

# South Norfolk Village Clusters Housing Allocations Plan

## Heritage Impact Assessments

### Regulation 19 Pre-submission Addendum

#### Introduction

South Norfolk Council is publishing its Regulation 19 Pre-submission Addendum to the Village Clusters Housing Allocations Plan (VCHAP) which includes alternative and amended sites proposed for allocation when the VCHAP is submitted to the Planning Inspectorate for examination.

The alternative and amended sites were previously included in the Regulation 18 Alternative Sites and Focused Changes Consultation between December 2023 and February 2024 which sought to 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. Heritage Impact Assessments (HIAs) have been prepared for new and amended sites in this Addendum where necessary. These are included in **Part A** of this document.

Some HIAs for sites not included in this consultation have been subject to review since they were published as part of the Regulation 19 consultation in response to comments received. However, these revisions are not considered to be significant. These HIAs are included in **Part B** of this document.

The remaining HIAs for sites within the VCHAP have also been included in this document in **Part C**. These HIAs have not been subject to any changes since their publication at Regulation 19 in 2023.

The HIAs for any sites that had been previously considered for inclusion within the VCHAP but have not been included in this Addendum or the proposed final version of the VCHAP have been included in **Part D**.

**Part E** of this document provides a summary of the mitigation measures identified through the HIAs for each site, a summary of the comments received from Historic England, as well as the Council's response. This section identifies where proposed mitigation measures have been omitted from site-specific policies, alongside the Council's reasoned justification for these decisions.

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 have been included in the final site-specific allocation policy where appropriate. HIAs have not been prepared for all sites due to some not having any potential impacts on heritage assets.

Further detailed HIAs may be required at the subsequent planning application stage once more information about a proposed scheme is known.

The HIAs in Part A have been prepared following the same process as the HIAs prepared for the Regulation 19 Consultation and the Regulation 18 Alternative Sites and Focused Changes Consultation. Further information can be found in the previous HIA documents:

Regulation 19 Consultation: [Heritage Impact Assessments \(oc2.uk\)](#).

Regulation 18 Alternative Sites and Focused Changes Consultation: [Heritage Impact Assessments \(oc2.uk\)](#)

## Contents

<b>Part A – Sites included in Regulation 19 Pre-submission Addendum</b> .....	5
Barford, Marlingford, Colton and Wrampingham .....	5
Bawburgh .....	11
Ditchingham, Broome, Hedenham and Thwaite .....	17
Earsham .....	27
Gillingham, Geldeston and Stockton .....	30
Mulbarton, Bracon Ash, Swardeston and East Carleton.....	34
Rockland St Mary, Hellington and Holverston.....	43
Spooner Row and Sutton .....	53
Tacolneston and Forncett End .....	59
Tasburgh .....	64
Wicklewood .....	74
<b>Part B – Updated HIAs for sites not included in Regulation 19 Pre-submission Addendum</b> .....	86
Brooke, Kirstead and Howe .....	86
Bunwell .....	100
Needham, Brockdish, Starston and Wortwell.....	109
<b>Part C – Remaining HIAs for sites in the VCHAP</b> .....	121
Barford, Marlingford, Colton and Wrampingham .....	121
Bressingham.....	126
Earsham .....	131
Gillingham, Geldeston and Stockton .....	139
Hales and Heckingham, Langley with Hardley, Carleton St Peter, Claxton, Raveningham and Sisland .....	147
Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick .....	154
Little Melton and Great Melton.....	161
Needham, Brockdish, Starston and Wortwell.....	166
Seething and Mundham.....	183
Toft Monks, Aldeby, Haddiscoe, Wheatacre and Burgh St Peter .....	201
Winfarthing and Shelfanger .....	209
<b>Part D – Sites not included in the VCHAP</b> .....	215
Alpington, Yelverton and Bergh Apton .....	215
Barford, Marlingford, Colton and Wrampingham .....	220

Barnham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva.....	226
Bressingham.....	232
Brooke, Kirstead and Howe .....	238
Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick .....	245
Little Melton and Great Melton.....	255
Needham, Brockdish, Starston and Wortwell.....	261
Pulham Market and Pulham St Mary.....	266
Rockland St Mary, Hellington and Holverston.....	271
Seething and Mundham.....	278
Woodton and Bedingham.....	288
Wreningham, Ashwellthorpe and Fundenhall.....	294
<b>Part E – Summary of mitigation measures, comments by Historic England and responses from the Council for sites in the VCHAP .....</b>	<b>300</b>

## Part A – Sites included in Regulation 19 Pre-submission Addendum

Barford, Marlingford, Colton and Wramplingham

### Site Details

Site Reference Number:

VC BAR2

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:

40

Note on Heritage Impact Assessment: Following a review of the representations submitted in response to the Regulation-18 Focused Consultation in December 2023 the Council has reviewed the proposed site allocation and considers that an alternate layout would provide a better design solution for the development of the site. The Heritage Impact Assessment has therefore been updated to reflect this alteration, as well as to reflect the representation submitted by Historic England in response to the Regulation-18 Focused Consultation. 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 within the site boundary, there is a grade II listed building, School Farmhouse, to the south east of the site. The development has the potential to impact the significance of this heritage asset via a change in its setting. We welcome the preparation of the Heritage Impact Assessment for the site. However, the HIA doesn't really explore the relationship between the farmhouse and the former farmland. The HIA says that there will be no harm to the significance of the heritage asset. However, we consider this underplays the relationship between the farmhouse, the barns to the rear and the former agricultural land beyond. We consider that some open space/landscaping to help protect the setting of the farmhouse would be helpful. We suggest that the HIA is revisited to address this. We note that part of the site is to be used as a recreation ground. Careful rearrangement of the layout of land uses could be used to both deliver housing, open space and protection for the setting of the heritage asset. We look forward to seeing a revised HIA and hope that this will address our concerns.

The policy wording should include provision of open space/landscaping in the south eastern corner of the site to provide an appropriate setting for the farmhouse and maintain some connection to the former agricultural land. There should also be a requirement for archaeological desk-based assessment to inform any planning application and investigation prior to commencement of development.

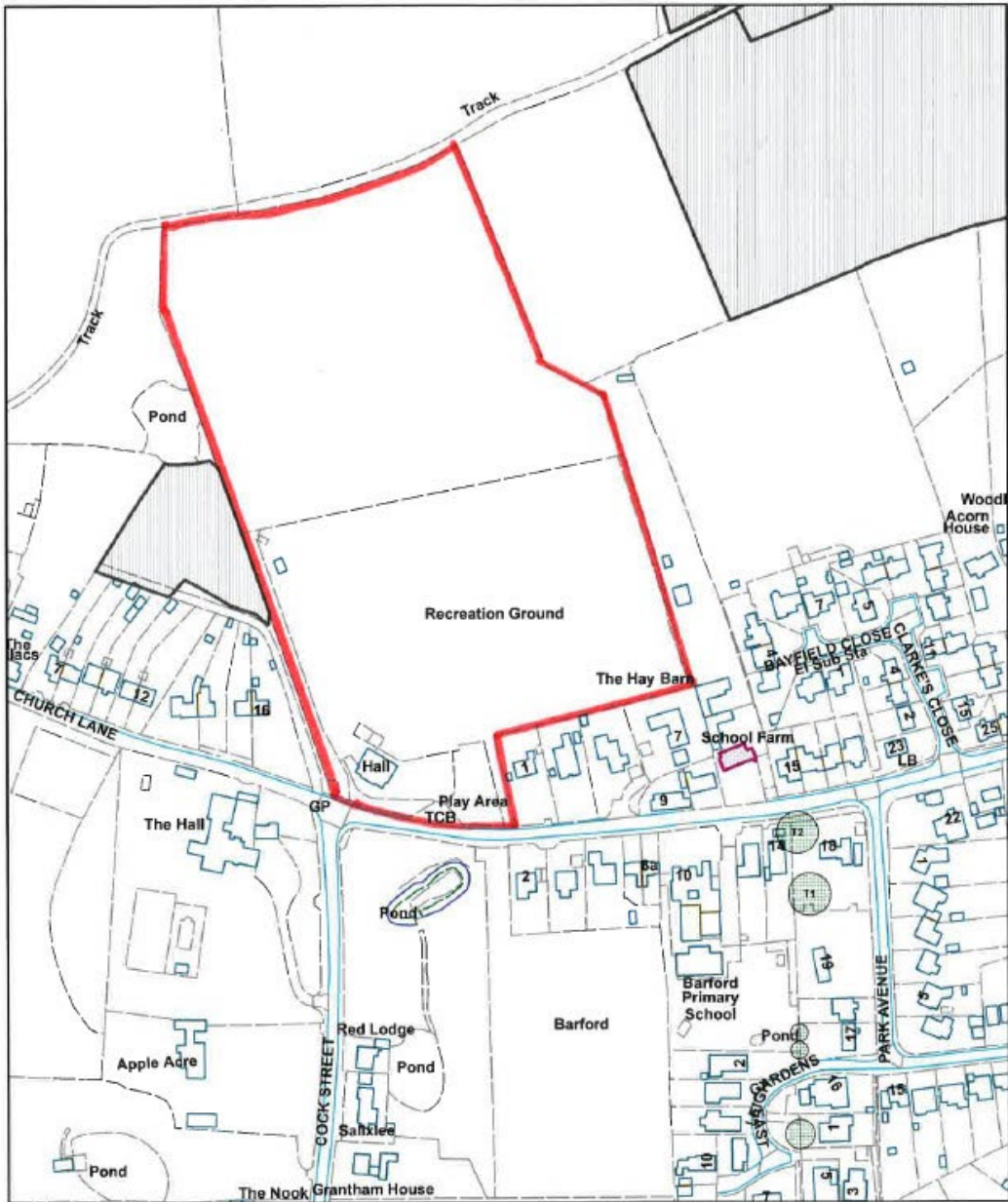
Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage: N/A

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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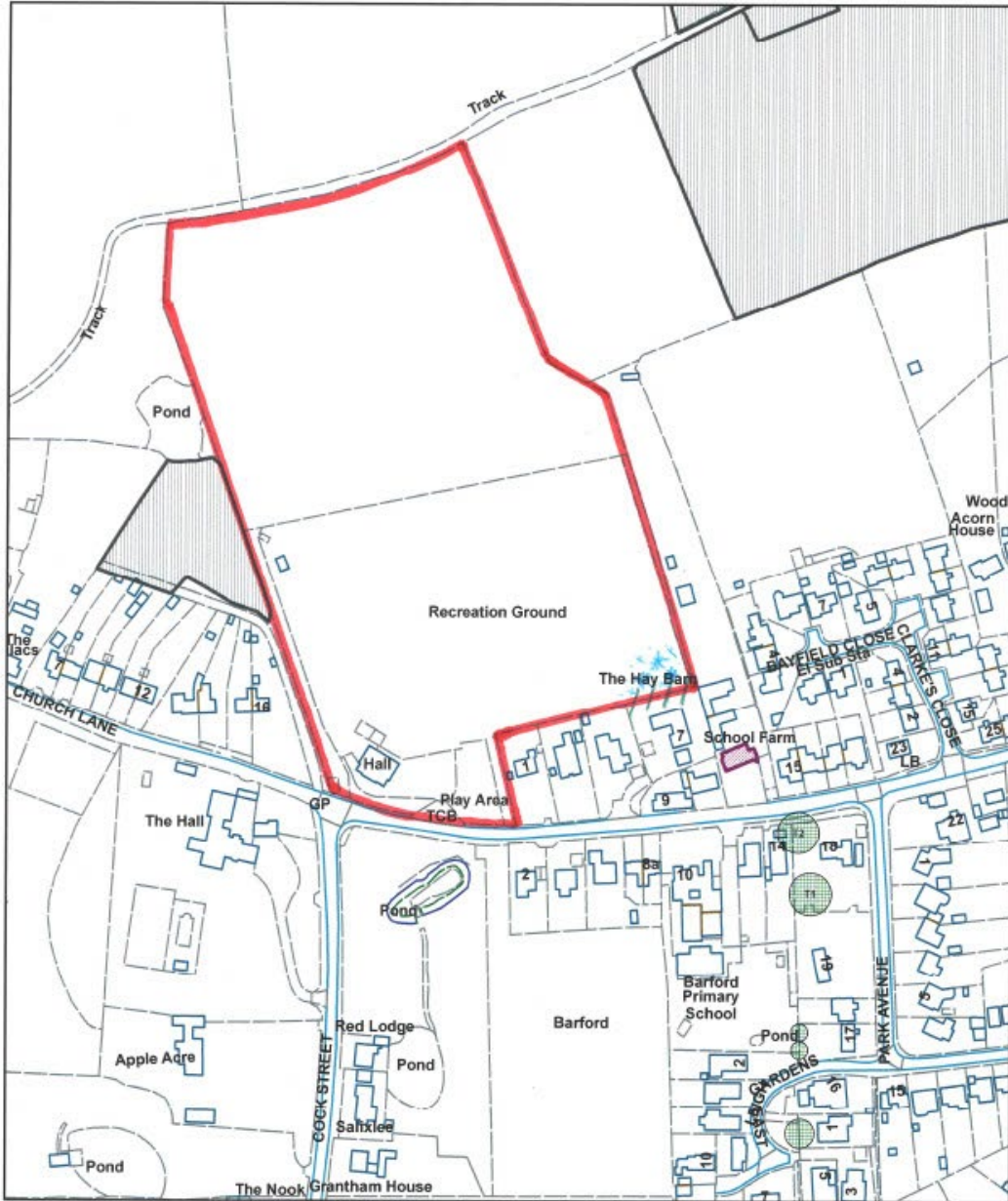
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SN6000 Barford

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<p><b>School Farmhouse, Chapel Street</b></p> <p>Grade II Listed</p> <p>List Entry Number: <a href="#">1050736</a> HER Reference: <a href="#">37016</a></p>	<p><b>MEDIUM</b></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 east and west. <b>The buildings to the north are barns which contribute to relationship with the former farmland in the surrounding area, which includes the proposed site.</b></p>	<p><b>MINOR</b></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><b>The site forms part of the former farmland and is therefore part of the setting of the farmhouse and barns along with the wider countryside.</b> Development is being proposed on the northern part of the site beyond the existing hedgerow, retaining the existing open space adjacent to the asset. Therefore it is considered that the impact</p>	<p>None identified.</p>	<p><b>NEUTRAL</b></p>

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	The heritage asset is bordered by, and visible from, Chapel Road to the south.	of development will be neutral.		
<b>Multi-period flint and pottery finds</b>  HER Reference: <a href="#">32928</a>	<b>LOW</b>  Prehistoric material consisting of two flint blades, one flake and two pot boilers. Fragments of post medieval pottery were also found.  All found in fieldwalking in 1997.	<b>UNKNOWN</b>  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.	No mitigation identified.  Require archaeological investigation on site prior to development commencing.	<b>UNKNOWN</b>
<b>Post medieval coin</b>  HER Reference: <a href="#">9271</a>	Charles II sixpence (1660-1685) found in nearby area, however date of find is unknown. No further detail available.	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.	Require archaeological investigation on site prior to development commencing.	<b>UNKNOWN</b>

## Bawburgh

### Site Details

Site Reference Number:

**VC BAW1 REV**

Site Address:

Land to the east of Stocks Hill, Bawburgh

Site Size:

**1.97Ha**

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:

Regulation 18 Consultation: 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.

Regulation 18 Alternative Sites and Focused Changes Consultation: 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 note that the revised allocation boundary has been extended to enable a lower density of development. We broadly welcome this approach. We reiterate our previous comments in relation to archaeological investigation for this site. 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.'

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.

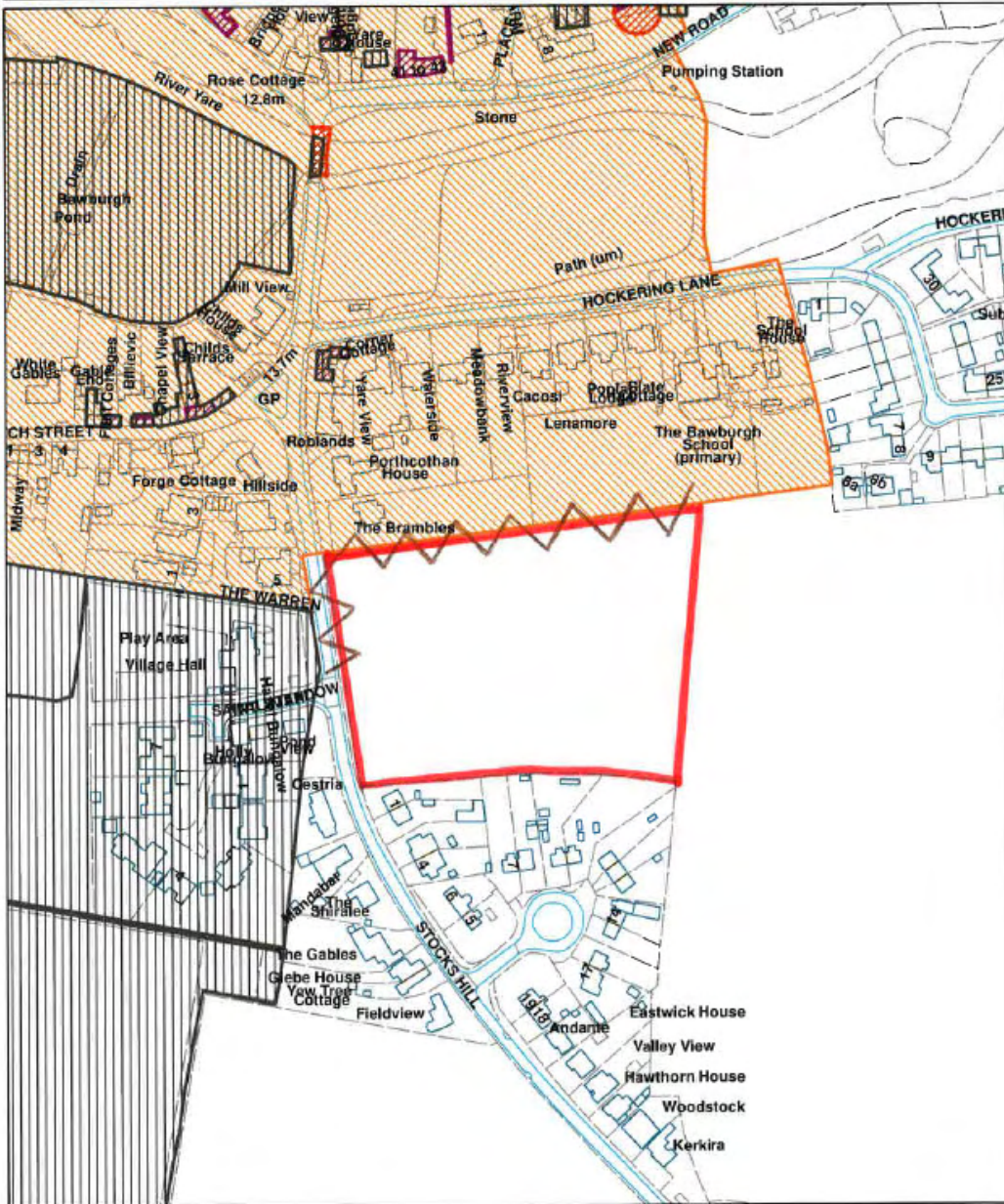
Bullet point 3 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. However, this is different to the recommendation in the HIA which states that 'Require investigation on the proposed site prior to development commencing to identify and further 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><b>Bawburgh Conservation Area</b></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"> <li>• River meadows</li> <li>• Valley with key views from higher land</li> <li>• Two key ranges of historic buildings linked by river bridge</li> <li>• Village greens</li> <li>• Linear patterns of development clustered either side of river meadows within river valley</li> <li>• Open landscape punctuated by groups of mature trees</li> </ul>	<p><b>MEDIUM</b></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><b>MINOR</b></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><b>MINOR IMPACT</b></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 <b>very low harm</b>.</p>

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<p><b>Roman cemetery and prehistoric finds</b></p> <p>HER Reference: <a href="#">9288</a> and <a href="#">9293</a></p> <p><b>Cropmarks of possible prehistoric or Roman enclosures &amp; ditches</b></p> <p>HER Reference: <a href="#">54441</a> and <a href="#">54442</a></p>	<p><b>LESSER</b></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 10<sup>th</sup> Century Saint Walstan and pilgrimages.</p>	<p><b>NEUTRAL</b></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 <b>UNKNOWN</b>.</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><b>NEUTRAL/NO CHANGE: no harm</b></p>



## Ditchingham, Broome, Hedenham and Thwaite

### Site Details

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:

We welcome the preparation of the HIA. The recommendations of the HIA in relation to archaeology should be included in the policy requirements.

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

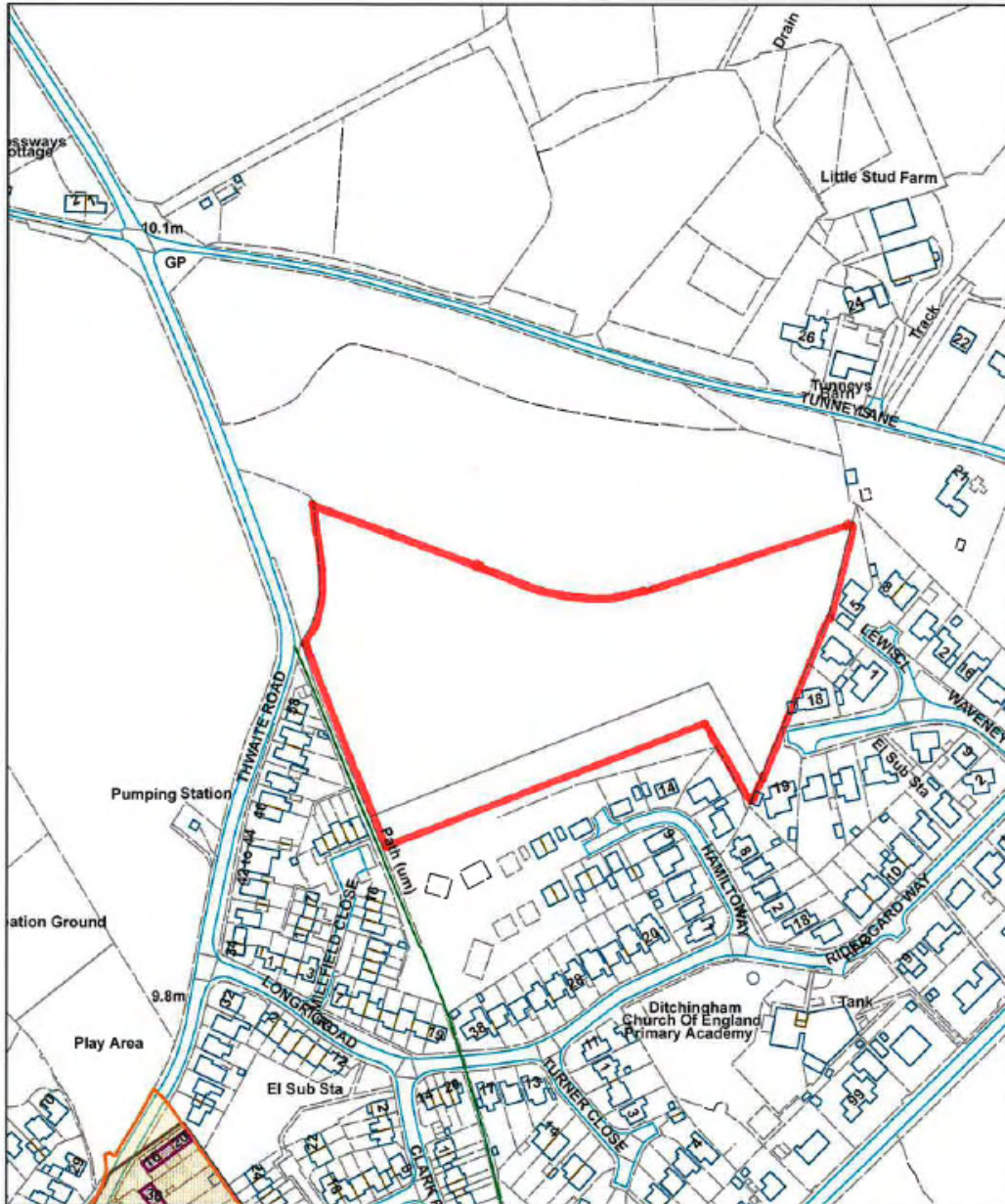
Amber

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

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<p><b>Undated linear ditch cropmarks</b></p> <p>HER Reference: <a href="#">43799</a></p> <p>Cropmarks of undated linear ditches, possibly field boundaries, are visible on aerial photographs.</p>	<p><b>LESSER</b></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><b>UNKNOWN</b></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><b>UNKNOWN</b></p>

## Site Details

Site Reference Number:

**VC BRM1**

Site Address:

**Land west of Old Yarmouth Road, Broome**

Site Size:

**0.62Ha**

Proposed Housing Numbers on site:

**12**

## Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

**We welcome the preparation of the HIA. The recommendations of the HIA in relation to archaeology should be included in the policy requirements.**

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:

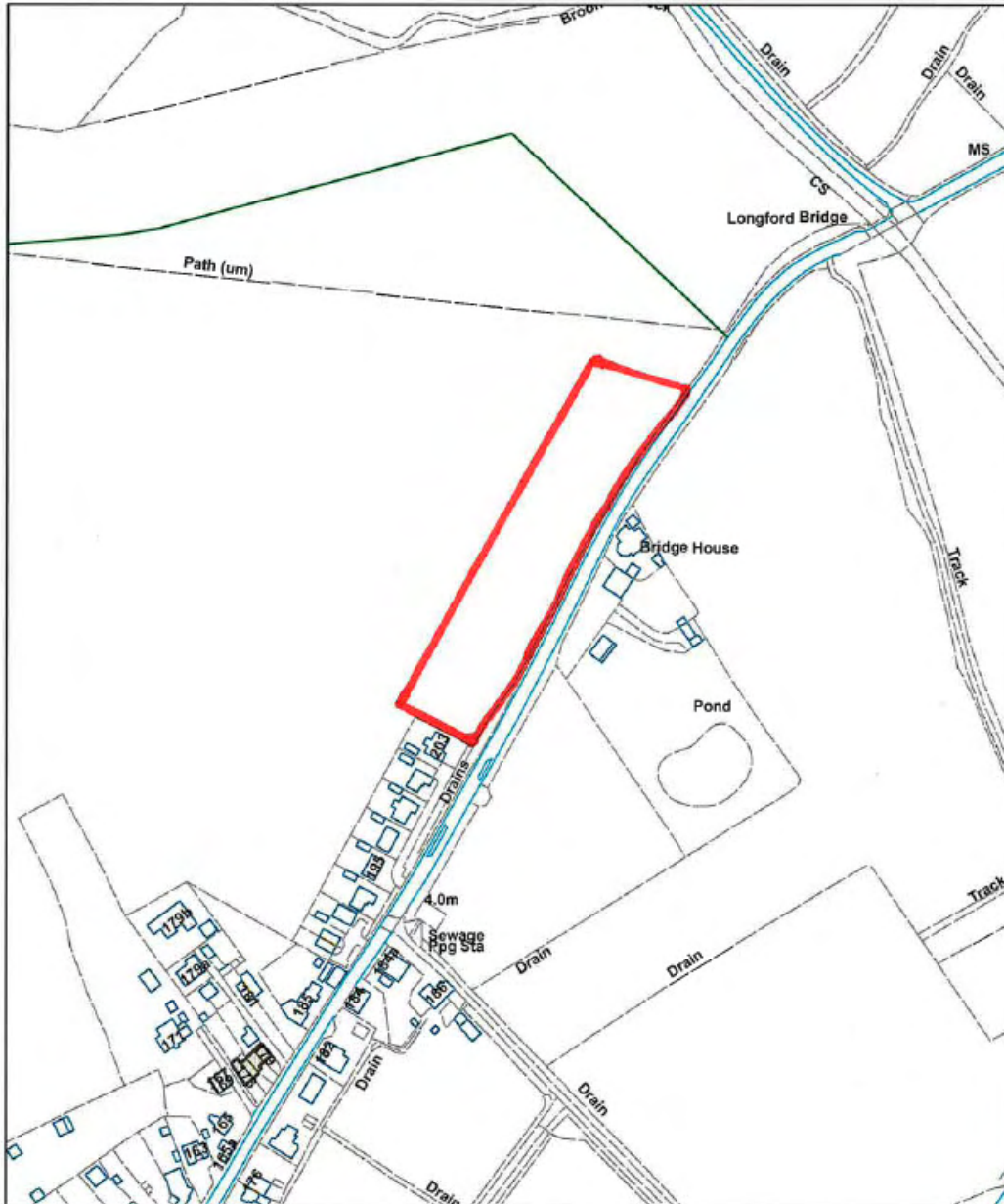
**No heritage comments. In Urban Design terms this street of housing is becoming very elongated ribbon development.**

Regulation 19 Consultation Comments

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

SN4020 Broome

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<p><b>Post medieval cottage with medieval architectural fragments</b></p> <p>HER Reference: <a href="#">12666</a></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><b>LESSER</b></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><b>NEUTRAL</b></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><b>NEUTRAL/NO CHANGE</b> – no impacts.</p>



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<p><b>Multi-period site, Yarmouth Road Quarry</b></p> <p>HER Reference: <a href="#">36289</a></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><b>MEDIUM</b></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><b>UNKNOWN</b></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><b>UNKNOWN</b></p>

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<p><b>Cropmarks of a Roman field system</b></p> <p>HER Reference: <a href="#">36363</a></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><b>MEDIUM</b></p> <p>Identified cropmarks contribute to knowledge of local area alongside the archaeological finds listed above.</p>	<p><b>UNKNOWN</b></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><b>UNKNOWN</b></p>

## Earsham

### Site Details

Site Reference Number:

VC EAR2

Site Address:

Land north of the Street, Earsham

Site Size:

1.4ha

Proposed Housing Numbers on site:

25

### Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage: We welcome the preparation of the HIA. The recommendations of the HIA in relation to archaeology should be included in the policy requirements.

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

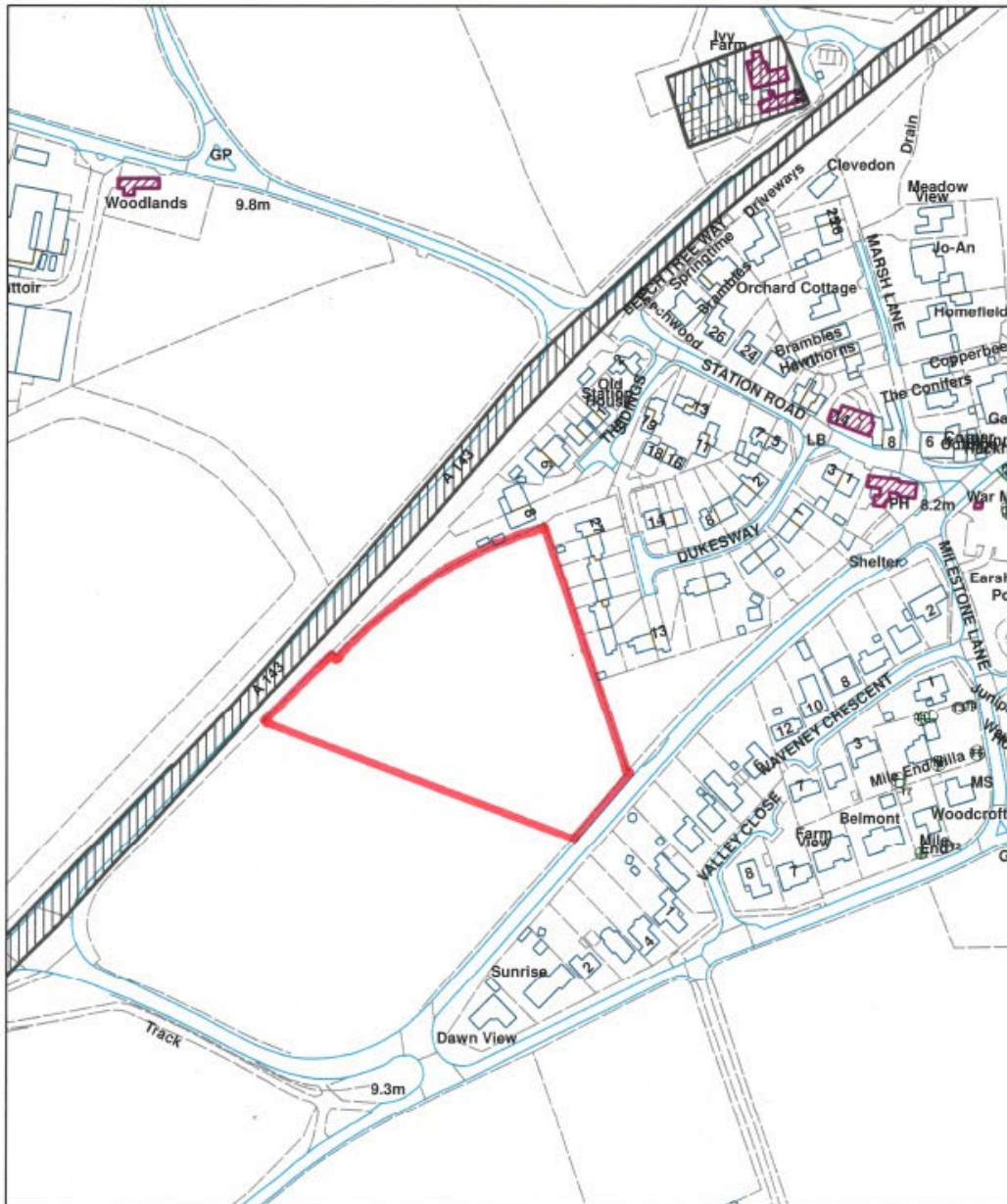
Amber

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

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<p><b>Cropmark of an oval enclosure or ring ditch</b></p> <p>HER Reference: <a href="#">11677</a></p>	<p><b>LESSER</b></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><b>UNKNOWN</b></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><b>UNKNOWN</b></p>

## Gillingham, Geldeston and Stockton

### Site Details

Site Reference Number:

**VC GIL1 REV**

Site Address:

South of Geldeston Road and Daisy Way, Gillingham

Site Size:

**2.92ha**

Proposed Housing Numbers on site:

**Approximately 40 dwellings.**

### Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

**No comments.**

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

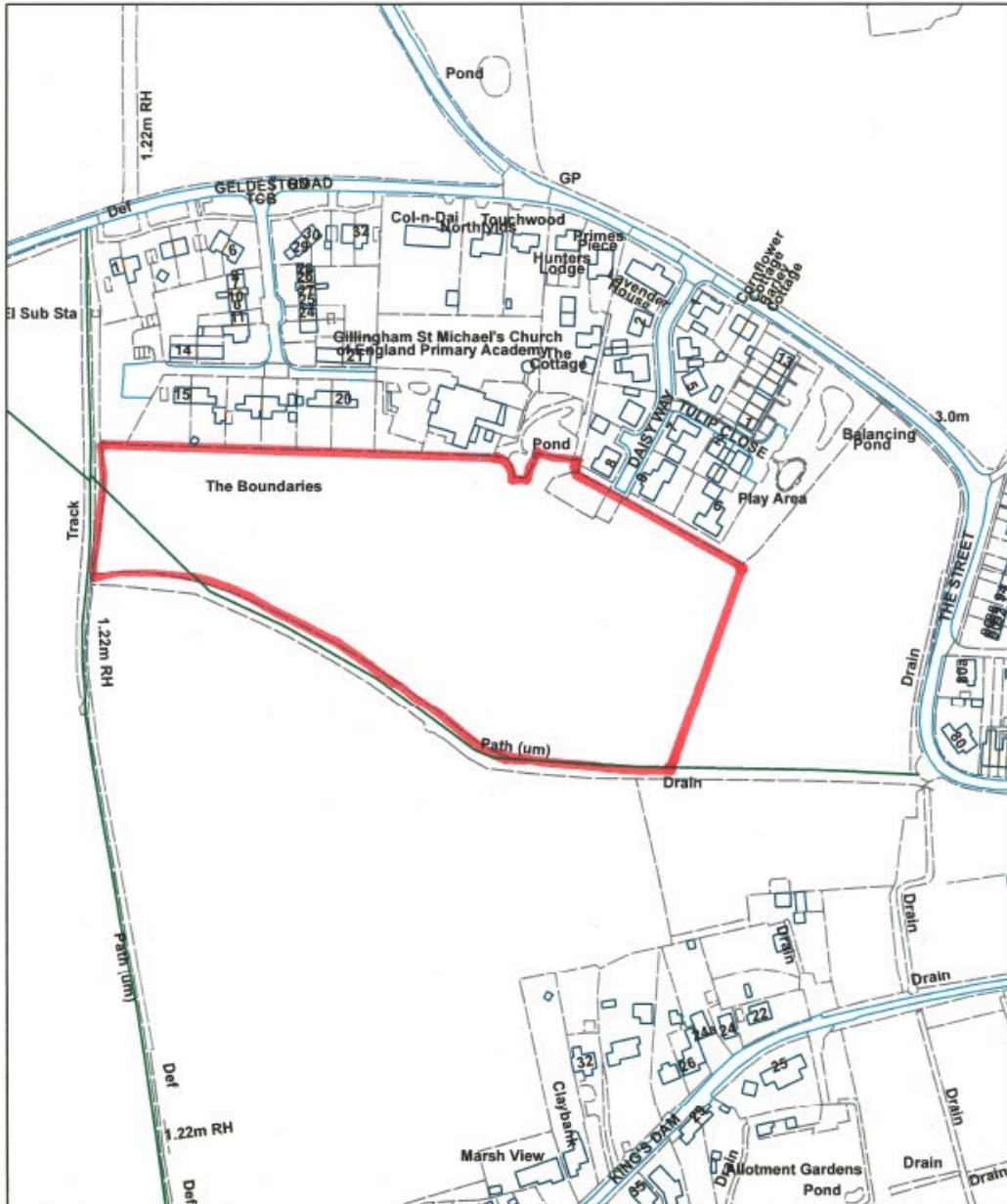
**Amber**

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

No heritage or townscape concerns. It would be further developing a cluster away from the main part of the settlement to the east – however it is around the school so makes sense.

VC GIL1 REV

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><b>Roman brooch and animal remains</b></p> <p>HER Reference: <a href="#">13932</a></p>	<p><b>LESSER</b></p> <p>Significance is derived from potential age.</p> <p>Circular disc brooch of Roman type, either of tinned or silvered bronze or high lead bronze, with iron pin. Surface decorated with one incised line and two concentric circles of horseshoe stamps. Central hole for decorative setting.</p>	<p><b>UNKNOWN</b></p> <p>Location is outside of the site boundaries to the east. It is noted that other finds have been identified by consultees but these have not been highlighted through this investigation. The potential impact on the proposed development is unknown.</p>	<p>Require archaeological investigation on site prior to development commencing.</p>	<p><b>UNKNOWN</b></p>

## Mulbarton, Bracon Ash, Swardeston and East Carleton

### Site Details

Site Reference Number:

VC SWA1

Site Address:

Land off Bobbins Way, Swardeston

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

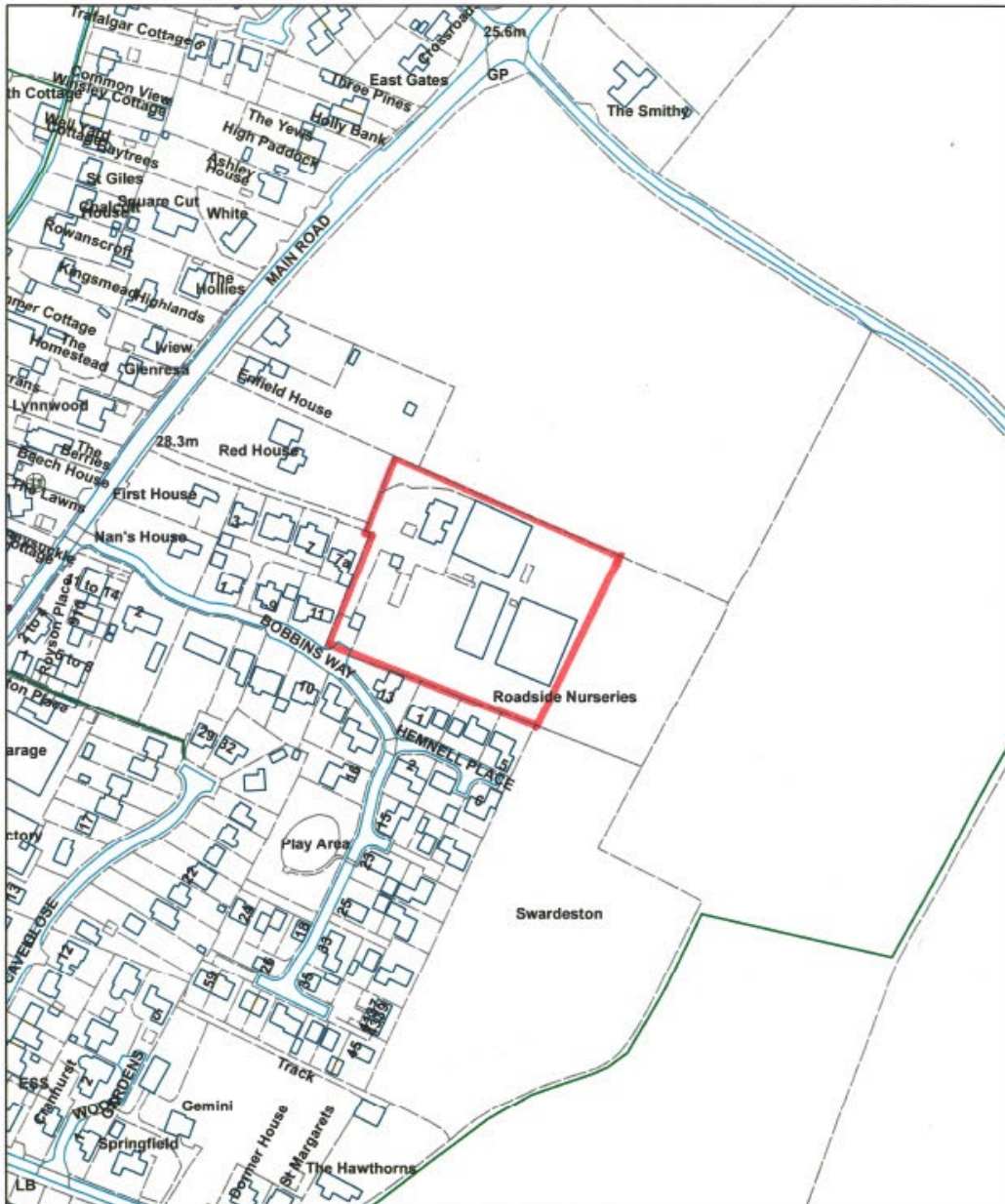
Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage: Amber

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

Green. this is getting closer to Gowthorpe Hall and barns to east – but still two fields separating the sites. No objection on heritage and design grounds and would be a good use of rural brownfield land. Landscaping on field edge to east should be preserved/retained.

VC SWA1

1:2500



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<p><b>Post medieval field boundaries</b></p> <p>HER Reference: <a href="#">52061</a></p>	<p><b>LESSER</b></p> <p>Significance is derived from potential age.</p> <p>A large area of post medieval field boundaries, land and possibly also property divisions are visible on aerial photographs to the east of Swardeston village.</p> <p>The field boundaries mapped to the east of the road all appear to form slightly sinuous blocks of land, giving them a possible medieval origin or perhaps reference an earlier layout.</p> <p>A number of associated ditches, possibly defining smaller enclosed annexes of land, are also visible around the main enclosed area. It seems likely that this enclosure represents a</p>	<p><b>UNKNOWN</b></p> <p>The area of the listing borders the northern boundary of the site. Without further assessment, The potential impact form development cannot be confirmed at present.</p>	<p>Require archaeological investigation on site prior to development commencing.</p>	<p><b>UNKNOWN</b></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
	property boundary of late medieval to post medieval date, although it may just have had an agricultural function, such as a paddock.			
<p><b>Cropmarks of undated field boundaries</b></p> <p>HER Reference: <a href="#">52072</a></p>	<p><b>LESSER</b></p> <p>Significance is derived from potential age.</p> <p>A small group of undated ditches, probably represent the remains of several phases of field boundaries, are visible on aerial photographs to the west of Swardeston village.</p> <p>A Roman coin was recovered during renovations at Gowthorpe Manor approximately 225m to the west so it therefore feasible that at least some of the ditches are Roman in date.</p>	<p><b>UNKNOWN</b></p> <p>The area of the listing is outside of the site boundary to the east. While this suggests that development should not have an impact on the cropmarks, this cannot be confirmed at present.</p>	<p>Require archaeological investigation on site prior to development commencing.</p>	<p><b>UNKNOWN</b></p>

## Site Details

Site Reference Number:

VC SWA2 REV

Site Address:

Land on Main Road, Swardeston

Site Size:

2.7ha

Proposed Housing Numbers on site:

Approximately 40 dwellings.

## Regulation 18 Consultation Comments

Historic England comments at Regulation 18 focused consultation stage: N/A

Regulation 18: Bullet point 3 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 3 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'

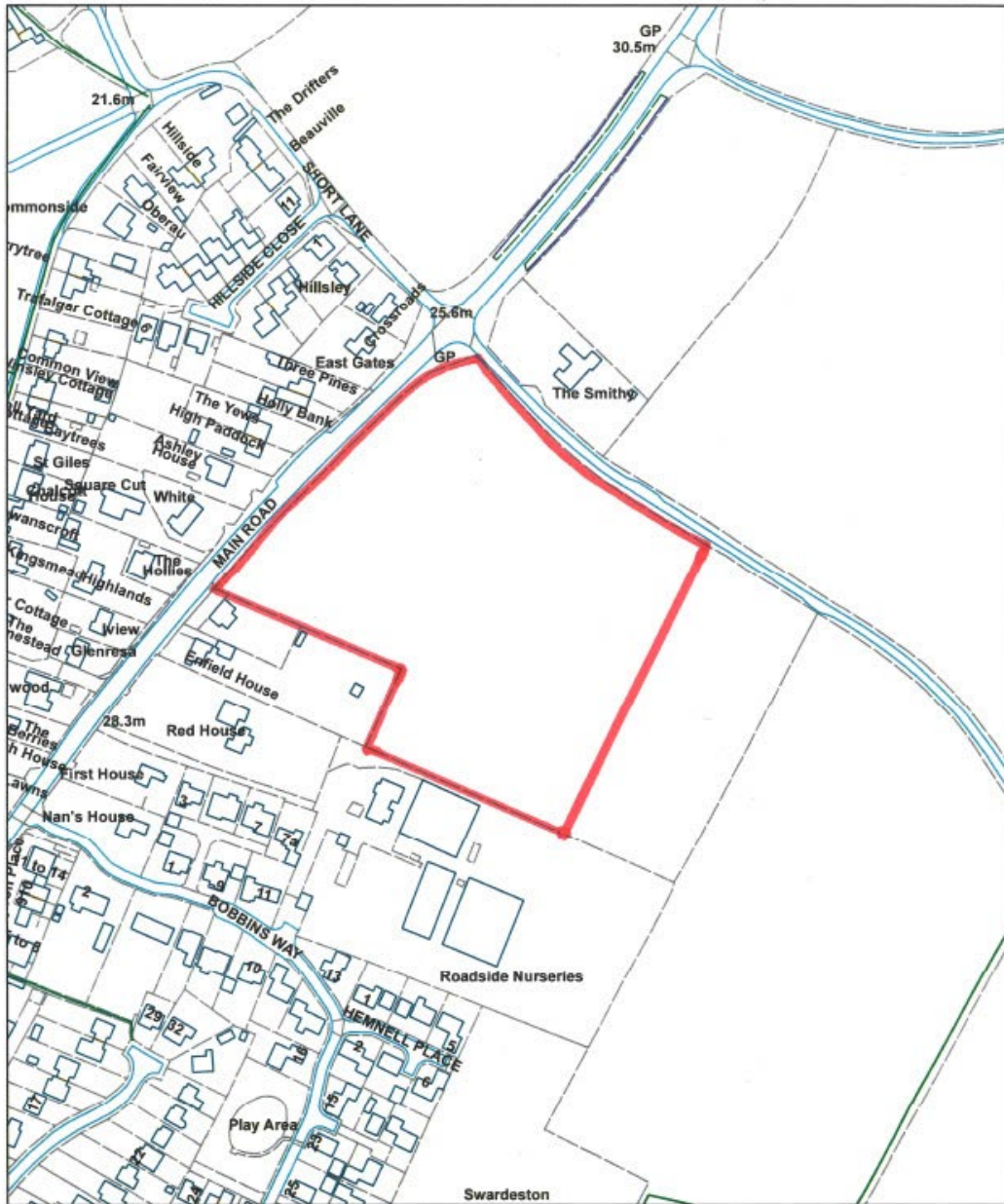
Regulation 18 Alternative Sites and Focused Changes: We reiterate our previous comments in relation to archaeological investigation for this site. Bullet point 3 states that the HER should be consulted to determine the need for any archaeological surveys prior to development. In our view, some assessment is needed to inform any planning application. We therefore advise that bullet point 3 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'

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

VC SWA2 REV

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><b>Post medieval field boundaries</b></p> <p>HER Reference: <a href="#">52061</a></p>	<p><b>LESSER</b></p> <p>Significance is derived from potential age.</p> <p>A large area of post medieval field boundaries, land and possibly also property divisions are visible on aerial photographs to the east of Swardeston village.</p> <p>The field boundaries mapped to the east of the road all appear to form slightly sinuous blocks of land, giving them a possible medieval origin or perhaps reference an earlier layout.</p> <p>A number of associated ditches, possibly defining smaller enclosed annexes of land, are also visible around the main enclosed area. It seems likely that this enclosure represents a</p>	<p><b>UNKNOWN</b></p> <p>The area of the listing covers the majority of the site. Without further assessment, The potential impact form development cannot be confirmed at present.</p>	<p>Require archaeological investigation on site prior to development commencing.</p>	<p><b>UNKNOWN</b></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
	property boundary of late medieval to post medieval date, although it may just have had an agricultural function, such as a paddock.			
<p><b>Cropmarks of undated field boundaries</b></p> <p>HER Reference: <a href="#">52072</a></p>	<p><b>LESSER</b></p> <p>Significance is derived from potential age.</p> <p>A small group of undated ditches, probably represent the remains of several phases of field boundaries, are visible on aerial photographs to the west of Swardeston village.</p> <p>A Roman coin was recovered during renovations at Gowthorpe Manor approximately 225m to the west so it therefore feasible that at least some of the ditches are Roman in date.</p>	<p><b>UNKNOWN</b></p> <p>The area of the listing is outside of the site boundary to the east. While this suggests that development should not have an impact on the cropmarks, this cannot be confirmed at present.</p>	<p>Require archaeological investigation on site prior to development commencing.</p>	<p><b>UNKNOWN</b></p>

## Rockland St Mary, Hellington and Holverston

### Site Details

Site Reference Number:

VC ROC1

Site Address:

Land south of New Inn Hill, Rockland St Mary

Site Size:

1.47Ha

Proposed Housing Numbers on site:

Approximately 25 dwellings

Note on Heritage Impact Assessment: Following the close of the Regulation-19 publication period (January-March 2023) the Council reviewed all representations submitted in response to the Plan. The Council subsequently considered it appropriate to review the Heritage Impact Assessment for the site in response to concerns raised by interested parties, including by Historic England as statutory consultee. The map produced to support the original HIA is included in this assessment as Map 1 whilst Map 2 has been updated to reflect 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 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.

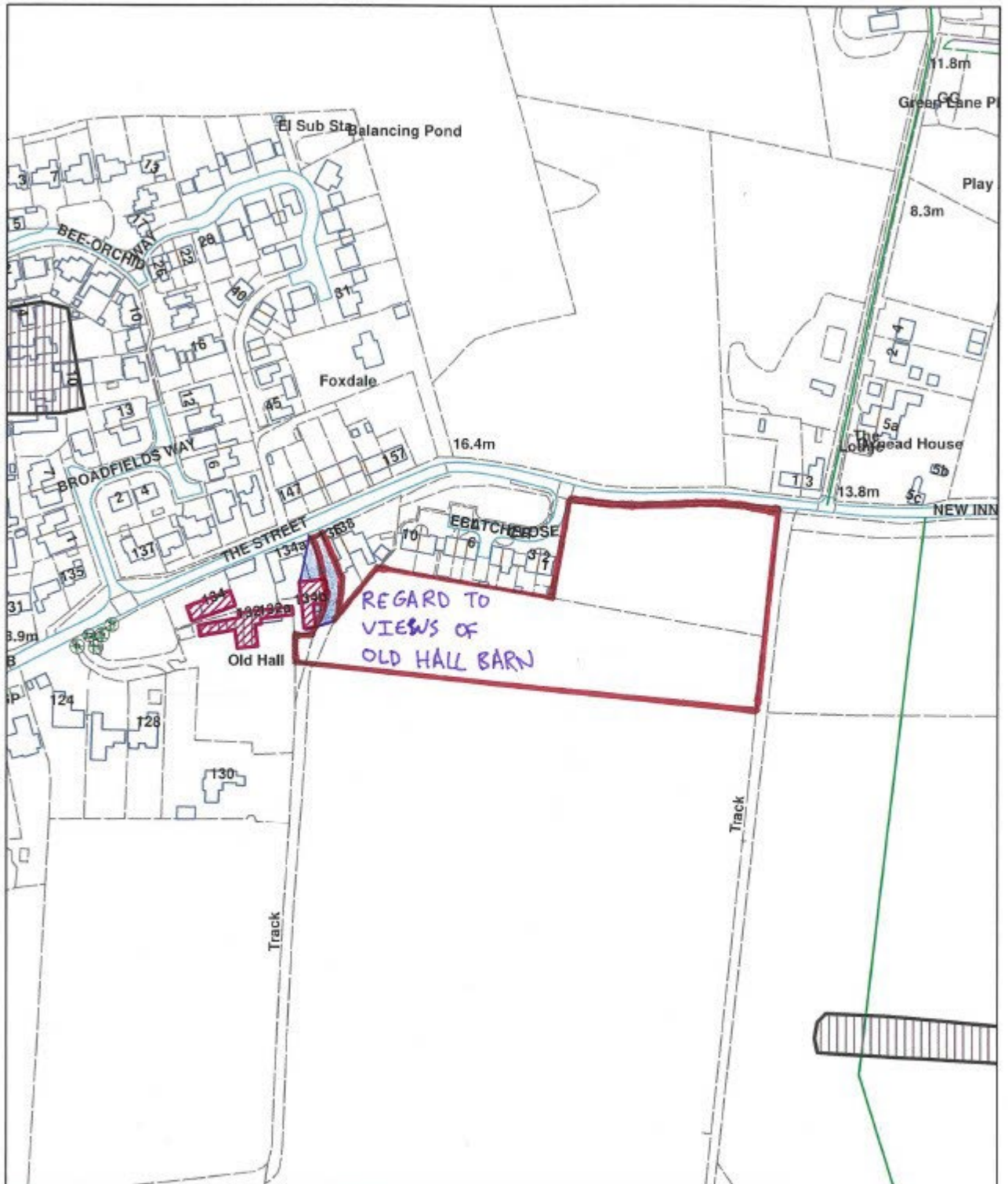
Regulation 19 Consultation Comments

Historic England comments at Regulation 19 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 on the western end of the site. We welcome the preparation of the HIA. However, we disagree that the impacts Old Hall Barn and Farmhouse will be negligible. The collection of farm buildings has a relationship to the wider landscape. There needs to be a degree of set back and open space in the far western portion of the site to reduce the impact on these listed buildings. This should be added as a new policy criterion. The HIA also suggests that the footpath link near the barn would need to consider the relationship to the barn and use appropriate materials. This should be included in the policy at criterion 4 to read 'Careful consideration should be given to the relationship of the footpath to the listed barn and appropriate materials used'. 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.'

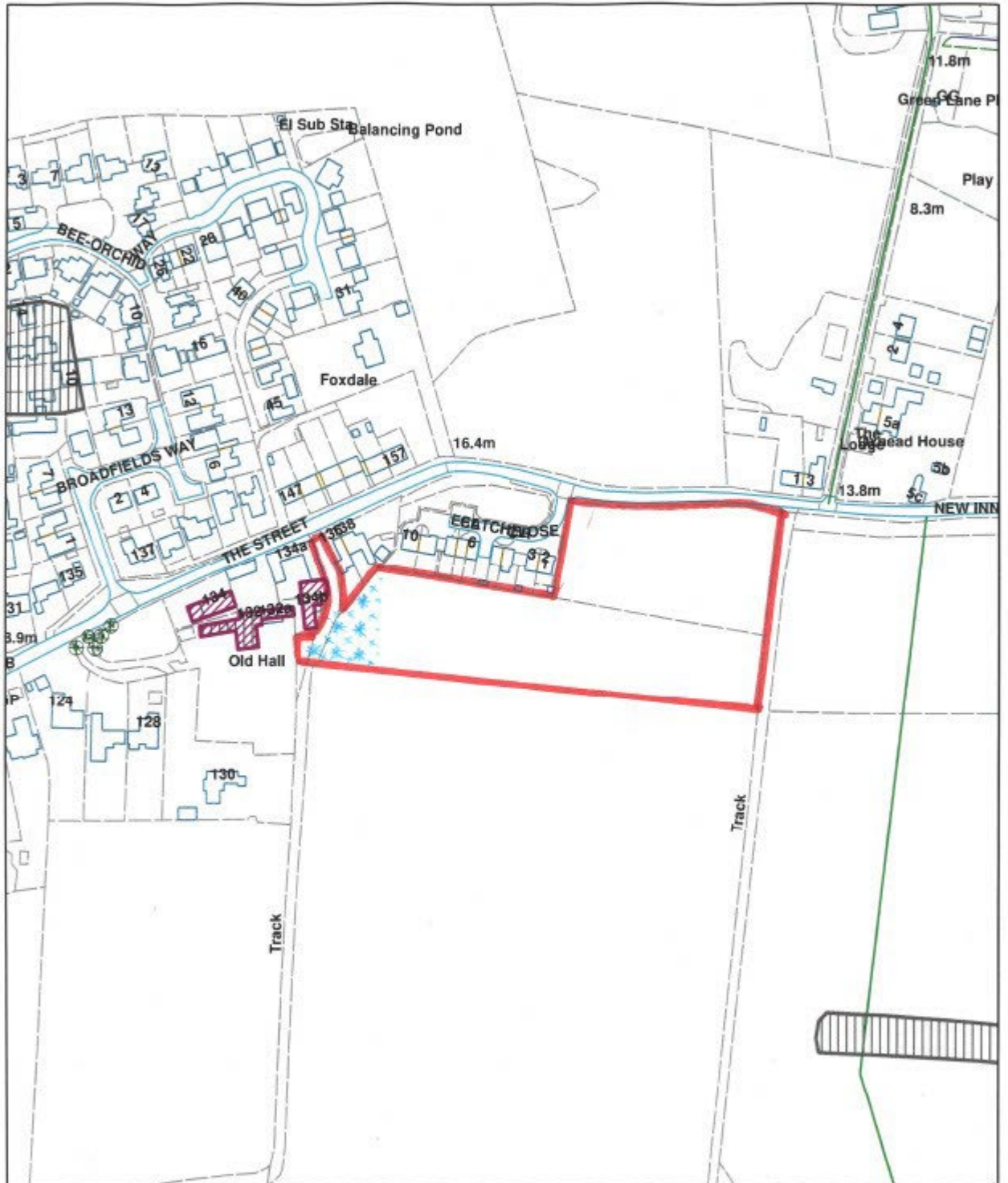
VC ROC1 (SN2007 & SN0531)

Not-Set (1:2500)



VC ROC1

Not Set



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><b>Old Hall</b> 132 and 132a 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. The west gable has a C17 door. Fenestration of casements dating from C18 to C20.</p> <p>List Entry Number: <a href="#">1050427</a> HER Reference: <a href="#">13166</a></p>	<p><b>MEDIUM</b></p> <p>Its significance is derived from its traditional architecture and age and also with its historic grouping with the adjacent barns. The house is a high-status farmhouse evidenced by its size and architectural treatment (for example, dutch gables).</p> <p>The house has an associated domestic garden to the south and east, enclosed on the east side by a brick boundary wall. The entrance to Old Hall is from The Street to the north; however, the principal elevation of the building is orientated to the west, facing away from the former barns as noted below.</p>	<p><b>MODERATE</b></p> <p>Old Hall is located to the west of the proposed site. It is orientated with its principal elevation and entrance facing west and situated within a domestic garden with boundary wall to the east. A field track access is to the rear of this wall which leads to The Street and separates the house from the development site. A detached dwelling shares a vehicular access with Old Hall and has been constructed to the south of the heritage asset.</p> <p>The relationship between the building and the wider agricultural setting will become separated to a degree and this will have some impact on the significance of the wider setting of the listed building.</p>	<p>Retain an area of open space in the western section of the site to reduce the impact of the development on the wider setting of the group of former agricultural buildings. This will enable long views through the proposed development site towards (and from) the listed buildings thereby preserving some of the former relationship to the land.</p> <p>Development should not extend further south than the area proposed for allocation in order to avoid enclosure of the group of listed buildings and a severance from the wider parcel of agricultural land.</p>	<p><b>MINOR</b></p> <p>With an appropriate area retained as informal, undeveloped space to the west of the site separating the new development from the existing curtilages of the heritage assets this will preserve some of the linkages to the wider agricultural land.</p> <p>Longer views from Rockland St Mary footpath FP3 towards Old Hall and the associated group of buildings will be achieved through the open space on site.</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>The farmstead barns are physically close to the hall although historically there was a clear separation of function (see below).</p> <p>The wider rural agricultural setting to the south and south-east provides the historical context and associations of the house in terms of setting however it is clear that the building had its domestic garden as an immediate setting.</p>	<p>However, the proposed development is limited in scale and site area and an extensive parcel of agricultural land will be preserved to the south and south-east of the group of heritage assets, serving as a reminder of the former relationship between the farmhouse and its farmed land.</p>		



<p><b>Old Hall Barn</b>  <b>134 The Street</b>  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: <a href="#">1050429</a></p>	<p><b>MEDIUM</b></p> <p>The significance of Old Hall Barn is derived from its architecture, age and grouping with the adjacent buildings. The barn is positioned in the southeast corner of the plot. A brick wall runs along the northern boundary and provides a clear sense of enclosure of the barn and its curtilage when viewed from the north.</p> <p>The two barns (134 The Street and 134b The Street) share a vehicular entrance from The Street and face inwards towards each other. Together the two C19th brick barns contribute towards the cluster of former agricultural buildings.</p> <p>The wider agricultural setting to the south and south-east provides the historical context of the buildings, reflecting the previous use of the</p>	<p><b>MINOR</b></p> <p>Old Hall Barn (no. 134 The Street) is located to the west of the proposed site, closest to The Street but set back from the road frontage. The end of Old Hall Barn is orientated towards the opposite barn (no. 134b), the position of which contributes to the separation of Old Hall Barn from the proposed site.</p> <p>When considered in isolation the proposed development will have a negligible impact on this individual barn however there will be some impact on the overall grouping of buildings when viewed from the south.</p>	<p>Due to its position within the cluster of identified heritage assets no specific mitigation is required for 134 The Street; however, an area of informal/undeveloped open space in the western section of the site should be retained to reduce the impact of the proposed development on the wider setting of the group of former agricultural buildings.</p>	<p><b>MINOR</b></p> <p>With an appropriate area retained as informal, undeveloped space to the west of the site separating the new development from the existing curtilages of the heritage assets this will preserve some of the linkages to the wider agricultural land.</p> <p>Longer views from Rockland St Mary footpath FP3 towards Old Hall and the associated group of buildings will be achieved through the open space on site.</p>
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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
	buildings and the relationship with the land.			
<p><b>Old Hall Barn &amp; Hayloft</b>  <b>134b The Street</b>  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.  Outshuts to south flank, pedestrian entrance to north flank. Gabled roof.</p> <p>List Entry Number: <a href="#">1050428</a></p>	<p><b>MEDIUM</b>  Its significance is derived from its architecture, age and grouping within a cluster of former agricultural buildings.</p> <p>The principal elevation faces into the courtyard grouping, orientated towards Old Hall and Old Hall Barn (no. 134). A later addition extends the southern flank of the building. The attached wing to the north is considered to be curtilage listed by virtue of its close relationship with the Old Hall Barn &amp; Hayloft.</p> <p>The two barns (134 The Street and 134b The Street) share an entrance from The Street and face</p>	<p><b>MODERATE</b>  Located to the west of the proposed site, to the rear of 134a The Street and east of Old Hall, this Listed Building is in closest proximity to the proposed site, separated from it by a small area of domestic garden and a field access.</p> <p>The wider agricultural setting of the former barn has some importance due to the proximity of the cluster of buildings to the fields; however, the domestic curtilage, later additions and the orientation of the property towards the courtyard has the effect of reducing the significance of this earlier relationship when considering Old Hall Barn and Hayloft in isolation.</p>	<p>The relationship between the barn and the proposed footway needs to be carefully considered and appropriate materials used in its construction to complement the listed buildings.</p> <p>An area of undeveloped informal space in the western section of the site should be retained to reduce the impact of the development on the wider setting of the group of former agricultural buildings.</p>	<p><b>MINOR</b>  With an appropriate area retained as informal, undeveloped space to the west of the site separating the new development from the existing curtilages of the heritage assets this will preserve some of the linkages to the wider agricultural land.</p> <p>Longer views from Rockland St Mary footpath FP3 towards Old Hall and the associated group of buildings will be achieved through the open space on site.</p> <p>An appropriately designed footpath will not detract from either the significance of the heritage assets or their setting.</p>

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	<p>inwards towards each other. These two C19th brick barns contribute towards a cluster of former agricultural buildings.</p> <p>The wider agricultural setting to the south and south-east provides the historical context of the buildings, reflecting the previous use of the buildings and the relationship with the land.</p>	<p>There is a proposal for a footpath adjacent to the east, utilising the existing field access. This will run alongside the east side of this listed building.</p>		
<p><b>Medieval pottery finds</b> On north boundary  HER Reference: <a href="#">31533</a></p>	<p><b>MEDIUM</b> Historic importance - fragments of medieval pottery were found in 1995, together with 18th to 19th century bricks.</p>	<p><b>UNKNOWN</b> As finds recorded on the proposed site the potential is high for further finds.</p>	<ul style="list-style-type: none"> <li>Require investigation on the proposed site prior to development commencing to identify and record any further finds</li> </ul>	<p><b>UNKNOWN</b></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><b>Undated spindle whorl</b> Opposite on New Inn Hill</p> <p>HER Reference: <a href="#">10299</a></p>	<p><b>MEDIUM</b> Historic importance - an undated clay spindle whorl was found in 1956.</p>	<p><b>NEUTRAL</b> 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.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find site</li> <li>• Require further investigation prior to development commencing to confirm and record any further finds</li> </ul>	<p><b>NEUTRAL: No harm</b></p>
<p><b>Undated ditch and field boundary cropmarks</b> To south-east</p> <p>HER Reference: <a href="#">49520</a></p>	<p><b>MEDIUM</b> Historic importance - cropmarks of undated linear ditches, probably field boundaries, are visible on aerial photographs.</p>	<p><b>UNKNOWN</b> There is no obvious evidence of similar features on site. No impact of the proposed development on areas where features have been noted.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find site</li> <li>• Require further investigation prior to development commencing to record if features are present</li> </ul>	<p><b>UNKNOWN</b></p>

## Spooner Row and Suton

### Site Details

Site Reference Number:

**VC SPO1 REV**

Site Address:

Land west of Bunwell Road, Spooner Row

Site Size:

**2.31Ha**

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:

Regulation 18 Consultation: 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.

Regulation 18 Alternative Sites and Focused Changes Consultation: We re-iterate our previous response in relation to the smaller site. 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.

As advised in our previous response, 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.'

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.

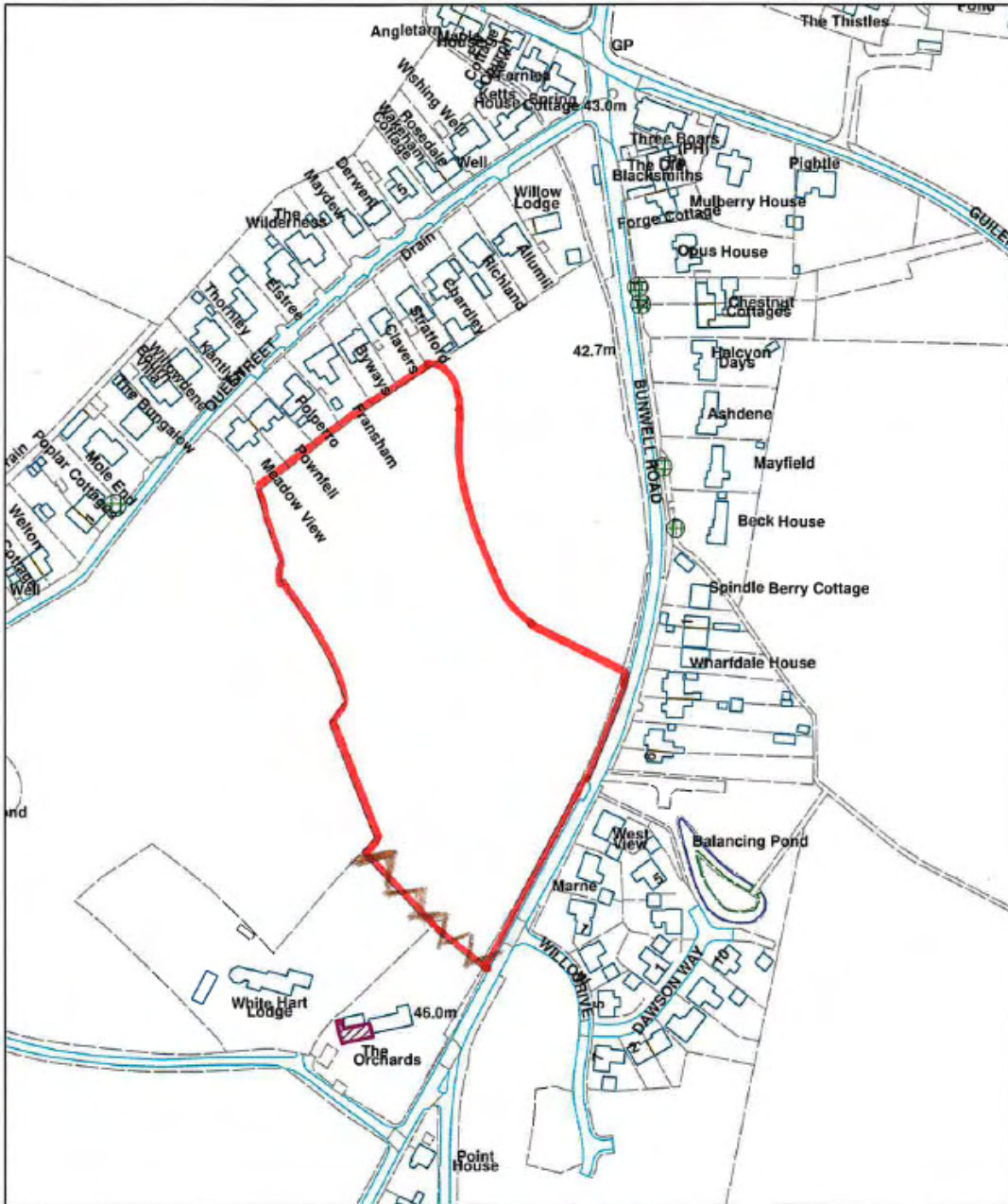
We welcome the preparation of the HIA. We welcome paragraph 34.8 and the second bullet point of the policy in relation to strengthening boundary vegetation.

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

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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><b>The Orchards</b> 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: <a href="#">1196690</a> HER Reference: <a href="#">45619</a></p>	<p><b>MEDIUM</b></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><b>MINOR</b></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><b>NEGLIGIBLE.</b></p>

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<p><b>The Forge</b> Bunwell Road</p> <p>Non-listed building. Early 17th century former farmhouse, timber-framed.</p>	<p><b>LESSER</b></p> <p>Its significance is derived from its architecture and age; renovated after a serious fire.</p>	<p><b>NEGLIGIBLE</b></p> <p>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><b>NEUTRAL/NO CHANGE: No harm</b></p>
<p><b>Post-medieval field boundaries</b></p> <p>South of Bunwell Road Magnetometer survey identified two features corresponding to boundaries on the First Edition OS Survey map. HER Reference: <a href="#">60538</a></p>	<p><b>MEDIUM</b></p> <p>Historic information of the former field boundaries.</p>	<p><b>NEUTRAL</b></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 site the impact there is <b>UNKNOWN.</b></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><b>NEUTRAL/NO CHANGE: No harm</b></p>

## Tacolneston and Forncett End

### Site Details

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:

**No comments.**

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

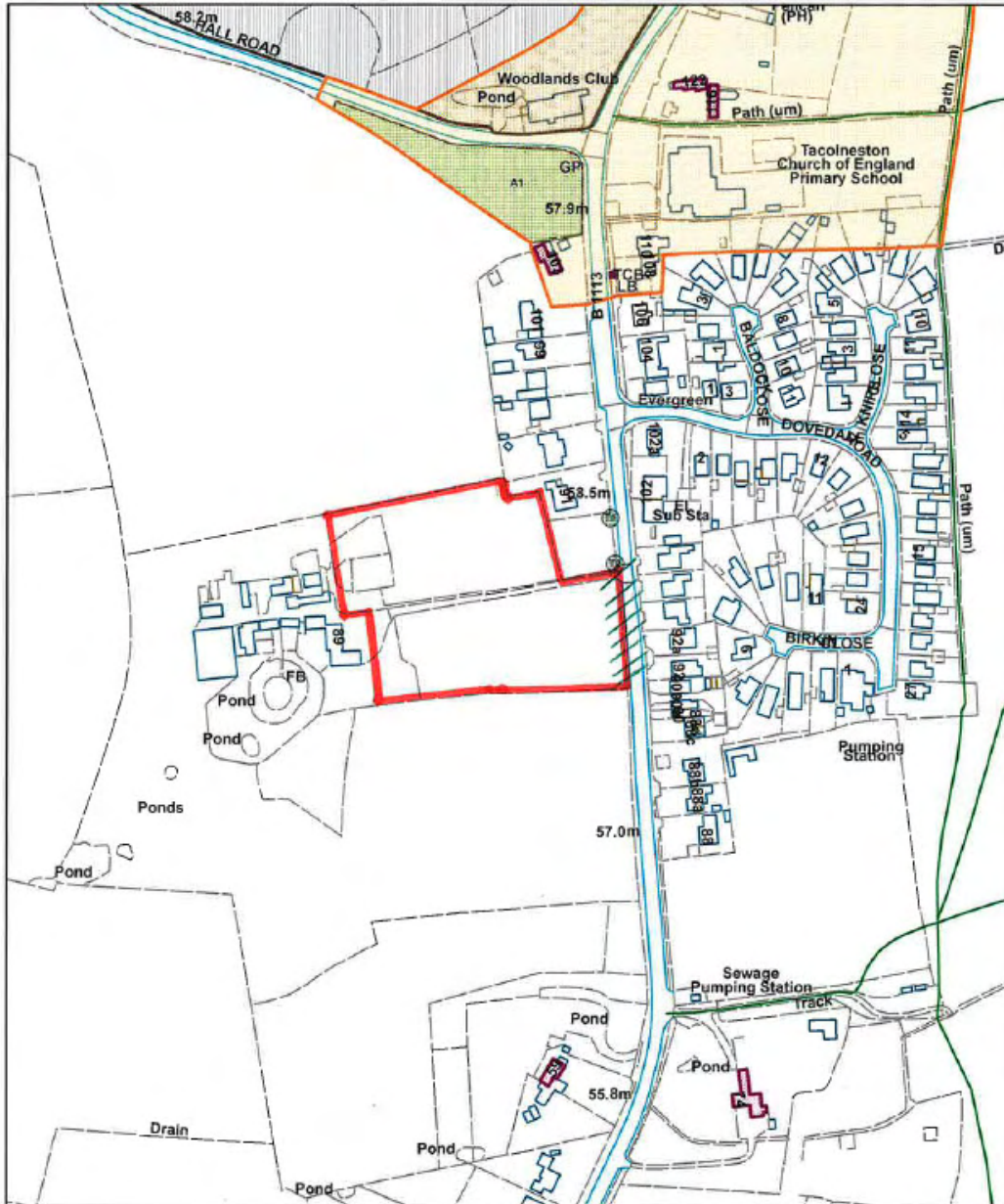
**Amber**

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

No objections to the site in principal – 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

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<p><b>Tacolneston Conservation Area</b></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><b>MEDIUM</b></p> <p>There is currently no appraisal for the Tacolneston Conservation Area.</p>	<p><b>NEUTRAL</b></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><b>NEUTRAL/NO CHANGE</b></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><b>Weaver's Cottage, 100-102 Norwich Road</b></p> <p>HER Reference: <a href="#">53811</a></p> <p><u>Non-designated Heritage Asset</u></p> <p>An early 17th century house, originally of 1 1/2 storeys, with 18th and 19th century alterations.</p>	<p><b>LESSER</b></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><b>MINOR</b></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><b>NEUTRAL/NO CHANGE</b></p>

## Tasburgh

### Site Details

Site Reference Number:

VC TAS1

Site Address:

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

Site Size:

1.2Ha

Proposed Housing Numbers on site:

Approximately 20 dwellings

Note to the Heritage Impact Assessment: 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 after 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). Following the Regulation-19 consultation the Council has further reduced the density proposed on VC TAS1 in order to address the comments received from Historic England. VC TAS1 now once more proposes a total of 20 dwellings and is considered to be a carried forward allocation from the earlier 2015 Local Plan site allocations (without an uplift in numbers). This HIA has been updated to reflect the reduced numbers proposed for the site. **Any amendments to the textual information are highlighted below.**



## 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.

## Regulation 19 Consultation Comments

Historic England comments at Regulation 19 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.

We welcome the preparation of the HIA. However, we disagree with some of the HIA findings. It is our view that the setting of the Old Hall Farmhouse would be affected by development across the whole site.

We would like to see approximately one third (the north-east) of the site left as orchard or, potentially a playing field extension for the school, but with no built development. Housing development should be contained within the south-eastern two thirds of the site to reduce harm to the significance of the listed building by development within its setting.

This may have an impact on the capacity of the site and it may not be possible to accommodate 25 dwellings on the site at a density in keeping with the surrounding character of the village.

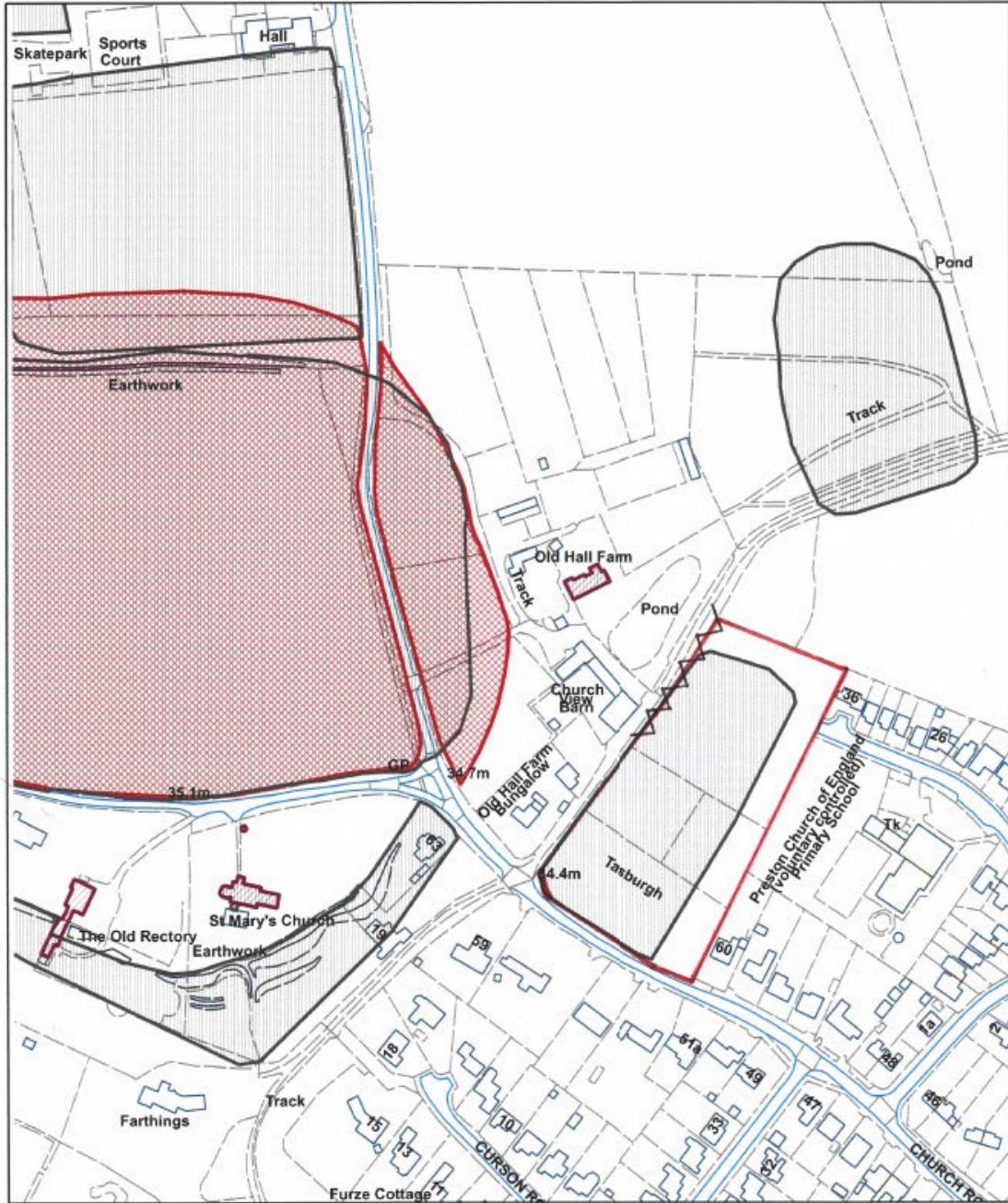
The policy should be amended to include this area of open space/orchard/playing field in the north-eastern third of the site to protect and enhance the setting of Old Hall Farmhouse. The capacity of the site should be reduced accordingly.

Norfolk County Council Historic Environment Service comments prior to the Regulation 19 consultation stage:

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 19 consultation stage: N/A

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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><b>Church of St Mary</b> 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><b>HIGH</b></p> <p>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, <b>from Grove Lane across the Tasburgh Enclosure. The Church is a prominent landmark feature when seen in this rural setting however, views in other directions are limited due to the existing established vegetation</b></p>	<p><b>NEUTRAL</b></p> <p>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 that is around 100m east of the church. There are limited views of the church tower across from the site. These views would not be significantly affected by the proposed site and it would impact on the setting of the Church.</p>	<p>None required</p>	<p><b>NEUTRAL</b></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 <b>no harm.</b></p>

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<p><b>War Memorial Churchyard</b></p> <p>Grade II</p> <p>List Entry Number: <a href="#">1456154</a></p>	<p><b>MEDIUM</b></p> <p>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;</p> <p>Architectural interest: a simple yet poignant granite war memorial;</p> <p>Group value: with the Church of St Mary, Old Hall Farmhouse, The Rectory and the scheduled Camp in the village.</p>	<p><b>NEUTRAL</b></p> <p>The memorial is contained within the churchyard beside the gate and therefore protected from any wider impact arising from development of the site.</p>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></p>

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<p><b>Old Hall Farmhouse</b> Church Road</p> <p>Grade II Timber-framed house</p> <p>List Entry Number: <a href="#">1302244</a> HER Reference: <a href="#">17241</a></p>	<p><b>MEDIUM</b></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><b>MEDIUM</b></p> <p>The proposed site, at its closest point, is 55m from the building. The farmhouse is set back from the road with an access along the boundary of the site.</p> <p><i>Its front elevation faces towards the proposed development site, with a wider setting contained within 10-acre grounds and intervening development to the south. Despite a substantial hedge line along the north-western boundary of the site, there are some views across the field from the east towards the farmhouse, particularly from the end of Henry Preston Road to the south- east</i></p>	<ul style="list-style-type: none"> <li>• Reduction in site density to 20 dwellings to allow development to be designed and laid out to preserve the views of the farmhouse from Henry Preston Road.</li> <li>• Retain and reinforce the hedgerow along the north-western boundary of the site.</li> </ul>	<p><b>MINOR</b></p> <p>If the immediate setting and some views towards the farmhouse are retained this element of its significance would be protected, and there would be <b>Less than substantial harm.</b></p>

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<p><b>Camp in Village</b></p> <p>Scheduled Ancient Monument (SAM)</p> <p>Tasburgh Enclosure</p> <p>List Entry Number: <a href="#">1003984</a></p> <p>Norfolk Archaeological Trust: <a href="#">Tasburgh Tasburgh Enclosure</a></p>	<p><b>VERY HIGH</b></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><b>NEUTRAL</b></p> <p>The archaeological interest is mainly below ground contained within the earth ramparts. The proposed site is outside the earthworks <b>and there is limited intervisibility between the site and the SAM.</b></p>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></p>

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<p><b>The Old Rectory</b> 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: <a href="#">1373383</a> HER Reference: <a href="#">43904</a></p>	<p><b>MEDIUM</b></p> <p>Its significance is derived from its architecture and age and as part of a grouping adjacent to the church.</p>	<p><b>NEUTRAL</b></p> <p>It is located further from the proposed site than the church and is within sizeable grounds. The immediate impact on the house and close views are protected by the church, existing development and landscaping which prevents any intervisibility.</p>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></p>



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<p><b>Various Find spots</b></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:  <a href="#">1135</a>, <a href="#">15038</a>, <a href="#">62456</a></p>	<p><b>MEDIUM</b></p> <p>Contributes to the important historical knowledge of the local area.</p>	<p><b>UNKNOWN</b></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"> <li>• Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.</li> </ul>	<p><b>UNKNOWN</b></p> <p>There may be further finds on the proposed site which should be investigated prior to any development.</p>

## Wicklewood

### Site Details

Site Reference Number:

**VC WIC1 REV**

Site Address:

**Land South Wicklewood Primary School, Wicklewood**

Site Size:

**2.97Ha**

Proposed Housing Numbers on site:

**40**

### Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

**No comments.**

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

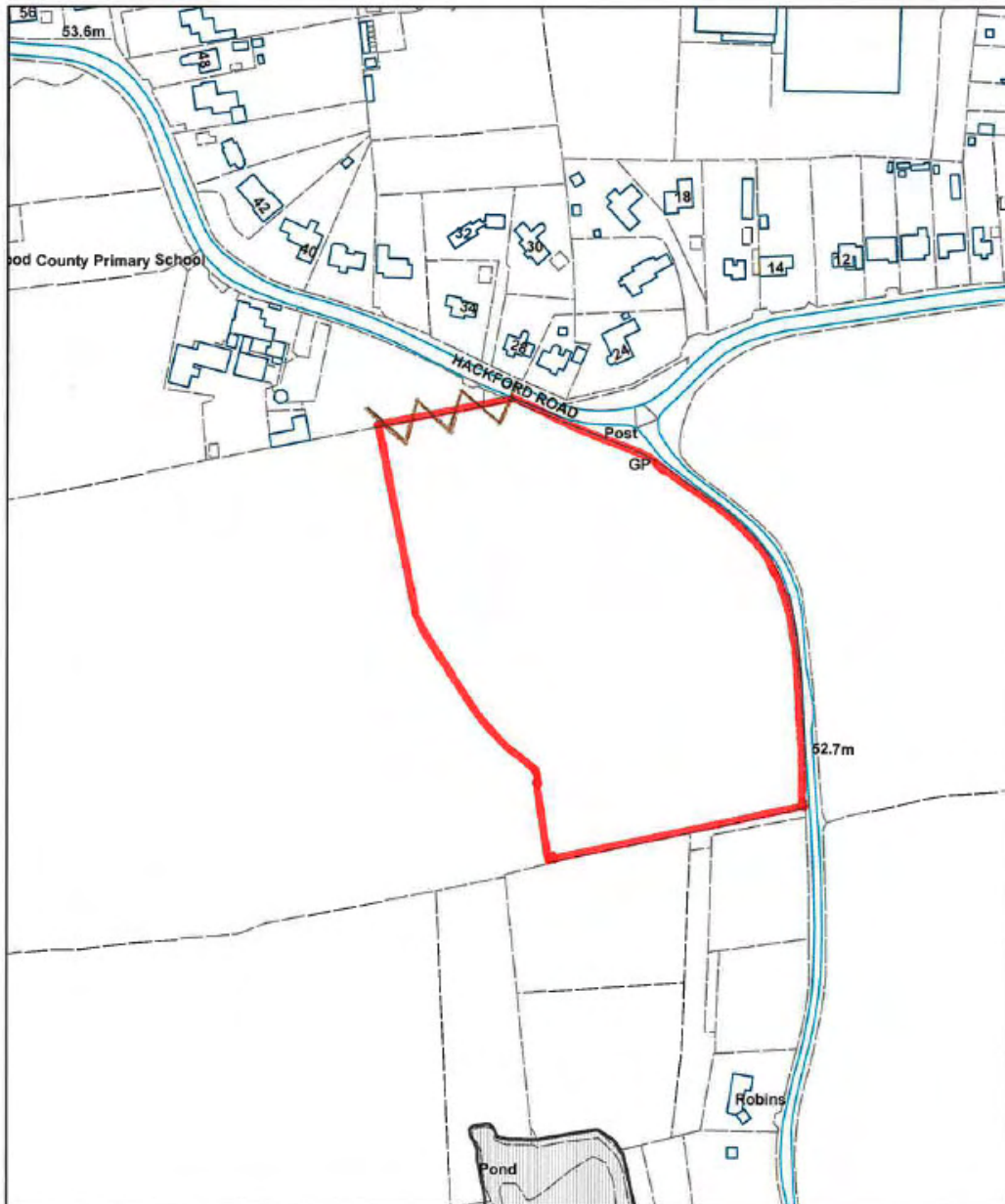
Need to take into setting of school as NDHA although with the car park and trees the less sensitive part of the setting compared to the north site.

Regulation 19 Consultation Comments

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

VC WIC1 Wicklewood

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<p><b>Wicklewood County Primary School</b></p> <p>HER Reference: <a href="#">56531</a></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><b>MEDIUM</b></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><b>LOW</b></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><b>MINOR IMPACT</b></p>

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		north and further existing development is also located to the west, further limiting the wider setting.		
<p><b>Site of enclosures and trackway or ditch of probable medieval to post medieval date, associated with moated site of Primrose Farm</b></p> <p>HER Reference: <a href="#">54650</a></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><b>UNKNOWN</b></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><b>UNKNOWN</b></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><b>UNKNOWN</b></p>

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<p><b>Roman and medieval pottery sherds</b></p> <p>HER Reference: <a href="#">30200</a></p> <p>Fieldwalking in 1993 recovered two Roman greyware pottery sherds along with four medieval unglazed sherds.</p>	<p><b>MEDIUM</b></p> <p>Significance is derived from the artifacts age and the potential for further archaeological finds.</p>	<p><b>UNKNOWN</b></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><b>UNKNOWN</b></p>

## Site Details

Site Reference Number:

VC WIC2

Site Address:

Land off Hackford Road, Wicklewood

Site Size:

0.89Ha

Proposed Housing Numbers on site:

At least 12 dwellings

Note on Heritage Impact Assessment: Following the close of the Regulation-19 publication period (January-March 2023) the Council reviewed all representations submitted in response to the Plan. The Council subsequently considered it appropriate to review the Heritage Impact Assessment for the site in response to concerns raised by interested parties, including by Historic England as statutory consultee. **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.

Regulation 19 Consultation Comments

Historic England comments at Regulation 19 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.

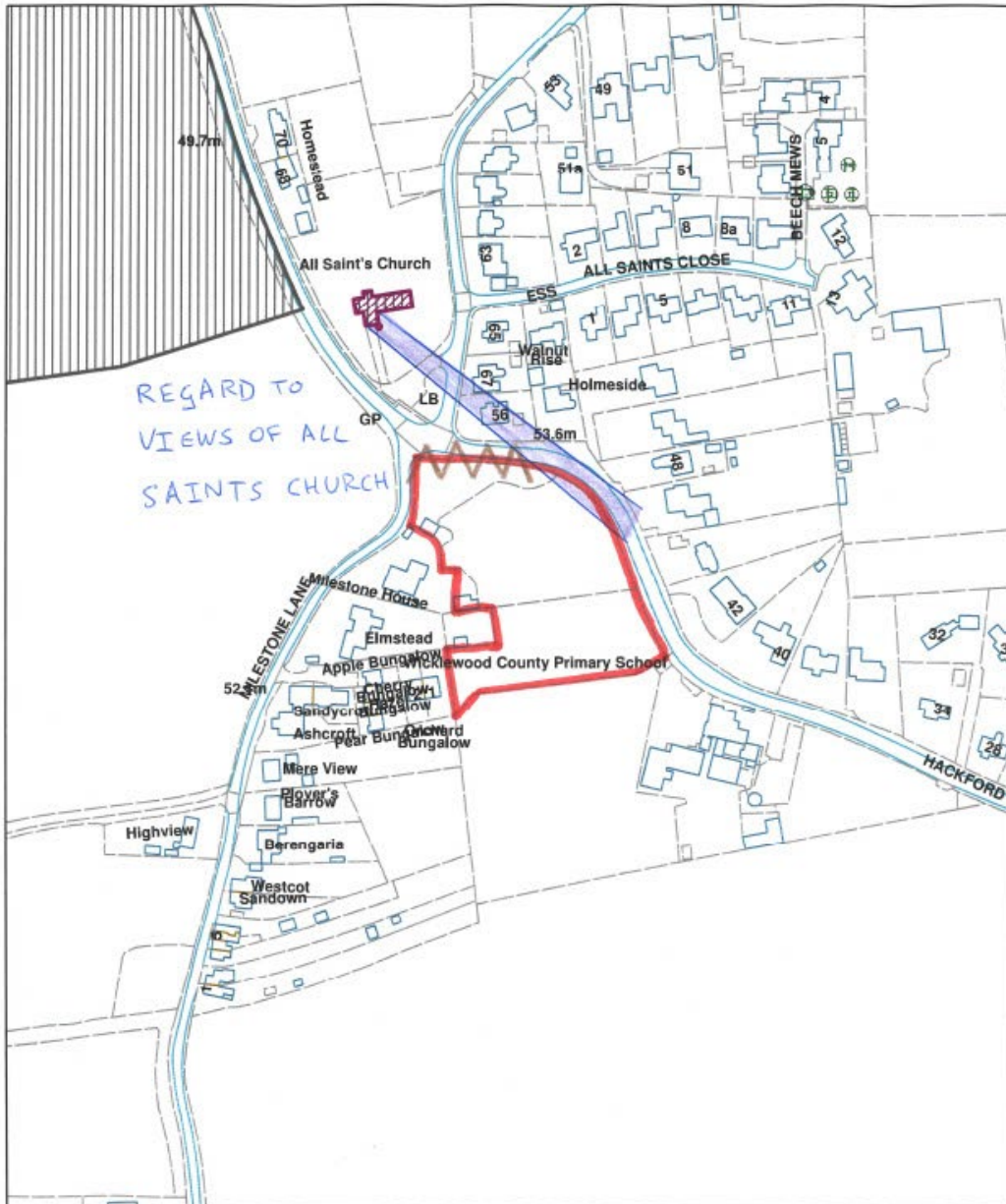
We welcome the preparation of the HIA. We welcome bullet points 1 and 2 of the policy. We suggest the addition of and words, 'and enhance' after conserve in the first bullet point to read: 'to conserve and enhance the immediate setting...' to more closely reflect the NPPF.

Norfolk County Council Historic Environment Service comments prior to the Regulation 19 consultation stage: N/A

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 19 consultation stage: N/A

VC WIC2

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><b>St Andrew and All Saints Church</b> 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: <a href="#">1152202</a> HER Reference: <a href="#">8925</a></p>	<p><b>HIGH</b></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><b>MODERATE</b></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"> <li>Consider the site layout which must take the wider setting of the church into account and retain <b>glimpse</b> views towards and from the Church <b>tower</b> where possible, including along Hackford Road.</li> <li>Retain and reinforce landscaping along the northern boundary to soften the wider views.</li> </ul>	<p><b>MINOR</b></p> <p>The immediate setting of the Church will not be affected and if views from the south are retained by setting development back then there will be <b>less than substantial harm</b>.</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><b>War memorial</b> Church of All Saints churchyard</p> <p>Grade II List Entry Number: <a href="#">1435175</a></p>	<p><b>MEDIUM</b> 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.</p>	<p><b>NEUTRAL</b> The memorial is contained within the churchyard and therefore protected from any wider impact.</p>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></p>
<p><b>Site of St Andrew's Church, Wicklewood</b> Church Road</p> <p>HER Reference: <a href="#">8922</a></p>	<p><b>NEGLIGIBLE</b> 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.</p>	<p><b>NEUTRAL</b> The site is contained within the churchyard and therefore protected.</p>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></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><b>Possible historic roadbed</b></p> <p>Local knowledge has it that a road of Saxon or Roman origin crosses the site on a route from St Andrews church to Primrose Farm.</p>	<p><b>UNKNOWN</b></p> <p>Could contribute to the important historical knowledge of the local area.</p>	<p><b>UNKNOWN</b></p> <p>There have been several Roman-era finds and more limited Saxon-era finds in the Wicklewood area. Therefore, there is a possibility for finding further items and the impact cannot be determined without further investigation.</p>	<ul style="list-style-type: none"> <li>Require further investigation prior to development commencing to identify and record any further finds</li> </ul>	<p><b>UNKNOWN</b></p> <p>There may be further finds on the proposed site which should be investigated prior to any development.</p>

## Part B – Updated HIAs for sites not included in Regulation 19 Pre-submission Addendum

Brooke, Kirstead and Howe

Site Details

Site Reference Number:

VC BRO1

Site Address:

Land at Norwich Road, Brooke

Site Size:

2.2Ha

Proposed Housing Numbers on site:

Up to 50 dwellings

Note on Heritage Impact Assessment: Following the close of the Regulation-19 publication period (January-March 2023) the Council reviewed all representations submitted in response to the Plan. The Council subsequently considered it appropriate to review the Heritage Impact Assessment for the site in response to concerns raised by interested parties, including by Historic England as statutory consultee. The map produced to support the original HIA is included in this assessment as Map 1 whilst Map 2 has been updated to reflect 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 (relating to SN0432REVA, East of Norwich Road):

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. Rev B is quite close to Brooke Lodge however it is situated in the middle of large curtilage with extensive landscaping so harmful impact on setting is likely to be low or negligible. 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. The plan submitted for Rev B looks tight with small gardens and not very sympathetic to existing grain so I would be cautious about numbers allocated here.

## Regulation 19 Consultation Comments

Historic England comments at Regulation 19 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.

We welcome the preparation of an HIA for the site. However, the HIA only covers the eastern portion of the site and does not consider the land to the west of the road, the development of which is likely to have a greater impact on the setting of Brooke Lodge. We recommend that the HIA is updated to reflect this. The recommendations from the revised HIA should be used to inform the policy wording.

That said, the extensive landscaping between the proposed site and the listed Lodge would limit the impact of development on the historic environment.

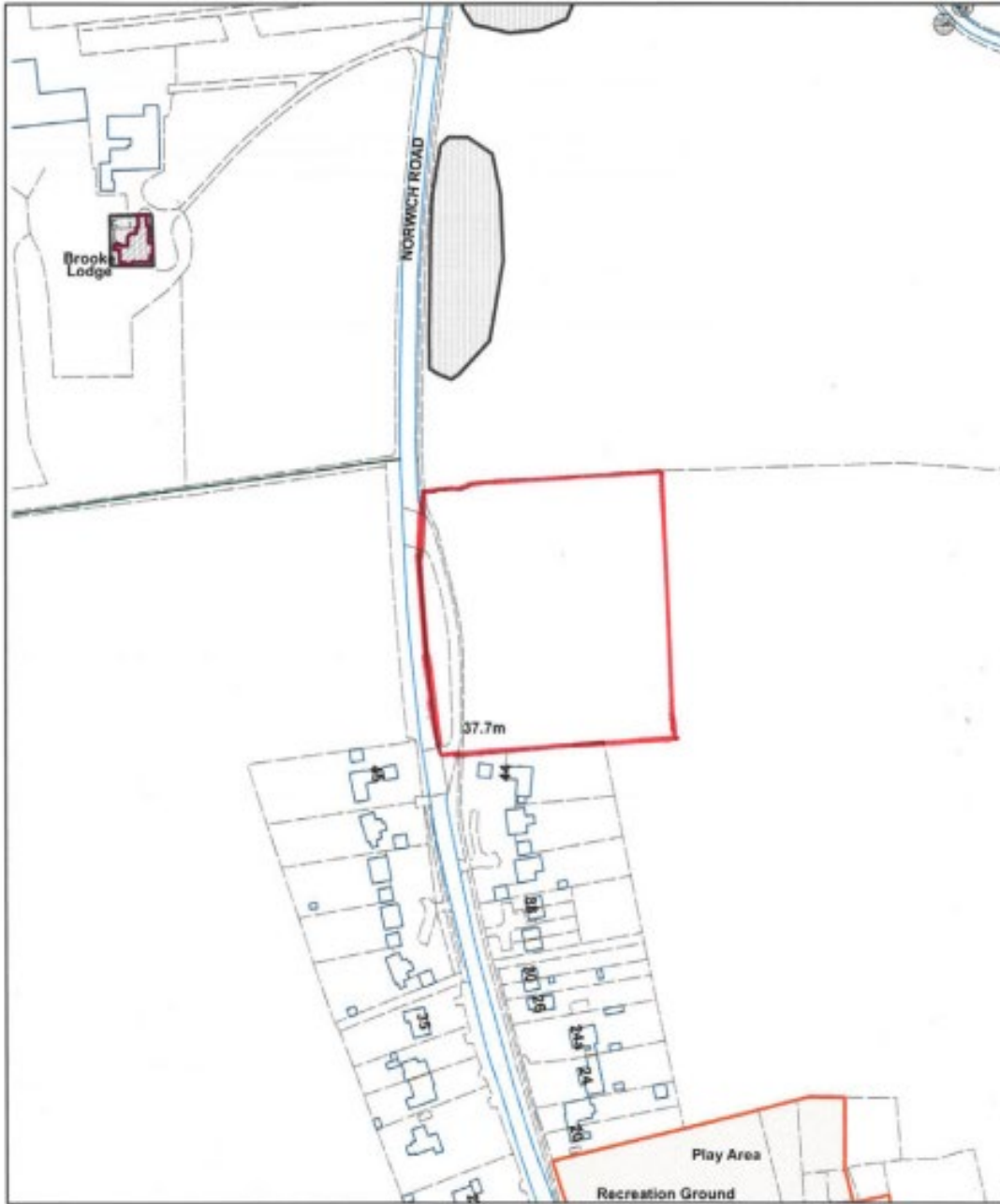
Norfolk County Council Historic Environment Service comments prior to the Regulation 19 consultation stage: N/A

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 19 consultation stage:



SN0432REVA

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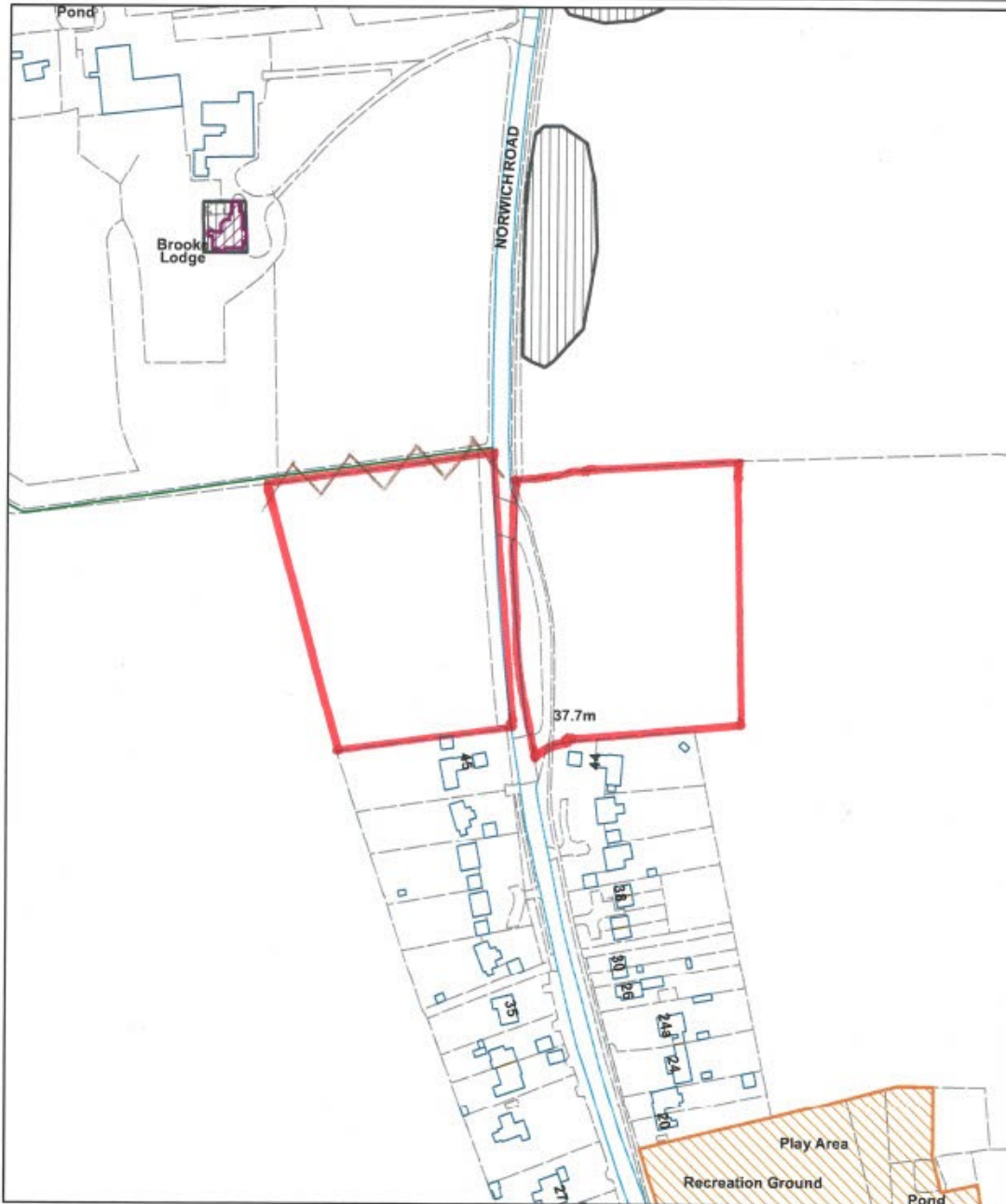
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IDENTIFIED HERITAGE ASSET(S) AFFECTED BY THE PROPOSED DEVELOPMENT	SIGNIFICANCE OF THE HERITAGE ASSET(S) AND ITS SETTING	IMPACT OF PROPOSED DEVELOPMENT ON THE SIGNIFICANCE	IDENTIFIED MITIGATION MEASURES/ ENHANCEMENT OPPORTUNITIES	IMPACT ON THE SIGNIFICANCE WITH MITIGATION/ ENHANCEMENT IN PLACE
<p><b>Brooke Conservation Area (CA)</b></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><b>MEDIUM</b></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><b>NEUTRAL</b></p> <p>The proposed site on both sides of Norwich Road are outside the CA, located approx. 200m to the north of it along Norwich Road. Previously there has been a residential allocation, again on both sides of Norwich Road, between the boundary of the CA and this site, and these properties have been built in recent years. The former allocation site has been included within the development boundary and the sites lies adjacent to these dwellings.</p> <p>Due to the distance between the site and the CA, as well as the intervening development, the site on both sides of Norwich Road are already</p>	<p>None required</p>	<p><b>NEUTRAL</b> and therefore there is <b>no harm</b> to the Conservation Area.</p>

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		visually disconnected from the Conservation Area. As such it would not have an adverse impact on the setting of the CA or wider perception of it.		
<p><b>Brooke Lodge</b> 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: <a href="#">1051161</a> HER Reference: <a href="#">14045</a></p>	<p><b>MEDIUM</b></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><b>NEUTRAL</b></p> <p>The western portion of the site shares a boundary with the grounds of Brooke Lodge. 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>	<ul style="list-style-type: none"> <li>Retain, protect and reinforce the trees and mature planting along the northern perimeter of the western half of the site.</li> </ul>	<p><b>NEUTRAL: No harm</b></p>

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<p><b>Milestone</b> Norwich Road</p> <p>One of 7 surviving milestones along the Norwich to Bungay Road.</p> <p>HER Reference: <a href="#">56558</a></p>	<p><b>LOW</b></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><b>NEUTRAL</b></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>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></p>
<p><b>Roman and medieval finds</b></p> <p>Metal-detecting in 2015 recovered Roman coin and a medieval jetton.</p> <p>HER Reference: <a href="#">60943</a></p>	<p><b>MEDIUM</b></p> <p>Contributes to the historical knowledge of the local area.</p>	<p><b>UNKNOWN</b></p> <p>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"> <li>Require investigation on the proposed site prior to development commencing to identify and record any further finds</li> </ul>	<p><b>UNKNOWN</b></p> <p>There may be further finds on the proposed site which should be investigated prior to any development.</p>

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<p><b>Undated road</b> 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: <a href="#">10150</a></p>	<p><b>MEDIUM</b> Contributes to the historical knowledge of the local area.</p>	<p><b>NEUTRAL</b> 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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find sites</li> <li>• Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>NEUTRAL: No harm</b></p>

## Site Details

Site Reference Number:

SN0020SL

Site Address:

Rear of 43 High Green, Brooke

Site Size:

0.11Ha

Proposed Housing Numbers on site:

Settlement Limit extension (numbers to be determined by planning application). Promoted for one dwelling.

## Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage: N/A

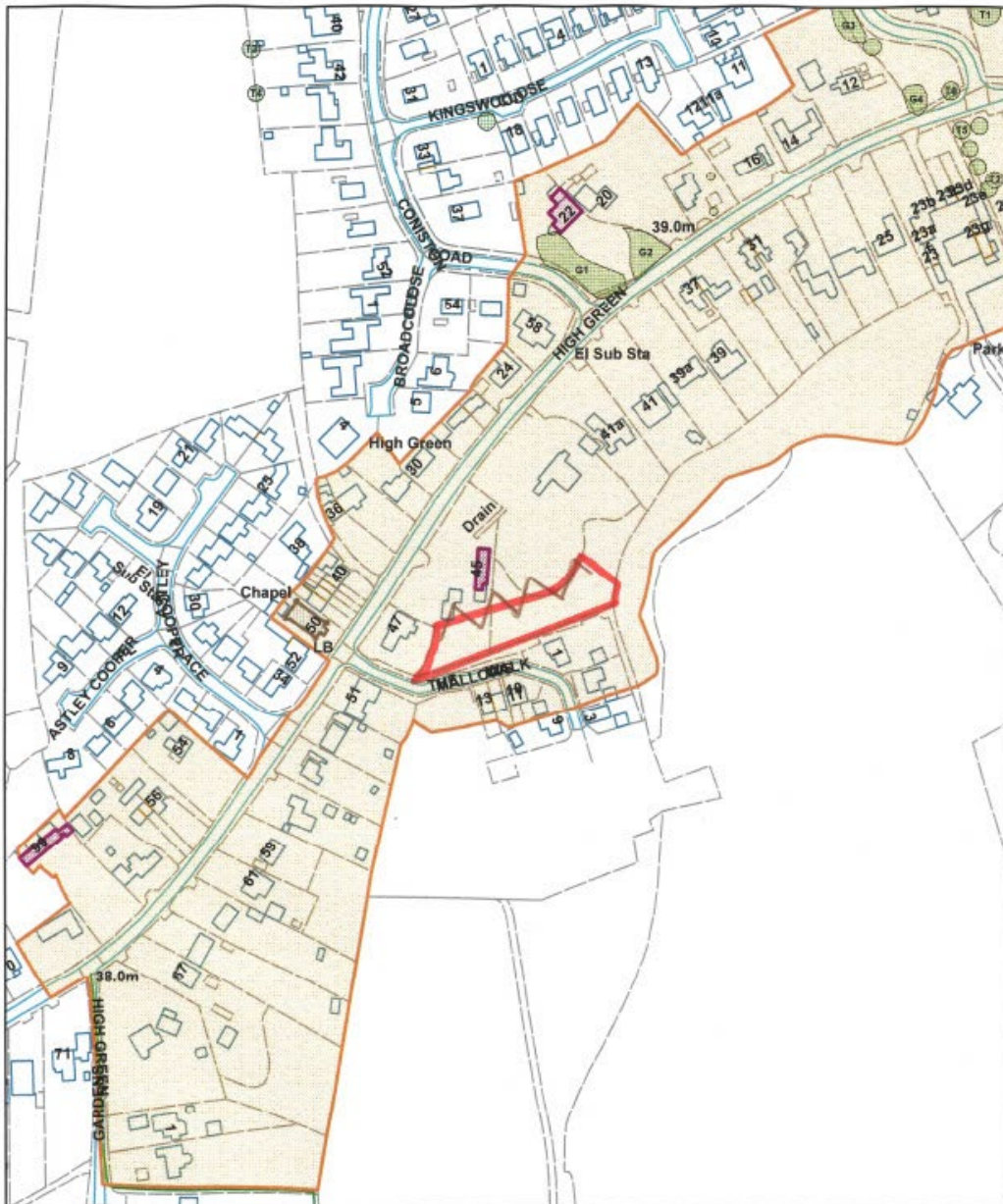
Norfolk County Council Historic Environment Service comments prior to the Regulation 18 consultation stage:

Wholly within the Conservation Area. Amber.

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

SN0020SL Brooke

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<p><b>Brooke Conservation Area</b></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><b>MEDIUM</b></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><b>MODERATE</b></p> <p>The site is wholly within the Conservation Area. It is surrounded on most sides by existing development, including recent development immediately to the south.</p> <p>Development on this site would result in the loss of some trees in the area. The existing trees contribute to the overall verdant edge of the Conservation Area in this area.</p>	<p>Retention of trees where possible to retain the character of the area.</p>	<p><b>MINOR</b></p>
<p><b>The Warren, 45 High Street</b></p> <p>Grade II Listed early 17th century rendered timber</p>	<p><b>MEDIUM</b></p> <p>Significance comes from the age of the asset and as an example of a 17<sup>th</sup> century</p>	<p><b>MODERATE</b></p> <p>The site is located immediately adjacent to the identified heritage asset.</p>	<p>Retention of trees where possible closest to the heritage asset in order to retain the historic character of the area and maintain the</p>	<p><b>MINOR</b></p>

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<p>framed house, with 18th century alterations.</p> <p>List Entry Number: <a href="#">1051158</a> HER Reference: <a href="#">34082</a></p>	<p>house with rendered timber frame and black pantile roof. It is a three-cell plan with 18th century brick bay added. Facade of two storeys, irregular fenestration. Rendered plinth. Three 3-light leaded casements to ground floor.</p> <p>The house retains its rural setting within its large curtilage and well vegetated gardens.</p> <p>The house is located to the rear of its curtilage with the associated garden area located to the west and north of the building. The house predates the other buildings surrounding it.</p>	<p>Development on the site would result in the loss of some trees that contribute to the setting of the asset. However, the asset is set back within its curtilage and orientated to the west, away from the site.</p>	<p>setting of the asset as much as possible.</p>	

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<p><b>Tane Cottage, High Green</b></p> <p>A post medieval timber framed house, with later alterations.</p> <p>HER Reference: <a href="#">41653</a></p>	<p><b>MEDIUM</b></p> <p>Significance arises from its structure.</p> <p>Post Medieval (1540 AD to 1900 AD) Timber framed house, coated and extended in brick.</p>	<p><b>MINOR</b></p> <p>Site is located to the south of the asset and does not appear to encroach on its setting. The significance of the asset derives from its structure rather than its setting therefore the impact from development is considered to be minor.</p>	<p>Retention of trees where possible to retain the historic character of the area.</p>	<p><b>NEGLIGIBLE</b></p>
<p><b>Cropmarks of former Roman road</b></p> <p>HER Reference: <a href="#">52298</a></p>	<p><b>UNKNOWN</b></p> <p>The cropmarks of a former stretch of Roman road are visible on aerial photographs running intermittently from Upper Stoke, across the former Poringland Heath and joining with the Roman road to Ditchingham, Stone Street, at Brooke to the southeast.</p>	<p><b>UNKNOWN</b></p> <p>The known cropmarks are outside of the site boundaries to the north. However, it is unclear if the site may have some archaeological assets due to the proximity of the cropmarks. Therefore the impact is considered to be unknown.</p>	<p>Require archaeological investigation on site prior to development commencing.</p>	<p><b>UNKNOWN</b></p>

## Bunwell

### Site Details

Site Reference Number:

VC BUN2

Site Address:

Land opposite Lilac Farm, Bunwell Street

Site Size:

1Ha

Proposed Housing Numbers on site:

Approximately 20 dwellings

Note to the Heritage Impact Assessment: The site remains preferred for the allocation of approximately 20 dwellings within the same boundaries as shown at Regulation-19. However, in order to address comments submitted by Historic England in response to the publication of the Regulation-19 Plan, the Council has reviewed the original Heritage Impact Assessment and updated it as appropriate. The map produced to support the initial HIA is included in this assessment as Map 1 whilst Map 2 has been updated to reflect 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:

N/A

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:

Amber. This would have some impact on the setting of the adjacent listed building. However with existing built up development, the position of the listed building within its site and its existing context, I do not consider that leaving the opposite side of the road undeveloped is critical to appreciating its significance. On the other hand, with the context of the listed building it should be well designed to take into account the setting of the heritage asset and therefore amber.

### Regulation 19 Consultation Comments

Historic England comments at Regulation 19 consultation stage:

There are no designated heritage assets within the site boundary. However, Lilac Farmhouse (grade II listed) lies opposite the site, and Bunwell Manor Hotel and The Cottage, also grade II listed, lie to the north of the site. Any development of the site has the potential to impact on the significance of these designated heritage assets.

We welcome the preparation of an HIA for the site. The HIA makes a number of helpful recommendations for the site. Some of these have been included in the policy (bullet points 1 and 2) but not all.

In bullet point 1 it would be helpful to make clear that the views should link Lilac Farmhouse (grade II) to the open countryside.

The HIA also advises development should be set back from the road frontage to retain an open setting. Add criterion to state this.

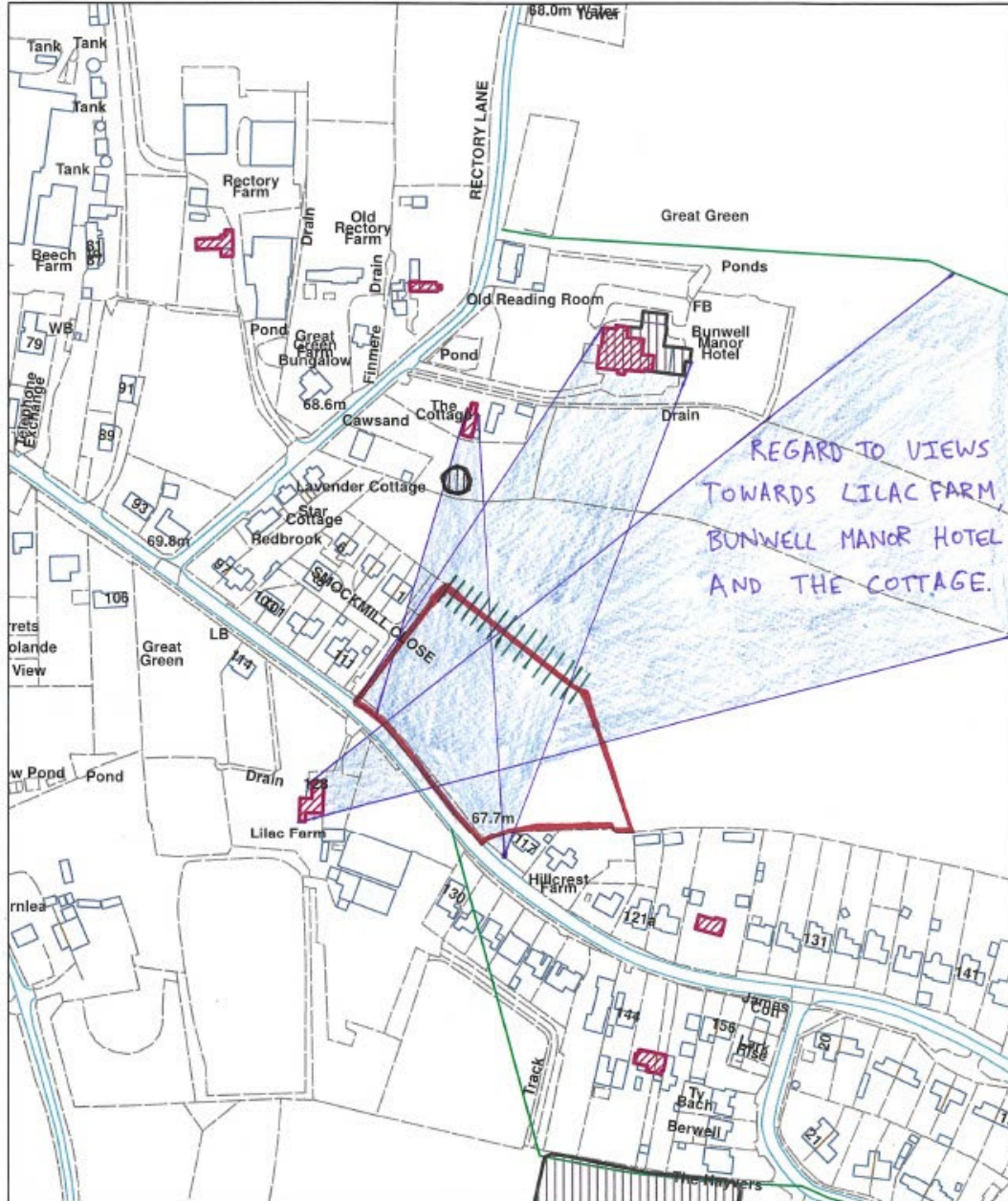
Bullet point 2 would be reworded to also reference Bunwell Manor Hotel.

Norfolk County Council Historic Environment Service comments prior to the Regulation 19 consultation stage: N/A

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 19 consultation stage: N/A

VC BUN2 (SN0538REV)

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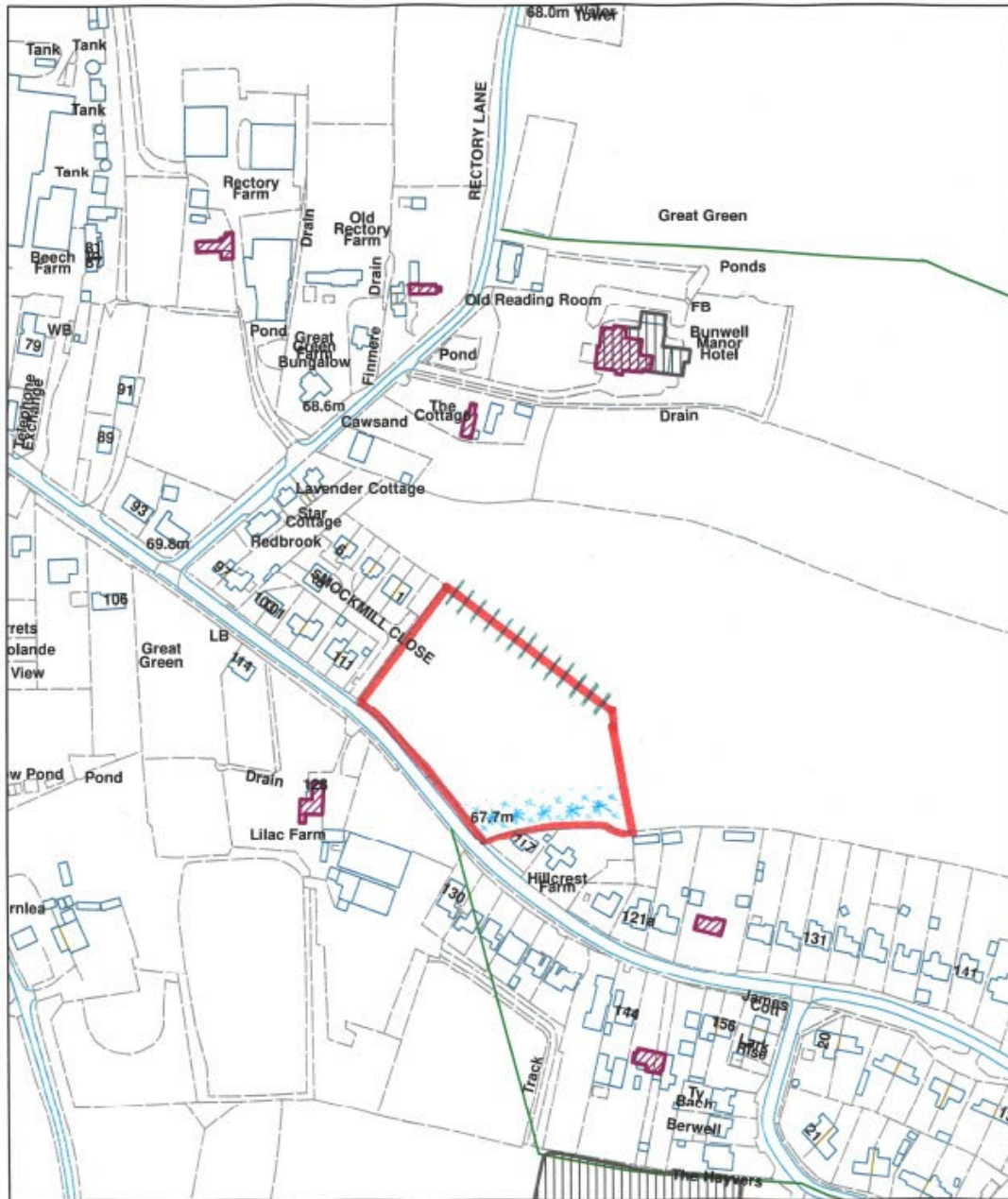
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<p><b>Lilac Farmhouse</b></p> <p>Grade II listed building. C17 timber-framed house with a thatched roof.</p> <p>List Entry Number: <a href="#">1171100</a> HER Reference: <a href="#">48508</a></p>	<p><b>MEDIUM</b></p> <p>The farmhouse dates from the early 17<sup>th</sup> century and is a striking two-storey gable ended building. Later additions to the property have taken place to the cottage since the early 19<sup>th</sup> century. The property has also recently been subject to recent repair and renovation.</p> <p>The farmhouse is clearly visible in views from Bunwell Street with the principal elevation facing towards the road.</p> <p>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</p>	<p><b>MINOR</b></p> <p>Modern housing development and largescale agricultural/commercial units south of Bunwell Street, as well as on the opposite side of Bunwell Street, has already altered the setting of the heritage asset. Further development will have a limited impact on the significance of the immediate setting of the building which is now limited to the fenced curtilage that surrounds it. Development on the site will however reduce the visual links and historical connections between the farmhouse and the agricultural land on the opposite side of Bunwell Street.</p>	<ul style="list-style-type: none"> <li>• Careful layout design to retain a visual connection between the farmhouse and the open countryside beyond the site.</li> <li>• Inclusion of an area of open space to the south east of the site to retain some long views across the site to the east and a visual connection to the former agricultural land.</li> <li>• Development to be set back from the road frontage to retain an open setting.</li> </ul>	<p><b>MINOR</b></p> <p>If some views between the farmhouse and the open countryside are retained then this element of its significance would be protected and there would be <b>Less than substantial harm</b>.</p>



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	<p>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>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>			

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><b>Bunwell Manor Hotel</b></p> <p>Grade II listed building. C16 timber-framed and brick house with pantiled gable roof and a moat.</p> <p>List Entry Number: <a href="#">1049613</a> HER Reference: <a href="#">10037</a></p>	<p><b>MEDIUM</b></p> <p>Originally a rectory in the later 16<sup>th</sup> century, the building was altered in the late 18<sup>th</sup> century. The remains of a medieval moat surrounds 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/site.</p> <p>The former grandeur of the building is apparent from the scale of the building and its grounds.</p>	<p><b>MODERATE</b></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. Although the development lies between the heritage asset and Bunwell Street, it would not significantly impact on any historic significance or connection.</p>	<ul style="list-style-type: none"> <li>• Retain a separation between the heritage asset and its grounds and new development.</li> <li>• Landscaping along the north boundary of the site.</li> </ul>	<p><b>MINOR</b></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 <b>less than substantial harm</b>.</p>

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<p><b>The Cottage</b></p> <p>Grade II listed building. C17 timber-framed and thatched house with thatched gable roof.</p> <p>List Entry Number: <a href="#">1171142</a> HER Reference: <a href="#">45728</a></p>	<p><b>MEDIUM</b></p> <p>A 17<sup>th</sup> 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. <b>The asset maintains a localised setting which is delineated by mature vegetation that surrounds the dwelling.</b></p> <p>The dwelling is accessed via Rectory Lane to the west, although it is also set back from this frontage and separated by mature vegetation.</p>	<p><b>MINOR</b></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"> <li>• Site layout and new landscaping to respond to the proximity of the site to the heritage asset</li> <li>• Consideration to be given to the materials and boundary treatments</li> </ul>	<p><b>MINOR</b></p> <p>If separation between the cottage and the new development is maintained, as well as appropriate landscaping, and a sensitive site layout implemented then there would be <b>less than substantial harm.</b></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><b>Great Green smock mill</b></p> <p>In use until 1888 but no identifiable remains.</p> <p>HER Reference: <a href="#">15968</a></p>	<p><b>UNKNOWN</b></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 <b>UNKNOWN</b>.</p>	<p>No mitigation required</p>	<p><b>NEUTRAL: No harm</b></p>

## Needham, Brockdish, Starston and Wortwell

### Site Details

Site Reference Number:

**VC WOR1**

Site Address:

**North and south of High Road**

Site Size:

**0.95Ha**

Proposed Housing Numbers on site:

**At least 12 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**

## Regulation 19 Consultation Comments

Historic England comments at Regulation 19 consultation stage:

Whilst there are no designated heritage assets within the site boundary, Redenhall church (grade I listed) is very visible from the northern part of the site. We welcome the reference to the GI listed St Mary's church, Redenhall in paragraph 26.23 and the reference to design and layout including building heights to reflect the prominence of the site in the River Valley Landscape. We also welcome bullet point 4 of the policy. We recommend an HIA is prepared for this site to fully assess the impact and ensure the appropriate mitigation is in place within the policy.

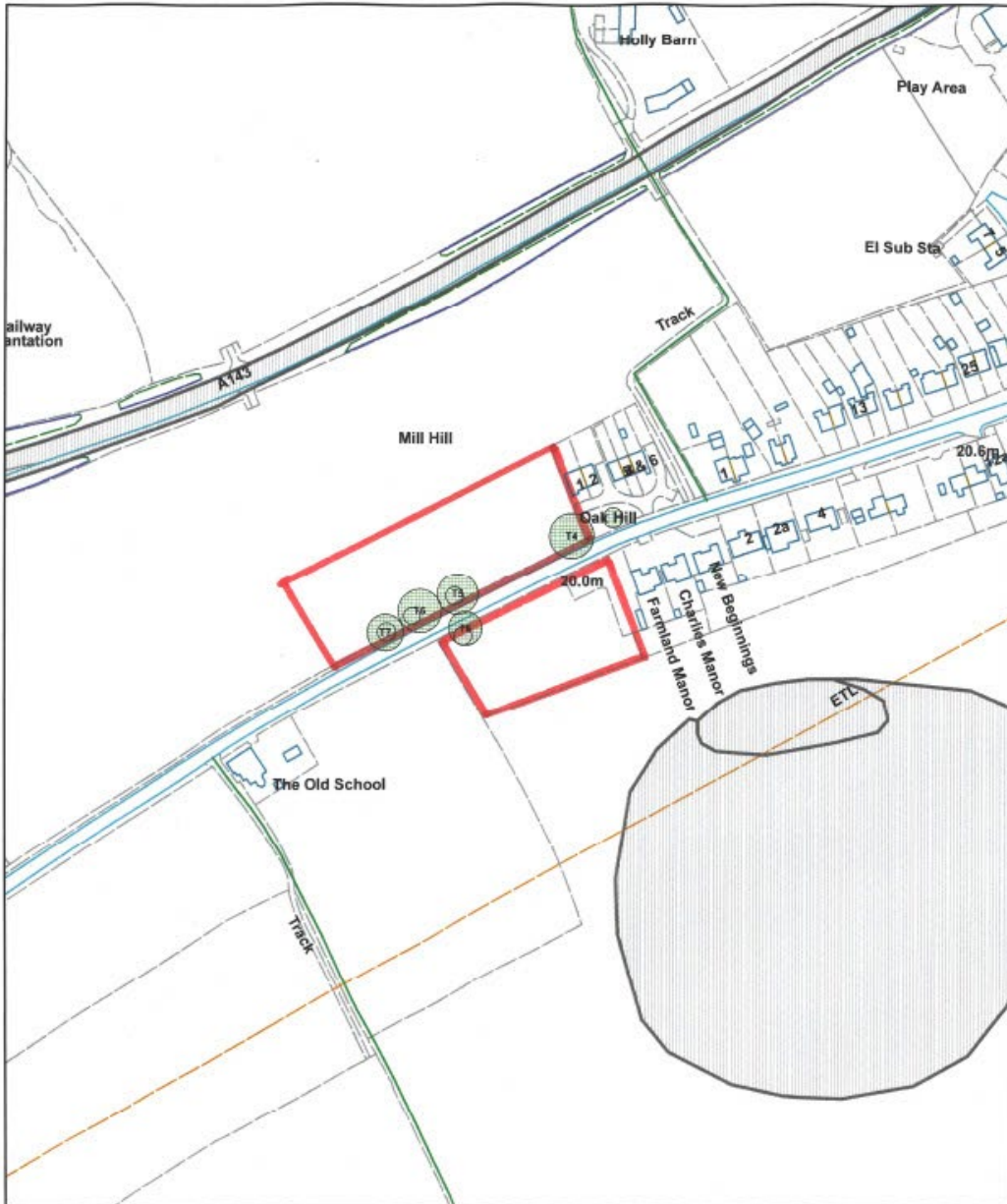
Norfolk County Council Historic Environment Service comments prior to the Regulation 19 consultation stage:

No heritage assets in close proximity. Amber.

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

VC WOR1

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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><b>Church of St Mary</b></p> <p>Grade I Listed</p> <p>Original parish church of Redenhall with Harleston. Mainly C15 and early C16. Chancel partly C14. Flint with stone dressings. Nave with fine Perpendicular clerestory, ashlar-faced. North and South aisles with Perpendicular windows. Decorated chancel. Two storeyed north porch with flushwork panelling and vaulted. Massive west tower with large octagonal buttresses with flush-work panelling and terminating in tall turrets, double-step battlements and bell-stage also with flushwork, 3-light Perpendicular belfry</p>	<p><b>HIGH</b></p> <p>Significance of the asset derives from its place in the landscape, as well as its age and architecture.</p> <p>Church began in 1460, spire removed 1680, replaced 1681 but gone by 1818.</p> <p>The church is situated above the road and includes a large Perpendicular style tower. The tower is visible from many different locations within the wider landscape and is therefore a significant part of the character of the area. The main body of the church actually lies across the parish border in Wortwell,</p>	<p><b>MODERATE</b></p> <p>The site is in an area of land that rises within the river valley, meaning it is prominent in the landscape. The Church tower is in evidence within the wider landscape, although existing established vegetation on key routes does restrict some views towards the Church.</p> <p>The potential impacts arising from development are considered to be moderate due to the distance the site is from the Church. The tower can also be seen more significantly from other locations in the area.</p>	<p>Consideration could be given to the overall height of dwellings on both parts of the site (north and south of High Road) due to the topography of the wider landscape.</p> <p>Landscaping and appropriate boundary treatments will need to be considered to integrate the development within the wider landscape.</p>	<p><b>MINOR IMPACT</b></p>



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<p>openings and four-light west window, the west side of tower is entirely covered with elaborate flushwork panelling.</p> <p>List Entry Number: <a href="#">1050134</a> HER Reference: <a href="#">11104</a></p>	<p>with part of the tower situated in Redenhall parish.</p> <p>Inside, the church has a brass lectern in the shape of a double eagle and made around 1500 in East Anglia, as well as some puzzling farrier symbols carved into the late 15th century west door.</p>			
<p><b>Roman coin</b></p> <p>3<sup>rd</sup> Century Roman sestertius coin, probably minted under Octacilla Severa between AD 244 and 249.</p> <p>HER Reference: <a href="#">29039</a></p>	<p><b>NEGLIGIBLE</b></p> <p>Found in 1980 in a nearby garden. No other records found.</p>	<p><b>UNKNOWN</b></p> <p>Coin was found in garden to the east of the site. No other finds have been recorded in the area. The likelihood of finding further artifacts may be low but cannot be accurately determined.</p>	<p>Require archaeological investigation on site prior to development commencing.</p>	<p><b>UNKNOWN</b></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.

## Regulation 19 Consultation Comments

Historic England comments at Regulation 19 consultation stage:

Although this is not an allocated site in the Local Plan, the settlement limit is being amended to incorporate this land.

Although the land does not include any designated heritage assets, the site is located between two grade II listed buildings – the United Reform Church and 155 High Road. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets.

There does not appear to be an HIA for this site. We recommend the preparation of an HIA for this site ahead of the EiP.

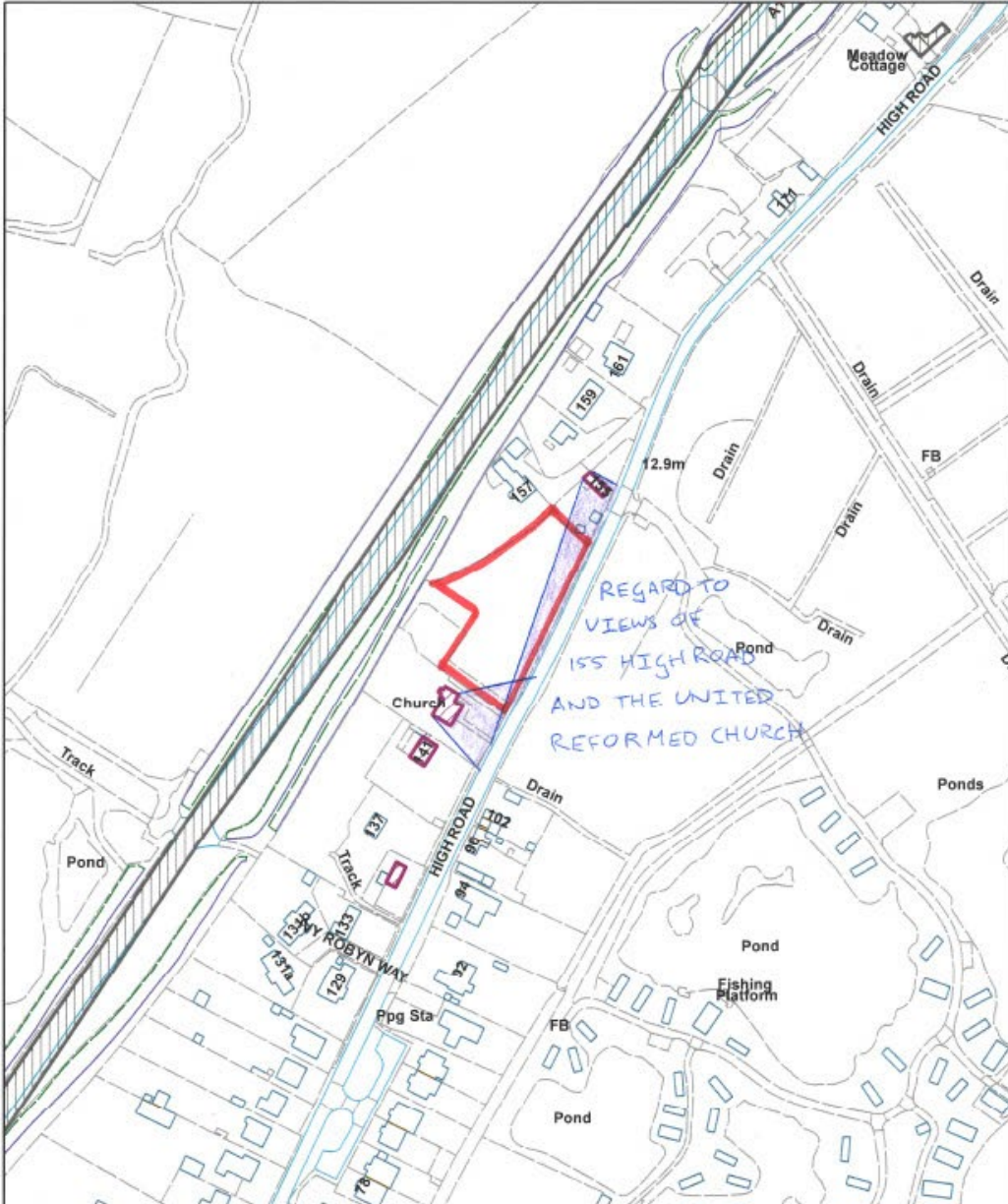
Notwithstanding this, we have some reservations about the approach to the extension of settlement limits because it is unclear how site-specific policy requirements e.g. mitigation measures recommended in an HIA, can be secured in the absence of a site-specific policy.

Norfolk County Council Historic Environment Service comments prior to the Regulation 19 consultation stage:

South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 19 consultation stage: N/A

SN5045SL Wortwell

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<p><b>155 High Road</b></p> <p>Grade II C17/18 timber-frame house, plastered. Steep black glazed pantile roof with gabled ends. Brick chimney stack, two storeys. Later amendments to the house.</p> <p>List Entry Number: <a href="#">1373029</a> HER Reference: <a href="#">45515</a></p>	<p><b>MEDIUM</b></p> <p>Its significance is derived from its architecture and age.</p> <p>The house has a domestic setting with associated domestic outbuildings to the rear of the dwelling. The house is contained within its own curtilage. The side, front and rear elevations can be seen from the road.</p>	<p><b>NEGLECTIBLE</b></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 views and are not affected by the site. Its rear elevation and garden to the south are adjacent to the site. The rear of 155 High Street is visible across the site but this is not significant due to the existing domestic outbuildings being tucked behind the property.</p>	<p>Reinforcement of vegetation along the northern boundary would help screen any new development from the garden of the asset and protect its setting.</p> <p>Provision of appropriate boundary treatments along site frontage to maintain views towards the asset.</p>	<p><b>NEUTRAL: No harm</b></p>
<p><b>United Reformed Church</b> High Road</p>	<p><b>MEDIUM</b></p> <p>Its significance is derived from its architecture and</p>	<p><b>MINOR</b></p>	<p>Carefully consider the layout including development at the southern end of the site</p>	<p><b>NEUTRAL: no harm</b></p>

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<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: <a href="#">1301564</a> HER Reference: <a href="#">34948</a></p>	<p>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, typical of this type of chapel. The graveyard continues up the slope behind which is a bank that restricts any views from the west. A new driveway and car parking area with close boarded timber panel fencing have been constructed to the northern boundary. This has altered the immediate setting of the chapel.</p> <p>Views to the north were opened up when established trees (including leylandii) were removed</p>	<p>It is located immediately to the north of the proposed site within limited grounds.</p> <p>The site would be physically separated from the chapel building by the new formal driveway, car park and timber panel fencing. The immediate impact on the church and its principal front view would be limited although views towards the chapel from the north would be impacted. However, the key view of the chapel is from the front and not the side elevation.</p>	<p>not to encroach forward of the chapel building in order to maintain views of the building from High Road.</p>	

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	<p>from along the site frontage and side boundary. This has opened up longer views towards the chapel but the installation of the fence and formal parking area has also altered the significance of its setting.</p>			
<p><b>The Old Manse</b> 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: <a href="#">1050803</a> HER Reference: <a href="#">48470</a></p>	<p><b>MEDIUM</b></p> <p>Its significance is derived from its architecture and age and its historical function.</p> <p>It is adjacent to the south of the listed chapel 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><b>NEUTRAL</b></p> <p>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><b>NEUTRAL: No harm</b></p>

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<p><b>Roman pottery sherds</b> Immediately behind</p> <p>HER Reference: <a href="#">11049</a></p>	<p><b>MEDIUM</b> Contributes to the important historical knowledge of the local area.</p>	<p><b>UNKNOWN</b> 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"> <li>Require further investigation prior to development commencing to identify and record any further finds</li> </ul>	<p><b>UNKNOWN</b> There may be further finds on the proposed site which should be investigated prior to any development.</p>



## Part C – Remaining HIAs for sites in the VCHAP

Barford, Marlingford, Colton and Wramplingham

### 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

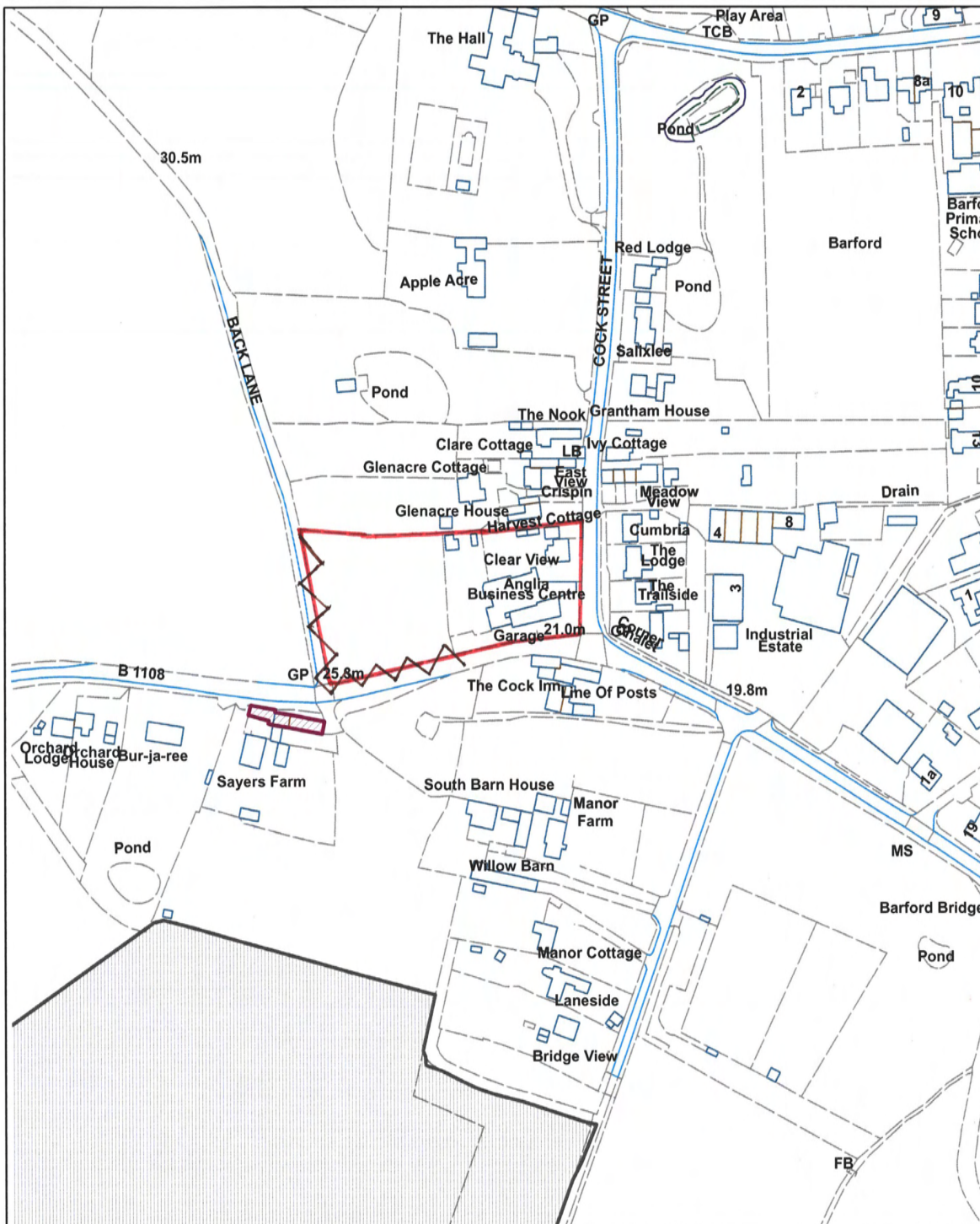
NOTE: This site was promoted for consideration during the Call for Sites that was held alongside the Regulation 18 consultation. The site was subject to a technical consultation post- the Regulation 18 consultation with those comments received reflected below.

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.



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<p><b>Sayers Farmhouse</b> 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: <a href="#">1373036</a> HER Reference: <a href="#">44311</a></p>	<p><b>MEDIUM</b></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, although this site is enclosed by a strong hedge line.</p>	<p><b>MINOR</b></p> <p>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"> <li>Retention of hedgerow to maintain rural character</li> </ul>	<p><b>MINOR:</b> and if the hedgerow is retained then <b>less than substantial harm (low end)</b></p>

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<p><b>The Cock Public House Watton Road</b></p> <p>Non-designated asset Two storey brick, painted white, pantiled roof.</p>	<p><b>LOW</b></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><b>NEGLIGIBLE</b></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 <b>ENHANCE</b> the setting of the building.</p>

## Bressingham

### 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.

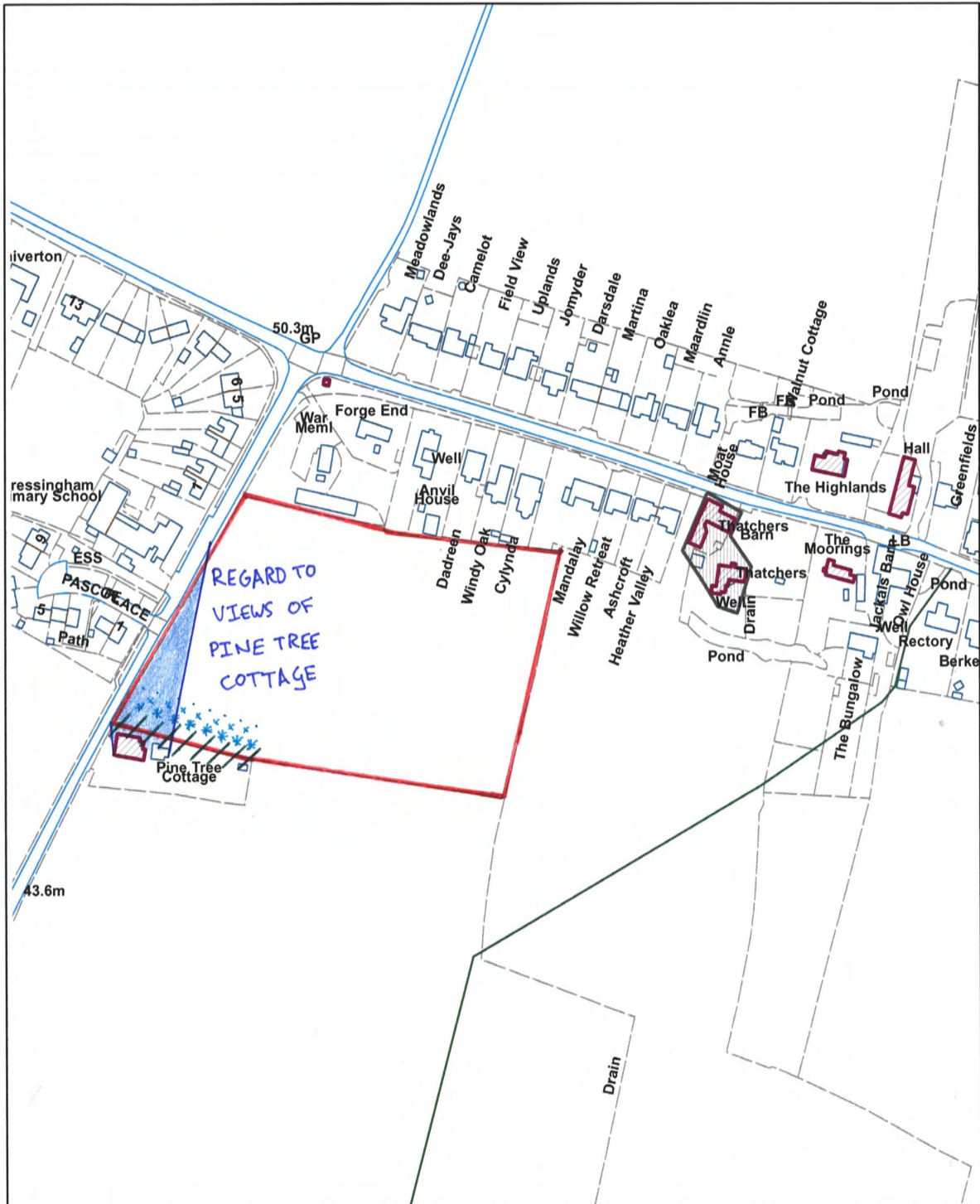
I would prefer this to SN3019 as avoid further development along the lane and the need for longer footpaths along the lane to the school etc. and will allow views of the open countryside from that lane to be preserved further south. This site would allow a more efficient layout and provision of safer 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.

SN4036

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<p><b>Pine Tree Cottage,</b> School Road</p> <p>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: <a href="#">1170621</a> HER Reference: <a href="#">40724</a></p>	<p><b>MEDIUM</b></p> <p>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 north elevation.</p>	<p><b>MODERATE</b></p> <p>Development would be located on the site immediately to the north of the heritage asset, closest to the side of the dwelling with a plain pantiled roof and no windows. 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 on the opposite side of School Road. The building's partial rural setting does not make a significant contribution to the architectural and historic character and significance of building, which mainly derives from its appearance and historic fabric. Views of the heritage asset from the Public Right of Way to the east could also be impacted to a degree but this is considered to be negligible. Views of the pantile roof on the north side from the road, which is a prominent feature of the building, will be preserved.</p>	<ul style="list-style-type: none"> <li>The layout of the development should take into account the cottage. There is an opportunity to provide an area of open space on this site and a small informal vehicular parking area to assist with the school overflow parking. Both these features could be located to the south of the proposed allocation site and in closest proximity to the heritage asset, creating a degree of separation. This approach to site layout would also preserve views of the building and its prominent pantile roof.</li> </ul>	<p><b>MINOR</b> and less than substantial harm (lower end)</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
			<ul style="list-style-type: none"> <li>Landscaping along south boundary would increase the separation and soften the visual impact.</li> </ul>	
<p><b>Roman and medieval to post-medieval finds</b> East of School Road</p> <p>Metal-detecting in 2016 recovered medieval pottery sherds</p> <p>HER Reference: <a href="#">61755</a></p>	<p><b>MEDIUM</b></p> <p>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.</p>	<p><b>NEUTRAL</b></p> <p>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.</p> <p>As no finds recorded on the proposed site the impact there is <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>This site would need to be investigated prior to development.</li> </ul>	<p><b>NEUTRAL: No harm</b></p>

## Earsham

### 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

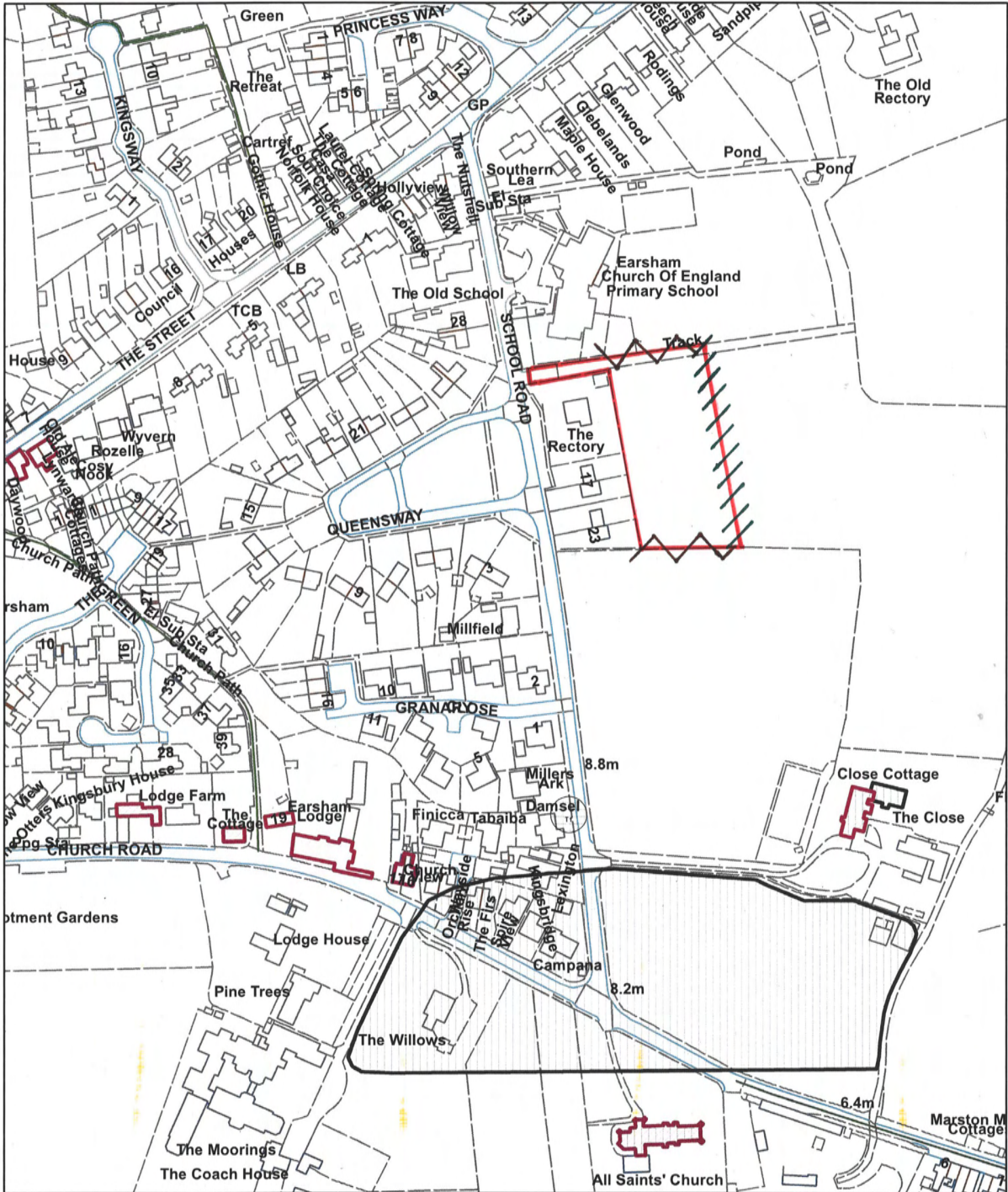
South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

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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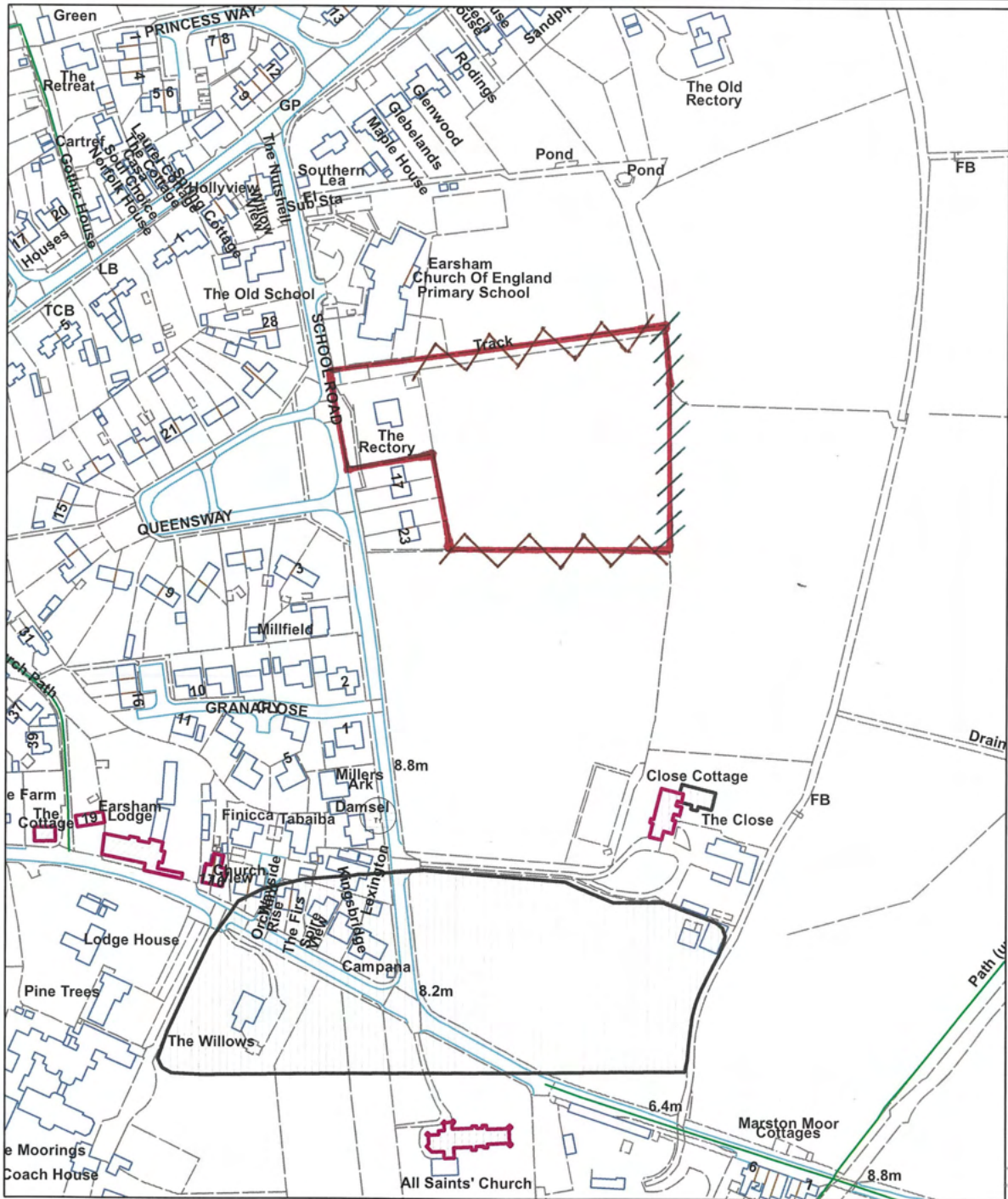
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VC EAR1 (SNO390REVA)

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><b>Church of All Saints</b> 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><b>HIGH</b></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><b>NEGLIGIBLE</b></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"> <li>• 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.</li> <li>• The rear (eastern) boundary should be delineated by joining the two hedgelines to create a continuous green boundary</li> </ul>	<p><b>NEGLIGIBLE</b></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 <b>no harm</b>.</p>

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List Entry Number: <a href="#">1050403</a> HER Reference: <a href="#">11118</a>	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><b>The Close</b> 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: <a href="#">1050402</a> HER Reference: <a href="#">33516</a></p>	<p><b>MEDIUM</b> 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><b>NEGLIGIBLE</b> 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>	<p>None required</p>	<p><b>NEGLIGIBLE</b> and no harm.</p>

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<p><b>Early Saxon cemetery, potentially Saxon earthwork enclosure and possible moot site</b> 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: <a href="#">11110</a></p>	<p><b>HIGH</b> 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><b>NEUTRAL</b> 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 <b>UNKNOWN</b> but there is a likelihood that there may be further finds in the area.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find sites</li> <li>• Require investigation on the proposed site prior to development commencing to identify any further historic activity</li> </ul>	<p><b>NEUTRAL: no harm</b></p>

## Gillingham, Geldeston and Stockton

### 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:

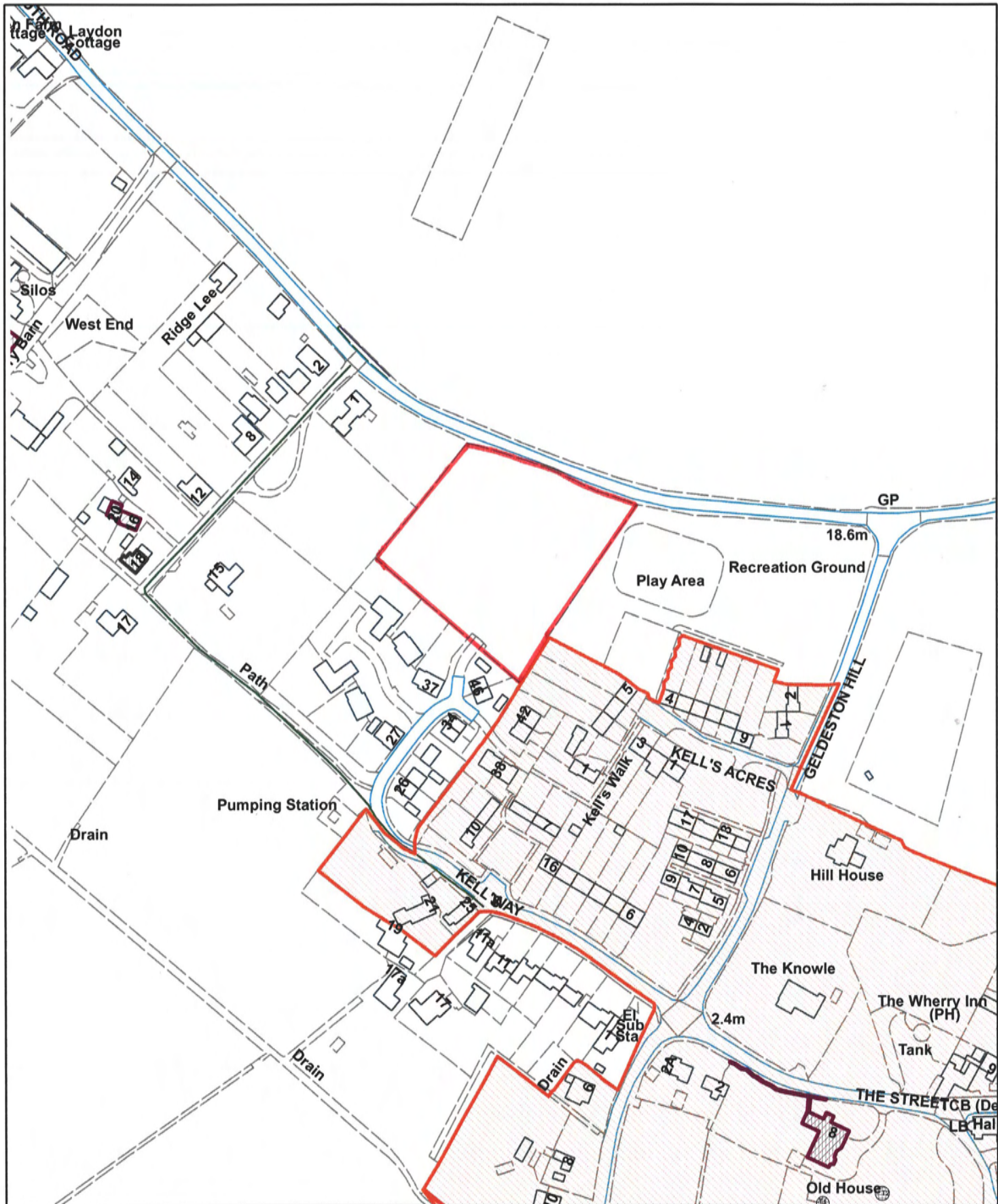
Amber score.

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

1:2500



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<p><b>Conservation Area</b></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><b>MEDIUM</b></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><b>MINOR</b></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"> <li>Development needs to respect the form and layout of the Kells estate</li> </ul>	<p><b>MINOR</b></p> <p>The site is not in the CA but is close to the Kells estate. There would be <b>less than substantial harm (lower end)</b> to the Conservation Area.</p>

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	<p>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.</p>	<p>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.</p>		

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<p><b>Rush Fen Cottage and Chilverton Cottage</b> 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: <a href="#">1304399</a> HER Reference: <a href="#">12663</a></p>	<p><b>MEDIUM</b> 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 19<sup>th</sup> century bungalows and so views are very contained and there are no wider views.</p>	<p><b>NEUTRAL</b> 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>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></p>



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<p><b>Dairy Barn at Green Farm</b> 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: <a href="#">1050619</a> HER Reference: <a href="#">12662</a></p>	<p><b>MEDIUM</b></p> <p>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><b>NEUTRAL</b></p> <p>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>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></p>

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<p><b>Post-medieval saw pit &amp; Palaeolithic flint handaxe</b> East of site</p> <p>HER Reference: <a href="#">59992</a> HER Reference: <a href="#">17559</a></p>	<p><b>LOW</b> 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><b>NEUTRAL</b> 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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find site</li> <li>• Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>NEUTRAL: No harm</b></p>
<p><b>Earthworks of medieval to post medieval ditches</b> West of site</p> <p>HER Reference: <a href="#">45190</a></p>	<p><b>MEDIUM</b> 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><b>NEUTRAL</b> 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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find site</li> <li>• Require further investigation prior to development commencing to confirm if earthworks are still present and record any information or finds</li> </ul>	<p><b>UNKNOWN</b> 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>

Hales and Heckingham, Langley with Hardley, Carleton St Peter, Claxton, Raveningham and Sisland

## 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:

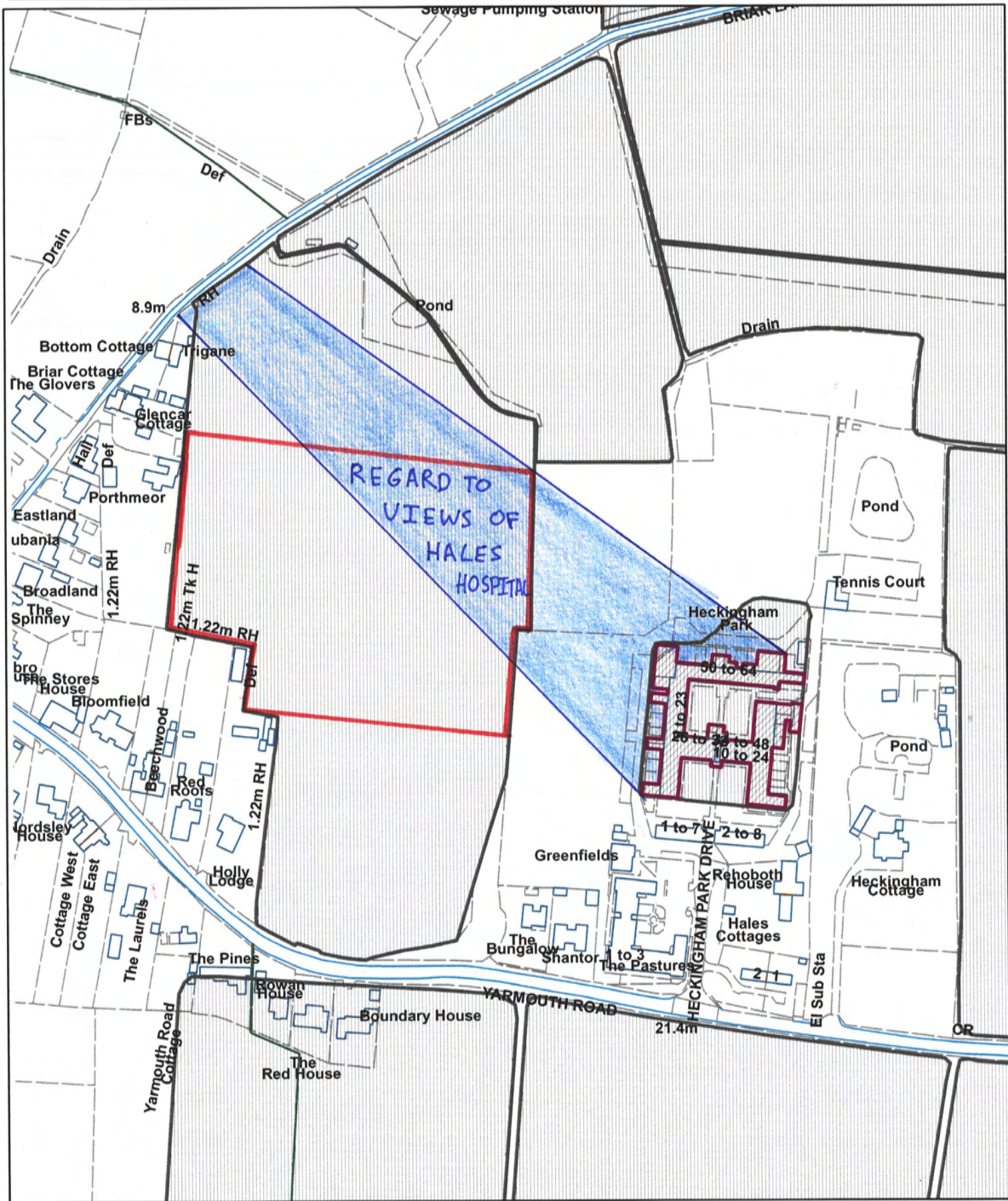
Amber score.

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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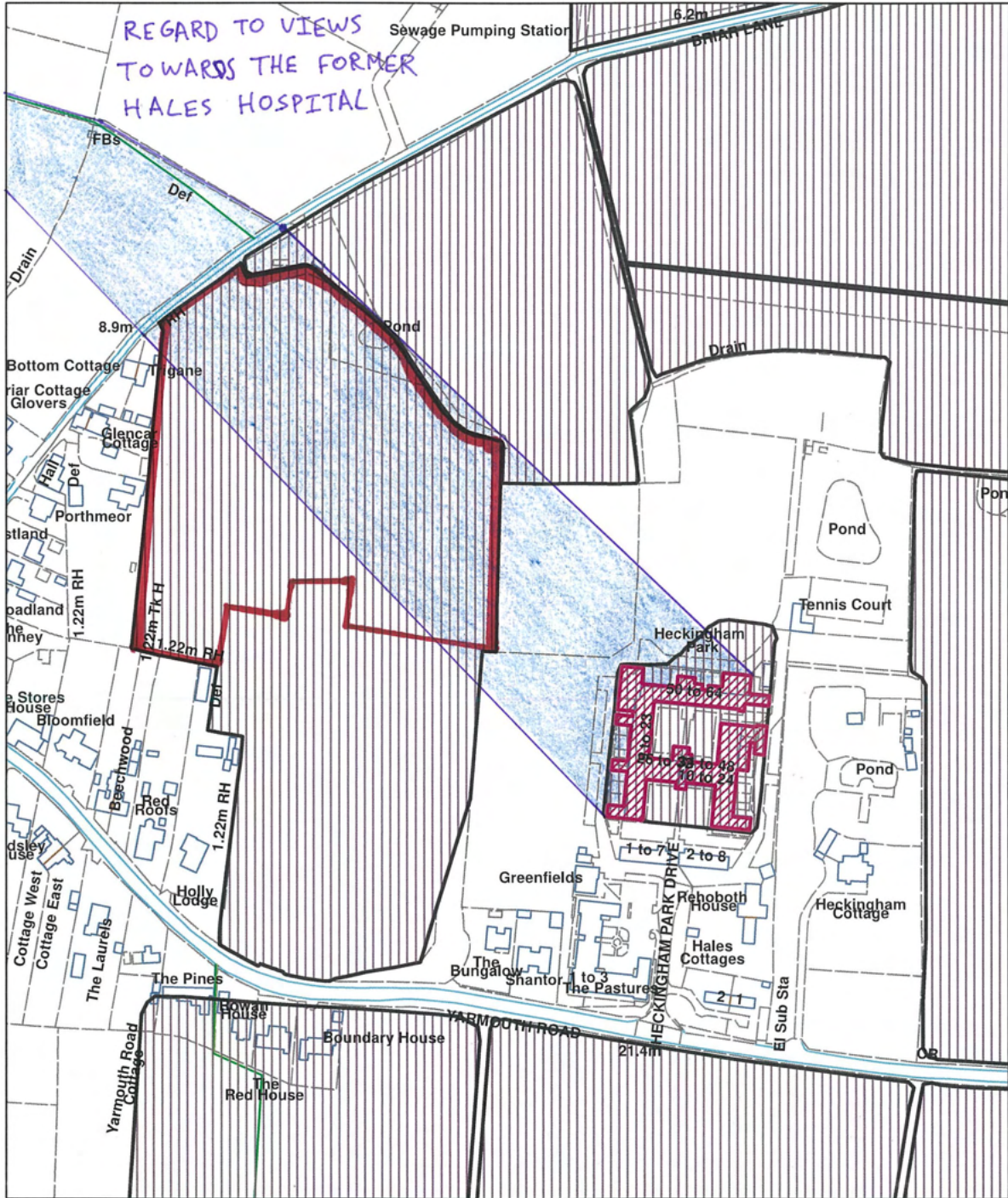
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<p><b>Hales Hospital Yarmouth Road</b></p> <p>Grade II. Workhouse built 1764 It is a substantial building that was much changed during its later use as a hospital. It was on the Buildings at Risk register and has now been converted to residential. To the north is a former burial ground.</p> <p>List Entry Number: <a href="#">1373193</a></p> <p>HER Reference: <a href="#">10539</a></p>	<p><b>MEDIUM</b> 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><b>MINOR</b> 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"> <li>• 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</li> <li>• Use this to inform appropriate use of landscaping along the boundaries</li> </ul>	<p><b>MINOR</b> If any wider views identified are protected and enhanced by the layout and design then, <b>less than substantial harm (at the lower end)</b></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>		



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><b>Multi-period finds, west of workhouse found 1986</b></p> <p>HER Reference: <a href="#">22694</a></p> <p><b>Roman coin, west of workhouse found 1959</b></p> <p>HER Reference: <a href="#">10522</a></p>	<p><b>MEDIUM</b></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><b>NEUTRAL</b></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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>No mitigation required for existing find sites</li> </ul> <p>Require investigation on the proposed site prior to development commencing to identify and record any finds</p>	<p><b>NEUTRAL: No harm</b></p>
<p><b>Multi-period pottery found 1985, south of Yarmouth Road</b></p> <p>HER Reference: <a href="#">22657</a></p> <p><b>Site of Iron Age and Roman settlement and multi-period finds, south of Yarmouth Road</b></p> <p>HER Reference: <a href="#">19498</a></p>	<p><b>MEDIUM</b></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><b>NEUTRAL</b></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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>No mitigation required for existing find sites</li> </ul> <p>Require investigation on the proposed site prior to development commencing to identify and record any finds</p>	<p><b>NEUTRAL: No harm</b></p>

Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick

## 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:

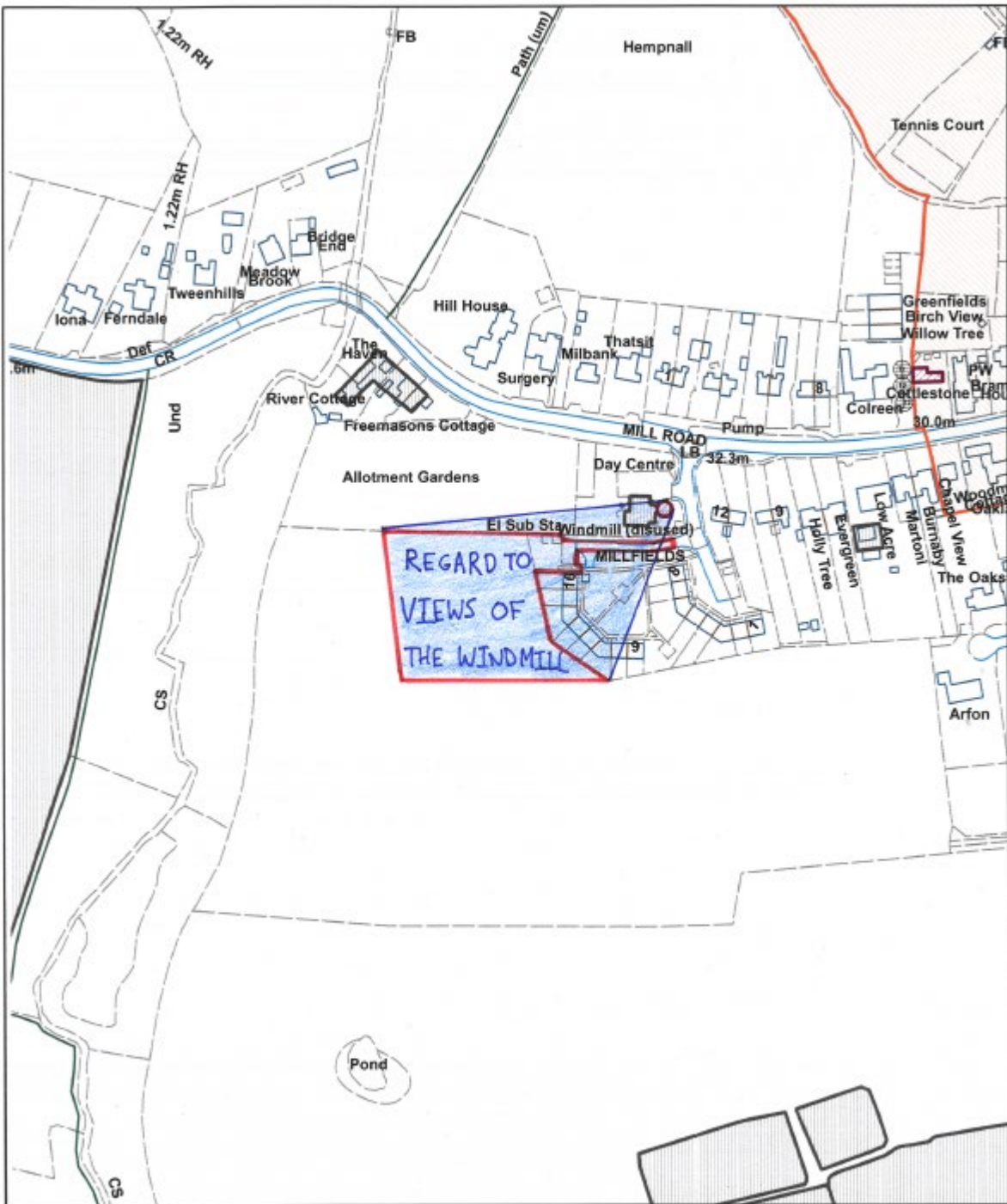
Amber score

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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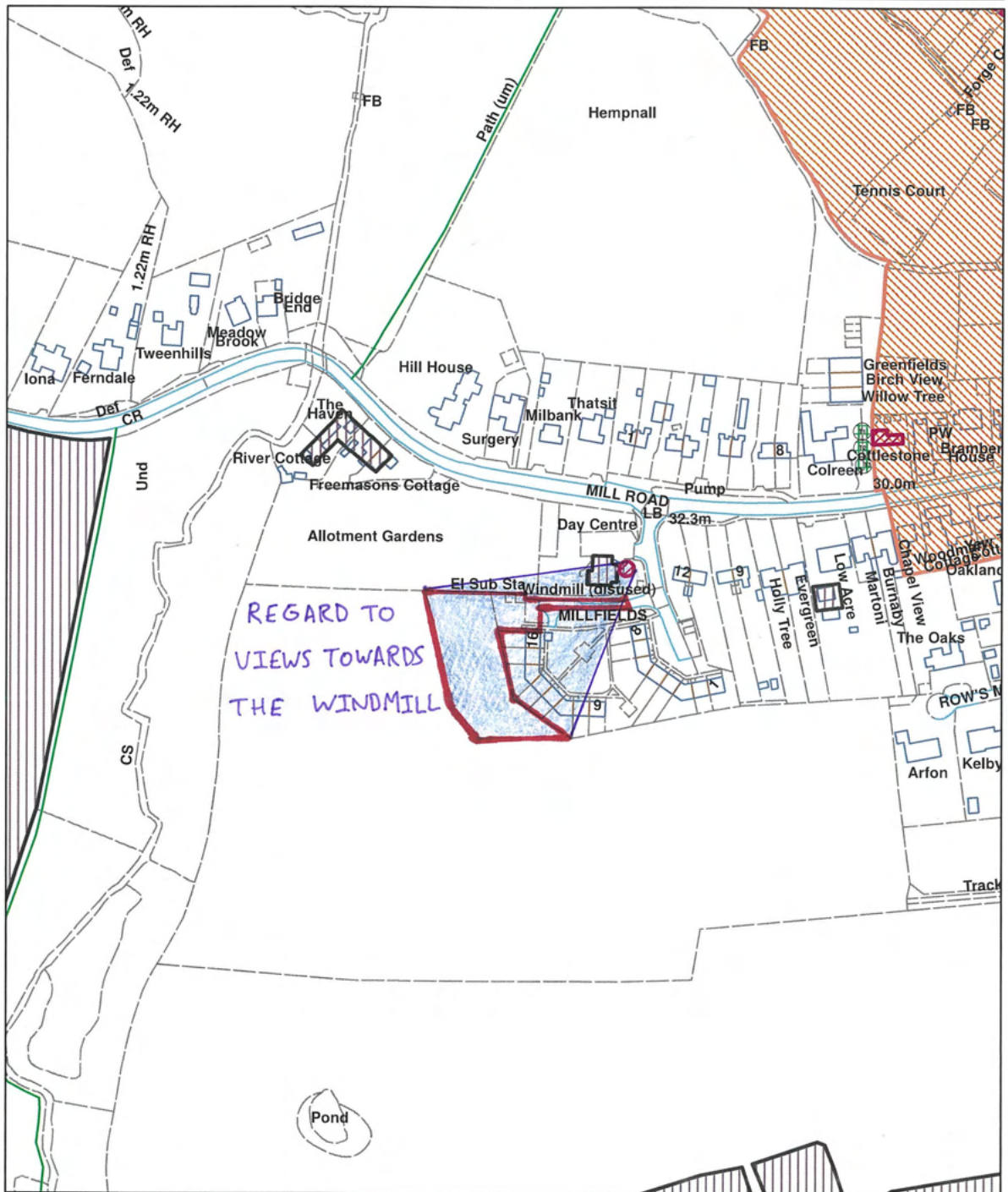
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VC HEM1 (SN0220SL)

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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><b>Disused windmill</b> (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: <a href="#">1050338</a> HER Reference: <a href="#">10181</a></p>	<p><b>MEDIUM</b></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><b>MODERATE</b></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"> <li>• Careful layout design to keep views as open as possible so that the windmill retains its visual prominence in terms of height</li> <li>• Layout designed to incorporate views of the windmill from public spaces</li> <li>• The whole development should be limited in height to single storey</li> <li>• Landscaping to be kept low and not obscure views of the mill, existing vegetation could be reduced in height along access</li> </ul>	<p><b>MINOR</b></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><b>Less than substantial harm (at the lower end)</b></p>

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<p><b>Possible Late Neolithic/Bronze Age flint working site and multi-period finds</b></p> <p>HER Reference: <a href="#">29412</a></p>	<p><b>MEDIUM</b></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 2<sup>nd</sup> church site.</p>	<p><b>NEUTRAL</b></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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find sites</li> <li>• Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>NEUTRAL: No harm</b></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><b>Freemasons Cottage</b></p> <p>Non-designated Heritage Asset.</p> <p>HER Reference: <a href="#">15977</a></p>	<p><b>NEGLIGIBLE</b></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><b>NEUTRAL</b></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><b>NEUTRAL: No harm</b></p>



## Little Melton and Great Melton

### 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:

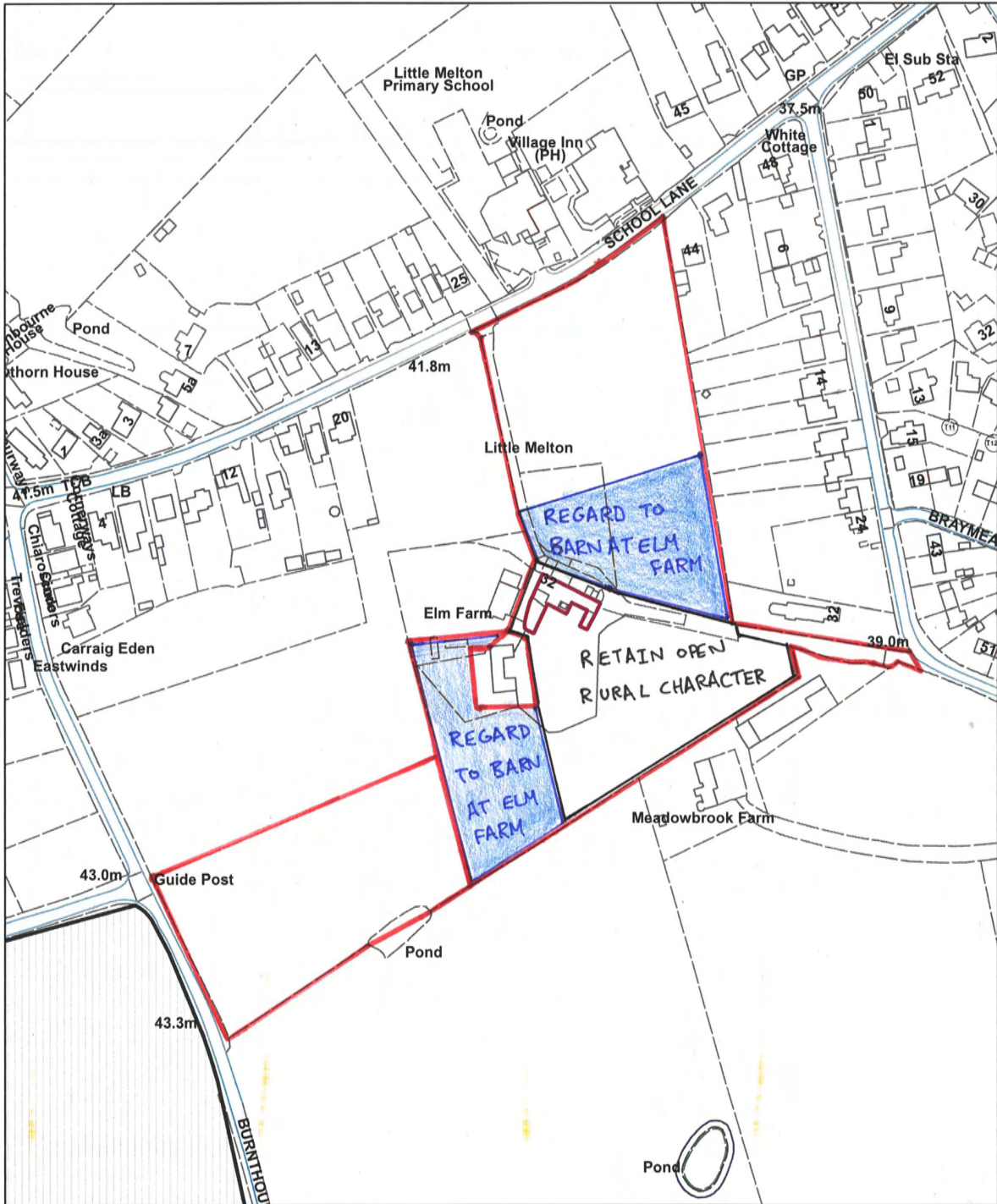
Amber

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

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<p><b>Barn at Elm Farm</b> 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: <a href="#">1373135</a> HER Reference: <a href="#">44331</a></p>	<p><b>MEDIUM</b> 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 subdivided 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 roads although of minor significance.</p>	<p><b>MODERATE</b> 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"> <li>• Potential to secure renovation and reuse of the building in the allocation site</li> <li>• 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.</li> </ul>	<p><b>MODERATE beneficial impact</b> 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>

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<p><b>Undated linear ditch cropmark</b></p> <p>On aerial photographs on land to the north-east of Elm Farm, Little Melton.</p> <p>HER Reference: <a href="#">54416</a></p>	<p><b>MEDIUM</b></p> <p>Contributes to the historical knowledge of the local area.</p>	<p><b>UNKNOWN</b></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"> <li>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.</li> </ul>	<p><b>LIMITED</b> if the mitigation is carried out and therefore <b>no harm</b>. However, if mitigation is not carried out the impact cannot be determined and the harm would be <b>unknown</b>.</p>
<p><b>Neolithic flints</b></p> <p>West of Burnthouse Lane</p> <p>A scatter of Neolithic flints including cores and scrapers found in 1977.</p> <p>HER Reference: <a href="#">13413</a></p>	<p><b>MEDIUM</b></p> <p>Contributes to the historical knowledge of the local area.</p>	<p><b>NEUTRAL</b></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 would be required. As no finds recorded on the proposed site the impact there is <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>NEUTRAL: No harm</b></p>

## Needham, Brockdish, Starston and Wortwell

### 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:

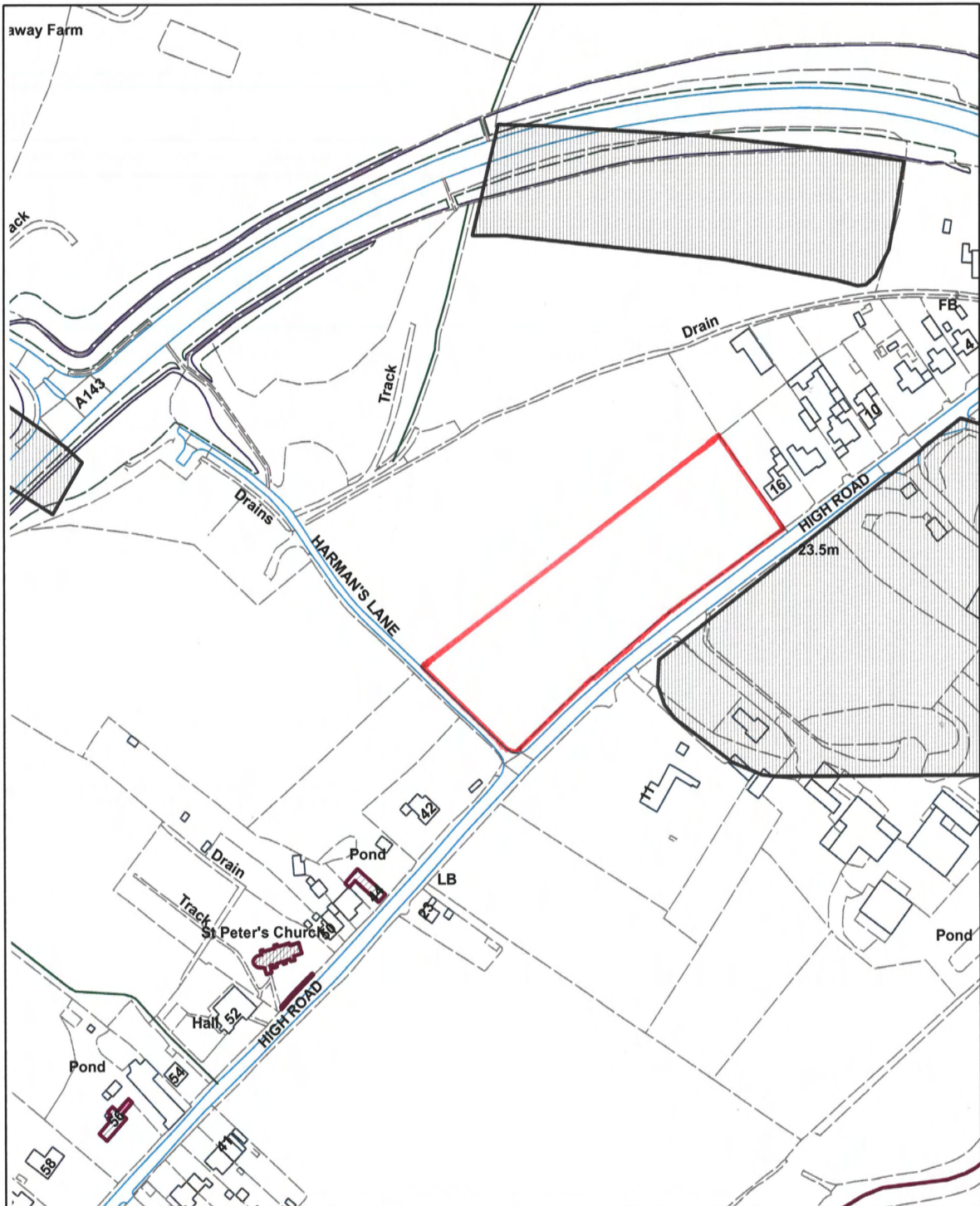
Amber score

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

No heritage or design issues with SN2065

SN2065REV

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<p><b>Church of St Peter</b> 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: <a href="#">1154114</a> HER Reference: <a href="#">11095</a></p>	<p><b>HIGH</b></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 banking, vegetation and level changes.</p>	<p><b>NEUTRAL</b></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><b>NEUTRAL</b></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 <b>no harm</b>.</p>

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<p><b>Boundary wall</b> South of Church of St Peter</p> <p>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.</p> <p>List Entry Number: <a href="#">1373283</a></p>	<p><b>MEDIUM</b></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 contributes to the setting of the church and contains its immediate views.</p>	<p><b>NEUTRAL</b></p> <p>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.</p>	<p>None required</p>	<p><b>NEUTRAL</b></p> <p>The immediate setting of the wall and longer views will not be affected and there will be <b>no harm</b>.</p>
<p><b>Ivy Farmhouse</b> High Road</p> <p>Grade II 17th century timber-frame house.</p> <p>List Entry Number: <a href="#">1050261</a> HER Reference: <a href="#">45308</a></p>	<p><b>MEDIUM</b></p> <p>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, ground floor 19th century and first floor modern. Two 19th century doors.</p>	<p><b>NEUTRAL</b></p> <p>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 vegetation the proposed site and it would not detract from its setting.</p>	<p>None required</p>	<p><b>NEUTRAL</b></p> <p>The immediate setting of the building and longer views will not be affected and there will be <b>no harm</b>.</p>

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<p><b>Roman coin</b> Opposite the church HER Reference: <a href="#">11080</a></p>	<p><b>MEDIUM</b>  A Roman coin of Vespasian was found in 1954.</p>	<p><b>NEUTRAL</b> 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.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find sites</li> </ul>	<p><b>NEUTRAL: No harm</b></p>
<p><b>Prehistoric worked flints and Iron Age plaque</b> HER record states south-east side of Wells Lane which is to the north of the proposed site  HER Reference: <a href="#">13940</a></p>	<p><b>MEDIUM</b> 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 include the development site.</p>	<p><b>UNKNOWN</b> No impact on the find if it was in this field, need to investigate if there are any further items.</p>	<ul style="list-style-type: none"> <li>• Require investigation on the proposed site prior to development commencing to identify and record any additional finds</li> </ul>	<p><b>UNKNOWN</b></p>

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<p><b>Site of Roman settlement and pottery kilns</b> 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: <a href="#">11071</a></p>	<p><b>HIGH</b></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"> <li>Require investigation on the proposed site prior to development commencing to identify and record any additional finds</li> </ul>	<p><b>UNKNOWN</b></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:

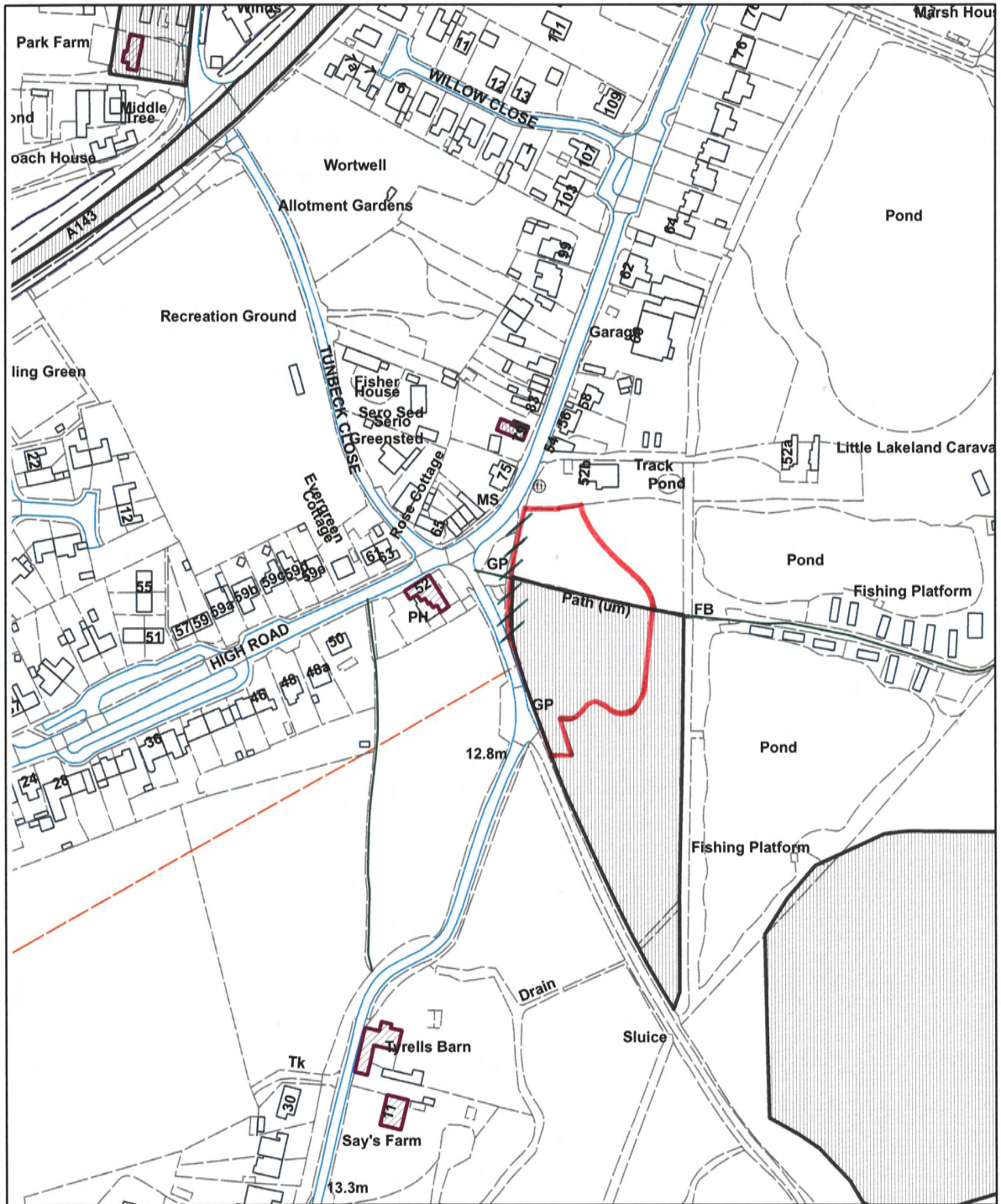
We have won appeals on the other side of the road south of the pub, partly based on setting of the pub and the listed farmhouse to the south.

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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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><b>Bell Inn</b> 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: <a href="#">1050801</a> HER Reference: <a href="#">48468</a></p>	<p><b>MEDIUM</b></p> <p>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><b>MODERATE</b></p> <p>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"> <li>Carefully consider the layout, so that the plots reflect the historic grain of this location close to the village inn</li> <li>Enhance landscaping along the west boundary, particularly behind the village green to maintain this central hub</li> </ul>	<p><b>MINOR</b></p> <p>If surrounding views are retained as well as the village green this element of its significance would be largely preserved then there would be <b>Less than substantial harm (low end)</b></p>



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<p><b>Premises of Mr Brown</b> 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: <a href="#">1301592</a> HER Reference: <a href="#">28128</a></p>	<p><b>MEDIUM</b></p> <p>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><b>NEGLIGIBLE</b></p> <p>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>	<p>None required</p>	<p><b>NEGLIGIBLE with No harm</b></p>
<p><b>Milestone</b> High Road</p> <p>One of 12 surviving milestones along the Beccles to Scole road, via Bungay and Harleston.</p> <p>HER Reference: <a href="#">56614</a></p>	<p><b>LOW</b></p> <p>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><b>NEUTRAL</b></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>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></p>

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<p><b>Medieval water jug fragment</b>  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: <a href="#">11097</a></p>	<p><b>MEDIUM</b>  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><b>NEUTRAL</b>  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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find sites</li> <li>• Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>NEUTRAL</b></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:

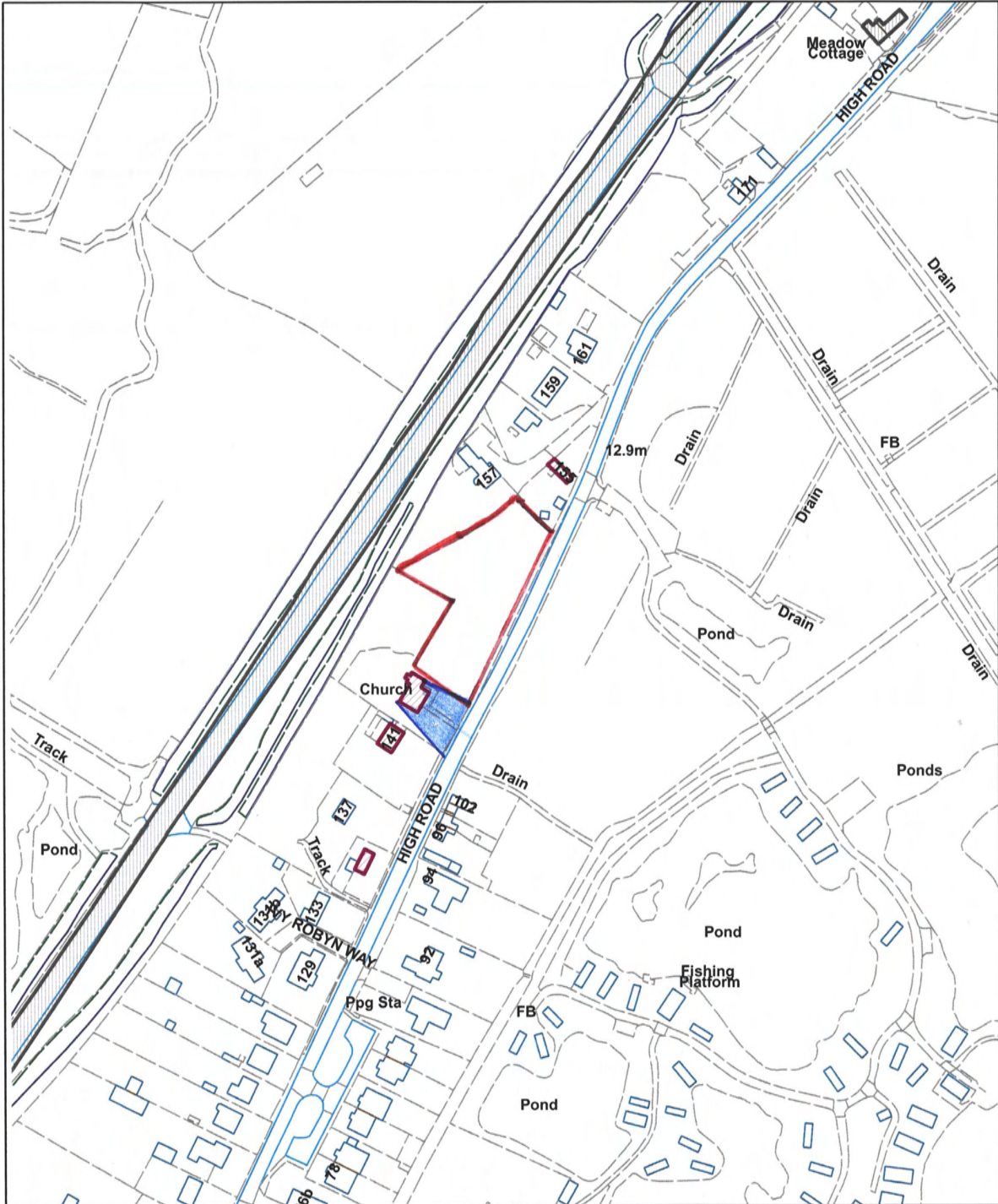
Amber

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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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><b>155 High Road</b></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: <a href="#">1373029</a> HER Reference: <a href="#">45515</a></p>	<p><b>MEDIUM</b></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><b>NEGLIGIBLE</b></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>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></p>

<p><b>United Reformed Church</b> 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: <a href="#">1301564</a> HER Reference: <a href="#">34948</a></p>	<p><b>MEDIUM</b></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><b>MINOR</b></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"> <li>Carefully consider the layout, and also how this site sits between the two listed buildings.</li> </ul>	<p><b>NEUTRAL: no harm</b></p>
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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><b>The Old Manse</b> 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: <a href="#">1050803</a> HER Reference: <a href="#">48470</a></p>	<p><b>MEDIUM</b></p> <p>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><b>NEUTRAL</b></p> <p>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><b>NEUTRAL: No harm</b></p>
<p><b>Roman pottery sherds</b> Immediately behind</p> <p>HER Reference: <a href="#">11049</a></p>	<p><b>MEDIUM</b></p> <p>Contributes to the important historical knowledge of the local area.</p>	<p><b>UNKNOWN</b></p> <p>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"> <li>Require further investigation prior to development commencing to identify and record any further finds</li> </ul>	<p><b>UNKNOWN</b></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:

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

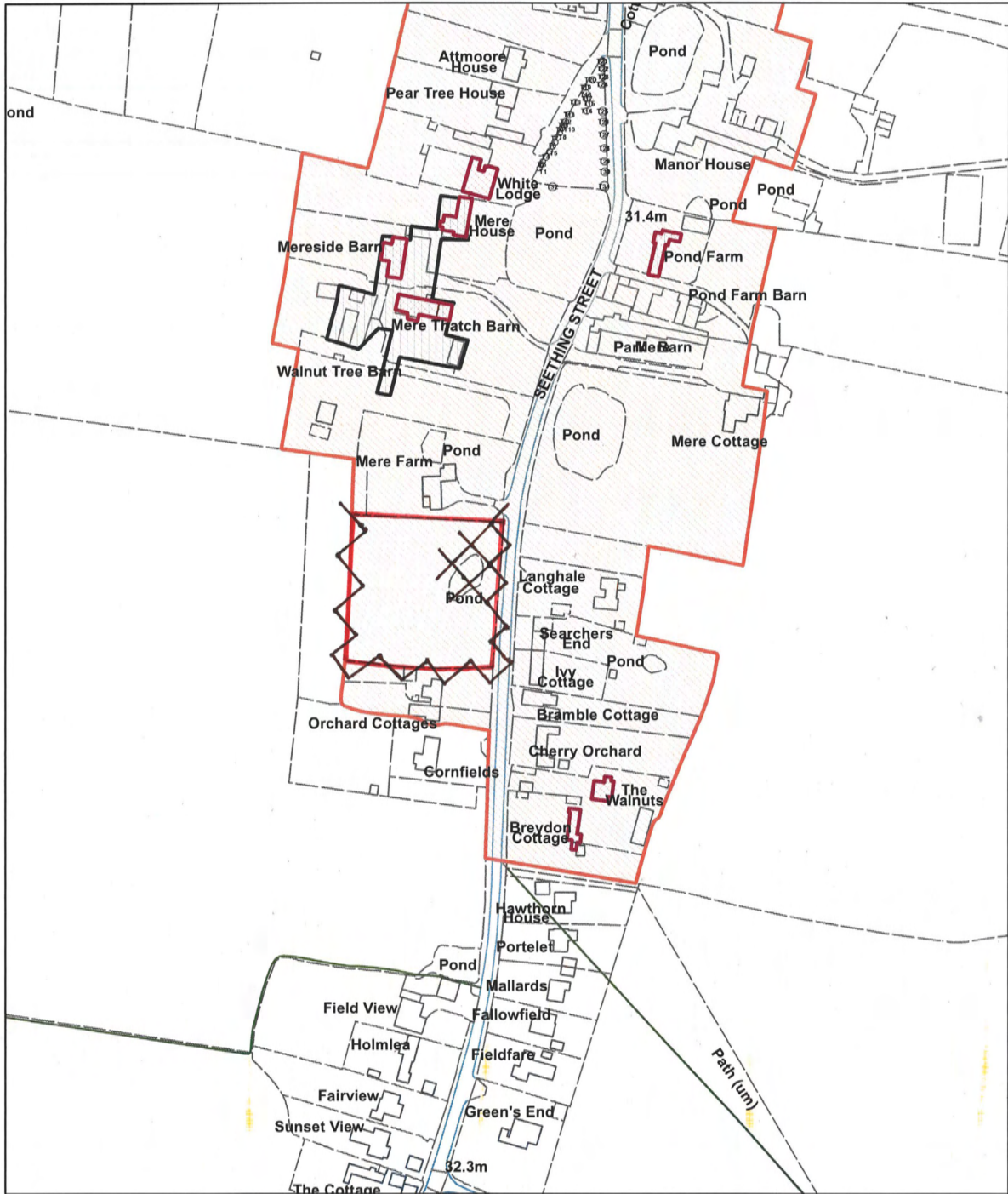


South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

*[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><b>Seething Conservation Area</b></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"> <li>• Linear settlement originally based on rural agricultural economy</li> <li>• Picturesque mere at the centre of village with Mere House facing the pond to the west</li> <li>• Partially moated village church with triangular green to south</li> </ul>	<p><b>MEDIUM</b></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><b>MODERATE</b></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"> <li>• Development should be linear to reflect the existing built form.</li> <li>• Need to carefully consider the density which should reflect the smaller cottages opposite. One or two dwellings only would be appropriate.</li> <li>• The dwellings reflect the best of the village vernacular</li> <li>• Set the properties back to reflect the existing properties to the north and south with an element of informality</li> <li>• Retain the green hedgerow along the frontage and as many of the trees as possible, even</li> </ul>	<p><b>MINOR</b></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 <b>Less than substantial harm (lower end)</b></p>

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	except more toward the centre.	infill would be considered acceptable.	if this means reducing the number of dwellings	
<p><b>Mere Thatched Barn &amp; Mereside at Mere Farm</b> 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: <a href="#">1119750</a></p>	<p><b>MEDIUM</b></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><b>NEUTRAL</b></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	<b>NEUTRAL: No harm</b>
<p><b>Breydon Cottage</b> Seething Street</p> <p>Grade II cottage. C17/C18. Probably timber framed, pebbledash render, thatched.</p> <p>List Entry Number: <a href="#">1051137</a> HER Reference: <a href="#">40354</a></p>	<p><b>MEDIUM</b></p> <p>Its significance is derived from its age and architecture as an example of a traditional cottage within its village setting.</p>	<p><b>NEUTRAL</b></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	<b>NEUTRAL: No harm</b>

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<p><b>The Walnuts</b> Seething Street</p> <p>Grade II cottage. Late C18/early C19. Clay lump with pebbledash render. Thatched roof.</p> <p>List Entry Number: <a href="#">1305966</a> HER Reference: <a href="#">40355</a></p>	<p><b>MEDIUM</b></p> <p>Its significance is derived from its age and architecture as an example of a traditional cottage within its village setting.</p>	<p><b>NEUTRAL</b></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><b>NEUTRAL: No harm</b></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:

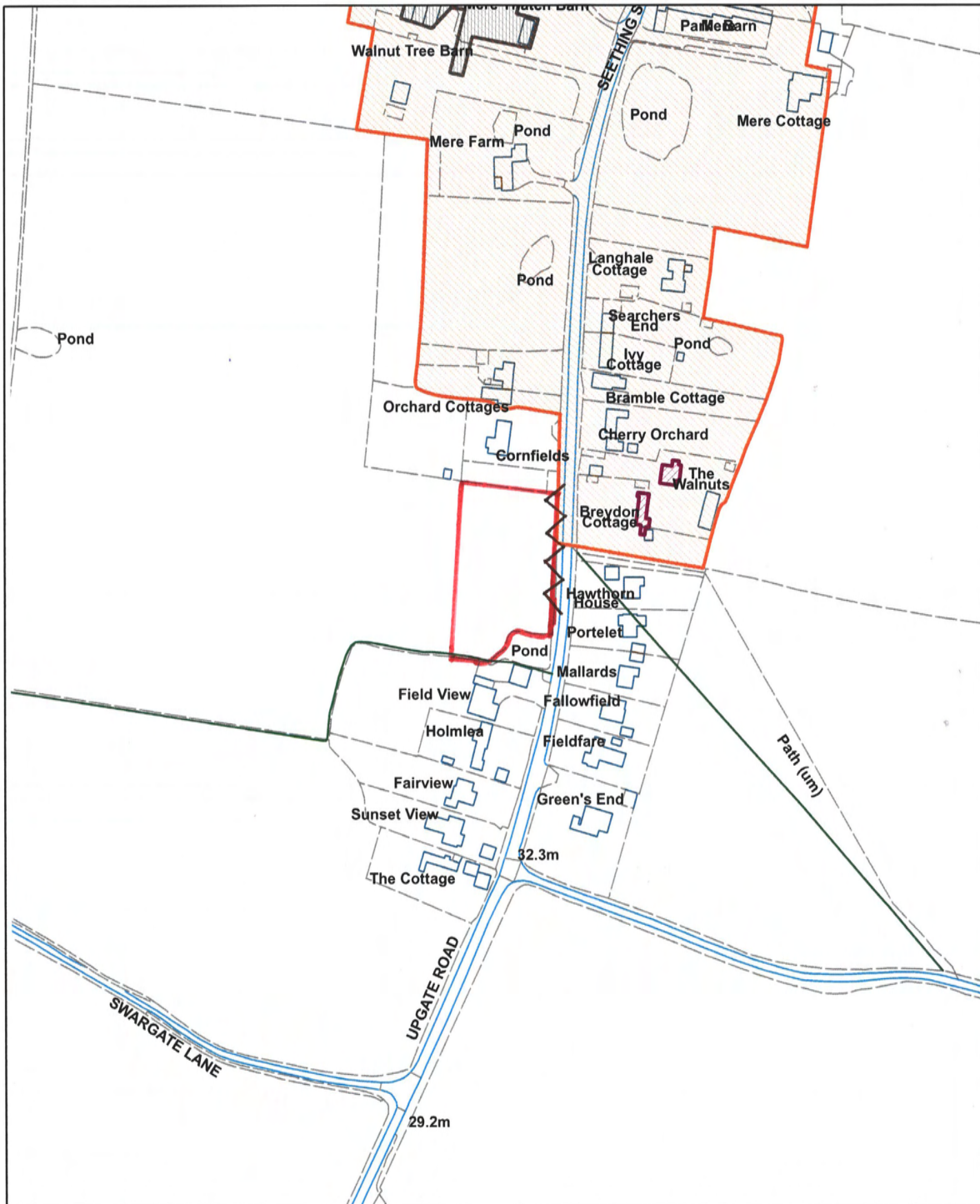
Amber score

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><b>Seething Conservation Area</b></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"> <li>• Linear settlement originally based on rural agricultural economy</li> <li>• Picturesque mere at the centre of village with Mere House facing the pond to the west</li> <li>• Partially moated village church with triangular green to south</li> </ul>	<p><b>MEDIUM</b></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, except more toward the centre.</p>	<p><b>MODERATE</b></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"> <li>• 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</li> <li>• The dwellings should reflect the best of the village vernacular</li> <li>• Avoid large driveways or parking areas to the frontage</li> <li>• Retain the green hedgerow along the frontage</li> </ul>	<p><b>MINOR</b></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 <b>Less than substantial (at the lower end)</b>.</p>

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<p>Breydon Cottage Seething Street</p> <p>Grade II Cottage. C17/C18. Probably timber framed, pebbledash render. Thatched roof.</p> <p>List Entry Number: <a href="#">1051137</a> HER Reference: <a href="#">40354</a></p>	<p><b>MEDIUM</b></p> <p>Its significance is derived from its age and architecture as an example of a traditional cottage within its village setting.</p>	<p><b>NEUTRAL</b></p> <p>Located to the east. There is no intervisibility due to existing the existing hedges/trees between.</p>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></p>
<p>The Walnuts Seething Street</p> <p>Grade II</p> <p>Cottage. Late C18/early C19. Clay lump with pebbledash render. Thatched roof.</p> <p>List Entry Number: <a href="#">1305966</a> HER Reference: <a href="#">40355</a></p>	<p><b>MEDIUM</b></p> <p>Its significance is derived from its age and architecture as an example of a traditional cottage within its village setting.</p>	<p><b>NEUTRAL</b></p> <p>Located to the east. There is no intervisibility due to existing hedges/trees between.</p>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></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:

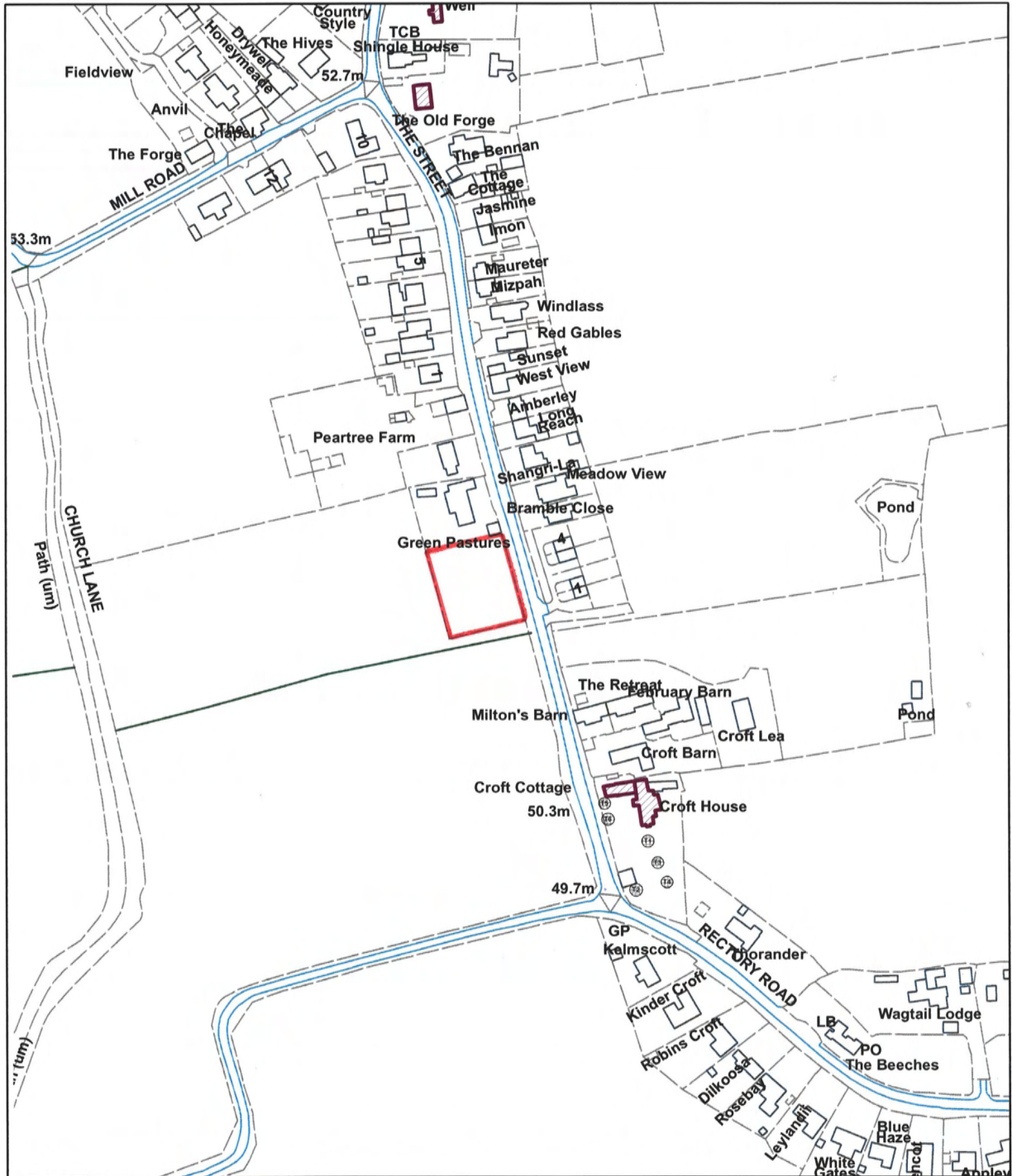
Amber score

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><b>Croft House</b> The Street</p> <p>Grade II 17th century timber-framed house</p> <p>List Entry Number: <a href="#">1050817</a> HER Reference: <a href="#">45850</a></p>	<p><b>MEDIUM</b></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><b>NEUTRAL</b></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><b>NEUTRAL: No harm</b></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><b>Croft Cottage</b> The Street</p> <p>Grade II C17/18 timber-frame plastered cottage. At right angles to Croft House.</p> <p>List Entry Number: <a href="#">1301739</a> HER Reference: <a href="#">48863</a></p>	<p><b>MEDIUM</b></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><b>NEUTRAL</b></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>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></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><b>Late medieval pottery</b> West of the site</p> <p>In 2005 a late medieval jug rim sherd was recovered from this area.</p> <p>HER Reference: <a href="#">41889</a></p>	<p><b>LOW</b> Contributes to the historical knowledge of the local area.</p>	<p><b>NEUTRAL</b> 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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find site</li> <li>• Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>NEUTRAL: No harm</b></p>



## Toft Monks, Aldeby, Haddiscoe, Wheatacre and Burgh St Peter

### 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:

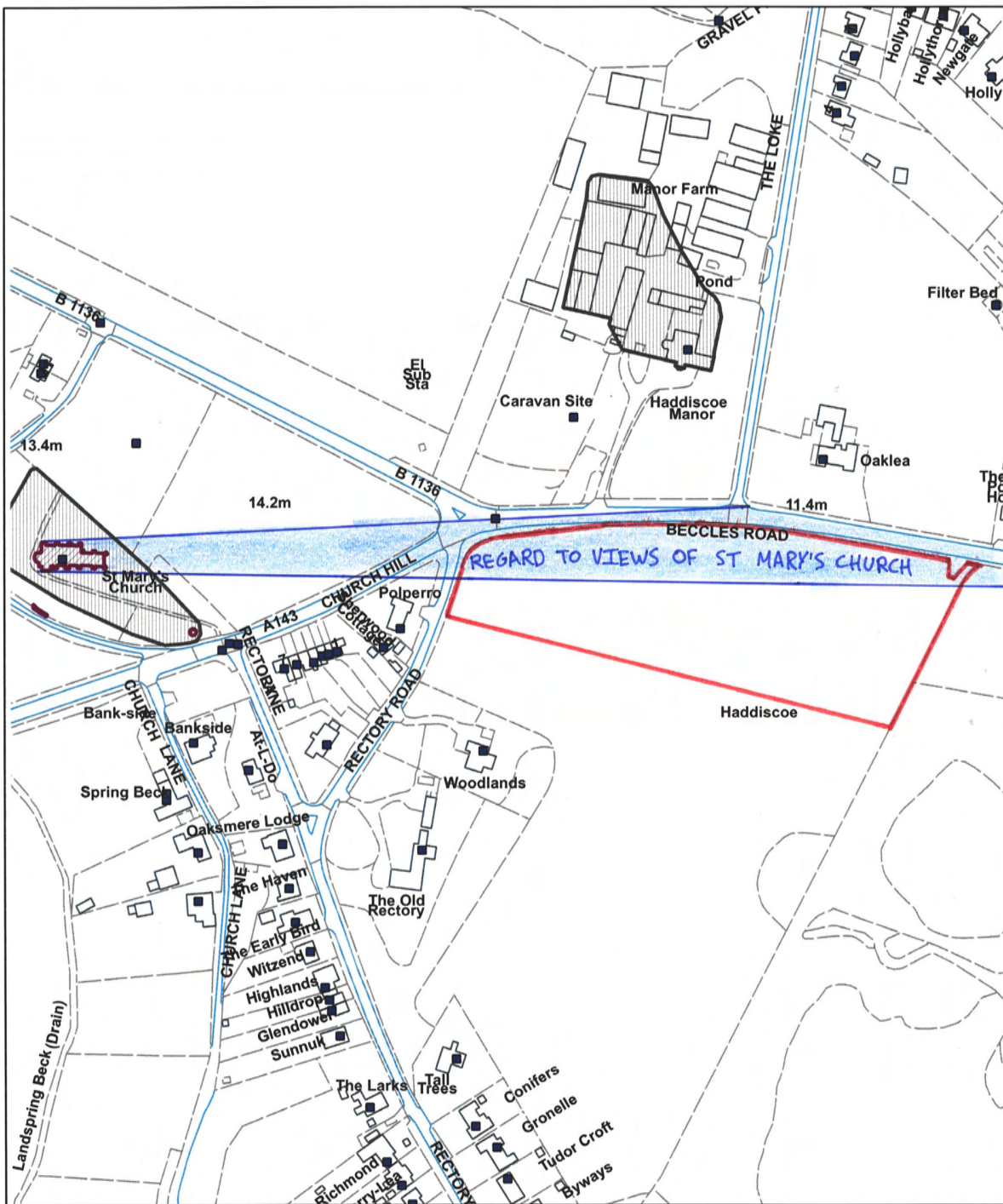
Amber score

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.

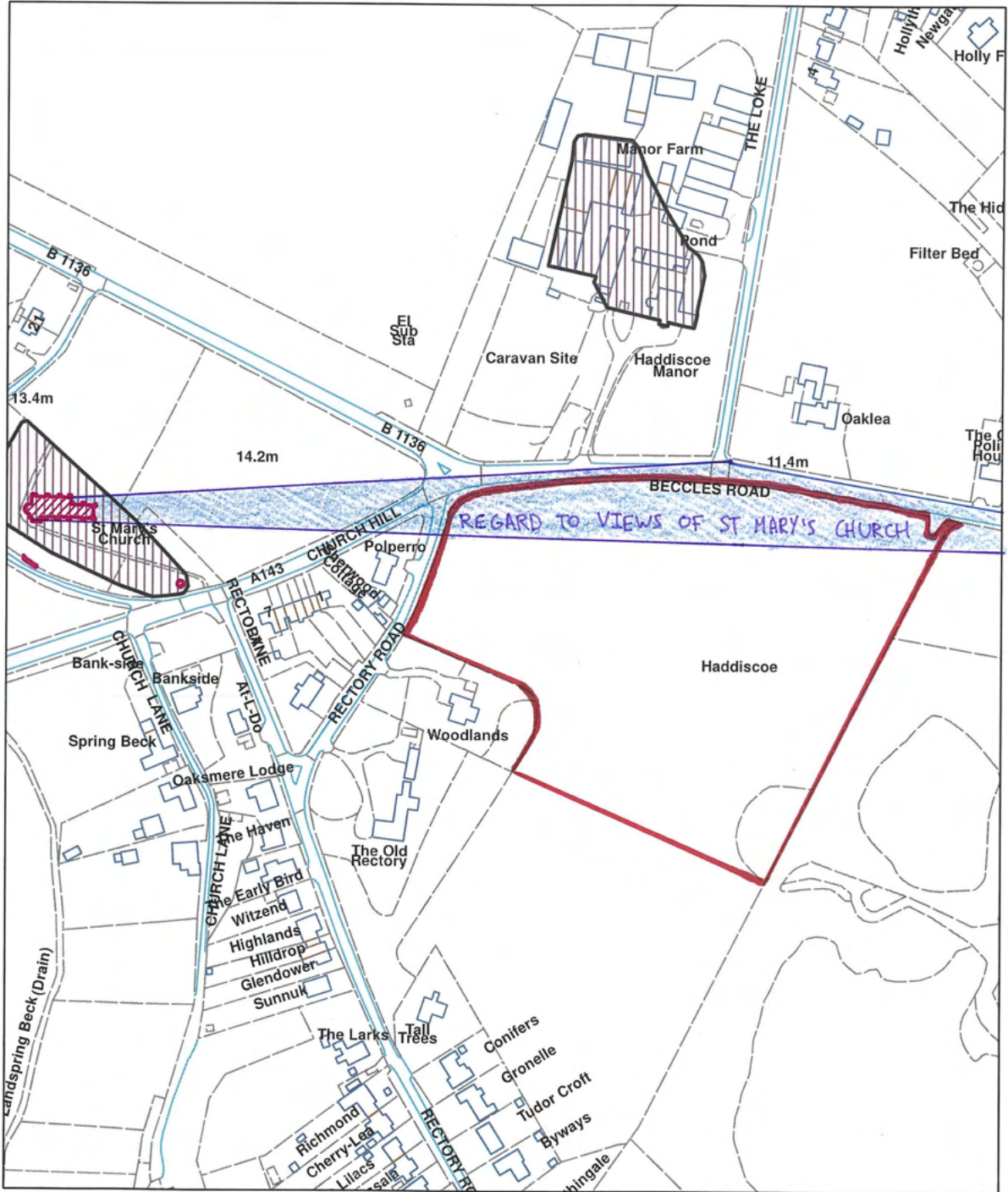
SN0414

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VC HAD1 (SN0414)

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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><b>St Mary's Church</b> 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: <a href="#">1169126</a></p> <p>HER Reference: <a href="#">10702</a></p>	<p><b>HIGH</b></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><b>MODERATE</b></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><b>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 views across the north-west corner of the site.</b></p>	<ul style="list-style-type: none"> <li>• Ensure development is set back from this frontage particularly in the north-western corner to maintain existing views of the church</li> <li>• 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.</li> </ul>	<p><b>MINOR</b></p> <p>The immediate setting of the building will not be affected and if views towards the west are retained then there will be <b>less than substantial harm (medium).</b></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><b>War memorial</b> St Mary's Churchyard, Junction of Church Lane and Church Hill (A143)</p> <p>Grade II</p> <p>List Entry Number: <a href="#">1453240</a></p>	<p><b>MEDIUM</b></p> <p>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.</p> <p>Architectural interest: A well-executed cross pattée memorial, which also utilises a locally distinctive material.</p> <p>Group value: With the Grade I-listed Church of St Mary and the Grade II-listed Monument to William Salter.</p>	<p><b>NEUTRAL</b></p> <p>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.</p>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></p>
<p><b>Monument to William Salter</b> Grade II</p> <p>List Entry Number: <a href="#">1373170</a></p>	<p><b>MEDIUM</b></p> <p>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.</p>	<p><b>NEUTRAL</b></p> <p>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.</p>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></p>

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<p><b>Milestone</b> The Street Grade II</p> <p>List Entry Number: <a href="#">1169228</a></p> <p>HER Reference: <a href="#">43086</a></p>	<p><b>LOW</b></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><b>NEUTRAL</b></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><b>NEUTRAL: No harm</b></p>
<p><b>Neolithic flaked, polished flint axehead</b> West of Rectory Road</p> <p>Found in spoil from hole dug for new septic tank in 1977.</p> <p>HER Reference: <a href="#">12635</a></p> <p><b>Medieval architectural fragments</b> West of Rectory Road</p> <p>Found when building on site of cottages formerly Green Man public house in 1964.</p> <p>HER Reference: <a href="#">13803</a></p>	<p><b>MEDIUM</b></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><b>NEUTRAL</b></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 <b>UNKNOWN</b>. These finds are relatively close to the proposed site so the potential is high for further finds.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find sites</li> <li>• Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>NEUTRAL: No harm</b></p>

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<p><b>Roman and Late Saxon to medieval ditches, undated linear features and multi-period finds</b></p> <p>HER Reference: <a href="#">52651</a></p>	<p><b>MEDIUM</b></p> <p>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.</p>	<p><b>UNKNOWN</b></p> <p>There is no obvious evidence of similar features on site. Therefore, the impact cannot be determined without further investigation on site.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find site</li> <li>• Require further investigation prior to development commencing to confirm and record if features are present</li> </ul>	<p><b>UNKNOWN</b></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>



## Winfarthing and Shelfanger

### 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:

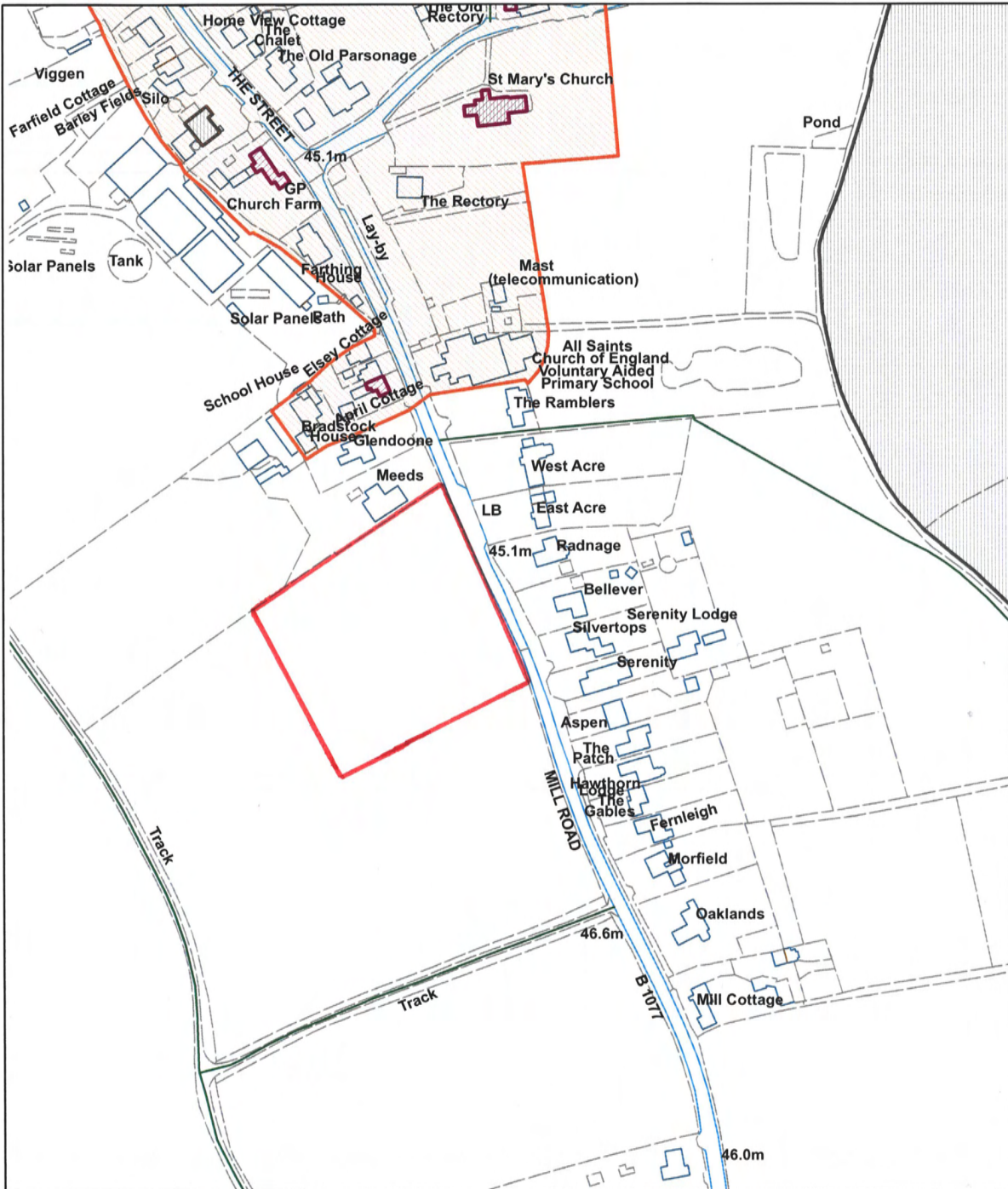
Amber score

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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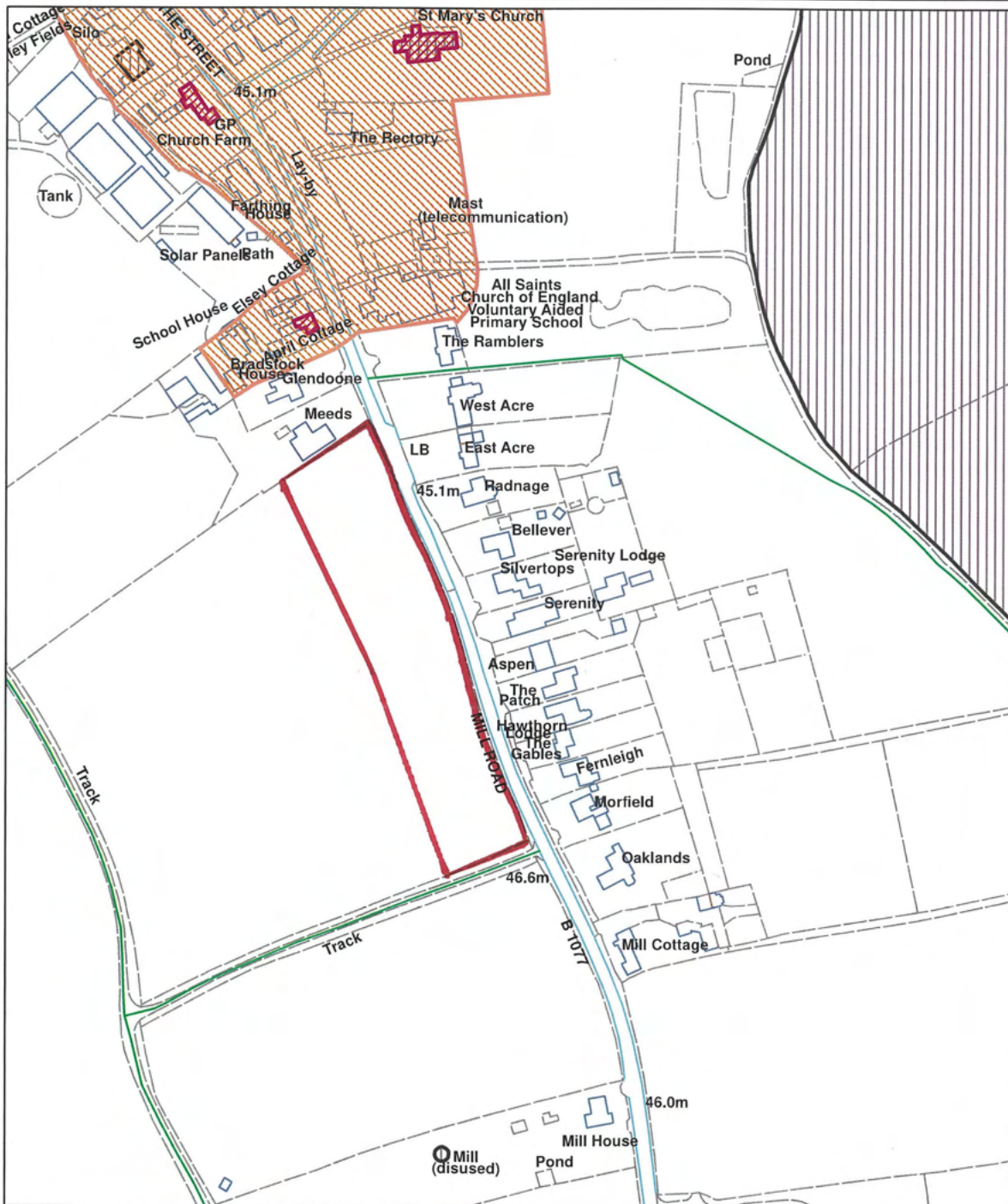
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VC WIN2 (SN4055)

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<p><b>Winfarthing Conservation Area</b></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"> <li>• Significant historic buildings in key positions</li> <li>• Positive contribution of trees and natural spaces</li> <li>• Original spaces between historic buildings largely infilled by modern dwellings</li> </ul>	<p><b>MEDIUM</b></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 proposed site is seen in this context.</p>	<p><b>MINOR</b></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"> <li>• This should have a strong street frontage to retain the character of the CA and fit in with existing local character along the street.</li> <li>• The dwellings should be considerate of the local vernacular and distinctiveness, especially in use of materials, with reference to the CA Appraisal.</li> <li>• Sensitive frontage design and careful consideration of the gateway into the CA is required.</li> </ul>	<p><b>NEGLIGIBLE</b></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 <b>no harm</b>.</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><b>School House/April Cottage Mill Lane</b></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: <a href="#">1050791</a> HER Reference: <a href="#">40328</a></p>	<p><b>MEDIUM</b></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><b>NEGLIGIBLE</b></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"> <li>• Sensitive frontage design and careful consideration of the gateway into the CA with views of the listed building is required.</li> </ul>	<p><b>NEUTRAL: No harm</b></p>

## Part D – Sites not included in the VCHAP

Alpington, Yelverton and Bergh Apton

Site Details

Site Reference Number:

SN0433 Alpington

Site Address:

Land at Wheel Road, Alpington

Site Size:

circa 1.0ha

Proposed Housing Numbers on site:

12

Note: This site was previously considered for allocation at the Regulation 18 Alternative Sites and Focused Changes consultation. This site was not taken forward for allocation due to the highways requirements for the site that would require the loss of significant established hedgerows.

## Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets within the site boundary, there is a grade II listed building, Stacey's Cottage to the south of the site. The development has the potential to impact the significance of this heritage asset via a change in its setting. We welcome the preparation of the Heritage Impact Assessment for the site. The assessment recommends a landscaping buffer along the southern boundary of the site to help mitigate any impact on the listed building to the south as well as retention of hedgerow along eastern border, limiting density to retain rural character and open space long eastern boundary to separate development from Wheel of Fortune PH.

The HIA has identified the need for landscape buffer along the southern boundary of the site as well as retention of hedgerow along eastern border, limiting density to retain rural character and open space long eastern boundary to separate development from Wheel of Fortune PH. These requirements should be included as a criterion in the policy for the site.

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.

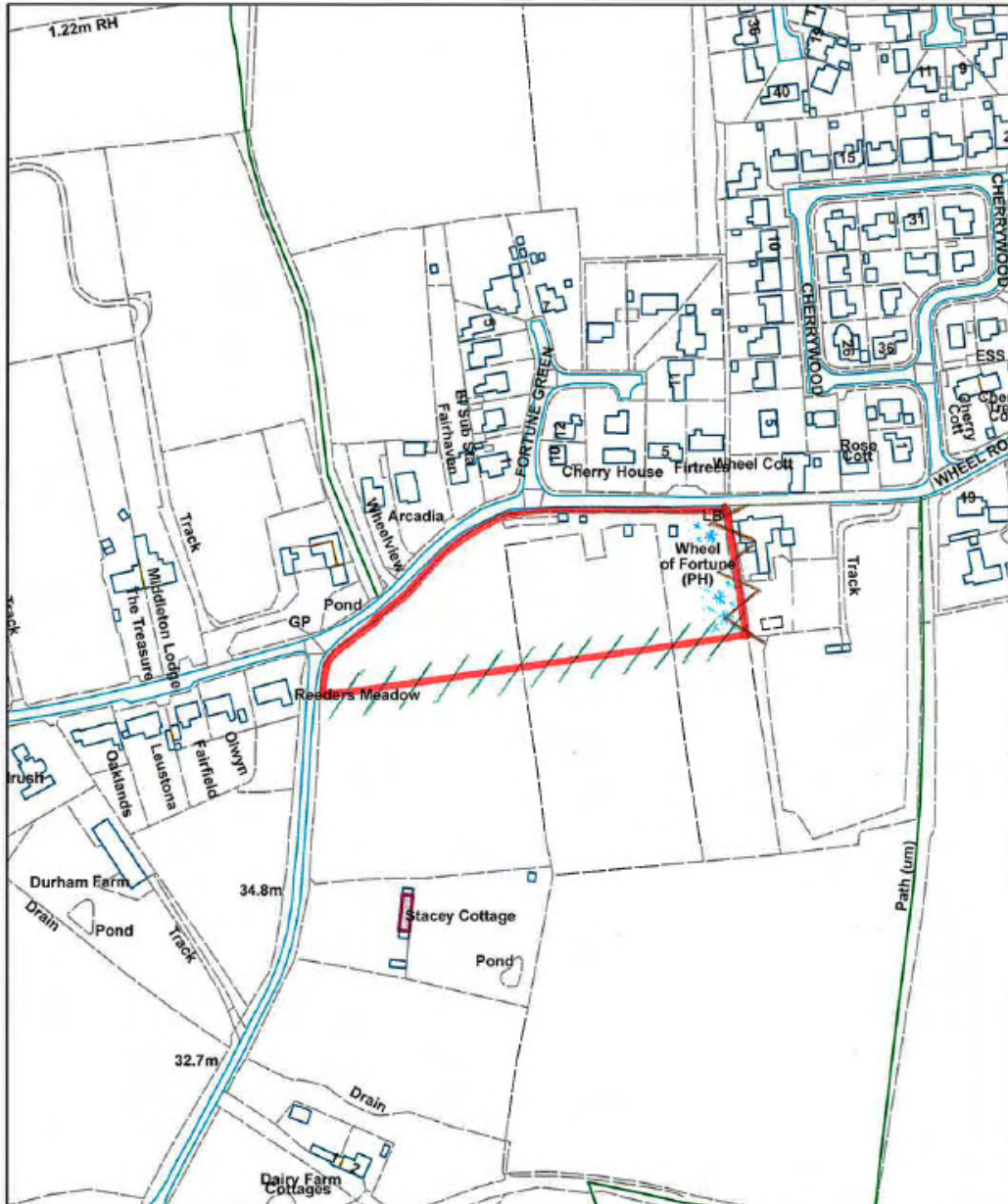
## Regulation 19 Consultation Comments

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



SN0433REVA Alington

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<p><b>Stacey's Cottage, Reeder's Lane</b></p> <p><a href="#">1373076</a> HER Reference: <a href="#">44424</a></p> <p>Early 18<sup>th</sup> Century house. Partly rendered and colour washed brick, steep plain tiled roof, two storeys and an attic.</p>	<p><b>LESSER</b></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><b>MINOR</b></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><b>MINOR IMPACT</b></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><b>Wheel of Fortune Public House</b></p> <p>Non-designated Heritage Asset.</p>	<p><b>LESSER</b></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><b>MEDIUM</b></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><b>MINOR IMPACT</b></p>

## Barford, Marlingford, Colton and Wrampingham

### Site Details

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 was consulted on as a joint allocation with VC BAR1.

This site was previously considered for allocation at the Regulation 18 Alternative Sites and Focused Changes consultation. During this consultation, significant concerns were raised by Historic England regarding the impacts on heritage assets that had been identified through this HIA, namely Sayers Farmhouse. For this reason this site has not been taken forward for allocation.

## Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets within the site boundary, there is a grade II listed building, Sayers Farmhouse, to the south of the site, just across Watton Road. The development has the potential to impact the significance of this heritage asset via a change in its setting. We welcome the preparation of the Heritage Impact Assessment for the site. However, the HIA identifies a major impact on the significance of the heritage asset. There would be considerable harm to the significance of the asset through development within its setting. Whilst we note suggested mitigation in the form of planting and open space, this is not sufficient. Therefore, we would recommend that this site should not be allocated.

We recommend that the site is not allocated but if the site is allocated, we would expect the policy criterion to include the mitigation measures recommended in the HIA including planting and open space and views to the countryside.

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

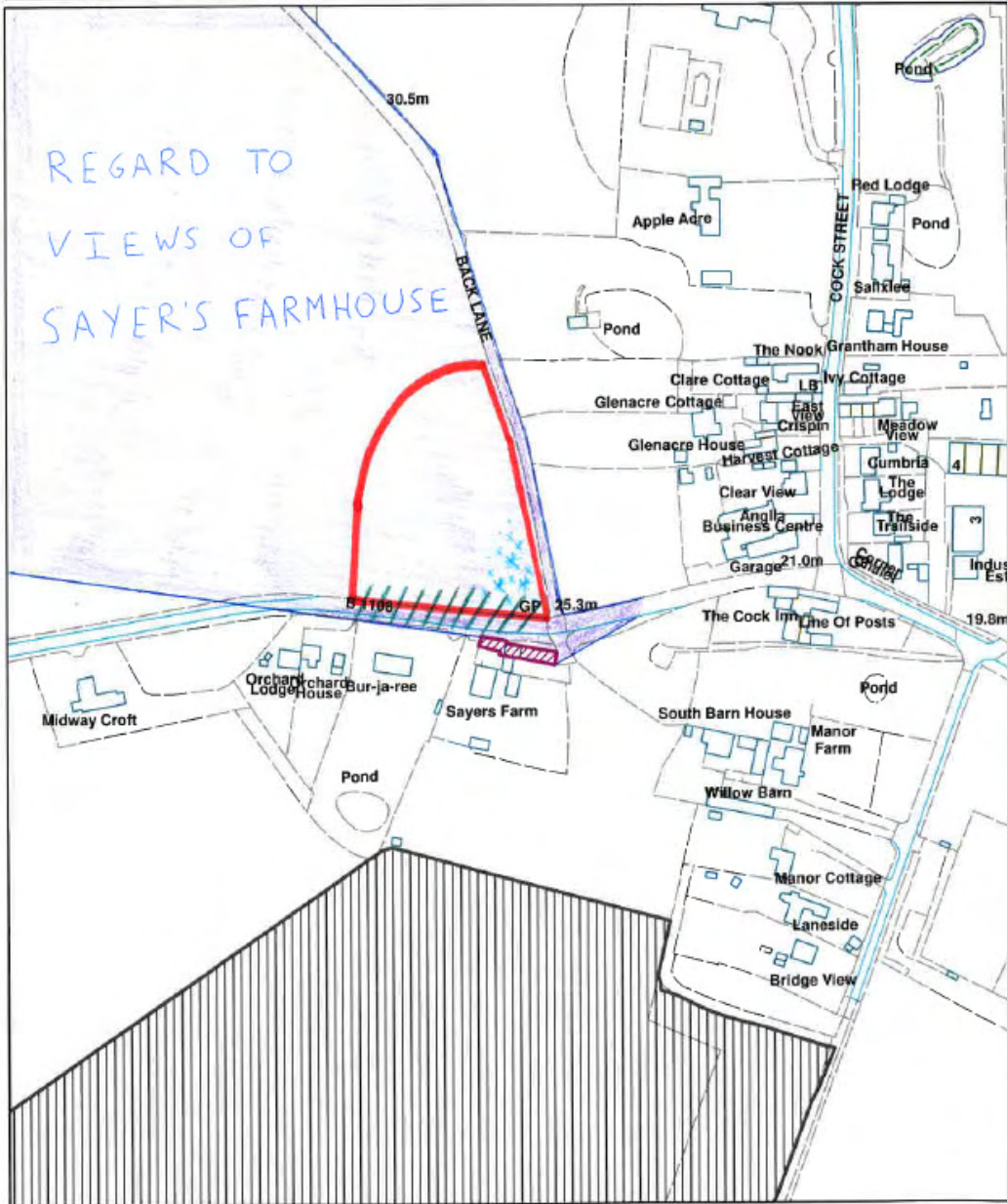
Amber

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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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><b>Sayers Farmhouse</b> 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: <a href="#">1373036</a> HER Reference: <a href="#">44311</a></p>	<p><b>MEDIUM</b></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><b>SIGNIFICANT</b></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><b>MAJOR IMPACT</b></p>

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		<p>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>		
<p><b>The Cock Public House Watton Road</b></p> <p>Non-designated asset Two storey brick, painted white, pantiled roof.</p>	<p><b>LESSER</b></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><b>NEGLIGIBLE</b></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>	<p>None required</p>	<p><b>NEUTRAL/NO CHANGE</b></p>



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<p><b>Late Saxon pottery</b></p> <p>HER Reference: <a href="#">25222</a></p>	<p><b>LESSER</b></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><b>UNKNOWN</b></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><b>UNKNOWN</b></p>

Barnham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva

#### Site Details

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)**

**Note:** This site was previously considered for allocation at the Regulation 18 Alternative Sites and Focused Changes consultation. Subsequently, this site has not been taken forward for allocation due to the frontage of the site being sold to a third-party landowner. It therefore became unclear if the frontage and the rest of the site could be delivered as a whole.

## Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Whilst there are no designated heritage assets within the site, Home Farm lies to the east of the site. The development has the potential to impact the significance of this heritage asset via a change in its setting. We welcome the preparation of the Heritage Impact Assessment for the site. We welcome the identification of Grove Farm as a non-designated heritage asset. The HIA also highlights the fact that the whole site is part of a World War II military site recorded on the HER. Further assessment of the archaeological significance is needed now to determine the suitability or otherwise of this site. We would like to see the further assessment before drawing any further conclusions in relation to the suitability of the site.

Depending upon the outcomes of the archaeological assessment, if the site is considered suitable for allocation, the policy criteria should include the recommendations from the HIA including tree planting along the southern boundary, low density developer to retain rural character, area of open space along eastern boundary to maintain separation between development and Grove Farm, retention of sight line from Grove Farm to Norwich Road and archaeological investigation prior to commencement of development.

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

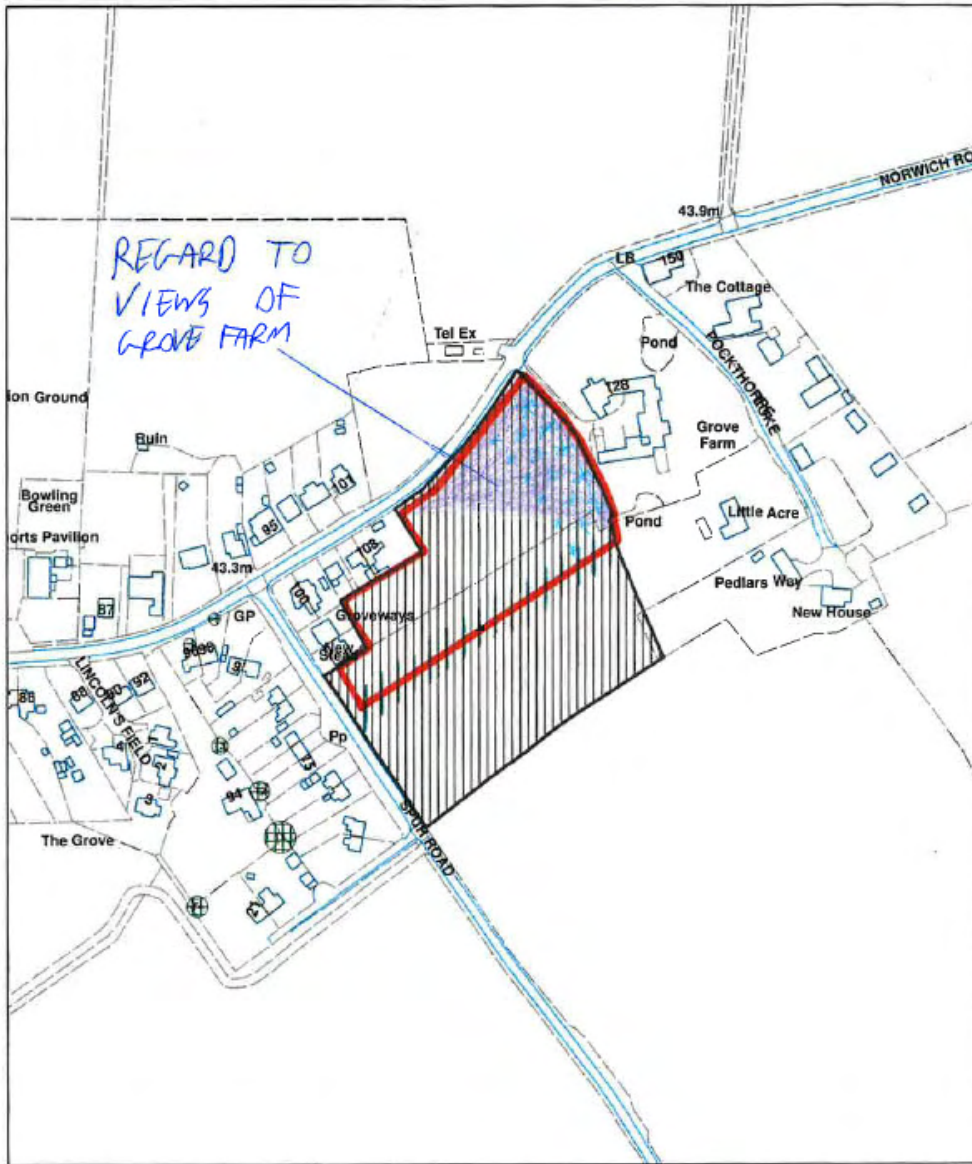
Amber

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><b>Rectory farmhouse</b></p> <p>List Entry Number: <a href="#">1373038</a> HER Reference: <a href="#">12042</a></p> <p>Grade II Listed farmhouse. Two storey timber-framed farmhouse that dates back to the 17<sup>th</sup> Century.</p>	<p><b>MEDIUM</b></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><b>NEUTRAL</b></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><b>NEUTRAL/NO CHANGE</b> – no impacts.</p>

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<p><b>Home farmhouse</b></p> <p>List Entry Number: <a href="#">1172479</a> HER Reference: <a href="#">44435</a></p> <p>Grade II Listed farmhouse. Brick two storey farmhouse, dated originally from 17<sup>th</sup> Century with a 19<sup>th</sup> Century façade and pantiled roof.</p>	<p><b>MEDIUM</b></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><b>MINOR</b></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><b>NEGLIGIBLE</b> however with mitigation development likely to have no negative impacts.</p>

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<p><b>Grove Farm</b></p> <p>Non-designated heritage asset.</p>	<p><b>LESSER</b></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><b>HIGH</b></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><b>MODERATE IMPACT</b></p>

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<p><b>World War Two military site</b></p> <p>HER Reference: <a href="#">33831</a></p>	<p><b>MEDIUM</b></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><b>UNKNOWN</b></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><b>UNKNOWN</b></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:

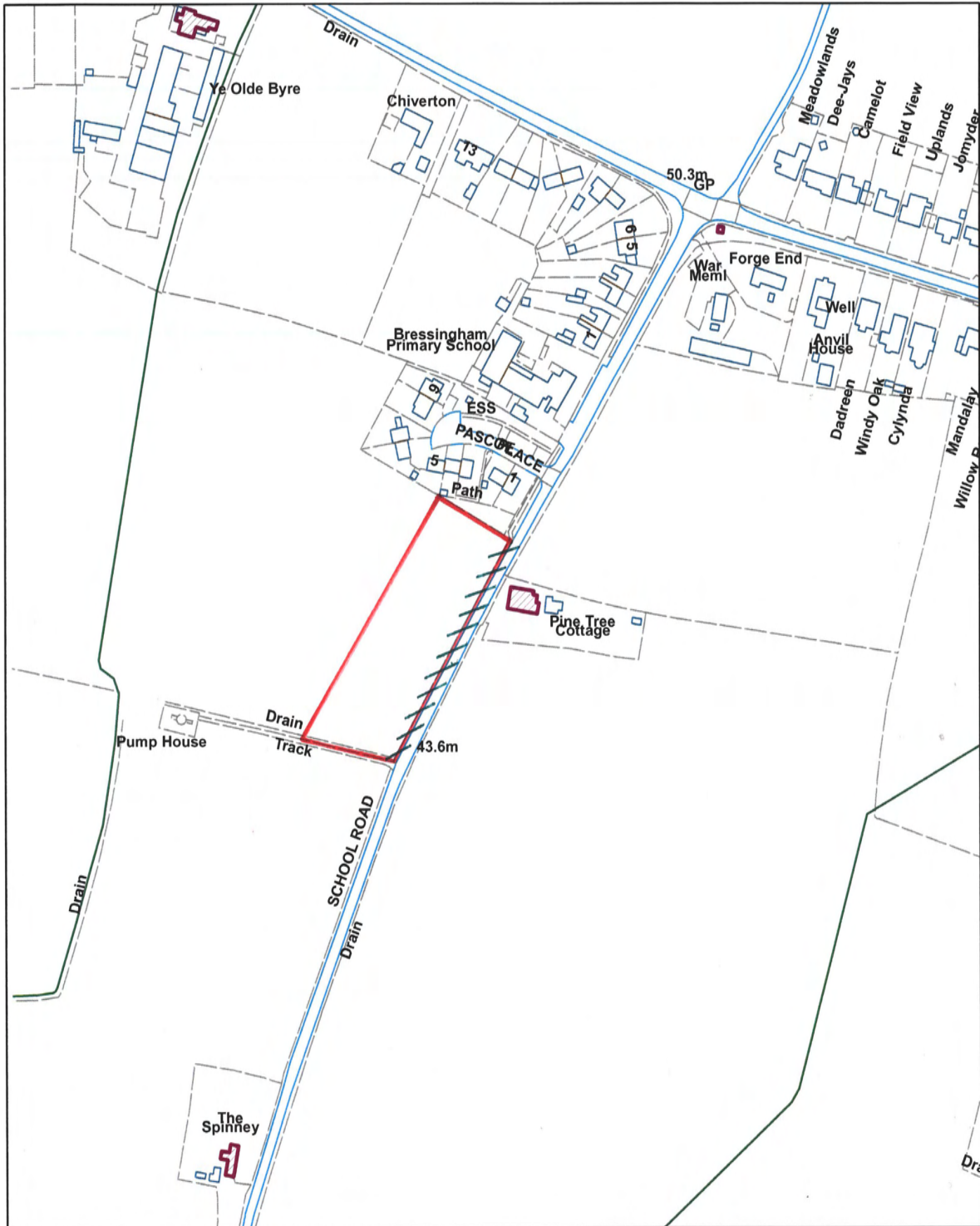
This would continue the development on this side of the road with linear development which is very characteristic of Bressingham. There is no existing hedgerow, but being peripheral and an entry to the village, re-establishment of hedgerow and setting building back from road with access drive may be 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><b>Pine Tree Cottage,</b> 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: <a href="#">1170621</a> HER Reference: <a href="#">40724</a></p>	<p><b>MEDIUM</b></p> <p>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 the asset's architectural and historic character.</p>	<p><b>MINOR</b></p> <p>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 contribution 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 prominent feature of the building, will be preserved.</p>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>MINOR</b> and less than substantial harm (lower end)</p>

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<p><b>Roman and medieval to post-medieval finds</b> East of School Road</p> <p>Metal-detecting in 2016 recovered medieval pottery shards</p> <p>HER Reference: <a href="#">61755</a></p>	<p><b>MEDIUM</b></p> <p>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.</p>	<p><b>NEUTRAL</b></p> <p>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.</p> <p>As no finds recorded on the proposed site the impact there is <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>This site would need to be investigated prior to development.</li> </ul>	<p><b>NEUTRAL: No harm</b></p>

## Brooke, Kirstead and Howe

### 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:

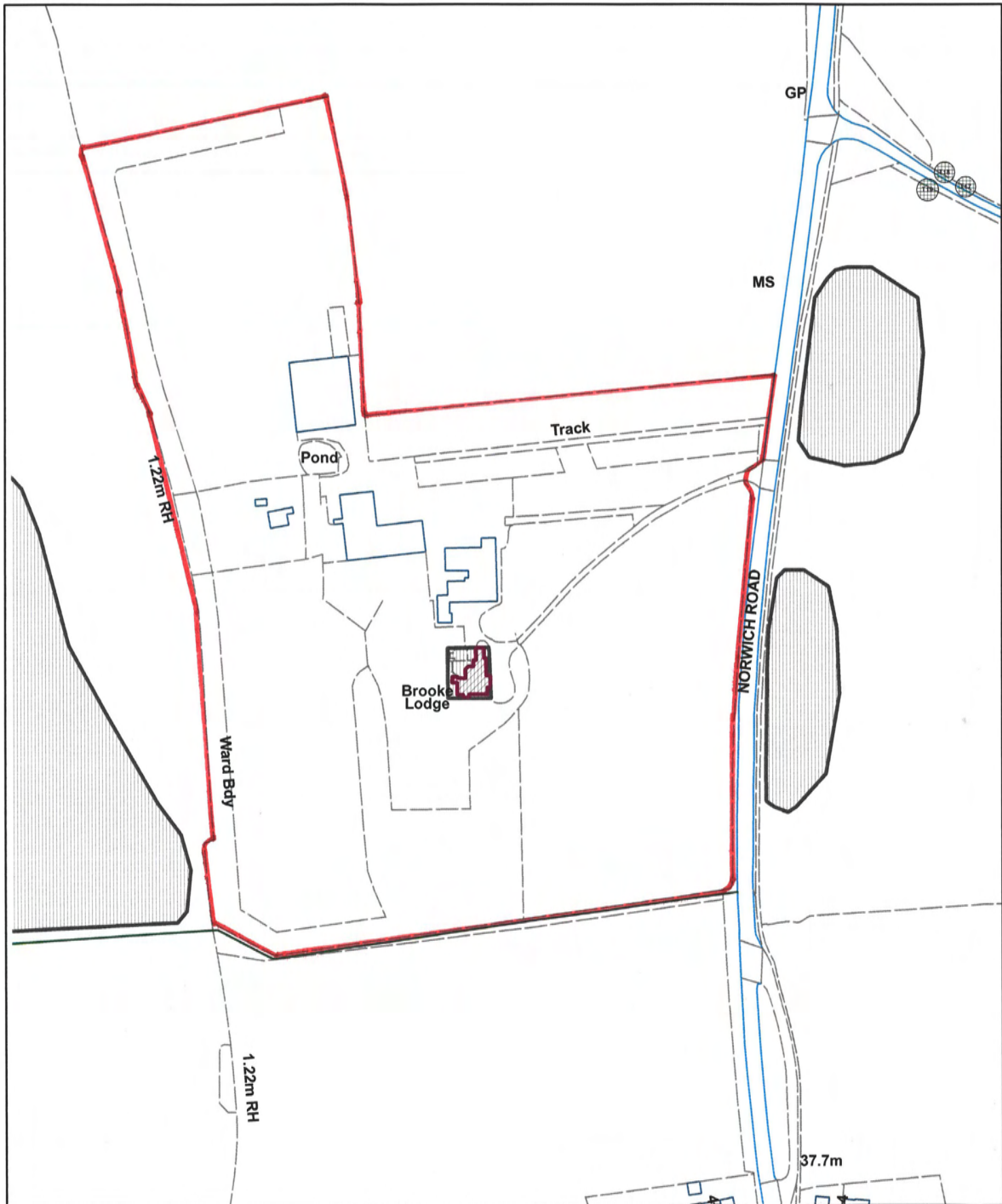
No comments

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

No comments

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<p><b>Brooke Conservation Area</b></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><b>MEDIUM</b></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><b>NEUTRAL</b></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><b>NEUTRAL</b> and therefore there is <b>no harm</b> to the Conservation Area.</p>

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<p><b>Brooke Lodge</b> 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: <a href="#">1051161</a> HER Reference: <a href="#">14045</a></p>	<p><b>MEDIUM</b></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><b>MEDIUM</b></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"> <li>• 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.</li> </ul>	<p>This will depend on the amount and position of development.</p>

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<p><b>Milestone</b> Norwich Road</p> <p>One of 7 surviving milestones along the Norwich to Bungay Road.</p> <p>HER Reference: <a href="#">56558</a></p>	<p><b>LOW</b></p> <p>Not listed. A 19th century milestone made of limestone. It features distances to Norwich 6 miles and Bungay 8 miles.</p>	<p><b>NEUTRAL</b></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><b>NEUTRAL: No harm</b></p>
<p><b>Roman and medieval finds</b></p> <p>Metal-detecting in 2015 recovered Roman coin and a medieval jetton. Pre-historic pot boilers.</p> <p>HER Reference: <a href="#">60943</a></p>	<p><b>MEDIUM</b></p> <p>Contribute to the historical knowledge of the local area.</p>	<p><b>UNKNOWN</b></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"> <li>Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>UNKNOWN</b></p> <p>There may be finds on the proposed site which should be investigated prior to any development.</p>

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<p><b>Undated road</b>            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: <a href="#">10150</a></p>	<p><b>MEDIUM</b>            Contributes to the historical knowledge of the local area.</p>	<p><b>NEUTRAL</b>            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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find site</li> <li>• Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>NEUTRAL: No harm</b></p>

Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton and Hardwick

## 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:

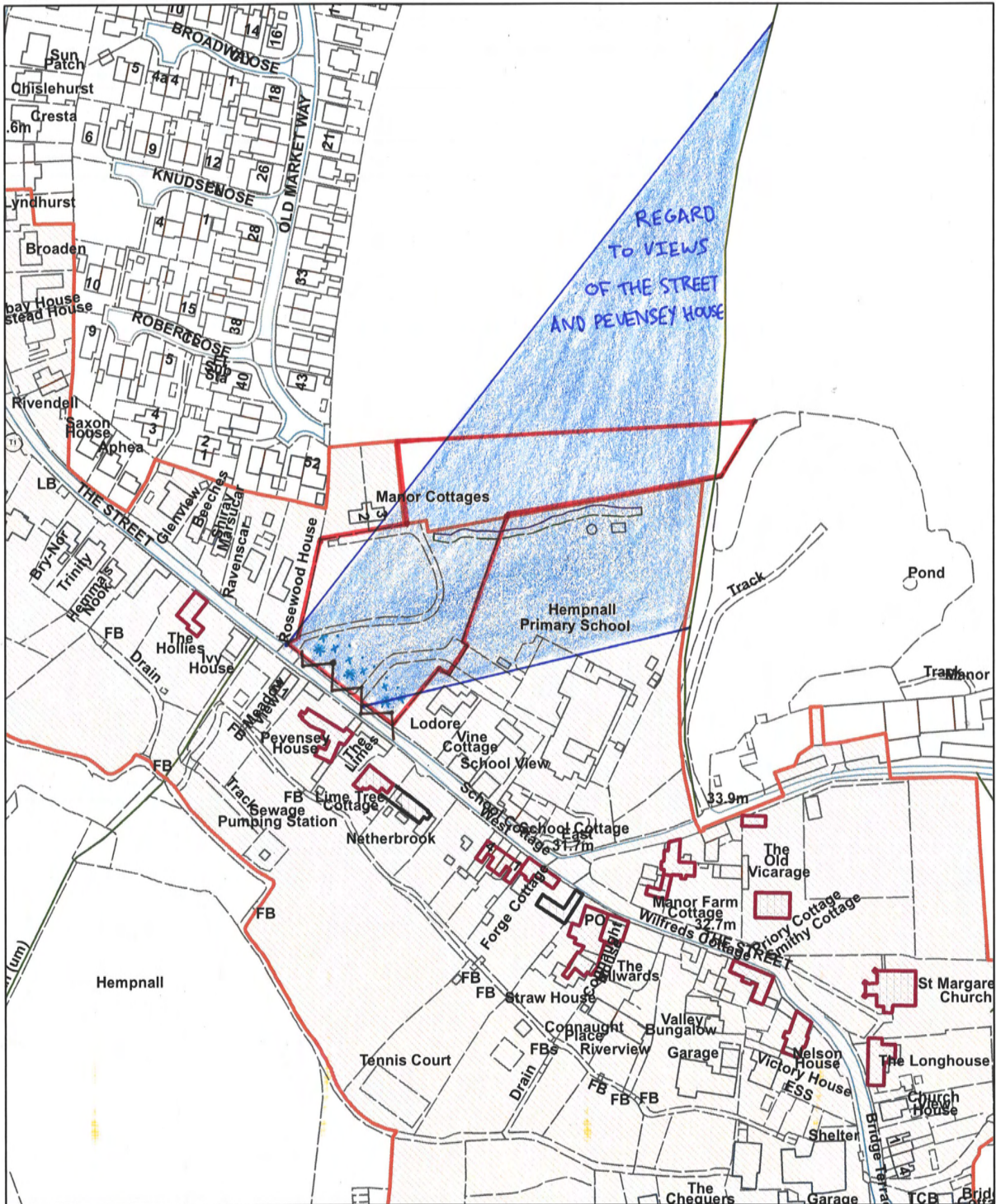
Amber score

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

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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><b>Hempnall Conservation Area</b></p> <p>Key Characteristics;</p> <ul style="list-style-type: none"> <li>• Buildings and walls set close to the footpath which define the streets</li> <li>• Farm and commercial buildings integrated into the streetscape</li> <li>• Key open spaces and trees</li> <li>• Major contribution of St Margaret’s Church as a landmark</li> <li>• Infilling with a number of modern dwellings, which tend to be set back from the road</li> <li>• Views of the landscape</li> </ul>	<p><b>MEDIUM</b></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><b>MODERATE</b></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"> <li>• 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</li> <li>• 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</li> <li>• Along the frontage with The Street - retain and enhance the planting along and incorporate a village feature as a public open space</li> </ul>	<p><b>MODERATE</b></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 <b>less than substantial harm (medium)</b>.</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"> <li>• Along the Street buildings should be spaced to maintain historic grain and character.</li> <li>• Design of the dwellings to reflect the best of the village vernacular</li> </ul>	

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<p><b>St Margaret's, Church Plain, The Street</b></p> <p><b>Grade I</b> Parish Church. Pre-conquest origin, rebuilt in C13 and C14.</p> <p>List Entry Number: <a href="#">1050328</a></p> <p>HER Reference: <a href="#">10185</a></p>	<p><b>HIGH</b></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><b>NEUTRAL</b></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><b>NEGLIGIBLE: No harm</b></p>

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<p><b>Pevensey House</b> The Street</p> <p>Grade II A 17th or 18th century painted brick house with later alterations. It has a steep black glazed pantile roof and gable ends.</p> <p>List Entry Number: <a href="#">1373262</a> HER Reference: <a href="#">43233</a></p>	<p><b>MEDIUM</b></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><b>MODERATE</b></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"> <li>Retain views across the site so that the frontage of Pevensey House is visible from the north-east and not completely closed in.</li> </ul>	<p><b>MINOR:</b></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 <b>Less than substantial harm (medium)</b>.</p>

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<p><b>Lime Tree Cottage</b> The Street</p> <p>Grade II A 17th or 18th century thatched brick-faced timber framed cottage. The building has an unusually large, arcaded chimney stack that may indicate earlier origins.</p> <p>List Entry Number: <a href="#">1153509</a> HER Reference: <a href="#">14696</a></p>	<p><b>MEDIUM</b></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><b>NEGLIGIBLE</b></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>	<p>None required</p>	<p><b>NEUTRAL: No harm</b></p>

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<p><b>The Hollies</b> 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: <a href="#">1050303</a> HER Reference: <a href="#">37500</a></p>	<p><b>MEDIUM</b></p> <p>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><b>NEGLIGIBLE</b></p> <p>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><b>NEUTRAL: No harm</b></p>

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<p><b>Medieval and post medieval pottery finds</b> Southeast of school</p> <p>Two find sites; fieldwalking in 1982 &amp; 1984 recovered fragments of medieval and post medieval pottery.</p> <p>HER Reference: <a href="#">18378</a> HER Reference: <a href="#">36832</a></p>	<p><b>MEDIUM</b> Contributes to the historical knowledge of the local area.</p>	<p><b>NEUTRAL</b> 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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find sites</li> <li>• Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>NEUTRAL: No harm</b></p>

## Little Melton and Great Melton

### 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

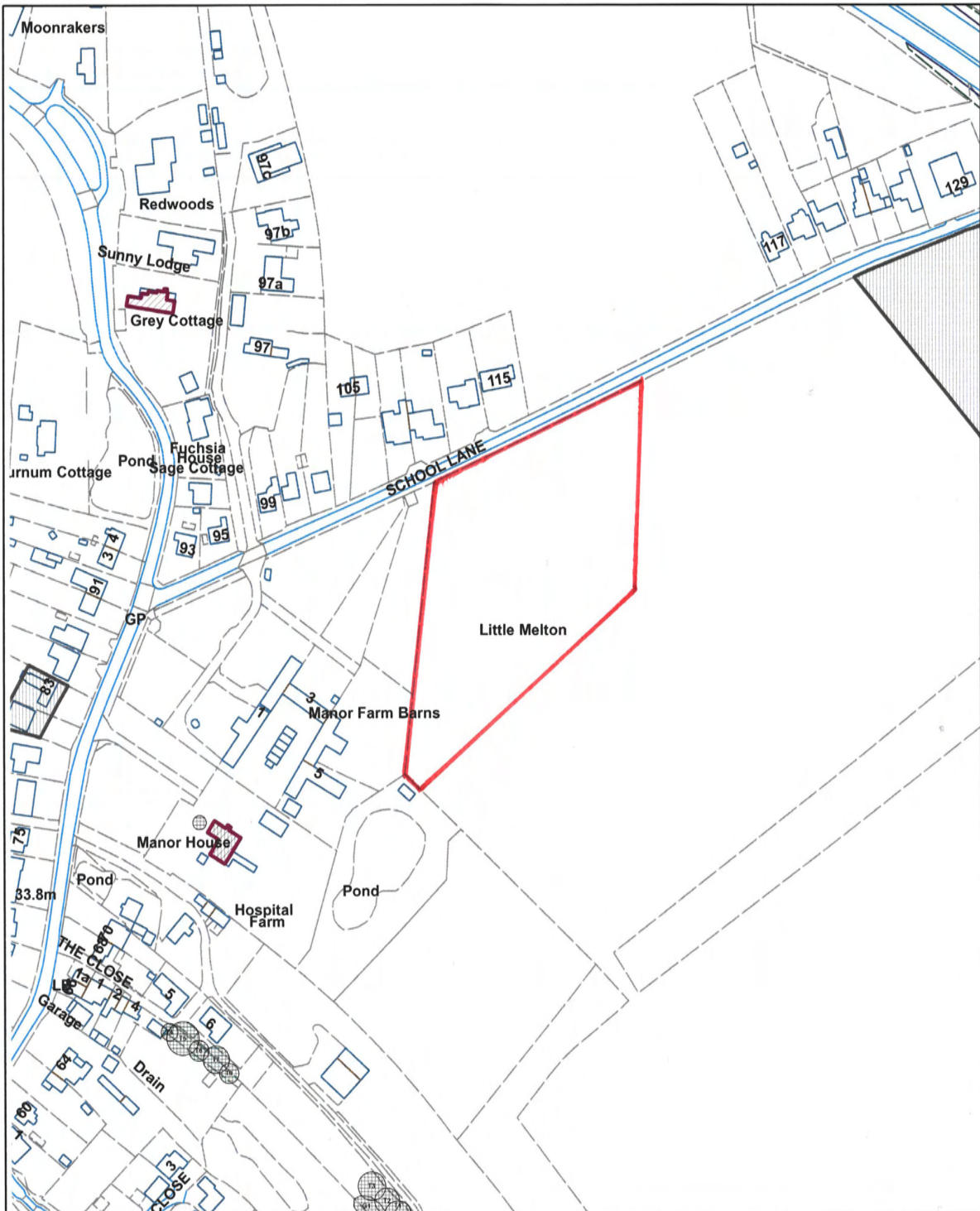
South Norfolk Council Senior Heritage & Design Officer comments prior to the Regulation 18 consultation stage:

No comments received



SN4052

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<p><b>Manor House</b> 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: <a href="#">1050542</a> HER Reference: <a href="#">11625</a></p>	<p><b>MEDIUM</b> 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><b>NEUTRAL</b> 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>	<p>None required</p>	<p><b>NEUTRAL: no harm</b></p>

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<p><b>Manor Farm Barns School Lane</b></p> <p>Non-designated heritage asset</p>	<p><b>LOW</b></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><b>NEUTRAL</b></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><b>NEUTRAL: No harm</b></p>
<p><b>Prehistoric flints and undated pottery</b></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><b>MEDIUM</b></p> <p>Contributes to the historical knowledge of the local area.</p>	<p><b>NEUTRAL</b></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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find site</li> <li>• Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>NEUTRAL: No harm</b></p>

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<p><b>Possible post medieval linear ditch earthwork</b> South-west corner</p> <p>On aerial photographs on land to the south east of Manor Farm, Little Melton.</p> <p>HER Reference: <a href="#">54422</a></p>	<p><b>MEDIUM</b> Contributes to the historical knowledge of the local area.</p>	<p><b>UNKNOWN</b> 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"> <li>Require further investigation prior to development commencing to confirm and record if features are present</li> </ul>	<p><b>UNKNOWN</b> There may be further evidence on the proposed site which should be investigated prior to any development.</p>
<p><b>Undated linear ditch cropmarks</b> Large area to the north of School Lane</p> <p>HER Reference: <a href="#">54421</a></p>	<p><b>MEDIUM</b> Contributes to the historical knowledge of the local area.</p>	<p><b>NEUTRAL</b> 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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>No mitigation required for existing find site</li> <li>Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>NEUTRAL: No harm</b></p>

## Needham, Brockdish, Starston and Wortwell

### 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:

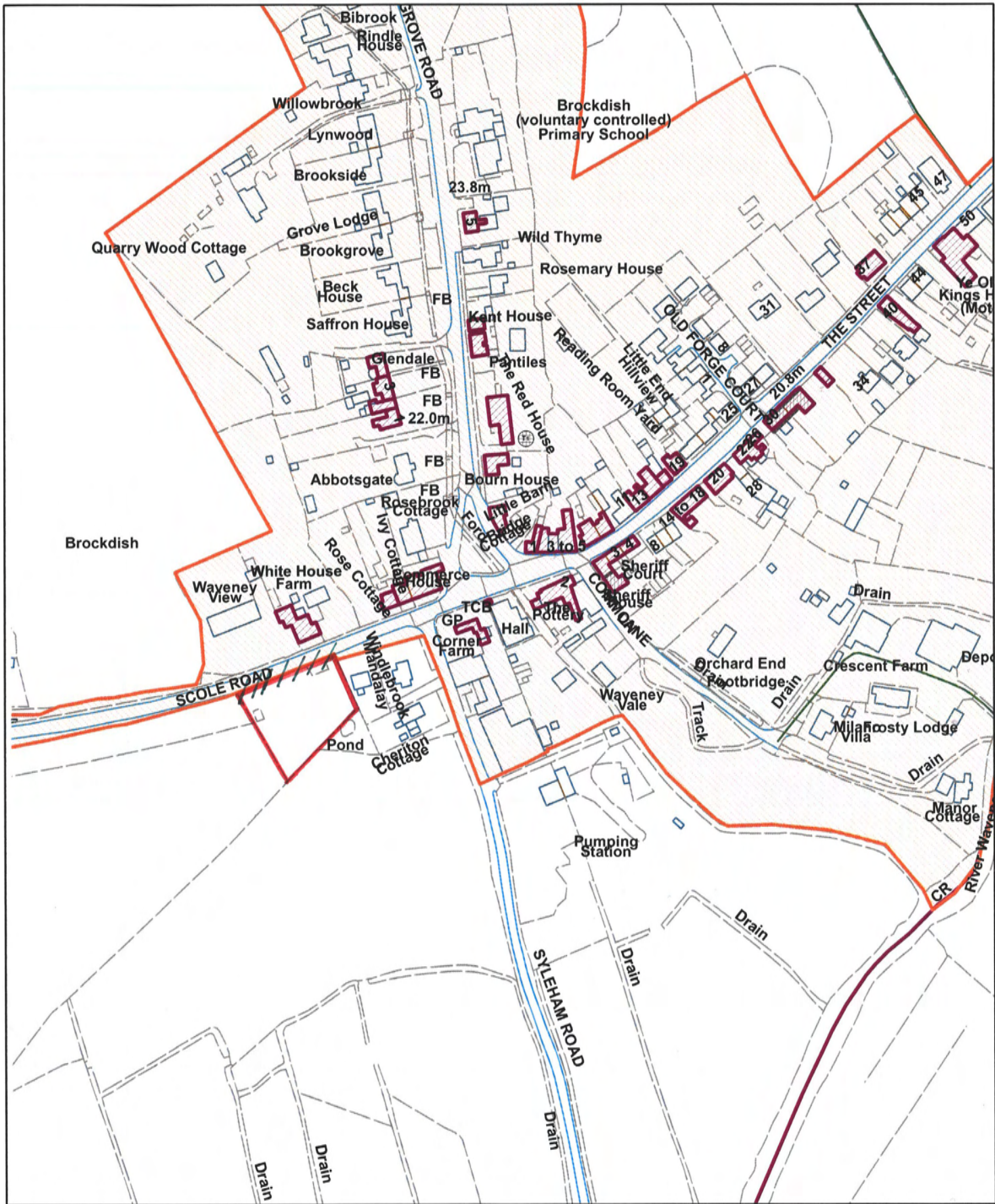
Amber score

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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<p><b>Brockdish Conservation Area</b></p> <p>Key Characteristics</p> <ul style="list-style-type: none"> <li>• One of a string of 'Waveney Valley' villages between Diss and Beccles on the north side of the floodplain of the River Waveney.</li> <li>• Large number of timber framed cottages rendered and painted in pastel colours.</li> <li>• Meadows and wooded floodplain to the south of the village and agricultural fields to the north</li> <li>• Relatively unchanged character with sympathetic infill development.</li> </ul>	<p><b>MEDIUM</b></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><b>MINOR</b></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"> <li>• 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.</li> <li>• In terms of design the dwellings should reflect the best of the village vernacular, with reference to the CA Appraisal.</li> <li>• Sensitive frontage design, replace the leylandii with native planting as far as practicable</li> </ul>	<p><b>NEGLIGIBLE</b></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 <b>no harm</b>.</p>



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<p><b>White House Farmhouse</b> 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: <a href="#">1170796</a> HER Reference: <a href="#">45596</a></p>	<p><b>MEDIUM</b></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><b>NEGLIGIBLE</b></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><b>NEUTRAL: No harm</b></p>

## Pulham Market and Pulham St Mary

### 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:

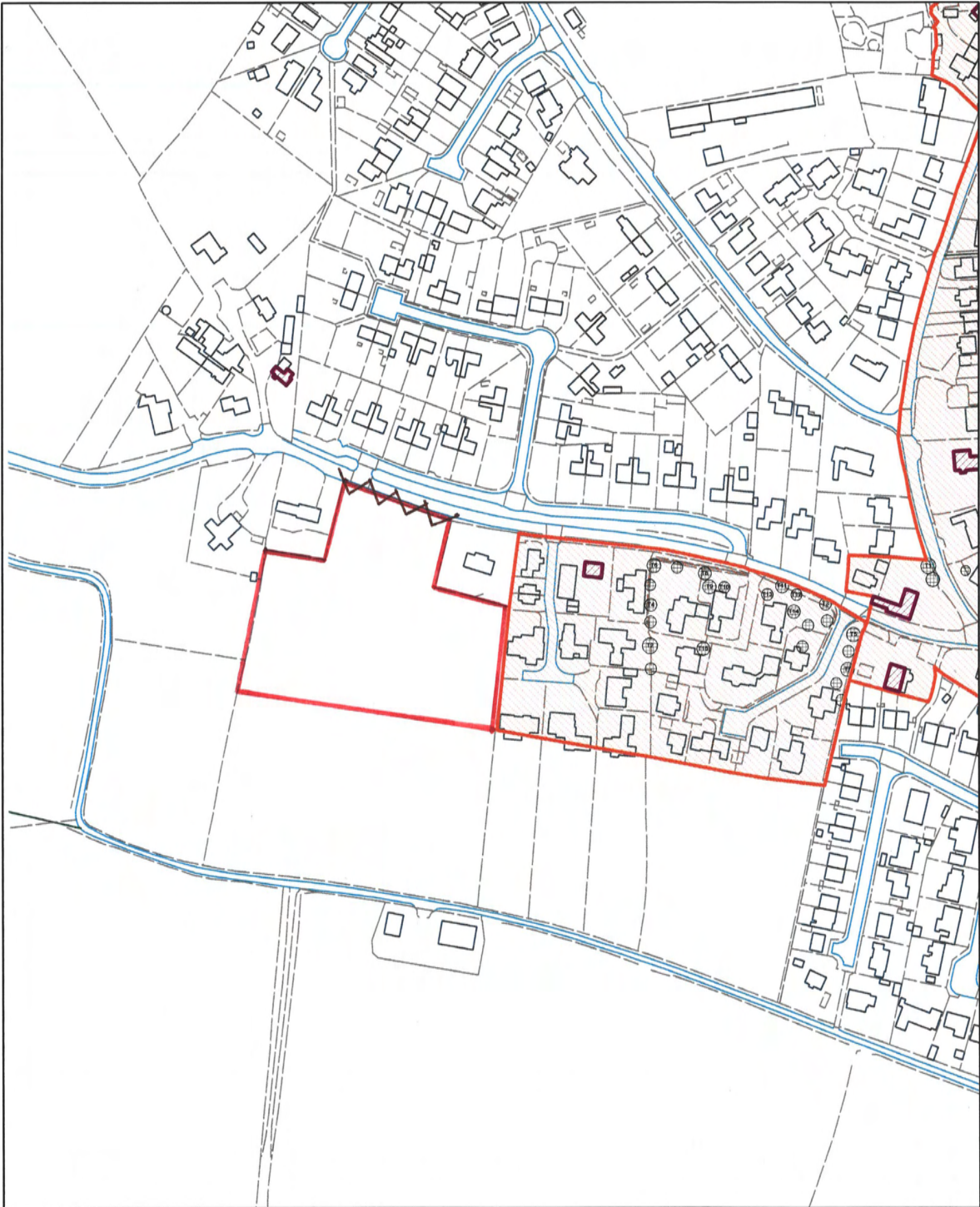
Amber score

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

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<p><b>Pulham Market Conservation Area</b></p> <p>Key Characteristics</p> <ul style="list-style-type: none"> <li>• A central village green shaped by a variety of historic buildings</li> <li>• Highly permeable central core with network of roads and pathways</li> <li>• Prominent location of Church of St Mary Magdalene</li> <li>• Rural setting on east and south aspects</li> <li>• Survival of wide range of historic houses, cottages and terraces</li> </ul>	<p><b>MEDIUM</b></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 20<sup>th</sup> and 21<sup>st</sup> 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><b>MINOR</b></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"> <li>• The dwellings should reflect the best of the village vernacular and the detailing and materials of the adjacent site</li> <li>• Set the properties back to reflect the new and existing properties to the east and west</li> <li>• 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</li> </ul>	<p><b>NEGLIGIBLE</b></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 <b>very low harm</b>.</p>

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<p><b>Late medieval iron rowel spur</b> recovered in 1987 from a garden in Guildhall Lane.</p> <p>HER Reference: <a href="#">24038</a></p>	<p><b>LOW</b> Some indication of historic activity in the area.</p>	<p><b>NEUTRAL</b> 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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find sites</li> <li>• Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>NEUTRAL</b></p>

## Rockland St Mary, Hellington and Holverston

### 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

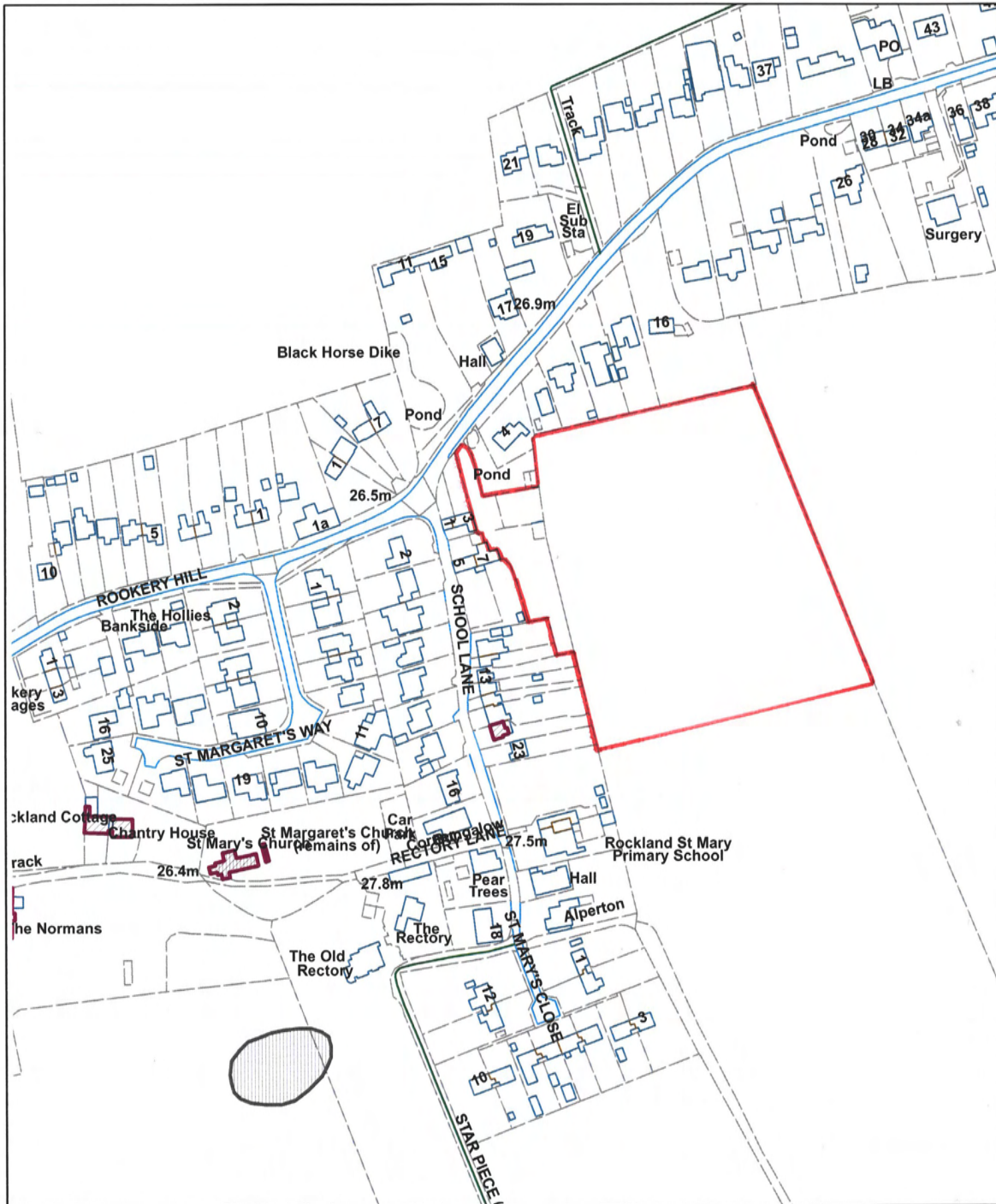
South Norfolk Council Senior Heritage & Design Officer comments post the Regulation 18 consultation stage:

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

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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><b>The Nursery</b> 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: <a href="#">1306454</a> HER Reference: <a href="#">48683</a></p>	<p><b>MEDIUM</b></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><b>NEGLIGIBLE</b></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. Views of the house's principal elevation, and setting will be unaffected.</p>	<p>None required</p>	<p><b>NEGLIGIBLE</b> and no harm</p>

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<p><b>St Mary's,</b> 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: <a href="#">1169589</a> HER Reference: <a href="#">10329</a></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: <a href="#">10330</a></p>	<p><b>HIGH</b></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><b>NEUTRAL</b></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-20<sup>th</sup> 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>	<p>None required</p>	<p><b>NEGLIGIBLE:</b> and no harm</p>

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<p><b>Bronze Age copper alloy palstave</b> To west of site in garden of a dwelling.</p> <p>HER Reference: <a href="#">12508</a></p>	<p><b>MEDIUM</b> Contributes to the important historical knowledge of the local area.</p>	<p><b>UNKNOWN</b> 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.</p>	<ul style="list-style-type: none"> <li>Require further investigation prior to development commencing to identify and record any further finds</li> </ul>	<p><b>UNKNOWN</b> There may be further finds on the proposed site which should be investigated prior to any development.</p>
<p><b>Roman pottery and post-medieval finds</b> To north of site in garden of two separate dwellings.</p> <p>HER Reference: <a href="#">10298</a> HER Reference: <a href="#">15375</a></p>	<p><b>MEDIUM</b> Contributes to the important historical knowledge of the local area.</p>	<p><b>UNKNOWN</b> 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.</p>	<ul style="list-style-type: none"> <li>Require further investigation prior to development commencing to identify and record any further finds</li> </ul>	<p><b>UNKNOWN</b> There may be further finds on the proposed site which should be investigated prior to any development.</p>
<p><b>Undated and post medieval ditch and field boundary cropmarks</b> Within the site</p> <p>HER Reference: <a href="#">17678</a></p>	<p><b>MEDIUM</b> Historic Significance: Cropmarks of linear ditches and field boundaries of unknown and post medieval date are visible on aerial photographs.</p>	<p><b>UNKNOWN</b> This is a large area which includes part of the south-east of the proposed site.</p>	<ul style="list-style-type: none"> <li>Require further investigation prior to development commencing to confirm and record if other features are present.</li> </ul>	<p><b>UNKNOWN</b> There may be further evidence on the proposed site which should be investigated prior to any development.</p>

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

## Seething and Mundham

### 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:

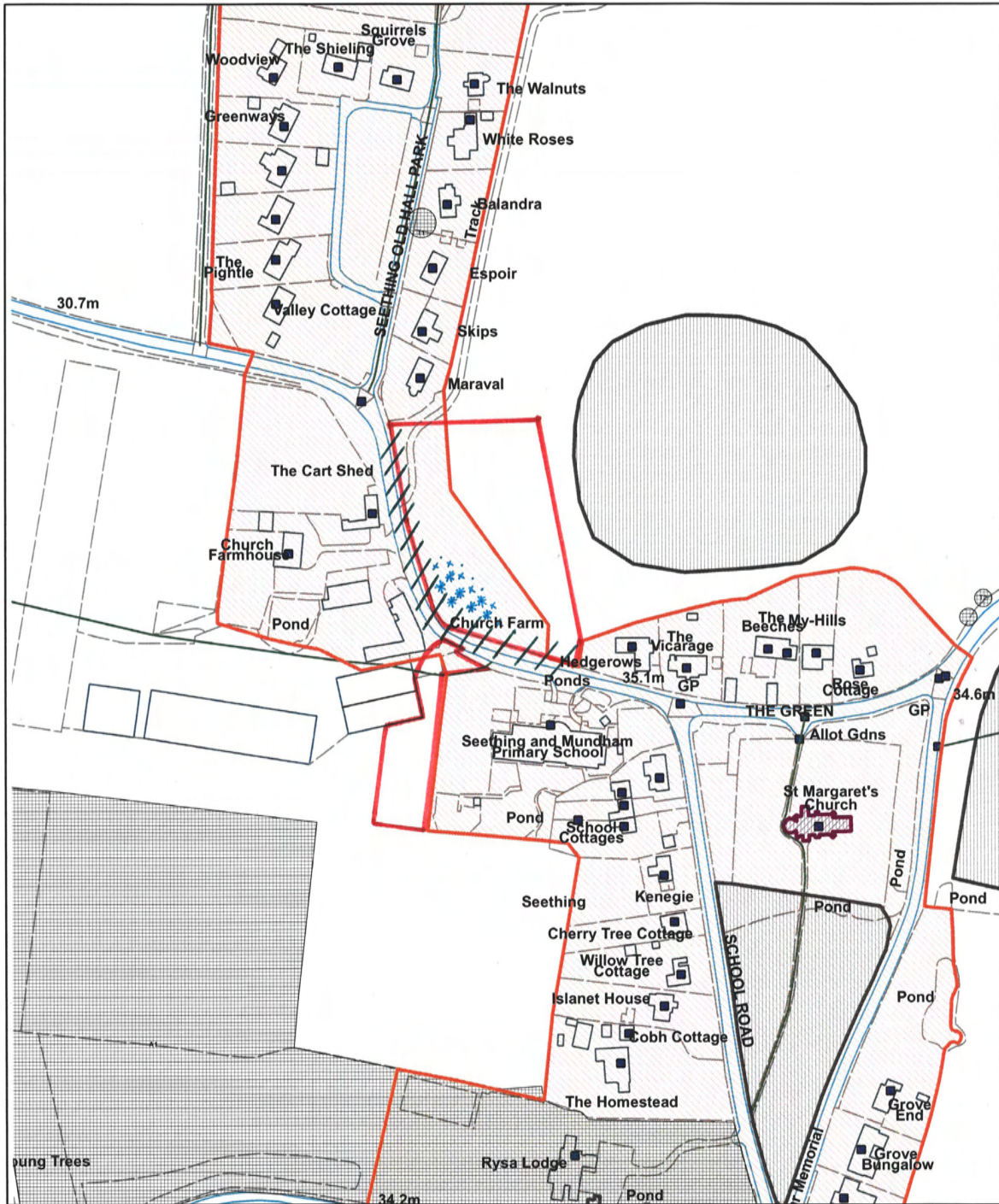
Amber score

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

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<p><b>Seething Conservation Area</b></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"> <li>• Linear settlement originally based on rural agricultural economy</li> <li>• Picturesque mere at the centre of village with Mere House facing the pond to the west</li> <li>• Partially moated village church with triangular green to south</li> </ul>	<p><b>MEDIUM</b></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><b>MODERATE</b></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"> <li>• Site layout and design to ensure that the design of the dwellings reflects the best of the village vernacular</li> <li>• Carefully consider the scale and density; for the north site this should be spacious and linear to reflect the existing pattern of development</li> <li>• Retain the green verge along frontage, enhancing this with a hedgerow and set the properties back</li> <li>• Incorporate a village feature (e.g. open space/mere) as a public open space</li> </ul>	<p><b>MINOR</b></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 <b>Less than substantial harm (lower end)</b></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"> <li>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</li> </ul>	

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<p><b>St Margaret's and St Remigius' Church,</b> The Green</p> <p>Grade II* Medieval Parish Church.</p> <p>List Entry Number: <a href="#">1305988</a></p> <p>HER Reference: <a href="#">10444</a></p>	<p><b>HIGH</b></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><b>NEGLIGIBLE</b></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"> <li>• None required</li> </ul>	<p><b>NEGLIGIBLE: No harm</b></p>

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<p><b>Seething Hall,</b> Seething Park</p> <p><b>Grade II</b> Late C18 house with earlier wing to rear, remodelled in late C18. Colour-washed brick. Glazed black pantile roof.</p>	<p><b>MEDIUM</b> Its significance is derived from its age and architecture.</p> <p>The hall has extensive grounds which add to its presence.</p>	<p><b>NEUTRAL</b> 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"> <li>• None required</li> </ul>	<p><b>NEUTRAL: No harm</b></p>
<p><b>Undated human remains,</b> 274m (300yds) east of Seething Hall</p> <p>HER Reference: <a href="#">18305</a></p>	<p><b>LOW</b> In 1981 an undated human skull was found after fields to the east of Seething Hall were ploughed.</p>	<p><b>NEUTRAL</b> 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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find site</li> <li>• Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>NEUTRAL: No harm</b></p>

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<p><b>Site of probable post medieval field boundaries in former Seething Park.</b> North of Brooke Road</p> <p>HER Reference: <a href="#">49603</a></p>	<p><b>MEDIUM</b></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><b>UNKNOWN</b></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"> <li>• No mitigation required for existing find site</li> <li>• Require further investigation prior to development commencing to confirm if earthworks are still present and record any information or finds</li> </ul>	<p><b>UNKNOWN</b></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><b>Possible Bronze Age barrow/medieval earthworks and prehistoric pot boilers,</b> East of Seething Hall</p> <p>HER Reference: <a href="#">10440</a></p>	<p><b>MEDIUM</b></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><b>UNKNOWN</b></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"> <li>• No mitigation required for existing find site</li> <li>• Require further investigation prior to development commencing to confirm if earthworks are still present and record any information or finds</li> </ul>	<p><b>UNKNOWN</b></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><b>Possible ridge and furrow or drainage features of medieval/post medieval date,</b> South of Seething Church</p> <p>HER Reference: <a href="#">17700</a></p>	<p><b>MEDIUM</b></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><b>NEUTRAL</b></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"> <li>• No mitigation required for existing find site</li> <li>• On this site, as above, require investigation prior to development commencing to confirm if earthworks are still present and record any information or finds.</li> </ul>	<p><b>UNKNOWN</b></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>

## Woodton and Bedingham

### 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:

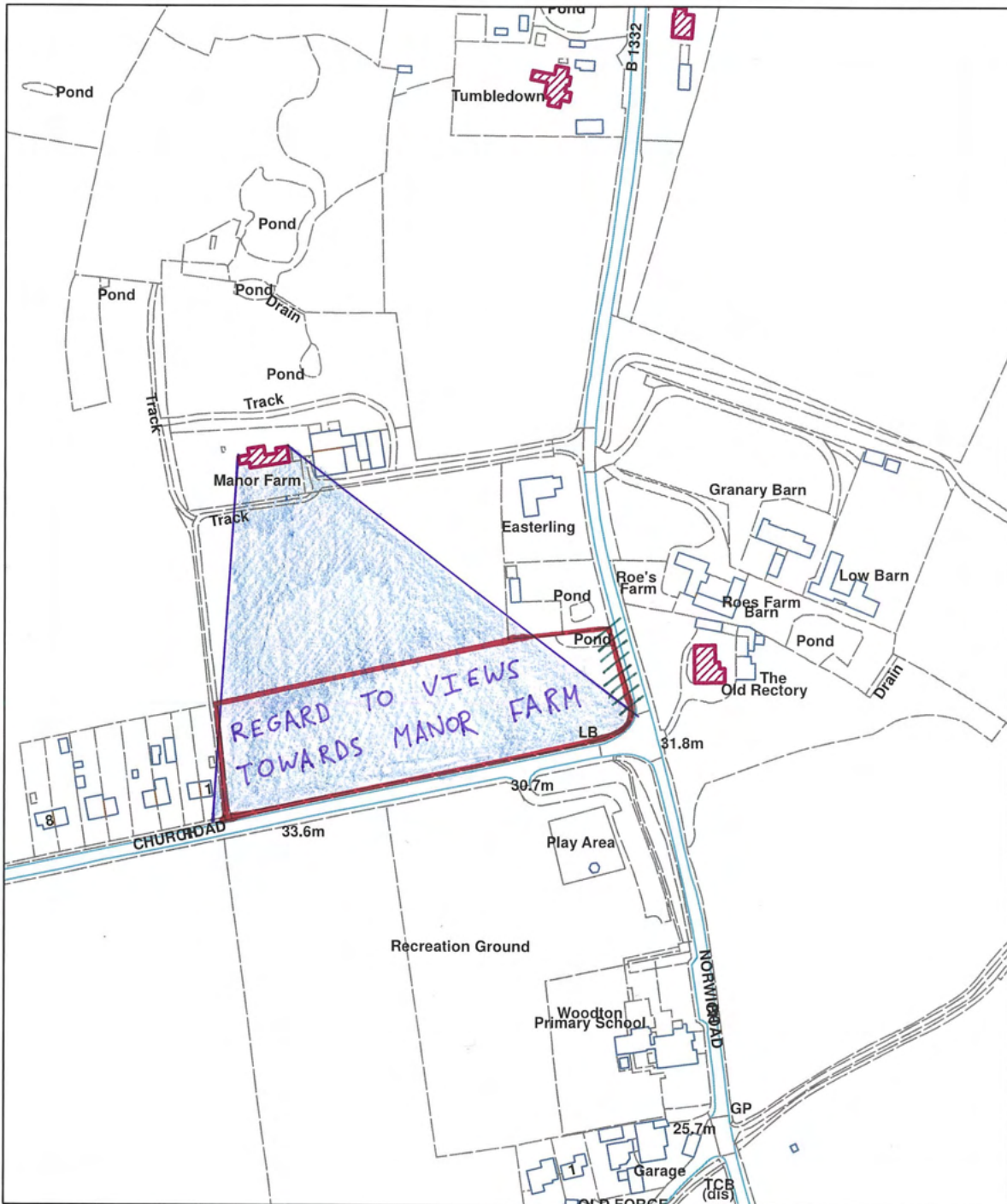
Amber score

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><b>The Old Rectory Norwich Road</b></p> <p>Grade II. This house dates to the 17th century and 19th century.</p> <p>List Entry Number: <a href="#">1051116</a> HER Reference: <a href="#">45718</a></p>	<p><b>MEDIUM</b></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><b>NEGLIGIBLE</b></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"> <li>Landscaping buffer, to include trees, to the east corner of the site will retain separation with the development and enhance the wider landscape setting</li> </ul>	<p><b>NEGLIGIBLE: No harm</b></p>

<p><b>Manor Farm Norwich Road</b></p> <p>Grade II. This 18th century house is built from brick with a pantile roof.</p> <p>List Entry Number: <a href="#">1051114</a> HER Reference: <a href="#">48477</a></p>	<p><b>MEDIUM</b></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><b>MODERATE</b></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"> <li>• 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</li> <li>• 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</li> <li>• 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</li> <li>• 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.</li> </ul>	<p><b>MODERATE</b></p> <p>If views from the south are retained this element of its significance would be protected then there would be <b>Less than substantial harm (medium)</b></p>
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<p><b>Cropmarks of possible Bronze Age ring ditch, prehistoric enclosure and post medieval field boundaries</b></p> <p>HER Reference: <a href="#">31515</a></p>	<p><b>MEDIUM</b></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><b>NEUTRAL</b></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 <b>UNKNOWN</b>.</p>	<ul style="list-style-type: none"> <li>• No mitigation required for existing find sites</li> <li>• Require investigation on the proposed site prior to development commencing to identify and record any finds</li> </ul>	<p><b>NEUTRAL: No harm</b></p>

## Wreningham, Ashwellthorpe and Fundenhall

### 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.





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><b>Poplars</b> Ashwellthorpe Road</p> <p>Grade II* Farmhouse 1586 according to datestones</p> <p>List Entry Number: <a href="#">1152496</a></p>	<p><b>HIGH</b></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><b>MINOR</b></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 design. They are most apparent further west along Wymondham Road which would remain. The site would be visible in these views when travelling east so there would be some impact.</p>	<ul style="list-style-type: none"> <li>• Layout and position of dwellings to preserve the long views from Wymondham Road</li> <li>• The consideration of layout will inform the number of dwellings to be achieved which is likely to be lower than the 25 suggested</li> <li>• Open space as a buffer to south of site to retain distance from the building</li> </ul>	<p><b>MINOR</b></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>

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><b>Poplar's barn</b> Ashwellthorpe Road</p> <p>Grade II Barn. C17.</p> <p>List Entry Number: <a href="#">1050650</a></p>	<p><b>MEDIUM</b></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><b>MINOR</b></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><b>MINOR</b></p>

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<p><b>Route of Wymondham to Forncett Railway Line</b> 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: <a href="#">13580</a></p>	<p><b>MEDIUM</b></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><b>NEUTRAL</b></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><b>NEUTRAL:</b> No harm</p>

## Part E – Summary of mitigation measures, comments by Historic England and responses from the Council for sites in the VCHAP

Policy	HIA Recommendations	Historic England Recommendations	Council Response
VC ALP1	No HIA prepared	Not applicable	Not applicable
VC BAP1	No HIA prepared	Not applicable	Not applicable
VC ASL1	No HIA prepared	Not applicable	Not applicable
VC GRE1	No HIA prepared	Not applicable	Not applicable
VC GRE2	No HIA prepared	<b>Regulation 19 Consultation:</b> Add new criterion to read: ‘Development that preserves and enhances the significance of nearby listed buildings on High Green (including any contribution made to that significance by setting).’	Carried forward site VC GRE2 has been partially constructed and benefits from a recently approved consent to increase the number of dwellings. The Council therefore does not consider this change to be necessary as development of the site is expected to be complete in due course.
VC BAR1	<b>Regulation 19 Consultation:</b> Retention of hedgerow to maintain rural character.  Redevelopment of the site has the potential to ENHANCE the setting of the Cock Inn.	<b>Regulation 19 Consultation:</b> Amend criteria 5 to read: ‘...given to the setting of Sayers Farmhouse and The Cock Inn.’	Retention of hedgerow and setting of Cock Inn referred to in paragraph 4.16 and criteria’s 4 and 5 of policy at Regulation 19.  The Council does not consider that the suggested amendment to criteria 5 is required as the impact on Sayers Farm and its setting is adequately covered by Policy VC BAR1, as well as other national and local planning policy. Paragraph 4.16 of the Regulation 19 document also notes the separation of the site from the farmhouse by the B1108
VC BAR2	<b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> Require archaeological investigation on site prior to development commencing.	<b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> The HIA says that there will be no harm to the significance of the heritage asset. However, we consider this underplays the relationship between the farmhouse, the	Following the completion of the Regulation 18 Alternative Sites and Focused Changes Consultation, this site was recalibrated so development will now take place on the northern half of the site. This mitigates the potential impact on the setting of the

Policy	HIA Recommendations	Historic England Recommendations	Council Response
	<p><b>Regulation 19 Pre-Submission Addendum Consultation:</b> Require archaeological investigation on site prior to development commencing.</p>	<p>barns to the rear and the former agricultural land beyond.</p> <p>We consider that some open space/landscaping to help protect the setting of the farmhouse would be helpful.</p> <p>We suggest that the HIA is revisited to address this.</p> <p>We note that part of the site is to be used as a recreation ground. Careful rearrangement of the layout of land uses could be used to both deliver housing, open space and protection for the setting of the heritage asset.</p>	<p>heritage asset by protecting the existing open setting, currently made up by the playing field.</p> <p>The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior to an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p>
VC BB1	No HIA prepared	Not applicable	Not applicable
VC BAW1 REV	<p><b>Regulation 19 Consultation:</b> 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.</p> <p>Require investigation on the proposed site prior to development commencing to identify and further historic activity.</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b></p>	<p><b>Regulation 19 Consultation:</b> Amend criterion 3 to read... 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> We note that the revised allocation boundary has been extended to enable a lower density of development. We broadly welcome this approach.</p> <p>We reiterate our previous comments in relation to archaeological investigation for this site.</p>	<p>CA, northern hedgerow and archaeological potential referred to in paragraph 6.7. CA referred to in criteria 2 of policy, Historic Environment Record in criteria 3, retention of northern vegetation in criteria 4 at Regulation 19.</p> <p>The Council considers that criteria 3 highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior to an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p>

Policy	HIA Recommendations	Historic England Recommendations	Council Response
	<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>Require investigation on the proposed site prior to development commencing to identify any further historic activity.</p>	<p>Criteria 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'.</p> <p>In our view, some assessment is needed to inform any planning application.</p> <p>We therefore advise that criteria 3 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p>	
VC BRE1	<p><b>Regulation 19 Consultation:</b> The layout of the development should take into account Pine Tree cottage. There is an opportunity to provide an area of open space on this site and a small informal vehicular parking area to assist with the school overflow parking. Both these features could be located to the south of the proposed allocation site and in closest proximity to the heritage asset, creating a degree of separation. This approach to site layout would also preserve views of the building and its prominent pantile roof.</p>	<p><b>Regulation 19 Consultation:</b> Consider carefully the most appropriate location for a car park if required.</p> <p>Add the following at criterion 2 'Consideration should be given to the design of the car park to ensure that the grade II listed Pine Tree Cottage including its setting is conserved and enhanced.'</p> <p>Review criterion 1 in relation to frontage development in light of HIA comments.</p> <p>Amend criterion 4 to read 'Planning applications should be supported by archaeological assessment including the</p>	<p>Open space requirement for Pine Tree Cottage referenced in paragraph 7.6 and criteria 5 of policy at Regulation 19.</p> <p>Protection and enhancement of southern hedgerow referred to in paragraph 7.5 and criteria 3 of policy at Regulation 19.</p> <p>Historic Environment Record referred to in criteria 4 of policy at Regulation 19. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be</p>

Policy	HIA Recommendations	Historic England Recommendations	Council Response
	<p>Landscaping along south boundary would increase the separation and soften the visual impact.</p> <p>This site would need to be investigated prior to development.</p>	<p>results of field evaluation where appropriate.'</p>	<p>required under NPPF paragraph 200 if necessary.</p> <p>The Council considers that the proposed wording is appropriate regarding the suggested school car park. The policy recognises the limited options to improve the current situation and the positive role that the delivery of this site could play in addressing this matter. Both the policy and the supporting text recognise that a demonstrable need for such provision needs to be established and that the site layout and design must protect and enhance the setting of Pine Tree Cottage. The Council does not consider it necessary to repeat criterion 5 with specific reference to a potential car park on-site.</p> <p>The Council is of the opinion that frontage development alongside an area of open space and appropriate landscaping in the south-west corner of the site will protect the setting of the listed building as far as possible. Highways requirements include frontage development to improve highway safety and reinforce the current speed limit along this section of School Road. The Council considers that the policy successfully addresses this concern whilst also protecting the setting of the listed building.</p>

Policy	HIA Recommendations	Historic England Recommendations	Council Response
VC BRO1	<p><b>Regulation 19 Consultation:</b> Require investigation on the proposed site prior to development commencing to identify and record any further finds.</p> <p><b>Regulation 19 Pre-Submission Addendum Consultation:</b> Retain, protect and reinforce the trees and mature planting along the northern perimeter of the western half of the site.</p> <p>Require investigation on the proposed site prior to development commencing to identify and record any further finds.</p>	<p><b>Regulation 19 Consultation:</b> Update the HIA to include the land to the west of the road.</p> <p>Amend criterion 9 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p>	<p>The HIA has been revised to include the land on the western side of the road and appropriate mitigation measures relating to the landscaping of the site, including the protection of existing mature trees, are included in the site-specific policy.</p> <p>Historic Environment Record was referred to in criteria 9 of policy at Regulation 19. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p>
SN0020SL (Settlement Limit Extension)	<p><b>Regulation 19 Consultation:</b> No HIA prepared.</p> <p><b>Regulation 19 Pre-Submission Addendum Consultation:</b> Retention of trees where possible to retain the character of the area.</p> <p>Retention of trees where possible closest to the heritage asset in order to retain the historic character of the area and maintain the setting of the asset as much as possible.</p> <p>Require archaeological investigation on site prior to development commencing.</p>	<p><b>Regulation 19 Consultation:</b> The land lies within the Brooke Conservation Area and just to the south of The Warren (grade II listed). Any development of the land has the potential to impact on the significance of these designated heritage assets.</p> <p>There does not appear to be an HIA for this site. We recommend the preparation of an HIA for this site ahead of the EiP.</p>	<p>This site is proposed as an extension to the existing settlement limit extension rather than as an allocation. As such, whilst the HIA has been prepared as part of the settlement limit review, a detailed assessment of the impact of proposed development will be undertaken at the planning application stage in accordance with paragraph 200 of the NPPF.</p>
VC BUN1	No HIA prepared	Not applicable	Not applicable



Policy	HIA Recommendations	Historic England Recommendations	Council Response
VC BUN2	<p><b>Regulation 19 Consultation:</b> Development to be set back from the road frontage to retain an open setting.</p> <p>Spacing within the site could retain some long views towards the Lilac Farmhouse from the countryside to the north.</p> <p>Retain a separation between Bunwell Manor Hotel and its grounds and new development.</p> <p>Landscaping along the north boundary of the site.</p> <p>Site layout and new landscaping to respond to the proximity of the site to The Cottage.</p> <p>Consideration to be given to the materials and boundary treatments.</p> <p><b>Regulation 19 Pre-Submission Addendum Consultation:</b> Careful layout design to retain a visual connection between the farmhouse and the open countryside beyond the site.</p> <p>Inclusion of an area of open space to the south east of the site to retain some long views across the site to the north and north-east and a visual connection to the former agricultural land.</p>	<p><b>Regulation 19 Consultation:</b> Amend criteria 1 to make it clear that the views should link Lilac Farmhouse (grade II) to the open countryside.</p> <p>Add criterion to state that development should be set back from the road frontage to retain an open setting.</p> <p>Criteria 2 would be reworded to also reference Bunwell Manor Hotel.</p>	<p>References to Lilac Farm and The Cottage and consideration of these included in paragraph 9.13 at Regulation 19.</p> <p>The Cottage referred to in criteria 2 of policy at Regulation 19.</p> <p>Following further engagement with Historic England the Council has updated the HIA to include further guidance on the layout and design of the site in response to the concerns raised. The map included with the HIA has also been updated.</p> <p>The policy wording has been updated to refer to Bunwell Manor Hotel as part of the Regulation 19 Pre-submission Addendum consultation.</p> <p>The detailed site layout would be assessed at the planning application stage however the site lies between road frontage development and as such any proposals for the site would reflect this pattern of development. In addition, the policy requirements include an area of open space to the south east of the site which will retain long views across the site and protect the amenities of the adjacent residential occupiers, creating an open aspect to the site.</p>

Policy	HIA Recommendations	Historic England Recommendations	Council Response
	<p>Development to be set back from the road frontage to retain an open setting.</p> <p>Retain a separation between the heritage asset and its grounds and new development.</p> <p>Landscaping along the north boundary of the site.</p> <p>Site layout and new landscaping to respond to the proximity of the site to the heritage asset.</p> <p>Consideration to be given to the materials and boundary treatments.</p>		
VC CAR1	No HIA prepared	<p><b>Regulation 19 Consultation:</b> Add reference to the Plough Inn in the second criteria.</p>	<p>Flaxlands Farmhouse is referred to in criteria 2 of policy. The Council is aware that the Plough Inn sits directly across the road from the development. Reserved matters approval 2021/0289 demonstrates that development of an appropriate scale, design and materials on the site can be in keeping with the character of the street scene and not detract from the significance of the heritage asset. An existing planning permission for 3 dwellings on the site remains valid.</p>

<b>Policy</b>	<b>HIA Recommendations</b>	<b>Historic England Recommendations</b>	<b>Council Response</b>
VC DIT1REV	<p><b>Regulation 19 Consultation:</b> No HIA prepared.</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> Require archaeological investigation on site prior to development commencing.</p>	<p><b>Regulation 19 Consultation:</b> No comments.</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> We welcome the preparation of the HIA. The recommendations of the HIA in relation to archaeology should be included in the policy requirements.</p>	Reference to Historic Environment Record in Criteria 7 of policy at Regulation 19 Pre-submission Addendum. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.
VC BRM1	<p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> Require archaeological investigation on site prior to development commencing.</p>	<p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> We welcome the preparation of the HIA. The recommendations of the HIA in relation to archaeology should be included in the policy requirements.</p>	Reference to Historic Environment Record in Criteria 5 of policy at Regulation 19 Pre-submission Addendum. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.

Policy	HIA Recommendations	Historic England Recommendations	Council Response
VC EAR1	<p><b>Regulation 19 Consultation:</b> Site layout to take the wider setting of the All Saints 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.</p> <p>The rear (eastern) boundary should be delineated by joining the two hedgelines to create a continuous green boundary.</p> <p>Require investigation on the proposed site prior to development commencing to identify any further historic activity.</p>	<p><b>Regulation 19 Consultation:</b> Amend criteria 1 to reference lower density on eastern part of site and views of the church.</p> <p>Amend criterion 4 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p>	<p>References to heritage assets, design considerations and Historic Environment Record in paragraph 14.6 at Regulation 19.</p> <p>Reference to Historic Environment Record in Criteria 4 of policy at Regulation 19. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p> <p>HIA design recommendations referred to in criteria 1 of policy at Regulation 19. Modifying bullet point 1 to refer specifically to a lower density on the eastern part of the site and views towards the church is not considered necessary as these will be addressed through the application of the first criteria.</p>
VC EAR2	<p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> Require archaeological investigation on site prior to development commencing.</p>	<p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> We welcome the preparation of the HIA. The recommendations of the HIA in relation to archaeology should be included in the policy requirements.</p>	<p>Reference to Historic Environment Record in Criteria 6 of policy at Regulation 19 Pre-submission Addendum. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p>

Policy	HIA Recommendations	Historic England Recommendations	Council Response
VC GIL1 REV	<p><b>Regulation 19 Consultation:</b> No HIA prepared.</p> <p><b>Regulation 19 Pre-Submission Addendum Consultation:</b> Require archaeological investigation on site prior to development commencing.</p>	<p><b>Regulation 19 Consultation:</b> No comments.</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> No comments.</p>	Reference to Historic Environment Record included in Criteria 7 of policy at Regulation 19 Pre-submission Addendum.
VC GEL1	<p><b>Regulation 19 Consultation:</b> Development needs to respect the form and layout of the Kells estate.</p> <p>Require investigation on the proposed site prior to development commencing to identify and record any finds.</p> <p>Require further investigation prior to development commencing to confirm if earthworks are still present and record any information or finds.</p>	<p><b>Regulation 19 Consultation:</b> Amend criterion 4 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p>	<p>Reference to Kells Estate and Historic Environment Record included in paragraph 16.18 at Regulation 19.</p> <p>Density and scale referred to in criteria 1 of policy and Historic Environment record referred to in criteria 4 at Regulation 19.</p> <p>The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p>

Policy	HIA Recommendations	Historic England Recommendations	Council Response
VC HAL1	<p><b>Regulation 19 Consultation:</b> 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> <p>Require investigation on the proposed site prior to development commencing to identify and record any finds.</p>	<p><b>Regulation 19 Consultation:</b> Add criterion to read Protect views of the grade II listed Hales Hospital from Briar Lane, careful layout, design and landscaping, including 1 and 1.5 storey dwellings in the north east of the site to protect and enhance the listed building as recommended in the HIA.</p> <p>Amend criterion 5 to read ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’</p>	<p>Hales Hospital design considerations and Historic Environment Service referred to in paragraph 17.16 and criteria 3 and 4 in the policy at Regulation 19.</p> <p>The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p> <p>The Council does not consider that an additional criteria is necessary. The detailed site layout would be assessed at the planning application stage, including against other national and local policies concerning designated heritage assets, enabling a design-led approach sympathetic to the listed building. This has been evidenced by the assessment of planning application 2023/2742 on the site which currently benefits from a resolution to grant planning permission (subject to matters other than heritage issues).</p>

Policy	HIA Recommendations	Historic England Recommendations	Council Response
VC HAL2	No HIA prepared	<p><b>Regulation 19 Consultation:</b> Protect and enhance the grade II listed Hales Hospital through careful layout, design and landscaping’.</p> <p>Amend criterion 4 to read ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’</p>	VC HAL2 is a carried forward allocation that has been brought forward in accordance with planning permission 2022/0287. The impact of development on heritage assets was addressed at the application stage. and development of the site is now substantively complete.

<b>Policy</b>	<b>HIA Recommendations</b>	<b>Historic England Recommendations</b>	<b>Council Response</b>
VC HEM1	<p><b>Regulation 19 Consultation:</b> Careful layout design to keep views as open as possible so that the windmill retains its visual prominence in terms of height.</p> <p>Layout designed to incorporate views of the windmill from public spaces.</p> <p>The whole development should be limited in height to single storey.</p> <p>Landscaping to be kept low and not obscure views of the mill, existing vegetation could be reduced in height along access.</p> <p>Require investigation on the proposed site prior to development commencing to identify and record any finds.</p>	<p><b>Regulation 19 Consultation:</b> Add criterion to read: 'Careful layout and design to keep views open, retain visual prominence of windmill and incorporate views of windmill from public spaces'.</p> <p>Amend criterion 6 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p>	<p>HIA measures referred to in paragraph 18.15 and criteria 1 of policy, as well as Historic Environment Record referred to in criteria 6 of policy at Regulation 19.</p> <p>The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p> <p>The Council considers that Hempnall Mill has been given due attention through supporting paragraph 18.15 at Regulation 19 which includes recommendations from the HIA. Furthermore, a site visit undertaken with Historic England following the Regulation-19 period concluded that an amendment to the proposed site-specific policy was not required. Therefore, a further criteria relating to this heritage asset is not considered necessary.</p>
VC ELL1	No HIA prepared	Not applicable	Not applicable
VC ELL2	No HIA prepared	Not applicable	Not applicable



Policy	HIA Recommendations	Historic England Recommendations	Council Response
VC LM1	<p><b>Regulation 19 Consultation:</b> Potential to secure renovation and reuse of Barn at Elm Farm in the allocation site.</p> <p>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> <p>Require further investigation at an early stage prior to confirmation of any layout to confirm the impact of development on ditch cropmark and what mitigation, if any, is required. This may dictate what layout is acceptable on this part of the site.</p> <p>Require investigation on the proposed site prior to development commencing to identify and record any finds.</p>	<p><b>Regulation 19 Consultation:</b> Explore opportunities to access the far part of the site by alternative means (not across the open area to protect the setting of the barn). Amend policy wording accordingly.</p> <p>Amend criterion 7 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p>	<p>HIA recommendations were referred to in paragraphs 23.8 and 23.9 at Regulation 19.</p> <p>Reference to undeveloped area in criteria 4 of policy, sympathetic access in criteria 5, proposals for barn in criteria 6 and Historic Environment Record in criteria 7 at Regulation 19.</p> <p>The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p> <p>The policy specifies that access between the two sections of the site will need to be developed to be sympathetic to the setting of the barn. Therefore any potential impacts on the barn from access to this area will need to be considered during the design of any development on this site in order for it to be considered acceptable. The access requirements have been discussed and agreed with Norfolk County Council as the highways authority. Burnthouse Lane was not considered appropriate for vehicular access to the site due to its narrow width.</p>
VC MUL1	No HIA prepared	Not applicable	Not applicable

<b>Policy</b>	<b>HIA Recommendations</b>	<b>Historic England Recommendations</b>	<b>Council Response</b>
VC SWA1	<p><b>Regulation 19 Consultation:</b> No HIA prepared.</p> <p><b>Regulation 19 Pre-Submission Addendum Consultation:</b> Require archaeological investigation on site prior to development commencing.</p>	<p><b>Regulation 19 Consultation:</b> No comments.</p>	<p>Reference to Historic Environment Record in criteria 4 of policy of Regulation 19 Pre-Submission Addendum. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p>
VC SWA2 REV	<p><b>Regulation 19 Consultation:</b> No HIA prepared.</p> <p><b>Regulation 19 Pre-submission Addendum Consultation:</b> Require archaeological investigation on site prior to development commencing.</p>	<p><b>Regulation 19 Consultation:</b> Amend criterion 3 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p>	<p>Historic Environment Record referred to in criteria 3 of policy at Regulation 19. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p>
VC BRA1	<p>No HIA prepared</p>	<p><b>Regulation 19 Consultation:</b> Amend criterion 4 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p>	<p>Heritage assets of Home Farm and Thatched Cottage referred to in criteria 2 of policy at Regulation 19.</p> <p>Historic Environment Record referred to in criteria 4 of policy at Regulation 19. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p>

Policy	HIA Recommendations	Historic England Recommendations	Council Response
VC NEE1	<p><b>Regulation 19 Consultation:</b> Require investigation on the proposed site prior to development commencing to identify and record any additional finds.</p>	<p><b>Regulation 19 Consultation:</b> Amend criterion 4 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p>	<p>Historic Environment Record referred to in criteria 4 of policy at Regulation 19. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p>
VC WOR1	<p><b>Regulation 19 Consultation:</b> No HIA prepared.</p> <p><b>Regulation 19 Pre-Submission Addendum Consultation:</b> Consideration could be given to the overall height of dwellings on both parts of the site (north and south of High Road) due to the topography of the wider landscape.</p> <p>Landscaping and appropriate boundary treatments will need to be considered to integrate the development within the wider landscape.</p> <p>Require archaeological investigation on site prior to development commencing.</p>	<p><b>Regulation 19 Consultation:</b> Prepare HIA and amend policy, if necessary, with appropriate mitigation measures.</p>	<p>Building heights in relation to St Mary's Church referred to in paragraph 26.23 at Regulation 19.</p> <p>Design and buildings heights referred to in criteria 4 and boundary treatments referred to in criteria 3 of policy at Regulation 19. The Council considers that the policy as written adequately covers the recommendations that emerged from the HIA and therefore no amendments are necessary.</p>

Policy	HIA Recommendations	Historic England Recommendations	Council Response
VC WOR2	<p><b>Regulation 19 Consultation:</b> Carefully consider the layout, so that the plots reflect the historic grain of this location close to the village inn.</p> <p>Enhance landscaping along the west boundary, particularly behind the village green to maintain this central hub.</p> <p>Require investigation on the proposed site prior to development commencing to identify and record any finds.</p>	<p><b>Regulation 19 Consultation:</b> Bullet point 3 reflects recommendation related to historic grain. The policy should also include a criterion reflecting the HIA recommendation in relation to landscaping to read, 'Enhance landscaping along the west boundary, particularly behind the village green'</p> <p>Amend criterion 2 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p>	<p>Historic Environment Record referred to in criteria 2 of policy at Regulation 19. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p> <p>Design considerations relating to historic grain referred to in criteria 3 of policy at Regulation 19.</p> <p>Criteria 3 of Policy VC WOR2 has been included to require consideration of the layout of the site is needed in order to protect the setting of the grade II listed Bell Inn. The western boundary of the site was identified as a potential enhancement and therefore the Council does not see its inclusion as necessary to make the policy sound as it is not required for development to be acceptable.</p>

<b>Policy</b>	<b>HIA Recommendations</b>	<b>Historic England Recommendations</b>	<b>Council Response</b>
SN5045SL (Settlement Limit Extension)	<p><b>Regulation 19 Consultation:</b> No HIA prepared.</p> <p><b>Regulation 19 Pre-Submission Addendum Consultation:</b> Reinforcement of vegetation along the northern boundary would help screen any new development from the garden of the asset and protect its setting.</p> <p>Provision of appropriate boundary treatments along site frontage to maintain views towards the asset. Carefully consider the layout including development at the southern end of the site not to encroach forward of the chapel building in order to maintain views of the building from High Road.</p> <p>Require further investigation prior to development commencing to identify and record any further find.</p>	<p><b>Regulation 19 Consultation:</b> Although the land does not include any designated heritage assets, the site is located between two grade II listed buildings – the United Reform Church and 155 High Road. Therefore, any development of this site has the potential to impact upon the significance of these heritage assets.</p> <p>There does not appear to be an HIA for this site. We recommend the preparation of an HIA for this site ahead of the EiP.</p>	<p>The HIA has been prepared for this settlement limit extension.</p> <p>This site is proposed as an extension to the existing settlement limit extension rather than as an allocation. As such, whilst the HIA has been prepared as part of the settlement limit review, a detailed assessment of the impact of proposed development will be undertaken at the planning application stage in accordance with paragraph 200 of the NPPF.</p>
VC NEW1	No HIA prepared	Not applicable	Not applicable
VC NEW2	No HIA prepared	Not applicable	Not applicable
VC PSM1	No HIA prepared	Not applicable	Not applicable

<p>VC ROC1</p>	<p><b>Regulation 19 Consultation:</b>          If a footpath is proposed to link to The Street the relationship to Old Hall barn and hayloft needs to be considered and appropriate materials used.</p> <p>Require investigation on the proposed site prior to development commencing to identify and record any further finds.</p> <p>Require further investigation prior to development commencing to record if cropmarks are present.</p> <p><b>Regulation 19 Pre-Submission Addendum Consultation:</b>          Retain an area of open space in the western section of the site to reduce the impact of the development on the wider setting of the group of former agricultural buildings. This will enable long views through the proposed development site towards (and from) the listed buildings thereby preserving some of the former relationship to the land.</p> <p>Development should not extend further south than the area proposed for allocation in order to avoid enclosure of the group of listed buildings and a severance from the wider parcel of agricultural land.</p> <p>Due to its position within the cluster of identified heritage assets no specific mitigation is required for 134 The Street;</p>	<p><b>Regulation 19 Consultation:</b>          Add wording to criterion 4 to read 'Careful consideration should be given to the relationship of the footpath to the listed barn and appropriate materials used'.</p> <p>Add new criterion to read: 'The most western part of the site should be left open to protect and enhance the setting of the listed buildings.'</p> <p>Amend criterion 5 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p>	<p>Liaison with Historic Environment Service referred to in paragraph 29.12 and criteria 5 of policy at Regulation 19. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p> <p>Following the close of the Regulation 19 consultation the Council reviewed the Heritage Impact Assessment for the site in response to comments submitted by Historic England as well as other representations. The revised HIA has identified the need for an area of open space on the western side of the site to reduce the impact on the heritage assets. This requirement has been included within the revised policy at the Regulation 19 Pre-submission Addendum consultation.</p> <p>Reference has also been made within supporting paragraph 29.13 and criteria 4 of the site specific policy to the appearance of the pedestrian footpath in the context of its proximity to the identified heritage assets</p>
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Policy	HIA Recommendations	Historic England Recommendations	Council Response
	<p>however, an area of informal/ undeveloped open space in the western section of the site should be retained to reduce the impact of the proposed development on the wider setting of the group of former agricultural buildings.</p> <p>The relationship between the barn and the proposed footway needs to be carefully considered and appropriate materials used in its construction to complement the listed buildings.</p> <p>An area of undeveloped informal space in the western section of the site should be retained to reduce the impact of the development on the wider setting of the group of former agricultural buildings.</p> <p>Require investigation on the proposed site prior to development commencing to identify and record any further finds.</p>		
VC SEE1	No HIA prepared	Not applicable	Not applicable

Policy	HIA Recommendations	Historic England Recommendations	Council Response
<p>SN0406SL (Settlement Limit Extension)</p>	<p><b>Regulation 19 Consultation:</b> Development should be linear to reflect the existing built form.</p> <p>Need to carefully consider the density which should reflect the smaller cottages opposite. One or two dwellings only would be appropriate.</p> <p>The dwellings reflect the best of the village vernacular</p> <p>Set the properties back to reflect the existing properties to the north and south with an element of informality</p> <p>Retain the green hedgerow along the frontage and as many of the trees as possible, even if this means reducing the number of dwellings.</p>	<p><b>Regulation 19 Consultation:</b> We note that HIAs have been completed for two of these sites which identified moderate impacts on the historic environment. A number of helpful mitigation measures were proposed in the HIAs but it is not clear how these recommendations will be carried forward into the Plan as there is no policy for the settlement limit amendments. We therefore have concerns that the potential impacts on the historic environment will not be properly addressed.</p> <p>We suggest that an HIA should be prepared for site SN0588SL.</p>	<p>The Council has not prepared an HIA for SN0588SL as the inclusion of this site within the settlement limit is simply regularising an existing development that has subsequently been granted planning consent and substantially completed.</p> <p>In common with all infill/ windfall development matters relating to the heritage impact of development in this location will have been assessed at the planning application stage.</p> <p>The Council does not consider it necessary to include detailed policies within the VCHAP for settlement limit extensions as a detailed assessment of the impact of proposed development will be undertaken at the planning application stage in accordance with paragraph 200 of the NPPF.</p>



Policy	HIA Recommendations	Historic England Recommendations	Council Response
<p>SN0587SL (Settlement Limit Extension)</p>	<p><b>Regulation 19 Consultation:</b> 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.</p> <p>The dwellings should reflect the best of the village vernacular.</p> <p>Avoid large driveways or parking areas to the frontage.</p> <p>Retain the green hedgerow along the frontage.</p>	<p><b>Regulation 19 Consultation:</b> We note that HIAs have been completed for two of these sites which identified moderate impacts on the historic environment. A number of helpful mitigation measures were proposed in the HIAs but it is not clear how these recommendations will be carried forward into the Plan as there is no policy for the settlement limit amendments. We therefore have concerns that the potential impacts on the historic environment will not be properly addressed.</p> <p>We suggest that an HIA should be prepared for site SN0588SL.</p>	<p>The Council has not prepared an HIA for SN0588SL as the inclusion of this site within the settlement limit is simply regularising an existing development that has subsequently been granted planning consent and substantially completed.</p> <p>In common with all infill/ windfall development matters relating to the heritage impact of development in this location will have been assessed at the planning application stage.</p> <p>The Council does not consider it necessary to include detailed policies within the VCHAP for settlement limit extensions, and considers that an assessment of detailed proposals at the planning application stage against the current Local Plan policies is the most appropriate route for consideration of site specific matters for these smaller sites.</p>

<b>Policy</b>	<b>HIA Recommendations</b>	<b>Historic England Recommendations</b>	<b>Council Response</b>
VC SPO1 REV	<p><b>Regulation 19 Consultation:</b> Require investigation on the proposed site prior to development commencing to identify and record any finds.</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> Retention and potential enhancement of existing trees between the site and the listed building.</p> <p>Require investigation on the proposed site prior to development commencing to identify and record any finds.</p>	<p><b>Regulation 19 Consultation:</b> Amend criterion 5 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> We welcome the preparation of the HIA. We welcome paragraph 34.8 and the second criteria of the policy in relation to strengthening boundary vegetation.</p> <p>As advised in our previous response, Criteria 5 states that the HER should be consulted to determine the need for any archaeological surveys prior to development.</p> <p>In our view, some assessment is needed to inform any planning application.</p> <p>We therefore advise that criteria 5 should be amended to read, 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p>	<p>Reference to Historic Environment Record in paragraph 34.8 and criteria 5 of policy at Regulation 19. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p> <p>Reference to the protection and enhancement of existing vegetation on the southwest boundary of the site relating to the heritage asset has been enhanced as part of the Regulation 19 Pre-submission Addendum consultation.</p>
VC SPO2	No HIA prepared	Not applicable	Not applicable
VC SPO3	No HIA prepared	Not applicable	Not applicable
VC SPO4	No HIA prepared	Not applicable	Not applicable
VC STO1	No HIA prepared	Not applicable	Not applicable

Policy	HIA Recommendations	Historic England Recommendations	Council Response
VC TAC1 REV	<p><b>Regulation 19 Consultation:</b> No HIA prepared.</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> Planting along eastern boundary to screen development.</p>	<p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> No comments.</p>	<p>Planting included in criteria 2 of Regulation 19 Pre-submission Addendum policy.</p>
VC TAC2	<p>No HIA prepared</p>	<p><b>Regulation 19 Consultation:</b> Amend criterion 6 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'</p>	<p>Historic Environment Record referred to in criteria 6 of policy at Regulation 19. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.</p>

Policy	HIA Recommendations	Historic England Recommendations	Council Response
VC TAS1 REV	<p><b>Regulation 19 Consultation:</b> Layout and design must take the wider setting of the farmhouse into account in the northwest corner.</p> <p>Use landscaping on the north-west boundary to protect the wider views.</p> <p>Require further investigation prior to development commencing to identify and record any further finds.</p> <p><b>Regulation 19 Pre-Submission Addendum Consultation:</b> Reduction in site density to 20 dwellings to allow development to be designed and laid out to preserve the views of the farmhouse from Henry Preston Road.</p> <p>Retain and reinforce the hedgerow along the north-western boundary of the site.</p> <p>Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.</p>	<p><b>Regulation 19 Consultation:</b> The policy should be amended to include this area of open space/orchard/playing field in the northeastern third of the site to protect and enhance the setting of Old Hall Farmhouse. The capacity of the site should be reduced accordingly.</p> <p>Amend criterion 4 to read ‘Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.’</p>	<p>Historic Environment Record referred to in criteria 4 of policy at Regulation 19.</p> <p>Following the close of the Regulation 19 consultation the Council reviewed the Heritage Impact Assessment for the site in response to concerns raised by Historic England as well as other representations. The revised HIA reflects the reduction in the site density allow for the preservation of views towards the heritage asset and this has been updated in the Regulation 19 Pre-submission Addendum policy.</p> <p>The wording relating to archaeology has also been amended as part of the Regulation 19 Pre-submission Addendum consultation to acknowledge the site being underlain by an area of archaeological interest.</p> <p>The layout and landscaping of the site is referred to in paragraph 38.7 of the supporting text and criteria 2 of the site-specific policy.</p>

<b>Policy</b>	<b>HIA Recommendations</b>	<b>Historic England Recommendations</b>	<b>Council Response</b>
VC THU1	<b>Regulation 19 Consultation:</b> No HIA prepared.	<b>Regulation 19 Consultation:</b> Amend criterion 3 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Reference to Historic Environment Record in Criteria 3 of policy at Regulation 19. The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.
VC THU2	No HIA prepared	Not applicable	Not applicable
VC TIV1	No HIA prepared	Not applicable	Not applicable
SN3002SL (Settlement Limit Extension)	<b>Regulation 19 Consultation:</b> Require investigation on the proposed site prior to development commencing to identify and record any finds.	<b>Regulation 19 Consultation:</b> We welcome the preparation of the HIA. The HIA identifies the impact as neutral and does not recommend mitigation.	The Council notes the support for the Heritage Impact Assessment and the conclusions that this reaches.
VC HAD1	<b>Regulation 19 Consultation:</b> 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.  Require investigation on the proposed site prior to development commencing to identify and record any finds record if ditches are present.	<b>Regulation 19 Consultation:</b> Amend criterion 8 to read 'Planning applications should be supported by archaeological assessment including the results of field evaluation where appropriate.'	Layout and design considerations relating to the setting of the church and the Historic Environment Service are referred to in paragraph 43.21 and criteria 6 and 8 of the policy at Regulation 19.  The policy highlights the need for archaeology to be considered; however, the Council's experience is that the need for field evaluation prior an application being determined is exceptional and can be required under NPPF paragraph 200 if necessary.

<b>Policy</b>	<b>HIA Recommendations</b>	<b>Historic England Recommendations</b>	<b>Council Response</b>
VC BUR1	No HIA prepared	Not applicable	Not applicable
VC WIC1 REV	<p><b>Regulation 19 Consultation:</b> No HIA prepared.</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> Retention and reinforcement of existing hedgerows and trees along the northern boundary of the site.</p> <p>Require archaeological investigation on site prior to development commencing.</p>	<p><b>Regulation 19 Consultation:</b> No comments.</p> <p><b>Regulation 18 Alternative Sites and Focused Changes Consultation:</b> No comments.</p>	<p>Retention and reinforcement of vegetation on northern boundary referred to in supporting text and Criteria 1 of policy at Regulation 19 Pre-submission Addendum.</p> <p>Reference to Historic Environment Record in Criteria 6 of policy at Regulation 19 Pre-submission Addendum.</p>

Policy	HIA Recommendations	Historic England Recommendations	Council Response
VC WIC2	<p><b>Regulation 19 Consultation:</b> Consider the site layout which must take the wider setting of the St Andrew and All Saints Church into account and retain views towards and from the Church, including along Hackford Road.</p> <p>Use landscaping along the northern boundary to soften the wider views.</p> <p><b>Regulation 19 Pre-Submission Addendum Consultation:</b> Consider the site layout which must take the wider setting of the church into account and retain glimpse views towards and from the Church tower where possible, including along Hackford Road.</p> <p>Retain and reinforce landscaping along the northern boundary to soften the wider views.</p> <p>Require further investigation prior to development commencing to identify and record any further finds.</p>	<p><b>Regulation 19 Consultation:</b> Reword first criteria to read: ‘to conserve and enhance the immediate setting...’ to more closely reflect the NPPF.</p>	<p>Setting and views of the church and landscaping referred to in paragraph 45.12 and criteria 1 and 2 of the policy at Regulation 19.</p> <p>The Council does not consider the changes to Criteria 1 to be necessary. The setting of the asset is referenced in the supporting text and policy and national policy from the NPPF will be applied to any future planning applications alongside the policy in the VCHAP.</p>

<b>Policy</b>	<b>HIA Recommendations</b>	<b>Historic England Recommendations</b>	<b>Council Response</b>
VC WIC3	No HIA prepared	<b>Regulation 19 Consultation:</b> In second criteria, add "Visual impact on and to conserve and enhance St Andrew and All Saints Church and its setting".	Requirement for landscaping to minimise visual impact on St Andrew and All Saints Church and its setting included in criteria 2 of policy at Regulation 19.  The Council does not consider that the proposed amendment to the policy text to be necessary. The setting of the assets are referenced in the supporting text and policy and national policy from the NPPF will be applied to any future planning applications alongside the policy in the VCHAP.
VC WIN2	<b>Regulation 19 Consultation:</b> 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 with views of the Schools House/Aprils Cottage.	<b>Regulation 19 Consultation:</b> Add criteria to read, 'Consideration of the local vernacular and distinctiveness especially materials, with reference to the CA Appraisal.'  Update to criteria 1 to include to design sympathetic to the Conservation Area.	Impact on the Conservation Area and outcomes of HIA referred to in paragraph 46.12 at Regulation 19.  Reference to existing character of CA and gateway included in criteria 1 of policy. The Council is of the opinion that the separation of the site from the Conservation Area, as well as the form of the intervening development and the dwellings directly opposite the site, means that a requirement for specific materials on this site is not necessary.
VC WOO1	No HIA prepared	Not applicable	Not applicable
VC ASH1	No HIA prepared	Not applicable	Not applicable