

Appendix A: Table of Historic England’s comments on the Draft Regulation 19 Pre-Submission Addendum South Norfolk Village Clusters Housing Allocations Plan. September 2024

Section	Sound/ Unsound	Comments	Suggested Change
Part 1			
Barford, Marlingford, Colton and Wrampingham			
VC BAR2 Land at Chapel Street	Unsound	<p>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.</p> <p>We welcome the preparation of the revised Heritage Impact Assessment for the site. In particular we note that built development will now be limited to the northern part of the site with the southern area being retained as playing field, play area and village hall. This is reflected in the policy wording and supporting text of the Plan. This revised site layout will help to protect the setting of the farmhouse by providing breathing space around the asset.</p> <p>There is still no criterion in relation to archaeology in the policy. As previously advised there should also be a requirement for archaeological desk-based assessment to inform any planning application and investigation prior to commencement of development.</p>	<i>Add criterion in relation to archaeology.</i>
Bawburgh			
Policy VC BAW1REV Land east of Stocks Hill	Unsound	<p>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.</p> <p>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</p>	<p><i>Amend criterion in relation to archaeology to read:</i></p> <p><i>Norfolk’s Historic Environment Service is consulted prior to application to determine the need for any archaeological assessments.</i></p>

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		<p>is welcomed.</p> <p>As previously highlighted, 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'.</p> <p>We suggest that the wording is slightly amended to read:</p> <p><u>Norfolk's Historic Environment Record Service is to be consulted prior to application to determine the need for any archaeological assessments.</u> surveys prior to development</p>	
Ditchingham, Broome, Hedenham and Thwaite			
Policy VC DIT1REV Site: SN0373, Land between Thwaite Road and Tunneys Lane	Unsound	<p>We welcome the preparation of the HIA for the site. The HIA recommends that archaeological investigation should be required prior to development commencing due to the cropmarks on site.</p> <p>We therefore welcome the reference to archaeological investigation prior to commencement of development on site in paragraph 3.20.</p> <p>The current reference to archaeology at criterion 6 is insufficient. We suggest that the wording is slightly amended to read:</p> <p><u>Norfolk's Historic Environment Record Service is to be consulted prior to application to determine the need for any archaeological assessments.</u> surveys prior to development</p>	<p><i>Amend criterion in relation to archaeology to read:</i></p> <p><i>Norfolk's Historic Environment Service is consulted prior to application to determine the need for any archaeological assessments.</i></p>
Policy VC BRM1: Land west of Old Yarmouth Road	Unsound	<p>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.</p>	<p><i>Amend criterion in relation to archaeology to read:</i></p> <p><i>Norfolk's Historic Environment</i></p>

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		<p>The current reference to archaeology at criterion 6 is insufficient. We suggest that the wording is slightly amended to read:</p> <p>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</p>	<p><i>Service is consulted prior to application to determine the need for any archaeological assessments.</i></p>
Earsham			
Policy VC EAR2 Land north of The Street	Unsound	<p>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.</p> <p>The current reference to archaeology at criterion 6 is insufficient. We suggest that the wording is slightly amended to read:</p> <p>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</p>	<p><i>Amend criterion in relation to archaeology to read:</i></p> <p><i>Norfolk's Historic Environment Service is consulted prior to application to determine the need for any archaeological assessments.</i></p>
Gillingham, Geldeston, and Stockton			
Policy VC GIL1 REV Site: SN0478 South of Geldeston Road and Daisy Way	Unsound	<p>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.</p> <p>The current reference to archaeology at criterion 6 is insufficient. We suggest that the wording is slightly amended to read:</p> <p>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</p>	<p><i>Amend criterion in relation to archaeology to read:</i></p> <p><i>Norfolk's Historic Environment Service is consulted prior to application to determine the need for any archaeological assessments.</i></p>

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Mulbarton, Bracon Ash, Swardeston and East Carleton			
Policy VC SWA1 Site: SN0204, Land off Bobbins Way, Swardeston	Unsound	Amend archaeology criterion to read Norfolk's Historic Environment Record Service is to be consulted prior to <u>application</u> to determine the need for any archaeological <u>assessments.</u> surveys prior to development	<i>Amend criterion in relation to archaeology to read:</i> <i>Norfolk's Historic Environment Service is consulted prior to application to determine the need for any archaeological assessments.</i>
Policy VC SWA2 Land on Main Road Swardeston	Unsound	Amend archaeology criterion to read Norfolk's Historic Environment Record Service is to be consulted prior to <u>application</u> to determine the need for any archaeological <u>assessments.</u> surveys prior to development	<i>Amend criterion in relation to archaeology to read:</i> <i>Norfolk's Historic Environment Service is consulted prior to application to determine the need for any archaeological assessments.</i>
Policy VC BRA1 Land at Norwich Road	Unsound	Amend archaeology criterion to read Norfolk's Historic Environment Record Service is to be consulted prior to <u>application</u> to determine the need for any archaeological <u>assessments.</u> surveys prior to development	<i>Amend criterion in relation to archaeology to read:</i> <i>Norfolk's Historic Environment Service is consulted prior to application to determine the need for any archaeological assessments.</i>
Rockland St Mary, Hellington and Holverston			
Policy VC ROC1 Site: SN2007,	Unsound	Whilst there are no designated heritage assets within the site boundary, three grade II listed buildings (Old Hall and two barns) lie around the	<i>Amend criterion in relation to archaeology to read:</i>

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Land south of New Inn Hill, Rockland St Mary & (Part of) SN0531, Land west of Lower Road, Rockland St Mary		<p>western end of the site. We therefore have concerns about built development on the western end of the site.</p> <p>We welcome the preparation of the HIA. We welcome paragraph 7.14 of the supporting text and criterion 5 of the policy which seek to respect the setting of the heritage assets through the provision of open space and preservation of long views.</p> <p>Amend archaeology criterion to read</p> <p><u>Norfolk's Historic Environment Record Service is to be consulted prior to application to determine the need for any archaeological assessments.</u> surveys prior to development</p>	<p><i>Norfolk's Historic Environment Service is consulted prior to application to determine the need for any archaeological assessments.</i></p>
Spooner Row and Suton			
Policy VC SP01REV Site: SN0444, Land west of Bunwell Road, Spooner Row	Unsound	<p>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.</p> <p>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.</p> <p>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.</p> <p>Amend archaeology criterion to read</p> <p><u>Norfolk's Historic Environment Record Service is to be consulted prior to application to determine the need for any archaeological assessments.</u> surveys prior to development</p>	<p><i>Amend wording to read:</i></p> <p><i>'...wider landscape and to protect the significance of the setting of The Orchards to the south of the site'</i></p> <p><i>Amend criterion in relation to archaeology to read:</i></p> <p><i>Norfolk's Historic Environment Service is consulted prior to application to determine the need for any archaeological assessments.</i></p>

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Tacolneston and Forncett End			
VC TAC1REV Site: (Part of) SN1057, Land to the west of Norwich Road	Unsound	Whilst criterion 2 refers to boundary treatments to the south of the site, the HIA recommends planting along the eastern boundary of the development as mitigation for the non-designated heritage asset, Weaver's Cottage. We therefore recommend that the policy wording of criterion 2 is amended to read 'Appropriate boundary treatments to the south <u>and east</u> of the site...'	<i>Amend criterion 2 to read: 'Appropriate boundary treatments to the south <u>and east</u> of the site...'</i>
VC TAC2 Land adjacent the Fields	Unsound	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	<i>Amend criterion in relation to archaeology to read: Norfolk's Historic Environment Service is consulted prior to application to determine the need for any archaeological assessments.</i>
Tasburgh			
VC TAS1 REV Site: SN4079, Land north of Church Road and west of Tasburgh School	Unsound	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 Marys, 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 welcome the preparation of the HIA. We note that the capacity of the site has been reduced from 25 to 20 dwellings which is welcomed. We note that criterion 2 refers to protecting views across the north of the site. Whilst this is not exactly what we had previously suggested (we had	<i>Amend criterion 4 to read Norfolk Historic Environment Service to be engaged at an early stage and planning applications supported by archaeological assessment, including the results of field evaluation where appropriate</i>

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		<p>suggested an area of open space/orchard/playing field in the north eastern third of the site), we welcome this proposed change and recognise that this is helpful in signalling the importance of protecting the setting of the GII listed Old Hall Farmhouse.</p> <p>We broadly welcome criterion 4 which recognises the archaeological sensitivity of the area. We suggest a very slight amendment to read:</p> <p>The <u>Norfolk</u> Historic Environment <u>Service Record</u> to be engaged at an early stage and planning applications supported by archaeological assessment, including the results of field evaluation where appropriate;</p>	
Wicklewood			
Policy VC WIC1REV Site: SN0577REVA and REVB, Land to the south of Wicklewood Primary School	-	No comments	
Policy VC WIC2 Site: SN4045SL, Land off Hackford Road	Sound	<p>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 suggested that additional planting along the northern boundary of the site would help to safeguard the setting of the church.</p> <p>We welcome the preparation of the HIA. We welcome bullet points 1 and 2 of the policy.</p>	
Policy VC WIC3 Land at Hackford Road	Sound	<p>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 south of the site. The grade II listed Old Mill House lies 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.</p>	

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		<p>There is a degree of separation of the site from the church.</p> <p>We do appreciate that this is an existing allocation and it has a planning application pending determination.</p> <p>We welcome the second bullet point relating to the landscaping and the church and its setting.</p>	
VC BUN2	Sound	We welcome the addition of reference to Bunwell Manor Hotel	