

JOHN MOORE HERITAGE SERVICES

AN
ARCHAEOLOGICAL DESK-BASED ASSESSMENT
FOR
A PROPOSED OFFICE DEVELOPMENT AT
UPPINGHAM GATE,
LEICESTERSHIRE

SK 8652 0053

On behalf of

Cannock Developments (Fields End) LLP

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REPORT FOR

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INTRODUCTION

1.1 Origins of the Report

This desk-based assessment was commissioned by Apex Project Consultants on behalf of Cannock Developments (Fields End) LLP as part of a consideration for office development.

1.2 Planning Guidelines and Policies

This report has been prepared in accordance with *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment (1990); with the policies relevant to archaeological sites and monuments in The Leicestershire, Leicester and Rutland Structure Plan, 1996-2016 and the Rutland Local Plan, 2001. In format and contents this report conforms to the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA September 2001).

1.2.1 Government Planning Policy Guidance

PPG 16 (1990) provides Government guidance for the investigation, protection and preservation of archaeological remains affected by development. The document emphasises the importance of archaeology (Section A, Paragraph 6) and states that:

“Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.”

PPG 16 additionally stresses the importance of addressing archaeological issues at an early stage in the planning process (Paragraph 12):

“The key to informed and reasonable planning decisions, as emphasized in paragraphs 19 and 20, is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains exist on a site where development is planned and the implications for the development proposal.”

The advice given recommends early consultation between developers and the planning authority to determine “whether the site is known or likely to contain archaeological remains” (Paragraph 19). As an initial stage, such consultations may lead to the developer commissioning an archaeological assessment, defined in the following manner in PPG 16 (Paragraph 20):

“Assessment normally involves desk-based evaluation of existing

information: it can make effective use of records of previous discoveries, including any historic maps held by the County archive and local museums and record offices, or of geophysical survey techniques.”

If the desk-based assessment should indicate a high probability of the existence of important archaeological remains within the development area, then further stages of archaeological work are likely to be required. PPG 16 states that in such cases (Paragraph 21):

“it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small-scale trial trenching, but it should be carried out by a professionally qualified archaeological organisation or archaeologist.”

Additional guidance is provided if the results of an evaluation indicate that significant archaeological deposits survive within a development area. PPG 16 stresses the importance of preservation (Paragraphs 8 and 18):

“Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation.”

“The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.”

But acknowledges that (Paragraphs 24 and 25):

“the extent to which remains can or should be preserved will depend upon a number of factors, including the intrinsic importance of the remains. Where it is not feasible to preserve remains, an acceptable alternative may be to arrange prior excavation, during which the archaeological evidence is recorded.”

“Where planning authorities decide that the physical preservation *in situ* of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such agreements should also provide for the subsequent publication of the results of the excavation.”

This level of work would involve the total excavation and recording of archaeological remains within the development area by a competent archaeological contractor prior to their destruction or damage.

1.2.2 The Leicestershire, Leicester and Rutland Structure Plan, 1996-2016.

The structure plan sets out the broad planning strategy for Leicestershire, Leicester and Rutland and contains policies on the amount and location of development within the county. It also sets out measures and schemes to protect and enhance the environment and these are contained within Chapter 3: Protecting and Enhancing the Historic and Natural Environment.

The structure plan is required to interpret national and regional planning guidance and to provide a strategic context for Local Plans; in this case the “The Rutland Local Plan”.

Chapter 3 of this plan, “Protecting and Enhancing the Historic and Natural Environment”, contains “Environmental Policy 1: Historic Environment”

This policy states that:

Measures will be taken to identify, protect, preserve and enhance areas, sites, buildings and settings of historic or architectural interest or archaeological importance. Development within Conservation Areas will be required to preserve or enhance the character and/or appearance of the area.

Proposals for development on, in, or adjacent to archaeological or other historic sites and buildings will be considered against the need to ensure their preservation and setting.

Development will only be acceptable where it would not adversely affect any scheduled ancient monument or other nationally important archaeological site, or its setting or amenity value.

Where a known site of county or local significance is to be affected, development may be acceptable if it allows its preservation in situ, or, where this is impractical, its investigation and recording.

Development will only be acceptable in areas of archaeological potential if proper evaluation of the archaeological implications of the proposed development has been undertaken and taken into account.

1.2.3 The Rutland Local Plan, 2001.

The Structure Plan sets out the broad planning strategy for Leicestershire, Leicester and Rutland and contains policies on the amount and general location of land for new homes, businesses, shops and leisure facilities. It sets out measures and schemes to protect and enhance the environment of Leicestershire, Leicester and Rutland.

Chapter 2 of the plan deals with the environment and relevant sections of the plan are reproduced below, including Policy EN14 which deals with conditions under which planning permission may be granted with regard to the mitigation, excavation or recording of archaeology of National importance or county or local significance. Relevant sections from the plan are reproduced below.

2.1 Protection and enhancement of the environment is a fundamental consideration of land use planning. This Chapter is concerned with safeguarding and improving the valuable natural and built heritage of Rutland. It is not intended to prevent or curtail development, but to ensure that change is guided in such a way as to minimise harm and wherever possible benefit the area, within the overall framework provided by strategic planning guidance.

2.2 In particular it ensures the concentration of development in existing towns and villages, locations which help satisfy the aims of strategic guidance and the Plan in minimising the need to travel, while also protecting the appearance of the countryside from the proliferation of development. Policies also contribute to the Plan's objectives in conserving and enhancing the built, historic and natural environment and protecting natural resources and the amenity of residents.

2.3 This Chapter provides overall control and guidance applying to the Plan as a whole. Other chapters provide specific further guidance for the protection and enhancement of the environment insofar as the subject they address is concerned.

2.4 The Chapter comprises four sections concerned with the impact of development and land use change on:

- i) The built environment*
- ii) The natural environment*
- iii) The countryside and*
- iv) Amenity and safety*

Archaeology

2.83 The archaeological heritage of Rutland is an important part of the wider historic environment, the care of which is of major importance. Some visible evidence of this heritage exists, but much is buried and is of a fragile and vulnerable nature. Known sites of archaeological interest in Rutland are registered on the Leicestershire Sites and Monuments Record maintained by the Leicestershire Museums, Arts and Records Service.

2.84 The preservation of archaeological sites is a material consideration in the planning process and the impact of development proposals on the historic environment needs to be assessed. In preparing this Plan, the Council has had regard to the existence of sites of archaeological interest, particularly where they are situated within land considered as potential development areas. In general the policies and proposals of this Plan seek to prevent damage to or destruction of the archaeological heritage of the County.

2.85 Ancient Monuments that have been scheduled to date are shown on the*

Proposals Map. Other known sites of archaeological interest are registered in the Archaeological Sites and Monuments Record (SMR). Further information on Scheduled Ancient Monuments and the SMR can be obtained from Rutland County Council in the first instance.

2.86 It is advisable for prospective developers in determining the development potential of large sites to undertake a critical assessment of whether the site is known to contain, or is likely to contain archaeological remains.

2.87 In order to determine applications for development which may affect sites of archaeological interest it may be necessary for further investigatory work to be undertaken to enable the likely impact of development to be assessed.

2.88 On sites of archaeological significance or potential the Council will require the results of an archaeological evaluation to be submitted as part of any planning application.

2.89 This assessment should be undertaken by the applicant who should consult with the County Council on the need for and extent of the work. The Council will in turn consult with the Leicestershire Museums, Arts and Records Service. In general, the assessment should seek to confirm the existence or likely existence of the archaeological interest, as well as determine the probable impact of the proposal and identify any mitigating measures or works which would safeguard the archaeological interest, both during construction work and in the longer term.

2.90 It may be possible to reconcile the need for development with the archaeological interest. In certain circumstances, it may be possible for the development to be approved if the archaeological interest can be satisfactorily left in situ, possibly incorporated in the development for the benefit of the environment and amenity generally which is often the preferable course of action. Alternatively, prior investigation and recording of archaeological evidence before its destruction or removal could be acceptable. Government advice on the excavation and recording of archaeological remains and other aspects of planning and archaeology is contained in Planning Policy Guidance 16.

Policy EN14 - planning permission will not be granted for development which would have an adverse effect on sites of National archaeological importance, including scheduled Ancient monuments, their setting and amenity value.

Planning permission will not be granted for development which would adversely affect other sites of archaeological importance, normally those of county or local significance,

Unless: -

*a) provision is made for the archaeological remains to be left in situ without harm;
or*

b) if the preservation of the archaeological remains in situ is not feasible and their retention in situ is not justified, taking into account their importance and the need for development, provision is made for the remains to be excavated, recorded and where

appropriate removed prior to the commencement of the development.

Planning permission will be granted for development which can satisfactorily safeguard and incorporate archaeological sites and features and thereby achieve amenity, recreational and educational benefits for the local community.

2.92 Where an archaeological interest exists and development is approved, the Council may require a watching brief or further excavation to be undertaken during development. As a consequence, it may seek alterations to the development to minimise the impact on the archaeological interest.

1.3 Aims and Objectives

The primary aim of this report is to provide a professional assessment of the archaeological potential of the site. This follows the Government guidance in PPG 16 by presenting a synthetic account of the available archaeological and historical data and its significance at an early stage in the planning process. The report will provide the evidence necessary for informed and reasonable planning decisions concerning the need for further archaeological work. The information will allow for the development of an appropriate strategy to mitigate the effects of any future redevelopment on the archaeology, if this is warranted.

In accordance with PPG 16, the report presents a desk-based evaluation of existing information. It additionally follows the Institute for Field Archaeologists (IFA) *Standard* definition of a desk-based assessment (IFA 2001). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a regional and national context. It also aims to define and comment on the likely impact of redevelopment on the surviving archaeological resource.

The IFA *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with PPG 16, this desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration and, if warranted by the archaeological potential, may lead to evaluation by fieldwork within the defined development area.

1.4 Methodology

The format and contents of this report are an adaptation of the standards outlined in

the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA 2001). The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historic maps, and has been supplemented with a site visit. The format of the report is adapted from an Institute of Field Archaeologists *Standard Guidance* paper (IFA 2001).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Site visit

The principal sources consulted in assessing this site were:

- The Leicestershire County Historic Environment Record
- The Leicestershire, Leicester and Rutland Record Office.
- The National Monuments Record, Swindon.
- The Archaeology Data Service.

The Leicestershire County Historic Environment Record holds details of all known archaeological and historical sites, including references to published and unpublished sources, aerial photographs, and the relevant English Heritage lists.

The Leicestershire, Leicester and Rutland Record Office contains copies of the historic maps and various antiquarian and documentary sources. The National Monuments Record includes aerial photographs and retains details of some of the archaeological sites, but generally the information duplicates the material in the Historic Environment Record.

The Archaeology Data Service is an on-line searchable database that provides information and references about some of the known archaeology.

One of the aims of the report is to identify appropriate archaeological response/s. Therefore, consideration has been given to the need for further archaeological work which will ensure the adequate recording and/or protection of any historic buildings or archaeology on the site. Such strategies might involve further assessment and evaluation by fieldwork. If appropriate, this would provide a record of the historic buildings and allow for the identification and location of potential archaeological deposits on the site and provide the evidence necessary to determine their significance and condition.

There have been no restrictions on reporting or access to the relevant records. The copyright to the Leicestershire County Historic Environment Record and the historic maps is held by Leicestershire County Council.

2 THE SITE

2.1 Location

The Site is located 800m to the north of the centre of Uppingham, in the Rutland

district of Leicestershire. It is located immediately to the southeast of the roundabout at the junction of the A47 trunk road and the A6003, an area that is being developed and is known locally as Uppingham Gate.

The Site lies within the parish of Uppingham and is centred at NGR SK 8652 0053. Figure 1, below shows the location of the Site within Rutland and figure 2, below, is an extract from the Ordnance Survey Explorer Map, sheet 234, showing the location of the Site.

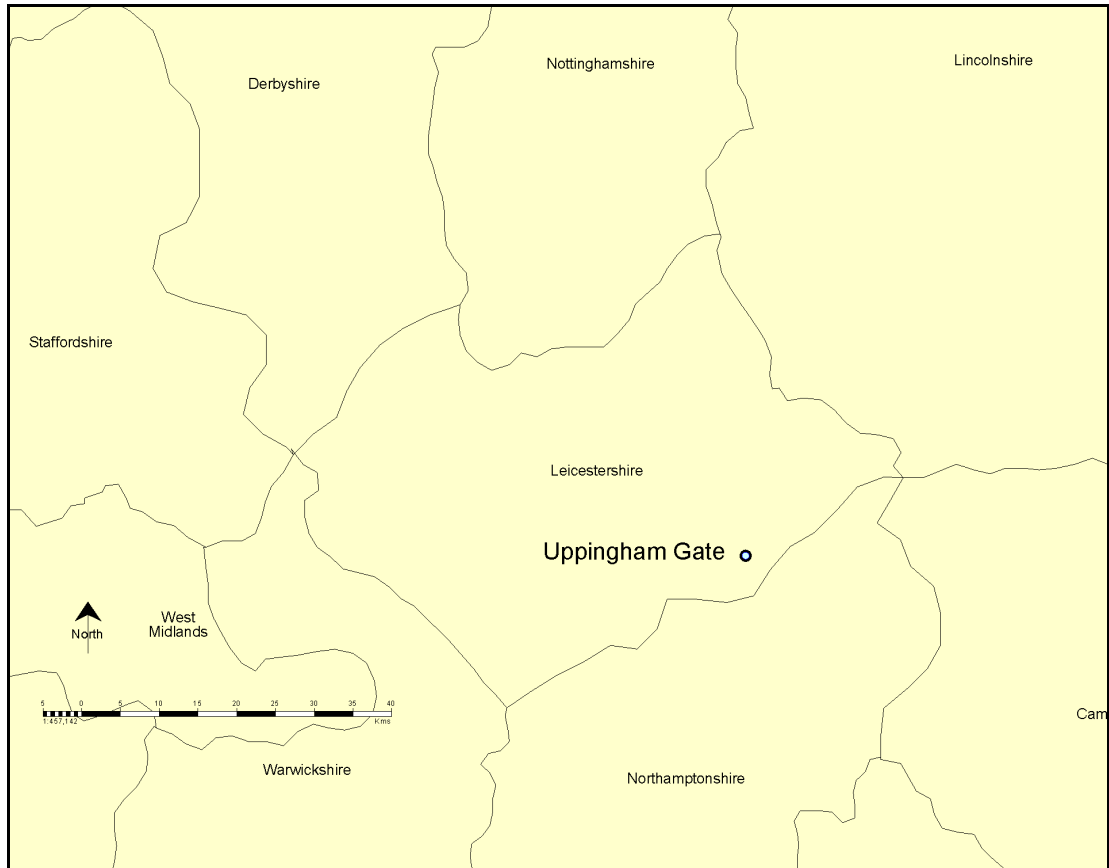


Figure 1. The location of Uppingham Gate

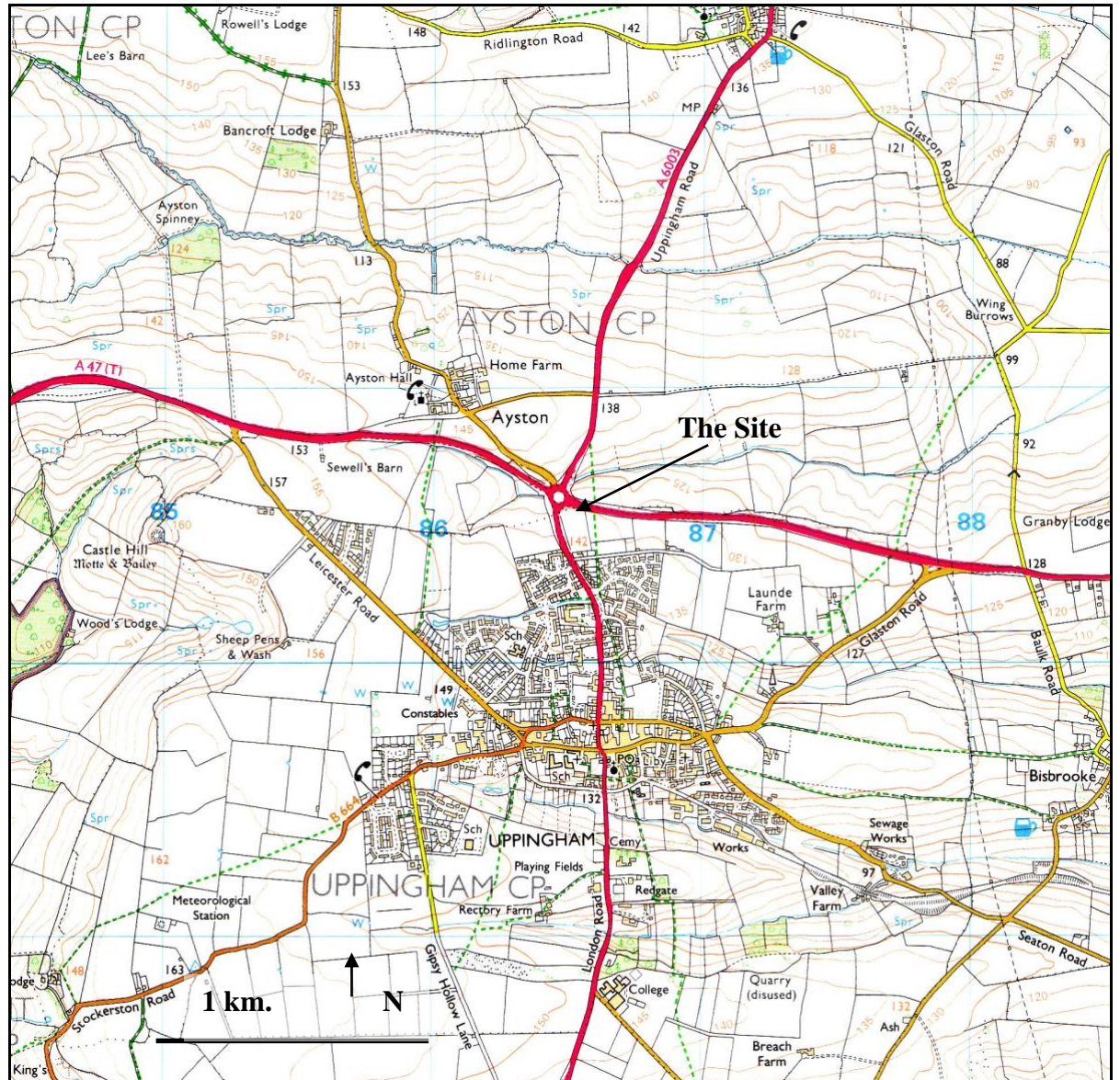


Figure 2. Extract of the Ordnance Survey Explorer map, sheet 234, 2003.

2.2 Description

The Site comprises an area of permanent pasture covering 1.0525 hectares on ground that slopes gently toward the north. In the centre of the Site is a pumping station with an access road from the south. There is a drainage balancing pond in the northwest corner. Figure 3 below is an extract from the site plan and shows the layout and extent (outlined in red) of the Site and its position relative to the A 47 trunk road and roundabout. Figure 4 is a photograph of the Site, taken from the central point on the western boundary looking towards the east.

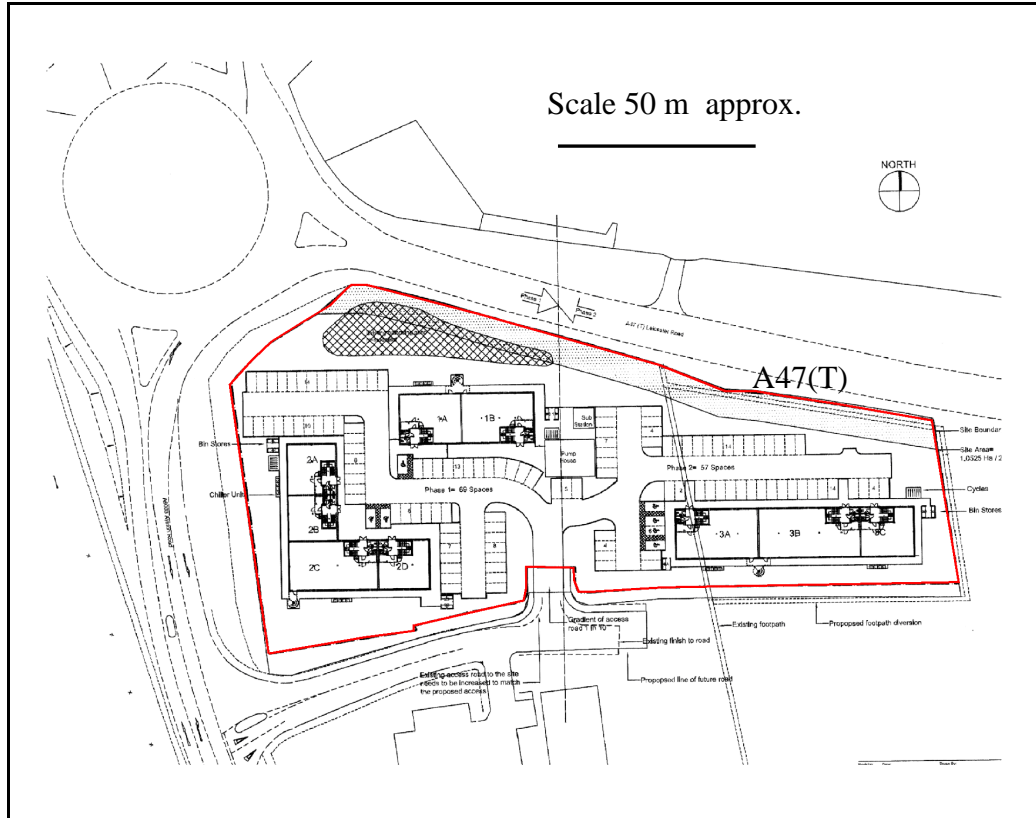


Figure 3. An extract from the site plan.



Figure 4. A view of the Site, looking from the western boundary towards the east.

2.3 Topography

The Site is situated on permanent pasture, 100m to the south of a stream valley, a tributary of the River Chater. It is located on the same plateau occupied by the village of Uppingham and is approximately 137m above Ordnance Datum. The ground slopes gently from the southern boundary of the Site towards the north.

2.4 Geology

The geology of the Uppingham area comprises Upper Lias, of the Jurassic period overlain in parts by Inferior Oolite. The Upper Lias consists mainly of clays which form steep slopes beneath the escarpment formed from the Inferior Oolite. Examination of sheet 157 solid and drift geology map (Geological Survey of Great Britain, 1974) shows that the Site lies over the Upper Estuarine Series of the Great Oolite series, and a boundary with the Clays of the Upper Lias runs east-west, close to the southern limit of the Site.

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND.

The Site lies within the parish of Uppingham and abuts the parish boundary with the Ayston; the benefice of both parishes being combined in 1930.

Both parishes are within the Martinsley hundred which in 1086 comprised the manors of Oakham, Hambleton and Ridlington. Uppingham was probably one of several berewicks or hamlets of Hambleton and Ayston was included with Riddlington.

The Earldom of Warwick held Ayston and Uppingham was thought to have been granted by William the Conqueror, also to the Earl of Warwick.

The parish of Uppingham contains approximately 3620 hectares of land, most of which is on “tableland”. Most of the parish was inclosed in 1770 and additional enclosures were made under Act of Parliament in 1799 when the nearby Beaumont Chase was formed into a parish and its land annexed to Uppingham.

Uppingham is one of only two places within Rutland with the “ingham” formation in its name; the other being Empingham. The name is toponymic rather than a personal name and may mean “dwellers at a place”. The “ing” formation is Anglo-Saxon in origin and the “ham” derives from Old English and the “ingham” formation could signify an early settlement. Other sites in Leicestershire with the “ingham” formation are located close to Roman settlements or roads. (Kuurman, J. 1974-5).

The name Uppingham has developed through time from Yppingham through Uppingeham and Ippingeham and Cox believes it to represent “the village of the Yppingas, the dwellers on the hill” (Cox, B. 2005).

3.1 Known Archaeological Sites.

A gazetteer of the known archaeological sites, from the Historic Environment Record, is given below in section 6.2 and Figure 5 shows the location of the sites.

3.1.1 Palaeolithic period (50000BC – 10000BC).

Four flints comprising an end scraper, two scrapers and a flake were found approximately 450m to the north of the Site. (MLE 9639)

3.1.2 Mesolithic period (10000BC – 4000 BC).

A scatter of Mesolithic flints were found by fieldwalking in the area to the west of Firs Avenue, centred 410m to the southwest of the Site (MLE 8482). The artefacts included blades, cores and microliths. (See also TLAHS, 75, 2001, pp161-162)

A flint scatter, containing implements attributable to this period have been found 450m to the north of the Site (MLE 9638).

An extensive collection of over 600 items of worked flint (MLE 10451) and chert has been found during field walking in a field to the south of the A47 and centred 380 m to the northwest of the Site. Diagnostic material from this collection indicates an early Mesolithic date (10000BC – 7000 BC).

3.1.3 Neolithic period (4000BC – 2500BC).

A Neolithic flint leaf shaped flint arrowhead has been found approximately 190m to the southwest of the Site (MLE 7321). (Further information on the arrowhead is given in TLAHS, 53, p91.) A scatter of flints, 450m to the north of the Site contained some Neolithic material (MLE 9638).

There is a possible late Neolithic / early Bronze Age pit circle (MLE 9644) located 320m to the southwest of the Site. This was identified by geophysics but later evaluations were inconclusive.

3.1.4 Bronze Age. (2500BC – 800BC).

Bronze Age implements have been found associated with other prehistoric material (MLE9638) 450m to the north of the Site.

To the west of Firs Avenue, 410 m to the southwest of the Site, a scatter of Bronze Age flint including an awl, scraper, and knife, have been found suggesting an occupation site (MLE 8483).

3.1.5 Iron Age (800BC – 43 AD).

To the west of Firs Avenue, 470m to the southwest of the Site, pit alignments of an Iron Age date have been located using geophysics and evaluated (MLE 8484).

3.1.6 Unspecified Prehistoric Archaeology.

Two circular pits containing late prehistoric flints (late Neolithic – Bronze Age) have been recorded to the west of Firs Avenue (MLE 9643), 320m to the southwest of the Site.

3.1.7 The Romano British Period (43 – 409 AD).

Eleven Roman pot sherds have been found spread over a field, approximately 380m to the north of the Site. (MLE9640).

A possible Roman period ditch has been located by geophysics 290m to the southwest of the Site (MLE 9642) and nearby geophysics and evaluations have shown there to be Roman period activity (MLE 9645)

An extensive scatter of Roman pottery and a dinarius was found to the southeast of Ayston, centred approximately 400m to the northeast of the Site (MLE 9907). In 1814, in a wood near to Uppingham a hoard of 600 Roman silver coins were found. No further detail is available (TLAHS, 53, 1977-8, p4).

3.1.8 Early Saxon Period (410 AD to 649AD).

Two glass beads of a probable early Anglo Saxon date, were found with a slight scatter of early Anglo-Saxon pottery (see below). It is thought that they may represent a female burial (MLE9910). This find is located 520m to the northeast of the Site.

Four small scatters of early Anglo-Saxon pottery, thought to represent a spread out settlement (MLE9909), have been found approximately 580 m to the northeast of the Site.

3.1.9 Other known archaeology.

Large quantities of iron tap slag, dated to pre 1500 AD has been recovered from a location to the south east of Ayston and 390m to the northwest of the Site (MLE 9641). These finds are co-located with the finds of Roman pottery described above (MLE 9640).

3.2 Listed and Historic Structures.

There are no listed or historic structures within the area of interest.

3.3 Historic Parks and Gardens.

There are no Historic Parks or Gardens in the vicinity of the Uppingham Gate site.

3.4 The Documentary Evidence

No documentary evidence specifically applying to the area of the Site has been found.

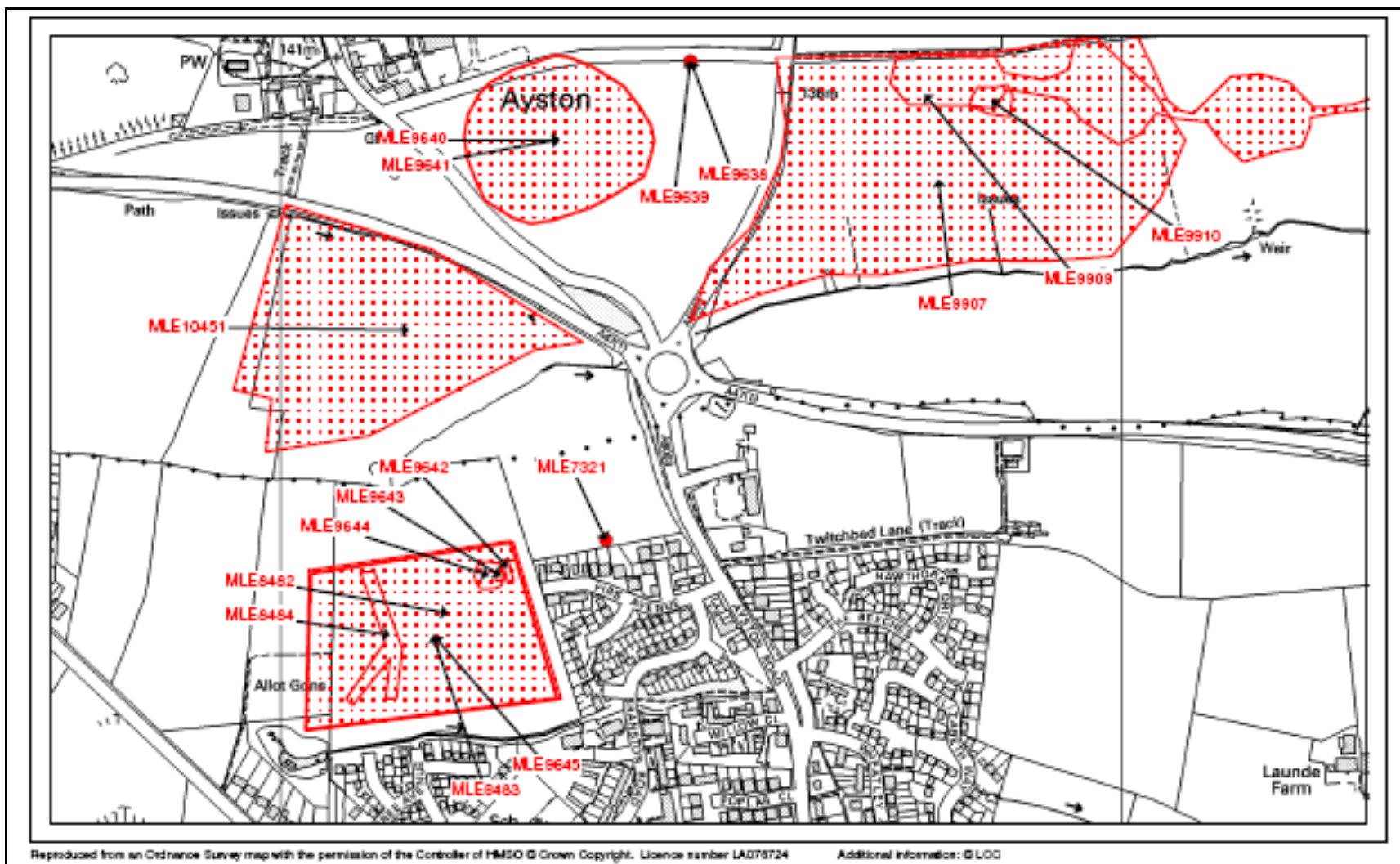


Figure 5 An extract of the Historic Environment Record showing the location of known archaeology. Full details in section

3.5 The Cartographic Evidence

The table presented in section 6.4 below lists all the historic maps that were inspected during the research into the Site.

The 17th century maps and 18th century maps show little detail in the areas away from the settlements. However they do show the settlements of Uppingham, Ayston and the road network in the area and they do not indicate any buildings in the vicinity of the Site.

Similarly the enclosure map (1804), J. Neeles map of Rutland (1818) and the first edition Ordnance Survey (1886) all indicate that that the area around the Site was agricultural land throughout this period. This situation continues through the 20th century, evidenced by the 2nd edition Ordnance Survey (1904), the SK8600 sheet (1993) and more recent mapping.

The enclosure map does indicate that fields in the immediate vicinity of Uppingham were enclosed prior to 1804 and are denoted as “Old Enclosures” on this map. The “Old Enclosures” are the field inclosed by Act of Parliament in 1770 and the 1804 map show the later inclosures under the Act of 1779. At this time the field where the Site is located were part of a freehold belonging to Thomas Barfoot and comprising approximately 8 acres and was adjacent to the Uppingham to Oakham turnpike road.

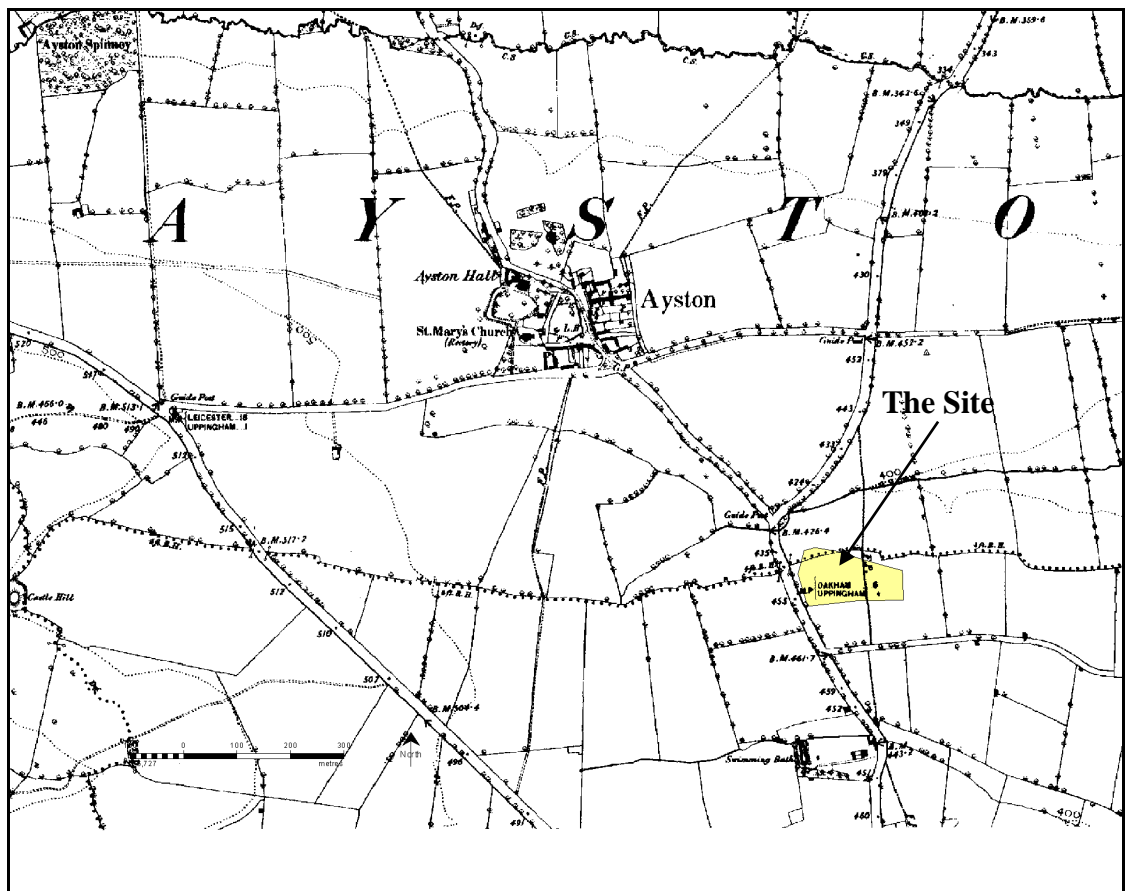


Figure 6. An extract from the 1st ed. OS map showing the Site's approximate location.

3.6 The Aerial Photographs

A search of the National Monuments Record archive of aerial photography identified 61 vertical prints derived from 14 sorties and 14 oblique photographs. Of these, 30 photographs covered the Site and its immediate vicinity and these are detailed in section 6.5 below.

Photographs CPE/UK/1891, frames 3068 and 3069 show that the area around the Site had ridge and furrow in 1946. The ridge-to-ridge distance being approximately 7.5 m this has been confirmed with photograph OS/67143, frame 603 and 604 from 1967. However there is no sign of the ridge and furrow in photograph OS/77137, frames 342 and 343.

Photographs CPE/UK/1925, frames 4152-4155, show some very faint rectangular patterns, possibly field systems aligned east-west across parts of the Site. They are approximately 40m by 20 m. Similar faint patterns can be seen in a field 1.4 km. to the west on the oblique photographs SK8500/14, SK8500/24, SK8500/25,

Ridge and furrow is also evident in surrounding fields to the Site and especially 100m to the west where there are remnants of “S” shaped ridges, approximately 7.5m wide; these being visible in 1973 on the photograph OS/73001, frame 9. Similarly, 350m to the southwest of the Site “S” shaped ridges can be seen on the 1965 photography, MAL.65020, frames 78, 87, 88 and 89.

By comparing OS/77136 frames 342&343 with OS/82188, frames 4-6, it is possible to determine that the A47 trunk road (Uppingham bypass) was constructed between 1977 and 1982 and that temporary buildings and a compound were constructed on the north west corner of the Site, probably associated with the road building. An extract from OS/82188, frame 5 is shown in figure 7, below. These temporary buildings had been removed by 1992 and the site returned to pasture. (OS/92081, frames 142, 143).



Figure 7. An aerial photograph showing the site and the temporary buildings. OS/82188 frame 5, 28/8/1982.

4 DISCUSSION

4.1 The Potential of the Site.

A large number of Mesolithic flints have been recovered from a field 100m to 400m to the west of the Site. Topographically the field is similar to the Site in that it is on a north facing gentle slope to the north of the plateau to the south. The finds may well be in this area as a result of solifluction from the higher ground and as such there is a high probability that similar finds may occur over the area of the Site.

A number of Roman pottery spreads and a coin have been found to the north and northeast of the Site, however these locations are on the north side of the river valley that separates them from the Site. This together with other Roman period finds closer to Uppingham and the evidence presented in the formation of the Uppingham name suggests that there is Roman period settlement in the area. However it is considered that there is a low probability of this occurring on the Site due to its location.

There is a clear focus of activity to the west of Firs Avenue, Uppingham, (NGR SK8620 0040) with indications of occupation spanning the Bronze Age through to the Roman period. Mesolithic and Neolithic artefacts have also been found within this area. This area is on the highest parts of the plateau, at around 150m above ordnance

datum, and at a point where the slope breaks to the north. The Site is located approximately 300m to the northeast of this focus and it is also on lower ground that slopes to the north and it is therefore considered that there is a low probability that similar activity will be found on the Site.

The Site is located 850m to the north of the centre of Uppingham, well outside the limits of any Anglo-Saxon or medieval settlement associated with the village. There is evidence that the Site was one of the open strip fields of the village and therefore there is very low probability of any archaeology from this period being located there.

4.2 The Impact of Previous Development and Land-Use on Potential Remains.

Other than the temporary buildings probably associated with the construction of the A47 trunk road there is no evidence for any buildings on the Site. The cartographic evidence suggests that there has been no building on the Site since at least the mid 17th century and probably from a much earlier period. However, the aerial photographic evidence indicates that there were temporary buildings and compound build between 1977 and 1982 and removed before 1992.

Evidence from aerial photography and confirmed by the Historic Environment records indicate that the Site had ridge and furrow across most of the area, aligned in a north-south direction. This is the remains of the strip field system within the open field of Uppingham. Had there been any surface or shallow archaeology on the Site then it would have been damaged or removed by ploughing in the medieval and post-medieval period. Aerial photographs show that this area was under pasture in the mid-20th century and that subsequent ploughing removed the ridge and furrow features, further damaging or destroying surface or shallow archaeology.

Approximately 7% of the Site has already been developed in the form of a drainage balancing pond and a pumping station, both constructed in the later part of the 20th century. It is likely that any archaeological evidence, if any, has been removed or destroyed.

The Site plans indicate that at least 4 major drains have been installed on the Site in the recent past. There are two 150mm and a 450mm running from the south to the pumping station and a 450mm drain running from the pumping station to the drainage balancing pond. The installation of these drains would have had a substantial impact, over a small area on any buried archaeology that may have been present.

4.3 The Impact of Redevelopment on Potential Remains.

New building on the proposed Site will cover approximately 17 % of the surface area, with their footings being the most damaging to any buried archaeology that may be present. Additionally related new services will have an impact on any buried archaeological

Car parking areas and access roads account for around 30 % of the Site area and this element of the development potentially will have the less impact than the buildings on potential remains. However this depends on the proposed level of impact in relation to the level of any archaeological remains that are present.

5 CONCLUSIONS

Mesolithic flints have been found in large quantities within 100m of the Site in areas of a similar topography and there is a high probability that similar material will be found in the topsoil.

The Site is close to areas of significant activity, to the west of the village, spanning the Bronze Age to Roman period, however the topography of the Site is very different to the areas of activity and there is a low probability of this activity extending to the Site.

Significant scatters of Roman period pottery to the north and the southwest of the Site, together with the Uppingham place name evidence suggests a Roman settlement in the area. The Site is separated from much of the Roman finds areas by a river valley to the north. Field walking close to the Site and south of this valley has not reported any Roman period finds but large amounts of prehistoric flints. This suggests that if there is a Roman period settlement in the area is more probably located to the north of the Site.

The site has probably been used as for agriculture from at least the medieval period, initially as strip fields within the open field system of Uppingham and since around 1800 as inclosed fields.

Saxon and Medieval settlement appears to be located close to the centre of the village and as the Site is located on the northern boundary of the parish it is unlikely that any settlement occurred in the vicinity during this period. With the exception of temporary buildings during the early 1990s there is no evidence for any buildings on the Site. In the later part of the 20th century a pumping station was constructed and office development was constructed on the Site's southern boundary around 2003.

There is a low probability of finding any significant buried archaeology and any surface features, including ridge and furrow appear to have been destroyed by ploughing in the later half of the 20th century.

6 BIBLIOGRAPHY AND SOURCES CONSULTED.

6.1 Books and Documents.

(The abbreviation TLAHS is used for "The Leicestershire Archaeological and History Society Transactions")

Cox, B., 2005. *A dictionary of Leicestershire and Rutland Place Names*.

Geological Survey of Great Britain (England and Wales), Sheet 157, 1:50000, 1974.

Jamison, M. 1935, "Uppingham" in W. Page (ed.), *The Victoria County History of the Counties of England, Rutland*, **3**, 95-103.

Kuurman, J. *English Place Name Society Journal*, **7**, 1974-5, pp.11-44.

Leicestershire County Council. 2005, *Leicestershire, Leicester and Rutland structure Plan. 1996 – 201.*

Rutland County Council, 2001. *Rutland Local Plan*

TLAHS, 53. 1977-8, p.4, p.91.

TLAHS, 75. 2001, pp 161-162.

6.2 Gazetteer of Known Sites from the Historic Environment Record.

HER Ref.	NGR	Description
MLE 7321	SK8641 0039	3 Rutland Close. A Neolithic arrow head found in a garden
MLE 8482	SK 86225 00293 (point)	West of Firs Avenue. A scatter of Mesolithic flints; Blade, Core and Microliths.
MLE 8483	SK 86207 00265 (point)	A scatter of Bronze Age flint, suggesting occupation. Comprising an Awl, plano convex knife, retouched blade and a scraper.
MLE 8484	SK 86153 00274 (point)	Pit alignments seen in a geophysical survey and subsequently evaluated and shown to be of Iron Age date.
MLE 9638	SK 86503 00958 (point)	“Parliament”, southeast of Ayston. A flint scatter of early Mesolithic to late Bronze Age date.
MLE 9639	SK 86502 00959 (point)	“Parliament”, southeast of Ayston. Several flakes of possible Upper Palaeolithic date. Comprising an end scraper, two scrapers and a flake.
MLE 9640	SK 86348 00864 (Centroid 226m x 200m)	“Parliament” southeast of Ayston. Roman sherds (11) found spread over the field. May suggest a site nearby.
MLE 9641	SK 86348 00864 (Centroid 226m x 200m)	“Parliament” southeast of Ayston. Large quantities of iron tap slag date to pre AD 1500.
MLE 9642	SK 86292 00356 (point)	West of Firs Avenue. Possible pit circle recorded by geophysical survey.
MLE 9643	SK 86284 00346 (point)	West of Firs Avenue. Two circular pits containing late prehistoric flint in the fill.

MLE 9644	SK 86261 00344 (point)	West of Firs Avenue. Possible late Neolithic / early Bronze Age pit circle located by geophysics.
MLE 9645	SK 86202 00273 (point)	West of Firs Avenue. Geophysics and evaluations have shown Iron Age and Roman activity across the whole development area.
MLE 9909	SK 86781 00923 (point)	Southeast of Ayston. Four small scatters of early Anglo Saxon pottery, possible representing a spread out settlement.
MLE 9910	SK 86861 00916 (point)	Southeast of Ayston. Two glass beads found within a scatter of pottery. Probably of early Anglo Saxon date.
MLE 10451	SK 86171 00637	South of the A47. Over 600 pieces of worked flint and chert found during field walking. Diagnostic material included 12 points, 3 microliths, 6 crested blades and 5 crested bladelets. Probably an Early Mesolithic site.

6.3 Historic Maps

Date	Description
1612-1616	Rutlandshire, J. Speed. Leicestershire County Record Office. Scale approx 2miles: 1 inch
1648	Map of Rutland, Rutlandia Comitatus, J. Blaeu. Leicestershire County Record Office. Scale approx. 2miles: 1 inch
c 1780	Comitatus Rotelandiae Tabula Nova. Sold by Swales and Churchill. Ref. DE 3013/72 County Record office. Scale 3miles: 2 ½ inches.
1786	Map of Rutland. Ref. 9D49/40, Leicestershire County Record Office. Scale approx. 5 miles: 1 inch
1804	Enclosure Map of Uppingham including Beaumont Chase. Ref. L1975.62, Leicestershire County Record Office
1818	Map of Rutland, J. Neeles. Ref. DE 2063/4, Leicestershire County Record Office. Scale approx. 2 ½ miles: 1 inch.
1886	1 st edition, Rutland Sheet XIII.6, Ordnance Survey. Scale 1:2500
1904	2 nd . Edition, Rutland Sheet XIII.6, Ordnance Survey. Scale 1:2500
1993	Sheet SK 8600, 1:2500, Ordnance Survey. Scale 1:2500

6.4 Aerial Photographs Consulted (National Monuments Record)**6.4.1 Vertical Aerial Photography**

Sortie No.	Library No.	Frame Nos.	Date	Scale
RAF/CPE/UK/1891	534	3068, 3069	10/12/1946	1:9840
RAF/CPE/UK/1925	549	4152 - 4155	16/01/1947	1:9840
RAF/540/533	1179	4043, 4045, 4052,4053	15/06/1951	1:4980
MAL/65020	4303	077, 078, 087, 088, 089	31/03/1965	1:3000
MAL/73004	7001	26	09/02/1973	1:15000
OS67143	9248	603, 604	05/06/1967	1:7500
OS73001	10389	9	02/03/1973	1:7500
OS77137	12273	342, 343	04/09/1977	1:7600
OS82188	12981	004 - 006	28/08/1982	1:7700
OS92081	13935	142, 143, 181, 182	04/05/1992	1:8200

6.4.2 Oblique Aerial Photography

NGR Index No.	Accession No.	Frame No.	Date.
SK8500/24	JAP 1340	10	25/07/1975
SK8500/25	JAP 1340	11	25/07/1975