

Leicestershire County Council, Historic & Natural Environment Team: Archaeological Comments:

Uppingham Neighbourhood Plan: Archaeology and the Historic Environment

Non-designated Heritage Assets comments

Comment 1

Policy C&CH2 (page 38) states the following

(3) Proposals affecting archaeological sites and areas of archaeological potential, or their settings, should demonstrate that they:
(a) have taken into account the impact on above and below ground archaeological deposits, as recorded by Historic England and Rutland/Leicestershire County Councils;
(b) identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost; and
(c) include an appropriate desk-based assessment or, if necessary, a field evaluation. Measures should be taken to minimise impacts of development upon the historic landscape character of the area.

The policy is not supported by any list of locally significant heritage assets. It is recommended that in addition to the Leicestershire & Rutland Historic Environment Record (HER) referenced in the supporting information, the NP seeks to identify locally significant heritage assets. These may include assets recorded on the HER, but may additionally identify other features/buildings, structures. For example historic buildings recognised by the local community, which have not afforded the protection of listing,. Whether including existing sites or identifying new assets, the list should clearly identify the asset name, location and heritage significance to the community. It is of particular value to understand the locally communities perspective and understanding of its heritage and its constituent heritage assets.

They really need to identify which assets

- a. Exist as monuments (exclude documentary/finds etc)
- b. State what is valuable about them ('supporting evidence')
- c. Map them (avoid confusion & easier for HER then planners to flag up)

In the SEA (p10) it is acknowledged that there is a lack of supporting evidence and suggests the NP is an opportunity to develop "further understanding" of the historic environment.

- As the Uppingham Conservation Area does not have an appraisal or plan, the UNP should seek to understand the special character and significance of the conservation area in light of any proposals which come forward within or within its setting.

This is again reiterated on page 13 where non-designated assets are specifically mentioned.

A number of local heritage studies have been undertaken of Uppingham, and historic mapping is available.

Comment 2

Policy TC2 (page 40) in relation to the Market Place.

Policy TC2: Protecting and enhancing the role of Uppingham Market Place

Development proposals to enhance the appearance, functioning and role of Uppingham Market Place will be supported, provided that they do not have an adverse effect on heritage assets, parking provision and traffic/pedestrian safety. Developments which would adversely affect the heritage and character of Market Place and its critical role at the heart of the community, will be resisted.

The identification of the market place as a key component of the historic townscape is welcomed, however the asset is not clearly defined nor is a plan provided. Without definition in plan form, and an explanation of its significance to the community, it is difficult to identify how it might be best addressed through the development management process.

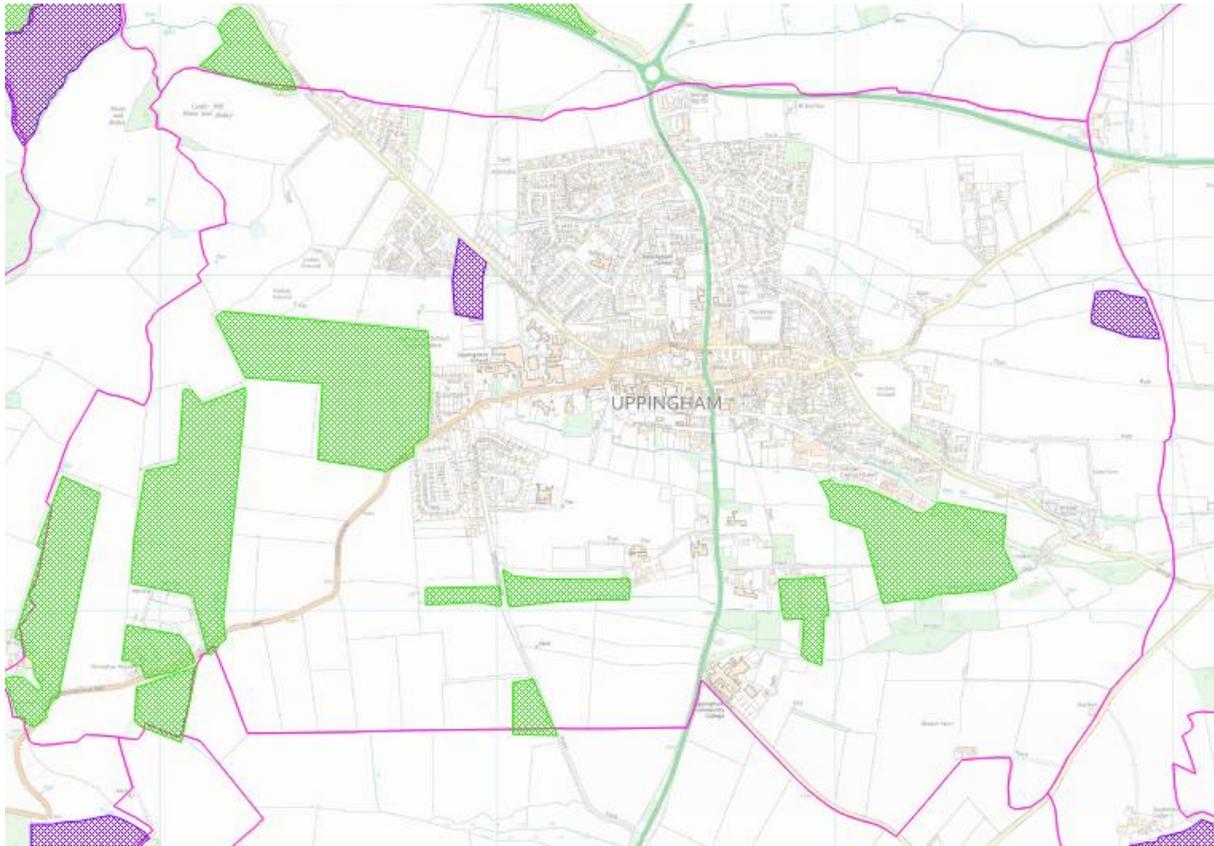
It is noted that the Market Place, church, school and pinfold form a tight coherent group of heritage assets. A useful reference includes:

ROGERS, ALAN: 2003: THE MAKING OF UPPINGHAM as illustrated in its topography and buildings.
<http://www.uppinghamhistory.org.uk/pubs/mofu.pdf>

- The layout of Uppingham along the east-west road from Stamford to Leicester was changed in the thirteenth century by the addition of a planned market place.
- ...Historic maps of Uppingham exist, including the 1804 enclosure award, and a town plan of 1839, followed by various OS maps and plans. Shows the encroachment on the Market Place.
- Uppingham had a market charter in 1281 (Victoria County History (VCH)); however common for such charters to be given to places where a market already existed.
- The layout of the town suggests a planned market town; and on the basis of other such planned towns, Rogers suggests market dates to the early thirteenth century or even the end of the twelfth century rather than the end of the thirteenth century.
- The original market place was bigger than today, with the original area having been encroached upon, probably reflecting the establishment of permanent shops where temporary structures would originally have existed. It is likely that the properties along the west side are encroachments. Sources suggest the former existence of a market hall with a town room above it in the middle of the Market Place according to one source (VCH).

Comment 3

The NP makes no reference to the existence of ridge and furrow earthworks across the parish, the tangible evidence of the former medieval and post-medieval arable cultivation. Some examples can be found in *Turning The Plough* Historic England (2001). Supporting LiDAR topographic evidence can be reviewed on line, but to be fully reviewed, it would need 'ground truthing'.



The need to 'conserve & enhance local identity' in the landscape is again mentioned in the SEA (page 14)

SEA theme	SEA objective	Assessment questions (will the proposal help to...)
Landscape and townscape	Protect and enhance the character and quality of the immediate and surrounding landscape and townscape.	<ul style="list-style-type: none"> • Protect and enhance the local landscape and townscape character, key sensitivities and features, and quality of place? • Conserve and enhance local identity, diversity, and settlement character? • Protect visual amenity and locally important views in the neighbourhood area? • Support the integrity of the landscape in the neighbourhood area in accordance with current and emerging evidence base documents?

Comment 4

This is just reiterating Comment 1 observations but is in a separate document.

The Strategic Environment Assessment (SEA). The SEA is very much relying on current protections (Designated Assets & the planning process). They even point out that there are 231 local records within the Designated Area on the Heritage Gateway but a quick scan of the centre of Uppingham

suggests it is virtually only designated assets that are on the HER (see below – area east of Orange St. Listed buildings vs 1884 OS – mostly surviving!).

