

Site Details

Site Reference Number:

SN0400 (allocation reference: VC ALP1REV)

Site Address:

Church Meadow, Alington

Site Size:

1.87ha

Proposed Housing Numbers on site:

Up to 35 dwellings

Note to the Heritage Impact Assessment: This is a new HIA required due to the increase in dwelling numbers proposed through the Examination process and the Inspector's Modifications to the VCHAP.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Although this site is located quite close to the grade, I listed St Mary's Church, the site is tucked behind existing development and so the impact on the heritage asset and its setting would be minimal.

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:

Green, no real impact on setting of church because of existing development to the east.

Regulation 19 Comments

Historic England comments at Regulation 19 stage:

Although this site is located quite close to the grade I listed St Mary's Church, the site is tucked behind existing development and so the impact on the heritage asset and its setting would be minimal.

Norfolk County Council Historic Environment Service comments at Regulation 19 stage:

None received.

Regulation 18 Focused Consultation Comments

Historic England comments at Regulation 18 Focused Consultation stage:

None received – not included in consultation.

Norfolk County Council Historic Environment Service comments at Regulation 18 Focused Consultation stage:

None received – not included in consultation.

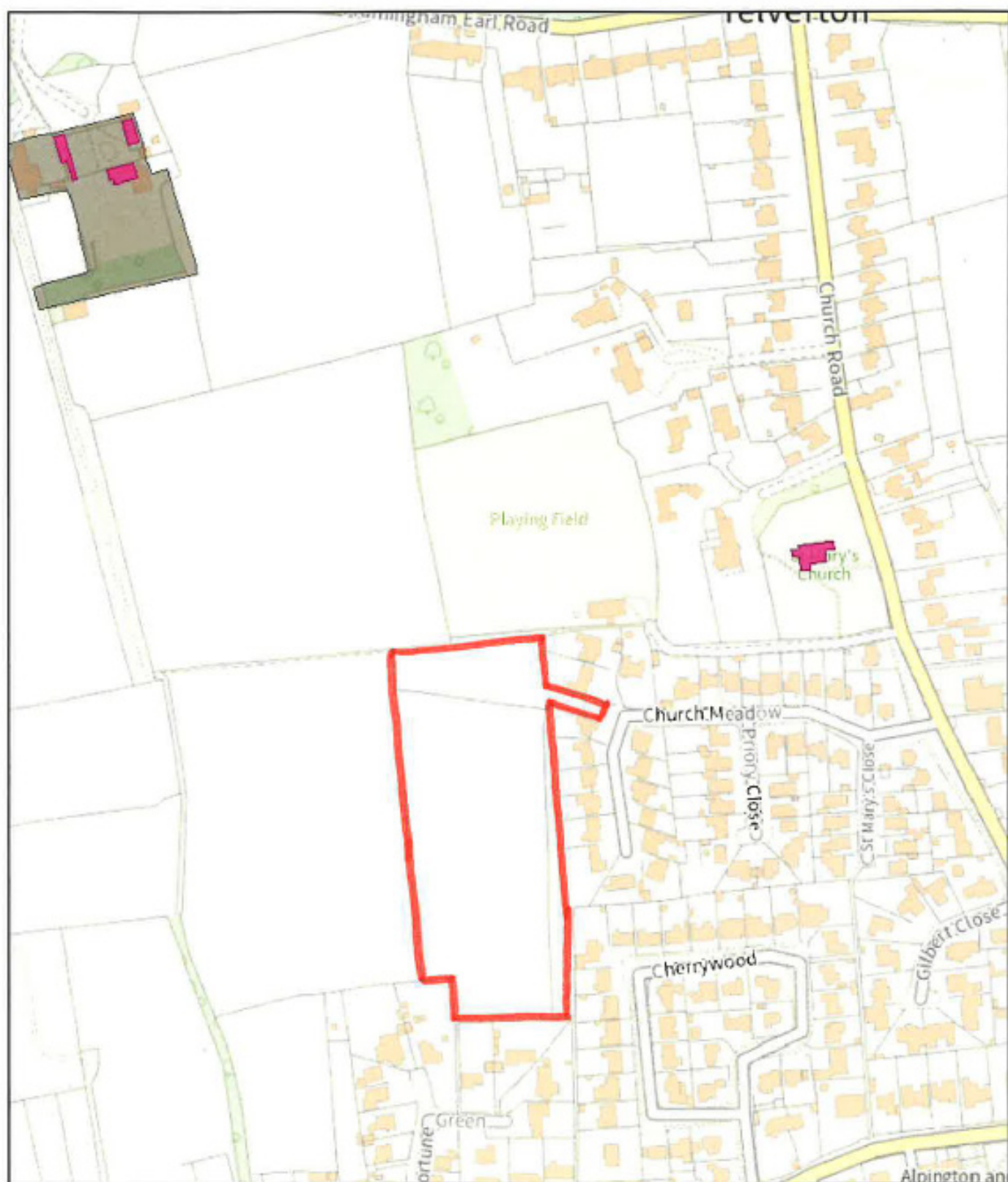
Regulation 19 Pre-submission Addendum Comments

Historic England comments at Regulation 19 Pre-submission Addendum stage:

None received – not included in consultation.

Norfolk County Council Historic Environment Service comments at Regulation 19 Pre-submission Addendum stage:

None received – not included in consultation



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
St Mary's Church, Yelverton HER Reference: 12903 Grade I listed early medieval church with remodelling in 13th and 14th centuries. Fully restored in 19th century with a number of medieval monuments and features retained.	HIGH Significance derived from its age and medieval features. The church probably began life in the early medieval period, and was remodelled around 1300 when the south chapel was added. In the 14th century a south aisle was added, and the tower was rebuilt in 1674. Inside there a number of monuments from the late medieval period. The church was fully restored twice in the late 19th century. The appearance of a double splayed circular window in the north chancel wall in 2006 may indicate a Late Saxon origin for the church.	NEUTRAL The church is relatively small and the tower is relatively short. The church cannot be seen from Church Meadow and is screened by the existing development between the Church and the proposed site.	None identified.	NEUTRAL / NO IMPACT

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
Yelverton Hall HER Reference: 9921 Grade II listed country house with a medieval moated enclosure. Likely built in 17th century, remodelled in 18th century and later.	MEDIUM The house is of red brick with a pantiled roof, and has a façade of four bays with 20th century windows. However there are two outbuildings of interest, one of which has a roof of tie-beams on arched braces with clasped purlins and wind-braces, and probably dates to around 1630. There is also a stable block, and a heavily altered 17th century barn.	NEUTRAL The significance of this building derives from its built materials and fittings. The house is well screened by established vegetation to the east and south towards the proposed site. Existing vegetation around the site also provides further screening.	None identified.	NEUTRAL / NO IMPACT

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
Cropmarks of a road or trackway and several boundaries HER Reference: 58782 The cropmarks of a road or trackway and a number of boundaries, potentially all of late medieval to post medieval date.	NEGLIGIBLE The cropmarks of a road or trackway and a number of boundaries, potentially all of late medieval to post medieval date are visible on aerial photographs to the south and east of Yelverton Hall. It is possible that the track originally lead towards St Mary's Church, the Rectory and Lodge to the south.	NEUTRAL Development on this site would have no direct impact on the cropmarks.	None identified.	NEUTRAL / NO IMPACT
Wheel of Fortune Public House Non-designated Heritage Asset.	LESSER Existing development faces the pub on the opposite side of Wheel Road to the north and to the east, between the pub and the site.	NEUTRAL Development on the site will have no direct impact on the NDHA. Existing development screens any views of the pub.	None identified.	NEUTRAL / NO IMPACT

Site Details

Site Reference Number:

VC EAR2REV

Site Address:

Land north of the Street, Earsham

Site Size:

3.49ha

Proposed Housing Numbers on site:

50

Update note to the Heritage Impact Assessment: This is an updated HIA required due to the proposed increase in site area and dwelling numbers arising from the Examination process and the Inspector's Modifications to the VCHAP.

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.

Regulation 19 Comments

Historic England comments at Regulation 19 stage:

None – not included in consultation.

Norfolk County Council Historic Environment Service comments at Regulation 19 stage:

None – not included in consultation.

Regulation 18 Focused Consultation Comments

Historic England comments at Regulation 18 Focused Consultation stage:

No comments.

Norfolk County Council Historic Environment Service comments at Regulation 18 Focused Consultation stage:

Amber - archaeological mitigation will probably be necessary but is unlikely to prevent development. Cropmark of significant prehistoric remains.

Regulation 19 Pre-submission Addendum Comments

Historic England comments at Regulation 19 Pre-submission Addendum stage:

We welcome the preparation of the HIA. The HIA recommends that archaeological investigation should be required prior to development commencing. The recommendations of the HIA in relation to archaeology should be included in the policy requirements.

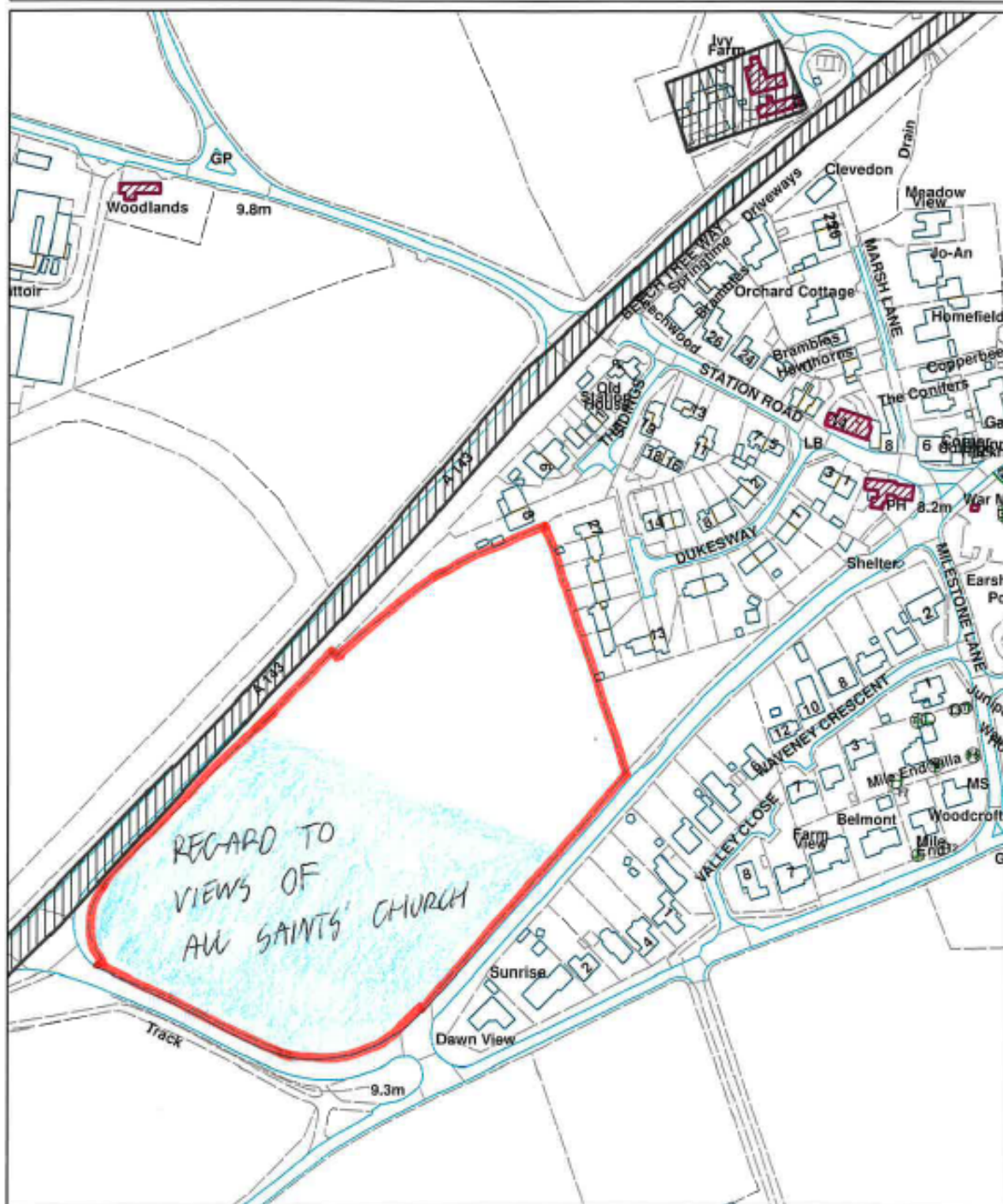
The current reference to archaeology at criterion 6 is insufficient. We suggest that the wording is slightly amended to read: Norfolk's Historic Environment Record Service is to be consulted prior to application to determine the need for any archaeological assessments. surveys prior to development

Norfolk County Council Historic Environment Service comments at Regulation 19 Pre-submission Addendum stage:

None received – not included in consultation.

SN0218 Earsham

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
Cropmark of an oval enclosure or ring ditch HER Reference: 11677	LESSER Cropmark of oval enclosure/ring ditch is visible on aerial photographs. Enclosure is around 4m wide with external dimensions of 39m by 32m. Internally there is a cropmark of a large oval pit feature located towards the south west of the enclosure. Originally recorded as a ring ditch but may be too asymmetrical for this. Function is unknown. Dated from Bronze age to possible Iron Age.	UNKNOWN The area marked for this feature does extend slightly 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.	No mitigation identified. Require archaeological investigation on site prior to development commencing.	UNKNOWN

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All Saints' Church Grade I listed church List entry number: 1050403 HER Reference: 11118	MEDIUM Likely a Saxo-Norman or Norman structure. Building was extended eastwards around 1300 with the tower being added at this time. Many perpendicular details, some of which were rebuilt in 19th century. New extension in 1994.	LOW Main impact from any development would be on views of the tower and spire. These have already been impacted somewhat by recent development. Final impact would be dependent on the scale and layout of the development, including the height of the dwellings. However, in terms of the setting of the church, this is not the most sensitive aspect due to the existing intervening-built form of the settlement.	Design and layout of development, particularly on the southern section of the site, should consider impact on the views of the tower and spire, potentially exploring the retention of some views of the church spire through the development.	NEGLIGIBLE

Site Details

Site Reference Number:

SN5040 & SN5041 (combined site) (Allocation reference: VC LM1REV)

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:

Up to 45 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.

Update note to the Heritage Impact Assessment: This is an updated HIA required due to the increase in dwelling numbers on the site proposed through the Examination process and the Inspector's Modifications to the VCHAP.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

None received.

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:

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.

Regulation 19 Comments

Historic England comments at Regulation 19 stage:

The grade II listed barn at Elm Farm lies within the site. Therefore, any development of this site has the potential to impact upon the significance of this heritage asset.

We welcome the preparation of the HIA.

The HIA makes a number of helpful recommendations in relation to the barn. We welcome the references in paragraph 23.8 and in bullet points 4, 5 and 6 of the policy which reflect these recommendations. It is clearly important for this land to remain open and we welcome that being reflected in policy.

We do have some concerns about the possibility of one part of the site being accessed across this open land by the barn. Any access road is likely to also include lighting etc and would harm the significance of the listed barn through development within its setting. It would be preferable for that part of the site to be accessed either through the development that is currently being built, or alternatively directly off Burnthouse Lane. We recommend that alternative access options be explored, and the policy wording amended accordingly to reduce harm to the listed building.

Bullet point 7 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 7 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 at Regulation 19 stage:

None received.

Regulation 18 Focused Consultation Comments

Historic England comments at Regulation 18 Focused Consultation stage:

None received – not included in consultation.

Norfolk County Council Historic Environment Service comments at Regulation 18 Focused Consultation stage:

None received – not included in consultation.

Regulation 19 Pre-submission Addendum Comments

Historic England comments at Regulation 19 Pre-submission Addendum stage:

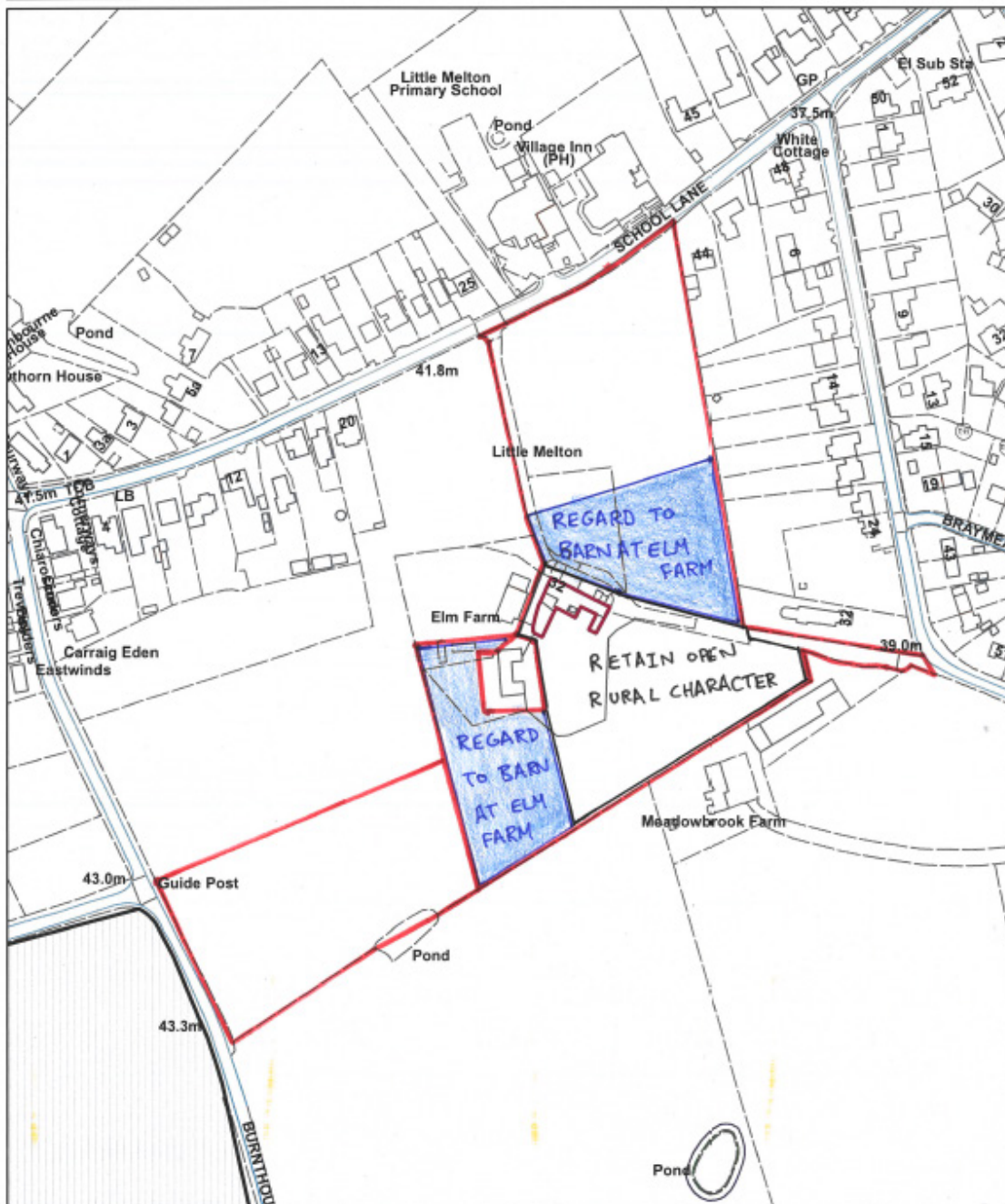
None received – not included in consultation.

Norfolk County Council Historic Environment Service comments at Regulation 19 Pre-submission Addendum stage:

None received – not included in consultation.

SN5040 & SN5041

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
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Barn at Elm Farm Off School Lane 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. Farmhouse not listed. List Entry Number: 1373135 HER Reference: 44331	MEDIUM Its significance is derived from its architecture and as an example of a dated barn. It was derelict and although some renovation has taken place it is still in disrepair and only part used for storage. It forms a group with the other original buildings which have been altered; the farmhouse sub divided and outbuilding converted. The historic group has been eroded with a more intense residential use, but it remains of historic significance through its agricultural functional simplicity in a rural setting. The barn is tall and there are some public views of its roof glimpsed from surrounding roads although of minor significance.	MODERATE The listed barn is proposed to remain. Future conversion and adaption would change its character however if it would provide a long-term viable use of the building long-term ensure its future preservation. 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. 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.	• Potential to secure renovation and reuse of the building in the allocation site • Early liaison re: layout and design of development and access 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.	MODERATE beneficial impact which could secure the future of the heritage asset although the barn will be changed to some extent. If the surrounding development is designed to respect the rural setting of the barn to the south, including retaining an area free of development in front of the barn, its setting will be largely preserved and the outcome can be viewed as moderately beneficial.
Undated linear ditch cropmark	MEDIUM Contributes to the historical knowledge of the local area.	UNKNOWN This is within the proposed site and impact would depend on the extent of the	• Require further investigation at an early stage prior to confirmation of any	LIMITED if the mitigation is carried out and therefore no harm. However, if mitigation is not carried out

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On aerial photographs on land to the north east of Elm Farm, Little Melton. HER Reference: 54416		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.	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.	the impact cannot be determined and the harm would be unknown .
Neolithic flints West of Burnthouse Lane A scatter of Neolithic flints including cores and scrapers found in 1977. HER Reference: 13413	MEDIUM Contributes to the historical knowledge of the local area.	UNKNOWN Site of Interest to west and no impact of the proposed site on the find area. 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 UNKNOWN .	Require investigation on the proposed site prior to development commencing to identify and record any finds	NEUTRAL: No harm

Site Details

Site Reference Number:

VC PSM1REV (SN1052REV)

Site Address:

Land northwest of Norwich Road and Poppy's Lane, Pulham St. Mary

Site Size:

3.95ha

Proposed Housing Numbers on site:

75

Note to the Heritage Impact Assessment: This is a new HIA required due to the proposed increase in site area and dwelling numbers to reflect changes made through the Examination process and the Inspector's Modifications to the VCHAP.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

Although Hill Farmhouse, grade II listed lies to the north of the site, the site is screened by the intervening woodland and so no impact would be had on the significance of this asset.

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:

Getting closer to Hill Farm to the north and removing its sense of isolation. Could be mitigated against with space/landscaping to north – but large estate style development will have some impact. Amber but close to red.

Regulation 19 Comments

Historic England comments at Regulation 19 stage:

Although Hill Farmhouse, grade II listed lies to the north of the site, the site is screened by the intervening woodland and so no impact would be had on the significance of this asset.

Norfolk County Council Historic Environment Service comments at Regulation 19 stage:

None received.

Regulation 18 Focused Consultation Comments

Historic England comments at Regulation 18 Focused Consultation stage:

None received – not included in consultation.

Norfolk County Council Historic Environment Service comments at Regulation 18 Focused Consultation stage:

None received – not included in consultation.

Regulation 19 Pre-submission Addendum Comments

Historic England comments at Regulation 19 Pre-submission Addendum stage:

None received – not included in consultation.

Norfolk County Council Historic Environment Service comments at Regulation 19 Pre-submission Addendum stage:

None received – not included in consultation.



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Pulham St Mary Conservation Area The Pulham St Mary Conservation Area covers the historic central area of the village where most of the listed buildings are located. It is defined by a linear patterns with a variety of buildings lining the streets, however the historic buildings tend to be less prominent. The tower of the Church of St Mary can be viewed from the north and south but is less dominant in the street scene.	MEDIUM The Conservation Area focuses around the historic core of the village and encompasses the settings of most of the listed buildings in the village. The buildings within the Conservation Area are noted to be of local importance, but are limited in their contribution to the wider landscape. The setting of the lower valley slopes allows for extensive views, especially to and from the east and south. While these views are acknowledged as important, development to the north and west restrict views to and from the countryside.	NEUTRAL The proposed site is located to the west of the relatively newer development that borders the Conservation Area to the west. The newer development screens the site from the Conservation Area, meaning development on this site is unlikely to have any direct impact on the Conservation Area.	None identified.	NEUTRAL

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Hill Farmhouse Grade II listed two storey mid 18th century red brick house. HER Reference: 45888	LESSER Hill Farmhouse is a Grade II listed two storey mid 18th century red brick house, square on plan, with a steep hipped pantile roof. There is a brick string course at the floor level and an attic, as well as 18th century two- and three-light casements and a central doorway with a later plain doorcase and modern door.	MINOR While the building is mostly listed for its internal features, the setting is partly contained by existing woodland to the south, between the building and the proposed site. The woodland however does not stretch to the furthestmost north-west boundary of the site, which is slightly more exposed and may have an impact on the setting of the building.	Landscaping on the northwest boundary of the site to screen development.	NEUTRAL Landscaping in the northwest corner will extend the existing vegetation currently outside of the site boundaries.

Site Details

Site Reference Number:

SN0444 (VC SPO1REVA)

Site Address:

Land west of Bunwell Road, Spooner Row

Site Size:

3.58ha

Proposed Housing Numbers on site:

Approximately 45 dwellings

Update note to the Heritage Impact Assessment: This is an updated HIA required due to the proposed increase in site area and dwelling numbers arising from the Examination process and the Inspector's Modifications to the VCHAP.

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

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 Comments

Historic England comments at Regulation 19 consultation stage:

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

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.'

Norfolk County Council Historic Environment Service comments at Regulation 19 consultation stage:

None received.

Regulation 18 Focused Consultation Comments

Historic England comments at Regulation 18 Focused Consultation stage:

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 at Regulation 18 Focused Consultation stage:

Amber.

Regulation 19 Addendum Comments

Historic England comments at Regulation 19 Pre-submission Addendum 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 8.9 and the second bullet point of the policy in relation to strengthening boundary vegetation.

We suggest a slight amendment to the wording to read '...wider landscape and to protect the significance of the setting of The Orchards to the south of the site' because it's the significance of the asset, not its setting.

Amend archaeology criterion to read: Norfolk's Historic Environment Record Service is ~~to be~~ consulted prior to application to determine the need for any archaeological assessments. ~~surveys prior to development~~

Norfolk County Council Historic Environment Service comments at Regulation 19 Pre-submission Addendum stage:

None received

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The Orchards Queen Street Grade II house. Late 17th century. Timber framed, plastered and whitewashed with thatched roof. One storey and dormer attic. List Entry Number: 1196690 HER Reference: 45619	MEDIUM Its significance is derived from its architecture and age; it is well maintained and an attractive property. Its setting is protected within its own large domestic curtilage.	MINOR 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. 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.	Retention and potential enhancement of existing trees between the site and the listed building.	NEGLIGIBLE
The Forge Bunwell Road Non-listed building. Early 17th century former farmhouse, timber-framed.	LESSER Its significance is derived from its architecture and age; renovated after a serious fire.	NEGLIGIBLE Located north and opposite the north-east corner of the site across Bunwell Road. Separated by substantial vegetation with limited intervisibility with the site. The asset will also be	None required.	NEUTRAL/NO CHANGE: No harm

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		separated from the build development by the area of flood zone. Any harm to significance is considered to be negligible.		
Post-medieval field boundaries South of Bunwell Road Magnetometer survey identified two features corresponding to boundaries on the First Edition OS Survey map. HER Reference: 60538	MEDIUM Historic information of the former field boundaries.	NEUTRAL The features are on the opposite side of Bunwell Road. No impact of the proposed site on this area. As no investigation has taken place on the proposed site the impact there is UNKNOWN.	No mitigation required for existing find sites. Require investigation on the proposed site prior to development commencing to identify and record any finds.	NEUTRAL/NO CHANGE: No harm

Site Details

Site Reference Number:

VC SWA1REV

Site Address:

Land off Bobbins Way, Swardeston

Site Size:

1.56ha

Proposed Housing Numbers on site:

Approximately 30 dwellings

Update note to the Heritage Impact Assessment: This is an updated HIA required due to the proposed increase in site area and dwelling numbers following the Examination process and the Inspector's Modifications to the VCHAP.

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:

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.

Regulation 19 Comments

Historic England comments at Regulation 19 stage:

No comments.

Norfolk County Council Historic Environment Service comments at Regulation 19 stage:

None received.

Regulation 18 Focused Consultation Comments

Historic England comments at Regulation 18 Focused Consultation stage:

None received – not included in consultation.

Norfolk County Council Historic Environment Service comments at Regulation 18 Focused Consultation stage:

None received – not included in consultation.

Regulation 19 Pre-submission Addendum Comments

Historic England comments at Regulation 19 Pre-submission Addendum stage:

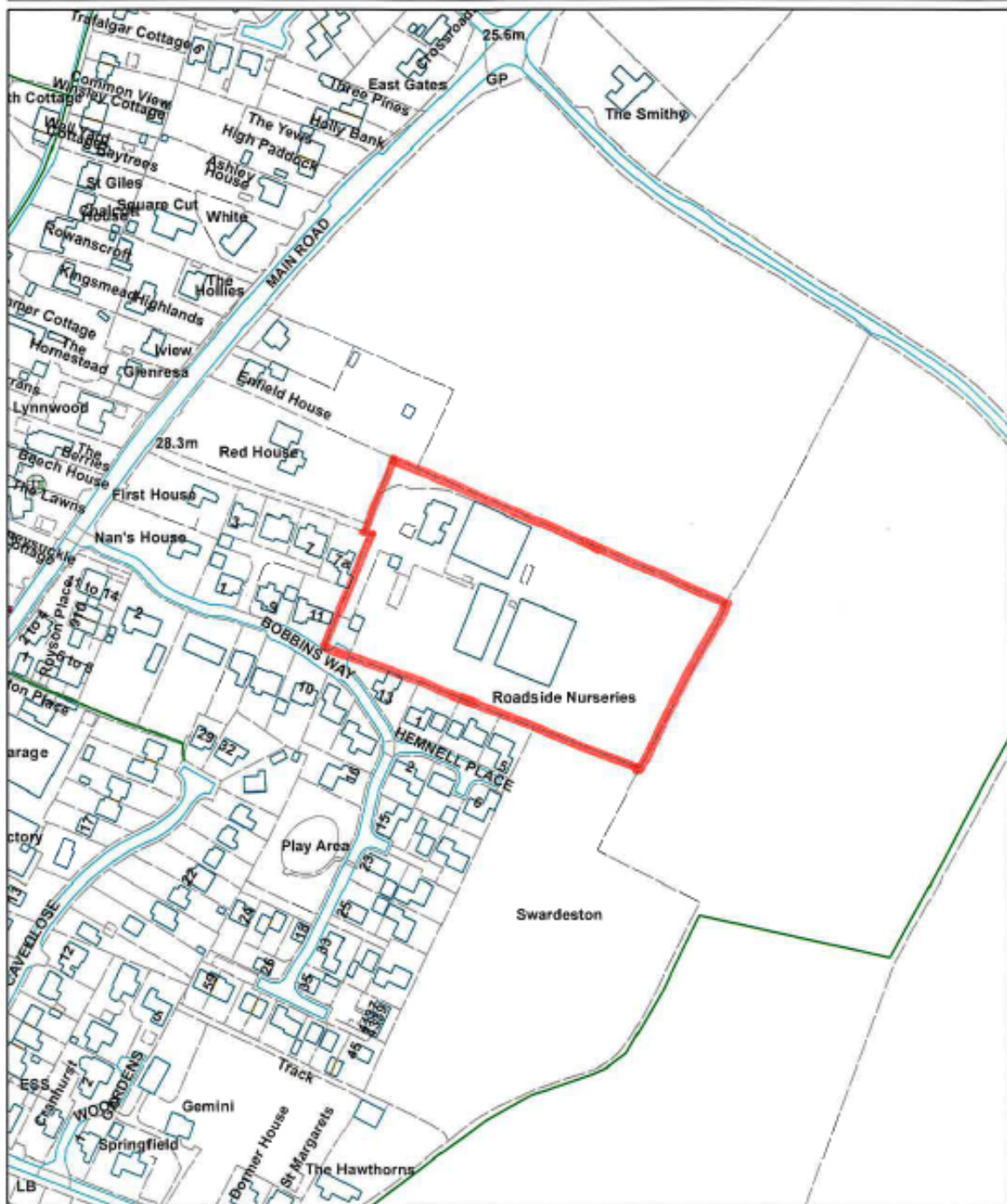
Amend archaeology criterion to read: Norfolk's Historic Environment ~~Record~~ Service is to be consulted prior to application to determine the need for any archaeological assessments. ~~surveys prior to development~~

Norfolk County Council Historic Environment Service comments at Regulation 19 Pre-submission Addendum stage:

None received.

VC SWA1

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
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Post medieval field boundaries HER Reference: 52061	LESSER Significance is derived from potential age. 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. 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. 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 property boundary of late medieval to post medieval date, although it may just have had an agricultural function, such as a paddock.	UNKNOWN The area of the listing borders the northern boundary of the site. Without further assessment, the potential impact from development cannot be confirmed at present.	Require archaeological investigation on site prior to development commencing.	UNKNOWN
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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
Cropmarks of undated field boundaries HER Reference: 52072	LESSER Significance is derived from potential age. 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. 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.	UNKNOWN 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.	Require archaeological investigation on site prior to development commencing.	UNKNOWN

Site Details

Site Reference Number:

VC SWA2REVA

Site Address:

Land on Main Road, Swardeston

Site Size:

3.6ha

Proposed Housing Numbers on site:

Approximately 55 dwellings

Update note to the Heritage Impact Assessment: This is an updated HIA required due to the proposed increase in site area and dwelling numbers through the Examination and the Inspector's Modifications to the VCHAP.

Regulation 18 Consultation Comments

Historic England comments at Regulation 18 consultation stage:

None received – carried forward allocation.

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

Potential that heritage assets with archaeological interest will be present in the site and that their significance will be adversely affected by the proposed development.

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

Development her would be getting closer to Gowthorpe Hall and barns to east – but still two fields separating the sites. No objection on heritage and design grounds.

Regulation 19 Comments

Historic England comments at Regulation 19 stage:

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 at Regulation 19 stage:

None received.

Regulation 18 Focused Consultation Comments

Historic England comments at Regulation 18 Focused Consultation stage:

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 at Regulation 18 Focused Consultation stage:

Amber - archaeological mitigation will probably be necessary but is unlikely to prevent development. There is already a planning application on this site.

Regulation 19 Addendum Comments

Historic England comments at Regulation 19 Pre-submission Addendum stage:

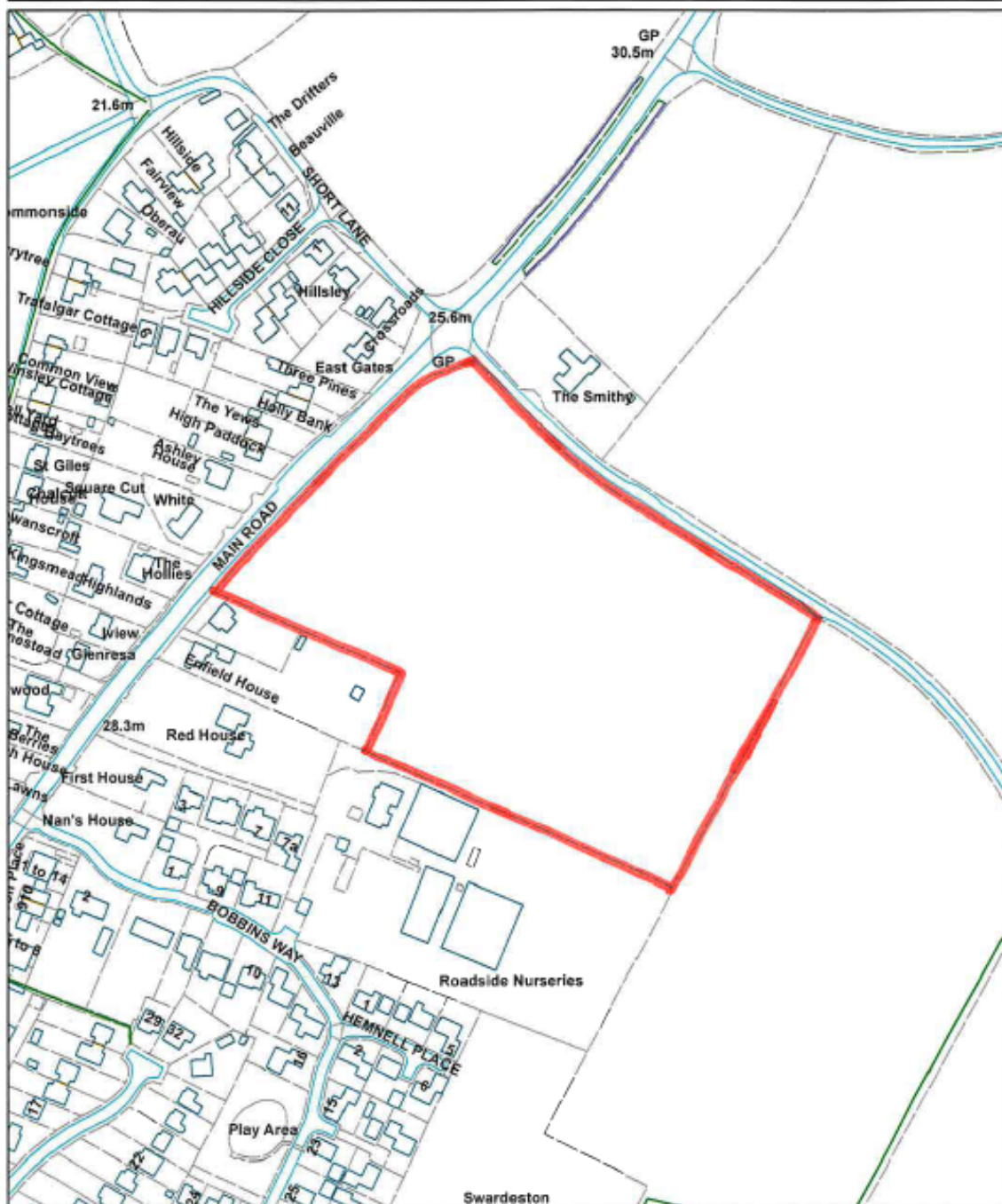
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Norfolk County Council Historic Environment Service comments at Regulation 19 Pre-submission Addendum stage:

None received.

VC SWA2 REV

1:2500



South Norfolk
COUNCIL

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