

South Norfolk Village Clusters Housing Allocations Plan Heritage Impact Assessments

Regulation 18 Consultation on Alternative Sites and Focused Changes

Introduction

South Norfolk Council is consulting on a series of 13 sites which could replace the losses resulting from the removal of VC ROC2 and the reduction at VC TAS1 as well as potentially make a modest increase to the numbers in the VCHAP.




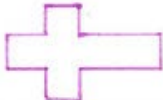





Understanding the potential impact of new development on an identified heritage asset is an important part of the site assessment process. New/updated Heritage Impact Assessments (HIAs) have been prepared for 11 of the sites in this focused consultation.

These HIAs have been prepared by the Council to support the production of the VCHAP. They are tools to identify both designated and non-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 (heritage assets can include, for example, listed buildings, Conservation Areas and archaeological finds). The HIAs also include identification of mitigation measures which could be included in the final site specific allocation policy. Further detailed HIAs may be required at the subsequent planning application stage once further information about a proposed scheme is known.

These HIAs have been prepared following the same process as the HIAs prepared for the Regulation 19 Consultation. Further information can be found in the previous HIA document: [Heritage Impact Assessments \(oc2.uk\)](#).

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Map feature	Heritage asset
	Site boundary
	Conservation area
	Scheduled ancient monument
	Listed building
	Regard to view of listed building
	Site of Archaeological Interest
	Proposed landscape buffer
	Existing landscape feature
	Proposed open space

Alpington, Yelverton and Bergh Apton

Site Reference Number:

SN0433 Alpington

Site Address:

Land at Wheel Road, Alpington

Site Size:

circa 1.0ha

Proposed Housing Numbers on site:

12

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage: To be updated on receipt of responses following the Regulation 18 consultation.

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

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

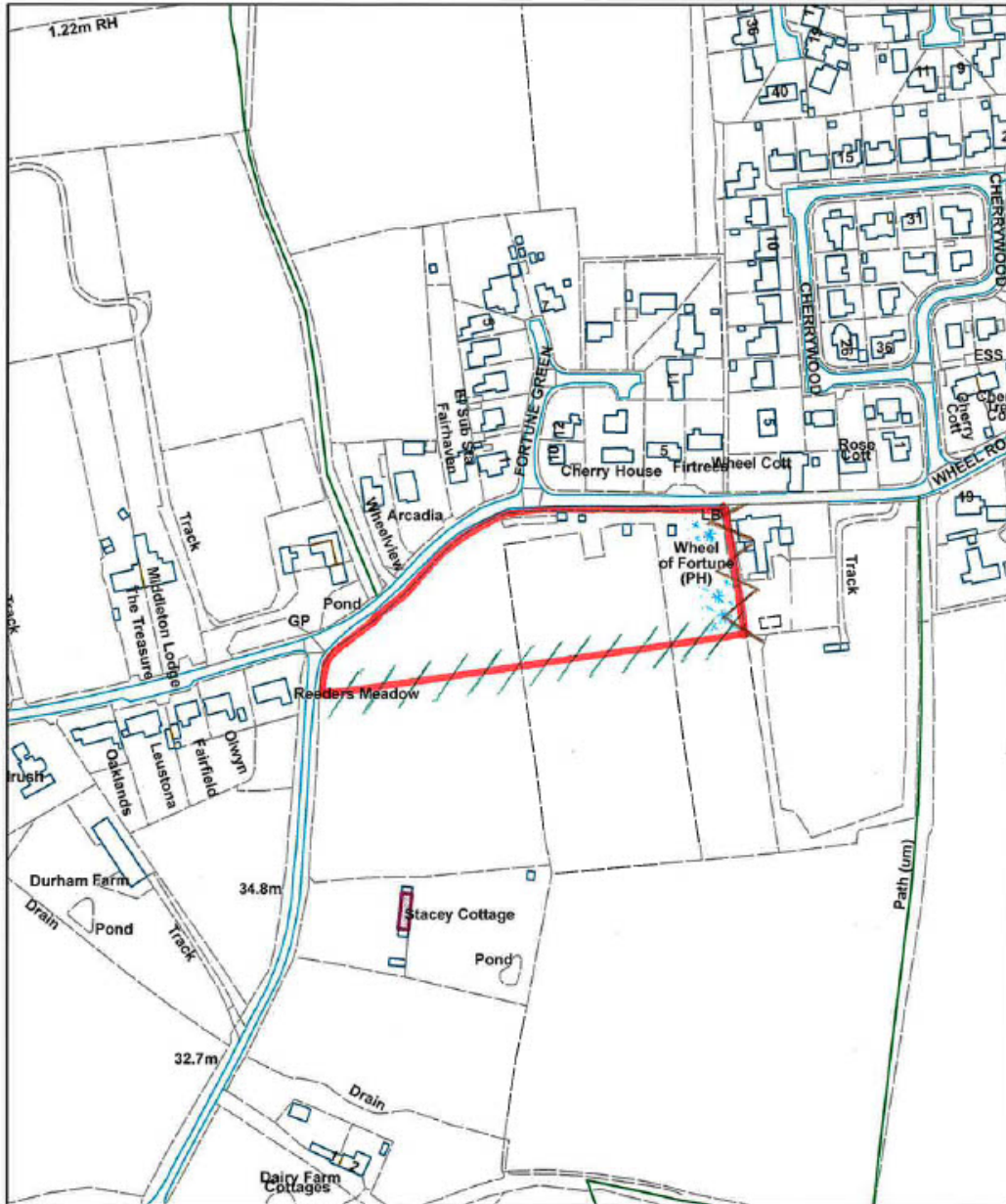
Wheel of Fortune can be considered an NDHA and development immediately adjacent to the building to the west would change its rural setting and therefore result in some harm. The original part of the building and thatch is visible across the field. However, as the assets is not listed a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Regulation 19 Consultation Comments

Historic England comments at Regulation 19 consultation stage: N/A

SN0433REVA Alington

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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
<p>Stacey's Cottage, Reeder's Lane</p> <p>1373076 HER Reference: 44424</p> <p>Early 18th Century house. Partly rendered and colour washed brick, steep plain tiled roof, two storeys and an attic.</p>	<p>LESSER</p> <p>Significance is derived from its age and architecture.</p> <p>The house is set within a rectangular plot and orientated to the west.</p> <p>The house is enclosed on most sides by trees. The house appears to be exposed to the north, making it potentially visible from the site. However, the setting of the building appears to be limited to the plot it is located in.</p>	<p>MINOR</p> <p>The house is located to the south of the site. The site faces the only exposed side to the house.</p> <p>However, the house does not appear to have its significance based on its wider setting, therefore development on the site is unlikely to impact the elements that make the house significant. The house is also orientated towards the west, meaning the frontage of the house will not face the site.</p> <p>The reviewed site boundary will also maintain a separation between any development and the house by restricting development to the north of the site and keeping the southern half of the field open.</p>	<p>Planting along the southern border of the site to screen development from the house.</p>	<p>MINOR IMPACT</p>

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<p>Wheel of Fortune Public House</p> <p>Non-designated Heritage Asset.</p>	<p>LESSER</p> <p>The Wheel of Fortune is located immediately adjacent to the site to the east.</p> <p>A well established hedgerow separates the pub and the site and blocks views. However, the open nature of the site will mean that any development will affect the wider context of the pub.</p> <p>Existing development does face the pub on the opposite side of Wheel Road to the north and to the east. There is a small piece of open land and another established hedgerow between the pub and development to the east.</p>	<p>MEDIUM</p> <p>Development on the site will reduce the openness of the area and therefore impact the wider context of the pub.</p> <p>The existence of the established hedgerow will limit the direct impact on views and the setting, provided this is retained.</p> <p>There is existing development to the north and east. Development up to the eastern boundary would further enclose the Wheel of Fortune.</p>	<p>Retention of hedgerow along eastern border of the site.</p> <p>Limiting the amount of development on the site to maintain a rural character.</p> <p>Layout of development to include an area of open space along the eastern boundary to separate the development from the Wheel of Fortune Public House.</p>	<p>MINOR IMPACT</p>

Barford, Marlingford, Colton and Wrampingham

Site Reference Number:

SN6000

Site Address:

Land north of Chapel Street, Barford

Site Size:

4.82ha (includes residential development and new community centre and playing pitch provision)

Proposed Housing Numbers on site:

30

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage: To be updated on receipt of responses following the Regulation 18 consultation.

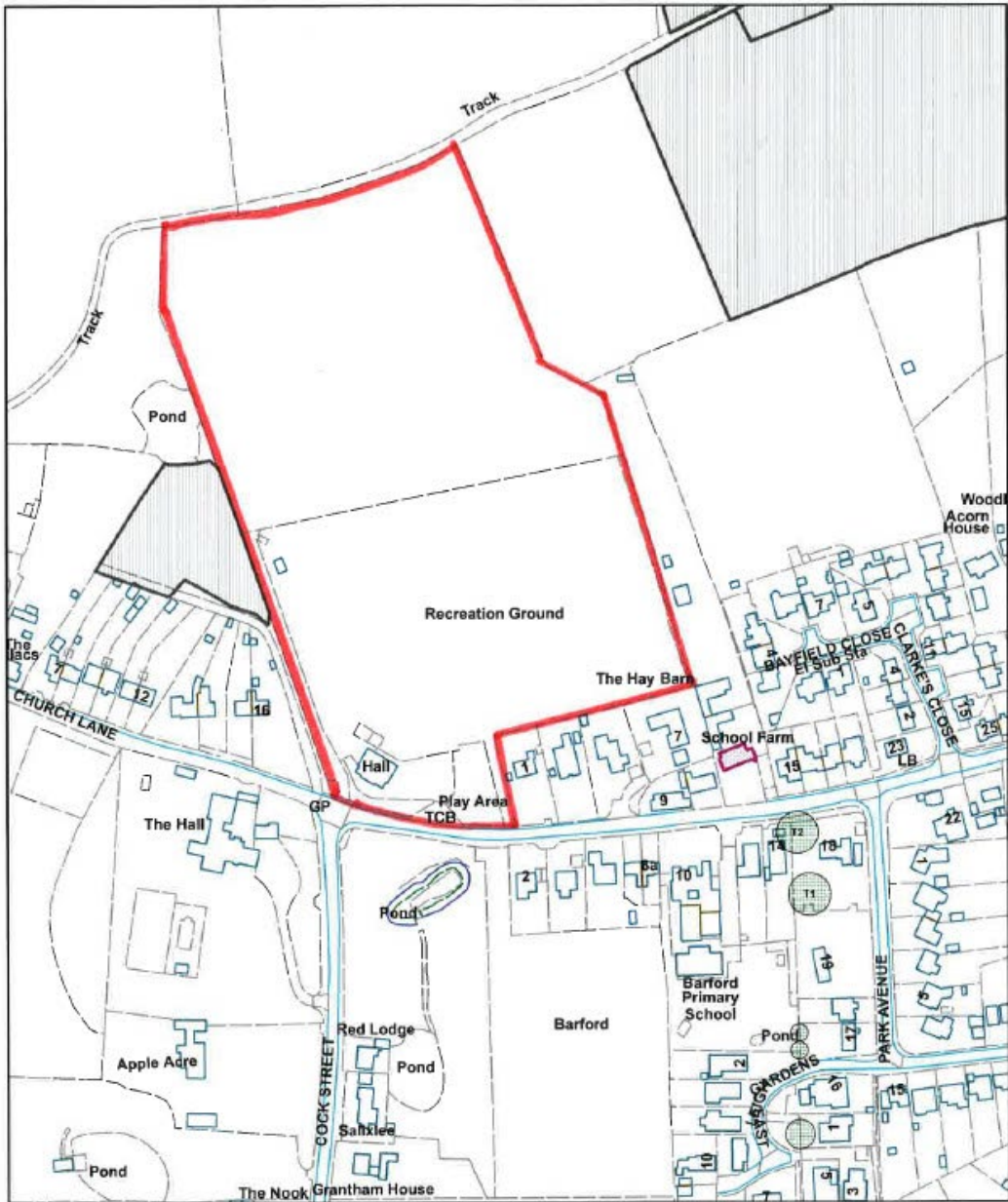
Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage: N/A

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

No objection on heritage grounds. On Townscape grounds would be quite a significant break out. Housing kept to south half of plot.

SN6000 Barford

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<p>School Farmhouse, Chapel Street</p> <p>Grade II Listed</p> <p>List Entry Number: 1050736 HER Reference: 37016</p>	<p>MEDIUM</p> <p>Its significance is derived from its architecture and age.</p> <p>A brick farmhouse of 1694. the building was much altered in the 19th century. It takes its name from the nearby school.</p> <p>The house was originally isolated when first built but now resides in the centre of the village.</p> <p>House is enclosed by development to the north, east and west. The heritage asset is bordered by, and visible from, Chapel Road to the south.</p>	<p>NEUTRAL</p> <p>Located to the south east of the site. The property has a road frontage with substantial front garden and is visible from the road. The building and its setting is part of the streetscene and contributes to the local character.</p> <p>However, the house is enclosed by existing development on most sides and is not visible from the site, therefore impact on the heritage asset is neutral.</p>	<p>No mitigation identified.</p>	<p>NEUTRAL – no harm.</p>

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<p>Multi-period flint and pottery finds</p> <p>HER Reference: 32928</p>	<p>LOW</p> <p>Prehistoric material consisting of two flint blades, one flake and two pot boilers. Fragments of post medieval pottery were also found.</p> <p>All found in fieldwalking in 1997.</p>	<p>UNKNOWN</p> <p>Finds were discovered to the south east of the site, outside of the boundary. No other finds have been recorded in the area. However, the potential impact is listed as unknown as it is not clear if further finds will be discovered on site.</p>	<p>No mitigation identified.</p> <p>Require archaeological investigation on site prior to development commencing.</p>	<p>UNKNOWN</p>
<p>Post medieval coin</p> <p>HER Reference: 9271</p>	<p>Charles II sixpence (1660-1685) found in nearby area, however date of find is unknown. No further detail available.</p>	<p>Finds were discovered to the south east of the site, outside of the boundary. No other finds have been recorded in the area. However, the potential impact is listed as unknown as it is not clear if further finds will be discovered on site.</p>	<p>Require archaeological investigation on site prior to development commencing.</p>	<p>UNKNOWN</p>

Site Reference Number:

SN0552REVC

Site Address:

Land at Watton Rd, Barford

Site Size:

0.73Ha

Proposed Housing Numbers on site:

Up to 20 dwellings

Note – This HIA should be read in conjunction with the HIA for VC BAR1 (previously published as part of the Regulation 19 Consultation). This site is being consulted on as a joint allocation with VC BAR1.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage: To be updated on receipt of responses following the Regulation 18 consultation.

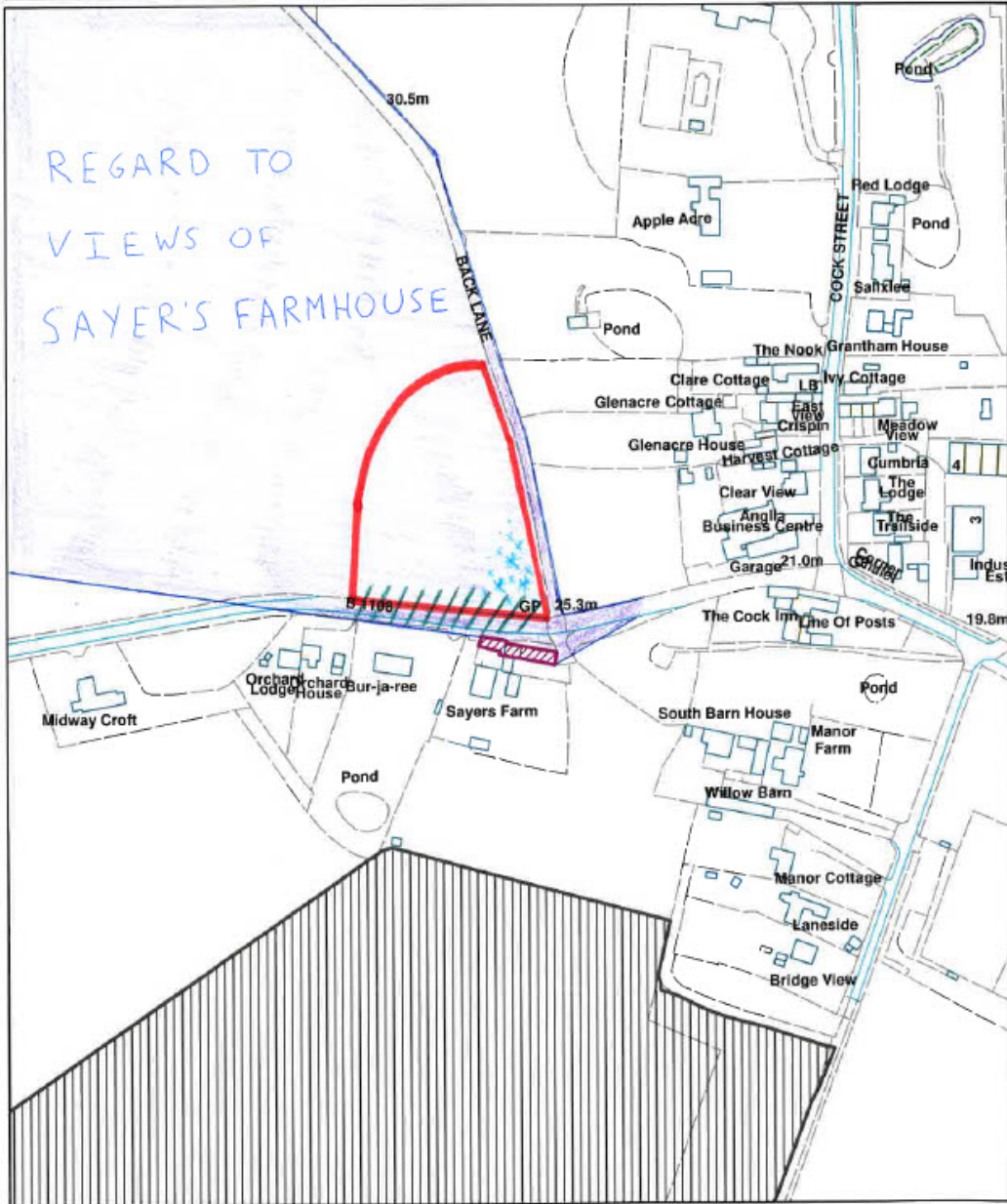
Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage: Amber

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage (on SN0552):

Concerns regarding the rural setting of Sayers Farm which currently fronts onto open countryside to the north. Back Lane is very small rural lane – more suited to walking than vehicle movements. The field is also at a higher ground level to the house and with taller modern floor to ceiling heights could result in development dominating the setting if two storey.

SN0552REVC Barford

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<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</p> <p>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.</p>	<p>SIGNIFICANT</p> <p>Located to the south 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 where the site is located is significant.</p> <p>Views to and from the house will be significantly impacted with any development. Screening along the road frontage of the site could reduce some of the impact, but ultimately the open rural character will be significantly impacted.</p> <p>Any development on this site will remove this farmhouses' link to the open agricultural land where the</p>	<p>Planting of hedgerows and trees where possible along frontage of Watton Road to screen new development. This would be dependent on any highways requirements for safe access to the site.</p> <p>Overall design of development and locating new dwellings to retain views from Back Lane. This could include the provision of open space, primarily on the eastern side of the site. If compatible with highways requirements, any access road could also be used to provide views onto the open field beyond the site.</p>	<p>MAJOR IMPACT</p>

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		site resides. The farmhouse will still be linked to the open land to the south, however this is not visible to the public. Development on this site will reduce links to the open countryside.		
<p>The Cock Public House Watton Road</p> <p>Non-designated asset Two storey brick, painted white, pantiled roof.</p>	<p>LESSER</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 the junction.</p>	<p>NEGLIGIBLE</p> <p>Located to the south east of the proposed site.</p> <p>There are no direct views to the pub from the site due to established vegetation and the winding nature of the road. The site is also not related to the setting of the pub.</p>	None required	NEUTRAL/NO CHANGE

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<p>Late Saxon pottery</p> <p>HER Reference: 25222</p>	<p>LESSER</p> <p>Fragment of late Saxon pottery discovered through fieldwalking between 1985 and 1987.</p> <p>Found to the north west and outside of site boundary.</p>	<p>UNKNOWN</p> <p>Discoveries made outside of site boundary however within the same larger field. May be assumed other finds are possible, however this cannot be confirmed at present and therefore the impact is unknown.</p>	<p>No mitigation identified.</p> <p>Require archaeological investigation on site prior to development commencing.</p>	<p>UNKNOWN</p>

Barnham Broom, Kimberley, Carleton F., Runhall and Brandon Parva

Site Reference Number:

SN0055

Site Address:

Land to the east of Spur Road and to the south of Norwich Road, Barnham Broom

Site Size:

1 Ha

Proposed Housing Numbers on site:

15 (15dph)

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage: To be updated on receipt of responses following the Regulation 18 consultation.

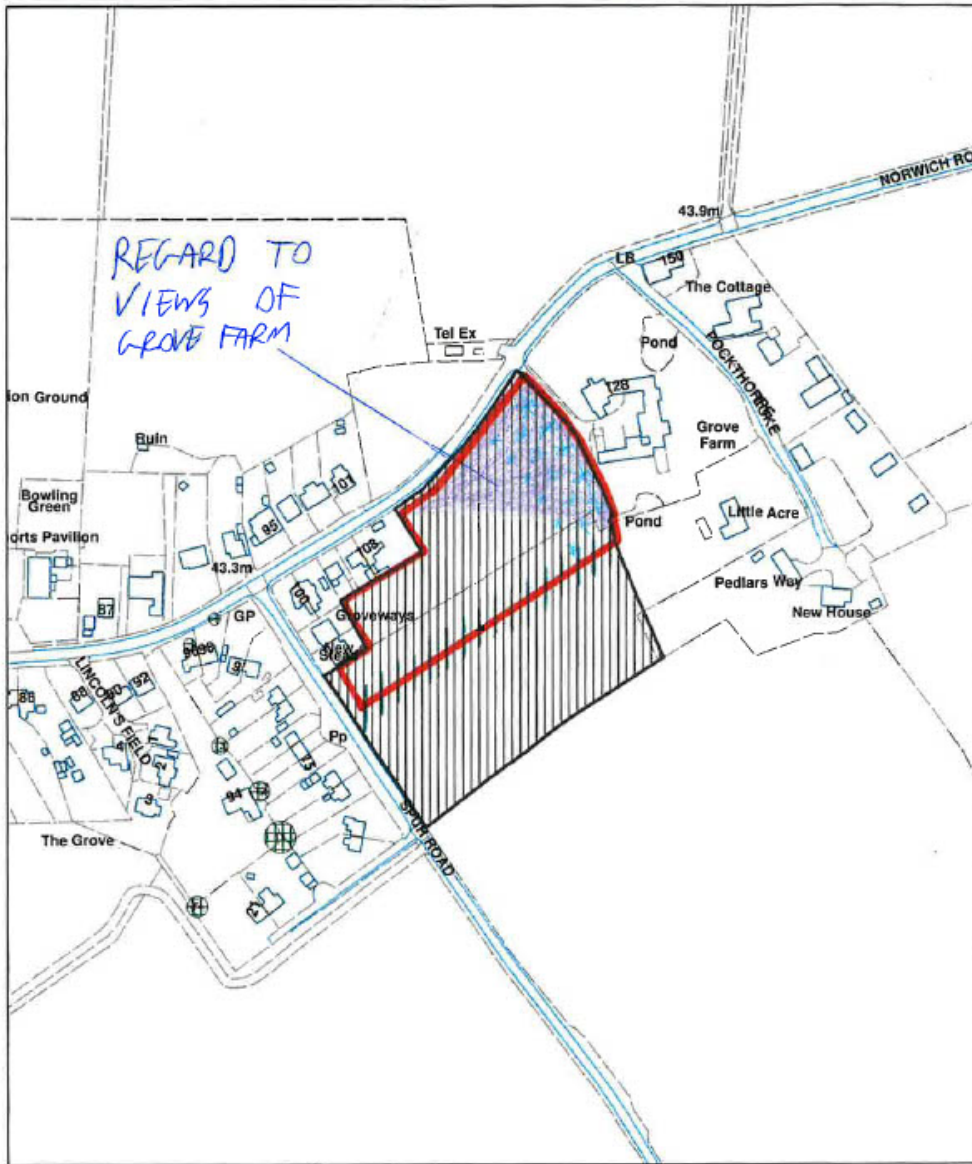
Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage: Amber

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

Has the potential to affect Grove Farm which although not listed dates from before 1840 as is on the tithe map and has a range of contemporaneous outbuildings and could be considered an NDHA in the plan making process. Suggested that a gap is retained for the setting of the farm buildings.

SN0055 Barnham Broom

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<p>Rectory farmhouse</p> <p>List Entry Number: 1373038 HER Reference: 12042</p> <p>Grade II Listed farmhouse. Two storey timber-framed farmhouse that dates back to the 17th Century.</p>	<p>MEDIUM</p> <p>Its significance is derived from its architecture and age.</p> <p>The house was surveyed in 1980 and no significant changes have occurred since then.</p> <p>The house is set within a large plot with other farm/rural buildings to the south. Farmhouse appears to be slightly visible from road but does not directly front it. Views to and from the farmhouse have been maintained to the north through the retention of the surrounding agricultural fields.</p>	<p>NEUTRAL</p> <p>Farmhouse is located to the west of the site on the other side of Norwich Road. Existing development already in place between the farmhouse and Norwich Road. Main open setting is north which will not be impacted by development on the proposed site.</p> <p>Existing development sits between the site and the farmhouse, blocking views.</p> <p>Development on this site is unlikely to impact the setting of the farmhouse.</p>	<p>No mitigation identified.</p>	<p>NEUTRAL/NO CHANGE – no impacts.</p>

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<p>Home farmhouse</p> <p>List Entry Number: 1172479 HER Reference: 44435</p> <p>Grade II Listed farmhouse. Brick two storey farmhouse, dated originally from 17th Century with a 19th Century façade and pantiled roof.</p>	<p>MEDIUM</p> <p>Its significance is derived from its architecture.</p> <p>Farmhouse set within large plot with other rural/farm buildings located to the east and south. Setting is predominantly open agricultural fields with some trees adjacent to the north.</p> <p>Other rural buildings are sited to the east, providing a link between the agricultural land and the asset.</p>	<p>MINOR</p> <p>Farmhouse is located to the east of the site. Direct views are blocked by existing development between the site and the farmhouse.</p> <p>Development on the proposed site is unlikely to significantly impact views to the asset and its setting. The wider context of the farmhouse will be altered slightly through the removal of an open field which make up the wider landscape.</p>	<p>Planting trees along the southern boundary of the site to screen new development.</p>	<p>NEGLIGIBLE however with mitigation development likely to have no negative impacts.</p>

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<p>Grove Farm</p> <p>Non-designated heritage asset.</p>	<p>LESSER</p> <p>The farm is located immediately adjacent to the site to the east.</p> <p>The asset currently has open views across the site, making it a significant part of its setting. The rest of the setting is made up of agricultural fields and Home Farmhouse.</p>	<p>HIGH</p> <p>Development on this site would remove the open setting provided by this site and therefore significantly impact the setting and views.</p>	<p>Developing the site at a lower density so the rural character of the area can be maintained.</p> <p>Site layout to include an area of open space along the eastern boundary to maintain separation between the development and Grove Farm and to preserve the setting of the non-designated heritage asset.</p> <p>Retaining a sight line towards Grove Farm from Norwich Road, if possible.</p>	<p>MODERATE IMPACT</p>

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<p>World War Two military site</p> <p>HER Reference: 33831</p>	<p>MEDIUM</p> <p>A World War Two military compound is visible on aerial photographs taken in 1946. The site included two gun emplacements and a bunker located between them. Sketch plotted in 1998.</p>	<p>UNKNOWN</p> <p>Listing covers the entire site being proposed. However, it is unclear if there are any remnants or remains of the compound. Therefore the potential impact is currently unknown.</p>	<p>Require archaeological investigation on site prior to development commencing.</p>	<p>UNKNOWN</p>

Bawburgh

Site Reference Number:

VC BAW1 REV

Site Address:

Land to the east of Stocks Hill, Bawburgh

Site Size:

1.9Ha

Proposed Housing Numbers on site:

35 dwellings

(NOTE: This site proposes the same number of dwellings as VC BAW1 on a larger site area)

Regulation 18 Consultation Comments

(NOTE: These Regulation-18 and Regulation-19 comments relate to VC BAW1 and relate to the same number of dwellings on a smaller site area. They remain of relevance to this assessment and have therefore been included for context in this HIA).

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:

Some potential to affect wider setting of Bawburgh CA – however sensitively design development would not result in any significant impact. In terms of rural open setting of the village that already been affected by the development further south along Stocks Hill.

Regulation 19 Publication Comments

Historic England comments at Regulation 19 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.

We welcome the preparation of an HIA for the site. The HIA makes several recommendations. These have been included in bullet point 2 and 4 which is welcomed.

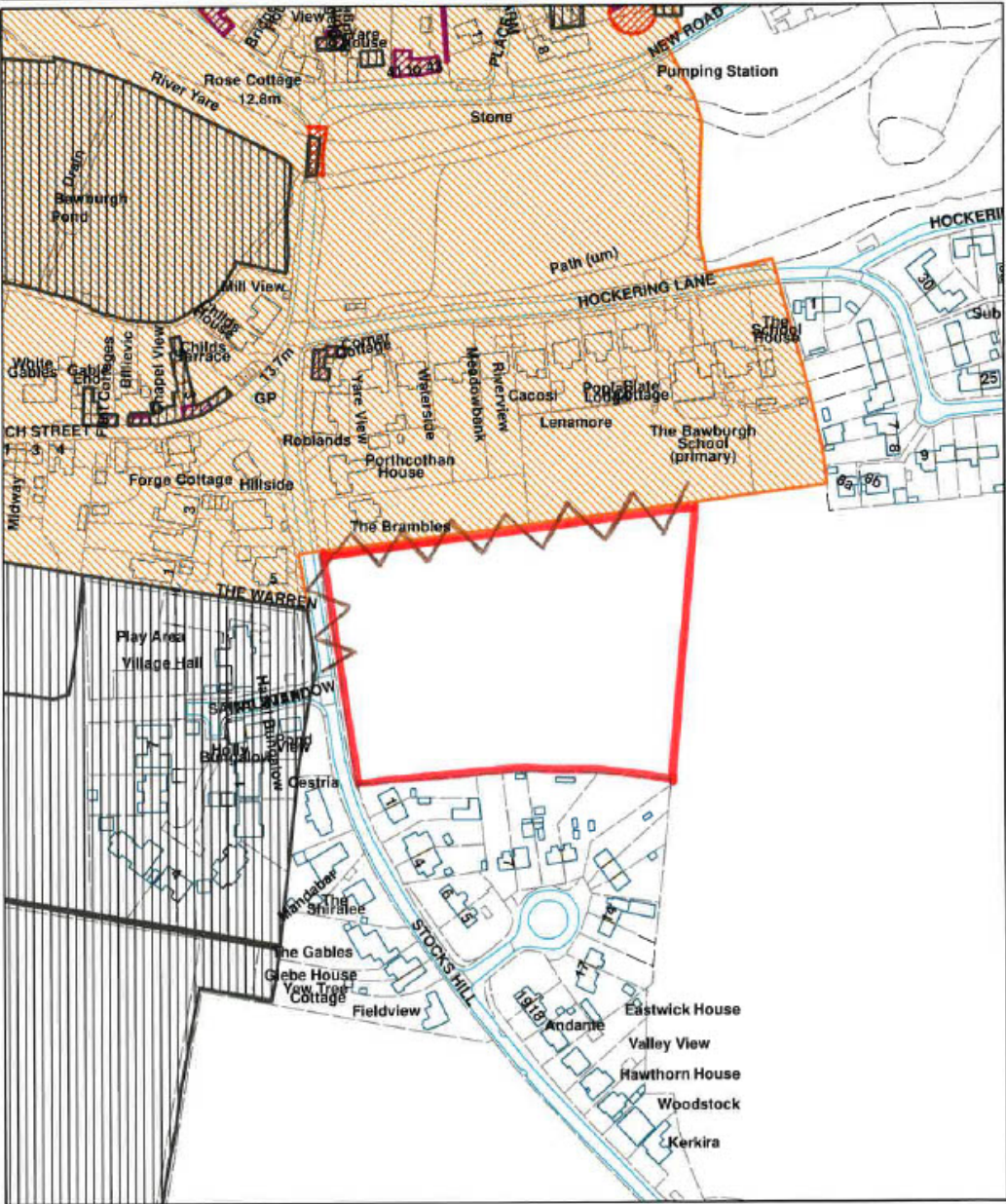
Bullet point 3 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. However, this is different to the recommendation in the HIA which states that 'Require investigation on the proposed site prior to development commencing to identify and further historic activity'.


In our view, some assessment is needed to inform any planning application.

We therefore advise that bullet point 3 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'


VC BAW1

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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 • Open landscape punctuated by groups of mature trees 	<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, with the CA forming the northern boundary of the site. 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 side of the road drawing you down towards the CA.</p>	<p>The dwellings should be considerate of the village vernacular, with reference to the CA Appraisal and in terms of local materials.</p> <p>Retain and reinforce the green hedgerow along the northern part of the frontage travelling towards the CA, as well as the hedgerow along the northern boundary.</p>	<p>MINOR IMPACT</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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<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>LESSER</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>	<p>No mitigation required for existing find sites.</p> <p>Require investigation on the proposed site prior to development commencing to identify and further historic activity.</p>	<p>NEUTRAL/NO CHANGE: no harm</p>

Ditchingham, Broome, Hedenham and Thwaite

Site Reference Number:

VC DIT1 REV

Site Address:

Land at Thwaite's and Tunneys Lane, Ditchingham

Site Size:

2.42Ha

Proposed Housing Numbers on site:

Up to 45 dwellings

Note – Historic England Regulation 18 comments relate to VC DIT1 site area but are of relevance to this HIA and have therefore been included for context.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage: To be inserted on receipt.

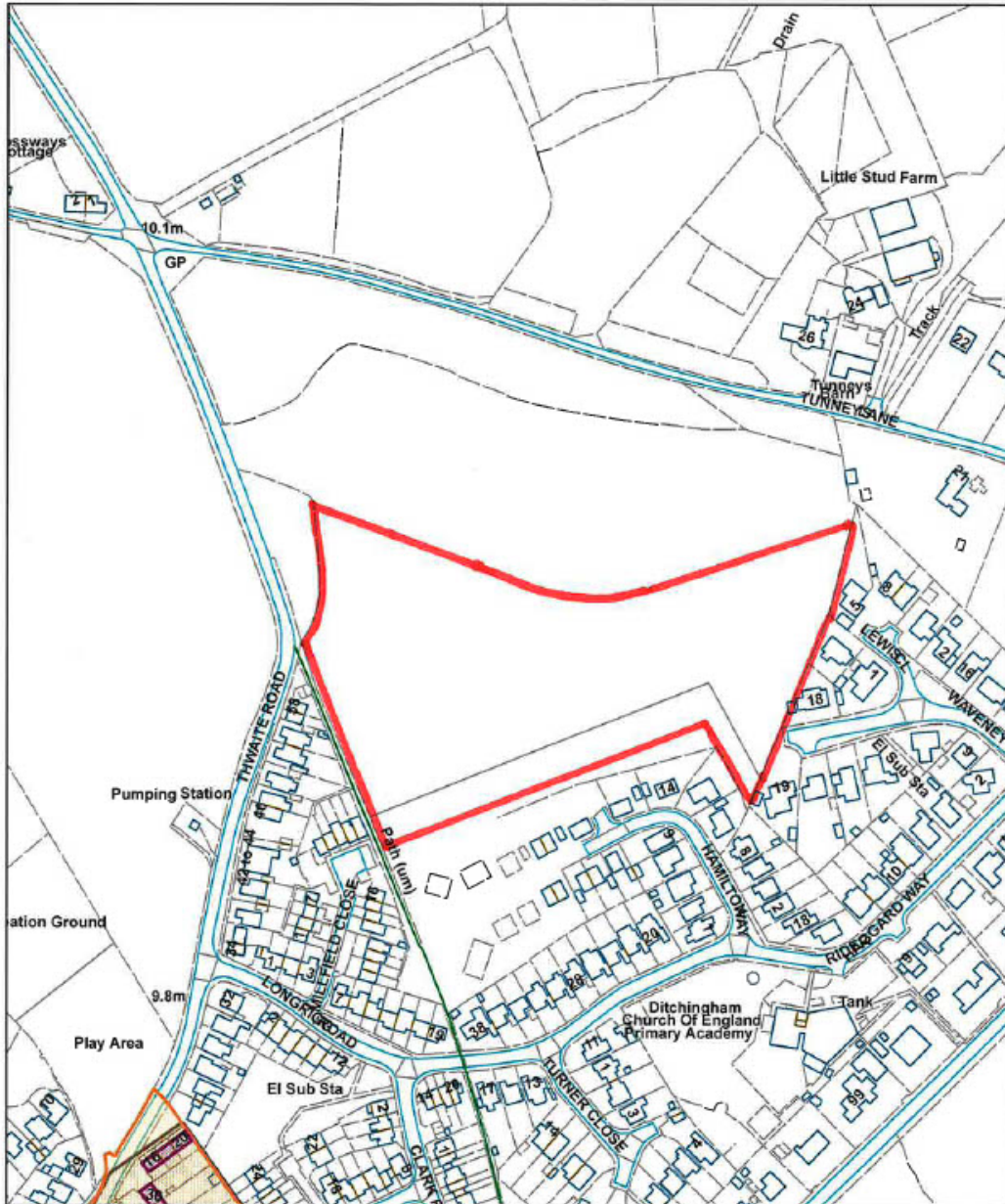
Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage: Amber

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

No comments following review by Senior Heritage and Design Officer.

VC DIT1 Ditchingham

1:2500



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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
<p>Undated linear ditch cropmarks</p> <p>HER Reference: 43799</p> <p>Cropmarks of undated linear ditches, possibly field boundaries, are visible on aerial photographs.</p>	<p>LESSER</p> <p>Significance is derived from potential age.</p> <p>Likely that these ditches relate to field boundaries and that they are of early post medieval date.</p> <p>There are a number of unknown factors relating to these features due to the apparent lack of on-site investigations.</p>	<p>UNKNOWN</p> <p>The area of the listing covers part of the western corner of the proposed site. It is currently unclear to what extent development on the site would impact the cropmarks.</p>	<p>Require archaeological investigation on site prior to development commencing.</p>	<p>UNKNOWN</p>

Site Reference Number:

SN4020

Site Address:

Land west of Old Yarmouth Road, Broome

Site Size:

0.67Ha

Proposed Housing Numbers on site:

12

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage: To be updated on receipt of responses following the Regulation 18 consultation.

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

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

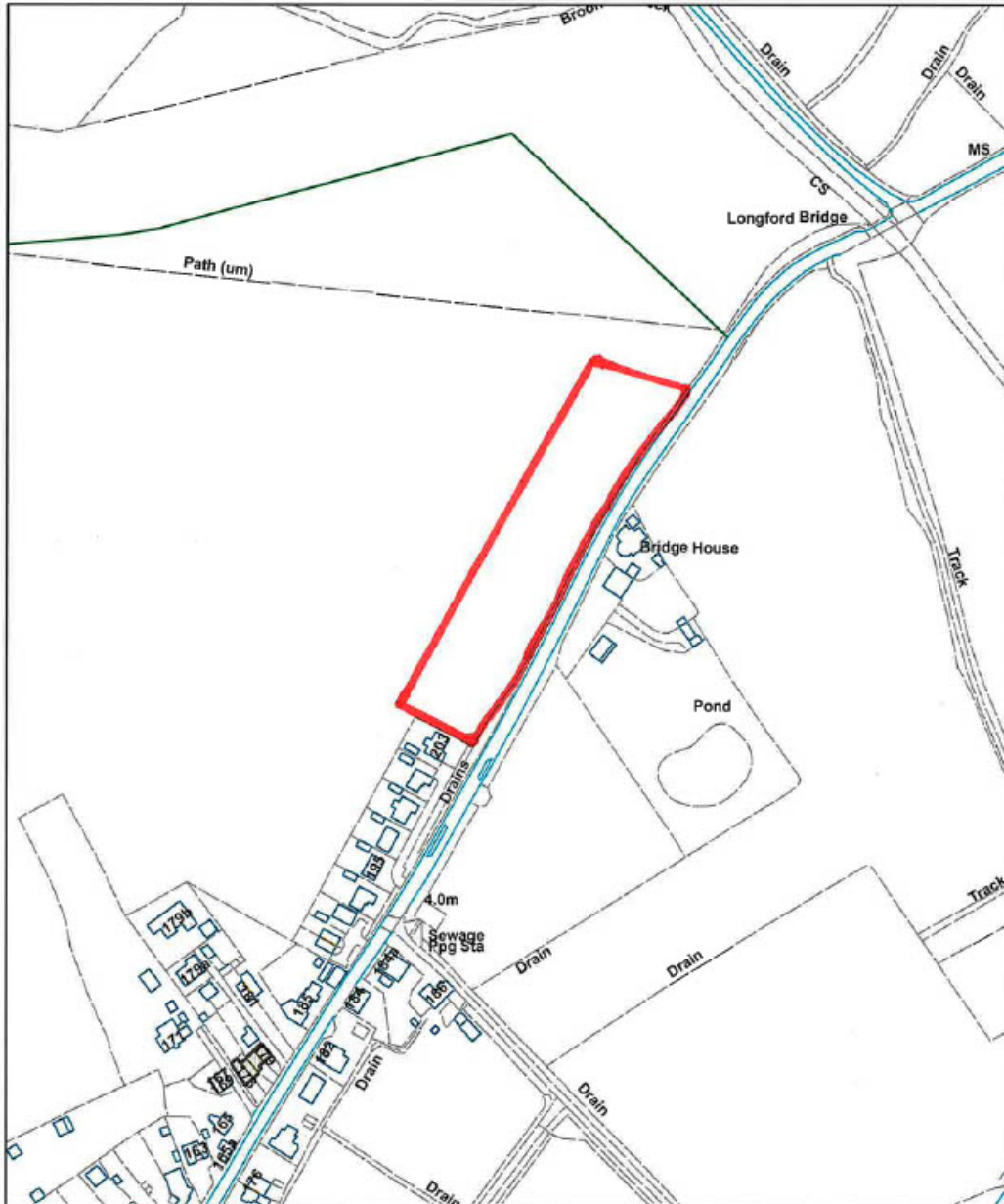
No heritage comments. In Urban Design terms this street of housing is becoming very elongated ribbon development.

Regulation 19 Consultation Comments

Historic England comments at Regulation 19 consultation stage: N/A

SN4020 Broome

1:2500



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<p>Post medieval cottage with medieval architectural fragments</p> <p>HER Reference: 12666</p> <p>A 19th century brick cottage stands here. Within the fabric is a fragment of 14th century stone tracery, a stone corbel and a plaque marked 'W A 1502'.</p>	<p>LESSER</p> <p>Its significance is derived from its age and architectural features.</p> <p>The brick cottage is now part of Stone House that sits next door. This specific feature is located in the triangular niche over the front door.</p> <p>The feature contributes to the character of the dwelling but does not have a significant setting to consider.</p>	<p>NEUTRAL</p> <p>Development on the proposed site would have no impact on this feature. Between the site and the feature existing development already blocks any views. Also, the feature itself is relatively small with no significant setting to consider.</p>	<p>No mitigation identified.</p>	<p>NEUTRAL/NO CHANGE – no impacts.</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
<p>Multi-period site, Yarmouth Road Quarry</p> <p>HER Reference: 36289</p> <p>Archaeological investigations during 2001-05 revealed various features including an early Neolithic ditched enclosure, Neolithic and Bronze Age pits, a prehistoric burnt mound, Roman and later field systems and an Early Saxon settlement.</p>	<p>MEDIUM</p> <p>Significance is derived from potential archaeological finds that could still be present on the site.</p> <p>Artifacts from a number of different historic periods have been found in the area and it is likely that further finds could be made.</p> <p>The listing covers almost the entire proposed site.</p>	<p>UNKNOWN</p> <p>Development on the site has the potential to reveal further archaeological finds. Whilst numerous finds have been revealed in the past, the full extent of the archaeological potential of the site is unknown.</p>	<p>Require archaeological investigation on site prior to development commencing.</p>	<p>UNKNOWN</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
<p>Cropmarks of a Roman field system</p> <p>HER Reference: 36363</p> <p>Cropmarks of a rectilinear field system of Roman date are visible on aerial photographs. Although incomplete, this field system appears to have a brickwork pattern plan similar to examples recorded in north Nottinghamshire. Ditches within this field system have been excavated.</p>	<p>MEDIUM</p> <p>Identified cropmarks contribute to knowledge of local area alongside the archaeological finds listed above.</p>	<p>UNKNOWN</p> <p>Area of identified cropmarks cover the north west part of the site. The site frontage is not included in the listing however it is noted that the cropmarks do not show a complete system.</p>	<p>Require archaeological investigation on site prior to development commencing.</p>	<p>UNKNOWN</p>

Earsham

Site Reference Number:

SN0218

Site Address:

Land west of Earsham village

Site Size:

1.3ha

Proposed Housing Numbers on site:

25

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage: To be updated on receipt of responses following the Regulation 18 consultation.

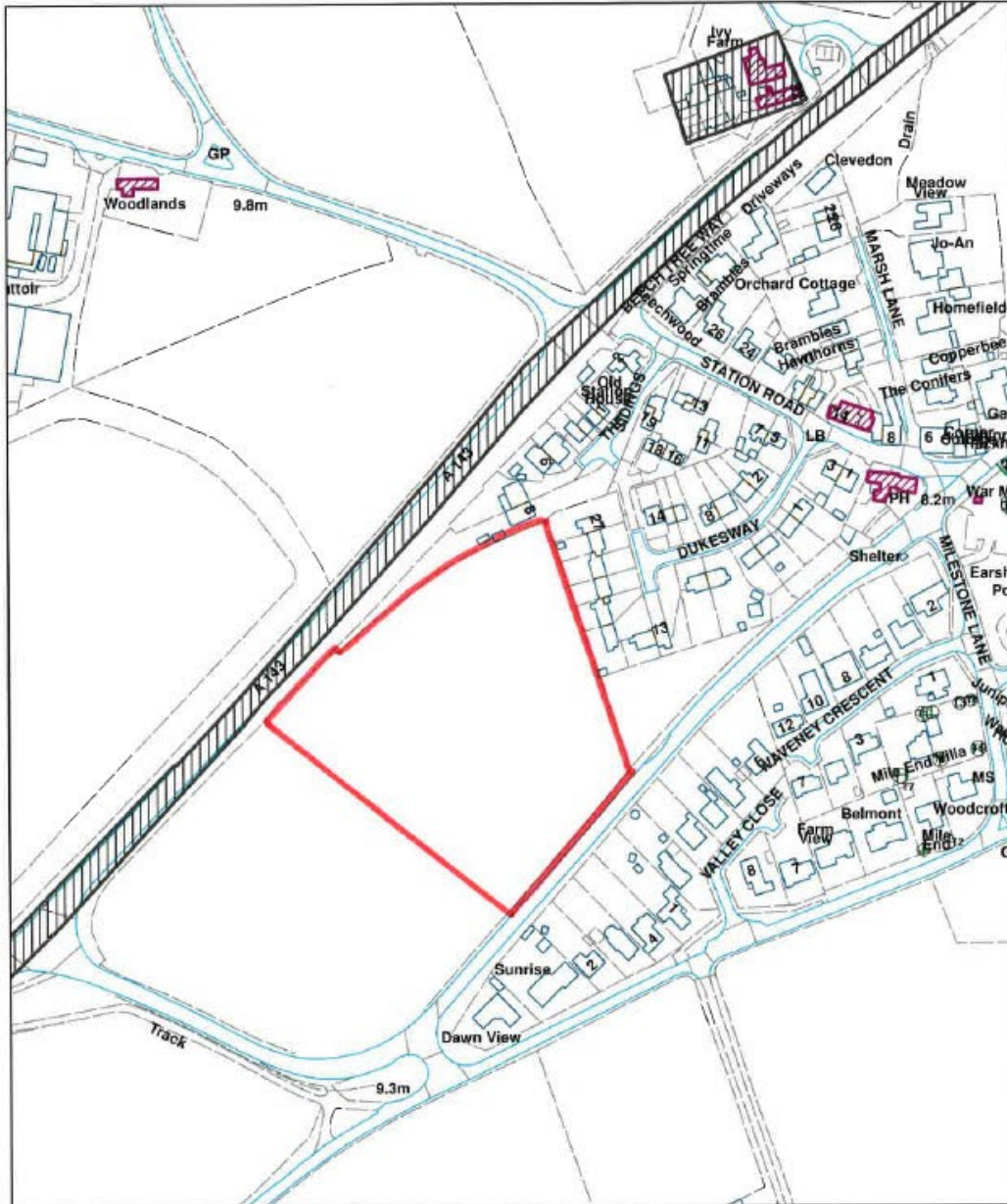
Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage: Amber

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

Suitable in Townscape and Heritage terms. A143 is quite well landscaped on south side. There are some views towards the church spire – however these are less important than views from the Waveney Valley to the east.

SN0218 Earsham

1:2500



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<p>Cropmark of an oval enclosure or ring ditch</p> <p>HER Reference: 11677</p>	<p>LESSER</p> <p>Cropmark of oval enclosure/ring ditch is visible on aerial photographs. Enclosure is around 4m wide with external dimensions of 39m by 32m.</p> <p>Internally there is a cropmark of a large oval pit feature located towards the south west of the enclosure.</p> <p>Originally recorded as a ring ditch but may be too asymmetrical for this. Function is unknown.</p> <p>Dated from Bronze age to possible Iron Age.</p>	<p>UNKNOWN</p> <p>The area marked for this feature does extend lightly into the proposed site boundary to the north east. No clear evidence that the feature extends into the site through digital maps. It is unclear if development within this area would impact this feature.</p>	<p>No mitigation identified.</p> <p>Require archaeological investigation on site prior to development commencing.</p>	<p>UNKNOWN</p>

Spooner Row and Suton

Site Reference Number:

VC SPO1 REV

Site Address:

Land west of Bunwell Road, Spooner Row

Site Size:

2.34Ha

Proposed Housing Numbers on site:

Approximately 35 dwellings

Note – Historic England Regulations 18 and 19 comments relate to VC SPO1 site area but are of relevance to this HIA and have therefore been included for context.

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 objection to this – setting of The Orchards grade II should be respected and retention of good field hedgerow to the west of site.

Regulation 19 Publication Comments

Historic England comments at Regulation 19 publication 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.

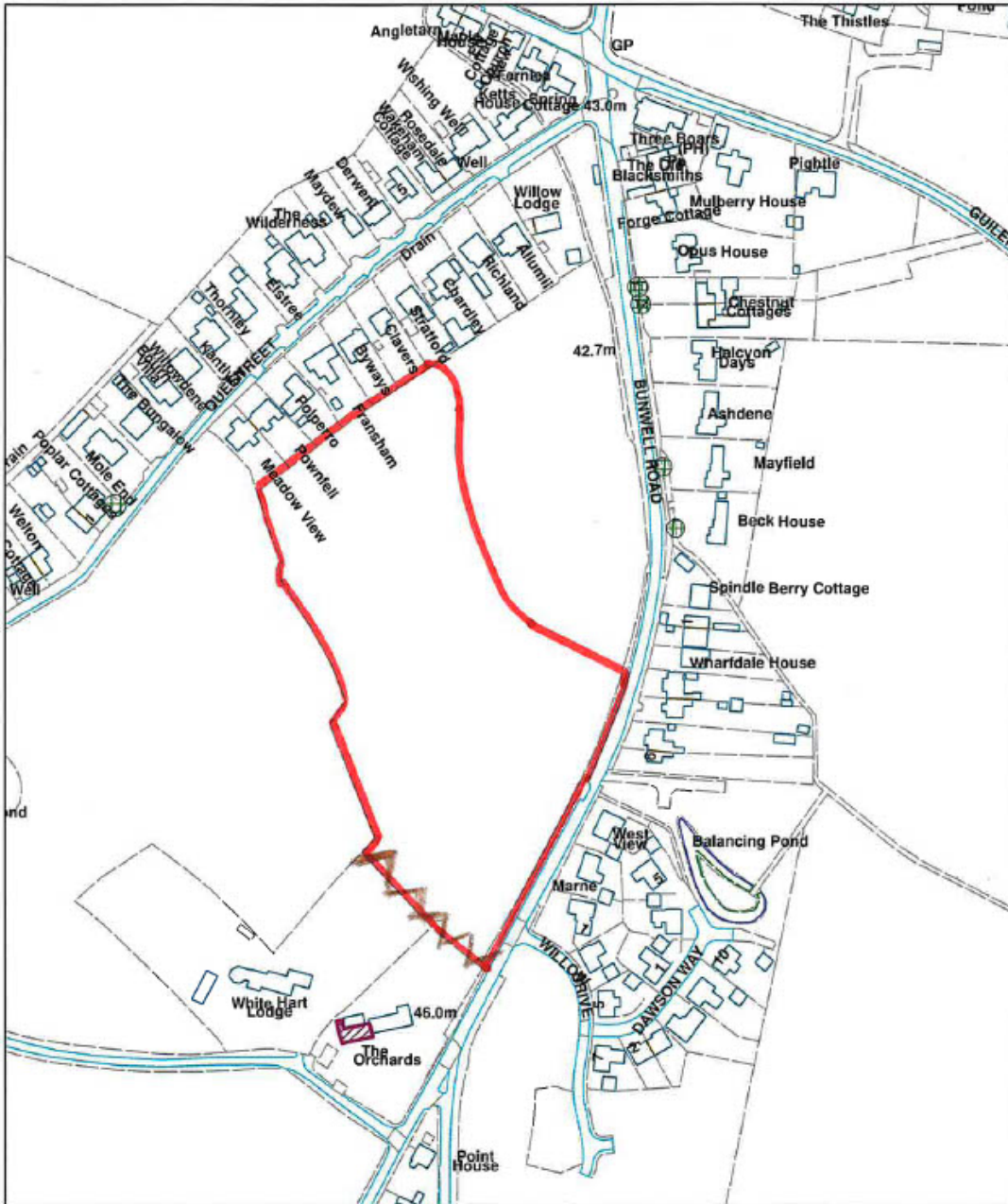
We welcome the preparation of the HIA. We welcome paragraph 34.8 and the second bullet point of the policy in relation to strengthening boundary vegetation.

Bullet point 5 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application.

We therefore advise that bullet point 5 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'

VC SPO1

1:2500



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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>MINOR</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. However, the site area has been increased and therefore the wider context will be altered by development on this site.</p>	<p>Retention and potential enhancement of existing trees between the site and the listed building.</p>	<p>NEGLIGIBLE.</p>

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<p>The Forge Bunwell Road</p> <p>Non-listed building. Early 17th century former farmhouse, timber-framed.</p>	<p>LESSER Its significance is derived from its architecture and age; renovated after a serious fire.</p>	<p>NEGLIGIBLE Located north and opposite the north-east corner of the site across Bunwell Road.</p> <p>Separated by substantial vegetation with limited intervisibility with the site any harm to significance is considered to be negligible.</p>	<p>None required.</p>	<p>NEUTRAL/NO CHANGE: No harm</p>
<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. HER Reference: 60538</p>	<p>MEDIUM Historic information of the former field boundaries.</p>	<p>NEUTRAL 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 site the impact there is UNKNOWN.</p>	<p>No mitigation required for existing find sites</p> <p>Require investigation on the proposed site prior to development commencing to identify and record any finds</p>	<p>NEUTRAL/NO CHANGE: No harm</p>

Tacolneston and Forncett End

Site Reference Number:

VC TAC1 REV

Site Address:

Land to the west of Norwich Road, Tacolneston

Site Size:

1Ha

Proposed Housing Numbers on site:

Approximately 25 dwellings

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage: To be updated on receipt of responses following the Regulation 18 consultation.

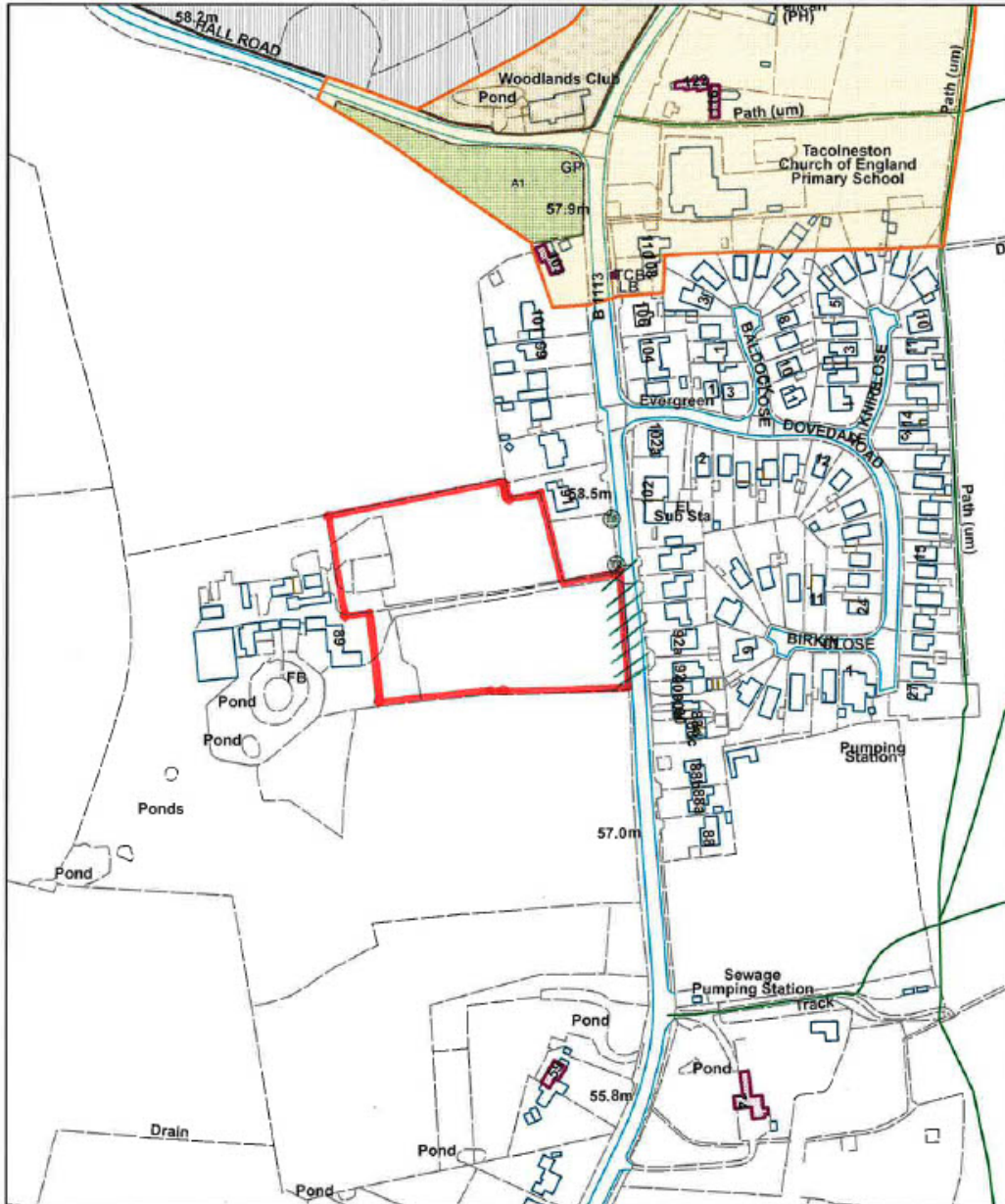
Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage: Amber

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

No objections to the site in principle – should respect existing settlement pattern/grain particularly to the front of the site. Farm buildings to the rear of site quite modern.

VC TAC1 Tacolneston

1:2500



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<p>Tacolneston Conservation Area</p> <p>The Conservation Area for Tacolneston follows Norwich Road to the north, starting around the primary school and finishing around the All Saints Church.</p> <p>No appraisal is currently available.</p>	<p>MEDIUM</p> <p>There is currently no appraisal for the Tacolneston Conservation Area.</p>	<p>NEUTRAL</p> <p>The Conservation area is outside of the site boundary. There are no notable views or impacts from the site to account for.</p> <p>The only potential impact may be to the part of the Conservation Area that stretches partly along Hall Road to the north of the site. However, this area does not contain any buildings and is predominantly woodland.</p>	<p>None identified.</p>	<p>NEUTRAL/NO CHANGE</p>

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<p>Weaver's Cottage, 100-102 Norwich Road</p> <p>HER Reference: 53811</p> <p>Non-designated Heritage Asset</p> <p>An early 17th century house, originally of 1 1/2 storeys, with 18th and 19th century alterations.</p>	<p>LESSER</p> <p>Its significance derives from its architecture.</p> <p>An early 17th-century house externally rendered and with a shallow pantiled roof. The roof was raised to 2 full storeys, probably in the eighteenth century. The current building may have originally extended 1 bay north to the neighbouring house, as indicated by the wallplate and stud. An extra bay and chimney were added to the building in the nineteenth century.</p>	<p>MINOR</p> <p>The cottages face onto the B1113. The north eastern corner of the site resides closest to the cottages.</p> <p>There is the potential for development on the site to be able to be seen from the cottages. However, the site itself does not appear to from a significant part of the setting of them.</p> <p>The small open space outside of the site boundary between the site and the cottages will help in mitigating any effects form development.</p>	<p>Planting along eastern boundary to screen development.</p>	<p>NEUTRAL/NO CHANGE</p>

Wicklewood

Site Reference Number:

VC WIC1

Site Address:

Land South Wicklewood Primary School, Wicklewood

Site Size:

2.8Ha

Proposed Housing Numbers on site:

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

To be updated on receipt of responses following the Regulation 18 consultation.

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

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

Need to take into setting of school as NDHA although with the car park and trees the less sensitive part of the setting compared to the north site.

Regulation 19 Consultation Comments

Historic England comments at Regulation 19 consultation stage: N/A

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<p>Wicklewood County Primary School</p> <p>HER Reference: 56531</p> <p>The school was built in 1878 and enlarged in 1907. The building is constructed from red brick with stone door and window surround in a plain style with Gothic and Tudor style detailing.</p>	<p>MEDIUM</p> <p>Its significance is derived from its age and architecture.</p> <p>The school faces north towards Hackford Road. The setting currently is made up of a car park and the playing fields for the school.</p> <p>The proposed site is located immediately adjacent to the south.</p>	<p>LOW</p> <p>The proposed site is adjacent to the school to the south east. Currently the proposed site and the school site are separated by hedgerows and trees, however it does appear that some views are still present.</p> <p>The proposed site will primarily be adjacent to the car park, which is within the setting of the school. The setting does not appear to be significant and the listing is primarily because of the architecture of the school, rather than its setting.</p> <p>It should also be noted that existing development, which is clearly built more recently than the school, already faces the school from the</p>	<p>Retention and reinforcement of existing hedgerows and trees along the northern boundary of the site.</p>	<p>MINOR IMPACT</p>

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		north and further existing development is also located to the west, further limiting the wider setting.		
<p>Site of enclosures and trackway or ditch of probable medieval to post medieval date, associated with moated site of Primrose Farm</p> <p>HER Reference: 54650</p> <p>The features are presumed to be contemporary with the use of the moat, and therefore of medieval to post medieval date. They presumably related to paddocks, horticultural plots, and similar features linked to life within the moat.</p>	<p>UNKNOWN</p> <p>Significance is derived from its potential age.</p> <p>While the features have been identified on aerial maps, there are still a number of unknown factors relating to them. It does not appear that any on site investigations have taken place.</p>	<p>UNKNOWN</p> <p>The area of the listing appears to be outside of the proposed site. However, as stated the full extent and nature of the features cannot be fully determined. Therefore at present it must be considered that the impact from development is unknown.</p>	<p>Require archaeological investigation on site prior to development commencing.</p>	<p>UNKNOWN</p>

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<p>Roman and medieval pottery sherds</p> <p>HER Reference: 30200</p> <p>Fieldwalking in 1993 recovered two Roman greyware pottery sherds along with four medieval unglazed sherds.</p>	<p>MEDIUM</p> <p>Significance is derived from the artifacts age and the potential for further archaeological finds.</p>	<p>UNKNOWN</p> <p>The finds were made in an area outside of the proposed site boundary. No other finds have been noted in the area or within the site boundary. However, it cannot be determined if other finds will or will not be made.</p>	<p>Require archaeological investigation on site prior to development commencing.</p>	<p>UNKNOWN</p>