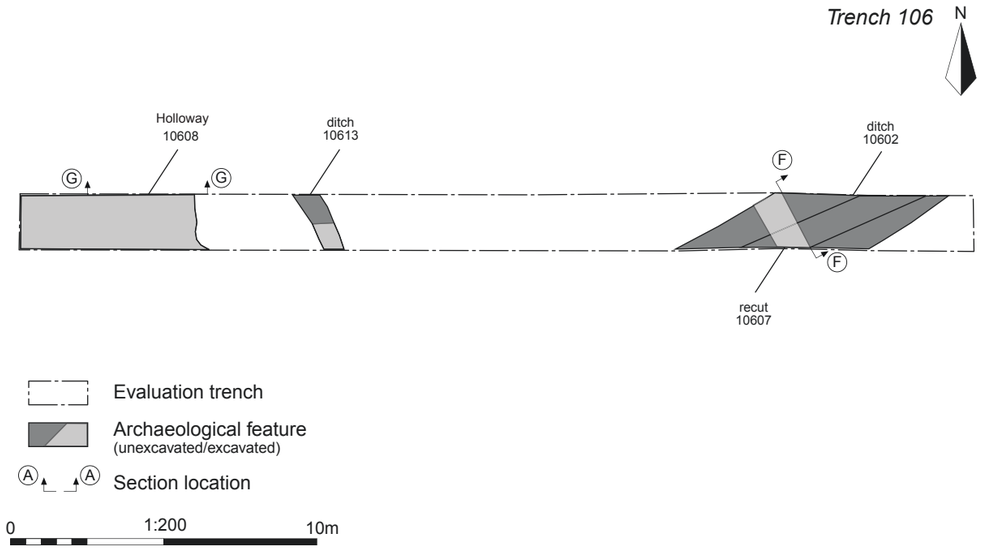
PROJECT TITLE

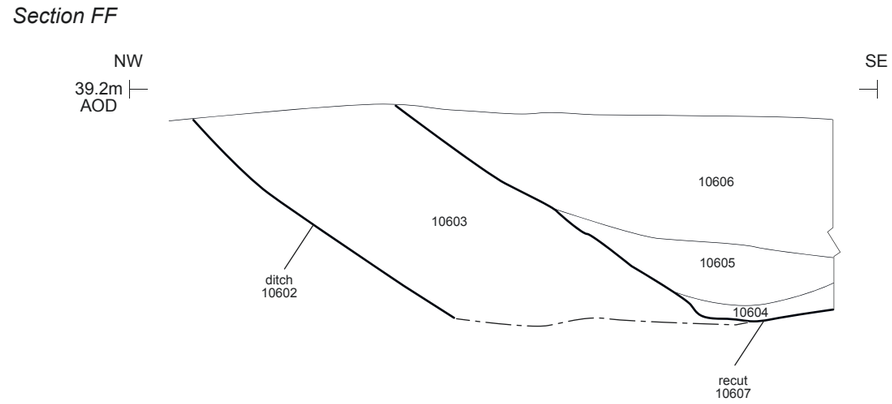
Walden Road, Great Chesterford, Essex

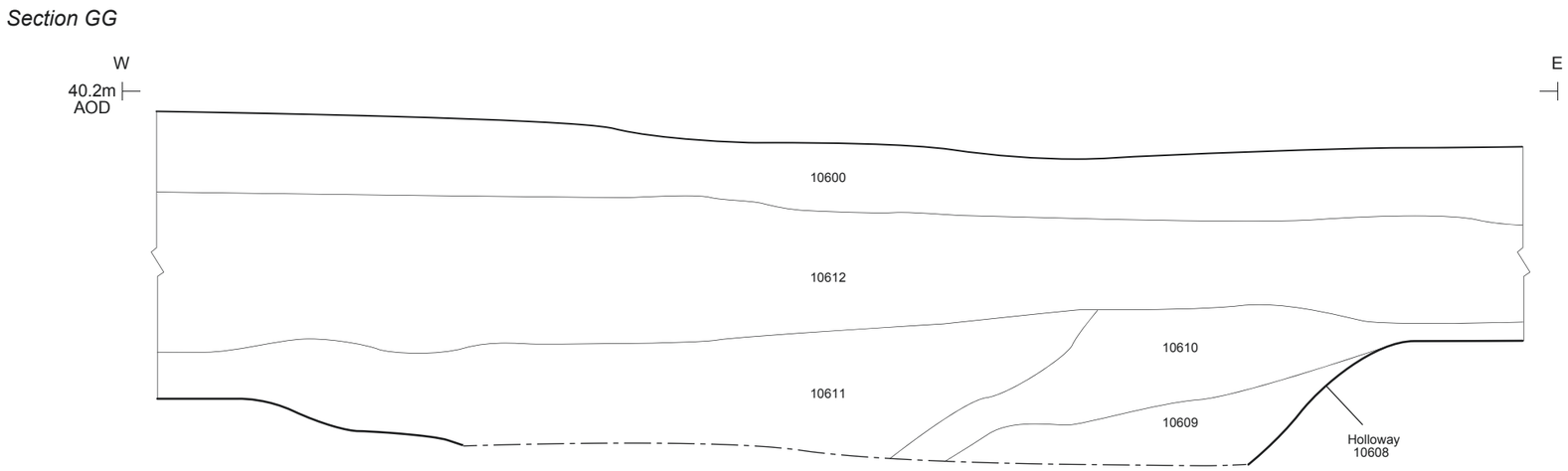
FIGURE TITLE

Trench 105: section and photographs

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**23/02/2022**	**15**
APPROVED BY	**RB**	*SCALE@A3*	**1:20**	







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PROJECT TITLE
Walden Road, Great Chesterford, Essex

FIGURE TITLE
Trench 106: plan and sections

DRAWN BY	HMM	PROJECT NO.	SU0339	FIGURE NO.
CHECKED BY	DJB	DATE	23/02/2022	16
APPROVED BY	RB	SCALE@A3	1:20 & 1: 200	

Holloway10608, looking north (1m scale)

Ditch 10613, looking south(1m scale)

Cotswold Archaeology

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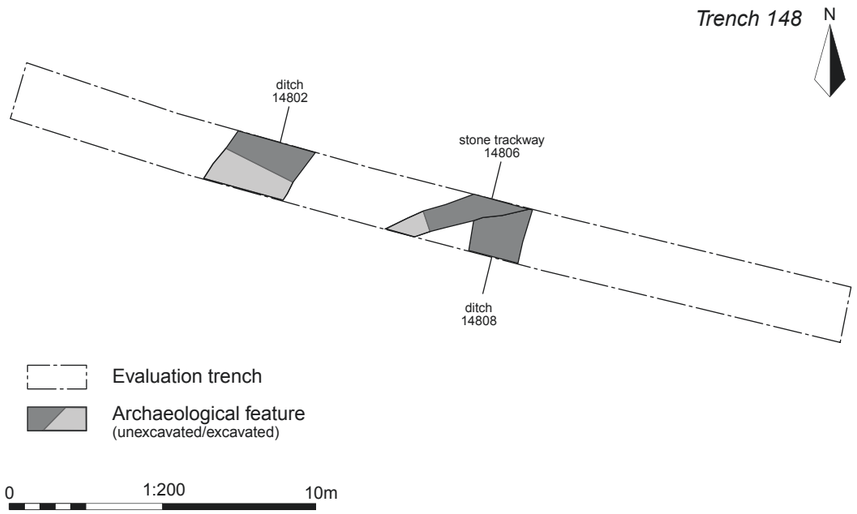
PROJECT TITLE

Walden Road, Great Chesterford, Essex

FIGURE TITLE

Trench 106: photographs

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**23/02/2022**	**17**
APPROVED BY	**RB**	*SCALE@A4*	**NA**	



Ditch 14802, looking south-west (1m scale)

Ditch 14806, stone trackway 14806, looking west (1m scale)

Stone trackway 14806, looking south-west (0.3m scale)

Cotswold Archaeology
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PROJECT TITLE

Walden Road, Great Chesterford, Essex

FIGURE TITLE

Trench 148: plan and photographs

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**23/02/2022**	**18**
APPROVED BY	**RB**	*SCALE@A3*	**1:200**	

Ditch 16702, looking south (1m scale)

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PROJECT TITLE

Walden Road, Great Chesterford, Essex

FIGURE TITLE

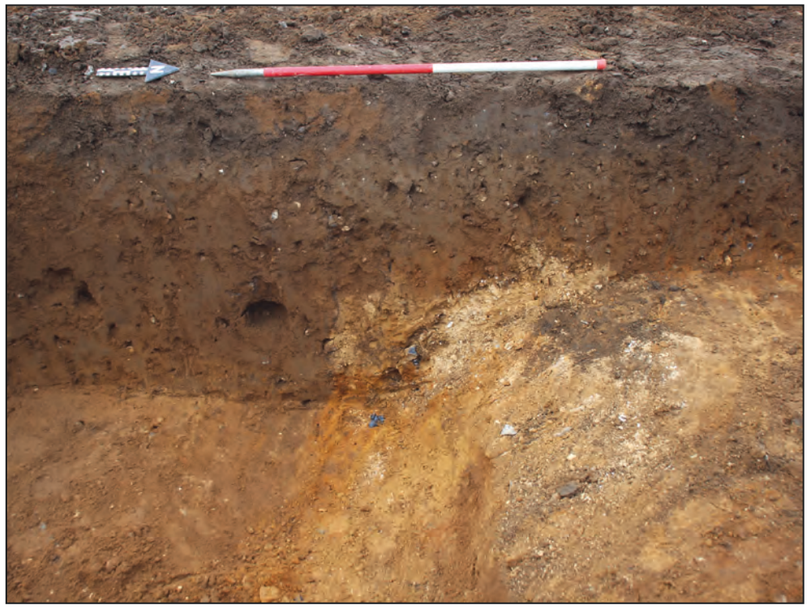
Trench 167: photograph

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**22/02/2022**	**19**
APPROVED BY	**AH**	*SCALE@A4*	**NA**	

Trench 97, including quarry 9702, looking north (1m scale)

Quarry 9802, looking south-west

Trench 101, including quarry 10103, looking north (1m scales)



Quarry 10103, looking west (1m scale)

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PROJECT TITLE

Walden Road, Great Chesterford, Essex

FIGURE TITLE

Post-medieval quarries

DRAWN BY	**HMM**	*PROJECT NO.*	**SU0339**	*FIGURE NO.*
CHECKED BY	**DJB**	*DATE*	**23/02/2022**	**20**
APPROVED BY	**RP**	*SCALE@A3*	**NA**	

APPENDIX D: OASIS REPORT FORM

PROJECT DETAILS		
Project name	Walden Road, Great Chesterford, Essex	
Short description	A total of 167 trenches were excavated during the two phases. Despite its proximity to the Roman fort and town immediately to the west, and to the locations of large contemporary and later cemeteries, the evaluation recorded a largely agricultural landscape with transit routes to the north and east, two small stock enclosures, a single burial and a probable Roman quarry. Artefactual and environmental assemblages were limited and of little significance. Two long linear features, a holloway and a boundary ditch are potentially Middle Bronze Age in date, the holloway perhaps earlier, the remainder of the features recorded being of 1st to 3rd century date. There was limited Medieval or Post-Medieval activity, with an area of gravel quarrying close to the main Newmarket Road.	
Project dates	November and December 2021, and January and February 2022,	
Project type	archaeological evaluation	
Previous work	Archaeological Services WYAS; Land west of Walden Road, Great Chesterford, Essex, Geophysical Survey, report no. 2560, January 2014	
Future work	Unknown	
PROJECT LOCATION		
Site location	Walden Road, Great Chesterford, Essex	
Study area (m^2/ha)	30ha	
Site co-ordinates	TL 50661 43550	
PROJECT CREATORS		
Name of organisation	Cotswold Archaeology	
Project brief originator	Essex Place Services	
Project design (WSI) originator	Cotswold Archaeology	
Project Manager	Richard Mortimer	
Project Supervisor	Tara Schug & Ralph Brown	
MONUMENT TYPE	Trackways, Ditches, Enclosures, Burial, Quarry	
SIGNIFICANT FINDS	None	
PROJECT ARCHIVES	**Intended final location of archive (museum/Accession no.)** **Saffron Walden Museum**	**Content (e.g. pottery, animal bone etc)** **All Finds**
Physical		Ceramics, metalwork
Paper		Context sheets, matrices etc
Digital		Database, digital photos etc
BIBLIOGRAPHY		
Cotswold Archaeology 2020 Walden Road, Great Chesterford, Essex: Archaeological Evaluation. Report SU0339_1		

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