

**SOUTH NORFOLK VILLAGE CLUSTERS HOUSING
ALLOCATIONS PLAN
HERITAGE IMPACT ASSESSMENTS**

Introduction

What is the purpose of a heritage impact assessment?

The National Planning Policy Framework (NPPF) Glossary defines heritage assets as being *“a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”*. All heritage assets have a significance, and it is the purpose of a heritage impact assessment to explore the significance of the identified heritage assets in order to understand what impact new development may have on them. In accordance with paragraph 199 of the NPPF great weight is to be given to the conservation of a heritage asset, noting that the more important the asset the greater the weight that should be afforded to its conservation. Any harm or loss to a designated heritage asset (including its setting) requires clear and convincing justification, and in some cases should only occur in wholly exceptional circumstances.

The setting of a heritage asset can contribute to its significance. Where appropriate consideration must be given to the setting of the identified heritage asset and how this influences our understanding of its importance. The relationship between heritage assets can also impact on our understanding of the past and therefore can play an important role in their significance. The significance of a heritage asset and its setting is not dependent on public access to it and in some instances heritage assets may remain buried underground.

Existing and new development can have an impact on heritage assets, both positive and negative. The following heritage impact assessments seek to better understand the impact of proposed housing site allocations within the South Norfolk Village Clusters Housing Allocation Plan (VCHAP) on identified heritage assets and their settings. Some of these assets may be adjacent to a site whilst others may be at some distance, but it has been recognised that development could affect the wider setting of the heritage asset. The role of these heritage impact assessments is to:

- identify key heritage assets and settings that may be affected by new development on sites considered for inclusion within the VCHAP;
- understand the significance of the heritage asset, including the features that contribute to its significance;
- explore the impact of development on the significance of the heritage asset and/or the setting;
- consider possible mitigation measures or enhancement opportunities that may arise from the proposed development; and
- determine the impact new development would have on the heritage asset with mitigation measures in place.

Understanding the potential impact of new development on an identified heritage asset is an important part of the site assessment process and will help to shape both the final site selections and any subsequent site-specific policy wording.

How have these assessments been prepared?

An initial review of the impact of development on identified heritage assets was undertaken during the early site assessment stage (summer/autumn 2020) by the Council's Senior Conservation and Design Officer. Comments were also received at an early stage from Norfolk County Council's Historic Environment Service as part of a formal Technical Consultation in summer 2020 - these latter comments specifically related to the archaeological importance of a site. Comments received from the technical officers formed an important part of the initial site selection process and were included in the Regulation 18 site assessment forms which were published as part of the evidence base to the VCHAP. Through the Regulation 18 consultation (June – August 2021) Historic England provided detailed comments on the Preferred and Shortlisted sites and it is on the basis of these comments that many of the following sites have been identified as requiring a more detailed understanding of the impact of the proposed allocation on the significance of designated heritage assets. In addition to the heritage asset(s) identified by Historic England as being of particular importance in proximity to a proposed site, additional heritage assets may have been identified utilising both the 'Norfolk Heritage Explorer' tool on the Norfolk County Council webpages and the 'National Heritage List for England' published by Historic England. The Council's own Conservation Area Statements have also been an important source of information.

As part of the Regulation 18 consultation an additional Call for Sites also took place. This resulted in several new sites being promoted for consideration and these were assessed in accordance with the Council's original site assessment criteria. Those that were assessed as being suitable for further consideration were included in the sites that were subject to heritage impact assessments, if an identified heritage asset was noted as being present.

The heritage impact assessments undertaken by the Council to support the production of the VCAHP have been prepared as tools to identify the designated heritage assets and provide an initial assessment of the impact that development may have on the significance of the asset and/or its setting. Further detailed heritage impact assessments may be required at the subsequent planning application stage, building upon these initial statements, once further information about a proposed scheme is known. Therefore, whilst these heritage impact assessments are considered to be a key part of the assessment process it is anticipated that in some locations developers may be required to undertake further assessments to support site specific proposals.

Identification of the significance value of a heritage asset can be a value judgement and the following classifications have been used to assess their significance:

HIGH – Heritage assets of international or national significance and/or of extraordinary merit. This can include Grade I and Grade II* listed buildings and Scheduled Ancient Monuments.

MEDIUM – Heritage assets that are considered important at a national or regional level due to their special interest. This can include Grade II listed buildings and Conservation Areas.

LESSER – Locally important heritage assets, including historic townscapes (outside of Conservation Areas).

NEGLIGIBLE – Heritage assets of limited local importance with little special interest.

UNKNOWN – The importance of the heritage asset has not been determined.

Following this categorisation, the potential impact of the proposed development on the heritage asset has also been considered and has been determined as falling into one of the categories listed below. Impacts could be either positive or negative and this is reflected in the individual heritage assessments. These impacts are then reconsidered with identified mitigation/enhancement measures in place.

MAJOR IMPACT

MODERATE IMPACT

MINOR IMPACT

NEUTRAL/ NO CHANGE

A final review of the findings determines the end impact on the identified heritage asset, as well as any implications for subsequent site-specific policy criterion. As appropriate these conclusions may then be taken through to the final site policy allocation text.

List of sites subject to a Heritage Impact Assessment

A full list of all of those sites that have been subject to a heritage statement follows below. For ease of reference these sites have been listed alphabetically by settlement name and include the original site reference (as used in the Site Assessments and the Regulation 18 consultation), as well as a subsequent allocation reference if the site has been allocated in the Regulation 19, Pre-Submission VCHAP. A total of 31 sites have been subject to heritage impact assessments, of these 21 sites have been selected for allocation in the VCHAP and 3 smaller sites (for fewer than 12 dwellings) have been included as extensions to the existing settlement limits – all of these sites are highlighted in red text in the following list.

SETTLEMENT	ALLOCATION REF.	SITE REF.	ADDRESS
Barford	VC BAR1	SN0552REVB	Land at Cock Street and Watton Road
Bawburgh	VC BAW1	SN4053	Land to the east of Stocks Hill
Bressingham		SN3019	Land west of School Road
Bressingham	VC BRE1	SN4036	Land east of School Road
Brockdish		SN4069SL	Land south of Scole Road
Brooke	VC BRO1	SN0432REVA	Land east of Norwich Road
Brooke		SN5058	Brooke Lodge, west of Norwich Road
Bunwell	VC BUN2	SN0538REV	Land opposite Lilac Farm, Bunwell Street
Earsham	VC EAR1	SN0390REVA	Land east of School Road, Earsham
Geldeston	VC GEL1	SN0437	Land off Kells Way

SETTLEMENT	ALLOCATION REF.	SITE REF.	ADDRESS
Hales	VC HAL1	SN0308	Land off Briar Lane
Haddiscoe	VC HAD1	SN0414	Land south of Haddiscoe Manor Farm
Hempnall	VC HEM1	SN0220SL	Land at Millfields
Hempnall		SN1015	Land adjacent to the primary school, The Street
Little Melton		SN4052	Land south of School Lane and east of Manor Farm Barns
Little Melton	VC LM1	SN5040 and SN5041	South of School Lane and East of Burnthouse Lane
Needham	VC NEE1	SN2065REV	Land north of High Road and east of Harmans Lane
Pulham Market		SN1024	Ladbrookes, Tattlepot Lane
Rockland St Mary	VC ROC1	SN2007 and SN0531 (part)	Land south of New Inn Hill
Rockland St Mary		SN5039	Land south of The Street
Seething		SN0405	Land to the north and south of Brooke Road
Seething	SL extension	SN0406SL	Land to the west of Seething Street
Seething	SL extension	SN0587SL	Land to the west of Seething Street
Spooner Row	VC SPO1	SN0444	Land west of Bunwell Road
Tasburgh	VC TAS1	SN4079	Land north of Church Road and west of Tasburgh School

SETTLEMENT	ALLOCATION REF.	SITE REF.	ADDRESS
Tivetshall St Margaret	SL extension	SN3002SL	Land south of Green Pastures, west of The Street
Wicklewood	VC WIC2	SN4045SL	Land south of Hackford Road
Winfarthing	VC WIN2	SN4055	Land off Mill Road
Woodton		SN0262	Land north of Church Road
Wortwell	VC WOR2	SN2036	Land at the junction of High Road and Low Road
Wreningham		SN2183	Land south of Wymondham Road

Site Details

Site Reference Number:

SN0552REVB (allocation reference VC BAR1)

Site Address:

Land at Cock St and Watton Rd, Barford

Site Size:

0.76Ha

Proposed Housing Numbers on site:

Up to 20

Post-Regulation 18 Consultation Comments

NOTE: This site was promoted for consideration during the Call for Sites that was held alongside the Regulation 18 consultation. The site was subject to a technical consultation post- the Regulation 18 consultation with those comments received reflected below.

Historic England comments at Regulation 18 consultation stage:

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

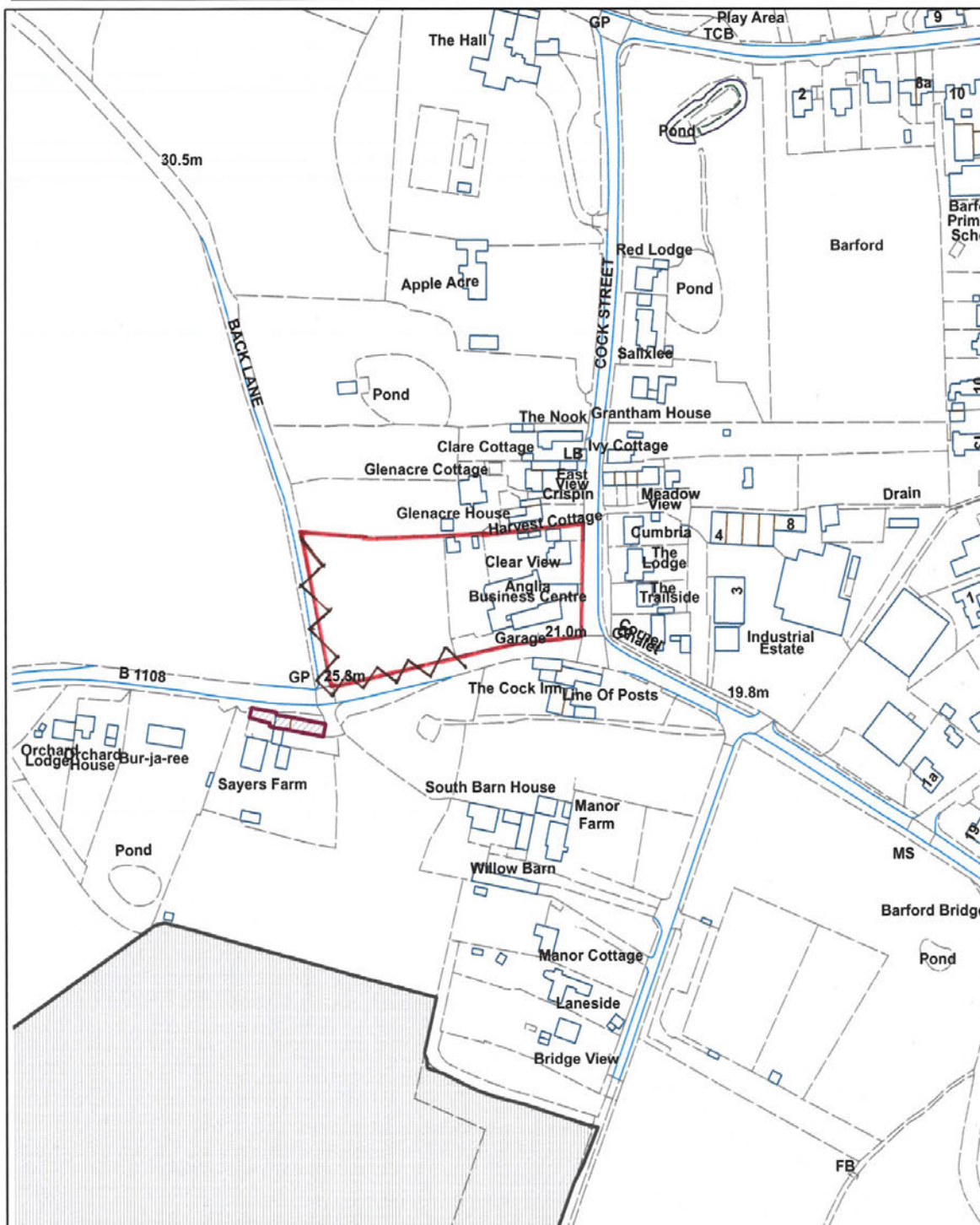
South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

Even with demolition of existing garage and the house 25 does seem quite high for the area? From a townscape point of view redevelopment of the garage could be viewed as a benefit. Addressing Watton Road will be an issue – hedge will need to be retained however highways may also wish for an active

frontage to the road to slow traffic coming into village? – no existing footpaths on road. With hedgeline to the field contains many trees which may be expected to be retained and this will reduce developable area with root protection. With suitable design and retention of hedge won't have that much impact on Sayer Farm as the road strongly separates area + retention of field to north-west.

SN0552REVB

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South Norfolk Council, Cvanet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF THE PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION OR ENHANCEMENT IN PLACE
<p>Sayers Farmhouse Watton Road</p> <p>Grade II C17th and later two storey timber framed farmhouse with a brick rear, a pantiled roof and C20th extensions.</p> <p>List Entry Number: 1373036 HER Reference: 44311</p>	<p>MEDIUM Its significance is derived from its architecture and age.</p> <p>Its immediate setting is protected within its own domestic curtilage to the side and rear. It is visible in the street scene along Watton Road and visible head on from Back Lane to the north but with no longer views.</p> <p>The farmhouse maintains an open setting with the field to the north west, although this site is enclosed by a strong hedge line.</p>	<p>MINOR Located to the south-west of the proposed site facing the road frontage with a small set back and partial hedge. It is part of the street scene on the edge of the village and being a farmhouse, its more open setting to the north-west is significant. It is preserved to some extent with the field opposite and the hedgerow on the site maintains a rural character. It will have a minor impact on the setting of the farmhouse which would be significant if the hedgerow were removed.</p>	<ul style="list-style-type: none"> Retention of hedgerow to maintain rural character 	<p>MINOR: and if the hedgerow is retained then less than substantial harm (low end)</p>

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<p>The Cock Public House Watton Road</p> <p>Non-designated asset Two storey brick, painted white, pantiled roof.</p>	<p>LOW</p> <p>Its significance is derived from its architecture and age and prominent position in the village and its historic use as a public house within the local community.</p> <p>Its curtilage is to each side along the road accentuating its presence as a commercial building at this junction.</p>	<p>NEGLIGIBLE</p> <p>Located to the south of the proposed site facing the garage road frontage.</p> <p>Replacing the older style garage with good quality residential properties will enhance its setting.</p>	<p>None required</p>	<p>Redevelopment of the site has the potential to ENHANCE the setting of the building.</p>

Site Details

Site Reference Number:

SN4053 (allocation reference: VC BAW1)

Site Address:

Land to the east of Stocks Hill, Bawburgh

Site Size:

1.4Ha

Proposed Housing Numbers on site:

35 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets within this site, the site lies immediately to the south of the boundary of the Bawburgh Conservation Area. Any development of this site therefore has the potential to affect the Conservation area and its setting including views into and out of the Conservation area.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the Conservation Area and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

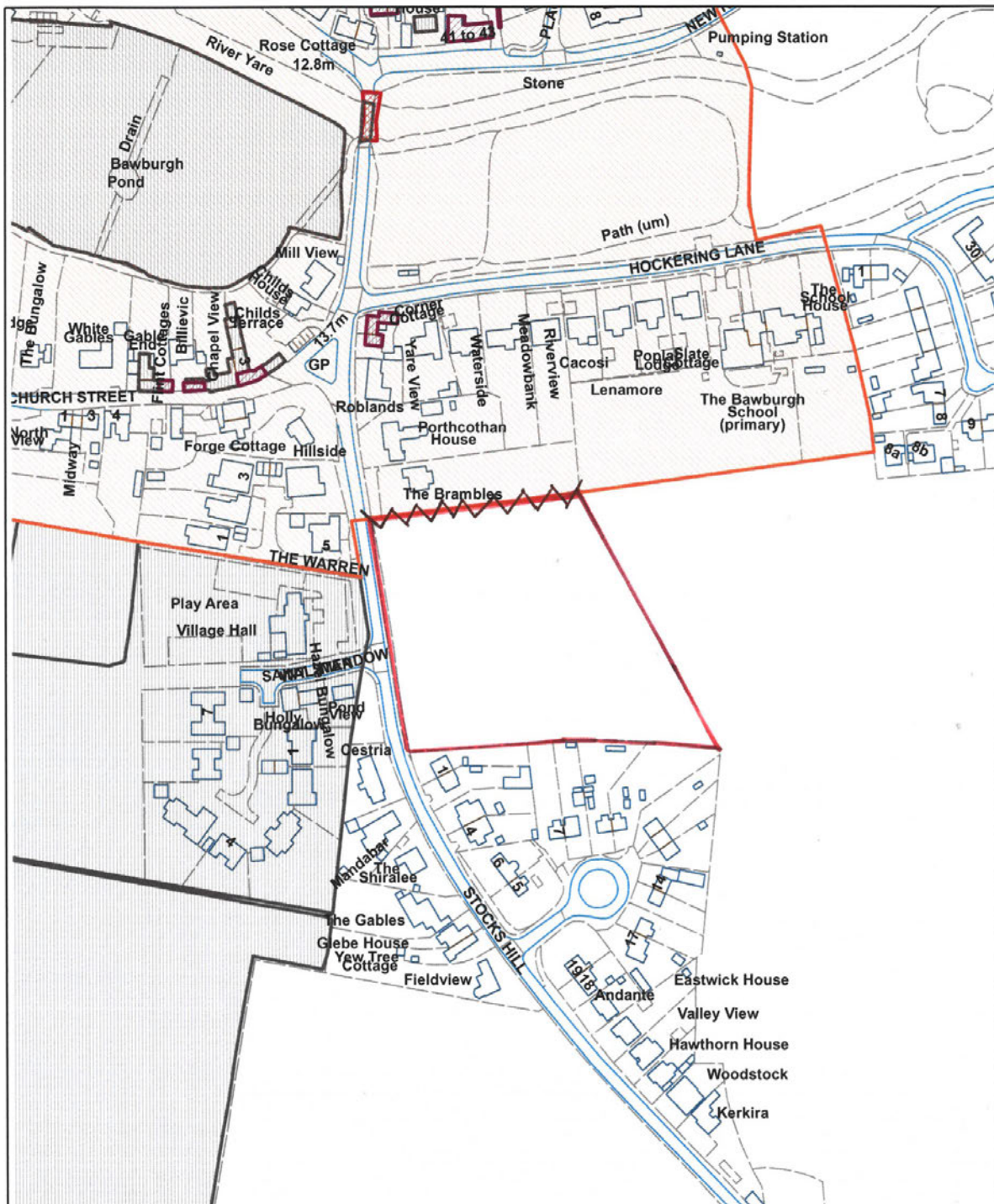
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

None submitted (The Senior Heritage and Design Officer has subsequently reviewed the Heritage Impact Assessment)

SN4053

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<p>Bawburgh Conservation Area</p> <p>It is situated in the valley of the River Yare and has two ranges of historic buildings grouped either side of an 18th century bridge over the river, with attractive river meadows either side.</p> <p>Key Characteristics;</p> <ul style="list-style-type: none"> • River meadows • Valley with key views from higher land • Two key ranges of historic buildings linked by river bridge • Village greens • Linear patterns of development clustered either side of river meadows within river valley 	<p>MEDIUM</p> <p>Bawburgh Conservation Area is one of the most attractive and relatively unspoilt small villages in South Norfolk.</p> <p>The landscape approaching the village from the north or south, cradles the village which clusters on both sides of the river bridge. Trees and hedges frame the roads of these approaches and continuing downhill the view closes so that the enclosure of the settlement predominates.</p> <p>The impact of any new development should be assessed from the wider viewpoint to the north and south of the village.</p>	<p>MINOR</p> <p>The proposed site is wholly outside but adjacent to the CA sharing half its northern boundary. It is to the south of the bridge and historic buildings, located fronting Stocks Hill where modern housing has been located. The village hall and a new development are opposite, and the proposed site would relate most closely to these.</p> <p>Most of this area is not visible in key views from the road due to the layout and mature vegetation along Stocks Hill. Travelling north towards the CA the proposed site is visible to the east as its frontage is initially open but changes with vegetation on either</p>	<ul style="list-style-type: none"> • The dwellings should be considerate of the village vernacular, with reference to the CA Appraisal and in terms of local materials. • Retain and reinforce the green hedgerow along the northern part of the frontage travelling towards the CA 	<p>NEGLIGIBLE</p> <p>If the mitigation measures are used with careful consideration, a bespoke development can be successfully integrated with the village, respect its relationship to the conservation area and reflect the transition from old to new, then it will result in very low harm.</p>

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<ul style="list-style-type: none"> • Open landscape punctuated by groups of mature trees 		side of the road drawing you down towards the CA.		
<p>Roman cemetery and prehistoric finds</p> <p>HER Reference: 9288 and 9293</p> <p>Cropmarks of possible prehistoric or Roman enclosures & ditches</p> <p>HER Reference: 54441 and 54442</p>	<p>LOW</p> <p>Bawburgh is rich in local history. The archaeological excavation of the vicinity of the Roman road east from Bawburgh in the 1970s revealed evidence of Roman cremation burials. The dig showed that the site had been in use from the late Neolithic and early Bronze Age to the Roman period. A strong indication of historic activity in the wider area. The village is also associated with the 10th Century Saint Walstan and pilgrimages.</p>	<p>NEUTRAL</p> <p>The finds and features were some distance to the north of the site. No impact of the proposed development on this area.</p> <p>As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find sites • Require investigation on the proposed site prior to development commencing to identify and further historic activity 	<p>NEUTRAL: no harm</p>

Site Details

Site Reference Number:

SN3019SL

Site Address:

Land west of School Road, Bressingham

Site Size:

0.49Ha

Proposed Housing Numbers on site:

12 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Although there are no designated heritage assets on site, the site lies immediately opposite the grade II listed Pine Tree Cottage. Development of this site has the potential to impact upon the significance of this designated heritage assets through development within its setting.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed building and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

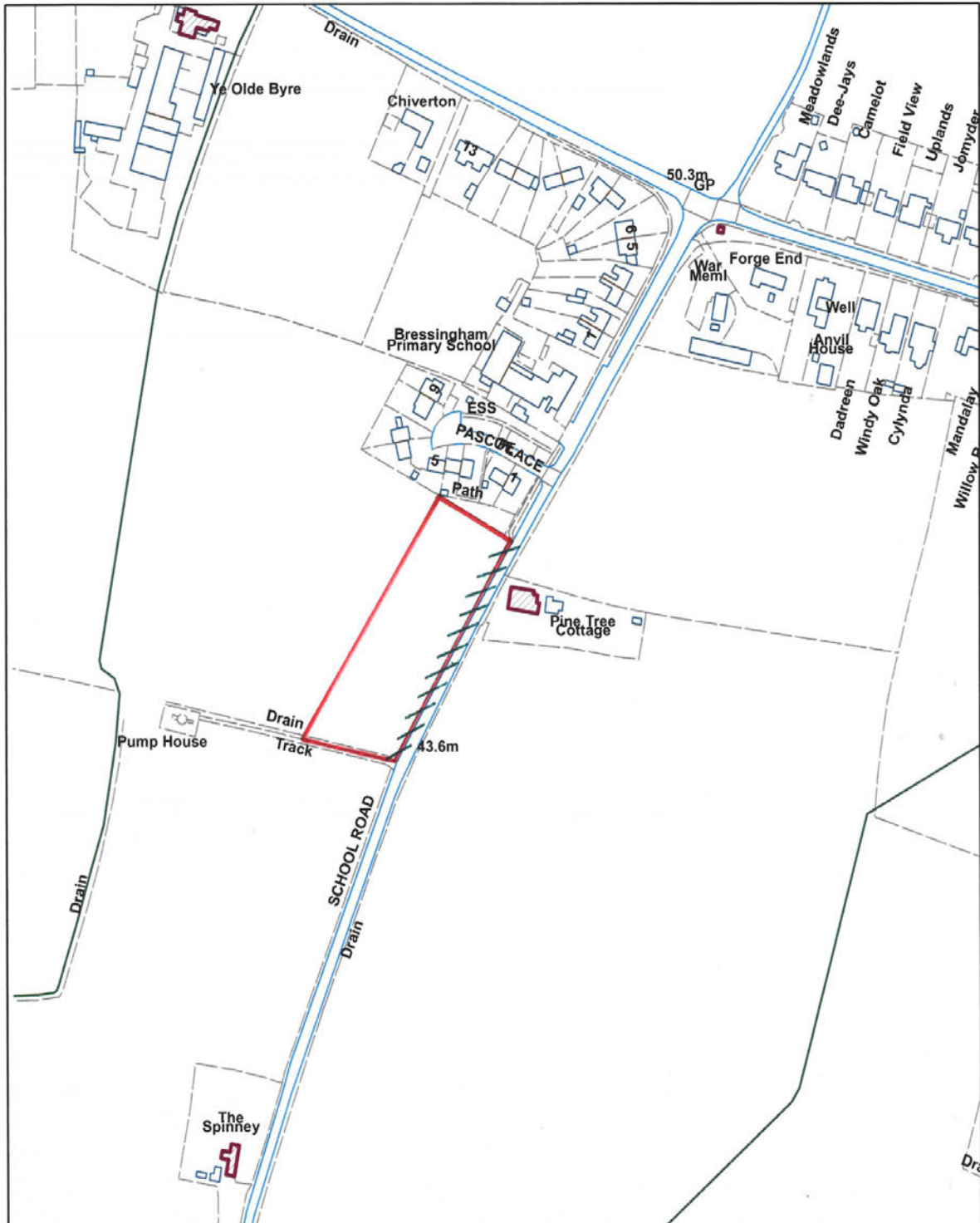
This would continue the development on this side of the road with linear development which is very characteristic of Bressingham. There is no existing hedgerow, but being peripheral and an entry to the village, re-establishment of hedgerow and setting building back from road with access drive may be beneficial to the more rural character of the settlement. Plot boundary line does appear to be drawn to allow scope for this. Don't want it to be too urban.

Setting building back would also benefit setting of LB opposite.

The Setting of Pine Tree Cottage would be affected but agree that suitable development would not result in significant harm if well designed/good materials. The house faces away from the road and has quite an immediate setting. Setting should be mentioned in allocation to ensure better design and materials.

SN3019SL

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<p>Pine Tree Cottage, School Road</p> <p>Grade II Grade II timber framed house dating from the 17th century, with later additions. The dwelling has unusual graffiti carved on the exterior timbers.</p> <p>List Entry Number: 1170621 HER Reference: 40724</p>	<p>MEDIUM Its significance is derived from its architecture and age; Pine Tree Cottage is a single dwelling set within a relatively narrow but deep plot that extends to the south and east of the building. The cottage lies to the north-west of its plot.</p> <p>It is located to the east of School Road and has agricultural land to the north, south and west. There are a number of mature trees in both the immediate and wider landscape and the plot is bounded by mature hedgerows. This landscaping limits wider views of the heritage asset and creates a sense of enclosure around the building. The principal elevation of the dwelling is to the south with no discernible features in the west elevation. Although in a slightly detached location from the rest of the settlement, this is not considered that significant in terms of setting to</p>	<p>MINOR Development would be located on the site immediately to the west of the heritage asset across School Road, closest to the side elevation of the dwelling. The isolation of the dwelling in the wider landscape would be reduced however the building is already viewed within the context of existing development to the north, as well as adjacent to this site on School Road. The building's partial rural setting does not make a significant contrition to the architectural and historic character and significance of building, which mainly derives from its appearance and historic fabric. Views of the pantile roof on the north side from the road, which is a</p>	<ul style="list-style-type: none"> A significant low level landscape buffer along the eastern boundary would soften the visual impact on the cottage and provide a more traditional rural hedge line. 	<p>MINOR and less than substantial harm (lower end)</p>

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	the asset's architectural and historic character.	prominent feature of the building, will be preserved.		
Roman and medieval to post-medieval finds East of School Road Metal-detecting in 2016 recovered medieval pottery shards HER Reference: 61755	MEDIUM Contributes to the historical knowledge of the local area.; Roman and medieval coins; undated casting waste, a medieval mirror case fragment, medieval/ post-medieval weight, and a post-medieval book fitting.	NEUTRAL The finds were in a field across School Road to the east, therefore development would not affect the find site. But suggests additional finds possible. As no finds recorded on the proposed site the impact there is UNKNOWN .	<ul style="list-style-type: none"> This site would need to be investigated prior to development. 	NEUTRAL: No harm

Site Details

Site Reference Number:

SN4036 (allocation reference: VC BRE1)

Site Address:

Land to the east of School Road, Bressingham

Site Size:

2.06Ha

Proposed Housing Numbers on site:

40 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Although there are no designated heritage assets on site, the site lies immediately north of the grade II listed Pine Tree Cottage. Development of this site has the potential to impact on the significance of this designated heritage assets through development within its setting.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed building and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

Bressingham is predominantly linear development, and this would result in some clustering. However, at some point linear development becomes detrimental and inefficient, and perhaps the time has come for clustering. There is no particular significance attached to the area in the village character, and the field is quite well enclosed in landscape views, however, there does appear to be some good trees around it.

I would prefer this to SN3019 as avoid further development along the lane and the need for longer footpaths along the lane to the school etc. and will allow views of the open countryside from that lane to be preserved further south. This site would allow a more efficient layout and provision of safer public space away from the School Lane. It would be good to set building back with establishment of a frontage boundary rather than creating too much of an urban character. There would probably need to be a need for landscape buffer strip for housing to the north.

Amber for HA; with regard to heritage impact, yes it would impact upon the cottage which is to a degree isolated. But its character and setting does not depend on it being isolated. The north side is a plain pantiled roof with no windows facing north. I would however suggest mitigation at south end.

It is potentially a large allocation, which I think could overwhelm a rural village. A smaller allocation with scope to extend in future may be preferable – however this should avoid creating a ransom strip.

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	south with no discernible features in the north elevation.	the road, which is a prominent feature of the building, will be preserved.	the separation and soften the visual impact.	
Roman and medieval to post-medieval finds East of School Road Metal-detecting in 2016 recovered medieval pottery sherds HER Reference: 61755	MEDIUM Contributes to the historical knowledge of the local area; Roman and medieval coins; undated casting waste, a medieval mirror case fragment, medieval/ post-medieval weight, and a post-medieval book fitting.	NEUTRAL The finds were in the field immediately adjacent to the east, therefore development would not directly affect the find site. But suggests additional finds possible. As no finds recorded on the proposed site the impact there is UNKNOWN .	<ul style="list-style-type: none"> This site would need to be investigated prior to development. 	NEUTRAL: No harm

Site Details

Site Reference Number:

SN4069SL

Site Address:

Land south of Scole Road, Brockdish

Site Size:

0.18Ha

Proposed Housing Numbers on site:

The site would be a settlement limit extension (numbers determined by planning application)

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

The site is located entirely within the Brockdish Conservation Area and opposite the grade II listed White House Farmhouse. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets including the setting of the Farmhouse.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed building and conservation area and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

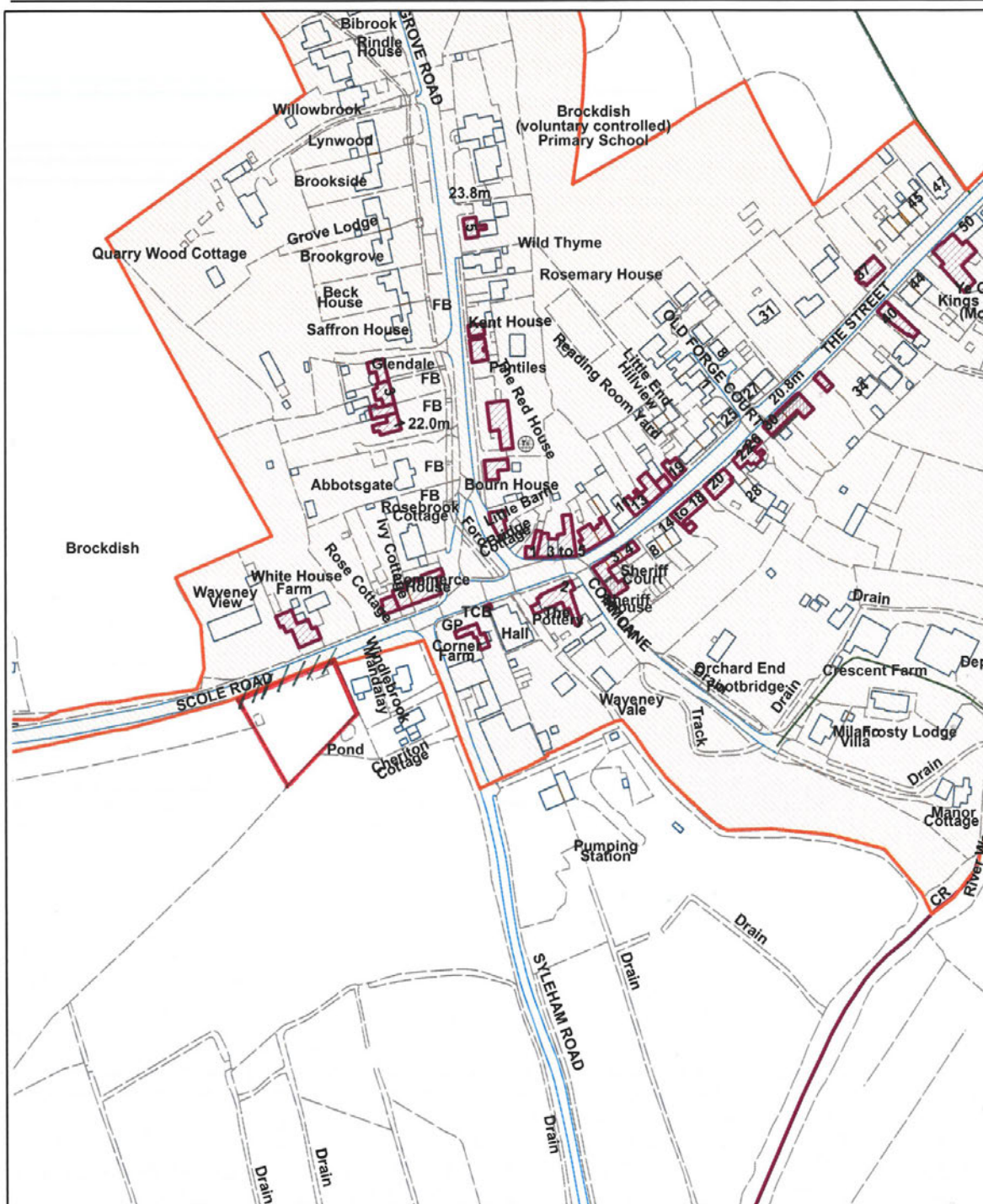
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

No heritage objection to SN4069. During the Conservation Area Appraisal consultation for Brockdish a couple of years ago there was concern at removing the corner area of housing (chalet bungalows) from the CA and that this was connected to allowing this site to be developed in future. However, I can see no heritage reasons why it couldn't be developed, the Conservation Area remains on the north side so its setting will still be taken into account.

SN4069SL

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IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
<p>Brockdish Conservation Area</p> <p>Key Characteristics</p> <ul style="list-style-type: none"> • One of a string of 'Waveney Valley' villages between Diss and Beccles on the north side of the floodplain of the River Waveney. • Large number of timber framed cottages rendered and painted in pastel colours. • Meadows and wooded floodplain to the south of the village and agricultural fields to the north • Relatively unchanged character with sympathetic infill development. 	<p>MEDIUM</p> <p>The historic village of Brockdish is situated along the north side of the floodplain of the River Waveney. A predominantly linear settlement, the centre of the village is at the crossroads along the old Harleston to Diss Road, with Syleham Road leading south to the bridging point at Syleham Mills and Grove Road leading north.</p> <p>The approach road to the CA from the west is of significance with dense wooded vegetation to the sides.</p>	<p>MINOR</p> <p>The proposed site is outside but adjacent to the CA and shares a boundary to the east.</p> <p>It is to the west of the village on the frontage of Scole Road and travelling towards the CA the proposed site is visible to the south, albeit completely screened by leylandii. It would be beneficial to replace the leylandii with native vegetation. It is a small site and with an appropriately designed street frontage it would have only a minor impact.</p>	<ul style="list-style-type: none"> • Development should retain the character of the CA and fit in with existing local character along the street with consideration of the gateway into the CA. • In terms of design the dwellings should reflect the best of the village vernacular, with reference to the CA Appraisal. • Sensitive frontage design, replace the leylandii with native planting as far as practicable 	<p>NEGLIGIBLE</p> <p>Development could be successfully integrated with the village, respect its relationship to the conservation area and reflect the transition to the countryside, then it will result in no harm.</p>

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<p>White House Farmhouse Scole Road</p> <p>Grade II. A 17th century timber framed house, fronted in yellow brick in the late 19th century. Two storeys high with attics, a steep slated roof with gable ends with shaped bargeboards and finials. A long plastered timber framed wing at the rear gives the building an L-shaped plan.</p> <p>List Entry Number: 1170796 HER Reference: 45596</p>	<p>MEDIUM</p> <p>Its significance is derived from its architecture and age.</p> <p>Its immediate setting is protected within its own domestic curtilage. It is part of the CA street scene and visible from the west but with no long views.</p>	<p>NEGLIGIBLE</p> <p>Located immediately to the north of the proposed site facing the road frontage with a small front garden and brick wall. It is part of the street scene but it is not reliant on an open setting so the significance of the listed building will not be affected.</p>	<p>None required</p>	<p>NEUTRAL: No harm</p>

Site Details

Site Reference Number:

SN0432REVA (allocation reference VC BRO1)

Site Address:

East of Norwich Road

Site Size:

1Ha

Proposed Housing Numbers on site:

Up to 25 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Although there are no designated heritage assets on site, the site lies to the south-east of the grade II listed Brooke Lodge, dating from c1835 and to the north of the Brooke Conservation Area. Any development of the site has the potential to impact on the significance of these designated heritage assets.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed building and conservation area and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

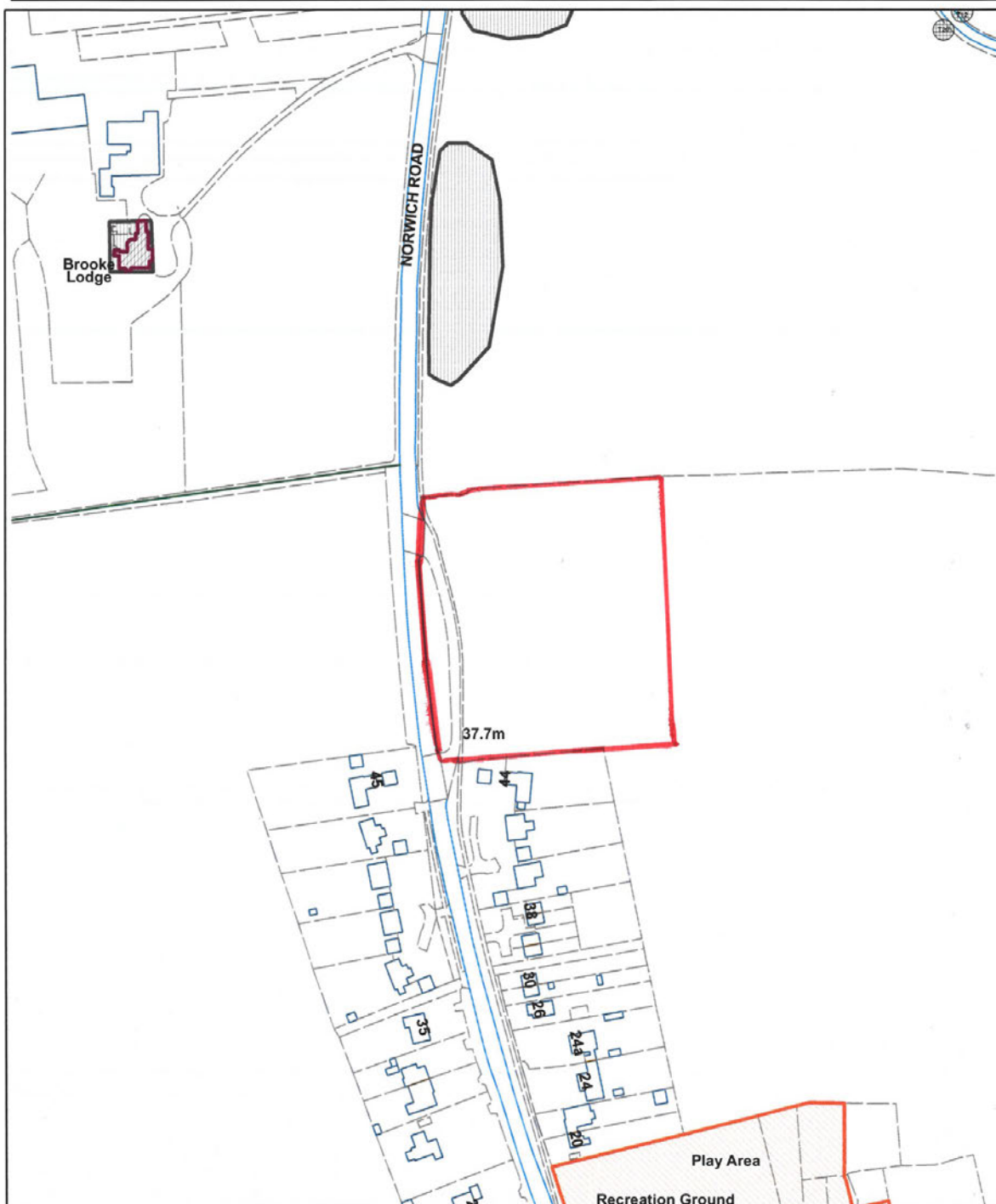
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

No significant objection to these (REVA and/or REVB) coming forward. It is further extending the village in a linear manner along the Norwich Road, which is at odds with the historic east/west plan of the village – however still not extending that far out.

SN0432REVA

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<p>Brooke Conservation Area</p> <p>Historically the rural village of Brooke has a predominantly linear form running east to west from Norwich Road along The Street and High Green. More recent development has been built to the side of Norwich Road to the north.</p>	<p>MEDIUM</p> <p>The village is characterised by a mixture of dwellings with the concentration of historic buildings on The Street and The Green.</p> <p>These combine with trees, hedges, water features and undeveloped spaces which are encompassed by the CA. There are specific areas along The Street which have been excluded from the development boundary around The Meres and Brooke House to preserve these undeveloped spaces.</p>	<p>NEUTRAL</p> <p>The proposed site is outside the CA located approx. 200m to the north of it along Norwich Road. There has been a residential allocation between the boundary of the CA and this site, and the properties have been built in recent years. These have been included in the development boundary and the sites lies adjacent. Because of the distance and the intervening new development, the site is already visually disconnected, and it would not have an adverse impact on the setting of the CA or wider perception of it.</p>	<p>None required</p>	<p>NEUTRAL and therefore there is no harm to the Conservation Area.</p>

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<p>Brooke Lodge Norwich Road</p> <p>Grade II early 19th century house, built in the Gothic style, with pinnacles and a porch tower. 3 bays, 2 storeys with triple gable, pinnacles, porch tower and small north extension. Good condition.</p> <p>List Entry Number: 1051161 HER Reference: 14045</p>	<p>MEDIUM</p> <p>Its significance is derived from its age and architecture. The hall has extensive grounds which add to its presence and create its setting. There are no views of the building or into the site from the adjacent Norwich Road.</p> <p>Brooke Lodge was the home of Edward Seago, the famous C20th impressionist painter.</p>	<p>NEUTRAL</p> <p>Although the site is close to its southern boundary it is on the eastern side of the road. The hall is set well back from the road, in landscaped grounds with mature trees within the grounds. In addition, the presence of a substantial mature hedge and mature trees surrounding Brook Lodge and running along Norwich Road protect wider its setting which will be unaltered and unaffected.</p>	None required	NEUTRAL: No harm
<p>Milestone Norwich Road</p> <p>One of 7 surviving milestones along the Norwich to Bungay Road.</p> <p>HER Reference: 56558</p>	<p>LOW</p> <p>Not listed.</p> <p>A 19th century milestone made of limestone. It features distances to Norwich 6 miles and Bungay 8 miles.</p>	<p>NEUTRAL</p> <p>The milestone is to the north-west of the site on the opposite side of the road and there will be no impact on its significance.</p>	None required	NEUTRAL: No harm

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<p>Roman and medieval finds Metal-detecting in 2015 recovered Roman coin and a medieval jetton.</p> <p>HER Reference: 60943</p>	<p>MEDIUM Contributes to the historical knowledge of the local area.</p>	<p>UNKNOWN The finds were in the field where the site is located. It is a large field with no further finds recorded. The proposed site would have no impact on the precise area where finds have been recorded to date but it indicates that there may be other archaeology within the field and further investigation would be required.</p>	<ul style="list-style-type: none"> Require investigation on the proposed site prior to development commencing to identify and record any further finds 	<p>UNKNOWN There may be further finds on the proposed site which should be investigated prior to any development.</p>
<p>Undated road In 1975 the former course of an undated road was seen at this site during ploughing. Strip of flint seen, 'like a road'.</p> <p>HER Reference: 10150</p>	<p>MEDIUM Contributes to the historical knowledge of the local area.</p>	<p>NEUTRAL The finds have been located to the south-east in a different field where the site is located. No impact of the proposed development on areas where the road was recorded to date.</p> <p>As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> No mitigation required for existing find sites Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL: No harm</p>

Site Details

Site Reference Number:

SN5058

Site Address:

Brooke Lodge, west of Norwich Road

Site Size:

7.3Ha

Proposed Housing Numbers on site:

Unknown

NB: This site was submitted during the Regulation 18 Call for Sites. Technical consultees were invited to comment on sites submitted at this time after the close of the Regulation 18 consultation.

Post Regulation 18 Consultation Comments

Historic England comments post Regulation 18 consultation stage:

No comments

From adjacent Brooke site:

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

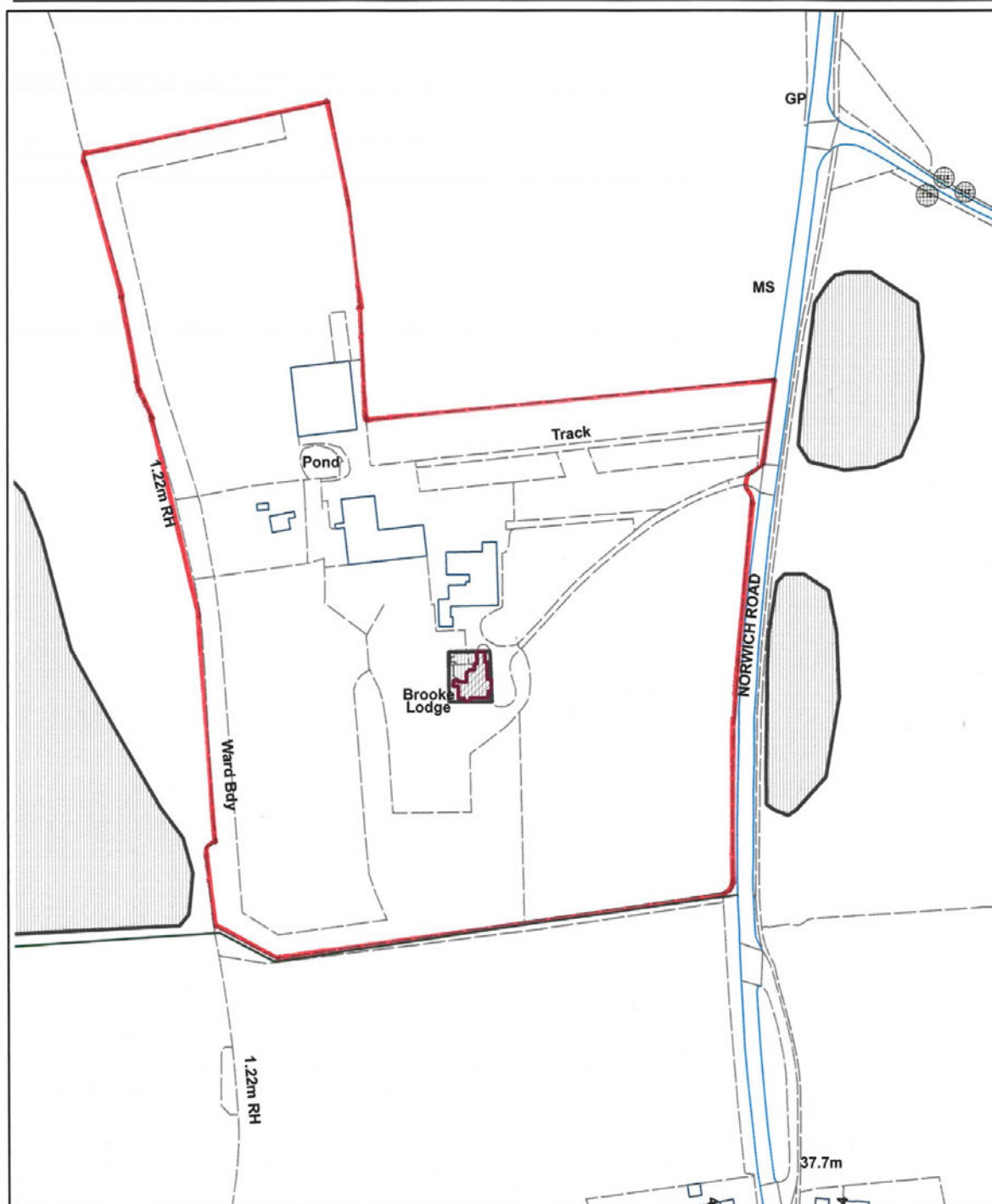
No comments

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

No comments

SN5058

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<p>Brooke Conservation Area</p> <p>Historically the rural village of Brooke has a predominantly linear form running east to west from Norwich Road along The Street and High Green. More recent development has been built to the side of Norwich Road to the north.</p>	<p>MEDIUM</p> <p>The village is characterised by a mixture of dwellings with the concentration of historic buildings on The Street and The Green.</p> <p>These combine with trees, hedges, water features and undeveloped spaces which are encompassed by the CA. There are specific areas along The Street which have been excluded from the development boundary around The Meres and Brooke House to preserve these undeveloped spaces.</p>	<p>NEUTRAL</p> <p>The proposed site is outside the CA located approx. 330m to the north of it along Norwich Road. There has been a residential allocation between the boundary of the CA and this site, and the properties have been built in recent years. These have been included in the development boundary, the sites lies 200m to the north of this. Because of the distance and the intervening new development, the site is already visually disconnected, and it would not have an adverse impact on the setting of the CA or wider perception of it.</p>	<p>None required</p>	<p>NEUTRAL and therefore there is no harm to the Conservation Area.</p>

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<p>Brooke Lodge Norwich Road</p> <p>Grade II early 19th century house, built in the Gothic style, with pinnacles and a porch tower. 3 bays, 2 storeys with triple gable, pinnacles, porch tower and small north extension. Good condition.</p> <p>List Entry Number: 1051161 HER Reference: 14045</p>	<p>MEDIUM</p> <p>Its significance is derived from its age and architecture. The hall has extensive grounds which add to its presence and create its setting. There are no views of the building or into the site from the adjacent Norwich Road.</p> <p>Brooke Lodge was the home of Edward Seago, the famous C20th impressionist painter.</p>	<p>MEDIUM</p> <p>The hall is set well back from the road, in landscaped grounds with mature trees within the grounds. The impact would depend on the extent of development and its relationship to the setting of the listed building.</p> <p>The presence of a substantial mature hedge and mature trees surrounding Brook Lodge and running along Norwich Road protect its wider setting which will be unaltered and unaffected.</p>	<ul style="list-style-type: none"> Development would need to be outside of the setting of the listed building and a full assessment would be required to consider what is acceptable. 	<p>This will depend on the amount and position of development.</p>

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<p>Milestone Norwich Road</p> <p>One of 7 surviving milestones along the Norwich to Bungay Road.</p> <p>HER Reference: 56558</p>	<p>LOW</p> <p>Not listed. A 19th century milestone made of limestone. It features distances to Norwich 6 miles and Bungay 8 miles.</p>	<p>NEUTRAL</p> <p>The milestone is to the north-west of the site along the roadside and there will be no impact on its significance.</p>	<p>None required</p>	<p>NEUTRAL: No harm</p>
<p>Roman and medieval finds</p> <p>Metal-detecting in 2015 recovered Roman coin and a medieval jetton. Pre-historic pot boilers.</p> <p>HER Reference: 60943</p>	<p>MEDIUM</p> <p>Contribute to the historical knowledge of the local area.</p>	<p>UNKNOWN</p> <p>The finds were in a field opposite the site (22623) and north of site along Howe Lane. They are large fields with no further finds recorded. The proposed site would have no impact on the finds that have been recorded to date but it indicates that there may be other archaeology within the area and further investigation would be required.</p>	<ul style="list-style-type: none"> Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>UNKNOWN</p> <p>There may be finds on the proposed site which should be investigated prior to any development.</p>

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<p>Undated road In 1975 the former course of an undated road was seen at this site during ploughing. Strip of flint seen, 'like a road'.</p> <p>HER Reference: 10150</p>	<p>MEDIUM Contributes to the historical knowledge of the local area.</p>	<p>NEUTRAL The finds have been located to the south-west of the site. No impact of the proposed development on areas where the road was recorded to date.</p> <p>As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find site • Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL: No harm</p>

Site Details

Site Reference Number:

SN0538REV

Site Address:

Land opposite Lilac Farm, Bunwell Street

Site Size:

1Ha

Proposed Housing Numbers on site:

Approximately 20 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

N/A

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

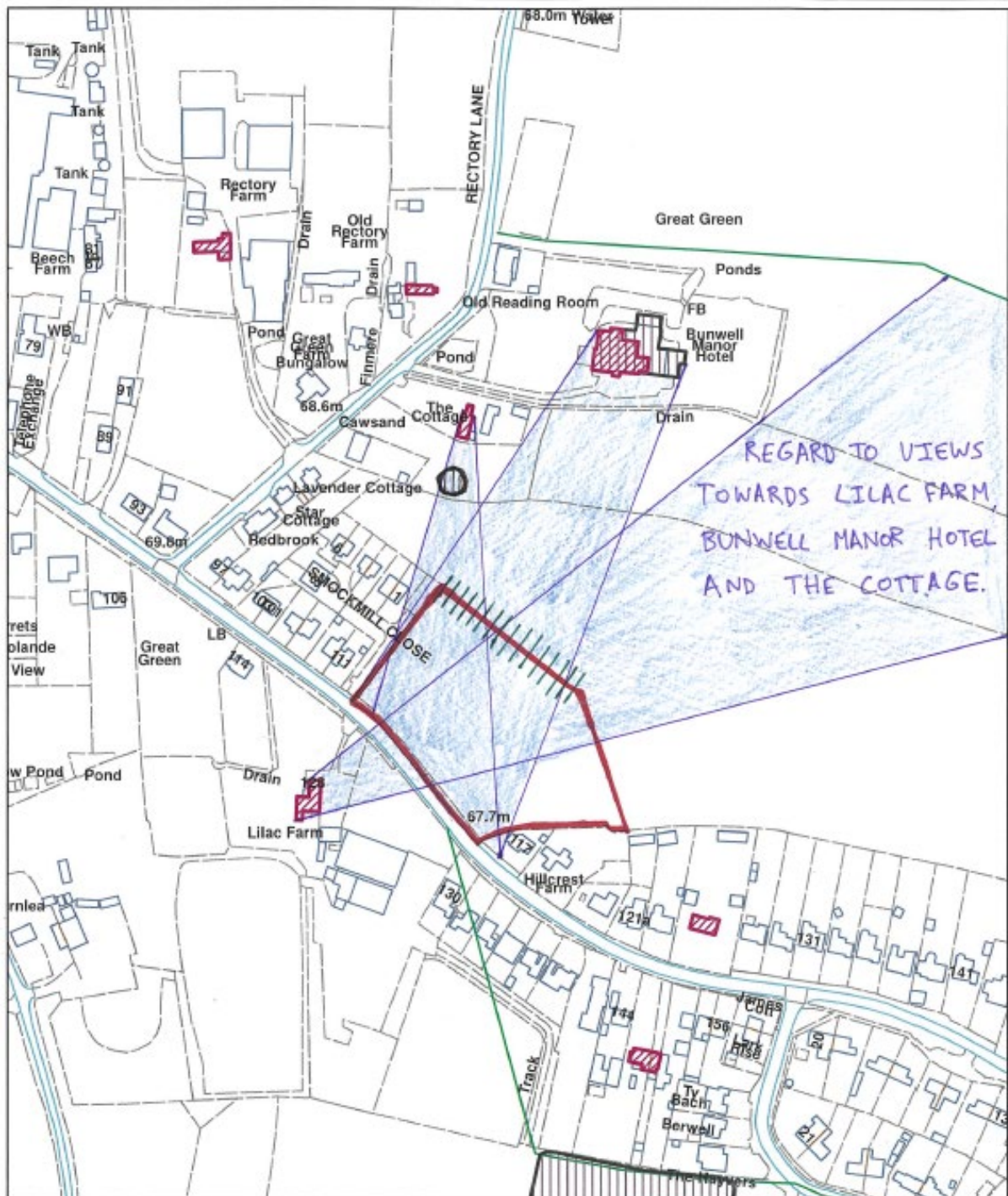
N/A

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

N/A

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<p>Lilac Farmhouse</p> <p>Grade II listed building. C17 timber-framed house with a thatched roof.</p> <p>List Entry Number: 1171100 HER Reference: 48508</p>	<p>MEDIUM</p> <p>The farmhouse dates from the early 17th century and is a striking two-storey gable ended building. Later additions to the property have taken place to the cottage since the early 19th century. The property has also recently been subject to repair and renovation.</p> <p>The farmhouse is clearly visible in views from Bunwell Street with the principal elevation facing towards the road. Long views towards the farmhouse across the open fields on the opposite side of Bunwell Street are achieved through the gap in the existing built form; this retains a connection between the farmhouse and its past association with the surrounding agricultural land. To the west a small group of established trees provide an attractive frame for the building.</p>	<p>MINOR</p> <p>Modern housing development adjacent to the site, as well as on the opposite side of Bunwell Street, has already altered the setting of the heritage asset and further development will have a limited impact on the significance of the setting of the building which is now limited to the fenced curtilage that surrounds the building. Development on the site will however reduce the link between the farmhouse and the agricultural land.</p> <p>The significance of the farmhouse will not be affected by development on the opposite side of Bunwell Street.</p>	<ul style="list-style-type: none"> • Development to be set back from the road frontage to retain an open setting • Spacing within the site could retain some long views towards the farmhouse from the countryside to the north 	<p>MINOR</p> <p>If some views towards the farmhouse are retained and this element of its significance would be protected, then there would be Less than substantial harm</p>
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	<p>Agricultural and commercial development adjacent to the property has changed the immediate setting which is now limited to the area immediately adjacent to the farmhouse. However, the open aspect across the forecourts of these buildings ensures clear views of the farmhouse have been retained, albeit affected by the character of the hardstanding.</p>			

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<p>Bunwell Manor Hotel</p> <p>Grade II listed building. C16 timber-framed and brick house with pantiled gable roof and a moat.</p> <p>List Entry Number: 1049613 HER Reference: 10037</p>	<p>MEDIUM</p> <p>Originally a rectory in the later 16th century, the building was altered in the late 18th century. The remains a medieval moat surround the north, north-east and north-west sides of the building.</p> <p>The building is set within extensive grounds with mature trees and vegetation which provide the setting of the building. Views towards the former rectory are visible from Bunwell Street, across the agricultural land.</p> <p>The former grandeur of the building is apparent from the scale of the building and its grounds.</p>	<p>MODERATE</p> <p>There will remain a separation between the heritage asset, including its setting, and development on this site; however, public views towards the building will be restricted by development in this location.</p> <p>There is no public footpath with additional links or views. Therefore, although the development lies between the heritage asset and Bunwell Street, it would not impact on any historic significance or connection.</p>	<ul style="list-style-type: none"> • Retain a separation between the heritage asset and its grounds and new development • Landscaping along the north boundary of the site 	<p>MINOR</p> <p>If a separation between the former rectory, including its grounds, and the new development is maintained, and the site is appropriately landscaped to the north, then there would be less than substantial harm.</p>

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<p>The Cottage</p> <p>Grade II listed building. C17 timber-framed and thatched house with thatched gable roof.</p> <p>List Entry Number: 1171142 HER Reference: 45728</p>	<p>MEDIUM</p> <p>A 17th century cottage that has been subject to later extension and alteration. There are some glimpses of the original thatched roof from Bunwell Street, across the site, however it is the later pantiled addition that is most obvious from the south-east. The curtilage of the cottage is delineated by mature vegetation that surrounds the dwelling and provides the setting of the heritage asset.</p> <p>The dwelling is accessed via Rectory Lane to the west, although it is also set back from this frontage separated by mature vegetation.</p>	<p>MINOR</p> <p>Development of the site will reduce views of the cottage from the south-east however there will remain a separation between the cottage and the new development which will reduce the impact of the proposed development on the significance of this heritage asset.</p>	<ul style="list-style-type: none"> • Site layout and new landscaping to respond to the proximity of the site to the heritage asset • Consideration to be given to the materials and boundary treatments 	<p>MINOR</p> <p>If separation between the cottage and the new development is maintained, as well as appropriate landscaping and a sensitive site layout then there would be less than substantial harm.</p>

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<p>Great Green smock mill</p> <p>In use until 1888 but no identifiable remains.</p> <p>HER Reference: 15968</p>	<p>UNKNOWN</p> <p>Believed to have been a circular mill it is marked on maps but is no longer visible on the ground.</p> <p>The mill was last used in 1888 with its foundations last known to be visible in 1971. Subsequent attempts to find the mill have proved unsuccessful.</p>	<p>As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> No mitigation required 	<p>NEUTRAL: No harm</p>

Site Details

Site Reference Number:

SN0390REVA (allocation reference VC EAR1)

Site Address:

Land at School Road, Earsham

Site Size:

The site was originally assessed on an area of approximately 1.1ha (as shown on map 1) but has subsequently been amended to a site area of 1.3ha (map 2)

Proposed Housing Numbers on site:

Up to 25

Note to the Heritage Impact Assessment:

This site was originally promoted and assessed as SN0390 and was considered suitable as an extension to the Settlement Limit at the Regulation 18 stage of the Plan production. During the Regulation 18 consultation, the site promoter sought to overcome identified highways constraint that limited the number of dwellings that could be achieved on this site via the submission of a revised site. The amended site boundary would improve access into the site and would include the addition of the existing residential property and associated access immediately to the west of the site. The map produced to support the initial HIA is included in this assessment as Map 1 whilst Map 2 updates this information to reflect the updated proposed allocation and the findings of this HIA. Any amendments to the textual information are highlighted below.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Comments received in relation to SN0390: There are no designated heritage assets on site. The Close, listed at Grade II, lies to the south of the site. However, given the distance we consider that the development of the proposed allocation would have limited impact of the setting of the heritage asset.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

Comments received in relation to SN0390: Amber

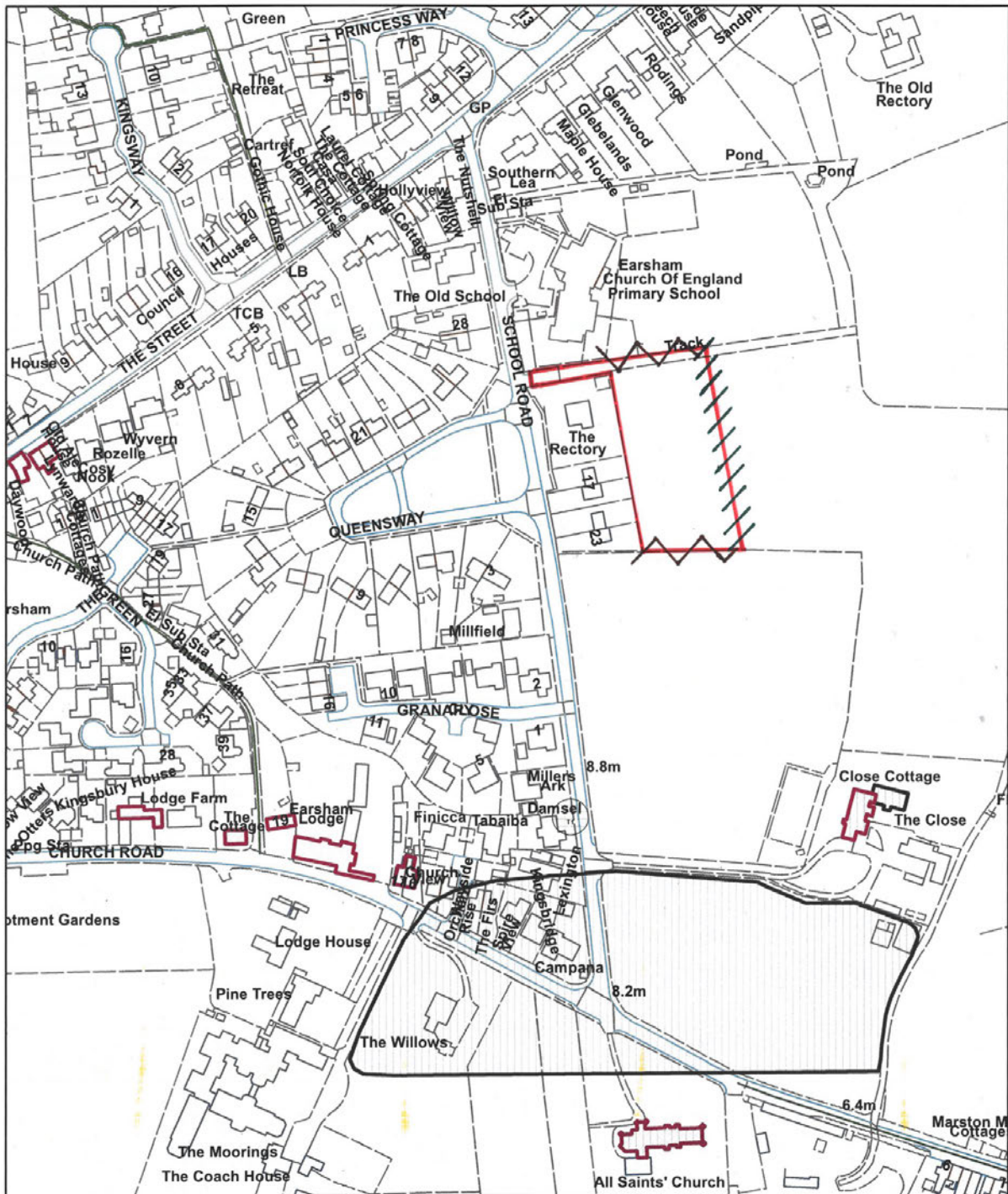
South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

Comments received in relation to SN0390: More concerned about this site – there are good views along School Road south towards the church which neatly terminated the view. Although there has been some linear development along the east side of School Lane – it retains a strong rural character with the hedgerow. Branching out development to the east would establish more development on this side of Earsham which has historically benefitted from the Waveney Valley floodplains preventing development. There will be views of the church and its spire from the footpaths to the east along the Waveney Valley (Spires are unusual in East Anglia). Also historically there may have been some visual connections from the Bigod Castle site in Bungay across the site to the church. Also, the church site also has potential Saxon connections and could have been a camp. There is also the setting the listed The Close – which is currently a farmyard cluster setting within wider setting of rural fields.

Comments received in relation to SN0390REVA: Earsham church (which unusually for Norfolk has a steeple) is visible in views from the floodplain/footpath and has a much wider setting.

SN0390REVA

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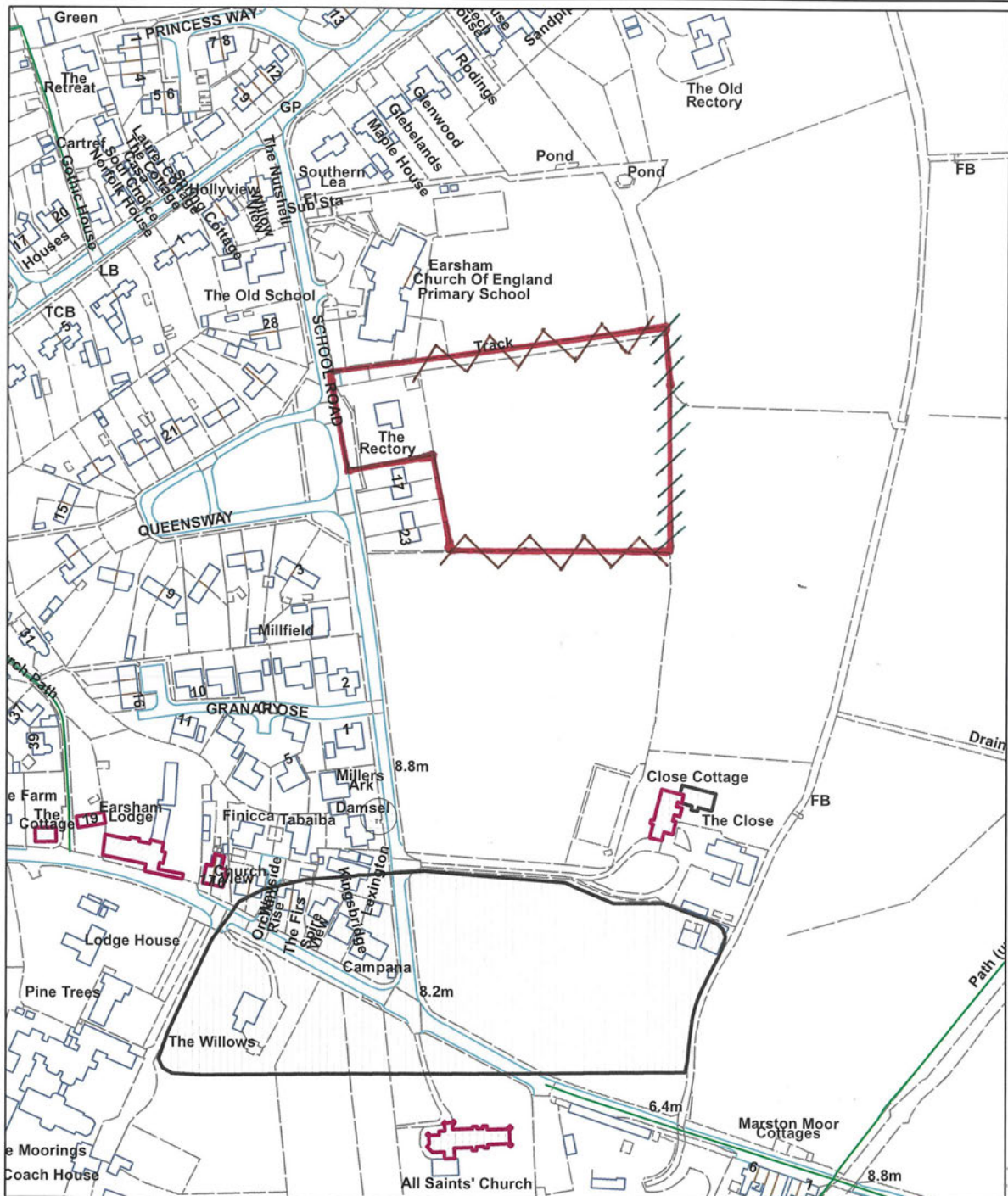
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VC EAR1 (SNO390REVA)

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<p>Church of All Saints Church Road</p> <p>Grade I</p> <p>The present building is a Saxo-Norman or Norman structure. It was extended eastwards around 1300 when the tower was also added. There are many Perpendicular details, some rebuilt in the 19th century.</p> <p>It has a shingle spire - added to the C14th tower around 1700.</p> <p>This church is said to have stood in an extensive area of earthworks (see below), levelling of these recovered Early Saxon pottery and cremations suggesting there was an Early Saxon cemetery here before the churchyard.</p>	<p>HIGH</p> <p>Its significance is derived from its age, architecture and social history and its position as a place of worship within the village.</p> <p>The spire is notable as there are very few churches with one in East Anglia.</p> <p>It is located within the Waveney River Valley which comprises low lying marshland to the north-east. This means that there are long views of the tower when approaching the village across Earsham Dam (The Street) as well as from Bungay and also from the bypass to the north. There are views from the public</p>	<p>NEGLIGIBLE</p> <p>There is no immediate impact on the church as close views are limited. The proposed site is 240m to the north and there are three established hedgelines with mature trees and two fields between which restrict intervisibility.</p> <p>Whilst there are long views of the church from FP9 (east) and Earsham Dam (north) the site is located in a westerly position which is not in any sight lines from these vantage points. The site may be occasionally glimpsed in longer views but its position and the intervening vegetation mean that the impact is not significant. If built at traditional storey heights for</p>	<ul style="list-style-type: none"> • Site layout to take the wider setting of the church into account through a looser lower density to the eastern rural edge of the site which will appear more rural and less urban when viewed from the open landscape and footpath to the east. • The rear (eastern) boundary should be delineated by joining the two hedgelines to create a continuous green boundary 	<p>NEGLIGIBLE</p> <p>The immediate setting of the building will not be affected by a traditional form of development and if the rear boundary is delineated then there will no harm.</p>

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List Entry Number: 1050403 HER Reference: 11118	footpaths to the east, the closet being FP9 and just further to the east is FP1 which is The Angles Way. There are also good medium public views of the church tower within the village; for example, travelling south along School Road towards the church.	the village i.e. two storey or below, then it would not detract from views of the church. There are many other views in which the significance of the church is appreciated and therefore, the surroundings in which the heritage asset is experienced would not be adversely affected.		

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<p>The Close School Road</p> <p>Grade II C16th or 17th house has been much modernised. A with large chimney stack - Elizabethan or Tudor in date. The west doorway has a 16th century moulded door case and door and 16th century arched doorframe in a modern porch.</p> <p>List Entry Number: 1050402 HER Reference: 33516</p>	<p>MEDIUM Its significance is derived from its architecture and age and grouping.</p> <p>It is located to the east of School Road set back from the road and is surrounded by agricultural land. There are a number of mature trees in both the immediate and wider landscape and the plot is bounded by mature hedgerows. This landscaping limits wider views of the heritage asset and creates a sense of enclosure around the buildings.</p>	<p>NEGLIGIBLE The house is viewed in the context of its surrounding buildings and the agricultural landscape. Development would be located to the north separated by a field and mature hedges. Therefore, the isolation of the dwelling in the wider landscape would not be significantly affected.</p> <p>There are views of the house, particularly the chimneys, from the public footpaths to the east, the closet being FP9 and just further to the east is The Angles Way, FP1. Because of its containment and position relative to the site there would be no impact on the building or views of it.</p>	None required	NEGLIGIBLE and no harm.

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<p>Early Saxon cemetery, potentially Saxon earthwork enclosure and possible moot site In and around the Church</p> <p>An evaluation was carried out in advance of a new extension in 1994. An undated feature, medieval fragments of pottery and a prehistoric flint flake were found. Also, Saxon and Roman finds in mid C19th.</p> <p>Antiquarian sources record that the church had been surrounded by a substantial oval enclosure, possibly the remains of a Saxon camp.</p> <p>HER Reference: 11110</p>	<p>HIGH The hundred court of Earsham half Hundred was apparently held within the enclosure, adding to the impression that this had also been a location of some considerable significance during the later Saxon period.</p> <p>All contribute to the important historical knowledge of the local area.</p>	<p>NEUTRAL These finds and features were to the south of the site, separated by a field. No impact of the proposed development on this area.</p> <p>As no finds recorded on the proposed site the impact there is UNKNOWN but there is a likelihood that there may be further finds in the area.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find sites • Require investigation on the proposed site prior to development commencing to identify any further historic activity 	<p>NEUTRAL: no harm</p>

Site Details

Site Reference Number:

SN0437 (reference VC GEL1)

Site Address:

Land off Kell's Way, Geldeston

Site Size:

0.83Ha

Proposed Housing Numbers on site:

20 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

There are no designated heritage assets on site. However, the site is adjacent to the Geldeston Conservation Area. There is also a pair of grade II listed cottages to the west of the site at West End. Any development of the site has the potential to impact on the significance of these designated heritage assets.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed building and conservation area and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

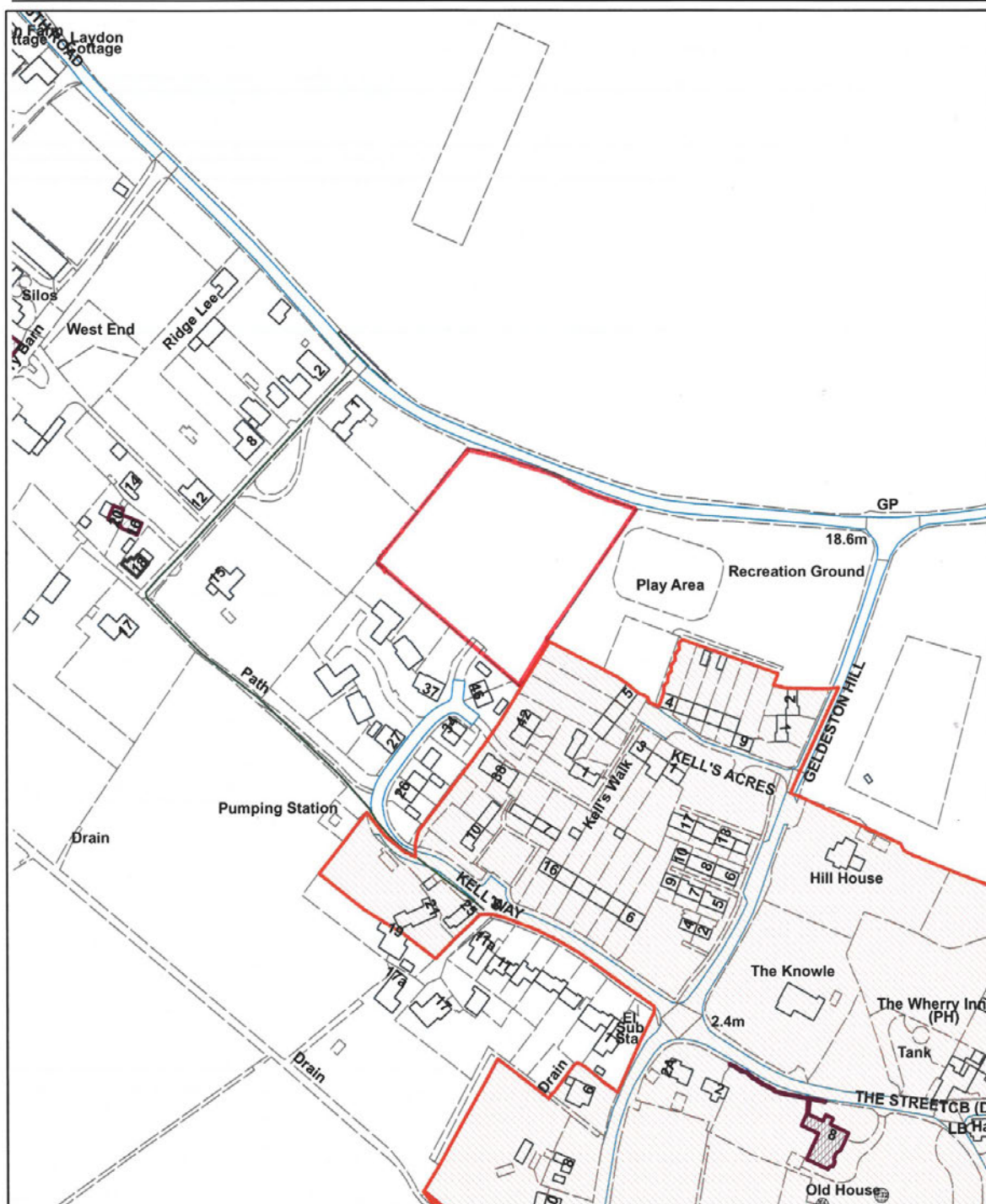
Amber score.

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

Setting of CA but not as important to setting of CA as SN0207.

SN0437

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<p>Conservation Area</p> <p>Geldeston is a medium sized village in a rural setting, which derives its character from the river valley landscape and its industrial, agricultural and residential history. The character of the village is unusual as it does not conform to a familiar village type or pattern. In part, the absence of the huge maltings buildings which generated so much of its present form and appearance explains this. Another factor is the riverside location which is partly on the bank of the Waveney River valley but set back from the river.</p>	<p>MEDIUM</p> <p>The village form can be described as nucleated and having two elements, one eighteenth century in origin, the other twentieth century. The Kells estate is a major element in the Conservation Area. Built between 1947 and 1971, it was designed by the celebrated local architectural practice of Tayler and Green. Although the layout of this public housing in the modest terraces and groups of houses is familiar, their innovative approach to design, detailing and use of materials has resulted in a quality environment. The four elements which make it up relate closely to the topography and the landscape of the site to form</p>	<p>MINOR</p> <p>The proposed site is outside the CA with its south-east corner adjacent to both the Kells estate and the CA.</p> <p>There has been a residential allocation to the south, now included in the development boundary, closer to the CA than this site and the new properties have been built in recent years (Kell's Meadow). The proposed site is part of this parcel of land and development would have an impact on the setting of the Kells estate.</p> <p>There is a change in levels travelling up Geldeston Hill to its junction with Old Yarmouth Road where the properties in the CA on Kell's Acres can be glimpsed.</p>	<ul style="list-style-type: none"> Development needs to respect the form and layout of the Kells estate 	<p>MINOR</p> <p>The site is not in the CA but is close to the Kells estate. There would be less than substantial harm (lower end) to the Conservation Area.</p>

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	a clear sense of place. The estate is built close to the edge of Geldeston Hill, which leads down to the crossroads at the corner of the old village, and in this way compliments the existing village without compromising it. The shape of the village has not been spoiled by these additions which are well integrated with the older fabric.	There would be some views of the proposed site from Old Yarmouth Road although this would not have a significant impact on the setting of the CA.		

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<p>Rush Fen Cottage and Chilverton Cottage West End</p> <p>Grade II A pair of timber framed, medieval and later cottages. Rush Fen Cottage is the earlier, possibly being the remaining bay of a medieval aisled hall. It was later encased in brick, and today, all its exterior features seem 20th century. Chilverton Cottage was added in the 17th century, and retains two original mullioned windows, one with a date of 1618 marked on it.</p> <p>List Entry Number: 1304399 HER Reference: 12663</p>	<p>MEDIUM Their significance is derived from their age and architecture.</p> <p>The cottages are accessed from West End, a narrow, unmade track and located at right angles behind 19th century bungalows and so views are very contained and there are no wider views.</p>	<p>NEUTRAL The dwellings are approx. 115m to the south-west and there is substantial mature vegetation intervening, so they are not visible from the proposed site. In any case the cottages do not have a setting in this direction. Therefore, they will be unaffected.</p>	None required	NEUTRAL: No harm

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<p>Dairy Barn at Green Farm Yarmouth Road</p> <p>Grade II A large 17th C timber framed weatherboarded barn with a reed thatched roof. The barn has seven structural bays, four were a threshing barn, and three housed dairy cattle with a large hay store above. A timber framed partition separates the two areas. The building had later alterations and extensions and has since been converted to residential use.</p> <p>List Entry Number: 1050619 HER Reference: 12662</p>	<p>MEDIUM The significance of the barn is derived its age, architecture and as an historical agricultural building.</p> <p>It is accessed from Old Yarmouth Road along a private farm track and views of it as well as views from it are contained.</p>	<p>NEUTRAL The dwellings are approx. 115m to the south-west and there is substantial mature vegetation intervening, so they are not visible from the proposed site. In any case the barn has its own setting within the farmyard. Therefore, it would be unaffected.</p>	None required	NEUTRAL: No harm

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<p>Post-medieval saw pit & Palaeolithic flint handaxe East of site</p> <p>HER Reference: 59992 HER Reference: 17559</p>	<p>LOW</p> <p>Former woodyard, now public open space. This triangular green is known locally as the Saw Pit, taking its name from a post-medieval saw pit that survives on the west side. A Palaeolithic flint handaxe was found on the surface here in 1981.</p>	<p>NEUTRAL</p> <p>The finds are located to the east of the site with development between. No impact of the site on the find area.</p> <p>Adds to the possibility of further finds in the area. As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find site • Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL: No harm</p>
<p>Earthworks of medieval to post medieval ditches West of site</p> <p>HER Reference: 45190</p>	<p>MEDIUM</p> <p>Earthworks of linear and curvilinear ditches of probable post medieval date are visible on aerial photographs. On a roughly northwest to southeast alignment it is likely that they represent a continuation of post medieval field boundary earthworks further to the northwest.</p>	<p>NEUTRAL</p> <p>The earthworks have been located to the west of the site with development in-between. No impact of the proposed development on the find area.</p> <p>Adds to the possibility of further finds in the area. As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find site • Require further investigation prior to development commencing to confirm if earthworks are still present and record any information or finds 	<p>UNKNOWN</p> <p>The field boundaries have not been recently recorded as evident. There may be evidence on the proposed site which should be investigated prior to any development.</p>

Site Details

Site Reference Number:

SN0414 (part)

Site Address:

Land south of Beccles Road, Haddiscoe

Site Size:

The site was originally subject to assessment on a site area of 1.2Ha (as shown on map 1) and a revised site area of 3.01ha (shown on map 2)

Proposed Housing Numbers on site:

Up to 35 dwellings

Note of update to the Heritage Impact Assessment:

This site was originally preferred for up to 25 dwellings on a site area of 1.2ha at the northern end of a larger parcel of agricultural land. However, evidence has subsequently resulted in changes to the site boundaries being proposed to address an identified constraint on-site. To address amenity issues arising from the proximity of the original site to the A143 it is proposed that the allocation moves further south within the wider site. An area of open space is proposed between the new development and the A143 which could improve the resultant relationship between the site and the setting of the identified heritage assets. Map 1 shows the original site area, whilst Map 2 sets out the amended site boundaries. Any textual changes to the Heritage Impact Assessment arising from these changes are highlighted below.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets on site, the grade I listed St Marys Church, together with a War Memorial and monument to William Salter, both of which are listed at grade II, lie to the west of the site. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets through development within the setting of the assets.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed buildings and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

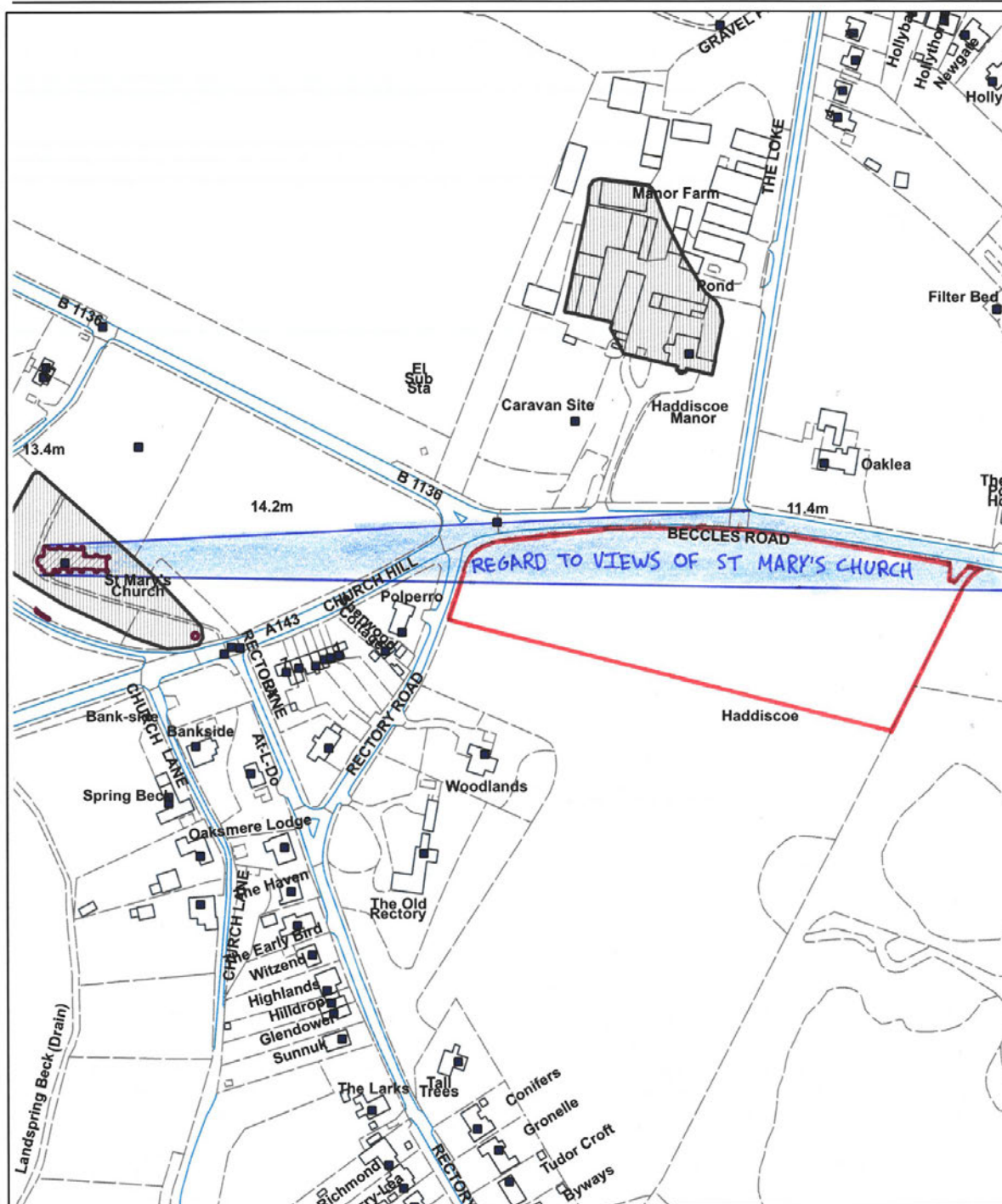
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

On plan the site does not look well related to the setting of the church – however, in reality when driving along the A143 west, the field is very open in views and the church is a very prominent landmark feature when seen in this rural setting. This is also quite an old route to Yarmouth with the crossing at Haddiscoe – so quite an historic view. The church will still be viewed from closer to – but I would say any development here would have a degree of harm on the setting. Potential mitigation could be setting the buildings further back from road etc.

SN0414

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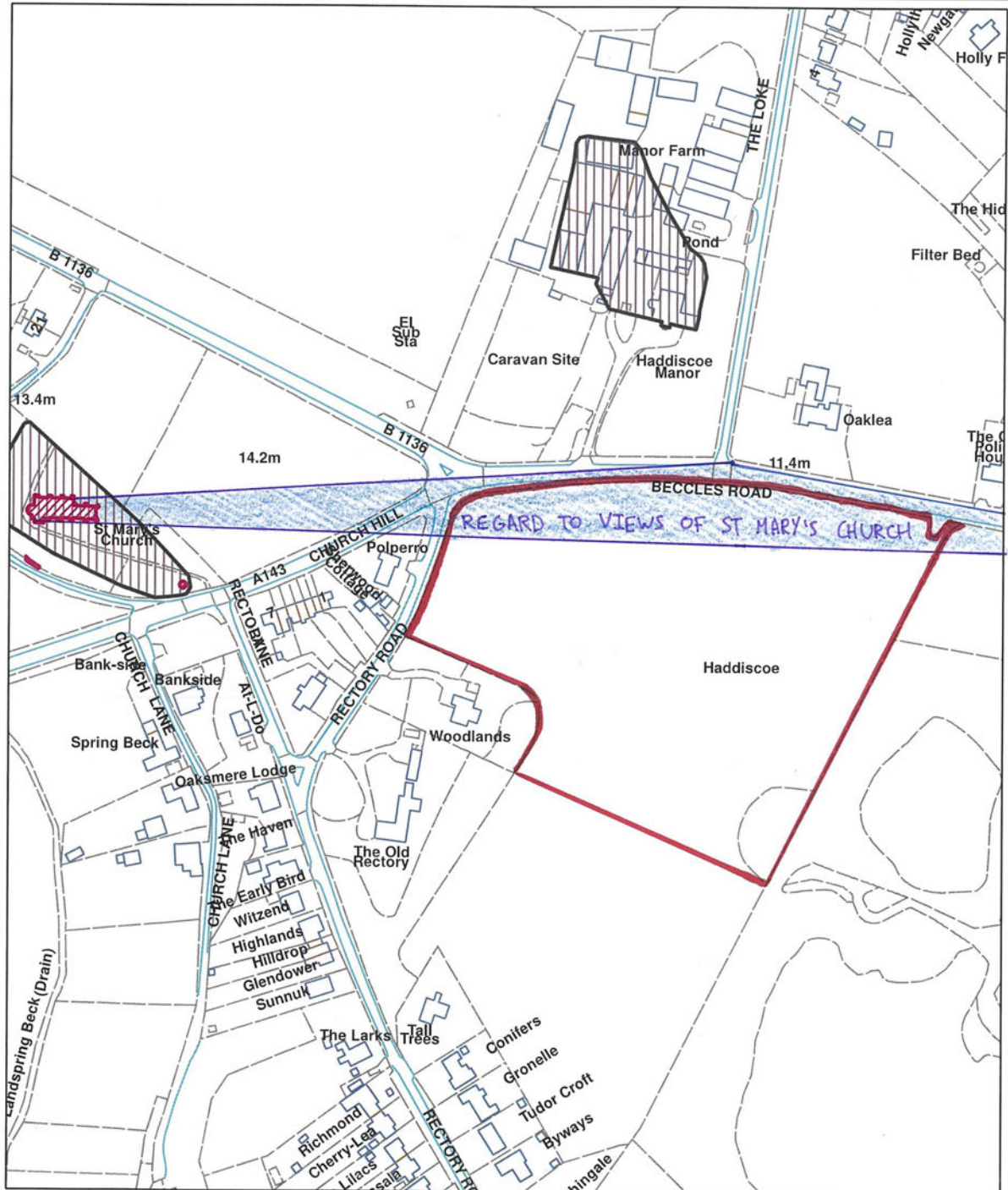
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VC HAD1 (SN0414)

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<p>St Mary's Church Church Lane</p> <p>Grade I parish church. C11 with C13 and C15 remodeling. Flint with limestone and red brick dressings. Lead roofs over nave, aisle and porch; chancel slated. Round west tower, divided into stages by three stone bands.</p> <p>List Entry Number: 1169126</p> <p>HER Reference: 10702</p>	<p>HIGH</p> <p>Its significance is derived from its age, architecture and social history and its place on the main road at the edge of the village.</p> <p>Standing in a church yard with a confined agricultural field in front to the east it is a very prominent landmark feature when seen in this rural setting. There are long views of the tower when travelling along the A143 west.</p>	<p>MODERATE</p> <p>The site is close to road junction where there are views of the church across the landscape. Parts of the site would be seen within this view and potentially could harm its setting.</p> <p>Update: The boundaries of the site have been redrawn so that development is located further to the south within the wider parcel of agricultural land, and with an area of open space to the north of the site positioned between the housing and the A143. This alteration is considered to be a positive update as it would help to preserve the setting of the parish church, retaining the</p>	<ul style="list-style-type: none"> • Ensure development is set back from this frontage particularly in the north-western corner to maintain existing views of the church • Site layout and design to be appropriate to the context of the church and complement the setting of the church rather than detract from it. This will include consideration of the density, spacing, scale and form of buildings. 	<p>MINOR</p> <p>The immediate setting of the building will not be affected and if views towards the west are retained then there will be less than substantial harm (medium).</p>

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		views across the north-west corner of the site.		
War memorial St Mary's Churchyard, Junction of Church Lane and Church Hill (A143) Grade II List Entry Number: 1453240	MEDIUM Historic interest: As an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it has made in the conflicts of the C20. Architectural interest: A well-executed cross pattée memorial, which also utilises a locally distinctive material. Group value: With the Grade I-listed Church of St Mary and the Grade II-listed Monument to William Salter.	NEUTRAL The memorial fronts the road to the south of the proposed site and with intervening properties there will be no impact on any elements of its significance.	None required	NEUTRAL: No harm
Monument to William Salter Grade II List Entry Number: 1373170	MEDIUM Monument to William Salter, set in church-yard wall, 20m south of south door of St. Mary's Church. Wall monument, C18. Limestone with black incised lettering. The driver of the Yarmouth stage coach, died 1776.	NEUTRAL The monument is within the churchyard and part of the grouping to the south of the proposed site and there will be no impact on any elements of its significance.	None required	NEUTRAL: No harm

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<p>Milestone The Street Grade II</p> <p>List Entry Number: 1169228</p> <p>HER Reference: 43086</p>	<p>LOW</p> <p>A 19th century milestone is located beside The Street. It is made of limestone and stands on a concrete plinth. It features distances to neighbouring villages and to Great Yarmouth and Lowestoft.</p>	<p>NEUTRAL</p> <p>The milestone is to the east of the site on the roadside and there will be no impact on its significance.</p>	<p>None required</p>	<p>NEUTRAL: No harm</p>
<p>Neolithic flaked, polished flint axehead West of Rectory Road</p> <p>Found in spoil from hole dug for new septic tank in 1977.</p> <p>HER Reference: 12635</p> <p>Medieval architectural fragments West of Rectory Road</p> <p>Found when building on site of cottages formerly Green Man public house in 1964.</p> <p>HER Reference: 13803</p>	<p>MEDIUM</p> <p>Contribute to the historical knowledge of the local area.</p> <p>The Medieval fragments are similar to some in the parish church, and section of arch.</p>	<p>NEUTRAL</p> <p>The finds have been located to the west of the site. No impact of the proposed development on areas where finds have been recorded to date.</p> <p>As no finds recorded on the proposed site the impact there is UNKNOWN. These finds are relatively close to the proposed site so the potential is high for further finds.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find sites • Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL: No harm</p>

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Roman and Late Saxon to medieval ditches, undated linear features and multi-period finds HER Reference: 52651	MEDIUM Geomagnetic survey in 2008 detected diffuse anomalies to the north of the site across the road, which may be soil-filled features and possible former land drains.	UNKNOWN There is no obvious evidence of similar features on site. Therefore, the impact cannot be determined without further investigation on site.	<ul style="list-style-type: none"> • No mitigation required for existing find site • Require further investigation prior to development commencing to confirm and record if features are present 	UNKNOWN The field boundaries have not been recently recorded as evident. There may be evidence on the proposed site which should be investigated prior to any development.

Site Details

Site Reference Number:

SN0308

Site Address:

Land off Briar Lane, Hales

Site Size:

The site was originally assessed on an area of 1.4ha (map 1) but has subsequently been extended to an area of 2.48ha (map 2)

Proposed Housing Numbers on site:

35 dwellings

Note of update to the Heritage Impact Assessment:

The site has been extended to the north, potentially having a greater impact on the former Hales Hospital which lies to the east. A requirement to adjust the original site boundary arose following the Regulation 18 consultation and technical discussions that were held with the Lead Local Flood Authority. These discussions identified the presence of an on-site surface water flowpath to the west of the site. Due to the relationship between the site and the former Hales Hospital the Council has considered it appropriate to update the original Heritage Impact Assessment (HIA) to determine what impact may arise from this amendment. The map produced to support the initial HIA is included in this assessment as Map 1 whilst Map 2 updates this information to reflect the updated proposed allocation and the findings of this HIA. Any amendments to the textual information are highlighted below.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets on the site, the former Hales Hospital (grade II listed) lies to the east of the site. Therefore, any development of this site has the potential to impact upon the setting (and significance) of this heritage asset.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed building and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

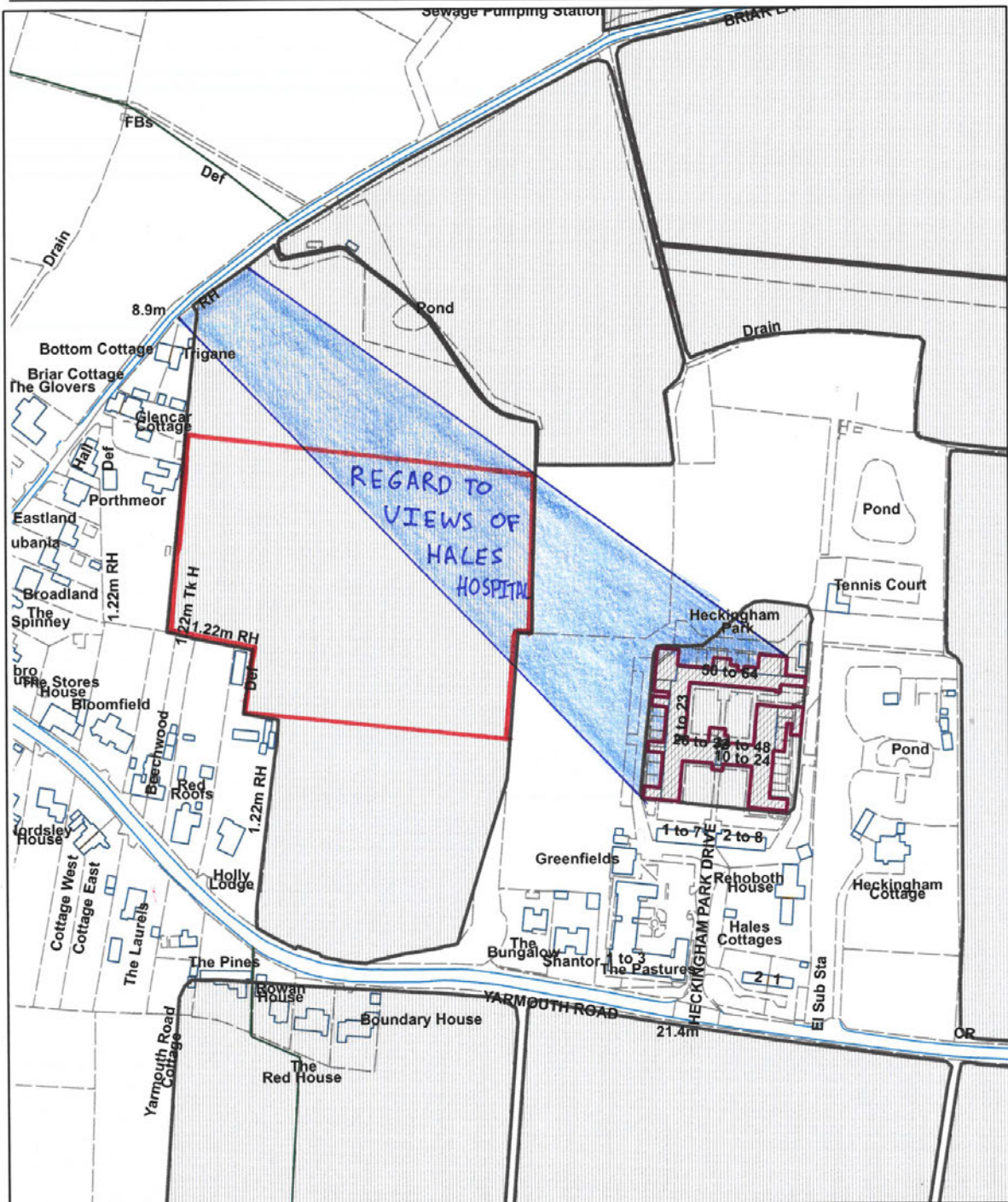
Amber score.

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

Some impact on setting of listed former workhouse to the east but nothing significant, especially with existing permission to south.

SN0308

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IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
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<p>Hales Hospital Yarmouth Road</p> <p>Grade II. Workhouse built 1764 It is a substantial building that was much changed during its later use as a hospital. It was on the Buildings at Risk register and has now been converted to residential. To the north is a former burial ground.</p> <p>List Entry Number: 1373193</p> <p>HER Reference: 10539</p>	<p>MEDIUM</p> <p>Its significance is derived from its age, architecture and contribution to social history.</p> <p>The H-shaped, red brick, two storied building has a pedimented entrance to the south with ridge chimney stacks, symmetrically placed. Later two storey range along north side of north courtyard, with some C18 and C19 work, largely masked by later additions. The site of a pest house designed by John Harris of Ipswich in 1766 is marked on Bryant's map of 1826 although nothing can be seen at the site now.</p> <p>It is reported to be the first Union Workhouse in Norfolk. The primary view of the building would have been from the south on approaching its entrance with secondary longer public views of the rear from Briar Lane as the building is elevated.</p>	<p>MINOR</p> <p>The proposed development site is to the west of the listed building, separated by a parcel of agricultural land and is partially screened from this side by a tree belt. Ground levels fall across the proposed site and it has been reduced in size to minimise the impact on the setting of the listed building. It will read together with the existing allocation HAL1 to the south as part of the surrounding village development – the delegated report concluded application 2018/1934 for 20 units to have a less than substantial impact.</p> <p>The proposed development has no impact on the primary view which has been eroded over the years with housing built in front. The longer views from Briar Lane will remain.</p> <p>Whilst this site will bring development closer to the listed building it will not affect its historic value and what it represents for our social history.</p>	<ul style="list-style-type: none"> • Would require an assessment of building heights and proposed layout across the site to respond to site levels, particularly in the north-east corner, and retain existing views • Use this to inform appropriate use of landscaping along the boundaries 	<p>MINOR</p> <p>If any wider views identified are protected and enhanced by the layout and design then, less than substantial harm (at the lower end)</p>
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		<p>Update: The revision to the site boundary for this proposed allocation will extend the site to the north, potentially having a greater impact on the setting of the Listed Building in the wider landscape. This would be most evident in long views towards the site from Briar Lane. The existing tree belt provides some screening of the former Hales Hospital from Briars Lane. However, as set out above, primary views of the listed building were historically from the front aspect, and these have previously been eroded by development. The proposed amendment to the site boundary will not impact on these views.</p> <p>The changes proposed to the site boundaries do not affect the historic value of the building, or what it represents in our social history.</p>		
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<p>Multi-period finds, west of workhouse found 1986</p> <p>HER Reference: 22694</p> <p>Roman coin, west of workhouse found 1959</p> <p>HER Reference: 10522</p>	<p>MEDIUM</p> <p>Prehistoric worked flint flakes and fragments of Roman, medieval and post medieval pottery and a coin recovered. Pieces of post medieval and modern pantile were also recorded.</p>	<p>NEUTRAL</p> <p>The finds have been located to the west of the site. No impact of the proposed development on areas where finds have been recorded to date.</p> <p>As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find sites • Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL: No harm</p>
<p>Multi-period pottery found 1985, south of Yarmouth Road</p> <p>HER Reference: 22657</p> <p>Site of Iron Age and Roman settlement and multi-period finds, south of Yarmouth Road</p> <p>HER Reference: 19498</p>	<p>MEDIUM</p> <p>Iron Age pottery found on this site suggests that there may have been a settlement here during the Iron Age. There was certainly a settlement here during the Roman period.</p>	<p>NEUTRAL</p> <p>The finds have been located to the south of the site, separated by a road. No impact of the proposed development on areas where finds have been recorded to date.</p> <p>As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find sites • Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL: No harm</p>

Site Details

Site Reference Number:

SN0220 (allocation reference: VC HEM1)

Site Address:

Land at Millfields, Hempnall

Site Size:

The site was originally considered on area of approximately 0.48Ha (map 1) but was subsequently reduced to a site area of 0.35ha (map 2).

Proposed Housing Numbers on site:

Approximately 15 dwellings

Update Note to the Heritage Impact Assessment:

The site was originally proposed for approximately 15 dwellings on an area of land approximately 0.48ha. Subsequent discussions with the site promoter post the Regulation-18 stage of the VCHAP process have resulted in a reduced site area of 0.35ha. The Council considers that the original Heritage Impact Assessment remains valid and that the proposed reduction in the site area does not significantly alter the impact of the development on the setting and significance of the identified heritage assets. Map 1 shows the original proposed site area, whilst Map 2 updates this to reflect the amended site boundaries. Any textual changes to the assessment are also highlighted below.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets on the site, the disused windmill (grade II listed) lies to the east of the site. Therefore, any development of this site has the potential to impact on the setting (and significance) of this heritage asset.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed building and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy should include mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

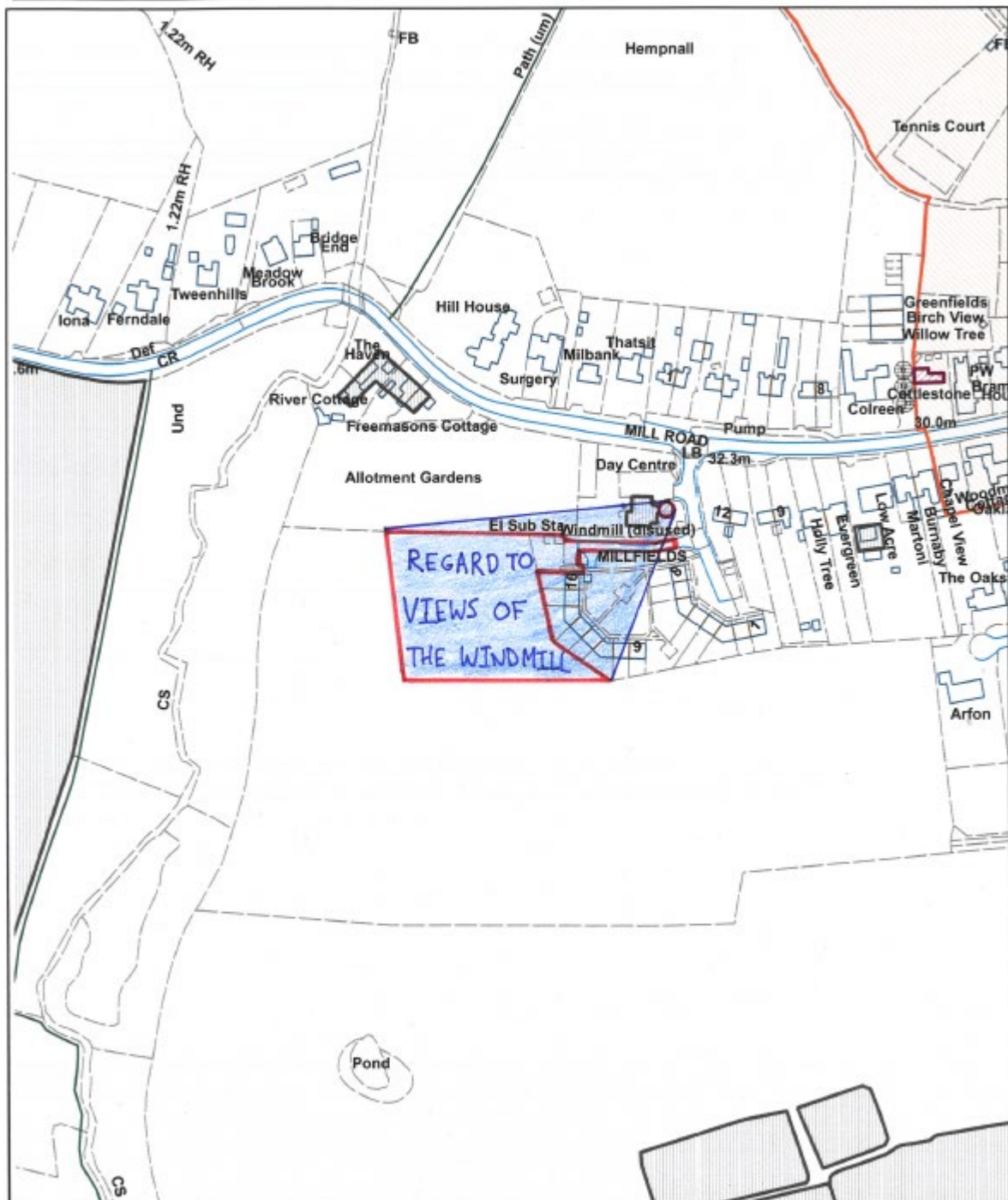
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

Likely requirement for limiting height due to neighbouring existing bungalow development around the setting of the Mill.

SN0220

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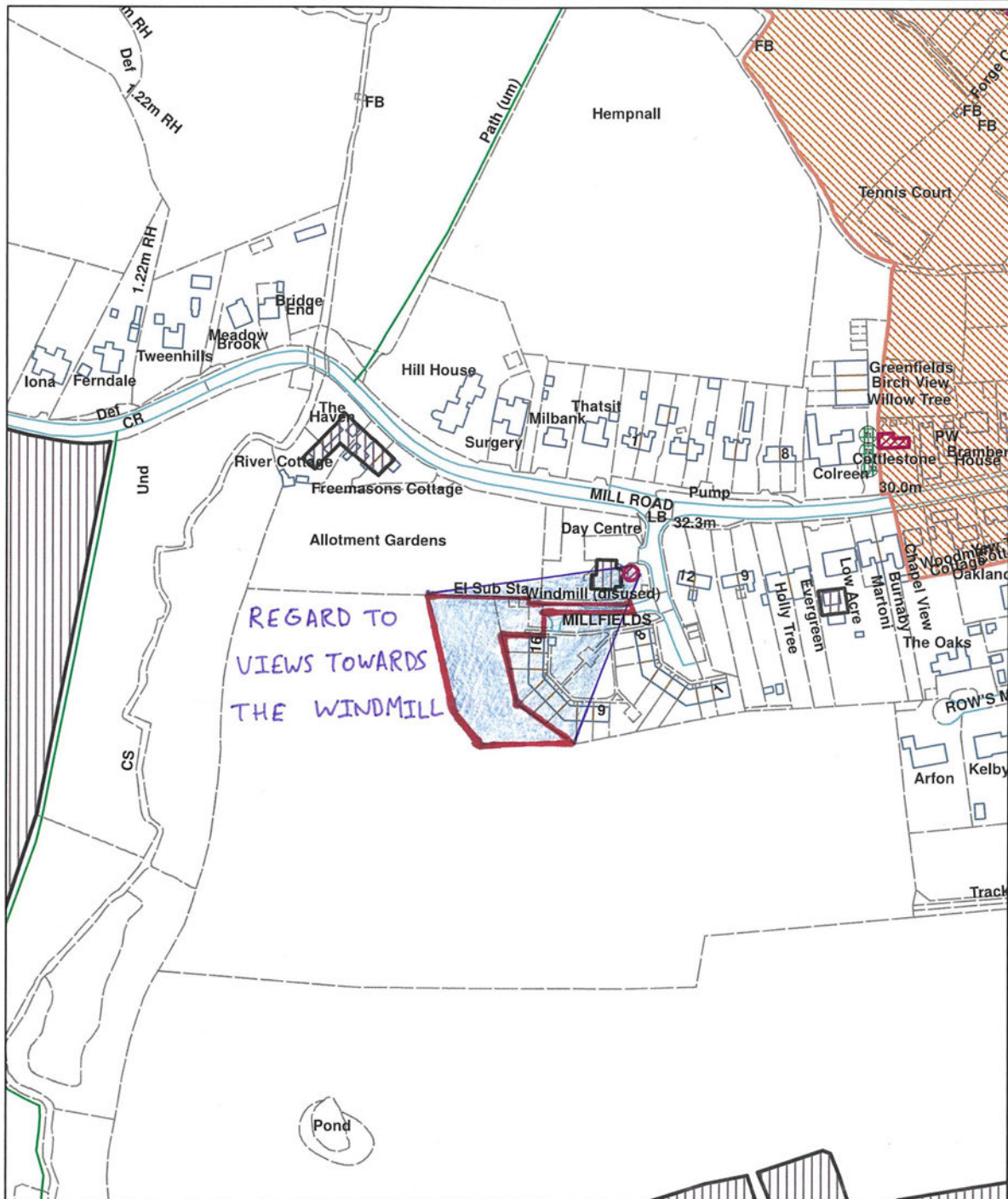
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VC HEM1 (SN0220SL)

1:2500



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IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
<p>Disused windmill (now part of Hempnall Mill Centre)</p> <p>Grade II listed building. C19 tower mill, tarred brick walls. No machinery. Circular on plan.</p> <p>Given a new use in 1978 when it was renovated, an extension added and opened as a day centre. The use continues today as a village hall for the local community.</p> <p>List Entry Number: 1050338 HER Reference: 10181</p>	<p>MEDIUM</p> <p>The mill is an example of an agricultural building and was used to mill corn and thresh seeds. It was built in 1814. Around 1936 the sails had been removed and it was derelict by 1972.</p> <p>Without its sails it is a less imposing building comprising just the mill tower, now painted black, and no machinery. However, its height and that it is seen from a distance as a landmark and an industrial feature in a rural context is significant.</p> <p>Residential development adjacent has changed the immediate setting to some degree and existing planting obscures views.</p>	<p>MODERATE</p> <p>The windmill would have originally been in an open undeveloped aspect, this has already changed to some degree, but the newest dwellings closest to the mill are single storey and because of its height there are still some views from and to the mill. The proposed development would be further west than existing dwellings but could impact on the longer views of the mill depending on the height of buildings. Highway improvements would be required to widen the access along the boundary with the mill. This should not have a significant impact as there is an existing road and work is at ground level.</p>	<ul style="list-style-type: none"> Careful layout design to keep views as open as possible so that the windmill retains its visual prominence in terms of height Layout designed to incorporate views of the windmill from public spaces The whole development should be limited in height to single storey Landscaping to be kept low and not obscure views of the mill, existing vegetation could be reduced in height along access 	<p>MINOR</p> <p>There would be benefit in opening up new views of the mill so that it can be experienced where previously there was not public access for those views.</p> <p>Less than substantial harm (at the lower end)</p>

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<p>Possible Late Neolithic/Bronze Age flint working site and multi-period finds</p> <p>HER Reference: 29412</p>	<p>MEDIUM</p> <p>The large number of Late Neolithic/Bronze Age flints present suggests that this may have been a lithic working or occupation site. Finds in the area are an indication that there has been historic settlement or working areas in the vicinity which could include the development site. It is also thought that there may be a 2nd church site.</p>	<p>NEUTRAL</p> <p>The finds have been located to the west of the site, separated by the River Tas. Also, a variety of items found to the south of the proposed site. No impact from the proposed development on areas where finds have been recorded to date.</p> <p>As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find sites • Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL: No harm</p>

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<p>Freemasons Cottage</p> <p>Non-designated Heritage Asset.</p> <p>HER Reference: 15977</p>	<p>NEGLIGIBLE</p> <p>The site of an 18th century workhouse, on a map of 1836. There is uncertainty as to whether and when the building was demolished, or if the two-storey rendered building to the west of the site, now Freemasons Cottage, is a remaining part.</p> <p>It is the principal elevation of Freemasons Cottage, fronting north-east, which is of most significance in terms of architectural design, being in the Georgian style. The facing south elevation is of no significant architectural interest.</p>	<p>NEUTRAL</p> <p>None, the workhouse is no longer discernible, and the proposed site will be separated from the non-designated asset by the allotments and intervening vegetation along its entire northern boundary.</p> <p>The significance of the house is most appreciated in views of the building along Mill Road which would not be affected by the proposed development. With mature landscape to the south-east affecting intervisibility with the site the impact is neutral.</p>	<p>None required.</p>	<p>NEUTRAL: No harm</p>

Site Details

Site Reference Number:

SN1015

Site Address:

Land adjacent to the primary school, The Street, Hempnall

Site Size:

1.6Ha

Proposed Housing Numbers on site:

20 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

The site is located almost entirely within the Hempnall Conservation Area. It lies opposite two grade II listed buildings, Lime Tree Cottage, and Pevensey House and close to a third, grade II listed building, the Hollies. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed buildings and conservation area and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

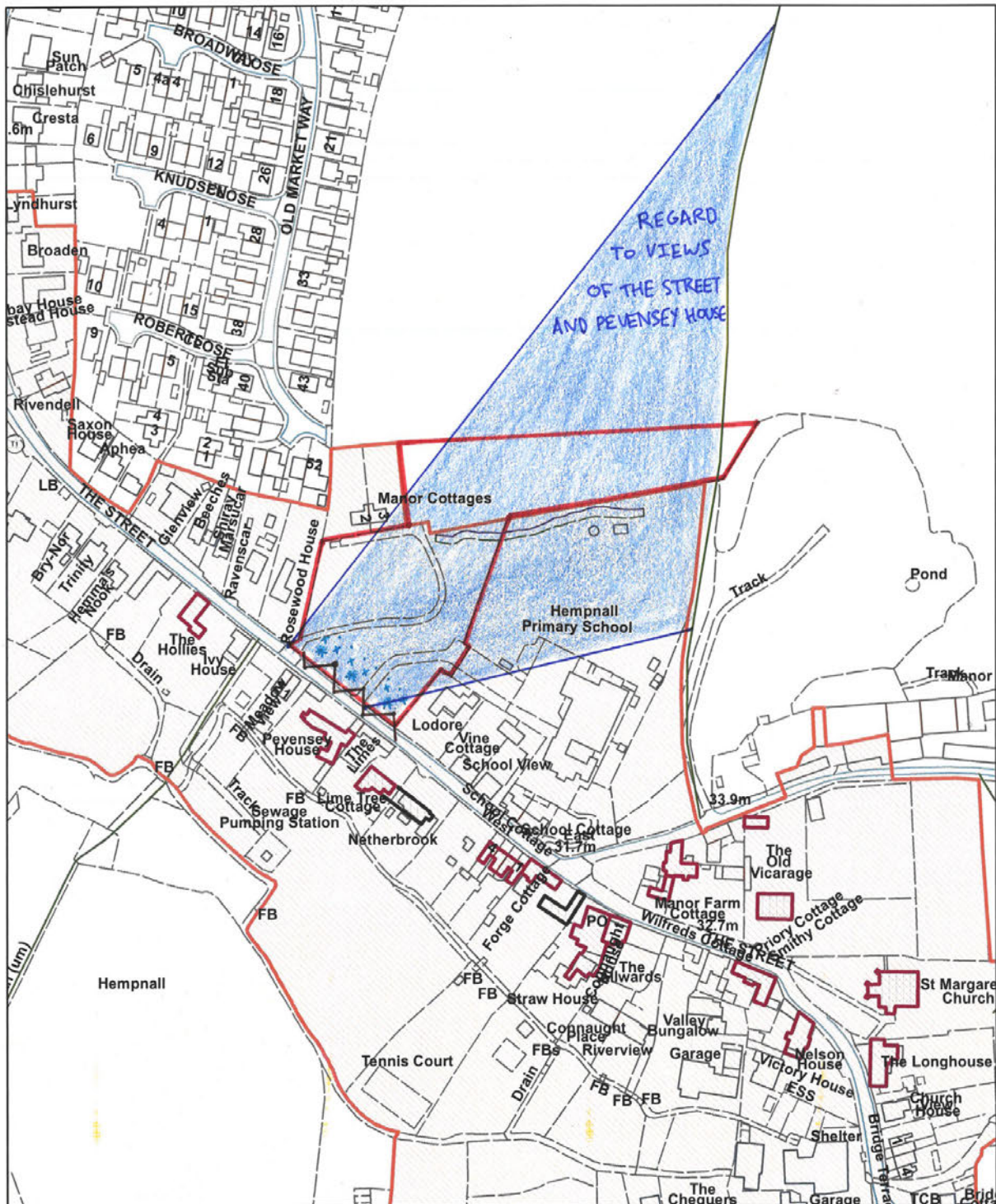
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

None received (The Senior Heritage & Design Officer has reviewed these Heritage Impact Assessments).

SN1015

1:2500



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IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
<p>Hempnall Conservation Area</p> <p>Key Characteristics;</p> <ul style="list-style-type: none"> • Buildings and walls set close to the footpath which define the streets • Farm and commercial buildings integrated into the streetscape • Key open spaces and trees • Major contribution of St Margaret's Church as a landmark • Infilling with a number of modern dwellings, which tend to be set back from the road • Views of the landscape 	<p>MEDIUM</p> <p>Hempnall has a modest village centre shaped by a range of historic buildings and walls dissected by the three primary roads. It is centred on The Street with plot depths limited to the south by the water meadows with postwar development north towards Broaden Lane and south around Field Lane. The Street has good tree and hedge planting, especially along the road frontage which contributes to the rural character of the area.</p> <p>The special character of the CA is derived from the setting of a variety of historic buildings in an attractive and varied</p>	<p>MODERATE</p> <p>The southern part of the site, fronting The Street is inside the CA with the northern agricultural field outside.</p> <p>The development in the northern area would have a detrimental impact on the CA as it would be a breakout of the village into the undulating rural landscape.</p> <p>The site is located in the centre of the village close to the more recent housing around Broadens Lane however, development would close up this key open area in the heart of the CA and reduce the wider views of the rural landscape.</p> <p>There is a public footpath which runs from Bussey's Loke</p>	<ul style="list-style-type: none"> • The layout must respond to the topography and maintain views across the site from The Street and views from the site and the footpath back to The Street • Density and height should be lower to the north beyond the ridge, responding to the topography. It is likely that this will reduce the number of dwellings • Along the frontage with The Street - retain and enhance the planting along and incorporate a village feature as a public open space 	<p>MODERATE</p> <p>Very careful design and positioning of dwellings would be essential as well as maintaining gaps so that views out to the landscape and into the CA can still be glimpsed. This is key to retain the character and appreciation of this part of the CA. If the mitigation measures are used with careful consideration, a bespoke development may be successfully integrated into the village to respect its relationship with the conservation area then it will result in less than substantial harm (medium).</p>

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	<p>street pattern set in a river valley landscape. Glimpses of the wider landscape can be seen through the gaps between buildings and beyond the major open spaces within the village. This contact with landscape coupled with the many mature trees and strong hedge lines, contributes to the character and appearance of the area. The Church is the primary building, and its significance is enhanced by its central elevated position. The CA Appraisal lists the school playing field to the north of The Street as an important “green” open space.</p>	<p>to the east boundary and gives long views back towards the CA and the proposed site would be visible in these views.</p> <p>The visual impact would be increased because of the ridge running through the site.</p> <p>The CA Appraisal refers to the site in 2017; ‘The new entrance to the school opposite still looks “raw” and could be improved by additional tree planting to soften its impact while at the same time framing the longer view over the meadow and playing fields’.</p>	<ul style="list-style-type: none"> • Along the Street buildings should be spaced to maintain historic grain and character. • Design of the dwellings to reflect the best of the village vernacular 	

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<p>St Margaret's, Church Plain, The Street</p> <p>Grade I Parish Church. Pre-conquest origin, rebuilt in C13 and C14.</p> <p>List Entry Number: 1050328</p> <p>HER Reference: 10185</p>	<p>HIGH</p> <p>Its significance is derived from its age, architecture and social history and its place within the village.</p> <p>It is in an elevated position which dominates the southern part of The Street and views from the southern part of the village.</p>	<p>NEUTRAL</p> <p>The proposed site does not impact directly on this asset. St Margaret's Church is located to the north of The Street and separated from the site by intervening land uses and vegetation. It close to the road within a contained churchyard. Whilst the tower can be glimpsed from the site there would be no significant intervisibility, and the important contextual views are concentrated on the southern part of The Street and the intersection of the roads.</p>	<p>None required</p>	<p>NEGLIGIBLE: No harm</p>

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<p>Pevensey House The Street</p> <p>Grade II A 17th or 18th century painted brick house with later alterations. It has a steep black glazed <u>pan</u>tile roof and <u>g</u>able ends.</p> <p>List Entry Number: 1373262 HER Reference: 43233</p>	<p>MEDIUM</p> <p>It is significant because of its historic architecture and its general contribution to the character of the CA. Its immediate setting is relatively contained, although open at the front so it can be seen from The Street and is a significant dwelling in the street scene. It looks out over the proposed site and this open aspect adds to its significance.</p>	<p>MODERATE</p> <p>Located facing the street, directly opposite the site. which means its views, views of it and the openness of its context will all be affected.</p>	<ul style="list-style-type: none"> Retain views across the site so that the frontage of Pevensey House is visible from the north-east and not completely closed in. 	<p>MINOR:</p> <p>The immediate setting of the building will not be affected and if views across the site are retained and related to the listed building then there will be Less than substantial harm (medium).</p>

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<p>Lime Tree Cottage The Street</p> <p>Grade II A 17th or 18th century thatched brick-faced <u>timber framed</u> cottage. The building has an unusually large, arcaded chimney <u>stack</u> that may indicate earlier origins.</p> <p>List Entry Number: 1153509 HER Reference: 14696</p>	<p>MEDIUM</p> <p>It is significant because of its historic architecture and features a thatched roof.</p> <p>Its setting is relatively contained, it can be seen from The Street, but views are restricted due to the tighter grain on this side of the road. It is an attractive building and generally contributes to the wider character of the CA.</p>	<p>NEGLIGIBLE</p> <p>Located facing the street, opposite the site to the south-east and set back with another cottage between it and the proposed site. The proposed development does not have a direct impact on the cottage but does have a minor impact on the wider character of the CA.</p>	None required	NEUTRAL: No harm

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<p>The Hollies The Street</p> <p>Grade II A timber framed house, altered but originally dating to the C17th or earlier. The house seems to have been inserted into an earlier street frontage. Height raised around 1700, probably original chimney. In the C19th the building was clad in brick, extended with larger ground and buildings include a C19th bowling pavilion and a row of sheds.</p> <p>List Entry Number: 1050303 HER Reference: 37500</p>	<p>MEDIUM It is significant because of its historic architecture and its contribution to the character of the CA. Its setting is relatively contained, a side elevation fronts along The Street with a substantial red brick wall containing out buildings and the garden. Both front and back elevations can be seen from The Street. Views are restricted due to the tighter grain on this side of the road.</p>	<p>NEGLIGIBLE Located facing the street, to the north-west of the site and close to the path. The proposed development does not have a direct impact on the cottage but does have a minor impact on the wider character of the CA.</p>	<p>None required</p>	<p>NEUTRAL: No harm</p>

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<p>Medieval and post medieval pottery finds Southeast of school</p> <p><u>Two find sites</u>; fieldwalking in 1982 & 1984 recovered fragments of <u>medieval</u> and post medieval pottery.</p> <p>HER Reference: 18378 HER Reference: 36832</p>	<p>MEDIUM Contributes to the historical knowledge of the local area.</p>	<p>NEUTRAL The finds have been located to the south-east of the site. No impact of the proposed development on areas where finds have been recorded to date. As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find sites • Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL: No harm</p>

Site Details

Site Reference Number:

SN4052

Site Address:

Land south of School Lane and east of Manor Farm Barns, Little Melton

Site Size:

1Ha

Proposed Housing Numbers on site:

Up to 25 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets on the site, the Manor House (grade II listed) lies to the south-west of the site. Therefore, any development of this site has the potential to impact upon the significance of this heritage asset.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed building and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

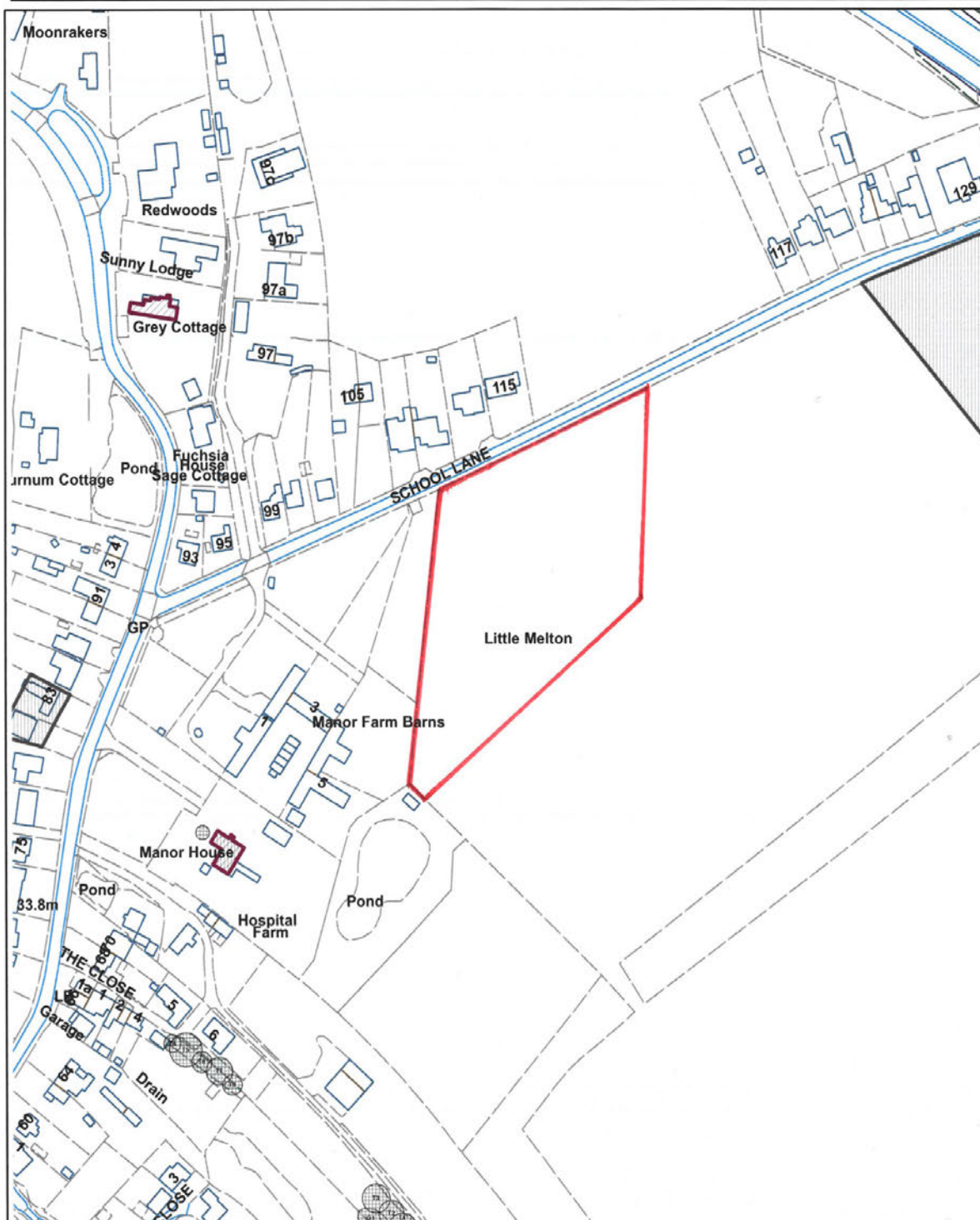
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

No comments received

SN4052

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<p>Manor House School Lane</p> <p>Grade II An early 17th century house with later features. The main block has stepped gables with polygonal turrets at each end. The rear wing has a 19th century brick façade, with earlier origins. There is wattle and daub walling inside. The garden wall is 17th century, there is a 19th century privy and there are reports of a demolished dovecot.</p> <p>List Entry Number: 1050542 HER Reference: 11625</p>	<p>MEDIUM Its significance is derived from its age and architecture and its position within the village hierarchy.</p> <p>This grand manor house was set in large grounds with extensive outbuildings to the north-east. These are not listed and have been converted into dwellings with separate curtilages. The manor house retains its stature within reduced grounds which lie to the front and rear. It also has mature trees and hedge lines contributing to its existing setting.</p>	<p>NEUTRAL The house is approx. 95m to the south-west of the closest part of the proposed site. The converted barns sit between part of the site and the house.</p> <p>Whilst it is a grand house and its grounds have been reduced over time it is well contained within a spacious setting and any new development outside the boundaries will not impact on its significance.</p>	None required	NEUTRAL: no harm

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<p>Manor Farm Barns School Lane</p> <p>Non-designated heritage asset</p>	<p>LOW</p> <p>The barns' significance are derived from their age and architecture and their previous connection to the Manor House. They are an impressive group of buildings and so are considered a non-designated heritage asset. Their setting now relates to the curtilages of the dwellings.</p>	<p>NEUTRAL</p> <p>They are closer to the west of the site than the Manor and share a boundary with the proposed site.</p> <p>However, the barns face away from the site towards the Manor and it is the rear gardens which are closest to the site. In addition, there is a substantial hedge which contains the buildings. Therefore, development outside the boundaries will not impact on the barns' significance.</p>	<p>None required</p>	<p>NEUTRAL: No harm</p>
<p>Prehistoric flints and undated pottery</p> <p>East of site</p> <p>Found fieldwalking for the southern bypass and after a later watching brief.</p> <p>HER Reference: 25705</p>	<p>MEDIUM</p> <p>Contributes to the historical knowledge of the local area.</p>	<p>NEUTRAL</p> <p>There is a field in-between, so no impact of the proposed site on the find. But it adds to the possibility of further finds in the area. As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find site • Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL: No harm</p>

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
<p>Possible post medieval linear ditch earthwork South-west corner</p> <p>On aerial photographs on land to the south east of Manor Farm, Little Melton.</p> <p>HER Reference: 54422</p>	<p>MEDIUM Contributes to the historical knowledge of the local area.</p>	<p>UNKNOWN This is overlapping with the proposed site. There is no record of similar features on the rest of the site. Therefore, the impact cannot be determined without further investigation.</p>	<ul style="list-style-type: none"> Require further investigation prior to development commencing to confirm and record if features are present 	<p>UNKNOWN There may be further evidence on the proposed site which should be investigated prior to any development.</p>
<p>Undated linear ditch cropmarks Large area to the north of School Lane</p> <p>HER Reference: 54421</p>	<p>MEDIUM Contributes to the historical knowledge of the local area.</p>	<p>NEUTRAL There is a road in-between, so no impact of the proposed site on the features. But it adds to the possibility of others in the area. As none recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> No mitigation required for existing find site Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL: No harm</p>

Site Details

Site Reference Numbers:

SN5040 & SN5041 (combined site)

Site Address:

Land at School Lane, Little Melton; Land east of Burnthouse Lane, Little Melton.

Site Size:

3.74Ha (2.84ha & 0.9Ha respectively)

Proposed Housing Numbers on site:

35 (across both sites)

NB: This site was submitted during the Regulation 18 Call for Sites. Technical consultees were invited to comment on sites submitted at this time after the close of the Regulation 18 consultation.

Post Regulation 18 Consultation Comments

Historic England comments post Regulation 18 consultation stage:

None received

Norfolk County Council Historic Environment Service comments post Regulation 18 consultation stage:

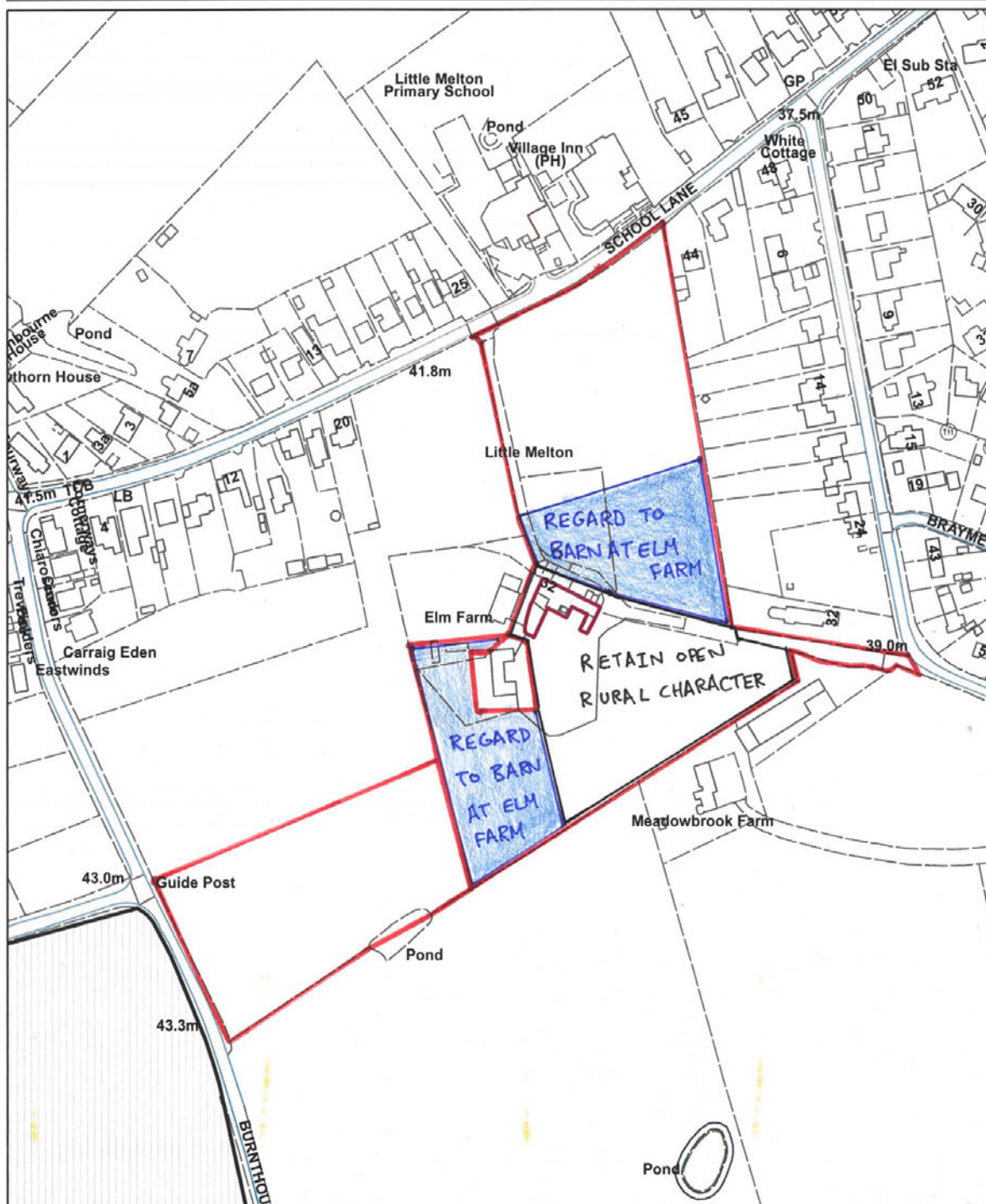
Amber

South Norfolk Council Senior Heritage & Design Officer comments post Regulation 18 consultation stage:

Retaining an element of the openness and a rural connection would be important factors for preserving the setting of the barn; access to SN5041 if not via Burnthouse Lane would be an issue if not via a simple informal track; if the community use of the barn results in a large parking area and access that would have harmful impacts.

SN5040 & SN5041

1:2500



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IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
<p>Barn at Elm Farm Off School Lane</p> <p>Grade II Agricultural barn; west gable with date-stone 1768 and owl hole, wood doveholes over former opening, Flemish bond brick and pantile. 3 steads, lean-to additions.</p> <p>Farmhouse not listed.</p> <p>List Entry Number: 1373135 HER Reference: 44331</p>	<p>MEDIUM Its significance is derived from its architecture and as an example of a dated barn. It was derelict and although some renovation has taken place it is still in disrepair and only part used for storage.</p> <p>It forms a group with the other original buildings which have been altered; the farmhouse sub-divided and outbuilding converted. The historic group has been eroded with a more intense residential use, but it remains of historic significance through its agricultural functional simplicity in a rural setting.</p> <p>The barn is tall and there are some public views of its roof glimpsed from surrounding</p>	<p>MODERATE The listed barn is proposed to remain Future conversion and adaption would change its character however if it would provide a long term viable use of the building this would ensure its future preservation.</p> <p>The barn forms a group with the other buildings which are outside the proposed site and shown to be retained. However, the wider context of this agricultural group must also be considered.</p> <p>If the wider setting of the barn can be retained and it is renovated and opportunities for future renovation and reuse explored, then the impact would be positive. The existing views would also remain.</p>	<ul style="list-style-type: none"> • Potential to secure renovation and reuse of the building in the allocation site • Early liaison re: layout and amount of development to ensure the barn's rural setting in the grouping is retained and respected. This should include retaining an area south east of the listed barn free from development. 	<p>MODERATE beneficial impact which could secure the future of the heritage asset although the barn will be changed to some extent. If the surrounding development is designed to respect the rural setting of the barn to the south, including retaining an area free of development in front of the barn, its setting will be largely preserved and the outcome can be viewed as moderately beneficial..</p>

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
	roads although of minor significance.			
<p>Undated linear ditch cropmark</p> <p>On aerial photographs on land to the north-east of Elm Farm, Little Melton.</p> <p>HER Reference: 54416</p>	<p>MEDIUM</p> <p>Contributes to the historical knowledge of the local area.</p>	<p>UNKNOWN</p> <p>This is within the proposed site and impact would depend on the extent of the cropmark, how it should be dealt with and therefore the layout. There is no record of similar features on the rest of the site. Therefore, the impact cannot be determined without further investigation across the whole site.</p>	<ul style="list-style-type: none"> Require further investigation at an early stage prior to confirmation of any layout to confirm the impact of development and what mitigation, if any, is required. This may dictate what layout is acceptable on this part of the site. 	<p>LIMITED if the mitigation is carried out and therefore no harm. However, if mitigation is not carried out the impact cannot be determined and the harm would be unknown.</p>
<p>Neolithic flints</p> <p>West of Burnthouse Lane</p> <p>A scatter of Neolithic flints including cores and scrapers found in 1977.</p> <p>HER Reference: 13413</p>	<p>MEDIUM</p> <p>Contributes to the historical knowledge of the local area.</p>	<p>NEUTRAL</p> <p>Site of Interest to west and no impact of the proposed site on the find area.</p> <p>Archaeological investigation taken place for approved site to north, also listed barn present on proposed site adds to the possibility of further finds in the area. Therefore, investigation</p>	<ul style="list-style-type: none"> Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL: No harm</p>

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
		would be required. As no finds recorded on the proposed site the impact there is UNKNOWN .		

Site Details

Site Reference Number:

SN2065REV (allocation reference: VC NEE1)

Site Address:

Land north of High Road and Harmans Lane, Needham

Site Size:

0.9Ha

Proposed Housing Numbers on site:

Up to 15 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets within this site, the grade I listed Church of St Peter, its boundary wall listed at grade II and Ivy Farmhouse, also listed at grade II lie to the south-west of the site. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed buildings and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Again, this is an important rural gap site in the village and consideration should be given to that role in combination with the setting of the heritage assets.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

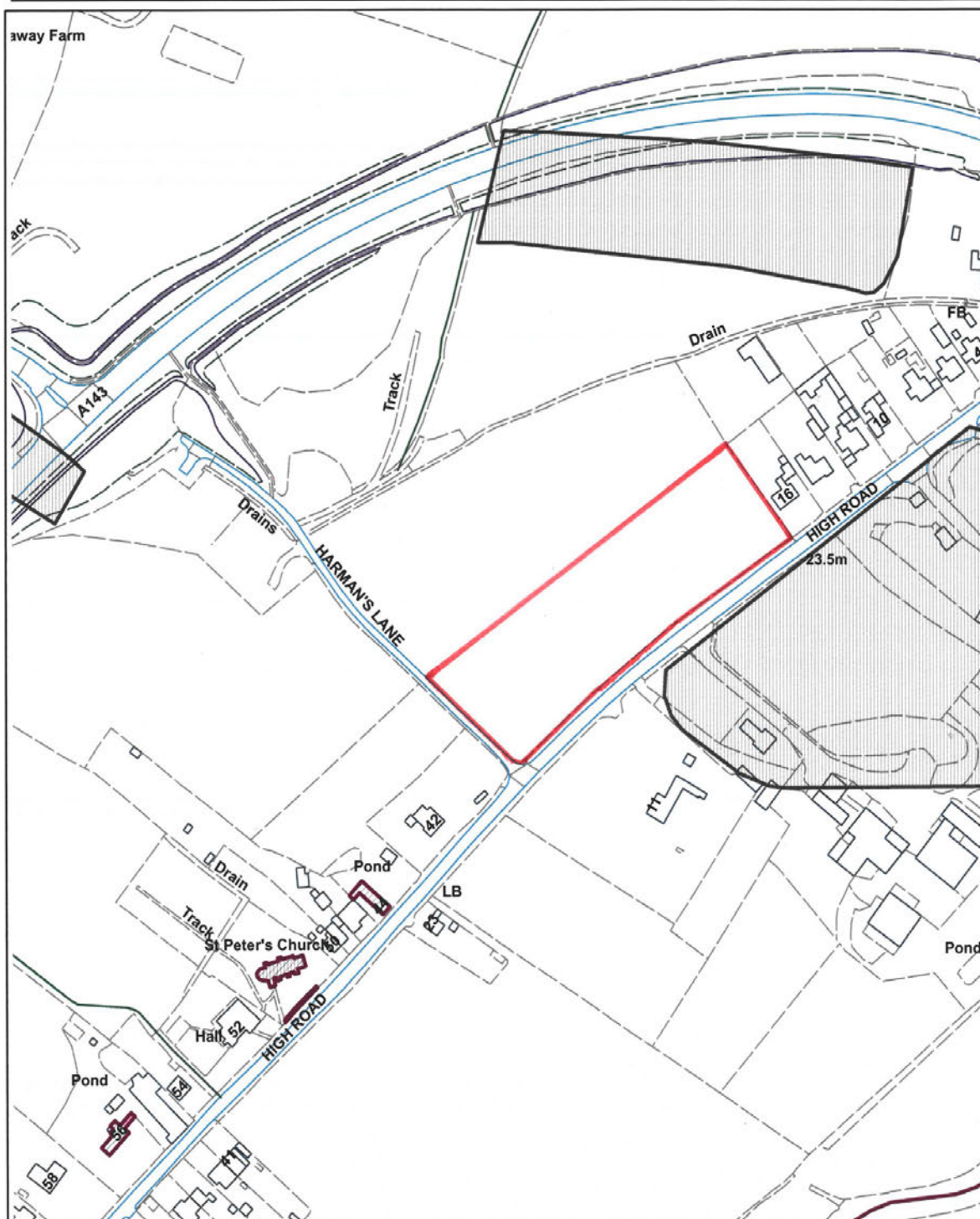
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

No heritage or design issues with SN2065

SN2065REV

1:2500



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<p>Church of St Peter High Road</p> <p>Grade I</p> <p>This church has a Late Saxon or Norman round tower. The top of the tower was extended with Tudor brick and in the 19th century battlements were added to the top. The red brick south porch is probably 16th century and the short red brick chancel 1735.</p> <p>List Entry Number: 1154114 HER Reference: 11095</p>	<p>HIGH</p> <p>Its significance is derived from its age, architecture and social history and its place on the main road through the village.</p> <p>It stands in a relatively small church yard fronting the road and this is its main view. It is a prominent landmark feature when seen in this rural setting, particularly when travelling along High Road towards it from the south however, the most significant views of the church are in close quarters from road and south-east rather where it is viewed across open fields. There are no long views of the tower when travelling along the A143 west due to</p>	<p>NEUTRAL</p> <p>The site is close to the road and around 130m south of the church. The site is also on the road frontage and there are views of the church tower across from the site and when travelling past the site. However, these views are not significantly impacted on by the proposed site which would not detract from its setting.</p>	<p>None required</p>	<p>NEUTRAL</p> <p>The immediate setting of the building and longer views of the church and its tower will not be affected and there will be no harm.</p>

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	banking, vegetation and level changes.			
Boundary wall South of Church of St Peter Grade II C16/17 red brick wall on flint base boundary to the churchyard. Saddle-back coping. About four feet high. Continued in early C19 at north-east end. List Entry Number: 1373283	MEDIUM Its significance is derived from its age, architecture and social history and its place on the main road through the village. It contributes to the setting of the church and contains its immediate views.	NEUTRAL The site is close to the road and around 130m south of the church wall. The site is also on the road frontage. However, there are no views of the wall in the same view as the proposed site and it would not detract from its setting.	None required	NEUTRAL The immediate setting of the wall and longer views will not be affected and there will be no harm .
Ivy Farmhouse High Road Grade II 17th century timber-frame house. List Entry Number: 1050261 HER Reference: 45308	MEDIUM Its significance is derived from its architecture and age; plastered, brick faced end walls. Later low pitched gable-ended roof with black glazed pantiles, brick chimney stack. Long range with irregularly and widely spaced casement windows,	NEUTRAL The proposed site, at its closest point, is 90m from the building. The farmhouse is located gable end onto the road and is contained within its own curtilage wall along the frontage. Given the intervening development and	None required	NEUTRAL The immediate setting of the building and longer views will not be affected and there will be no harm .

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	ground floor 19th century and first floor modern. Two 19th century doors.	vegetation the proposed site and it would not detract from its setting.		
Roman coin Opposite the church HER Reference: 11080	MEDIUM A Roman coin of Vespasian was found in 1954.	NEUTRAL The finds have been located to the south of the site, separated by road and intervening development. No impact from the proposed development on this find area.	<ul style="list-style-type: none"> No mitigation required for existing find sites 	NEUTRAL: No harm
Prehistoric worked flints and Iron Age plaque HER record states south-east side of Wells Lane which is to the north of the proposed site HER Reference: 13940	MEDIUM Found in a ditch around 1939. Metal-detecting in around 1999 recovered an Iron Age object in the same field. The find has been mapped on the proposed site if so there is potential for further finds here. Finds in the area are an indication that there has been historic settlement or working areas in the vicinity which could	UNKNOWN No impact on the find if it was in this field, need to investigate if there are any further items.	<ul style="list-style-type: none"> Require investigation on the proposed site prior to development commencing to identify and record any additional finds 	UNKNOWN

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	include the development site.			
<p>Site of Roman settlement and pottery kilns</p> <p>On the opposite side of High Road</p> <p>Many finds over a number of years dating back to the Romans.</p> <p>HER Reference: 11071</p>	<p>HIGH</p> <p>Gravel extraction during the early 20th century recovered Mesolithic worked flints, a complete Neolithic vessel containing a cremation and a large Bronze Age pot in fragments. The site is most well known, however, for its Roman remains. These were first identified in 1921 and were excavated in the 1930s. These excavations revealed the presence of three Roman pottery kilns, a hearth and several ditches. These features and accompanying Roman finds have been interpreted as a small Roman settlement. This is of high significance.</p>	<p>The finds have been located opposite the proposed site, only separated by the road. No impact from the proposed development on this find area but given that it is so close there is a strong likelihood of archaeological finds on this site which must be investigated.</p>	<ul style="list-style-type: none"> Require investigation on the proposed site prior to development commencing to identify and record any additional finds 	<p>UNKNOWN</p>

Site Details

Site Reference Number:

SN1024

Site Address:

Ladbrookes, Tattlepot Lane, Pulham Market

Site Size:

1.3Ha

Proposed Housing Numbers on site:

Up to 20 dwellings.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

This site lies immediately adjacent to the Pulham Market Conservation Area. Therefore, any development of this site has the potential to impact upon the significance of the Conservation Area.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the conservation area and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

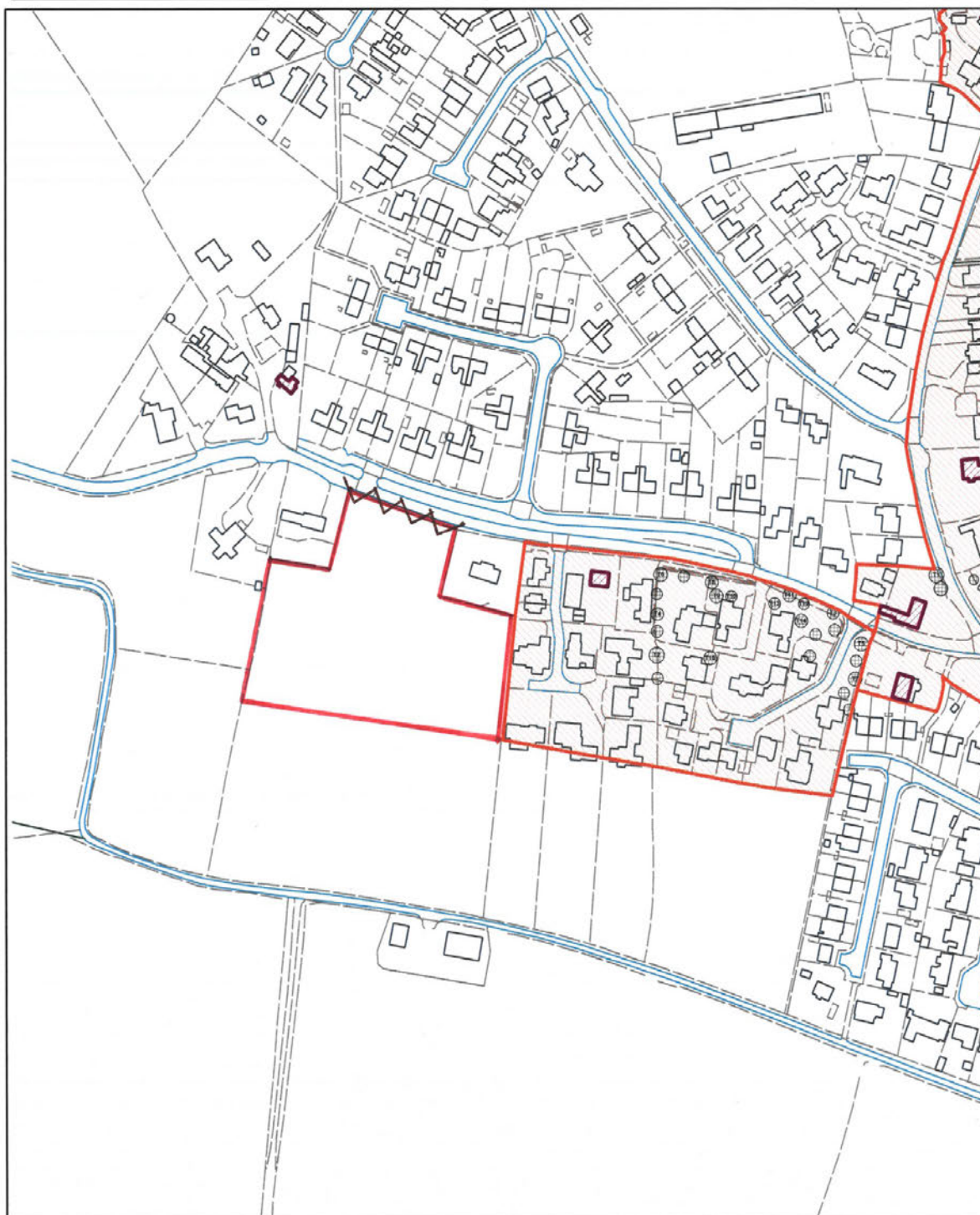
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

Green for heritage and townscape. Could be similar sort of development to the existing site to the east recently developed. This site fits in better with existing development already having taken place on the north side of the road.

SN1024

1:2500



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<p>Pulham Market Conservation Area</p> <p>Key Characteristics</p> <ul style="list-style-type: none"> • A central village green shaped by a variety of historic buildings • Highly permeable central core with network of roads and pathways • Prominent location of Church of St Mary Magdalene • Rural setting on east and south aspects • Survival of wide range of historic houses, cottages and terraces 	<p>MEDIUM</p> <p>The focus of the CA is further to the east around the green, church and Bank Street and the proposed site is on the edge of the CA in a very peripheral location. Here, existing buildings in the surrounding context are of mixed architectural character incorporating a more modern range of materials and styles from the 20th and 21st Centuries. Tattlepot Road acts as a transition from the CA to the rural area as it winds westwards with trees and vegetation flanking it.</p>	<p>MINOR</p> <p>The proposed site is wholly outside but adjacent to the CA sharing its eastern boundary. A very recent redevelopment to residential of the farm to the east is in inside the CA and there is a bungalow between. The development for 10 dwellings included retaining the farmhouse which is Grade II listed. These factors separate the proposed site from the historic core of the CA and mean that it is a transitional site and whilst its impact would be limited it should reflect this in its design.</p>	<ul style="list-style-type: none"> • The dwellings should reflect the best of the village vernacular and the detailing and materials of the adjacent site • Set the properties back to reflect the new and existing properties to the east and west • Retain the green hedgerow along the frontage and as many of the trees as possible with significant new mature planting between the road and dwellings 	<p>NEGLIGIBLE</p> <p>If the mitigation measures are used with careful consideration, a bespoke development can be successfully integrated with the village, respect its relationship to the conservation area and soften the transition to the countryside, then it will result in very low harm.</p>

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<p>Late medieval iron rowel spur recovered in 1987 from a garden in Guildhall Lane.</p> <p>HER Reference: 24038</p>	<p>LOW Some indication of historic activity in the area.</p>	<p>NEUTRAL The find was located to the south-east of the site, separated by a lane. No impact of the proposed development on this area.</p> <p>As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find sites • Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL</p>

Site Details

Site Reference Number:

SN2007 & SN0531 (north-west part) (allocation reference VC ROC1)

Site Address:

Land south of New Inn Hill, Rockland St Mary

Site Size:

1.47Ha

Proposed Housing Numbers on site:

Up to 25 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets within the site boundary, three grade II listed buildings (Old Hall and two barns) lie around the western end of the site. We therefore have concerns about built development of the western end of the site.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed buildings and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

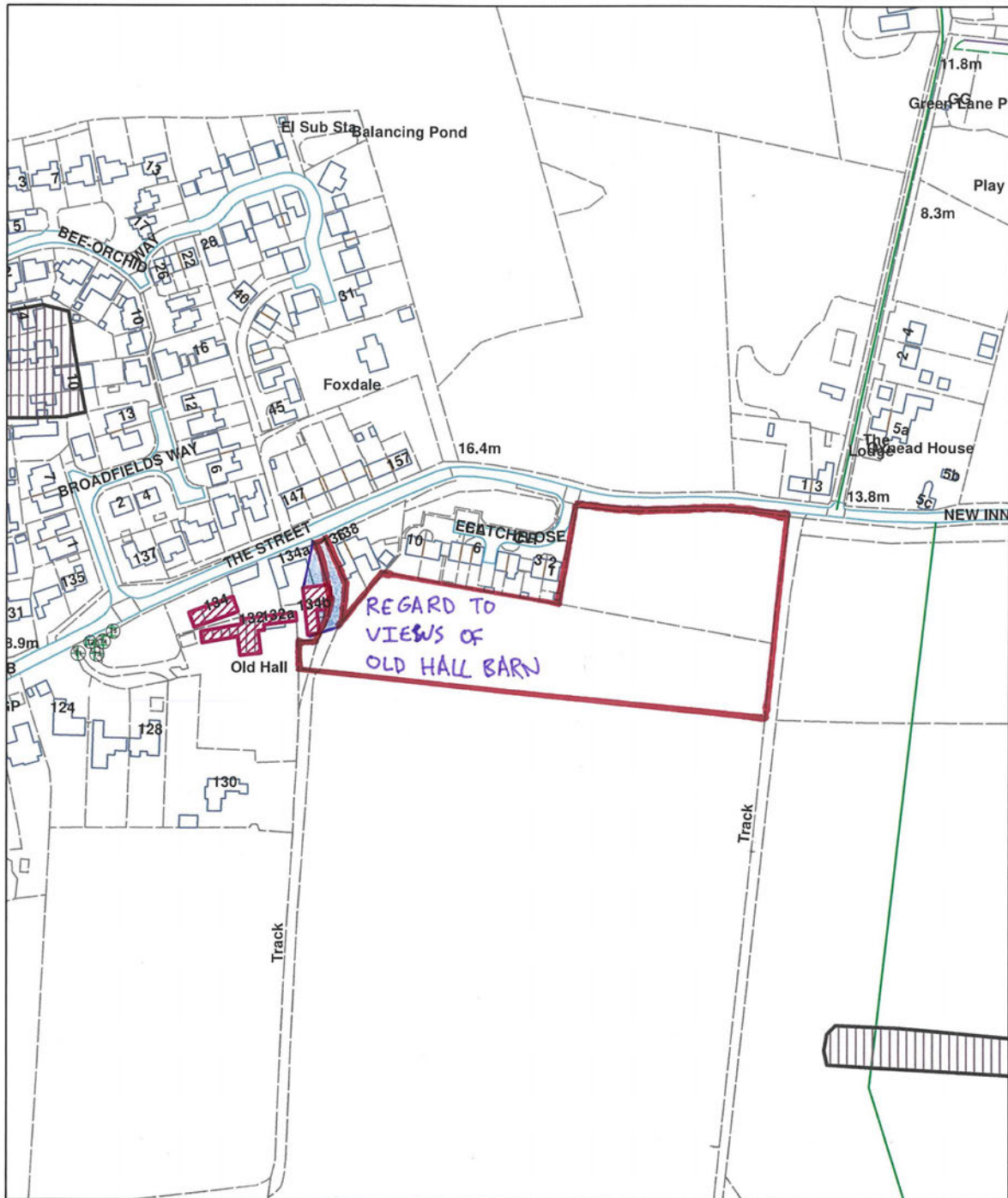
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

Comments for SN2007: Townscape – logical location for next development. Rockland a very linear settlement. That being said, you shouldn't necessarily just keep expanding settlement in linear fashion along lanes as it is not efficient. 15 houses planned here. Maybe too many? I would say 10-15 with scope to expand to 15 if it can be shown to work without too high a density? Amber given 15min stated in submission. No Heritage Impact – Green.

VC ROC1 (SN2007 & SN0531)

Not Set (1:2500)



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<p>Old Hall The Street</p> <p>Grade II Farmhouse. C17, enlarged early C18. Brick, partly rendered and partly colour- washed. Pantiled roofs. North side comprises 2 gables of 2 storeys and attic.</p> <p>List Entry Number: 1050427 HER Reference: 13166</p>	<p>MEDIUM</p> <p>Its significance is derived from its architecture and age; it is well maintained and an attractive property.</p> <p>Its setting is protected within its own domestic curtilage. Its entrance is from The Street and it faces westwards. Two 19th century brick barns are nearby (see below), originally all the buildings were part of a group, this has changed over time with the barns now separate to the hall.</p>	<p>NEGLIGIBLE</p> <p>Located to the west of the proposed site and set back from the road frontage in its own grounds. It is orientated with its principal elevation and its vehicular entrance facing away from the proposed site, turning its back on the proposed site. This separates it as the rear garden lies between with no significant views. The significance of the listed building will not be affected.</p>	<p>None required</p>	<p>NEUTRAL: No harm</p>

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<p>Old Hall barn 10 metres north-west of Old Hall, The Street</p> <p>Grade II barn circa 1800. Converted to dwelling. Brick with pantiled roof. Double timber sliding doors in east gable wall. North carriage entrance is boarded and glazed. One diamond ventilation panel left and right. South doorway blocked.</p> <p>List Entry Number: 1050429</p>	<p>LOW</p> <p>Its significance is derived from its architecture and age. Its setting is protected within its own domestic curtilage. The two barns share their entrance from The Street and face inwards towards each other. These two C19th brick barns were originally part of a group, but this has changed over time. Their significance is lower than the hall.</p>	<p>NEGLIGIBLE</p> <p>Located to the west of the proposed site and set back from the road frontage. It faces into the adjoining barn with its vehicular entrance from The Street, this separates it from the site. The significance of the listed building will not be affected.</p>	<p>None required</p>	<p>NEUTRAL: No harm</p>

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
<p>Old Hall barn & hayloft 25 metres north-east of Old Hall, The street</p> <p>Grade II Barn and hayloft. Early C19. Brick with pantiled roof. Door in west gable under segmental weatherboarded head. Hayloft door above and placed to the right. In gable head is a clock face.</p> <p>List Entry Number: 1050428</p>	<p>LOW</p> <p>Its significance is derived from its architecture and age. Its setting is protected within its own domestic curtilage. The two barns share their entrance from The Street and face inwards towards each other. These two 19th century brick barns were originally part of a group, but this has changed over time. Their significance is lower than the hall.</p>	<p>NEGLIGIBLE</p> <p>Located to the west of the proposed site on the road frontage. It faces into the adjoining barn with its vehicular entrance from The Street, turning its back on the proposed site which separates it. There is a proposal for a footpath adjacent to the east. The significance of the listed building will not be affected.</p>	<ul style="list-style-type: none"> If a footpath is proposed to link to The Street the relationship to this barn needs to be considered and appropriate materials used 	<p>NEUTRAL: No harm</p>
<p>Medieval pottery finds On north boundary</p> <p>HER Reference: 31533</p>	<p>MEDIUM</p> <p>Historic importance - fragments of medieval pottery were found in 1995, together with 18th to 19th century bricks.</p>	<p>UNKNOWN</p> <p>As finds recorded on the proposed site the potential is high for further finds.</p>	<ul style="list-style-type: none"> Require investigation on the proposed site prior to development commencing to identify and record any further finds 	<p>UNKNOWN</p>

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Undated spindle whorl Opposite on New Inn Hill HER Reference: 10299	MEDIUM Historic importance - an undated clay spindle whorl was found in 1956.	NEUTRAL The finds have been located to the north of the site. No impact of the proposed development on areas where finds have been recorded to date.	<ul style="list-style-type: none"> • No mitigation required for existing find site • Require further investigation prior to development commencing to confirm and record any further finds 	NEUTRAL: No harm
Undated ditch and field boundary cropmarks To south-east HER Reference: 49520	MEDIUM Historic importance - cropmarks of undated linear ditches, probably field boundaries, are visible on aerial photographs.	UNKNOWN There is no obvious evidence of similar features on site. No impact of the proposed development on areas where features have been noted.	<ul style="list-style-type: none"> • No mitigation required for existing find site • Require further investigation prior to development commencing to record if features are present 	UNKNOWN

Site Details

Site Reference Number:

SN5039

Site Address:

Land south of The Street, Rockland St Mary

Site Size:

2.16Ha

Proposed Housing Numbers on site:

Promoted for 50 dwellings

NB: This site was submitted during the Regulation 18 Call for Sites. Technical consultees were invited to comment on sites submitted at this time after the close of the Regulation 18 consultation.

Post Regulation 18 Consultation Comments

Historic England comments post Regulation 18 consultation stage:

No comments received

Norfolk County Council Historic Environment Service comments post Regulation 18 consultation:

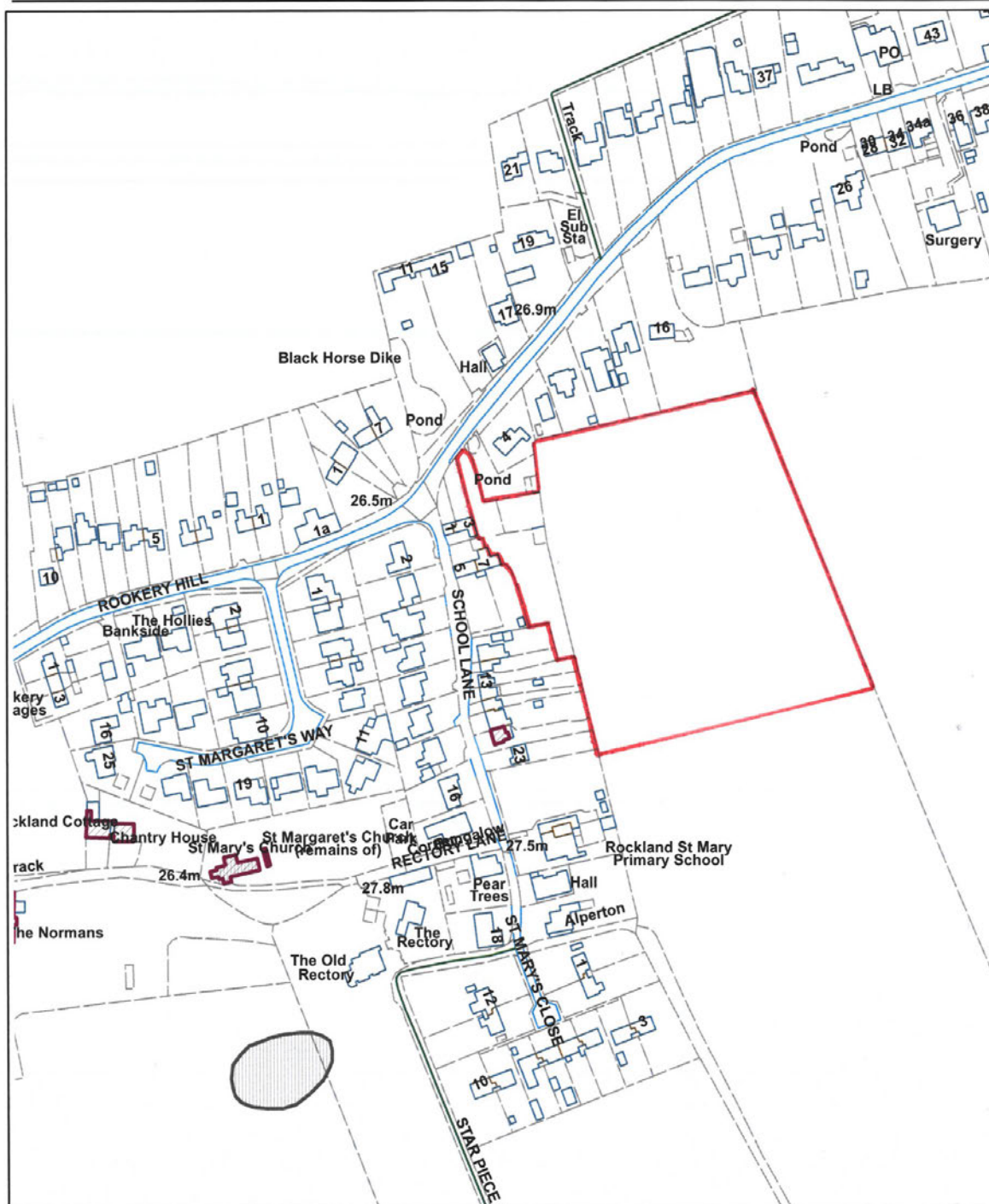
Amber – close to cropmarks of Bronze Age burial mounds

South Norfolk Council Senior Heritage & Design Officer comments post the Regulation 18 consultation stage:

No issues - intervening development between the site and St Mary's Church to the west; listed building immediately to west of site - benefits from long rear garden, therefore unlikely to have significant impact.

SN5039

1:2500



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IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
<p>The Nursery 21 School Lane</p> <p>Grade II House.</p> <p>House. Circa 1740. Brick with thatched roof. One storey and gabled roof with 2 through-eaves dormers under eyebrow thatching dormer attic.</p> <p>List Entry Number: 1306454 HER Reference: 48683</p>	<p>MEDIUM</p> <p>Its significance is derived from its architecture and age and contribution to the social history of the village.</p> <p>It is of a domestic scale with its principal elevation facing the road. This is the most significant elevation architecturally with the rear having a modern extension and being enclosed within the garden.</p> <p>The house is located to the east of School Road set back from the road forming an attractive terrace along the road with more recent cottages attached to the north. It is therefore the front views and setting of the cottage which are most relevant.</p>	<p>NEGLIGIBLE</p> <p>The house is viewed in the context of the surrounding buildings facing School Road with its focus to the west and it is best appreciated and experienced in views from the road.</p> <p>The proposed site is located to the east, rear. To the rear there is the intervening modern extension and a long garden of around 40 metres with a hedge and trees on the boundary. This line is continued to the north and south by adjacent rear gardens as well as the primary school which maintains the separation from the site.</p>	None required	NEGLIGIBLE and no harm

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		Views of the house's principal elevation, and setting will be unaffected.		
<p>St Mary's, St Margaret's Way</p> <p>Grade II* Parish Church</p> <p>Mostly C14 but much restored 1892-93. A north vestry was added in 1937.</p> <p>List Entry Number: 1169589 HER Reference: 10329</p> <p>The ruins of St Margaret's medieval church, close by St Mary's in the churchyard. It was in ruins well before the 19th century, and all that remains today is a length of low flint wall, the west wall of the nave.</p> <p>HER Reference: 10330</p>	<p>HIGH</p> <p>The existing church and the significance of the ruins are derived from their age, architecture and social history and the importance of the building to the village.</p>	<p>NEUTRAL</p> <p>The proposed site does not impact directly on this asset. The church is in an enclosed position, setback from School Road with a narrow access along Rectory Lane. It is to the south of a modern cul-de-sac of mid-20th century bungalows. There are some glimpsed views from there and from Run Lane to the west which is the more open vista. There are no significant views of the building or tower in the wider landscape and its setting is largely restricted to its own churchyard.</p>	None required	NEGLIGIBLE: and no harm

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Bronze Age copper alloy palstave To west of site in garden of a dwelling. HER Reference: 12508	MEDIUM Contributes to the important historical knowledge of the local area.	UNKNOWN There have been finds close to the proposed site to the north and south. Therefore, there is a high likelihood for further items and the impact cannot be determined without further investigation.	<ul style="list-style-type: none"> Require further investigation prior to development commencing to identify and record any further finds 	UNKNOWN There may be further finds on the proposed site which should be investigated prior to any development.
Roman pottery and post-medieval finds To north of site in garden of two separate dwellings. HER Reference: 10298 HER Reference: 15375	MEDIUM Contributes to the important historical knowledge of the local area.	UNKNOWN There have been finds close to the proposed site to the north and south. Therefore, there is a high likelihood for further items and the impact cannot be determined without further investigation.	<ul style="list-style-type: none"> Require further investigation prior to development commencing to identify and record any further finds 	UNKNOWN There may be further finds on the proposed site which should be investigated prior to any development.
Undated and post medieval ditch and field boundary cropmarks Within the site HER Reference: 17678	MEDIUM Historic Significance: Cropmarks of linear ditches and field boundaries of unknown and post medieval	UNKNOWN This is a large area which includes part of the south-east of the proposed site.	<ul style="list-style-type: none"> Require further investigation prior to development commencing to confirm and record if other features are present. 	UNKNOWN There may be further evidence on the proposed site which should be investigated prior to any development.

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	date are visible on aerial photographs.			
Ring ditch cropmark Within the site HER Reference: 49526	MEDIUM Historic Significance: A cropmark of an incomplete ring ditch of probable Bronze Age date is visible on aerial photographs.	UNKNOWN This is a small area in the south of the proposed site.	<ul style="list-style-type: none"> Require further investigation prior to development commencing to confirm and record if other features are present. 	UNKNOWN There may be further evidence on the proposed site which should be investigated prior to any development.

Site Details

Site Reference Number:

SN0405

Site Address:

Land to North and South of Brooke Road, Seething

Site Size:

1.25Ha

Proposed Housing Numbers on site:

Up to 20 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

A significant portion of this site lies within the Seething Conservation Area. Therefore, any development of this site has the potential to impact upon the significance of the Conservation Area.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the conservation area and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

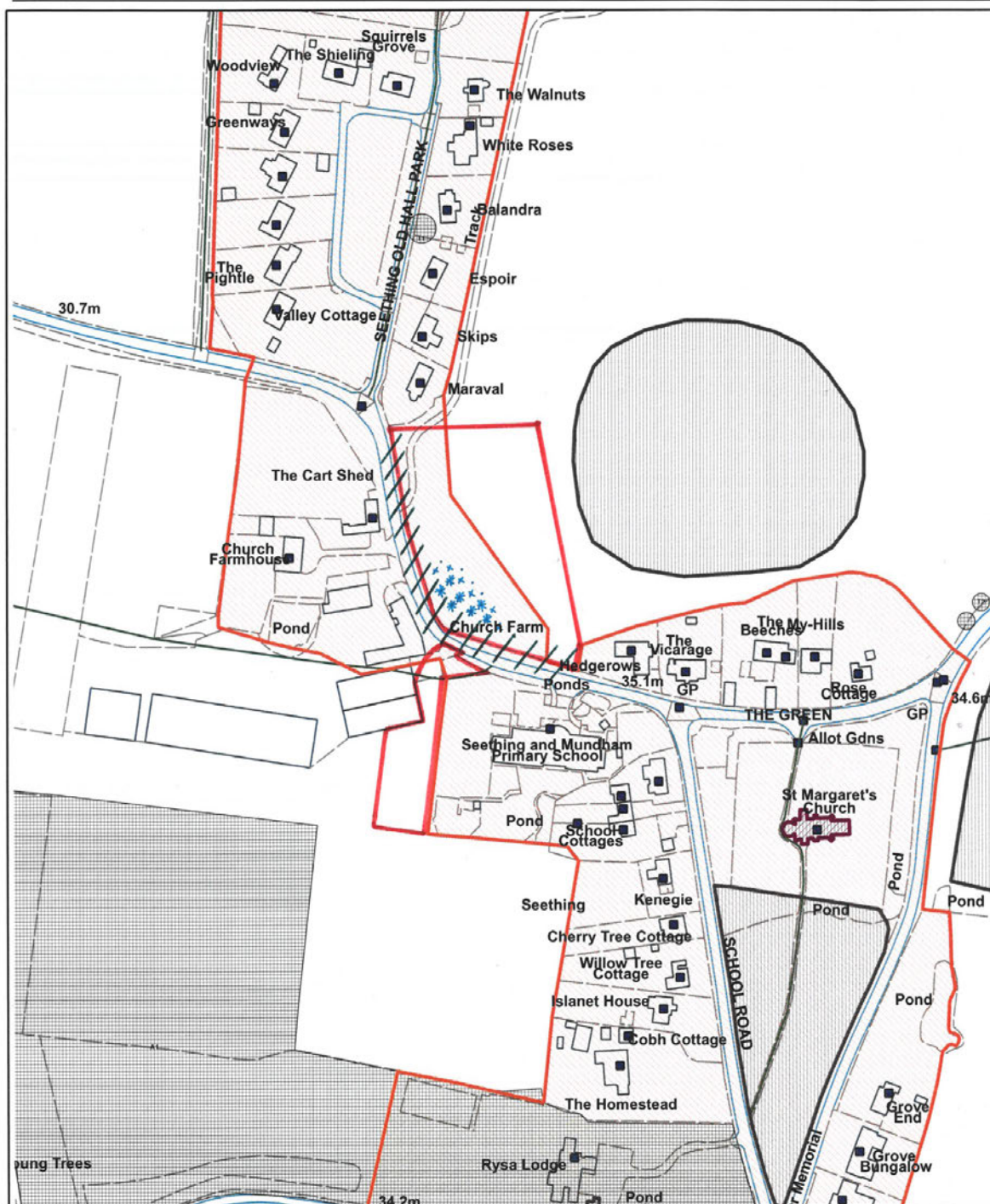
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

I think ideally this should just be the east site/corner. The farmhouse is earlier to mid C19 and perhaps should be listed – lesser quality buildings are. Certainly a non-designated heritage asset and it would be detrimental to develop within its setting to the north. Impact on setting of CA – of which setting of the farmhouse and barns form part. Less in terms of development on other side of road. Although there are views across countryside – in my opinion they are not great and don't see a great reason not to develop here.

SN0405

1:2500



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<p>Seething Conservation Area</p> <p>The small rural village of Seething has developed as a linear settlement from north to south.</p> <p>Key Characteristics;</p> <ul style="list-style-type: none"> • Linear settlement originally based on rural agricultural economy • Picturesque mere at the centre of village with Mere House facing the pond to the west • Partially moated village church with triangular green to south 	<p>MEDIUM</p> <p>Existing buildings in the wider context are of mixed architectural character incorporating a range of materials and styles, with village ponds also a feature. The grain in Seething is generally quite spacious especially the more peripheral areas and vegetation remains dominant along the streets. Hedgerows are a key feature throughout the village providing a greater sense of enclosure but a rural feel to the CA. Relatively few buildings are located close to the street, except more toward the centre.</p>	<p>MODERATE</p> <p>The site to the south of Brooke Road is outside but sandwiched between parts of the CA adjacent to a farm complex.</p> <p>The site to the north is half inside the CA, adjacent to the development boundary to the southeast, which is a linear form of development and a small estate to the west.</p> <p>The two sites are located in a distinctly rural part on the edge of Seething. Both would infill gaps in the CA.</p> <p>The development to the north would have a detrimental impact on the CA as it would represent a breakout of the village.</p>	<ul style="list-style-type: none"> • Site layout and design to ensure that the design of the dwellings reflects the best of the village vernacular • Carefully consider the scale and density; for the north site this should be spacious and linear to reflect the existing pattern of development • Retain the green verge along frontage, enhancing this with a hedgerow and set the properties back • Incorporate a village feature (e.g. open space/mere) as a public open space 	<p>MINOR</p> <p>If the mitigation measures are used with careful consideration, a bespoke development can be successfully integrated with the village and respect its relationship to the conservation area then it will result in Less than substantial harm (lower end)</p>

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		<p>However, given that the site is adjacent to the built environment, whilst there will be an impact it may reasonably mitigated. The density proposed is high given the character/context of the site. The site to the south can be integrated into the existing built form adjacent to the modern school building and behind the agricultural buildings. In addition, the mature vegetation already screens this site so that the church tower is not readily visible.</p>	<ul style="list-style-type: none"> Do not have a rigid straight line boundary to the north, shape this to reflect the rear boundary of the properties to the east and give a more organic rural feel with semi-mature trees planted 	

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<p>St Margaret's and St Remigius' Church, The Green</p> <p>Grade II*</p> <p>Medieval Parish Church.</p> <p>List Entry Number: 1305988</p> <p>HER Reference: 10444</p>	<p>HIGH</p> <p>Its significance is derived from its age, architecture and social history and its place within the village.</p> <p>The round tower of this church is Norman and it has round arched slit windows typical of this period. The nave is thatched and other windows date to around 1300, in Decorated and Perpendicular styles. South porch has arch braced roof, carved font. Old stained glass.</p> <p>The most dominant views of it in its context are from the south and approaching from the east, the distinctive round tower can be seen from further away.</p>	<p>NEGLIGIBLE</p> <p>The proposed site does not impact directly on this asset. St Margaret's Church is located to the east of School Road and separated from the two sites by intervening land uses, including the modern primary school. It is set back and located within a contained churchyard with a large open space to the south. Whilst the tower can be glimpsed from the sites there would be no significant intervisibility, aside from possibly roof slopes from the church tower, and important contextual views are obscured by the intervening development and vegetation.</p>	<ul style="list-style-type: none"> None required 	<p>NEGLIGIBLE: No harm</p>

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<p>Seething Hall, Seething Park</p> <p>Grade II Late C18 house with earlier wing to rear, remodelled in late C18. Colour-washed brick. Glazed black pantile roof.</p>	<p>MEDIUM Its significance is derived from its age and architecture.</p> <p>The hall has extensive grounds which add to its presence.</p>	<p>NEUTRAL The hall is set well back from the road and the sites, in landscaped grounds with mature trees surrounding it. There would be no views from/to the sites.</p>	<ul style="list-style-type: none"> • None required 	<p>NEUTRAL: No harm</p>
<p>Undated human remains, 274m (300yds) east of Seething Hall</p> <p>HER Reference: 18305</p>	<p>LOW In 1981 an undated human skull was found after fields to the east of Seething Hall were ploughed.</p>	<p>NEUTRAL The finds have been located to the north of the site. No impact of the proposed development on the find area.</p> <p>Adds to the possibility of further finds in the field. As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find site • Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL: No harm</p>

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<p>Site of probable post medieval field boundaries in former Seething Park. North of Brooke Road</p> <p>HER Reference: 49603</p>	<p>MEDIUM</p> <p>Historic significance: a group of linear and rectilinear ditches and banks, visible as earthworks on aerial photographs, probably represent former field boundaries, removed in the creation of Seething Park. They fit the pattern of enclosure depicted on 19th century maps, suggesting their post medieval date. Seething Park has since been ploughed and the earthworks probably levelled.</p>	<p>UNKNOWN</p> <p>There is no obvious evidence of these earthworks on site. If they have been levelled there may be nothing left. Therefore, the impact cannot be determined without further investigation on site.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find site • Require further investigation prior to development commencing to confirm if earthworks are still present and record any information or finds 	<p>UNKNOWN</p> <p>The field boundaries have not been recently recorded as evident. There may be evidence on the proposed site which should be investigated prior to any development.</p>

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<p>Possible Bronze Age barrow/medieval earthworks and prehistoric pot boilers, East of Seething Hall</p> <p>HER Reference: 10440</p>	<p>MEDIUM</p> <p>Historic Significance: in 1932 a possible 'barrow' and scatters of prehistoric potboilers found. This may be the same site as that recorded as NHER 17699 (tree mound in Seething Park). The oval bank of this 'barrow' was visible on 1933 aerial photographs of the area but the site was subsequently ploughed and these features could not be readily identified in 1976.</p>	<p>UNKNOWN</p> <p>There is no obvious evidence of these earthworks on site. If they have been levelled there may be nothing left. Therefore, the impact cannot be determined without further investigation on site.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find site • Require further investigation prior to development commencing to confirm if earthworks are still present and record any information or finds 	<p>UNKNOWN</p> <p>The field boundaries have not been recently recorded as evident. There may be evidence on the proposed site which should be investigated prior to any development.</p>

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<p>Possible ridge and furrow or drainage features of medieval/post medieval date, South of Seething Church</p> <p>HER Reference: 17700</p>	<p>MEDIUM</p> <p>Historic Significance: an area of possible ridge and furrow, of medieval and/or post medieval date, is visible as earthworks on aerial photographs and has been identified on the ground. The site occupies a small area of wet grassland, to the south of Seething church. The interpretation of the features as ridge and furrow is uncertain, they might instead represent drainage features, akin to ridge and furrow.</p>	<p>NEUTRAL</p> <p>The finds have been located to the south-east of the site. No impact of the proposed development on area where these earthworks have been recorded.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find site • On this site, as above, require investigation prior to development commencing to confirm if earthworks are still present and record any information or finds. 	<p>UNKNOWN</p> <p>The features recorded add to the possibility of similar earthworks being present on the proposed site. This should be investigated prior to any development.</p>

Site Details

Site Reference Number:

SN0406SL

Site Address:

Land to West of Seething Street, Seething

Site Size:

0.46Ha

Proposed Housing Numbers on site:

Settlement Limit extension (numbers to be determined by planning application)

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

This site lies within the Seething Conservation Area. Therefore, any development of this site has the potential to impact upon the significance of the Conservation Area.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the conservation area and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

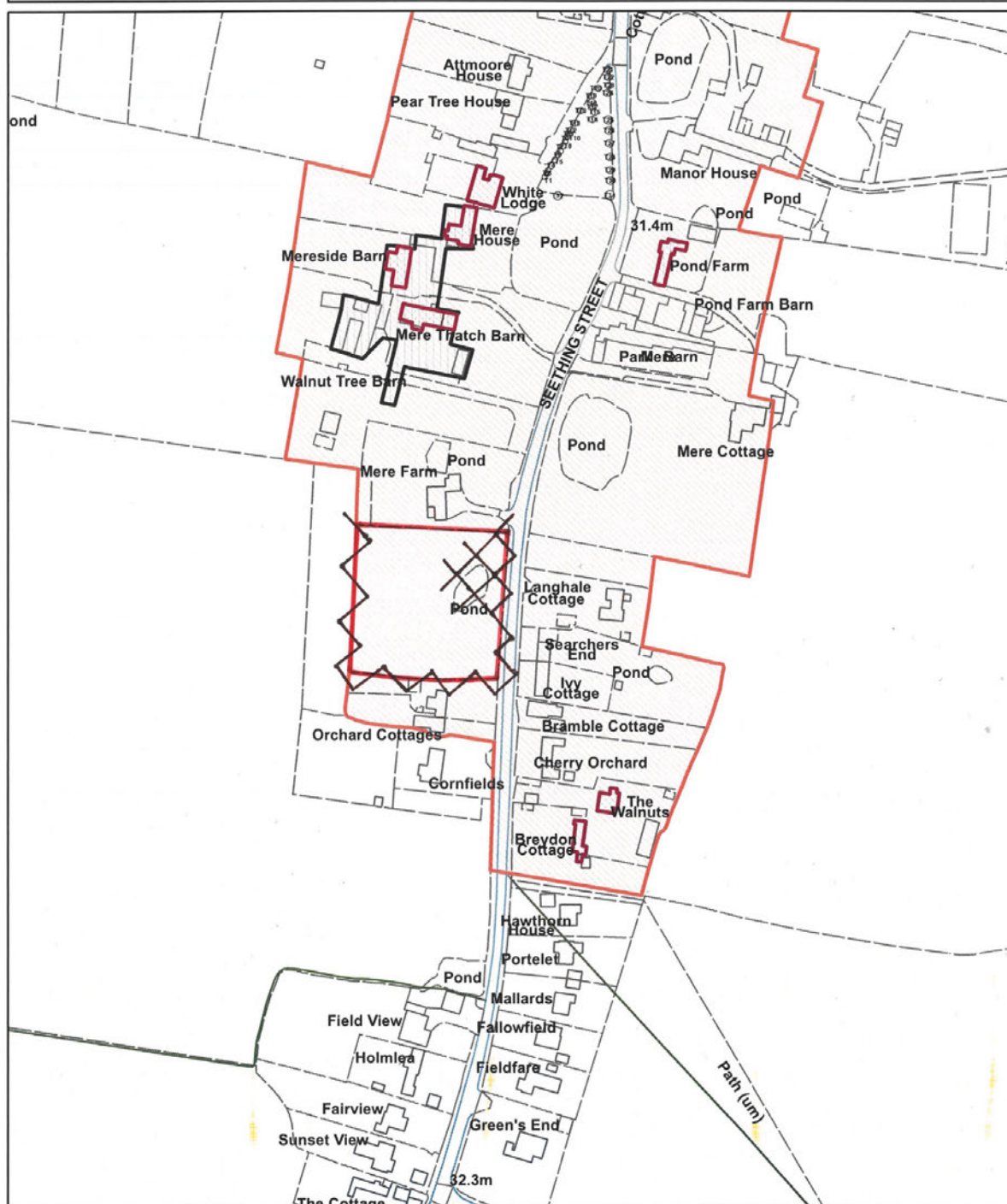
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

[As an extension to the settlement limit the site will be assessed by the Senior Heritage and Design Officer at the planning application stage]

SN0406SL

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<p>Seething Conservation Area</p> <p>The small rural village of Seething has developed as a linear settlement from north to south.</p> <p>Key Characteristics;</p> <ul style="list-style-type: none"> • Linear settlement originally based on rural agricultural economy • Picturesque mere at the centre of village with Mere House facing the pond to the west • Partially moated village church with triangular green to south 	<p>MEDIUM</p> <p>In this part of the CA the 19th century housing and later is closer to the street, with hedgerows providing a greater sense of enclosure but a rural feel to the conservation area.</p> <p>Existing buildings in the wider context are of mixed architectural character incorporating a range of materials and styles, with village ponds also a feature. The grain in Seething is generally quite spacious especially the more peripheral areas and vegetation remains quite dominant along the streets, hedgerows are a key feature throughout the village. Relatively few buildings are located close to the street,</p>	<p>MODERATE</p> <p>The site is to the west of Seething Street and wholly inside the CA. It is outside the development boundary.</p> <p>Given that the site is adjacent to the built environment, to the north and south, it does fit within the fabric of the village. However, the historic grain here is very linear with development predominantly fronting towards the street from north to south. The proposed site is not single depth by modern standards and, if developed other than linearly, would have a detrimental impact on the CA as it would represent a departure from the historic form. However, sensitive</p>	<ul style="list-style-type: none"> • Development should be linear to reflect the existing built form. • Need to carefully consider the density which should reflect the smaller cottages opposite. One or two dwellings only would be appropriate. • The dwellings reflect the best of the village vernacular • Set the properties back to reflect the existing properties to the north and south with an element of informality • Retain the green hedgerow along the frontage and as many of the trees as possible, even 	<p>MINOR</p> <p>If the number of dwellings is one or two.</p> <p>This is an extension to the Settlement Limit and there would not be a site specific policy. Therefore, the mitigation measures need to be carefully considered if an application is submitted so that the development can recognise the tighter grain, closer to the frontage of the street in this location. In this way it can be successfully integrated with the village and respect its relationship to the conservation area. If this is done, then it will result in Less than substantial harm (lower end)</p>

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	except more toward the centre.	infill would be considered acceptable.	if this means reducing the number of dwellings	
<p>Mere Thatched Barn & Mereside at Mere Farm Seething Street</p> <p>Grade II mid C18. Weatherboarded timber frame of softwood on tall brick plinth.</p> <p>Late C17 with alterations. Weatherboarded timber frame on brick plinth.</p> <p>List Entry Number: 1119750</p>	<p>MEDIUM</p> <p>Their significance is derived from their age and as an example of traditional rural farm buildings within a group in a village setting.</p>	<p>NEUTRAL</p> <p>Both barns are located to the north separated by Mere Farmhouse which is a modern detached house not part of the original farm grouping.</p> <p>There is no intervisibility and the site does not impact on the setting or the barns' positions within the group.</p>	None required	NEUTRAL: No harm
<p>Breydon Cottage Seething Street</p> <p>Grade II cottage. C17/C18. Probably timber framed, pebbledash render, thatched.</p> <p>List Entry Number: 1051137 HER Reference: 40354</p>	<p>MEDIUM</p> <p>Its significance is derived from its age and architecture as an example of a traditional cottage within its village setting.</p>	<p>NEUTRAL</p> <p>Located to the south-east. There is no intervisibility due to existing residential development bounding the site to the south and east and existing hedges/trees between.</p>	None required	NEUTRAL: No harm

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<p>The Walnuts Seething Street</p> <p>Grade II cottage. Late C18/early C19. Clay lump with pebbledash render. Thatched roof.</p> <p>List Entry Number: 1305966 HER Reference: 40355</p>	<p>MEDIUM</p> <p>Its significance is derived from its age and architecture as an example of a traditional cottage within its village setting.</p>	<p>NEUTRAL</p> <p>Located to the south-east. There is no intervisibility due to existing residential development bounding the site to the south and east and existing hedges/trees between.</p>	<p>None required</p>	<p>NEUTRAL: No harm</p>

Site Details

Site Reference Number:

SN0587SL

Site Address:

Land to West of Seething Street, Seething

Site Size:

0.36Ha

Proposed Housing Numbers on site:

Settlement Limit extension (numbers to be determined by planning application)

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

This site is adjacent to the Seething Conservation Area and close to the grade II listed Breydon Cottage and The Walnuts. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed buildings and conservation area and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

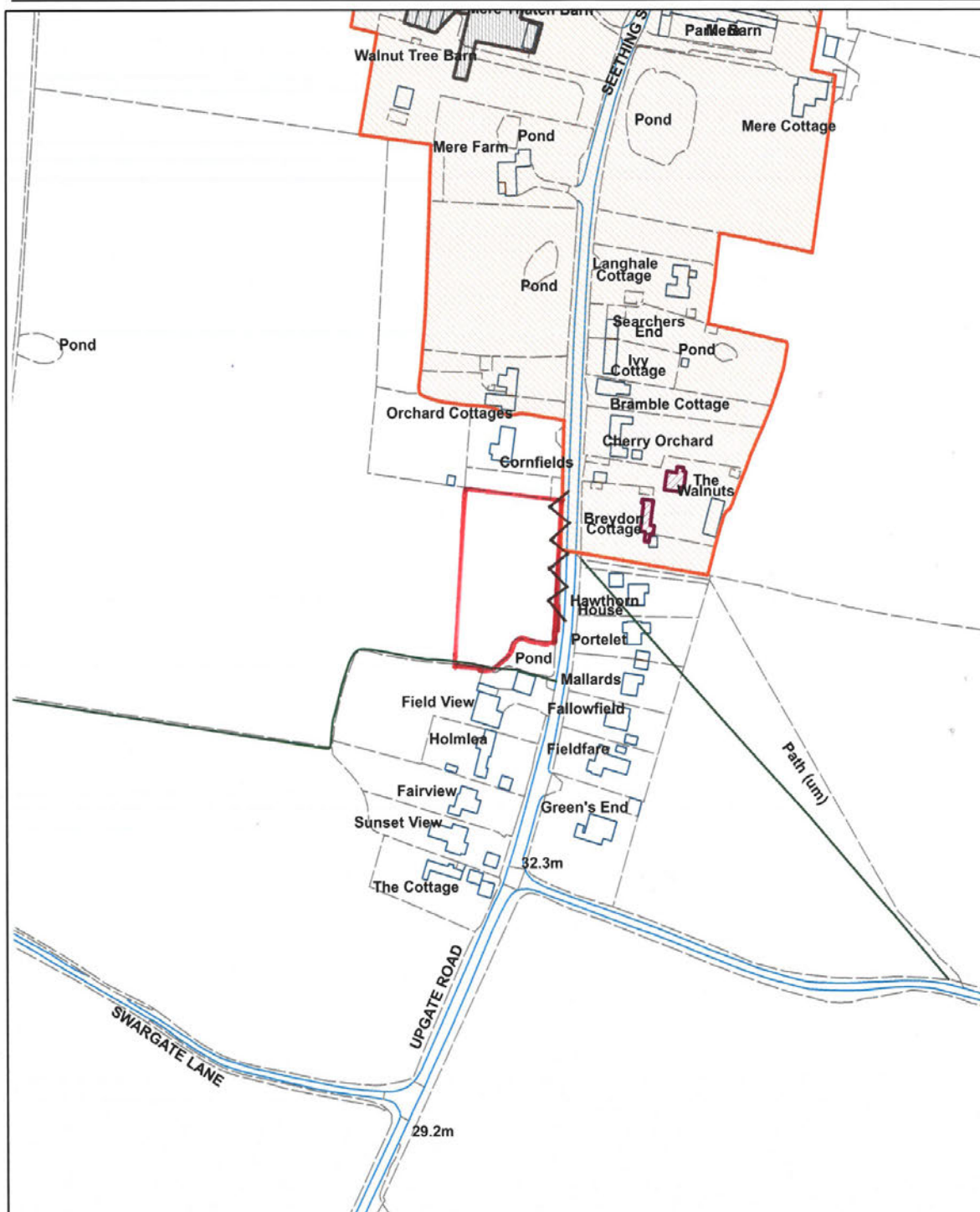
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

No significant objections on heritage or townscape as infilling – CA setting means amber for Heritage but should secure sensitive design approach.

SN0587SL

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<p>Seething Conservation Area</p> <p>The small rural village of Seething has developed as a linear settlement from north to south.</p> <p>Key Characteristics;</p> <ul style="list-style-type: none"> • Linear settlement originally based on rural agricultural economy • Picturesque mere at the centre of village with Mere House facing the pond to the west • Partially moated village church with triangular green to south 	<p>MEDIUM</p> <p>19th century and later housing is closer to the street, with hedgerows providing a greater sense of enclosure but a rural feel to the conservation area.</p> <p>Existing buildings in the wider context are of mixed architectural character incorporating a range of materials and styles, with village ponds also a feature. The grain in Seething is generally quite spacious especially the more peripheral areas and vegetation remains quite dominant along the streets, hedgerows are a key feature throughout the village. Relatively few buildings are located close to the street,</p>	<p>MODERATE</p> <p>The site is to the west of Seething Street. It is outside the CA, approx. 40m to the south and partially opposite it to the west. It is outside the development boundary.</p> <p>The site is adjacent to the built environment, to the north and east with dwellings to the south, and so it does continue the linear development of the village in the same way as the allocation SEE1. The historic grain here is very linear with development predominantly fronting towards the street from north to south. The proposed site is single depth and will reflect the historic form.</p>	<ul style="list-style-type: none"> • Development should be linear to reflect the existing built form. Need to carefully consider the density which should reflect the smaller cottages opposite to the north within the CA • The dwellings should reflect the best of the village vernacular • Avoid large driveways or parking areas to the frontage • Retain the green hedgerow along the frontage 	<p>MINOR</p> <p>This is an extension to the Settlement Limit and there would not be a site specific policy. Therefore, the mitigation measures need to be carefully considered if an application is submitted so that the development can recognise the tighter grain, closer to the frontage of the street in this location which is different to the recently constructed dwellings on the allocation SEE1. In this way it can be successfully integrated with the village and respect its wider relationship to the conservation area. The result is Less than substantial (at the lower end).</p>

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
	except more toward the centre.			
<p>Breydon Cottage Seething Street</p> <p>Grade II Cottage. C17/C18. Probably timber framed, pebbledash render. Thatched roof.</p> <p>List Entry Number: 1051137 HER Reference: 40354</p>	<p>MEDIUM Its significance is derived from its age and architecture as an example of a traditional cottage within its village setting.</p>	<p>NEUTRAL Located to the east. There is no intervisibility due to existing the existing hedges/trees between.</p>	None required	NEUTRAL: No harm
<p>The Walnuts Seething Street</p> <p>Grade II Cottage. Late C18/early C19. Clay lump with pebbledash render. Thatched roof.</p> <p>List Entry Number: 1305966 HER Reference: 40355</p>	<p>MEDIUM Its significance is derived from its age and architecture as an example of a traditional cottage within its village setting.</p>	<p>NEUTRAL Located to the east. There is no intervisibility due to existing hedges/trees between.</p>	None required	NEUTRAL: No harm

Site Details

Site Reference Number:

SN0444 (allocation reference VC SPO1)

Site Address:

Land west of Bunwell Road, Spooner Row

Site Size:

0.7Ha

Proposed Housing Numbers on site:

Up to 20 dwellings.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets within the site, the site lies immediately to the north-east of the grade II listed property, The Orchards. Therefore, any development of this site has the potential to impact upon the significance of this heritage asset. We appreciate that the property is well screened by existing landscaping.

However, a heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed building and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

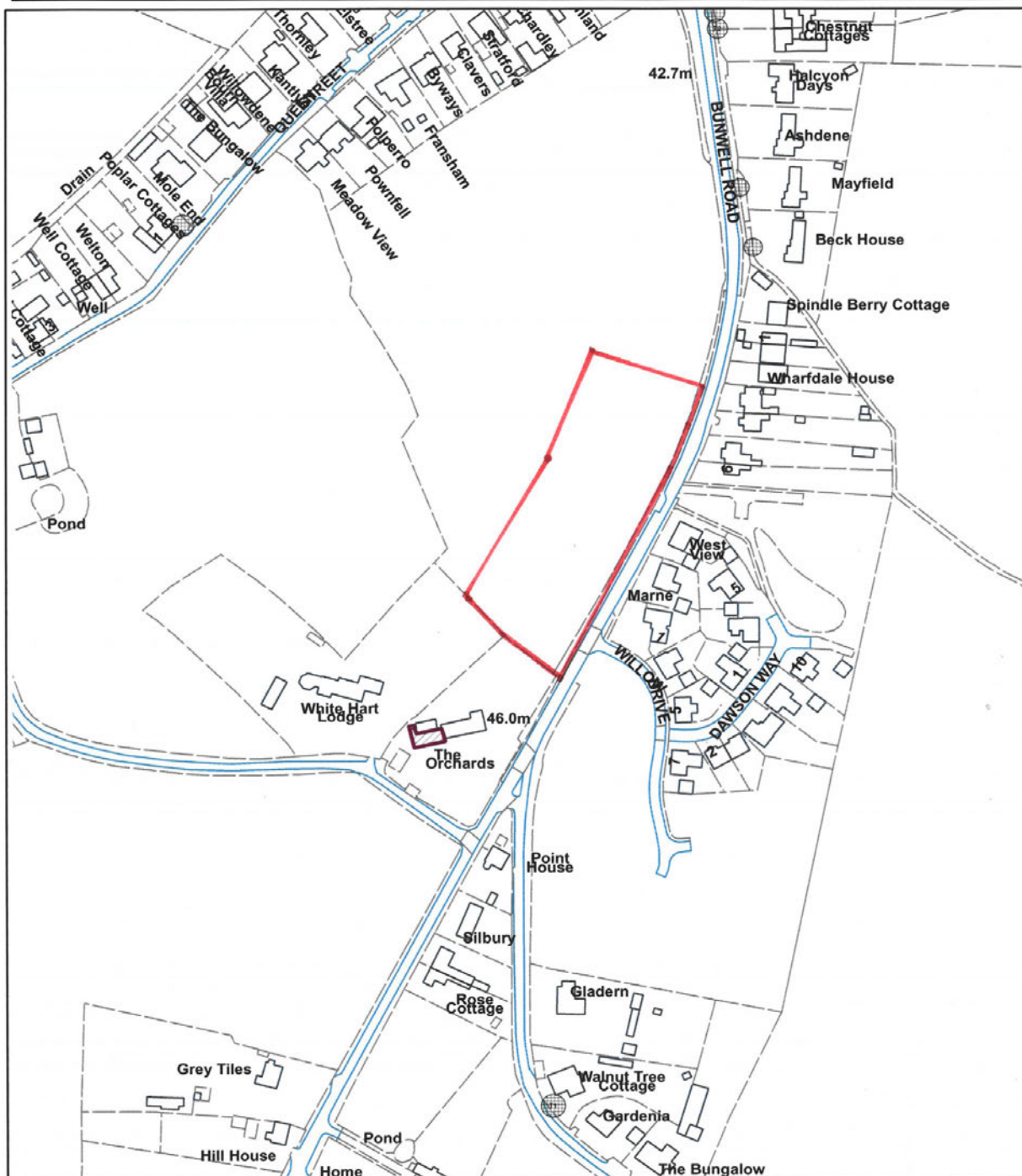
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

No comments relating to the listed building.

SN0444

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<p>The Orchards Queen Street</p> <p>Grade II house. Late 17th century. Timber-framed, plastered and whitewashed with thatched roof. One storey and dormer attic.</p> <p>List Entry Number: 1196690 HER Reference: 45619</p>	<p>MEDIUM</p> <p>Its significance is derived from its architecture and age; it is well maintained and an attractive property.</p> <p>Its setting is protected within its own large domestic curtilage.</p>	<p>NEGLIGIBLE</p> <p>Located to the south of the proposed site and set back from the two road frontages in its own grounds. It is orientated with its principal elevation facing away from the proposed site and its vehicular entrance from Queen Street to the south.</p> <p>Separated by substantial vegetation with limited intervisibility with the site any harm to significance of the listed building is considered to be negligible .</p>	None required	NEUTRAL: No harm
<p>Post-medieval field boundaries</p> <p>South of Bunwell Road Magnetometer survey identified two features corresponding to boundaries on the First Edition OS Survey map.</p>	<p>MEDIUM</p> <p>Historic information of the former field boundaries.</p>	<p>NEUTRAL</p> <p>The features are on the opposite side of Bunwell Road. No impact of the proposed site on this area.</p> <p>As no investigation has taken place on the proposed</p>	<ul style="list-style-type: none"> • No mitigation required for existing find sites • Require investigation on the proposed site prior to development commencing to identify and record any finds 	NEUTRAL: No harm

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF THE PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION OR ENHANCEMENT IN PLACE
HER Reference: 60538		site the impact there is UNKNOWN.		

Site Details

Site Reference Number:

SN4079 (allocation reference: VC TAS1)

Site Address:

Land north of Church Road and west of Tasburgh School, Tasburgh

Site Size:

1.2Ha

Proposed Housing Numbers on site:

The site was originally assessed for up to 30 dwellings (a net gain of 10 units based upon the 2015 Local Plan allocation for this site) but has subsequently been reduced to approximately 25 dwellings.

Update Note to the Heritage Impact Assessment:

This site is a carried forward allocation from the 2015 Local Plan. In 2015 the site was allocated for 20 dwellings. As part of the Village Clusters Housing allocation plan the site was originally proposed for up to 30 dwellings but following a review of the site following the Regulation-18 consultation the numbers proposed for the site were reduced to approximately 25 dwellings (a 5-dwelling uplift to the 2015 allocation). There have not been any boundary changes as a result of the amendment to housing numbers proposed on the site and this Heritage Impact Assessment was prepared based upon the proposed higher site density (i.e. 30 dwellings). The Council does not consider that the proposed reduction in density will have a significantly different impact on the setting of the heritage assets identified in this HIA.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

While there are no designated heritage assets within the site, the grade II listed Old Hall Farmhouse lies immediately to the north west of the site. In addition, the scheduled monument (a hillfort, known as 'Camp in Village', lies to the north of the site, which also includes the grade I listed Church of St Mary, and grade II listed war memorial and Rectory.

Therefore, any development of this site has the potential to impact upon the significance of these heritage assets. We are particularly concerned about the potential impacts on the Farmhouse, given its proximity. We do however appreciate this is seeking to increase the density of an existing allocation.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed buildings and conservation area and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

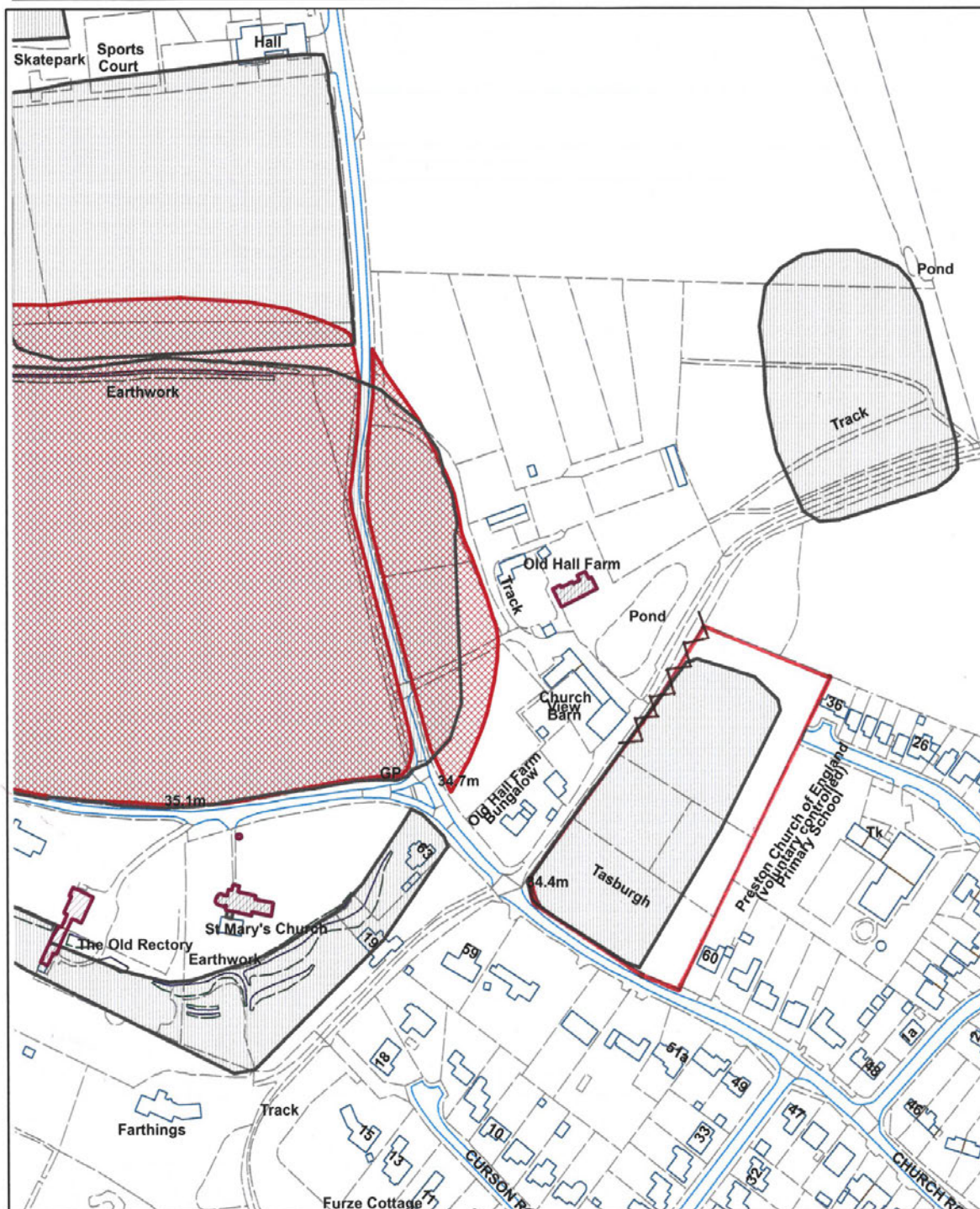
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

No objection in principle however suggest a lower number in the allocation.

SN4079

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<p>Church of St Mary Church Lane</p> <p>Grade I Parish Church Late Saxon round tower, otherwise mostly of C15th, with perpendicular windows, some of the modern exterior owes its appearance to Victorian restorations.</p> <p>List Entry Number: 1302231 HER Reference: 10104</p>	<p>HIGH Its significance is derived from its age, architecture and social history within the village.</p> <p>It is set back from both road frontages of Church Road and Church Hill and stands in a large, attractive churchyard. Its main entrance looks to the north and this is the most important and unspoilt view from Grove Lane across a field. It is a prominent landmark feature when seen in this rural setting however, views in other directions are limited.</p>	<p>NEUTRAL The immediate impact on the church and close views are limited by existing development and landscaping affecting intervisibility.</p> <p>The site has a road frontage and is around 100m east of the church. There are limited views of the church tower across from the site. These views are not significantly impacted on by the proposed site and it would not detract from its setting.</p>	<p>None required</p>	<p>NEUTRAL The immediate setting of the building and longer views of the church and its tower will not be affected and there will be no harm.</p>

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF THE PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION OR ENHANCEMENT IN PLACE
War Memorial Churchyard Grade II List Entry Number: 1456154	MEDIUM Historic interest: as an eloquent witness to the tragic impact of world events on this local community and the sacrifice it has made in the conflicts of the C20; Architectural interest: a simple yet poignant granite war memorial; Group value: with the Church of St Mary, Old Hall Farmhouse, The Rectory and the scheduled Camp in the village.	NEUTRAL The memorial is contained within the churchyard beside the gate and therefore protected from any wider impact.	None required	NEUTRAL: No harm

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF THE PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION OR ENHANCEMENT IN PLACE
<p>Old Hall Farmhouse Church Road</p> <p>Grade II Timber-framed house</p> <p>List Entry Number: 1302244 HER Reference: 17241</p>	<p>MEDIUM</p> <p>Its significance is derived from its architecture and age; possibly on a medieval manorial site. The house takes the form of an open hall medieval building with a cross wing to the north. A second block was added in 17th century and there have been numerous alterations.</p> <p>It faces south-east with a large pond and curtilage to the front and has extensive grounds to the rear including an equine facility with menage and woodland.</p>	<p>MINOR</p> <p>The proposed site, at its closest point, is 55m from the building. The farmhouse is located away from the road with an access along the boundary of the site.</p> <p>Its front elevation faces the site, but its wider setting is contained within 10 acre grounds and closer building setting in its more immediate curtilage. There are some views across the field from the east although there is a substantial hedgeline between and also some intervening development so that the proposed site would not significantly detract from its wider setting.</p>	<ul style="list-style-type: none"> Layout and design must take the wider setting of the farmhouse into account in the north-west corner Use landscaping on the north-west boundary to protect the wider views 	<p>NEGLIGIBLE</p> <p>The immediate setting of the building and longer views will not be affected and there will be no harm.</p>

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF THE PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION OR ENHANCEMENT IN PLACE
<p>Camp in Village</p> <p>Scheduled Ancient Monument</p> <p>Taburgh Enclosure</p> <p>List Entry Number: 1003984</p> <p>Norfolk Archaeological Trust: Tasburgh</p> <p>Tasburgh Enclosure</p>	<p>VERY HIGH</p> <p>Oldest form of heritage protection, the area is legally protected because of its historical importance as a nationally important archaeological site.</p> <p>The roughly oval-shaped earthwork enclosure lies close to the church. In places the earth rampart survives to a height of 3m. Possibly it was an earthwork fort dating to the Iron Age (c. 700 BC–AD 43), it might date to the Anglo-Saxon period, or the time of warfare and disorder in the 9th century AD when Danish Viking armies were wreaking havoc in East Anglia.</p> <p>It is the only one identified in the District and one of five in Norfolk.</p>	<p>NEUTRAL</p> <p>The archaeological interest is mainly below ground contained within the earth ramparts. The proposed site is outside the earthworks.</p>	<p>None required</p>	<p>NEUTRAL: No harm</p>

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF THE PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION OR ENHANCEMENT IN PLACE
<p>The Old Rectory Church Hill</p> <p>Grade II This early 19th century house is built from buff-coloured brick. It has a low pitched hipped roof.</p> <p>List Entry Number: 1373383 HER Reference: 43904</p>	<p>MEDIUM Its significance is derived from its architecture and age and as part of a grouping adjacent to the church.</p>	<p>NEUTRAL It is located further from the proposed site than the church within sizeable grounds. The immediate impact on the house and close views are protected by the church, existing development and landscaping preventing any intervisibility.</p>	<p>None required</p>	<p>NEUTRAL: No harm</p>

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF THE PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION OR ENHANCEMENT IN PLACE
<p>Various Find spots</p> <p>1974 digging a trench found part of an Early Bronze Age beaker. 1983 a number of medieval and post medieval pottery sherds, prehistoric flints and fragments of post medieval clay pipes.</p> <p>Prehistoric flints and sherds of Saxon, medieval and post medieval pottery have been found in and around the churchyard.</p> <p>HER References: 1135, 15038, 62456</p>	<p>MEDIUM</p> <p>Contributes to the important historical knowledge of the local area.</p>	<p>UNKNOWN</p> <p>There have been finds on the proposed site and close to it to the north and south. Therefore, there is a high likelihood for further items and the impact cannot be determined without further investigation.</p>	<ul style="list-style-type: none"> Require further investigation prior to development commencing to identify and record any further finds 	<p>UNKNOWN</p> <p>There may be further finds on the proposed site which should be investigated prior to any development.</p>

Site Details

Site Reference Number:

SN3002SL

Site Address:

Land south of Green Pastures, west of The Street

Site Size:

0.18Ha

Proposed Housing Numbers on site:

Up to 4 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

There are no designated heritage assets on the site. There are two grade two listed buildings, Croft House and Croft Cottage to the south east of the site. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed buildings and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

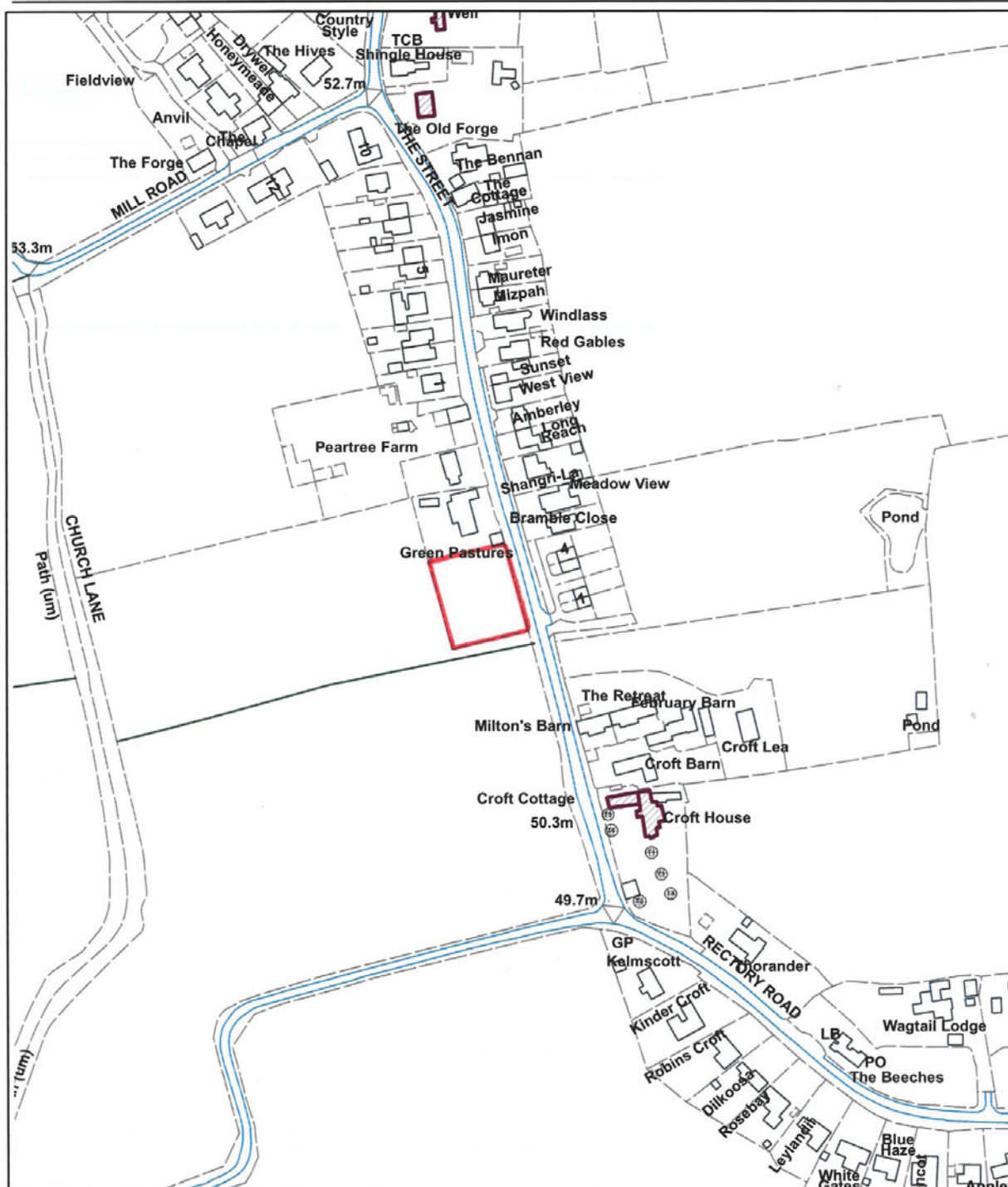
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

No objection to settlement extension.

SN3002

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<p>Croft House The Street</p> <p>Grade II 17th century timber-framed house</p> <p>List Entry Number: 1050817 HER Reference: 45850</p>	<p>MEDIUM</p> <p>Its significance is derived from its age and architecture. This two storey building has a steep black glazed pantile roof with gabled ends and was faced in brick in the late 19th century with a gabled porch on the left.</p> <p>Its setting is on a domestic scale, orientated to the south and contained within its curtilage. This is added to because of the adjoining cottage to the north as together they form an L-shape with the house looking inwards. It also has mature trees with TPOs contributing to its setting.</p>	<p>NEUTRAL</p> <p>The house is approx. 100m to the south-east on the opposite side of the road with vegetation and several converted brick barn buildings between which extend to the road frontage, so that it is barely visible from the proposed site. In any case the house does not have a setting towards the site, it faces west with the TPO trees in front which will remain as they are protected.</p> <p>Therefore, the house and its setting will be unaffected by the proposed site.</p>	<p>None required</p>	<p>NEUTRAL: No harm</p>

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
<p>Croft Cottage The Street</p> <p>Grade II C17/18 timber-frame plastered cottage. At right angles to Croft House.</p> <p>List Entry Number: 1301739 HER Reference: 48863</p>	<p>MEDIUM</p> <p>Its significance is derived from its age and architecture. It is one storey with an attic, steep black glazed pantile roof, gabled ends and external brick chimney stack at each end. Small C19 casements.</p> <p>Its setting is on a domestic scale, being lower in height it is subservient to the house adjacent. It is orientated gable end to the road with a smaller curtilage and adjoins the house which is to the south and together they form an L shape with the house looking inwards.</p>	<p>NEUTRAL</p> <p>The house is approx. 85m to the south-east and there is vegetation and several converted brick barn buildings between which extend to the road frontage, so that it is barely visible from the proposed site. In any case the cottage is seen within its own setting relating to the larger listed house and the group of converted barns.</p> <p>Therefore, the cottage and its setting will be unaffected by the proposed site.</p>	None required	NEUTRAL: No harm

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
<p>Late medieval pottery West of the site</p> <p>In 2005 a late medieval jug rim sherd was recovered from this area.</p> <p>HER Reference: 41889</p>	<p>LOW Contributes to the historical knowledge of the local area.</p>	<p>NEUTRAL The find was located to the west with a large field in-between. No impact of the proposed site on the find area. Adds to the possibility of further finds in the area. As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find site • Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL: No harm</p>

Site Details

Site Reference Number:

SN4045SL (allocation reference: VC WIC2)

Site Address:

Land south of Hackford Road, Wicklewood

Site Size:

0.89Ha

Proposed Housing Numbers on site:

Up to 12 dwellings

Update Note to the Heritage Impact Assessment:

The site was originally promoted for a lower number of dwellings on a reduced area (0.49ha) however it has been recognised that extending the site boundaries would make a more efficient use of the land, and follow the natural boundaries of the site. The Council has reassessed the impact of the proposed development of the setting of the identified heritage assets and does not consider that the impact would be significantly altered. The map produced to support the initial HIA is included in this assessment as Map 1 whilst Map 2 updates this information to reflect the update to the proposed allocation and the findings of this HIA. Any amendments to the textual information are highlighted below.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets on this site, the grade I listed church of All Saints and the grade II listed war memorial lie to the north of the site. However, the intervening trees provide an effective screen to the site. We suggest that additional planting along the northern boundary of the site would help to safeguard the setting of the church.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed buildings and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

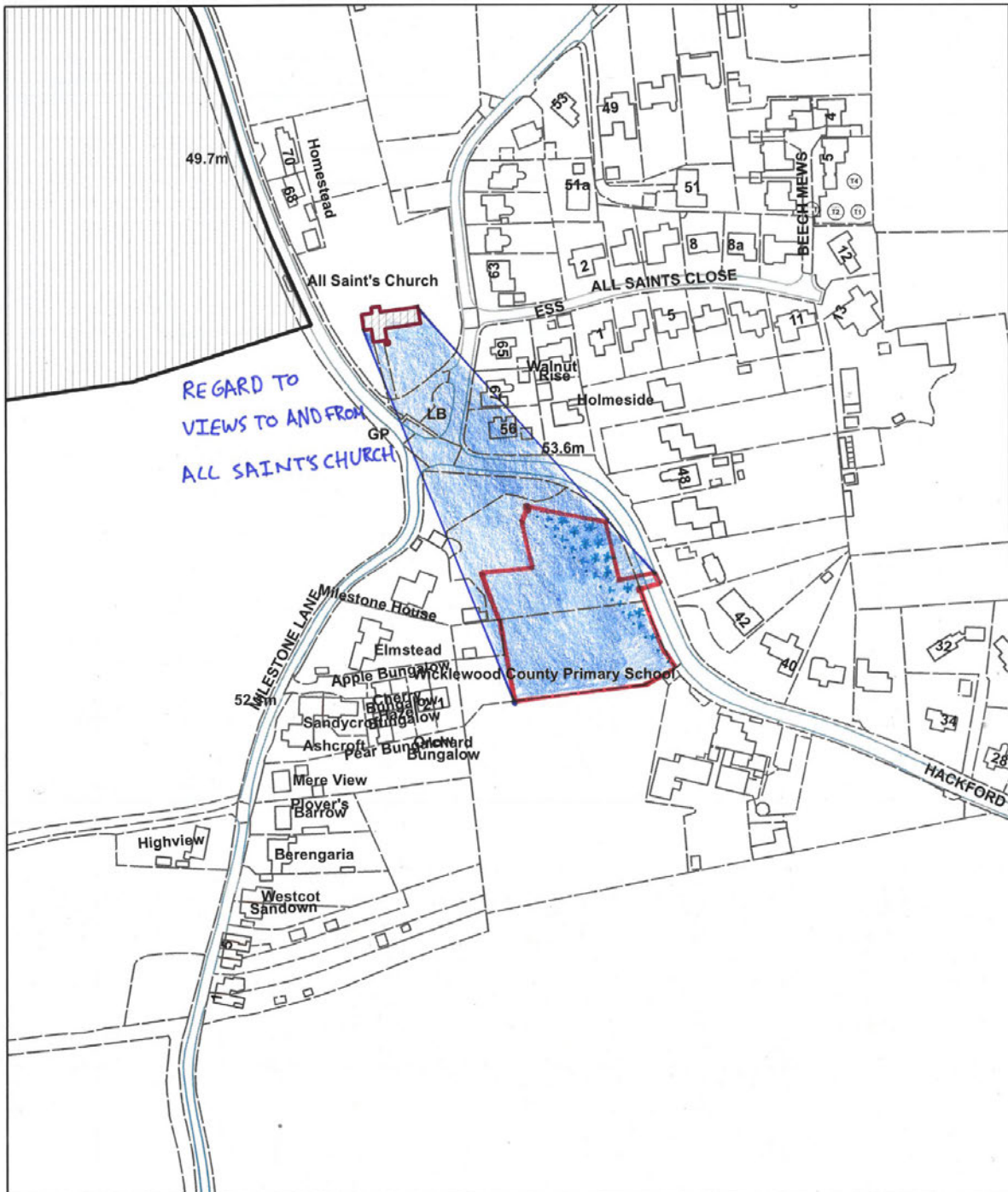
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

Grade I listed church to north and war memorial. This would be within the wider setting. However, there is some existing landscaping affecting intervisibility. The main views of the church tower appear to be to the west across the landscape to the west. There are some views of the tower approaching from the south along Hackford Road and these would need to be taken into account in setting out layout etc.

SN4045SL

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VC WIC2 (SN40455L)

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<p>St Andrew and All Saints Church Church Road</p> <p>Grade I parish church</p> <p>Most of this church dates from the 13th-15th centuries. It is notable for its huge south porch tower, which is in the Decorated style, as are probably the nave and chancel. A 19th century vestry has been added on the site of the north porch and the arch-braced nave roof dates to the 17th century.</p> <p>List Entry Number: 1152202 HER Reference: 8925</p>	<p>HIGH</p> <p>Its significance is derived from its age, architecture and social history and its prominent position at a crossroads in the village.</p> <p>It stands in a churchyard with a graveyard to the rear and open area to the front outside of the main gate, unusually there is no wall surrounding the churchyard, instead it is a hedge or open boundaries with trees. It has views across the fields to the west, to the north, east and south are residential properties, particularly dense to the east. The large tower is notable and it is a very prominent landmark feature with long views of the tower when travelling along Hackford Road and Milestone Lane.</p>	<p>MODERATE</p> <p>The immediate impact on the church and close views are limited by existing development and landscaping affecting intervisibility.</p> <p>The greatest impact of the development would be within the church's wider setting. Long views of the tower are from the west across the fields, Milestone Lane and when approaching from the south along Hackford Road. The existing view from the south is accentuated due to the convex bend in the road from the school to the church and this part of the site would need to be particularly carefully considered in the design and layout.</p>	<ul style="list-style-type: none"> Consider the site layout which must take the wider setting of the church into account and retain views towards and from the Church, including along Hackford Road. Use landscaping along the northern boundary to soften the wider views. 	<p>MINOR</p> <p>The immediate setting of the building will not be affected and if views from the south are retained by setting development back then there will be less than substantial harm (medium).</p>

IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	CONTRIBUTING ELEMENTS TO THE SIGNIFICANCE OF THE HERITAGE ASSET(S)	IMPACT OF THE PROPOSED DEVELOPMENT ON THE SIGNIFICANCE OF THE HERITAGE ASSET(S)	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT OF THE SIGNIFICANCE OF THE HERITAGE ASSET(S) WITH MITIGATION OR ENHANCEMENT IN PLACE
War memorial Church of All Saints churchyard Grade II List Entry Number: 1435175	MEDIUM Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the conflicts of the C20; Architectural interest: a richly ornamented Celtic cross; Group value: with the Church of All Saints.	NEUTRAL The memorial is contained within the churchyard and therefore protected from any wider impact.	None required	NEUTRAL: No harm
Site of St Andrew's Church, Wicklewood Church Road HER Reference: 8922	NEGLIGIBLE Historic interest: This is the site of the medieval church dedicated to St Andrew. It was demolished in 1367 and its former location is now marked by a bush and an area of the churchyard covered with weeds instead of grass.	NEUTRAL The site is contained within the churchyard and therefore protected.	None required	NEUTRAL: No harm

Site Details

Site Reference Number:

SN4055 (allocation reference: VC WIN2)

Site Address:

Land off The Street, Winfarthing

Site Size:

0.98Ha

Proposed Housing Numbers on site:

The site was originally assessed for up to 25 dwellings but has subsequently been revised down to 20 dwellings

Update Note to the Heritage Impact Assessment:

The site was originally assessed for up to 25 dwellings on a parcel of land that extended to the west into a wider parcel of agricultural land. Following a review of the site post- the Regulation 18 consultation it was considered that a linear form of development on this site would be more appropriate in townscape terms, better reflecting the character of the village. It is not considered that this will have a significantly different impact on the setting of the heritage assets previously identified in this Heritage Impact Assessment. The map produced to support the initial HIA is included in this assessment as Map 1 whilst Map 2 updates this information to reflect the updated proposed allocation and the findings of this HIA. Any amendments to the textual information are highlighted below.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets on this site, the Winfarthing Conservation Area and grade II listed School house lie approximately 50 metres to the north of the site. Therefore, any development of this site that the potential to impact upon the significance of these heritage assets through development within the setting of the assets.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed buildings and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

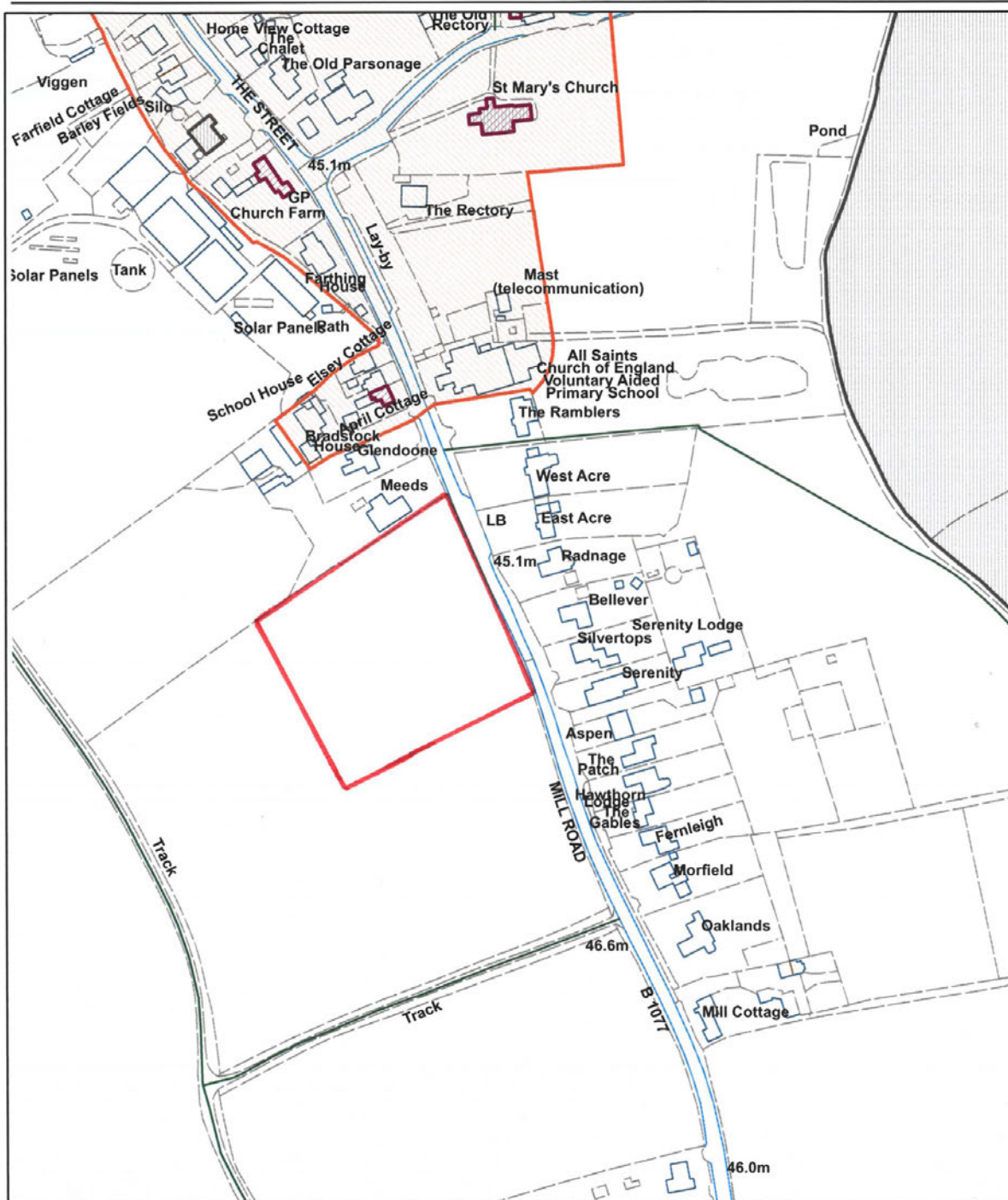
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

Amber. This should be limited to frontage linear development only to retain character of the village and fit in with existing local character along the street.

SN4055

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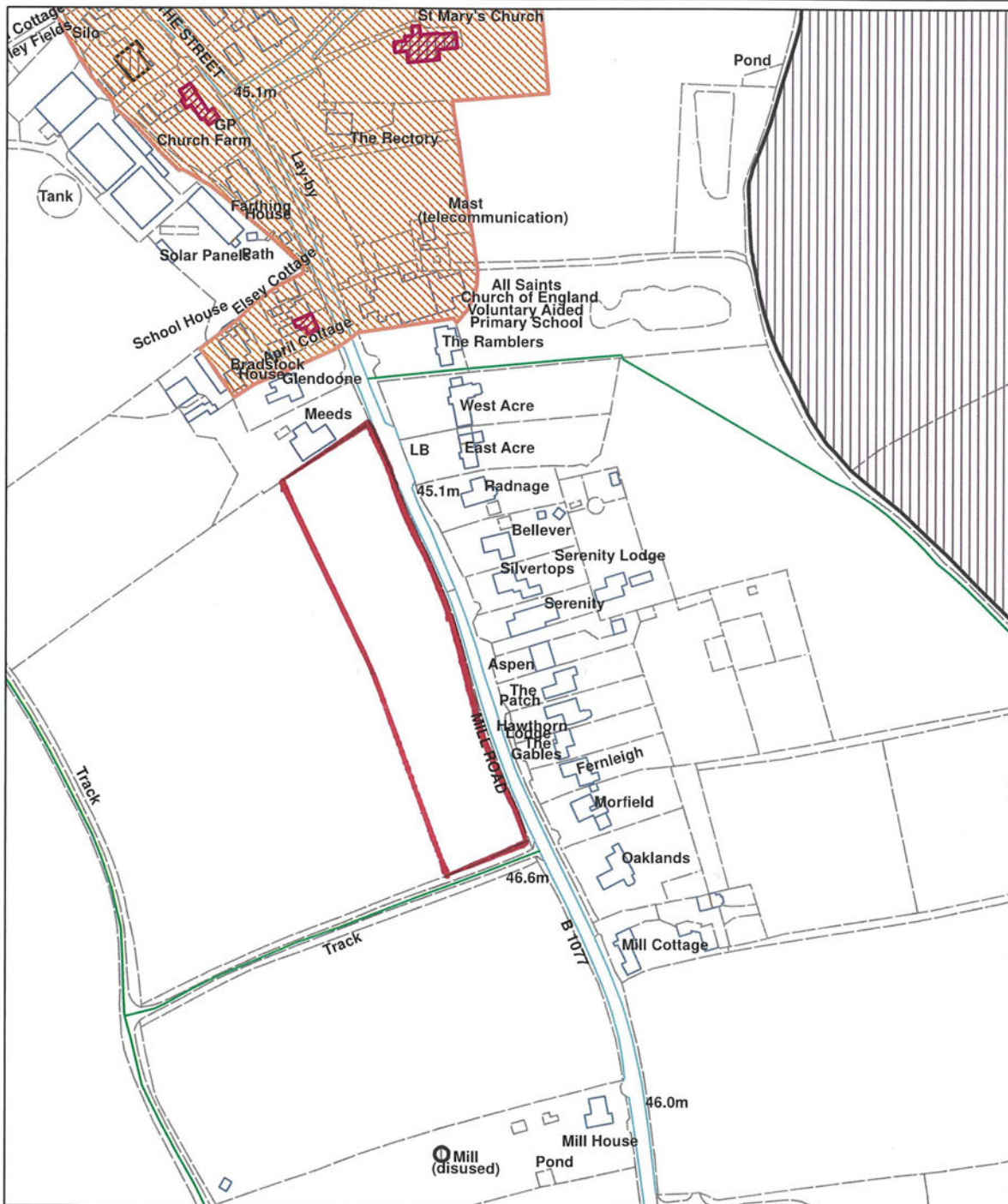
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IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
<p>Winfarthing Conservation Area</p> <p>The linear village of Winfarthing follows the B1077 just north of Diss. The CA covers a short section of the centre of the village on both sides of the road.</p> <p>Key Characteristics;</p> <ul style="list-style-type: none"> • Significant historic buildings in key positions • Positive contribution of trees and natural spaces • Original spaces between historic buildings largely infilled by modern dwellings 	<p>MEDIUM</p> <p>The village is surrounded by large open fields which give distant views along the shallow valley to the south forming the gently rolling northern slopes of the River Waveney. The "edge" between the village and surrounding countryside can be quite dramatic and heightened by vegetation.</p> <p>The CA encompasses The Street to generally a single plot depth. April Cottage, Schoolhouse, Elsey Cottages, with Bradstock House behind, mark the CA entrance at the south end. The school is set back from the street behind brightly coloured railings and while there has been alteration to the building, its original character is still strong. The</p>	<p>MINOR</p> <p>The proposed site is wholly outside the CA and, with two modern bungalows between, does not share a boundary.</p> <p>It is to the south of the village and travelling north towards the CA the proposed site is visible to the west. It would be in the gateway view of the village leading into the CA.</p>	<ul style="list-style-type: none"> • This should have a strong street frontage to retain the character of the CA and fit in with existing local character along the street. • The dwellings should be considerate of the local vernacular and distinctiveness, especially in use of materials, with reference to the CA Appraisal. • Sensitive frontage design and careful consideration of the gateway into the CA is required. 	<p>NEGLIGIBLE</p> <p>Linear development could be successfully integrated with the village, respect its relationship to the conservation area and reflect the transition to the countryside, then it will result in no harm.</p>

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	proposed site is seen in this context.			
<p>School House/April Cottage Mill Lane</p> <p>Grade II</p> <p>Two storey 17th century timber-framed house, plastered and has a steep pantile roof with gables. It has been subdivided.</p> <p>List Entry Number: 1050791 HER Reference: 40328</p>	<p>MEDIUM</p> <p>Its significance is derived from its architecture and age.</p> <p>Its immediate setting is protected within its own domestic curtilage. It is part of the CA street scene and visible from the south.</p>	<p>NEGLIGIBLE</p> <p>Located to the north of the proposed site and set back from the road frontage. It partly faces The Street with a wing to the rear and its elevation facing the proposed site, although at some distance so the significance of the listed building will not be affected. Taking account of the CA will also benefit School House.</p>	<ul style="list-style-type: none"> Sensitive frontage design and careful consideration of the gateway into the CA with views of the listed building is required. 	<p>NEUTRAL: No harm</p>

Site Details

Site Reference Number:

SN0262

Site Address:

Land north of Church Road, Woodton

Site Size:

1Ha

Proposed Housing Numbers on site:

10-15 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets on this site, the Grade II listed Rectory lies to the east of the site and the Grade II listed Manor Farmhouse lies to the north of the site. Therefore, any development of this site that the potential to impact upon the significance of these heritage assets through development within the setting of the assets.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed buildings and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

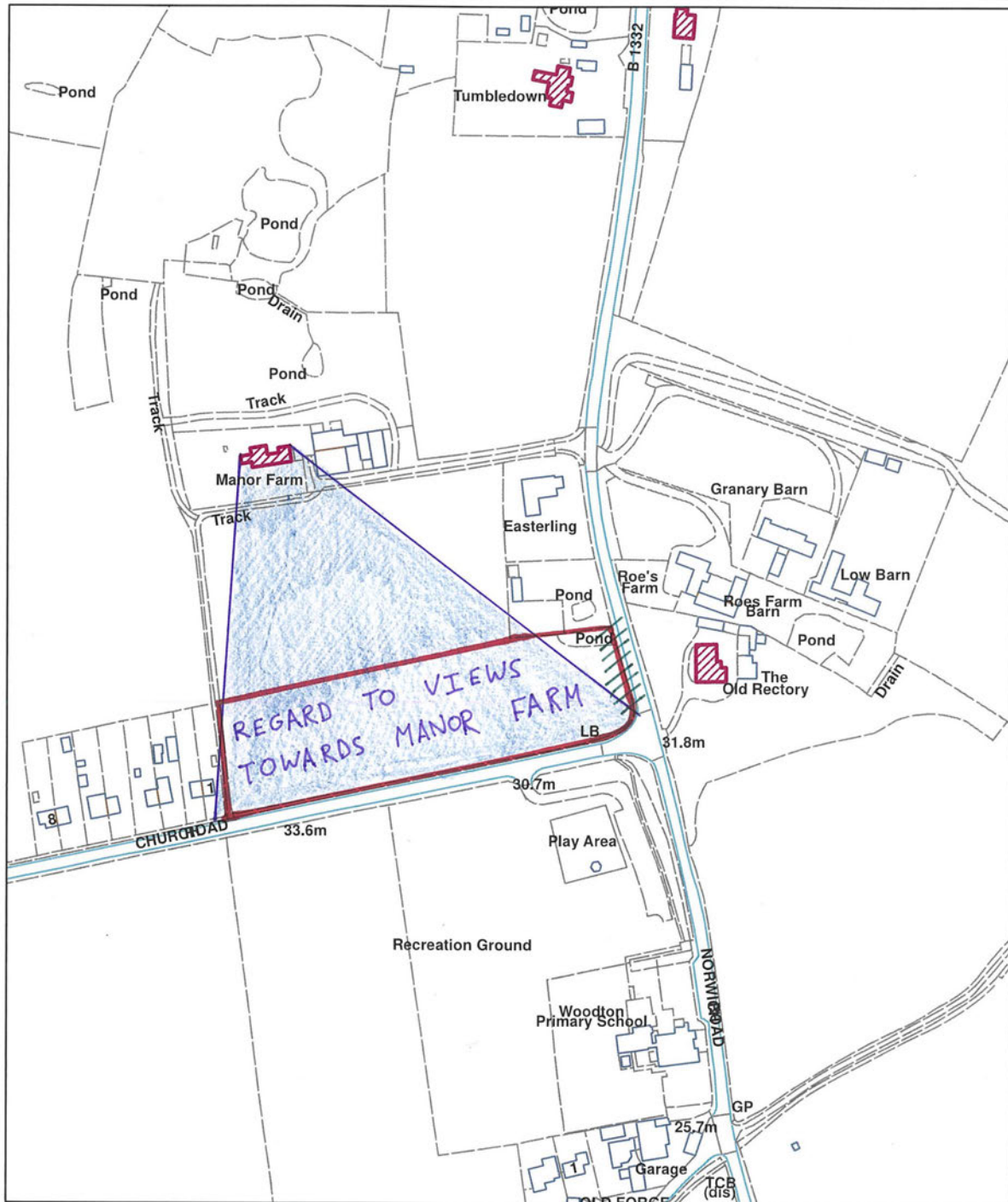
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

Amber. Concerns regarding the setting of the Grade II Manor Farmhouse facing towards the houses and development affecting views from Church Road.

SN0262

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<p>The Old Rectory Norwich Road</p> <p>Grade II. This house dates to the 17th century and 19th century.</p> <p>List Entry Number: 1051116 HER Reference: 45718</p>	<p>MEDIUM</p> <p>Its significance is derived from its architecture and age; it has a colour-washed exterior and is built from a brick and timber frame, slate and tile hipped roofs with chimneystack. It comprises a 19th century three-cell range with a 17th century two-cell range to the rear, a central doorcase with fluted pilasters and a plain cornice.</p> <p>Its grandeur is enhanced by its sizeable grounds.</p> <p>There would have been a significant historic connection with the church as the clergy would have walked between the two.</p>	<p>NEGLECTIBLE</p> <p>It is set back from the road frontage in its own well-contained grounds. Separated by the B1332 Norwich Road and substantial vegetation with no significant views between.</p> <p>The Old Rectory is nearly 1km away from the church with no physical or visual connection apart from Church Road. There is no public footpath with additional links or views. Therefore, although the development lies between, it would not impact on any historic significance or connection.</p>	<ul style="list-style-type: none"> Landscaping buffer, to include trees, to the east corner of the site will retain separation with the development and enhance the wider landscape setting 	<p>NEGLECTIBLE: No harm</p>

<p>Manor Farm Norwich Road</p> <p>Grade II. This 18th century house is built from brick with a pantile roof.</p> <p>List Entry Number: 1051114 HER Reference: 48477</p>	<p>MEDIUM</p> <p>Its significance is derived from its age and architecture; it has a rectangular plan. The main façade has five bays and two storeys, the six-panel door is set within a timber porch. The parapet gable has brick kneelers and the property features an off-centre axial chimneystack and a right-hand gable end chimneystack.</p> <p>The setting of its primary elevation is significant, with rural views from Church Road to the south it is visually connected to surrounding fields and that contributes to its significance as a farmhouse.</p>	<p>MODERATE</p> <p>The listed building faces south towards the proposed development site, with approx. 95m from its front façade to the closest boundary. Its setting is currently open, and the building is visible across the field on the horizon from Church Road. If the whole site was developed at the density proposed it would have a significant impact on the setting and views of the listed building. Leaving a field in between the farmhouse would still be within a rural character and helps retain some of the rural setting, however the ability to view the listed building from publicly accessible areas will be significantly reduced.</p>	<ul style="list-style-type: none"> • Layout guidance required so that the plots front Church Road with rear gardens to north to retain the separation and reflect the north-south orientation of Manor Farmhouse • Carefully consider the layout, which should be linear only along Church Road to include a gap due south to allow a view through to the LB and/or space out buildings so that views are maintained • The density would need to be lowered to achieve a development sensitive to the wider rural setting of the listed building and allow for gaps to be left as above • Significant landscaping buffer/open space, to include trees, to the east corner of the site to preserve some views from Norwich Road and Church Road and retain public views across from the play area and school. 	<p>MODERATE</p> <p>If views from the south are retained this element of its significance would be protected then there would be Less than substantial harm (medium)</p>
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<p>Cropmarks of possible Bronze Age ring ditch, prehistoric enclosure and post medieval field boundaries</p> <p>HER Reference: 31515</p>	<p>MEDIUM</p> <p>Aerial photographs taken in 1973 and 1996 show the cropmarks of a ring ditch and a rectangular enclosure. The ring ditch was felt to be of Bronze Age date and its relationship with the enclosure would suggest that it was also prehistoric in date. Cropmarks of several linear features were also noted, possibly relating to post medieval field boundaries.</p>	<p>NEUTRAL</p> <p>Finds have been on the opposite side of Church Road. No impact of the proposed development on areas where finds have been recorded to date.</p> <p>As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find sites • Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL: No harm</p>

Site Details

Site Reference Number:

SN2036 (allocation reference: VC WOR2)

Site Address:

Bell Field, High Road, Wortwell

Site Size:

0.4Ha

Proposed Housing Numbers on site:

5 (the site was originally assessed for 10 dwellings)

Note of Update to the Heritage Impact Assessment

The site is a carried forward allocation, originally allocated in the 2015 Local Plan. For the purposes of the Village Clusters Housing Allocation Plan the site was assessed for 10 dwellings on a larger site area. However, reflecting highways constraints that have been identified in proximity to the site, it has been considered appropriate to reconsider the site for the original proposed number of dwellings (i.e., approximately 5 houses).

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets within this site, the grade II listed Bell Inn lies opposite this site. Another grade II listed property, known as Premises of Mr Brown, lies to the north of the site. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed buildings and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

None received

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

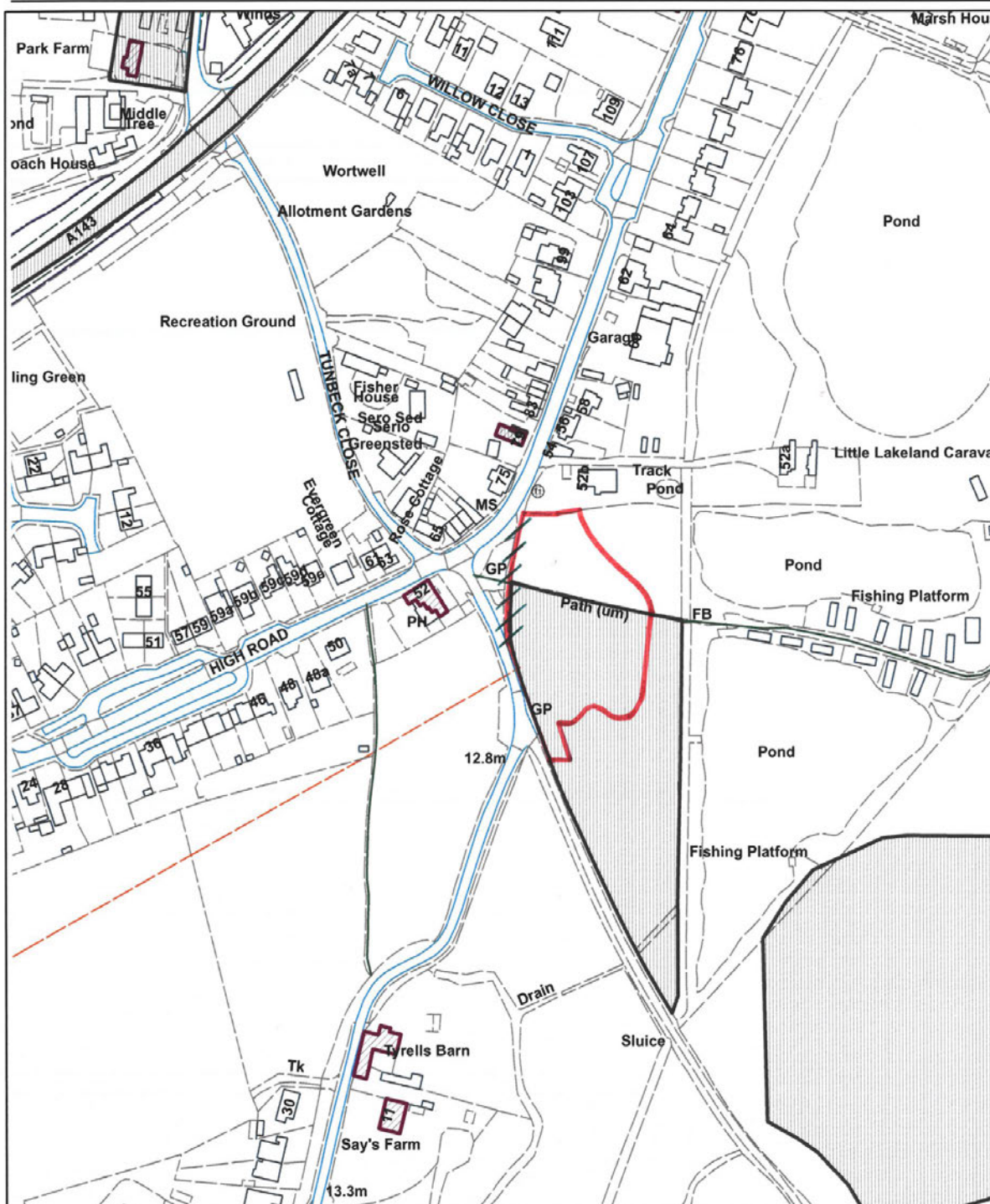
We have won appeals on the other side of the road south of the pub, partly based on setting of the pub and the listed farmhouse to the south.

Having had a look at the area, and with smaller affordable units in mind, I do think you could increase the density and have slightly more dense development to the north of the site, less so to south – with potential landscaping mitigation to the south – so a mix of development.

Even with the existing allocation, there would still be the need to take into account section 66 of the act to preserve the setting of the LBs. I think your suggestion of saying 'up to 10' is plausible as it allows any proposals to come forward where setting can still be assessed + as mentioned If you have say smaller affordable terrace or semis to the north of the site, where the existing historic grain/housing is mainly comprises of smaller c1900 workers housing, I don't see it being a problem.

SN2036

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<p>Bell Inn High Road</p> <p>Grade II early C18 house and inn</p> <p>Two storeys with steep roof with gabled ends, painted brick, plain and pantiles. Internal brick chimney stack in north gable end with two diagonally set square flues, another stack off centre and exterior stack at south end.</p> <p>List Entry Number: 1050801 HER Reference: 48468</p>	<p>MEDIUM Its significance is derived from its age and architecture as an example of a traditional inn within its village setting.</p> <p>The historic importance of the inn would have been as a resting point on the intersection of these routes. It faces a green which has been maintained in the village and contributes to its historic setting.</p> <p>Its immediate curtilage is contained within defined boundaries but it has an open aspect with no other properties adjacent.</p>	<p>MODERATE The listed building faces north-east towards the north of the proposed development site, with approx. 30m from its front façade to the closest boundary. Its setting is relatively open, and the building is visible when approaching from four directions. Travelling along High Road from the north towards it the site is on your left-hand side and would be visible.</p> <p>The village green will be retained and so this element of its setting is not under threat.</p>	<ul style="list-style-type: none"> Carefully consider the layout, so that the plots reflect the historic grain of this location close to the village inn Enhance landscaping along the west boundary, particularly behind the village green to maintain this central hub 	<p>MINOR If surrounding views are retained as well as the village green this element of its significance would be largely preserved then there would be Less than substantial harm (low end)</p>

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<p>Premises of Mr Brown Brook Cottage 77-79 High Road</p> <p>Grade II C17 timber-frame cottage, one storey and attic. Roughcast, C19 brick faced end wall. Steep pantile roof with gabled ends. Brick chimney stack off centre. C20 one storey shop on end facing road.</p> <p>List Entry Number: 1301592 HER Reference: 28128</p>	<p>MEDIUM Its significance is derived from its age and architecture as an example of a traditional cottage within its village setting.</p> <p>It is an unpretentious cottage with its gable end onto the road and is contained within its curtilage with defined boundaries. It sits within a tight grain of properties with a relatively low level of visibility in the street scene and no significant views out.</p>	<p>NEGLIGIBLE The cottage is of a domestic scale within the street and this is not compromised by the proposed development. There would be no negative affect on the listed building.</p>	None required	NEGLIGIBLE with No harm
<p>Milestone High Road</p> <p>One of 12 surviving milestones along the Beccles to Scole road, via Bungay and Harleston.</p> <p>HER Reference: 56614</p>	<p>LOW Not listed. This road was possibly an extension to the Yarmouth to Blythburgh turnpike, and features the same type of milestones as this turnpike.</p>	<p>NEUTRAL The milestone is to the north-west of the site on the opposite side of the road and there will be no impact on its significance.</p>	None required	NEUTRAL: No harm

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<p>Medieval water jug fragment East of Bell Inn Around 1955 a fragment of a glazed water jug in the form of a horse's head, dating to the 13th or 14th century, was recovered.</p> <p>HER Reference: 11097</p>	<p>MEDIUM Outside of the proposed site to the east. Finds in the area are an indication of earlier historic settlement or working areas in the vicinity which could include the development site.</p>	<p>NEUTRAL The finds have been located to the south of the site, separated by a road. No impact of the proposed development on areas where finds have been recorded to date.</p> <p>As no finds recorded on the proposed site the impact there is UNKNOWN.</p>	<ul style="list-style-type: none"> • No mitigation required for existing find sites • Require investigation on the proposed site prior to development commencing to identify and record any finds 	<p>NEUTRAL</p>

Site Details

Site Reference Number:

SN5045SL

Site Address:

Land north east of High Street, Wortwell

Site Size:

0.3Ha

Proposed Housing Numbers on site:

Settlement Limit extension (final numbers to be determined by planning application)NB: This site was submitted during the Regulation 18 Call for Sites. Technical consultees were invited to comment on sites submitted at this time after the close of the Regulation 18 consultation.

Post Regulation 18 Consultation Comments

Historic England comments post Regulation 18 consultation stage:

None received

Norfolk County Council Historic Environment Service comments post Regulation 18 consultation stage:

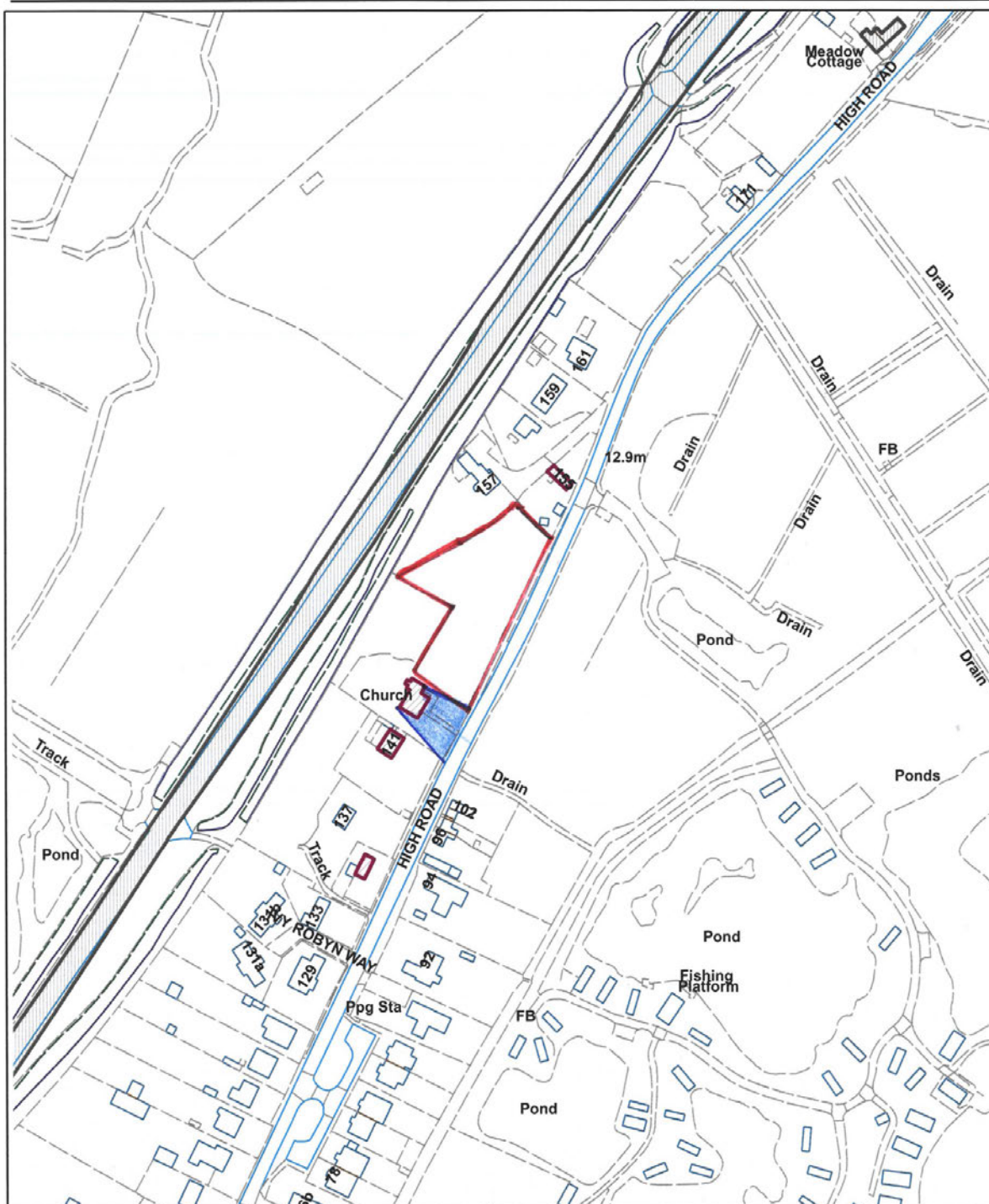
Amber

South Norfolk Council Senior Heritage & Design Officer comments post Regulation 18 consultation stage:

The existing car park and access already provide a good physical separation between the site and the listed church, and the church is orientated mainly to be viewed from the front. No real issues, but require any buildings to be designed sympathetically to the setting of the chapel as still quite close proximity in terms of context.

SN5045

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<p>155 High Road</p> <p>Grade II C17/18 timber-frame house, plastered. Steep black glazed pantile roof with gabled ends. Brick chimney stack, two storeys.</p> <p>List Entry Number: 1373029 HER Reference: 45515</p>	<p>MEDIUM</p> <p>Its significance is derived from its architecture and age.</p> <p>Its setting is domestic, contained within its own curtilage. The side elevation can be seen from the road.</p>	<p>NEGLECTIBLE</p> <p>The cottage is located immediately to the north of the proposed site and shares a boundary.</p> <p>It faces north, away from the proposed site with its gable on to the road. These are the primary vies and are not affected by the site. Its rear elevation and garden to the south are adjacent to the site. The views of the rear are not significant and there is a timber-boarded outbuilding between.</p>	None required	NEUTRAL: No harm

<p>United Reformed Church High Road</p> <p>Grade II This church is a late 18th century chapel, thought to have been built in 1773, with an original gallery. It is square, with a red pantile roof, painted white exterior and long windows. It is a nonconformist chapel and conservative in style.</p> <p>List Entry Number: 1301564 HER Reference: 34948</p>	<p>MEDIUM</p> <p>Its significance is derived from its architecture and age and its function and position within the village.</p> <p>It faces the road and is set back with a small, neat graveyard directly in front creating a very distinctive setting when viewed from the front. This is typical of this type of chapel. The graveyard continues up the slope behind where there is a bank that restricts any views from the west. A new drive and car park area have been constructed to the northern boundary which has altered its immediate setting. It has limited longer views when travelling along High Road from the south, but views have been opened up to the north when large leylandii were recently removed.</p>	<p>MINOR</p> <p>It is located immediately to the north of the proposed site within limited grounds.</p> <p>The site would be physically separated by the new drive and carpark. Therefore, the immediate impact on the church and its principal front view would be limited.</p>	<ul style="list-style-type: none"> Carefully consider the layout, and also how this site sits between the two listed buildings. 	<p>NEUTRAL: no harm</p>
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<p>The Old Manse 141 High Road</p> <p>Grade Early C19 house, stuccoed, low-pitched slate hipped roof, overhanging eaves. Two storeys. Sashes with glazing bars. Central doorcase with engaged fluted columns, cornice.</p> <p>List Entry Number: 1050803 HER Reference: 48470</p>	<p>MEDIUM Its significance is derived from its architecture and age and its historical function. It is adjacent to the south of the listed church and set back the same distance so that they are closely associated. It also faces the road and has a lawn to the front with a private garden enclosed to the side by a substantial red brick wall.</p>	<p>NEUTRAL The Manse is self-contained within its own grounds and the church lies between this building and the proposed site. Therefore, the site will not have an impact on the Manse.</p>	<p>None required</p>	<p>NEUTRAL: No harm</p>
<p>Roman pottery sherds Immediately behind</p> <p>HER Reference: 11049</p>	<p>MEDIUM Contributes to the important historical knowledge of the local area.</p>	<p>UNKNOWN There have been finds close to the north. Therefore, there is a high likelihood for further items and the impact cannot be determined without further investigation.</p>	<ul style="list-style-type: none"> Require further investigation prior to development commencing to identify and record any further finds 	<p>UNKNOWN There may be further finds on the proposed site which should be investigated prior to any development.</p>

Site Details

Site Reference Number:

SN2183

Site Address:

Land south of Wymondham Road, Wreningham

Site Size:

1.1Ha

Proposed Housing Numbers on site:

Up to 25 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

This site lies just to the north of the grade II* Poplars and grade II listed associated barn. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets through development within the setting of the assets.

We have particular concerns about this site, leading us to question the very principle of development on the site. The extent of the historic settlement is clearly defined, and there are views of the roof of the Poplars across the field in question. Development would impact the setting of these assets.

A heritage impact assessment of the site should be undertaken to assess the impact of the proposed development on the listed buildings and determine if allocation of this site is appropriate, and if it is what mitigation may be required. The findings of the HIA should inform whether the site is allocated and if it is, the policy criterion including any mitigation and enhancement.

Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

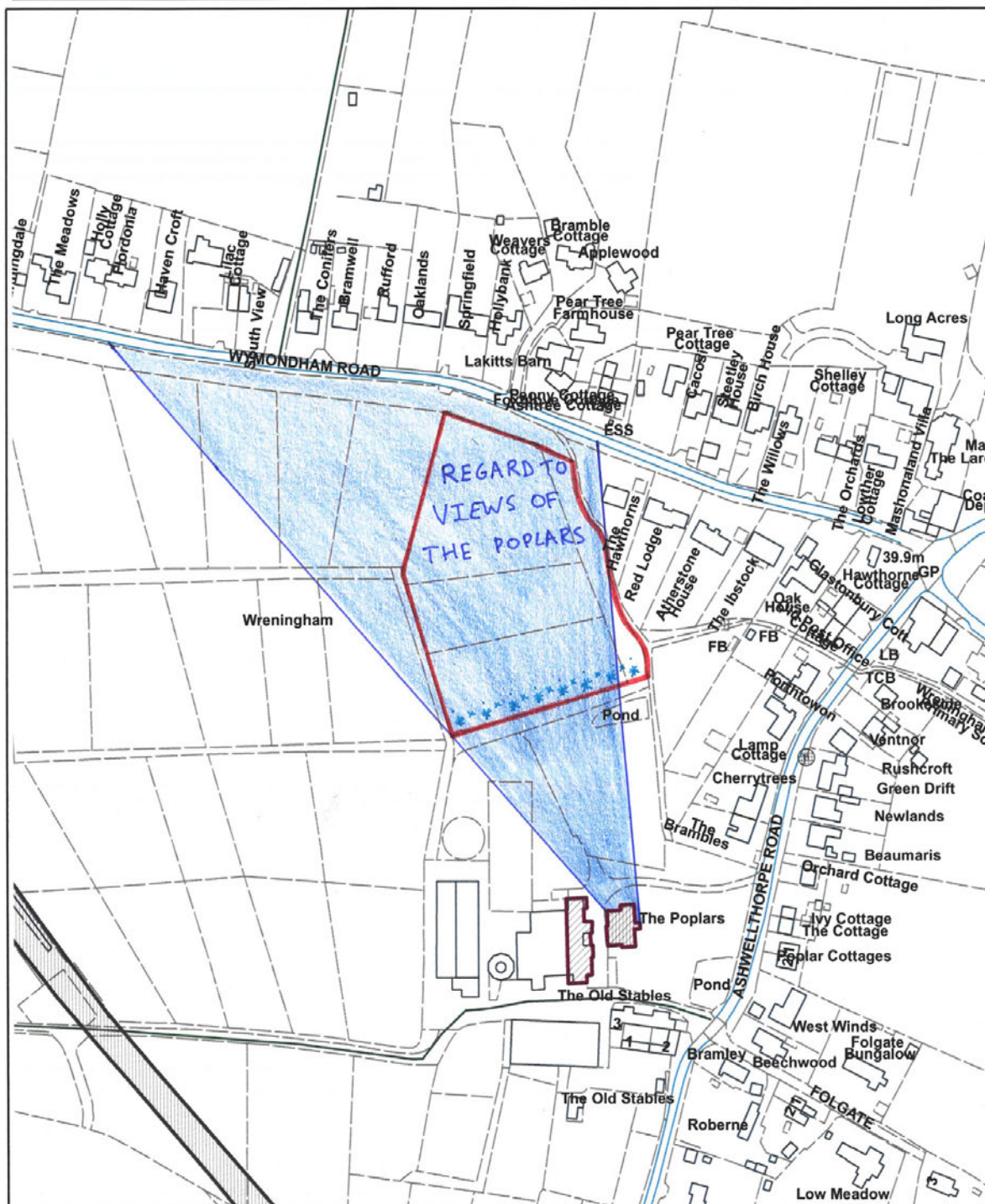
Amber score

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

Green. Listed building and barn to south setting not that affected as buildings are orientated to face east/west.

SN2183

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<p>Poplars Ashwellthorpe Road</p> <p>Grade II* Farmhouse 1586 according to datestones</p> <p>List Entry Number: 1152496</p>	<p>HIGH</p> <p>Its Grade II* significance is derived from its architecture and age; rendered timber frame with returned brick crow-stepped gable-ends, 2 storeys with attic. T plan formed by modern service extension to rear. It is a particularly impressive building in the street scene.</p> <p>Its setting centres on Ashwellthorpe Road.</p> <p>There are some long glimpsed views from Wymondham Road of its roof, chimneys and the crow stepped gable end.</p>	<p>MINOR</p> <p>The building lies to the south of the proposed site. It faces Ashwellthorpe Road and this is its principal elevation. It is set back from the road with a formal garden in front. It has a stable within its grounds to the south and west which gives it a working context.</p> <p>The long views are intermittent from the north and vegetation masks these particularly in the spring/ summer. The views are of the north gable end which is of some significance due to its crow stepped designed. They are most apparent further west along Wymondham Road which would remain. The site would be visible in these views when travelling</p>	<ul style="list-style-type: none"> • Layout and position of dwellings to preserve the long views from Wymondham Road • The consideration of layout will inform the number of dwellings to be achieved which is likely to be lower than the 25 suggested • Open space as a buffer to south of site to retain distance from the building 	<p>MINOR</p> <p>Although there are views of the building these are glimpsed views rather than considered architectural viewpoints. Through careful design of the layout the views may potentially be maintained across the site.</p>

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		east so there would be some impact.		
<p>Poplar's barn Ashwellthorpe Road</p> <p>Grade II Barn. C17.</p> <p>List Entry Number: 1050650</p>	<p>MEDIUM</p> <p>Its significance is derived from its architecture and age; weatherboarded and part rendered with thatched roof. 7 bays with an 11 bay clasped purlin roof with arch-braced ties. C19 Interesting painted vane on gable of hunter, raised gun and his dog.</p> <p>Its setting is limited as part of the immediate grouping of buildings.</p> <p>There are some long views from Wymondham Road to the north of its thatched roof.</p>	<p>MINOR</p> <p>The barn lies to the south of the proposed site. It is behind the farmhouse and not visible from the road, it forms part of the working stable area, and the site would not affect this setting.</p> <p>The long views are intermittent from the north and vegetation masks these particularly in the spring/summer. They are most apparent further west along Wymondham Road which would remain. The proposed site would be visible in these views when moving eastwards so there would be some impact.</p>	<p>If the site is developed this barn would benefit from the same mitigation as set out above.</p>	<p>MINOR</p>

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<p>Route of Wymondham to Forncett Railway Line Non-designated asset</p> <p>Constructed by Great Eastern and opened in 1881. It had a short operating life, closing to passengers in 1939 and to goods in 1951.</p> <p>HER Reference: 13580</p>	<p>MEDIUM</p> <p>Its significance is derived from its social history; built for trains to reach the north coast without entering Norwich. The only surviving track is a stub at the west end, which is used as sidings. At least one farm bridge, milestone and the piers of a viaduct remain, Ashwellthorpe Station is now a house.</p>	<p>NEUTRAL</p> <p>The route is 250m to the west of the site and it is unaffected by the proposed site.</p>	<p>None required</p>	<p>NEUTRAL: No harm</p>