



Historic Characterisation Study

2017

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1 Introduction

- 1.1. To support the preparation of the Breckland Local Plan, this topic paper has been produced to provide robust evidence on the historic character of Breckland. The topic paper has been produced having regard to Historic England's comments on the regulation 18 Preferred Sites and Settlement Boundaries consultation.
- 1.2. Breckland District has a rich historic environment including 1539 listed buildings, 127 scheduled monuments, 51 conservation areas and 9 registered parks and gardens. Breckland contains a high number of scheduled monuments relative to other local authorities which reflects the importance of the archaeological record within Breckland, where the unique combinations of differing landscapes have been exploited by local people since the Palaeolithic period and have been continuously occupied ever since. Breckland's largely rural character has contributed to the survival of archaeological remains. In addition, the area has been the focus of population in Roman, Saxon, Viking and Medieval periods which have all left their contribution to the historic environment whether archaeology, surviving buildings or settlement patterns.
- 1.3. This topic paper seeks to set out the policy framework in which the historic environment is considered and assesses how this has impacted upon the assessment of sites within the Local Plan.

2 Background

Legislation, Guidance and Evidence

National Guidance and Legislation

2.1. There are a number of pieces of national legislation which impact upon the historic environment, this includes:

- The National Planning Policy Framework (NPPF)
- Planning (Listed Buildings and Conservations Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979
- The National Planning Practice Guidance

2.2. The NPPF sets out the requirements for the historic environment to be taken into consideration in the development of Local Plan policies in the following ways:

- Paragraph 17 – The 12 core planning principles: number 10 conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
- Paragraph 169 – Local Plans should have up-to-date evidence about the historic environment in their area and use it to assess the significance of the heritage asset and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
- Paragraph 126 – Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and should conserve them in a manner appropriate to their significance.
- Paragraph 157 – Crucially, Local Plans should identify land where development would be inappropriate, for instance because of its environmental or historic significance

2.3. In addition to the national guidance, Historic England have produced good practice guidance in the form of a number of advice notes which have been taken into consideration in the production of this historic characterisation study. The advice notes include:

- The Historic Environment in Local Plans
- The Setting of Heritage Assets
- The Historic Environment and Site Allocations in Local Plans

Local Evidence

2.4. The Breckland Local Plan will also be supported by other environmental evidence which is relevant to the historic environment. This includes the landscape character assessment and the settlement fringe study.

- Breckland Landscape Character Assessment (2007) – This provides a comprehensive Breckland wide assessment of landscape character to inform land use planning and land management decisions. The assessment also identifies strategies for landscape management and enhancement and considerations for future change and development within each identified character area.
- Breckland Settlement Fringe Study (2007) – This study provides a detailed assessment of the landscape character on the fringes of the five towns and larger villages in Breckland. It has defined inherent sensitivities to development, as well as setting out detailed considerations in respect of landscape management and design principles for future development.
- Brecks Landscape Character Assessment (2013) – this assessment focuses specifically on the Brecks, a unique landscape of heaths, conifer plantations and farmland on part of the chalk plateau in southwest Norfolk and northwest Suffolk. The assessment provides a technical assessment of the area by developing landscape typologies and descriptions, with guidelines for their future management.

Breckland's Heritage Assets

- 2.5. The NPPF defines a heritage asset as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interests. Heritage assets include designated heritage assets and assets identified by the local planning authority.
- 2.6. Breckland includes the following designated heritage assets:

| Heritage Asset | Number in Breckland District |
|------------------------------|-------------------------------------|
| Listed Buildings | 1539 |
| Conservation Areas | 51 |
| Registered Parks and Gardens | 9 |
| Scheduled Monuments | 127 |

- 2.7. The national planning practice guidance defines what non-designated heritages assets are and how important they are stating:

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.

Paragraph: 039 Reference ID: 18a-039-20140306 Revision date: 06 03 2014

- 2.8. There is no formal local listing of non-designated heritage assets, including buildings or structures in the District. At present there is also no intention to introduce such a system. However non-designated heritage assets will be identified through site appraisals for the Local Plan and as part of the planning application process ensuring they are given relevant considerations.
- 2.9. Individual heritage assets, both designated and non designated are set in a wider historic environment or landscape. This is a vital resource which needs to be conserved and enhanced.

3 Methodology

- 3.1. The methodology follows the Historic England Advice Note 3 on The Historic Environment and Site Allocations in Local Plans and has regard to the comments received on the Preferred Sites and Settlement Boundaries Consultation from Historic England. The work is proposed to look at all preferred and alternative sites which are included within the key settlements, market towns and local service centre villages. The methodology has been prepared in consultation with Historic England, who have indicated that they consider the approach to provide *‘an excellent, evidence base approach to site selection and help to ensure that the plan is robust with regard to the historic environment.’*¹
- 3.2. A three stage approach for the consideration of the historic character is proposed, as set out below:

Stage 1: Desktop Assessment

- 3.3. A desktop assessment of the site to review all preferred and alternative sites will be carried out. The desktop assessment will review the presence of the designated heritage assets within a defined buffer zone using information held within the Councils Geographical Information System. The designated heritage assets will consider the presence of:
 - Listed Buildings
 - Conservation Areas
 - Scheduled Monuments
 - Registered Parks and Gardens
- 3.4. Historic England’s Advice Note 3 within the site selection methodology states that buffer zones and set distances can be a useful starting point for considering heritage assets that are affected by the potential site allocation. For the purpose of the desktop assessment a 500m buffer around the site extending from the site boundary will be used to initially identify whether any designated heritage assets are in close proximity to the site. This has been subject to trialling and will allow for continuity within the assessment. Analysis of the buffer zones will provide an initial indication of the likely impact of the site on heritage assets simply by determining the number and range of recorded assets within close proximity of potential development sites, but is not meant to be a definitive distance to determine the potential impact of development on heritage assets. Wider views, the impact on the landscape, impact on the setting of designated and non designated heritage assets and distant landmarks and landscape features is examined in more detail in stage 2.

Stage 2: Site Survey

- 3.5. Stage 1 of the assessment identifies all designated heritage assets within the defined buffer zones. The site surveys within stage 2 are designed to augment this work and understand the contribution the preferred or alternative site makes to the significance of the heritage asset. The site survey will also be used to assess any additional designated heritage assets located beyond the defined buffer zone and also the following key criteria:

¹ Email from Alice Eggeling Historic England Planning Advisor 25th January 2017

- Site description – form and appearance of surrounding development including; scale, massing, and materials.
 - Designated Heritage Assets
 - Non-designated heritage assets located within or adjacent to the site
 - Landscape impact – particular regard would be had to key views and topography
 - Prominent trees and other natural landscape features (both within and adjacent to the site)
 - Policy requirements – consideration of type/design/layout of development appropriate on site
- 3.6. The site surveys will utilise a proforma to ensure consistency, which is attached at appendix A. Non-designated heritage assets will be assessed having regard to Historic England’s Advice Note 7: Local Heritage Listing. Buildings and structures will be identified based on:
- Architectural Interest
 - Historic Interest
 - Age
 - Rarity
 - Aesthetic Merits
 - Selectivity or representativeness
 - National interest
 - Integrity
 - Historic association
 - Landmark status
 - Group value
 - Known architect/builder
 - Social or communal value
- 3.7. Although not specified with the guidance, it would appear that where the guidance has been used to formulate established criteria, a building or structure must meet two or more of these significance-measuring criteria to be identified as a non-designated heritage asset.

Stage 3: Evaluating impact

3.8. The findings from stages 1 and 2 will be used to evaluate the impact of preferred and alternative sites on the historic environment. This will consider the appropriateness of the site for allocation and any particular policy requirements which the development would need to meet. This stage will use a RAG rating as follows:

| Conclusion and RAG rating | |
|----------------------------------|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
| | Retain site subject to policy requirements and updated development considerations. |
| | Consider removal of designation within the Local Plan |

Important information: It should be noted that just because a site scores green within the RAG rating this does not necessarily mean that there is no impact upon either the historic environment or landscape. All development proposals must demonstrate a full analysis of the immediate and wider historic and landscape context, ensuring this analysis informs a suitable design response.

The design of the scheme will impact upon its suitability. Development should respond to its surrounding landscape.

4 Development Chronology & Site Assessments

Ashill

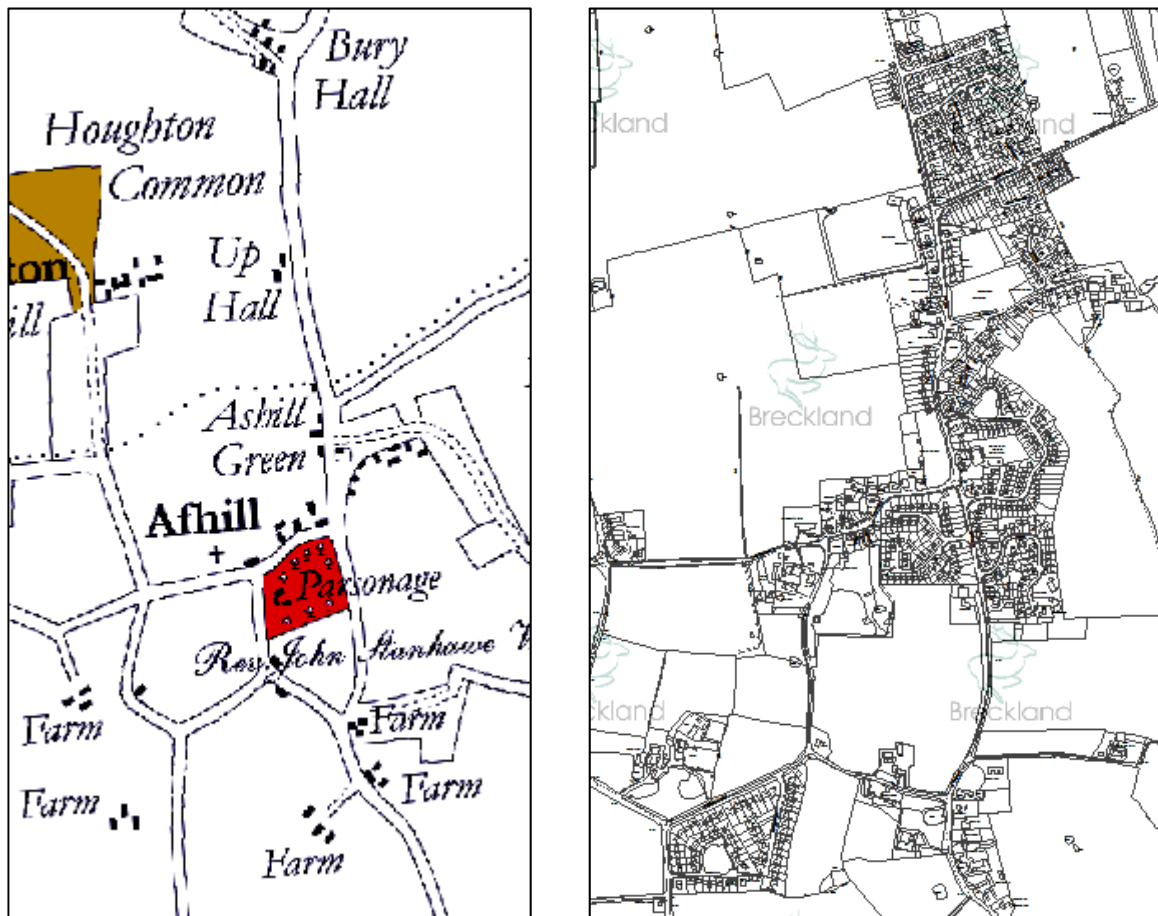


Figure 1 Faden's 1797 Map of Norfolk compared to present ordnance survey map

Fadens 1797 map of Norfolk shows the development of Ashill centred around the parsonage and Ashill Green. The present map from ordnance survey shows that the village has developed along the historical road structure, with the village extending in a northerly direction, with the most recent expansion located to the east of Hale Road.

Ashill does not include a conservation area, however it does contain three listed structures. This includes the church and The Glebe which was the former rectory dating from 1772. Both of these can be identified within Fadens map.

The proposed sites which have been submitted consolidate the existing village structure rather than extending the village boundaries. The location of these sites, in relation to key elements of the historic environment can be seen on the following map.

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Figure 2 Preferred and Alternative Sites in Ashell

LP[001]005

| | |
|-----------------------|---------------------------------|
| Site Reference | LP[001]005 |
| Site Location | Land to the east of Watton Road |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade I listed Church of St. Nicholas; Grade II listed the Glebe |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| The site forms part of a small arable field on the edge of the settlement. Development to the north of the site along Watton Road consists of linear frontage with cul-de-sac development to the rear. There is no development to the west of Watton road. The site forms part of one of the main gateways into the settlement. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| Within the buffer, but not visible from the site. |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

| |
|---|
| Landscape impact (including key views and topography) |
| Development of the site would not have an impact upon key views out of the site; however, the views coming towards the settlement, as a gateway, may be impacted. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| None on site. |

| |
|---|
| Policy requirements – consideration of type/design/layout of development appropriate on the site |
| Development proposals must demonstrate that a full analysis of the immediate and wider context of |

the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the nature of the site as a key gateway into the settlement and respecting the surrounding density and form of Watton Road will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

LP[001]008

| | |
|-----------------------|--------------------------------|
| Site Reference | LP[001]008 |
| Site Location | Land west of Hale Road, Ashill |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--------------------------|
| Listed Building | No | |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Flat arable land alongside Hale Road. The site is surrounded by development with the community centre to the south, linear development along Hale Road and linear development adjacent to the site with cul-de-sac development to the rear of this. The overall character of the area is linear development. |

| |
|--|
| Impact on designated heritage assets within the vicinity |
| Although outside of the buffer, the tower of the Grade I listed Church of St. Nicholas is visible from the site. |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| No |

| |
|---|
| Landscape impact (including key views and topography) |
| Views to River Wissey Valley. The views form part of the Landscape Character area 'River Wissey Tributary Farmland' within the Breckland District Landscape Character Assessment. The land slopes towards the River Wissey valley increasing the landscape quality. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| None |

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the landscape and the character and form of the village and taking into consideration the views to the Grade 1 listed Church of St. Nicholas will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect views to the Grade 1 listed Church of St. Nicholas• Respect the landscape sensitivity and nature of the site as a key gateway into the village |
|--|---|

LP[001]009

| | |
|-----------------------|-------------------------------------|
| Site Reference | LP[001]009 |
| Site Location | Land North of Church Street, Ashill |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade I listed Church of St. Nicholas; Grade II listed The Glebe |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| Allotment land situated within the centre of the village. The development surrounding the site is predominantly linear in form and is relatively low in density. The site itself is slightly elevated from the street increasing the prominence that development on this site may have. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| The Grade 1 listed Church of St. Nicholas is visible from the site. Whilst this would not have a direct impact upon the setting of the church, views of the church tower from the site should be respected. |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| The late 19 th Century school with attached master's house is considered to be an non designated heritage asset within the vicinity based on meeting the criteria of 'Social or Communal value' and 'Aesthetic Merits'. |

| |
|---|
| Landscape impact (including key views and topography) |
| The site is situated within the middle of the village and is surrounded by development to the north east and south of the site. However, the tower of the Grade I listed Church of St. Nicholas is visible from the site. The site is also slightly elevated from the road. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

| |
|---------------|
| None on site. |
|---------------|

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|--|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the setting of the nearby non designated heritage asset and respecting views to the Grade I listed Church of St. Nicholas will be additional factors in the formation of proposals. |
|--|

Stage 3 Evaluating Impact

| |
|--|
| <i>Conclusions and RAG rating</i> |
|--|

| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. |
|--|--|

| | |
|--|-------------------------------------|
| | The following updates are required: |
|--|-------------------------------------|

- | | |
|--|--|
| | <ul style="list-style-type: none">• Respect the setting of the adjacent non-designated heritage asset• Respect views of the Grade I listed Church of St. Nicholas |
|--|--|

Attleborough

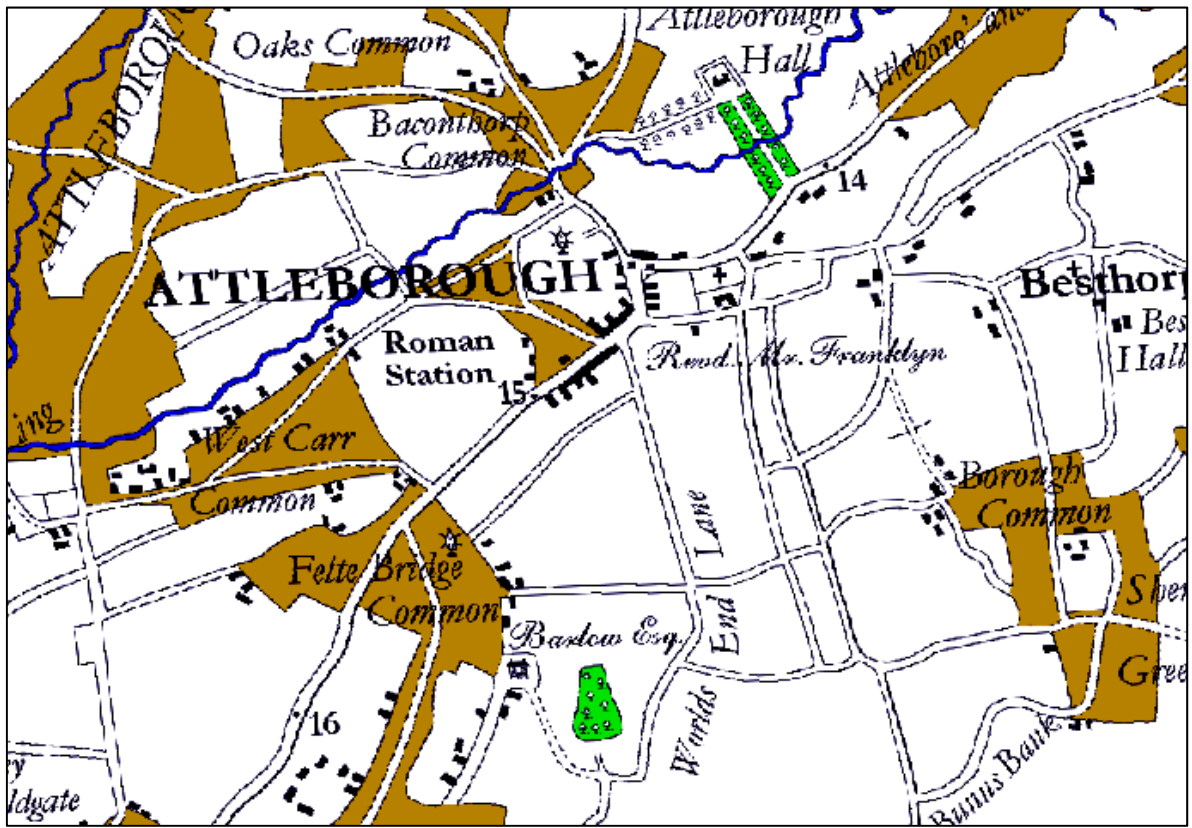


Figure 3 Faden's 1797 Map of Norfolk compared to present ordnance survey map

Faden's 1797 extract of Attleborough shows the focus for development at this time was around Church Street, Surrogate Street, Connaught Road and Exchange Street, the focus is provided with St Mary's Church. A number of roads converge on this point, and there are a number of listed buildings. Faden's 1797 map shows very limited development throughout the town, with large areas of common land. Furthermore the development which is there is of a low density.

A significant change to the development of Attleborough has been the dualling of the A11 to the north of the town. This has resulted in a barrier between the northern extent of the town (incorporating Attleborough Hall and Baconsthorpe) and the town centre. It has also led to the division of park land associated with Attleborough Hall.

The Breckland Landscape Character Assessment Settlement Fringe Study (2007) shows the development of Attleborough, and shows that the majority of this has occurred since 1953. Since this time there has been a significant increase in the density of development between the A11 and the railway line. The railway line acts as a barrier to development to the south, with only limited development beyond this point. The proposed land allocation for Attleborough is located to the south of the railway line and will therefore change this.

The settlement fringe study considers the land surrounding the town have a moderate sensitivity to change. The majority of the land to the north of the town and to the west is included within Attleborough Hall Tributary Farmland character area. The study notes that the land to the north of the A11 is more inherently sensitive. It is of a higher quality and more managed character. The landscape to the south of the A11 has a more disturbed character due to the road corridor and road widening. Land to the east and south of Attleborough is included within the Attleborough East landscape character area. The study notes that the landscape is of varying quality and condition. To the east towards Besthorpe is a rural landscape of arable pasture and wetland around the new urban edge. To the south the arable landscape abuts the hard edge created by the railway line. Within this landscape the B1077 Buckenham Road forms a key gateway into the character area.

The current southern extent of the town is bounded by the Bunns Bank general employment area, which gains its name from Bunns Bank scheduled monument which forms the parish boundary. This is a linear earthworks which runs for approximately 2.5km between the B1077 and Sluts Hole Lane, there is the suggestion that it once formed a park boundary for the Buckenham deer park.

The proposed allocation for Attleborough is located to the south of the town. Its impact upon the historic character of the area is assessed over the following section. Its location in relation to the designated heritage assets within the town can be seen in the following figure.

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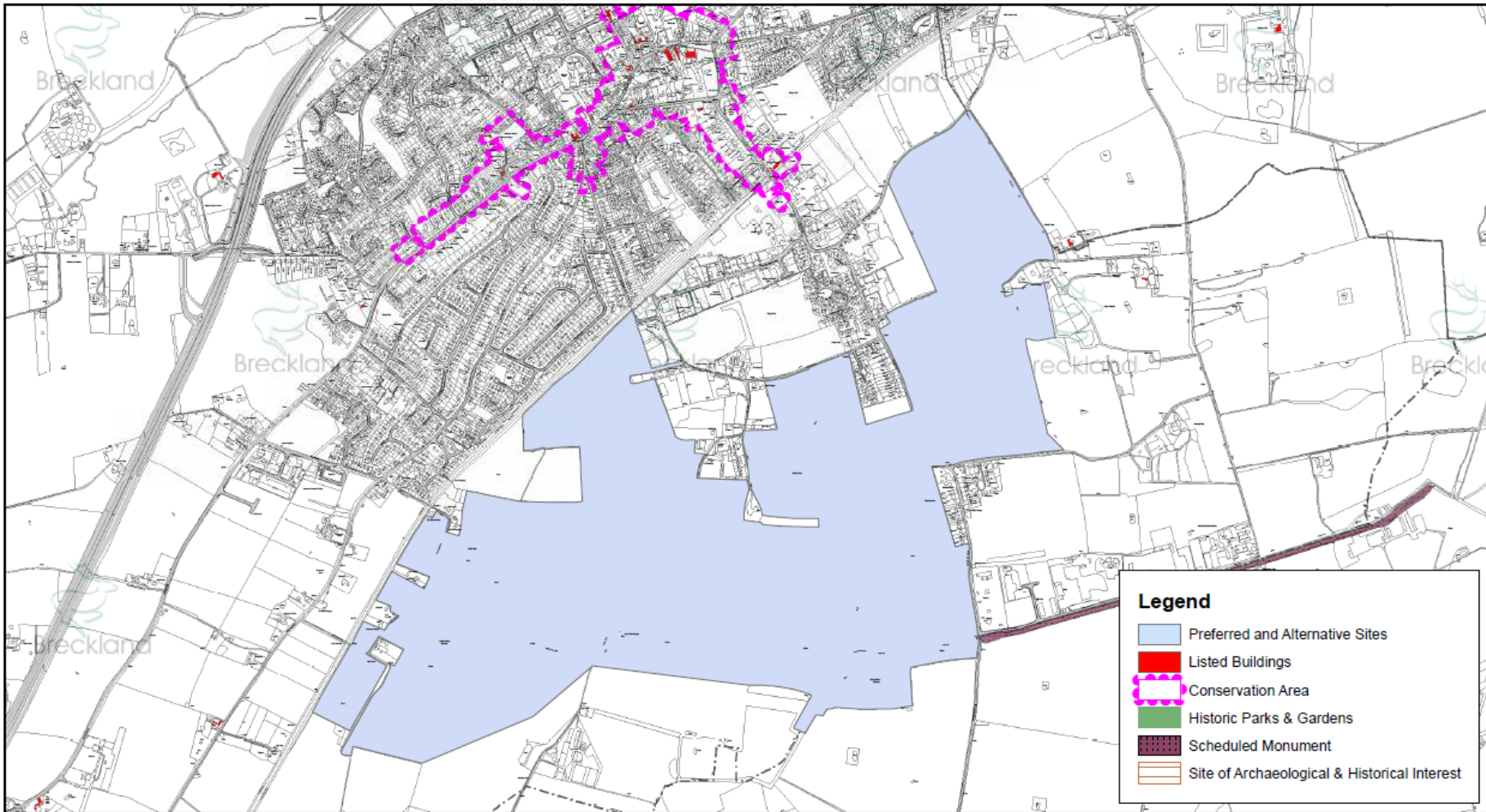


Figure 4 Attleborough SUE in relation to designated heritage assets

Attleborough Strategic Urban Extension (SUE)

| | |
|-----------------------|----------------------------|
| Site Reference | SUE |
| Site Location | Land South of Attleborough |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed Barn 15m NE. of Potmere Farmhouse; Grade II listed Barn 25m NE. of Potmere Farmhouse; and Grade II Besthorpe Old Hall. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | Yes | Bunn's Bank |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| Site description (including form and character, materials, massing and scale) |
|--|
| <p>1. Looking west from the corner of Bunn's Bank Road and the Attleborough Road (B1077)- Prominent site, gateway location to Attleborough from the south. Arable farmland slightly elevated position from the road. Field edges contain native species of trees and hedgerow. Rural character.</p> <p>2. Looking east from the corner of Bunn's Bank Road and the Attleborough Road (B1077) – Bunn's Bank Ancient Monument runs along the northern boundary of the site alongside a ditch/stream.</p> <p>3 – Looking north from the corner of Borough Land and the Attleborough Road (B1077) – Open views to the north. Arable farmland with native species bordering the site. Adjacent mid-twentieth century development.</p> <p>4a – Looking north from Burgh Common- Arable land with agricultural/industrial buildings to the north west. The Grade II Besthorpe Old Hall is situated to the north east, but is currently screened by agricultural buildings. The land is slightly elevated from the road and is bordered by native species.</p> <p>4b – Looking south from Burgh Common- Arable land slightly elevated from the road with native species bordering the field that provide screening of the mid-twentieth development to the west.</p> <p>5 – Looking south from Slough Lane- Arable land, previously undeveloped countryside. 21st century development to the east and 20th century housing and light industrial buildings to the west. Docking Farm, 21st century chalet bungalow, is isolated with tall, native trees to the south. The land itself is elevated from the road with a ditch running adjacent to the road.</p> <p>6 – Looking East from the corner of Fowlers Lane and Poplar Road- Arable land, undeveloped countryside. Native species trees. Mix of residential development and smallholdings.</p> <p>7 – Looking north from Leys Farm Cottages, Leys Lane- Arable land, undeveloped countryside. Native species boundaries to fields.</p> <p>8 – Looking south from Leys Lane footway (near railway) – Elevated arable field, with land rising further to the south west. Native species boundary trees and hedgerows. Light industrial use is adjacent to the site with 20th Century development to the north of the railway.</p> |

Impact on designated heritage assets within the vicinity

- 1. Looking west from the corner of Bunn's Bank Road and the Attleborough Road (B1077)-** Potential impact upon Bunn's Bank (Scheduled Monument). *This is a largely tree covered bank and ditch that runs along the parish boundary for about 2.5km between Leys Farm and Sluts Hole Lane. It has been suggested that it was a park boundary for Buckenham deer park. The name could suggest Saxon origins, and if this is the case it seems the bank was later used as the park boundary. Heritage Norfolk indicates that the bank may extend further west based on soil marks.*
- 2. Looking east from the corner of Bunn's Bank Road and the Attleborough Road (B1077) –** Potential impact upon Bunn's Bank (Scheduled Monument).
- 3 – Looking north from the corner of Borough Land and the Attleborough Road (B1077) –** None
- 4a – Looking north from Burgh Common-** Potential impact upon the Grade II Besthorpe Old Hall, situated to the north east. However, this is currently screened by agricultural buildings.
- 4b – Looking south from Burgh Common-** None
- 5 – Looking south from Slough Lane-** None
- 6 – Looking East from the corner of Fowlers Lane and Poplar Road-** None
- 7 – Looking north from Leys Farm Cottages, Leys Lane-** None
- 8 – Looking south from Leys Lane footway (near railway) –** None

The infrastructure required to facilitate this development will need to incorporate town centre improvements, particularly to the road network. Whilst this isn't directly related to this site it does have the potential to impact upon the historic core of Attleborough. Therefore, any development strategy should have full regard to the historic environment including the setting of designated and non-designated heritage assets.

Are there any non-designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

- 1-Looking west from the corner of Bunn's Bank Road and the Attleborough Road (B1077) –** This area of the site represents a key gateway into Attleborough from the south. Whilst there is industrial development to the south, this is screened largely by Bunn's Bank (Scheduled Ancient Monument).
- 2-Looking east from the corner of Bunn's Bank Road and the Attleborough Road (B1077) –** This area of the site represents a key gateway into Attleborough from the south. Whilst there is industrial development to the south, this is screened largely by Bunn's Bank (Scheduled Ancient Monument).
- 3-Looking north from the corner of Borough Land and the Attleborough Road (B1077) –**
- 4a-Looking north from Burgh Common-** Open views across previously undeveloped arable land.
- 4b-Looking south from Burgh Common-** Open views across previously undeveloped arable land.
- 5-Looking south from Slough Lane-** Open views across previously undeveloped arable land.
- 6-Looking east from the corner of Fowlers Lane and Poplar Road-** Open views across previously undeveloped arable land.
- 7-Looking north from Leys Farm Cottages, Leys Lane-** Open views across previously undeveloped arable land.
- 8-Looking south from Leys Lane footway (near railway) –** Open views across previously undeveloped arable land.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Within the site there are a large number of natural landscape features.

Policy requirements – consideration of type/design/layout of development appropriate on the site

1-Looking west from the corner of Bunn’s Bank Road and the Attleborough Road (B1077)

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site’s location as a prominent gateway site and respecting the proximity to the nearby Scheduled Ancient Monument (Bunn’s Bank) will be additional factors in the formation of proposals.

2-Looking east from the corner of Bunn’s Bank Road and the Attleborough Road (B1077)

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site’s location as a prominent gateway site and respecting the proximity to the nearby Scheduled Ancient Monument (Bunn’s Bank) will be additional factors in the formation of proposals.

3-Looking north from the corner of Borough Land and the Attleborough Road (B1077)

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the character and form of the nearby development and respecting the open countryside will be additional factors in the formation of proposals.

4a-Looking north from Burgh Common

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the open nature of the landscape and the Grade II listed Besthorpe Old Hall will be additional factors in the formation of proposals.

4b-Looking south from Burgh Common

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the open nature of the landscape will be additional factors in the formation of proposals.

5-Looking south from Slough Lane

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, will be additional factors in the formation of proposals.

6-Looking east from the corner of Fowlers Lane and Poplar Road

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, will be additional factors in the formation of proposals.

7-Looking north from Leys Farm Cottages, Leys Lane

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, will be additional factors in the formation of proposals.

8–Looking south from Leys Lane footway (near railway)

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, will be additional factors in the formation of proposals.

Conclusions and RAG rating

| | |
|--|---|
| | <p>Retain site subject to policy requirements and updated development considerations. The following updates are required:</p> <ul style="list-style-type: none">• Respect the significance of Bunn’s Bank Scheduled Monument• Respect the rural nature of the site and the location of the site as a gateway from the south• Retain important landscape features throughout the site• The infrastructure required to facilitate this development will need to incorporate town centre improvements, particularly to the road network. Whilst this isn’t directly related to this site it does have the potential to impact upon the historic core of Attleborough. Therefore, any development strategy should have full regard to the historic environment including the setting of designated and non-designated heritage assets. |
|--|---|

Banham

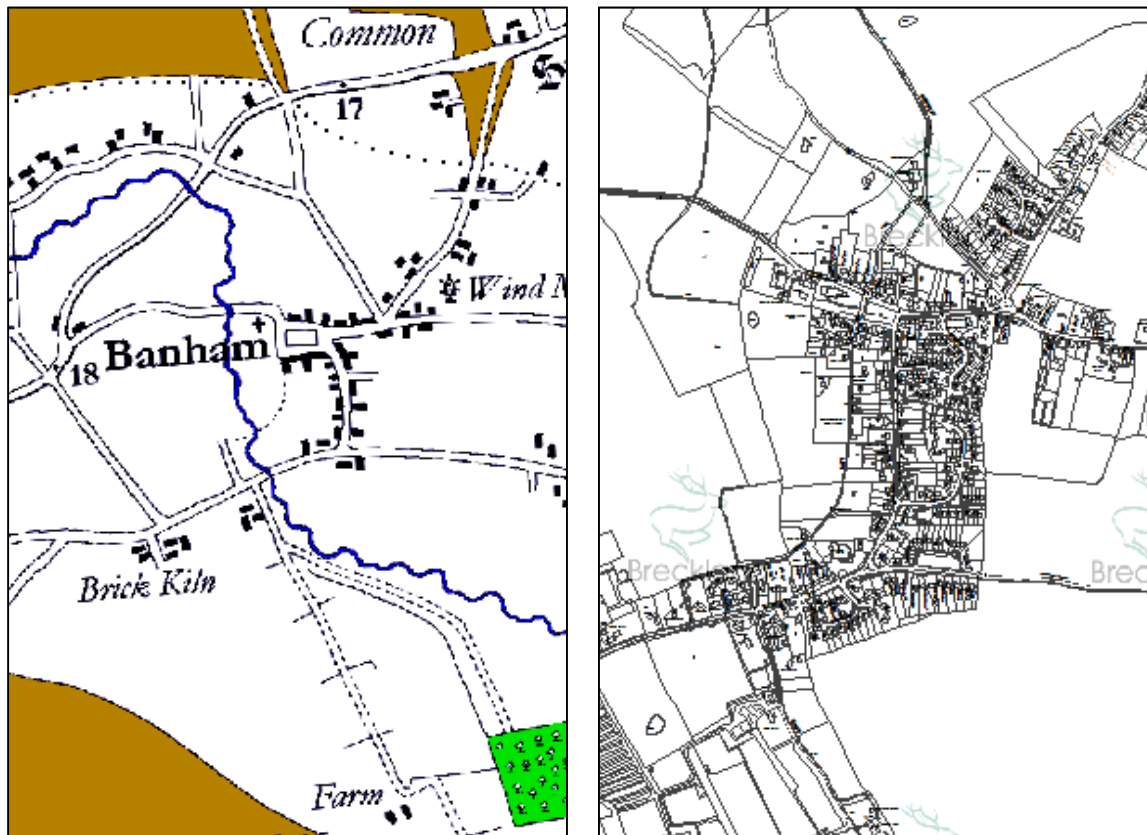


Figure 5 Faden's 1797 Map of Norfolk compared to present ordnance survey map

The 1797 Faden's map of Norfolk shows the principle road pattern at the time, the present Ordnance Survey map shows that this remains similar. Development has intensified along Crown Street, with a number of new estate style developments, however the development has remained consolidated around the older street pattern.

There has been limited change to the pattern of development around The Green with a number of the dwellings now being listed. Directly to the south of the Church is the grade II listed Grammar School which was built in the early 19th Century. The building has now been converted into nine different properties. The conservation area (designated in 1975) is focused within this area and extends to include the fields to the west of Crown Road.

The Breckland Landscape Character Assessment Settlement Fringe Study (2007) notes that Banham has extended out along the rural road network and includes an extensive settlement edge of low density red brick residential development. The settlement fringe study notes that the historic edge to the village to the west and south of the church (including the Lime lined green) is highly sensitive to change.

To the south of the village Banham Zoo has led to a large scale development at the periphery of the village off Kenninghall Road. This has extended the village and created a significant change to gateway into the village. The settlement fringe study notes that the gateways are not sensitive to

change. However it states that there is a need to retain a compact coherent settlement form and further linear expansion along roads would be inappropriate.

The proposed allocation is located to the rear of Wayland Way and also off Greyhound Lane, the allocation seeks to consolidate development within village. A full assessment of the site is included within the following section. The subsequent map shows the preferred and alternative sites and the location of the historic assets.

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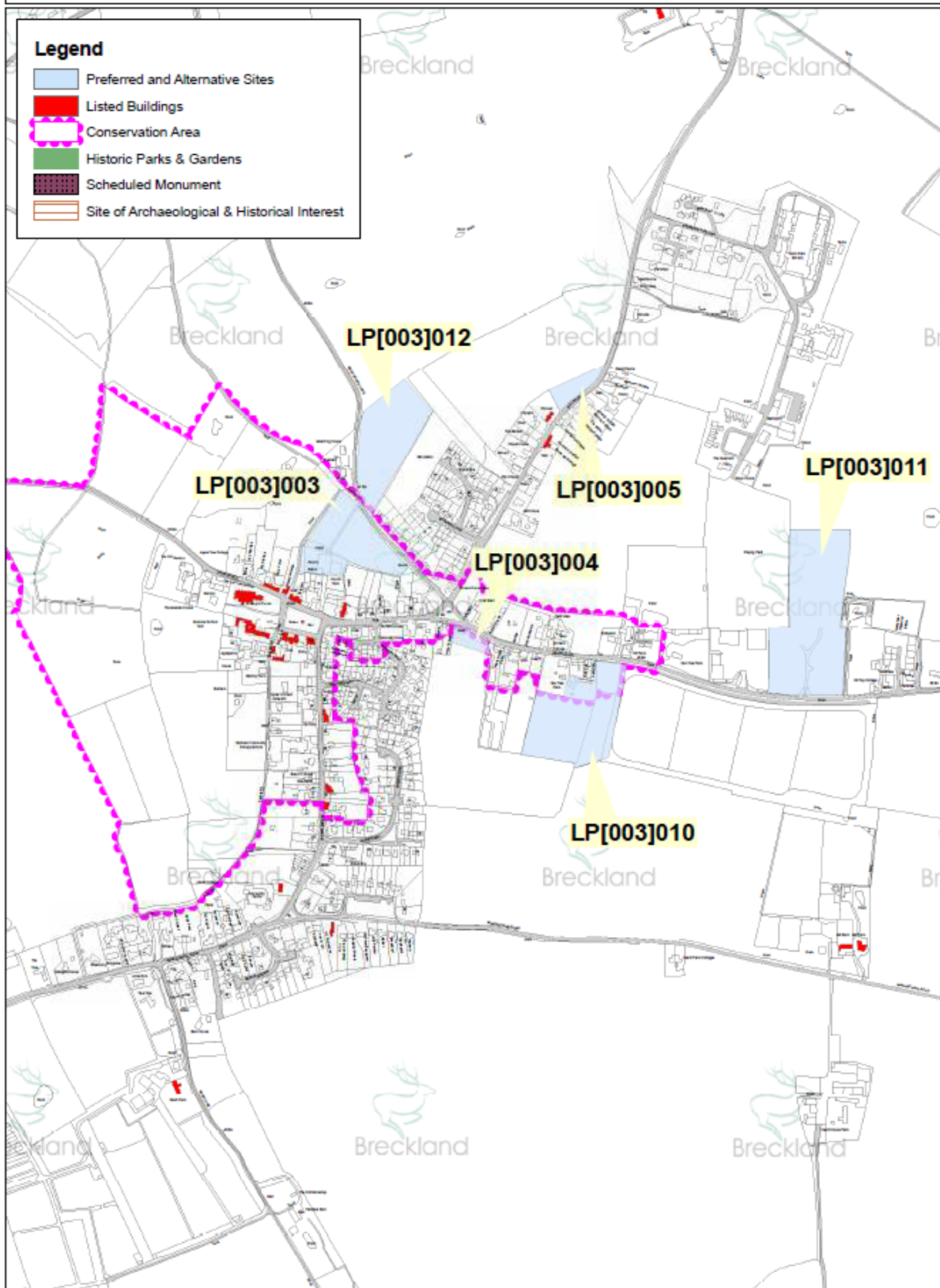


Figure 6 Preferred and Alternative Sites in relation to designated heritage assets

| | |
|-----------------------|--------------------------------------|
| Site Reference | LP[003]003 |
| Site Location | Land South of Greyhound Land, Banham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade I listed Church of St. Mary the Virgin; Grade II listed Old Grammar School; Grade II listed Home Farm; Grade II listed Alexandra House; Grade II listed The Old Guildhall; Grade II listed Church Farmhouse; Grade II listed The Priory, Priory Cottage and Priory End; Grade II listed Norfolk House; Grade II listed Baileys Cottage; Grade II listed Barn 50m S. W. of The Priors; Grade II listed P. H; Grade II listed Stinton Lodge; Grade II listed 14 Crown Street; Grade II * Kings Head Cottage; Grade II Row/4 Cottages @ 0681 8846 (about 30m SSE of Police Hse); Grade II listed Hillcrest. Grade II listed Hill Farmhouse is within close proximity of the buffer on Winfarthing Road. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Gateway site. Previously undeveloped land in the open countryside within the conservation area and adjacent to the settlement boundary to the south. Adjacent to mixed residential development and a footpath, current use is unknown. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| Setting of designated heritage assets – setting within the conservation area. |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None. |

| |
|--|
| Landscape impact (including key views and topography) |
|--|

Minimal impact despite the plan form. The site is not predominant although visible from the adjacent footpath.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Native species trees and hedges to the north, south and west.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the location within the conservation area and the established pattern of adjacent mixed development will be additional factors in the formation of proposals.

Conclusions and RAG rating

| | |
|--|--|
| | <p>Retain site subject to policy requirements and updated development considerations. The following updates are required:</p> <ul style="list-style-type: none">• Respect the location of the site within the conservation area & the established pattern of adjacent mixed development. |
|--|--|

| | |
|-----------------------|----------------------------------|
| Site Reference | LP[003]004 |
| Site Location | Land South of Heath Road, Banham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade I listed Church of St. Mary the Virgin; Grade II listed Old Grammar School; Grade II listed Home Farm; Grade II listed Alexandra House; Grade II listed The Old Guildhall; Grade II listed Church Farmhouse; Grade II listed The Priory, Priory Cottage and Priory End; Grade II listed Norfolk House; Grade II listed Baileys Cottage; Grade II listed Barn 50m S. W. of The Priors; Grade II listed P. H; Grade II listed Stinton Lodge; Grade II listed 14 Crown Street; Grade II * Kings Head Cottage; Grade II Row/4 Cottages @ 0681 8846 (about 30m SSE of Police Hse); Grade II listed Hillcrest; Grade II listed Hill Farmhouse. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Previously undeveloped land in the open countryside adjacent to the conservation area to the north, south and the east and the settlement boundary to the east and the west. Adjacent to mixed residential development and small holdings. Currently used as arable. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| Setting of designated heritage assets – the setting of the conservation area. |

| |
|---|
| Are there any non designated heritage assets within the vicinity? |
| None (although the former barn and stable complex to the north are important streetscape components). |

Landscape impact (including key views and topography)

High impact – visible to the north and open to the northern (roadside boundary) although views to the south. Generally flat.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Native species trees to the south.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been taken so as to inform an appropriate design response. In this particular instance, the setting of the conservation area, landscape setting of the pattern of the adjacent development established will be additional factors in the formation of proposals.

Conclusions and RAG rating

| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the location of the site within the conservation area & the established pattern of adjacent development. |
|--|--|

| | |
|-----------------------|---|
| Site Reference | LP[003]005 |
| Site Location | Land adjacent to Hillcrest, Mill Road, Banham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Row/4 Cottages @ 0681 8846 (about 30m SSE of Police Hse); Grade II listed Hillcrest; Grade II listed Church Farmhouse; Grade II The Old Guildhall (falls partially into buffer); Grade II listed Alexandra House (falls partially into buffer). Within close proximity of the buffer include Grade I listed Church of St. Mary the Virgin; Grade II listed Home Farm; Grade II listed Old Grammar School; Grade II listed Baileys Cottage; Grade II listed 50m S. W. of The Pories; Grade II listed The Priory, Priory Cottage and Priory End; and Grade II listed Norfolk House. These close to the buffer are located within Church Lane and Church Hill. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Gateway site. Previously undeveloped land in the open countryside adjacent to the settlement boundary to the south and the east, Mill Road to the east and mixed residential to the south side. Hillcrest (listed building) to the south west of the site. Currently used as arable. |

| |
|--|
| Impact on designated heritage assets within the vicinity |
| Setting of designated heritage assets – the site is immediately adjacent to Hillcrest which is the first building, therefore highway visible, on the north side of Mill Road on entering the village from the north. |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None. |

| |
|--|
| Landscape impact (including key views and topography) |
|--|

High impact- visible on entering the village and from eastern side of Mill road. Generally flat although gradually falls to the north.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Native species trees and hedges to the north, south and east.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken to inform an appropriate design response. In this particular instance, the setting of Hillcrest will be an additional factor in the formation of proposals.

Conclusions and RAG rating

| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the setting of Grade II listed Hillcrest |
|--|--|

| | |
|-----------------------|--------------------------------|
| Site Reference | LP[003]012 |
| Site Location | Land at Greyhound Lane, Banham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed 4, Crown Street; Grade II listed Stinton Lodge; Grade II Red Lion P. H; Grade II listed Norfolk House; Barn 50m S. W. of The Priors; Grade II listed The Priory, Grade II listed Baileys Cottage; Grade II Old Grammar School; Grade II listed Church Farmhouse; Grade II listed The Old Guildhall; Grade II listed Alexandra House; Grade II listed Home Farm; Grade II listed Row/4 Cottages @ 0681 8846 (about 30m SSE of Police Hse); and Grade II listed Hillcrest. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Gateway site. Previously undeveloped land in the open countryside adjacent to the conservation area to the south and the settlement boundary to the east and adjacent to Greyhound Lane to the west currently used as arable. Mixed 20 th century development to the south. |

| |
|--|
| Impact on designated heritage assets within the vicinity |
| Setting of designated heritage assets – the setting of the conservation area to the south. |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None. |

| |
|--|
| Landscape impact (including key views and topography) |
| High impact. Visible from the south, south west of at distance from the north. South of the site is only partially screened of made more visible due to being elevated from the roadside by approximately 1.5m whilst rising further to the north. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

| |
|--|
| Native species trees and hedges to the south, west and the east. |
|--|

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|---|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken as to inform an appropriate design response. In this particular instance, the setting of the conservation area will be an additional factor in the formation of proposals. |
|---|

| |
|--|
| <i>Conclusions and RAG rating</i> |
|--|

| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the location of the site adjacent to the conservation area |
|--|--|

Bawdeswell

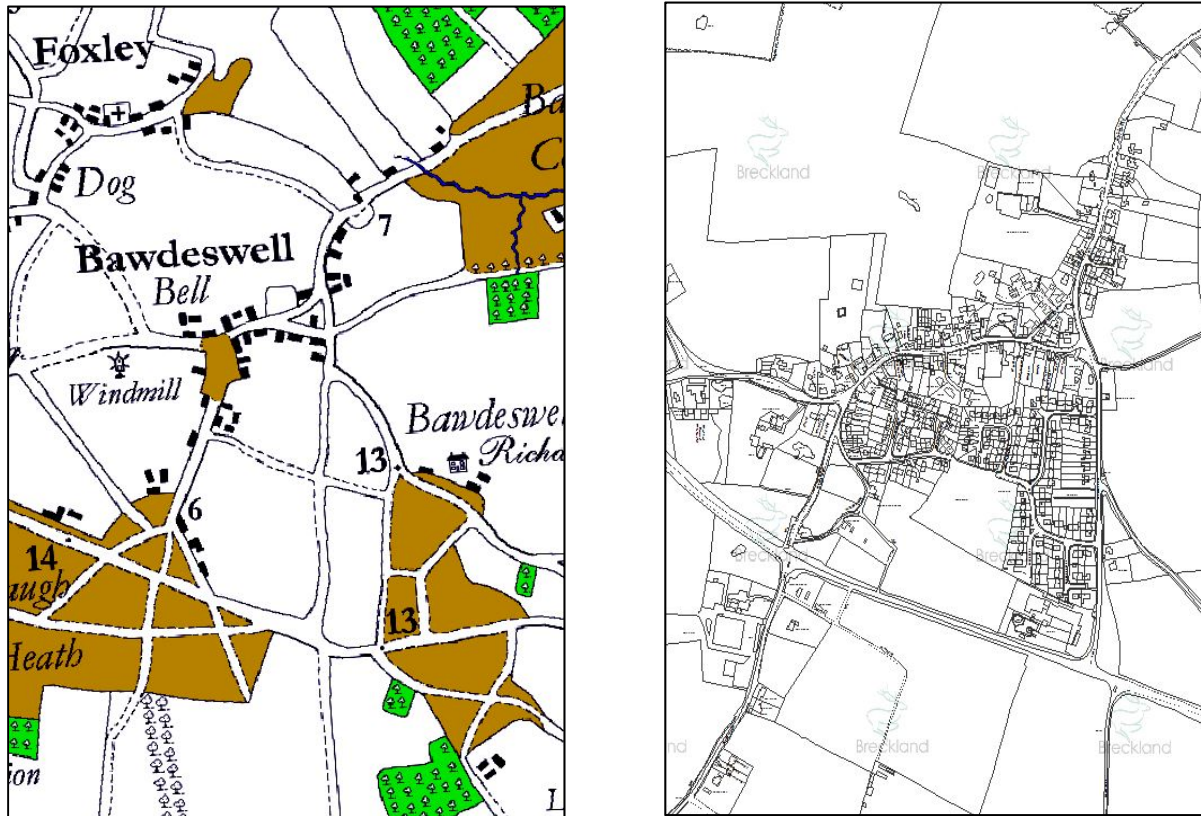


Figure 7 Left: Faden's 1797 Map of Norfolk. Right: Present Ordnance Survey map

Faden's map for Bawdeswell shows a landscape which is dominated by common land to the southeast, southwest and northeast of the village. Faden's map also shows that the village focused development along what is now Old Reepham Road, The Street and north along the B1145.

The current Ordnance Survey map shows that significant development has taken place, which has seen the village expand in a southern and westerly direction.

There is one conservation area located within Bawdeswell, designated in 1975. The conservation areas stretches along the Street up the B1145, reflecting the historic core of the village. There are four listed buildings in the conservation area, along with a listed phone box. These are all located around All Saint's Church.

The proposed allocation is located to the south of the village, a full assessment of which follows. The following image shows the location of the preferred and alternative sites in comparison to the location of the designated heritage assets.

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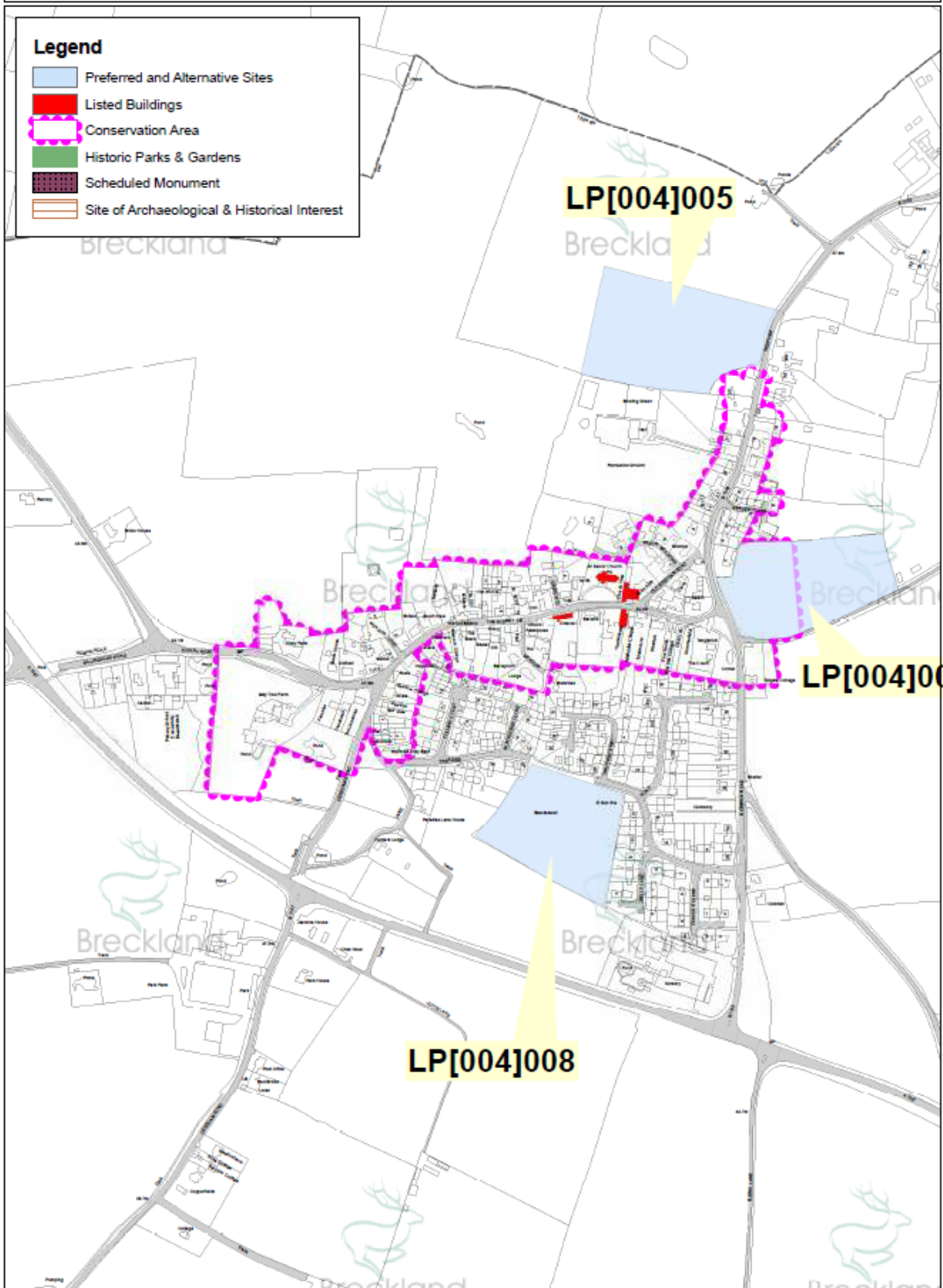


Figure 8 Preferred and Alternative Sites in relation to designated heritage assets

LP[004]005

| | |
|-----------------------|--|
| Site Reference | LP[004]005 |
| Site Location | Land West of Reephams Road, Bawdeswell |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Chaucer House; Grade II listed Church of All Saints; Grade II listed The Gables; and Grade II listed The Willows. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

Arable field, which is located to the north of the playing field. There is linear development opposite the site.

Impact on designated heritage assets within the vicinity

Site adjoins the conservation area which starts on the southern boundary of the site. It is a gateway site which would impact upon the approach to Bawdeswell from Reephams, by extending the village to the north.

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

Views across the site to the west and north. Limited views to the south of the site. The approach into Bawdeswell from Reephams is currently enclosed due to tree.

The site is relatively flat, however it is higher than the road, so development would be noticeable.

Prominent trees and other natural landscape features (both within and adjacent to the site)

There are a number of native boundary trees, which help to provide the character of the approach into the village from Reephams.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, development considerations should respect the site's location on the edge of the settlement and the site being a prominent gateway into the village.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Development should respect the gateway setting into Bawdeswell• Development should have regard to the setting of the conservation area |
|--|---|

| | |
|-----------------------|-----------------------------------|
| Site Reference | LP[004]007 |
| Site Location | Land off Reepham Road, Bawdeswell |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Chaucer House; Grade II listed Church of All Saints; Grade II listed The Gables; and Grade II listed The Willows. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

Site is currently in arable use. There are residential dwellings located on the opposite side of the road, which are modern two storey dwellings. There is very limited development to the south of this site on the eastern side of the road.

Site has a detached feel from the residential development which is predominantly located on the western side of the road.

Impact on designated heritage assets within the vicinity

The site is partially located inside the conservation area. Significant development in this area is likely to impact upon the setting of the conservation area.

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

The site is flat. There are open views to the east of the site to the countryside beyond. To the west of the site, there are views of the church tower. Development is likely to have a high impact on the landscape setting

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

| |
|---|
| No trees on the site, however there are boundary trees. |
|---|

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|--|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, development considerations should respect the site's location on the edge of the settlement. |
|--|

Stage 3 Evaluating Impact

| | |
|--|--|
| <i>Conclusions and RAG rating</i> | |
|--|--|

| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. |
|--|--|

| | |
|--|-------------------------------------|
| | The following updates are required: |
|--|-------------------------------------|

- | | |
|--|--|
| | <ul style="list-style-type: none">• Development should have regard to the setting of the conservation area |
|--|--|

LP[004]008

| | |
|-----------------------|--------------------------------|
| Site Reference | LP[004]008 |
| Site Location | Land off Hall Road, Bawdeswell |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Chaucer House; Grade II listed Church of All Saints; Grade II listed The Gables; and Grade II listed The Willows. |
| Conservation Area | Yes | Most of the Conservation Area is within buffer |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| This is a flat field which adjoins a modern residential estate characterised by two storey red brick dwellings. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| No impact on designated heritage assets. The conservation area cannot be viewed due to the existing estate development. |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

| |
|---|
| Landscape impact (including key views and topography) |
| The site slopes from the north to the south. There are open views across the site in the southerly direction. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| There are no trees on the site however there are a number native trees located on the boundary. |

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|--|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. |
|--|

Stage 3 Evaluating Impact

| | |
|--|--|
| <i>Conclusions and RAG rating</i> | |
|--|--|

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

Dereham

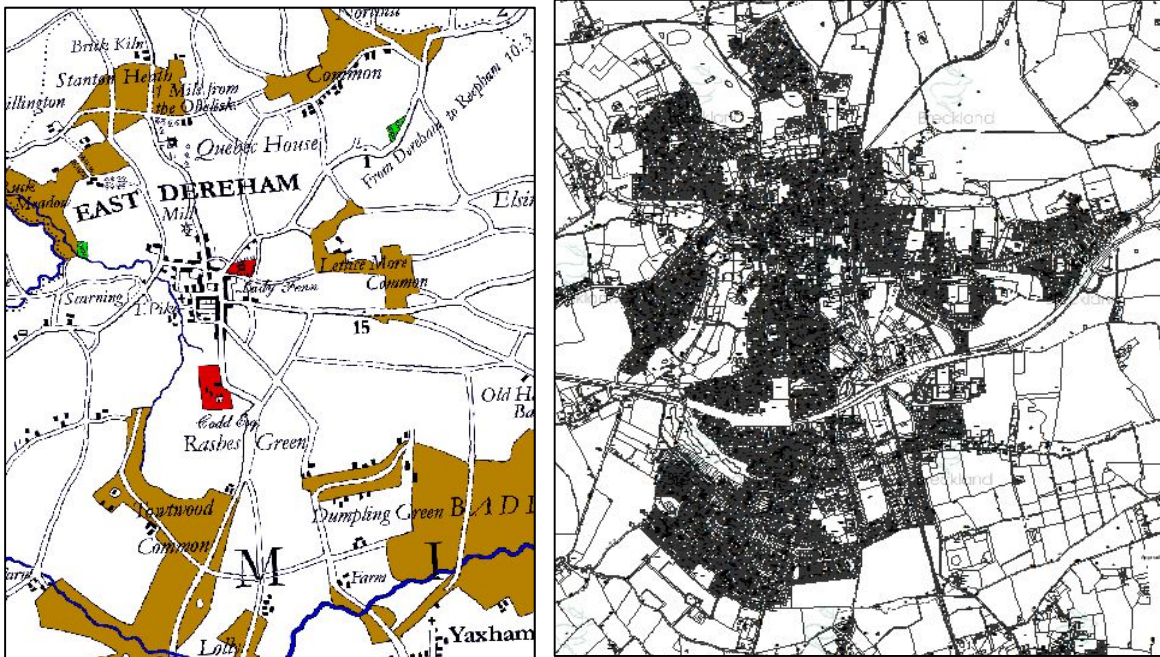


Figure 9 Figure 1 Left: Faden's 1797 Map of Norfolk Right: Present Ordnance Survey map

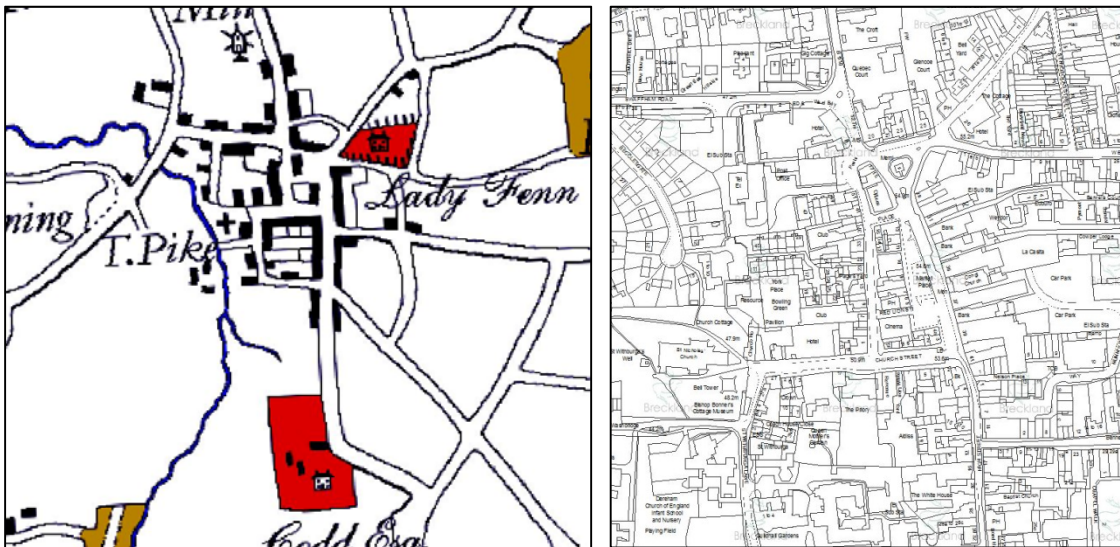


Figure 10 Left: Faden's 1797 Map of Norfolk Right: Present Ordnance Survey map

Faden's 1797 map (Figure 1) shows low density development around what is now the town centre of Dereham. The area surrounding Dereham was largely common land, with Toftwood Common to the south, Lettice More Common to the east, and meadow and heathland to the north and west. The overall picture of the town is unrecognisable. The town has expanded to the south, north, east and west. Some of the key links to the north, north east and south remain largely consistent with the 1797 map. The A47, completed in 1978, which intersects the town east to west, has altered the road network in these directions.

Faden's Map of the town Centre (Figure 2) shows that the local road network remains fairly consistent with the modern OS map. The street pattern surrounding the historic core of the

settlement has remained largely intact. The town played an important role in both World Wars; the town suffered damage during a Zeppelin raid in the First World War and was declared a 'nodal point' during the Second World War.

The town has one large conservation area, which covers the historic core, as identified in Faden's map (figure 2), stretching east along Norwich Street, north along Quebec Street and includes natural features such as Scarning Meadows, Rushmeadow Road Meadow and Pump House Woods. Within the conservation area there are a number of listed buildings, the majority of which are located along the High Street, Norwich Street, Quebec Street and around the Market Place. There are a number of listed structures relating to the town's importance during the World Wars.

The Breckland Settlement Fringe Landscape Assessment (2007) illustrates the majority of development occurred post 1938 where the town expanded in all directions, predominantly to the south. The study also sets out that the landscape is least sensitive to the south, with the landscape surrounding the rest of the town being of moderate-high sensitivity to change.

The southern edge of the town, defined by the Breckland Fringe Study as the Old Hall Tributary Farmland landscape character area, largely comprises 1950s local authority type housing and 1970s onwards residential development. The 'eroded quality' of much of the landscape in this area means that it is less sensitive to change. The rest of the town is surrounded by landscape areas that are more sensitive to change, largely due to the retained quality of the landscape and retention of historic landscape features.

There are five proposed allocations for Dereham, two to the south of the town and three to the north. These alongside the alternative options are assessed in detail in the following section. The following maps show the location of the sites in relation to the designated heritage assets within the town.

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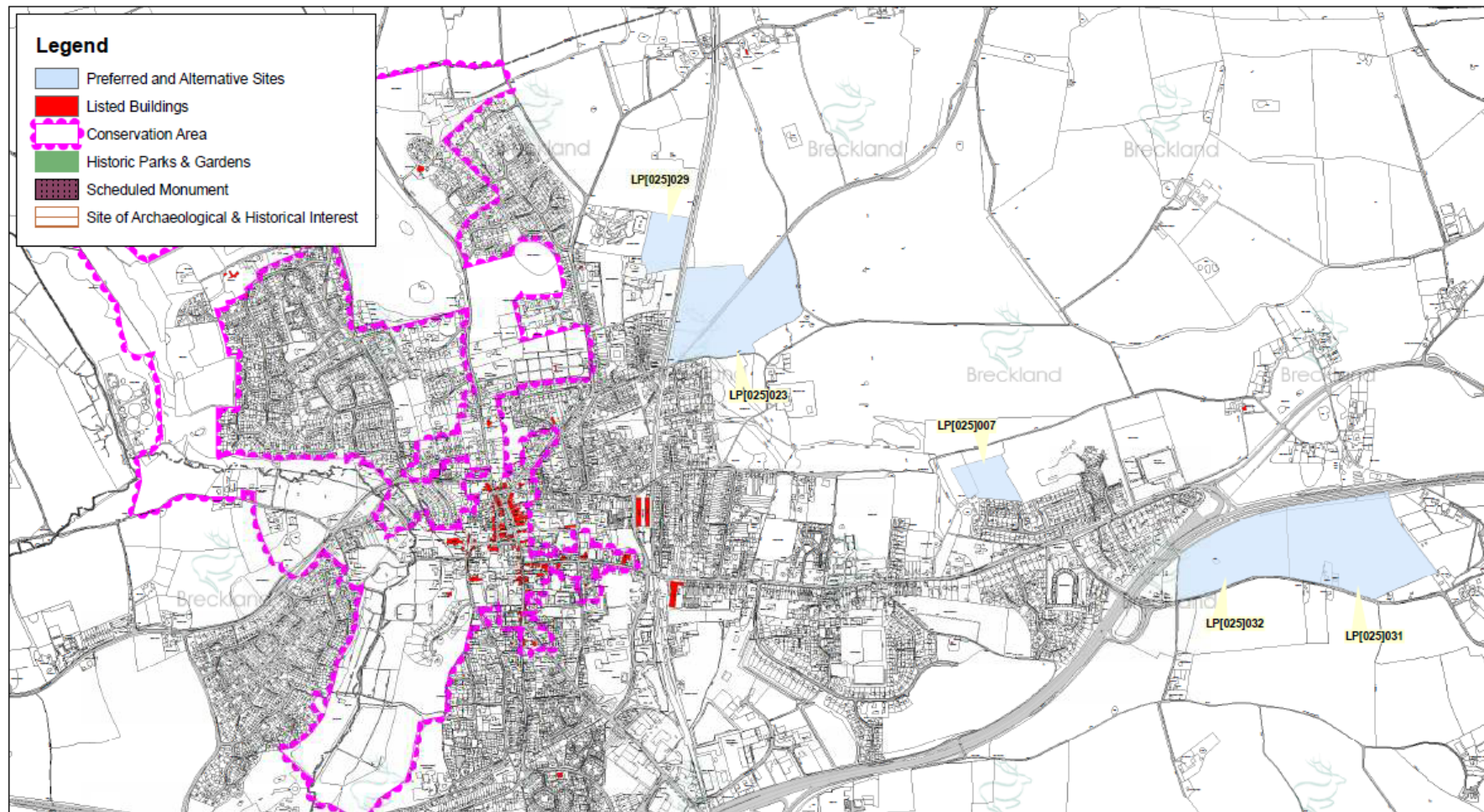


Figure 11 Preferred and alternative sites in relation to designated heritage assets to the north of Dereham

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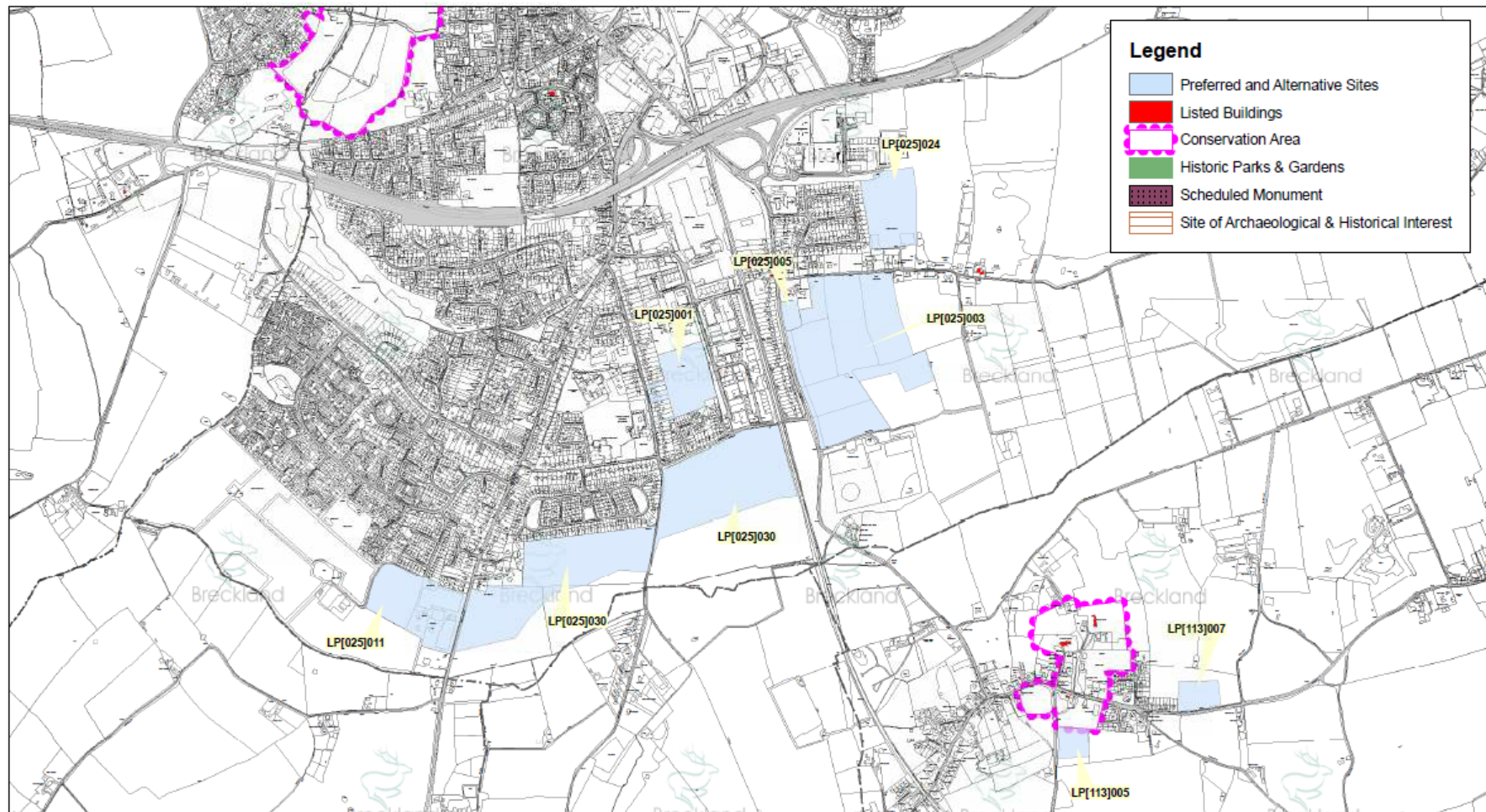


Figure 12 Preferred and alternative sites in relation to designated heritage assets to the south of Dereham

| | |
|-----------------------|----------------------------------|
| Site Reference | LP[025]001 |
| Site Location | Land off Westfield Road, Dereham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II Green Farmhouse and Grade II listed Old Jolly Farmers. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| Previously undeveloped land, with access from Westfield Road. There is modern residential development to the west and south of the site. To the east and north of the site is Rashes Green general employment area. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| None |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

| |
|--|
| Landscape impact (including key views and topography) |
| This is an enclosed site which is well screened from the surrounding landscape. There are no views into or out of the site. It is a flat site. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| Native boundary hedges and trees |

| |
|---|
| Policy requirements – consideration of type/design/layout of development appropriate on the site |
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this case the |

established pattern of adjacent mixed development will be an additional factor in the formation of the proposal.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|---|
| Site Reference | LP[025]003 |
| Site Location | Land off Yaxham Road and Dumpling Green |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed Old Jolly Farmers; Grade II listed Green Farmhouse; and Grade II listed Borrow Hall including forcourt wall. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

Gateway site, previously undeveloped land. The northern boundary of the site is with Dumpling Green, this is an unadopted road which is characterised by low density development. The western boundary of the site adjoins Yaxham Road which includes modern development.

Impact on designated heritage assets within the vicinity

Setting of designated heritage assets, particularly Green Farmhouse.

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

This is a relatively flat site, however it does slope to the south towards the Tud valley. The western edge of the site is enclosed by a hedgerow, which restricts views into the site from Yaxham Road. Within the site there are views towards the open countryside to the south and east.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Western boundary includes a strong hedgerow which restricts views onto the site. There are a number of trees along the site boundaries.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this case the established pattern of adjacent mixed development will be an additional factor in the formation of the proposal.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Development should have regard to the gateway location of the site. |
|--|---|

| | |
|-----------------------|--|
| Site Reference | LP[025]007 |
| Site Location | Land to the west of Etling View, Dereham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|------------------------------|
| Listed Building | Yes | Grade II listed Dereham Mill |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| Previously undeveloped land. The site is located adjacent (to the east) to a current Taylor Wimpey development and is the subject of planning application for residential development. To the south of the site is existing residential development at Windmill Road. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| Development of this site would not impact upon the setting of Dereham Mill. |

| |
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| Are there any non designated heritage assets within the vicinity? |
| None |

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| Landscape impact (including key views and topography) |
| Flat enclosed site. No particular views into or out of the site. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| Native trees and hedges at the site boundaries. |

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this case the established pattern of adjacent mixed development will be an additional factor in the formation of the proposal.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

LP[025]011

| | |
|-----------------------|--|
| Site Reference | LP[025]011 |
| Site Location | Land to the west of Shipdham Road, Dereham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--------------------------|
| Listed Building | No | |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Gateway site. Previously developed land, site currently incorporates Toftwood Garden Centre, including glass houses and also Randells Agricultural machinery. The western extent of the site is greenfield land. There is modern residential development to the north of the site. |

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| Impact on designated heritage assets within the vicinity |
| None |

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| Are there any non designated heritage assets within the vicinity? |
| None |

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|---|
| Landscape impact (including key views and topography) |
| This is a gateway site in a prominent position to the south of Dereham off Shipdham Road. The site slopes to the south. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| Native trees and hedges at the site boundaries. |

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this case the established pattern of adjacent mixed development will be an additional factor in the formation of the proposal, as will the sites prominent gateway position.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|--------------------------------|
| Site Reference | LP[025]023 |
| Site Location | Land off Swanton Road, Dereham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Trinity Methodist Church; Grade II Mortuary Chapels; Grade II listed Water Tower; and Grade II listed Malthouses. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| Greenfield arable land. Gateway site which is dissected by Swanton Road. It is separated from the town by the level crossing. Residential development is located to the south of the site. The site feels detached from the town. To the south of the site is Neatherd Moor. |

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| Impact on designated heritage assets within the vicinity |
| None |

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| Are there any non designated heritage assets within the vicinity? |
| None |

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| Landscape impact (including key views and topography) |
| There are large open views across the site to the north-east. The site is flat. |

| |
|---|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| Limited screening on the site, there are no hedgerows alongside of Swanton Road. There are prominent trees within the site. |

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this case the established pattern of adjacent mixed development will be an additional factor in the formation of the proposal.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

LP[025]024

| | |
|-----------------------|---|
| Site Reference | LP[025]024 |
| Site Location | Land to the east of Walpole Loke, Dereham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed Old Jolly Farmers; Grade II listed Green Farmhouse; and Grade II listed Borrow Hall including forcourt wall. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| Greenfield arable site. The site has access from Walpole Loke. To the west it adjoins the residential estate development, whilst to the north it borders the Breckland Council office. To the south of the site is Dumpling Green, which includes low density residential development. As noted from the surrounding land uses, bordering the site development has a range of materials and densities. |

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| Impact on designated heritage assets within the vicinity |
| Development of site is unlikely to impact upon designated heritage assets. |

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| Are there any non designated heritage assets within the vicinity? |
| None |

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| Landscape impact (including key views and topography) |
| Flat site. There are views to the east of the site which borders open countryside. The southern border of the site adjacent to Dumpling Green is enclosed. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| Limited trees within the site. There are native hedgerows. |

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this case the established pattern of adjacent mixed development will be an additional factor in the formation of the proposal.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|---|
| Site Reference | LP[025]029 |
| Site Location | Land to the rear of Dereham Hospital, Dereham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed Water Tower and Grade II listed Mortuary Chapels |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

Greenfield arable site, located to the rear of Dereham Hospital. Access to the site would need to be achieved through the hospital, which would require on-site reorganisation. The hospital is in a gateway location off Northgate.

Northgate is a residential area and there is modern estate style development within the vicinity.

Impact on designated heritage assets within the vicinity

Setting of designated heritage assets

Are there any non designated heritage assets within the vicinity?

Dereham hospital is located to the front of the site. It is a red-brick Edwardian hospital building

Landscape impact (including key views and topography)

Site is enclosed and there are limited views into it from Northgate. It is a flat site. There are views across the site to the north, south and particularly the east.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Native trees and hedges border the site

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this case the established pattern of adjacent mixed development will be an additional factor in the formation of the proposal.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Retention of Dereham Hospital as a non-designated heritage asset• Development should have regard to the gateway location of the site. |
|--|--|

| | |
|-----------------------|---------------------------------------|
| Site Reference | LP[025]030 |
| Site Location | Land to the east of Shipdham, Dereham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Green Farmhouse and Grade II listed Old Jolly Farmers |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| <p>Greenfield arable site. The site is made up of a number of fields. Westfield Lane runs through the site.</p> <p>To the north of the site are modern residential estates. There isn't any residential development directly to the south of the site, the River Tud runs to the south. To the west of the site is Shipdham Road and the site is adjacent to Toftwood Garden Centre.</p> <p>This is a gateway site to the south of the town.</p> |

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| Impact on designated heritage assets within the vicinity |
| None |

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| Are there any non designated heritage assets within the vicinity? |
| None |

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| Landscape impact (including key views and topography) |
| The site is in a prominent gateway location to the south of Dereham. There are views across the site from Shipdham Road, Westfield Lane and Yaxham Road. Existing residential development ad |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| Native species tress and hedges, both border the site and are located within the site. |

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this case the established pattern of adjacent mixed development and the sites gateway location will be additional factors in the formation of the proposal.

Development should avoid the coalescence with the settlement of Westfield and maintain the visual break between the settlements.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Development should have regard to the gateway location of the site. |
|--|---|

Garboldisham

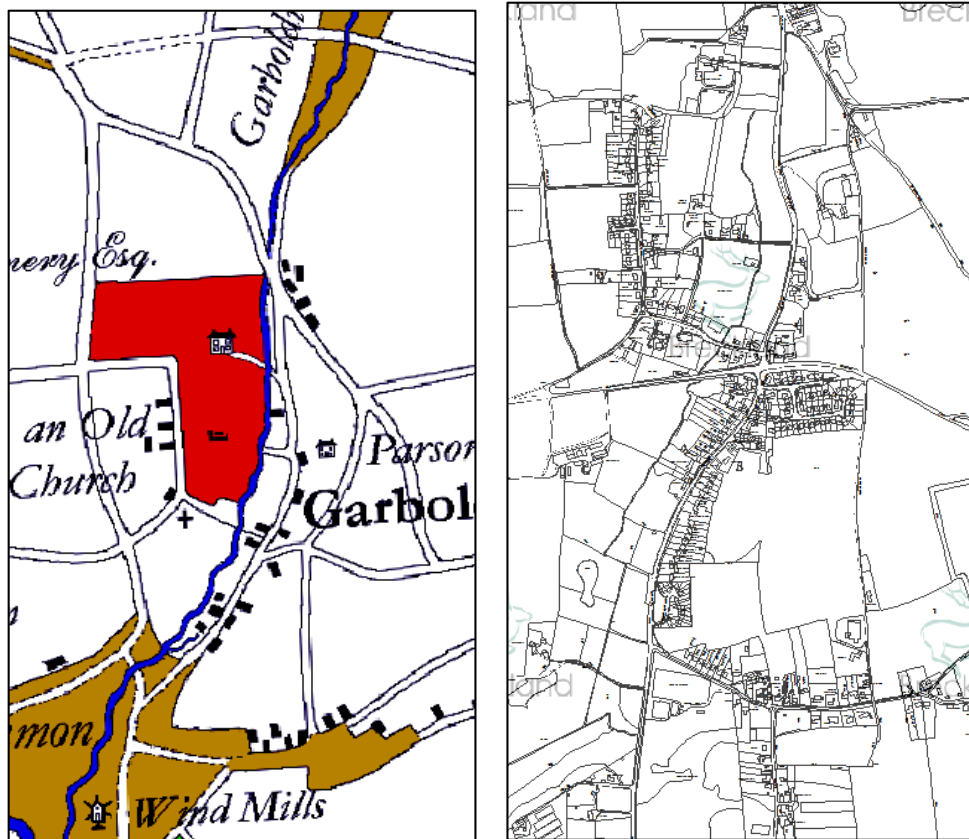


Figure 13 Faden's 1797 Map of Norfolk compared to the present Ordnance Survey map

The extract of Faden's 1797 shows a very different street pattern than the current Ordnance Survey, the bypassing of the village with the A1066 has altered the road layout and created a village which is separated between the north and south. Within Faden's map the village is characterised by low density linear development.

The northern section of the village within Faden's map is dominated by Garboldisham Hall. This was demolished in 1955 following a fire. A new building known as The Hall has been developed in its place. The conservation area was designated in 1993 and encloses the northern section of the village. A scheduled monument is also located within this area in relation to the Church of All Saints, of which the tower remains.

The southern section of the village within Faden's map, includes a large amount of common land to the, however the area now known as Smallworth is still shown. The proposed allocations within Garboldisham follow this linear development pattern. The following map shows the location of the preferred and alternative sites in relation to the designated heritage assets

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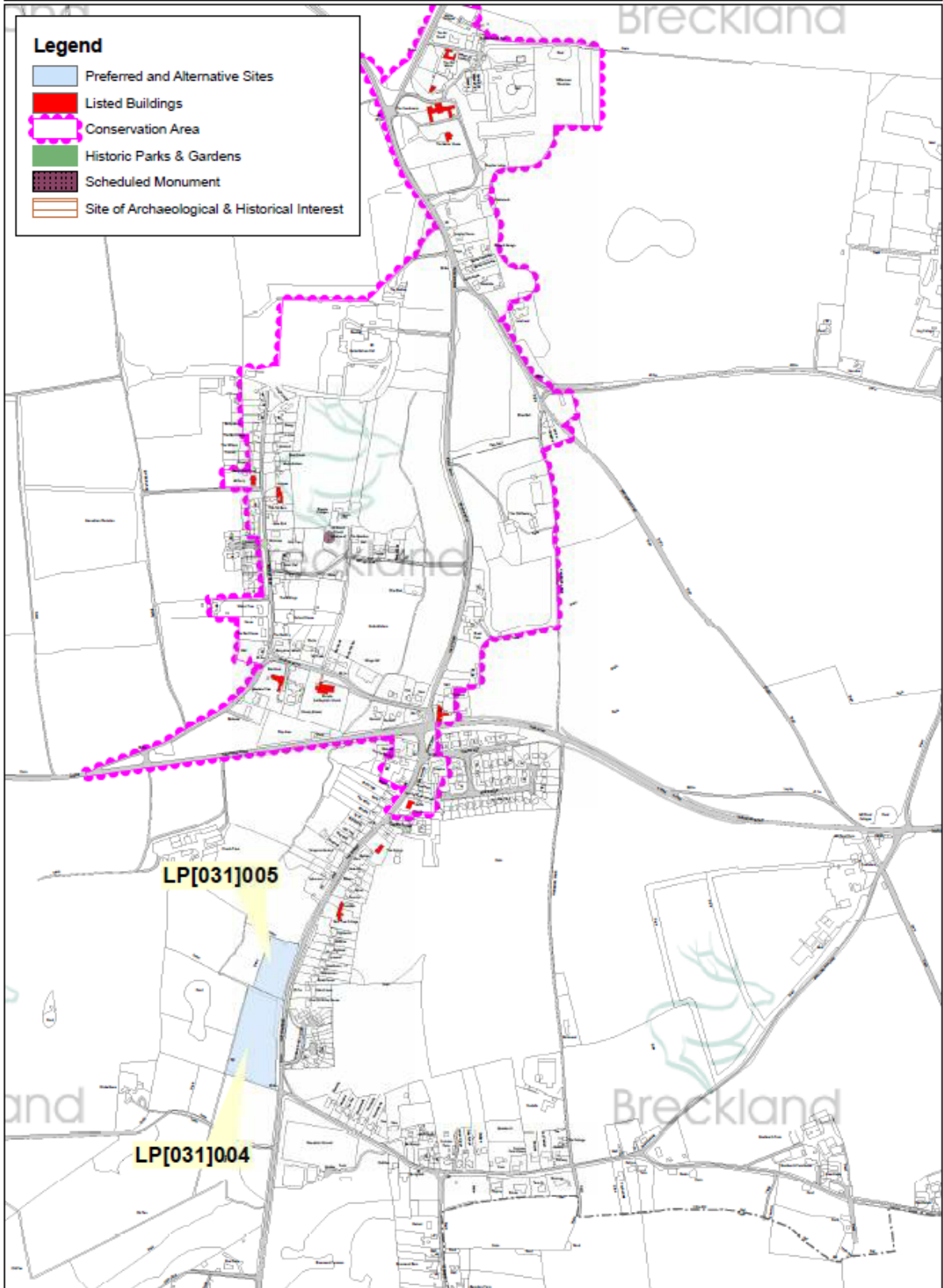


Figure 14 Preferred and alternative sites in relation to designated heritage assets

| | |
|-----------------------|---|
| Site Reference | LP[031]004 |
| Site Location | Land to the west of Hopton Road (South), Garboldisham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed 1-3 (odd) (Pear Tree Cottage & Compton); Grade II listed The Grange; Grade II listed Gothic House; and Grade II listed Breckland House (partially within buffer). Within close proximity of the buffer are Grade I listed Church of St. John The Baptist and Grade II listed Fox Inn. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| Gateway site. Previously undeveloped land in the open countryside. Abutting the settlement boundary and the B1111 to the east, mixed 20 th century development to the east. Whilst the 20 th century development to the east is elevated, the overall levels are less complex than those to 005. Current use unknown. |

| |
|--|
| Impact on designated heritage assets within the vicinity |
| Minimal impact on the setting of designated heritage assets (Pear Tree Cottage and Compton Cottage). |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

| |
|---|
| Landscape impact (including key views and topography) |
| High impact. Key views to the west whilst being adjacent to 005, the levels are far less complex. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

| |
|--|
| Trees and hedges to the north, south, west and east. |
|--|

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|---|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken to inform an appropriate design response. In this particular instance, this site will need to be designed/developed in tandem with 005 due to shared complexities relating to levels and landscape impact. |
|---|

| |
|--|
| <i>Conclusions and RAG rating</i> |
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| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. |
|--|--|

| | |
|--|-------------------------------------|
| | The following updates are required: |
|--|-------------------------------------|

- | | |
|--|---|
| | <ul style="list-style-type: none">• Develop in tandem with 005 to respect levels and views to wider landscape |
|--|---|

LP[031]005

| | |
|-----------------------|---|
| Site Reference | LP[031]005 |
| Site Location | Land to the West of Hopton Road (North) |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed 1-3 (odd) (Pear Tree Cottage & Compton); Grade II listed The Grange; Grade II listed Gothic House; Grade II listed Breckland House; Grade I listed Church of St. John The Baptist; and Grade II listed Fox Inn. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Gateway site. Previously undeveloped land in the open countryside abutting the settlement boundary to the east, abutting the B1111 to the east. Late 20 th century development to the east of the B1111. The existing 20 th century development (Thomas Bole Close) is elevated from the B1111 and 0005 drops away from the B1111, then rises to the west –complex level. Currently used to graze sheep. |

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|---|
| Impact on designated heritage assets within the vicinity |
| None |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

| |
|---|
| Landscape impact (including key views and topography) |
| High impact. Key views to the west. The overall topography is complex and unusual for the settlement. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| Trees and hedges of native species to north, south, east and west. |

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the site levels – which are complex – and the retention of views to the wider landscape will be additional factors in the formation of proposals.

Conclusions and RAG rating

| | |
|--|---|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Develop in tandem with 004 to respect levels and views to wider landscape |
|--|---|

Great Ellingham

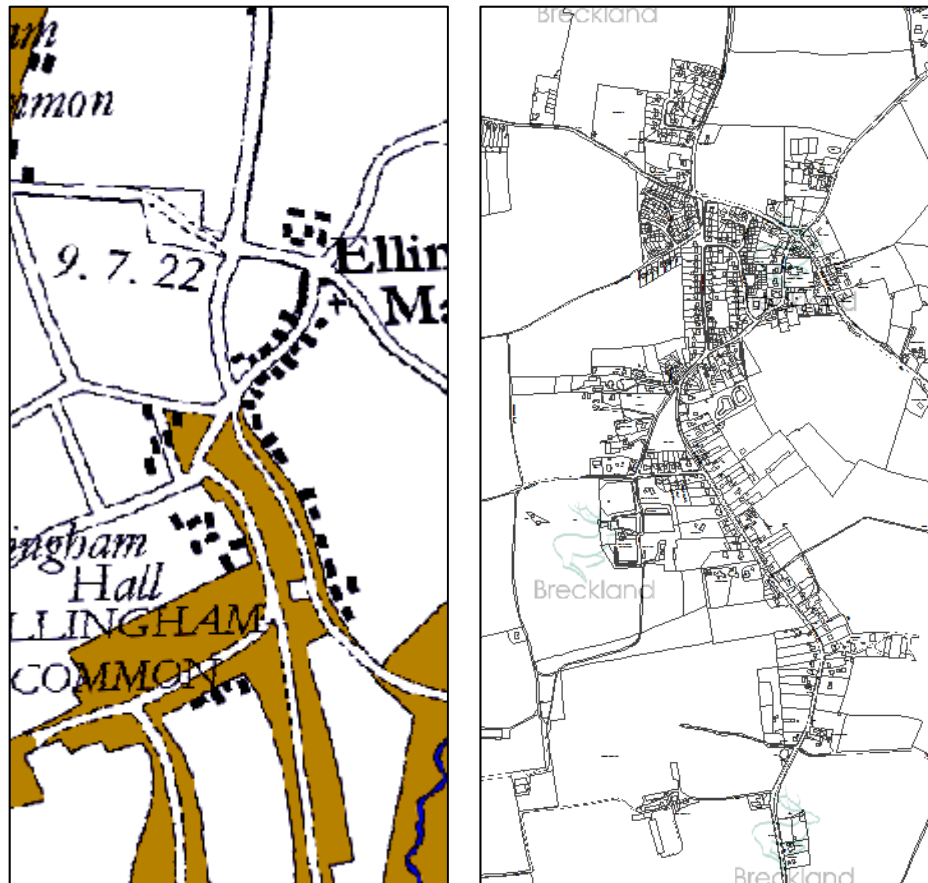


Figure 15 Faden's 1797 Map of Norfolk compared to the present Ordnance Survey map

The extract of Faden's 1797 map shows ribbon development along Long Street. There is no conservation area within Great Ellingham and only limited listed buildings. The church is located to the north of Great Ellingham between Church Street and Attleborough Road, and there is a cluster of listed buildings within the vicinity.

Faden's 1797 map shows common land located to the south of the village. The present Ordnance Survey map shows that the settlement has expanded along Long Street. The Breckland Landscape Character Assessment Settlement Fringe Study (2007) notes that the majority of expansion within Great Ellingham has happened since the beginning of the 1950s. The study shows that the majority of land around Great Ellingham has a moderate sensitivity to change. It does note however that landscape quality is highest in the area around Bow Street and Hingham Road, with a more intact network of hedgerows and mature hedgerow trees. In terms of quality and intactness this area is considered to be most inherently sensitive.

The following image shows the relationship between the preferred and alternative sites and designated heritage assets.

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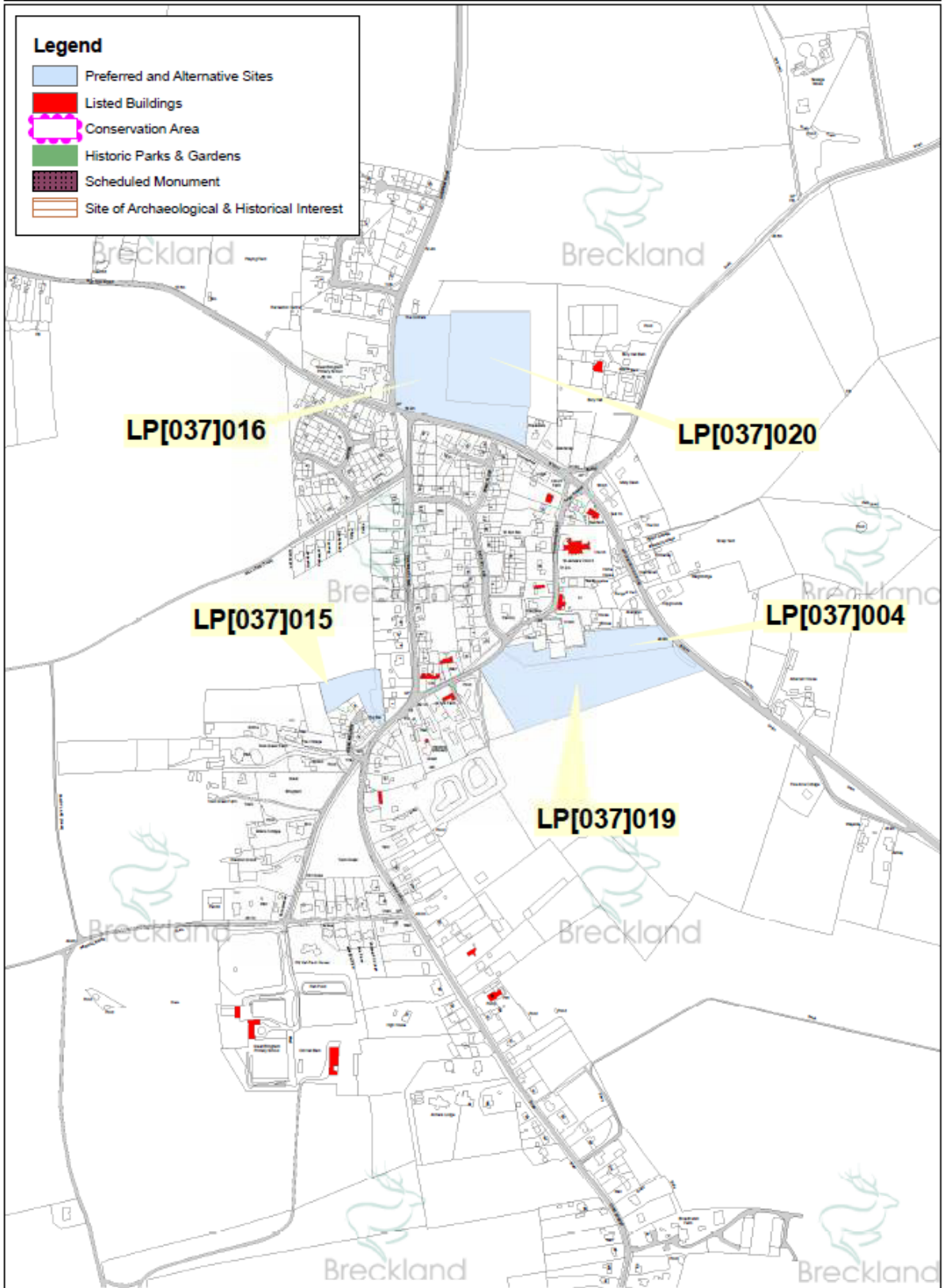


Figure 16 Preferred and alternative sites in relation to designated heritage assets

LP[037]004

| | |
|-----------------------|--|
| Site Reference | LP[037]004 |
| Site Location | Land adjacent to Great Ellingham Methodist Church, Great Ellingham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II 39 (Church Farmhouse); Grade II Glenfield Cottage; Grade I listed Church of St. James; Grade II listed Islay House; Grade II The Old Thatche Shoppe; Grade II listed 9, 11, 13, Church Street; Grade II listed 1, 3, 5, Church Street; Grade II Mill Farmhouse; Grade II listed Windmill; Grade II Grey Roofs; Grade II listed Baptist Church. Within close proximity of the buffer are Grade II listed Barn 30 yds. N. W. of Old Hall Farmhouse (Formerly: Old Hall & Barns); Grade II listed Old Hall Farmhouse, (Formerly: Old Hall & Barns); and Barn 150 yds. S. E. of Old Hall Farmhouse (Formerly: Old Hall & Barns). Those close in proximity to the buffer are located west of Long Street and south of Penhill Road. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Gateway site. Previously undeveloped land in the open countryside abutting the settlement boundary to the north and the B1077 to the east. Currently used as arable farmland. Adjacent to designations and non designated heritage assets. |

| |
|--|
| Impact on designated heritage assets within the vicinity |
| The setting of the designated heritage asserts (Mill Farm and the converted windmill) although it could be argued that the setting for these assets has already been impacted upon by 1960's developed on Rectory Lane. Potentially also on the setting of the parish church to the north. |

Are there any non designated heritage assets within the vicinity?

Primitive Methodist chapel to the north east (late 19th century).

Landscape impact (including key views and topography)

High impact – key views to the north, south and the west. Generally flat.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Native species trees and hedges to the south. Prominent within view of wider landscape.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the setting of designated and non designated heritage assets and the retention of views to the wider landscape will be additional factors in the formulation of proposals.

Conclusions and RAG rating

| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the setting of designated and non designated heritage assets• Retention of views to the wider landscape |
|--|--|

| | |
|-----------------------|---------------------------------------|
| Site Reference | LP[037]015 |
| Site Location | Land of Glebe Meadow, Great Ellingham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed 39 (Church Farmhouse); Grade II listed Glenfield Cottage; Grade I listed Church of St. James; Grade II listed Islay House; Grade II listed The Olde Thatche Shoppe; Grade II listed 9, 11, 13, Church Street; Grade II listed 1, 3, 5, Church Street; Grade II Mill Farmhouse; Grade II listed Grey Roofs; Grade II listed Poplar Farmhouse; Grade II listed Baptist Chapel; Grade II Barn 150 yds. S.E. of Old Hall Farmhouse; Grade II listed Old Hall Farmhouse (Formerly Old Hall & Barns); and Barn 30yds. N. W. of Old Hall Farmhouse (Formerly Old Hall & Barns). |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey**Site description (including form and character, materials, massing and scale)**

Previously undeveloped land in the open countryside to the north and east of Glebe Meadow which is a late 20th century development of houses. To the east, Chequers lane is predominantly made up of 1980's housing. The land would appear to be unused.

Impact on designated heritage assets within the vicinity

None. The (converted) windmill to the east is visible although screened by a broken tree belt and the 1980's housing to Chequers Lane.

Are there any non designated heritage assets within the vicinity?

No. Town Green Farm is largely rebuilt following a fire in the later end of the 20th century.

Landscape impact (including key views and topography)

Low impact. The site is only readily visible from Mill Lane which is a B. O. A. T (Byway open to all traffic). Generally flat.

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

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| Native species established tree belt to the east. |
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| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
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| |
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| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the existing pattern of development to Glebe Meadow will be an additional factor in the formulation of proposals. |
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| <i>Conclusions and RAG rating</i> |
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|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|--|
| Site Reference | LP[037]016 |
| Site Location | Land along Hingham Road and Attleborough Road, Great Ellingham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed Bury Farmhouse (Formerly: Bury's Hall Farmhouse); Grade II 39 (Church Farmhouse) Church Street; Grade II listed Glenfield Cottage; Grade I listed Church of St. James; Grade II listed Islay House; Grade II listed The Olde Thatche Shoppe; Grade II listed 9, 11, 13, Church Street; Grade II listed Mill Farmhouse; Grade II listed Windmill. Within close proximity to the buffer is Grade II listed Grey Roofs which is located just east of Long Street. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Gateway site. Previously undeveloped land in the open countryside abutting the settlement boundary to the west and south. Currently used as arable. Adjacent to designated and non designated heritage assets. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| The setting of designated heritage asset Bury Farmhouse. Potentially also on the setting of the parish church to the south. |

| |
|---|
| Are there any non designated heritage assets within the vicinity? |
| Great Ellingham Primary School to the west on Hingham Road (A board school of 1896 with original boundary walling and gates). |

Landscape impact (including key views and topography)

High impact – key views to the north and the east gently rising to the north, although generally flat.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Native species trees and hedges to the north. Prominent within view of wider landscape.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the setting of designated and non designated heritage assets and the retention of views to the wider landscape will be additional factors in the formulation of proposals.

Conclusions and RAG rating

| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the setting of designated and non-designated heritage assets• Retention of views to wider landscape |
|--|--|

| | |
|-----------------------|---|
| Site Reference | LP[037]019 |
| Site Location | Land south west of Attleborough Road, Great Ellingham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II 39 (Church Farmhouse); Grade II Glenfield Cottage; Grade I listed Church of St. James; Grade II listed Islay House; Grade II The Old Thatche Shoppe; Grade II listed 9, 11, 13, Church Street; Grade II listed 1, 3, 5, Church Street; Grade II Mill Farmhouse; Grade II listed Windmill; Grade II Grey Roofs; Grade II listed Baptist Church. Within close proximity of the buffer are Grade II listed Barn 30 yds. N. W. of Old Hall Farmhouse (Formerly: Old Hall & Barns); Grade II listed Old Hall Farmhouse, (Formerly: Old Hall & Barns); and Barn 150 yds. S. E. of Old Hall Farmhouse (Formerly: Old Hall & Barns). Those close in proximity to the buffer are located west of Long Street and south of Penhill Road. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| Site description (including form and character, materials, massing and scale) |
|---|
| Gateway site. Previously undeveloped land in the open countryside abutting the settlement boundary to the north of the B1077 to the east. Currently used as arable farmland. Adjacent to designated and non designated heritage assets. |

| Impact on designated heritage assets within the vicinity |
|---|
| The setting of designated heritage assets (Mill Farm and the converted windmill) although it could be argued that the setting for these assets has already been impacted upon by 1960's development on Rectory Lane. Potentially also on the setting of the parish church to the north. |

| Are there any non designated heritage assets within the vicinity? |
|--|
| |

Primitive Methodist chapel to the north east (Late 19th century).

Landscape impact (including key views and topography)

High impact – key views to the north, south and the west. Generally flat.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Native species trees and hedges to the south, prominent within view of wider landscape.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the setting of designated and non designated heritage assets and the retention of views to the wider landscape will be additional factors in the formulation of proposals.

Conclusions and RAG rating

Consider removal of designation within the Local Plan for the following reason(s):

- High impact upon landscape
- Impact upon designated heritage assets

| | |
|-----------------------|---|
| Site Reference | LP[037]020 |
| Site Location | Land adjacent to Bury Hall, Great Ellingham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed Bury Farmhouse (Formerly: Bury's Hall Farmhouse); Grade II 39 (Church Farmhouse) Church Street; Grade II listed Glenfield Cottage; Grade I listed Church of St. James; Grade II listed Islay House; Grade II listed The Olde Thatche Shoppe; Grade II listed 9, 11, 13, Church Street; Grade II listed Mill Farmhouse; Grade II listed Windmill. Within close proximity to the buffer is Grade II listed Grey Roofs which is located just east of Long Street. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

Gateway site. Previously undeveloped lane in the open countryside abutting the settlement boundary to the west and south. Currently used as arable. Adjacent to designated and non designated heritage assets.

Impact on designated heritage assets within the vicinity

The setting of designated heritage asset Bury Farmhouse. Potentially also on the setting of the parish church to the south.

Are there any non designated heritage assets within the vicinity?

Great Ellingham Primary School to the west of Hingham Road (a board school of 1896 with original boundary walling and gates).

Landscape impact (including key views and topography)

High impact – key views to the north and the east gently rising to the north, although generally flat.

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

| |
|---|
| Native species trees and hedges to the north. Prominent within view of wider landscape. |
|---|

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|--|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the setting of designated and non designated heritage assets and the retention of views to the wider landscape will be additional factors in the formulation of proposals. |
|--|

| |
|--|
| <i>Conclusions and RAG rating</i> |
|--|

| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. |
|--|--|

| | |
|--|-------------------------------------|
| | The following updates are required: |
|--|-------------------------------------|

- | | |
|--|--|
| | <ul style="list-style-type: none">• Respect the setting of designated and non-designated heritage assets |
| | <ul style="list-style-type: none">• Retention of views to wider landscape |

Harling

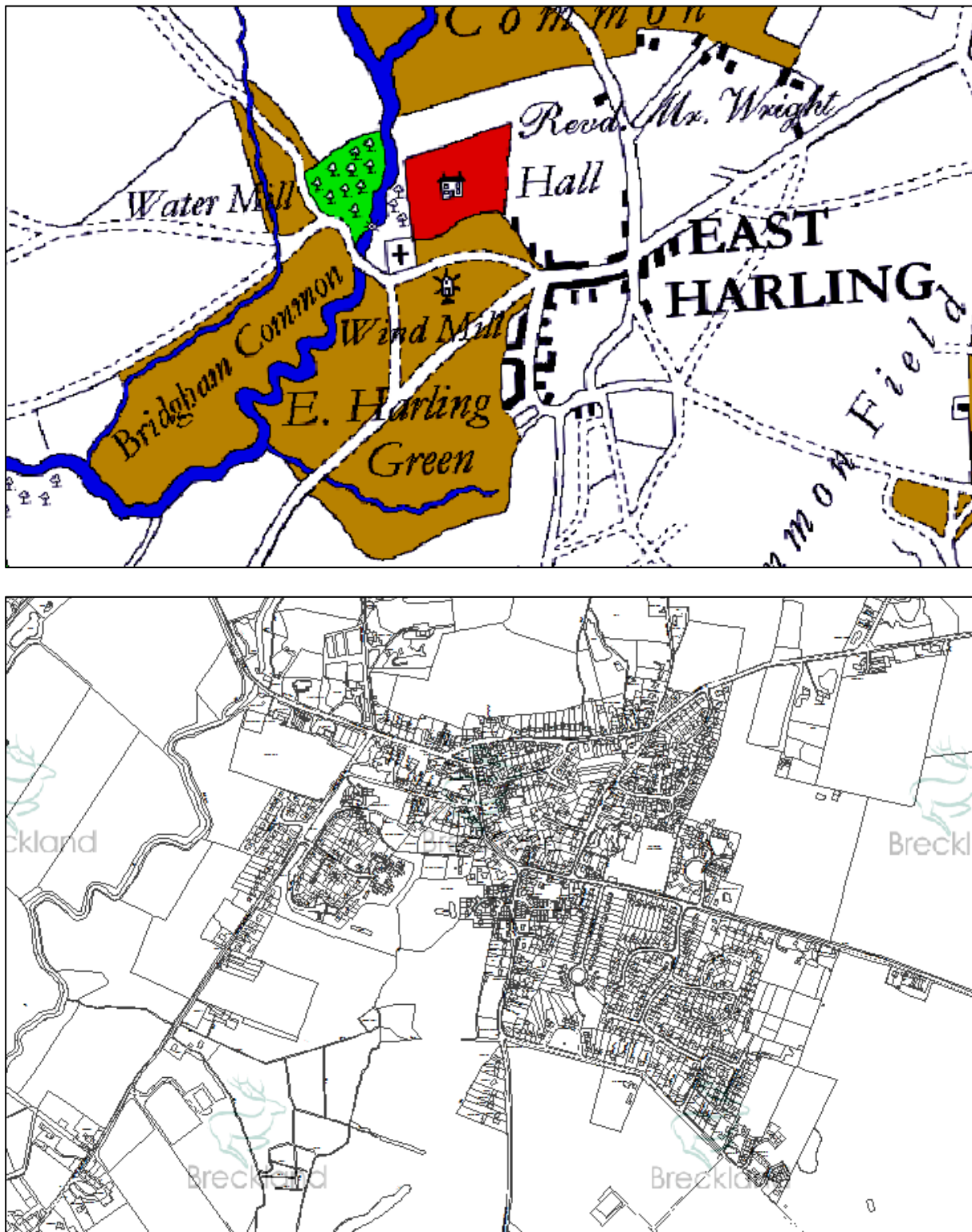


Figure 17 Top Faden's 1797 Map of Norfolk. Bottom present ordnance survey map

The extract of Faden's map for Harling shows a landscape which is dominated by common land to both the west and north of the village. Faden's map shows that the village focused development along Market Street and White Hart Street. The current Ordnance Survey map shows that significant

development has taken place which has seen the village expand in a southern and easterly direction. Development to the west is also restricted due to the flood plain associated with the River Thet. The Breckland Landscape Character Assessment Settlement Fringe Study (2007) acknowledges this and notes that the historic character is evident to the western edge of East Harling, with the parish church on its wooden promontory and associated flint churchyard wall creating a positive edge at this point. The settlement fringe study notes that this part of Harling would be inherently sensitive to change.

There are two conservation areas located within Harling, both of which were designated in 1975. The conservation areas are both located to the north of the village.

Recent development within Harling has been along Garboldisham Road and Kenninghall Road, the Crescent which is comprised on 16 dwellings to the south of the village off Lopham Road. The early 20th century dwellings are all listed, they are designed by George Skipper on behalf of Norfolk County Council and represent an early example of council housing.

The proposed allocation is located to the east of the village, a full assessment of which follows. The following image shows the location of the preferred and alternative sites within Harling in relation to the designated heritage assets.

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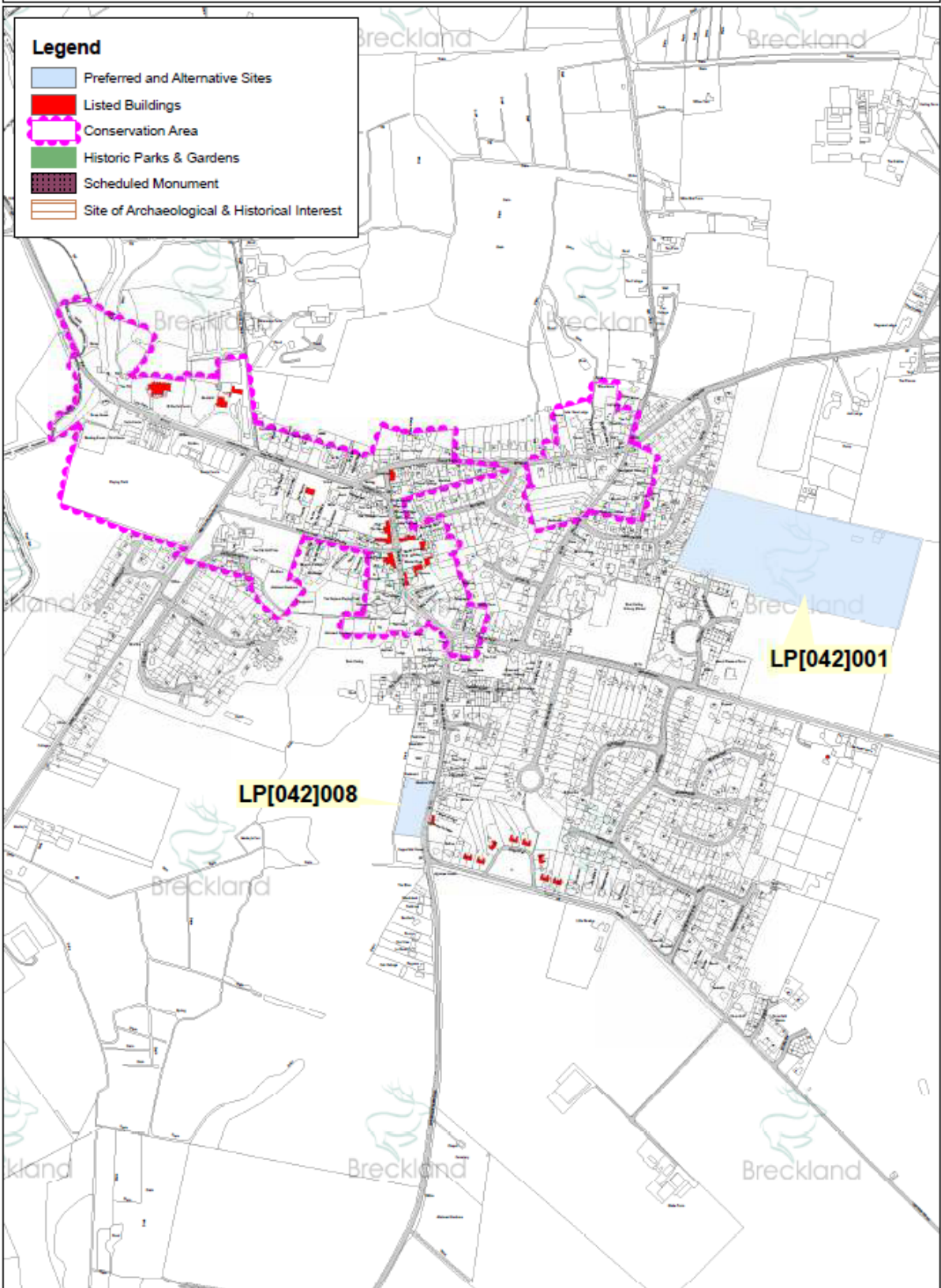


Figure 18 Preferred and alternative sites in relation to designated heritage assets

LP[042]001

| | |
|-----------------------|-----------------------------------|
| Site Reference | LP[042]001 |
| Site Location | Land of Kenninghall Road, Harling |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Crossways & Tillywhim; Grade II listed Swan Inn; Grade II listed Range S. of Swann Inn Inc. Parkinsons Stores; Grade II listed The Nag's Head; Grade II listed Eastern House; Grade II listed House 20m S.E. of The Swan Inn; Grade II listed Duffus Cottage; Grade II listed Stepp Cottage; Grade II listed 2 Houses at S. E. Corner; Grade II listed Market Stores; Grade II listed Range of 2 Houses 40m S. E. of centre of Nag's Head; Grade II listed 7 & 8 The Crescent (Off Lopham Road); Grade II listed 9 & 10 The Crescent (Off Lopham Road); and Grade II listed Windmill. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Previously undeveloped land in the open countryside abutting the settlement boundary to the west and an active site to the south – a contamination of the 'Mount Pleasant' development, well screened by trees and hedges. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| None |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

Landscape impact (including key views and topography)

Minimal, screened on all sides by trees and hedges, generally flat.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Trees and hedges of native species on all sides.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the existing form of recent/ongoing development will be an additional factor in the formation of proposals.

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|--------------------------------|
| Site Reference | LP[042]008 |
| Site Location | Land west of Garboldisham Road |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Annadale; Grade II Crossways & Tillywhim; Grade II Swan Inn; Grade II Range S. of Swann Inn Inc. Parkinsons Stores; Grade II listed Eastern House; Grade II listed House 20m S. E. of The Swan Inn; Grade II listed Stepp Cottage; Grade II listed Duffus Cottage; Grade II listed 2 Houses at S. E. Corner; Grade II listed Market Stores; Grade II listed Range of 2 Houses 40m. S. E. of centre of Nag's Head; Grade II listed Old World Cottage & Attached Cottage to South; Grade II listed 1&2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, 15 & 16 The Crescent (Off Lopham Road) |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey**Site description (including form and character, materials, massing and scale)**

Previously undeveloped land in the open countryside abutting the settlement boundary to the north and the east and the B1111 to the east, adjacent to mixed residential development, currently used as stabling and paddock.

Impact on designated heritage assets within the vicinity

The setting of designated heritage assets (on plan as 'Old World Cottages,' although renamed as 'Reed Cottage and 'Thatched House')

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

Low to medium impact, key views to the west, generally flat.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Native species of trees and hedges to the west and the east, although that to the east has been significantly reduced to the northern end.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance the existing pattern of established development will be an important factor in the formulation of proposals.

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

Hockering

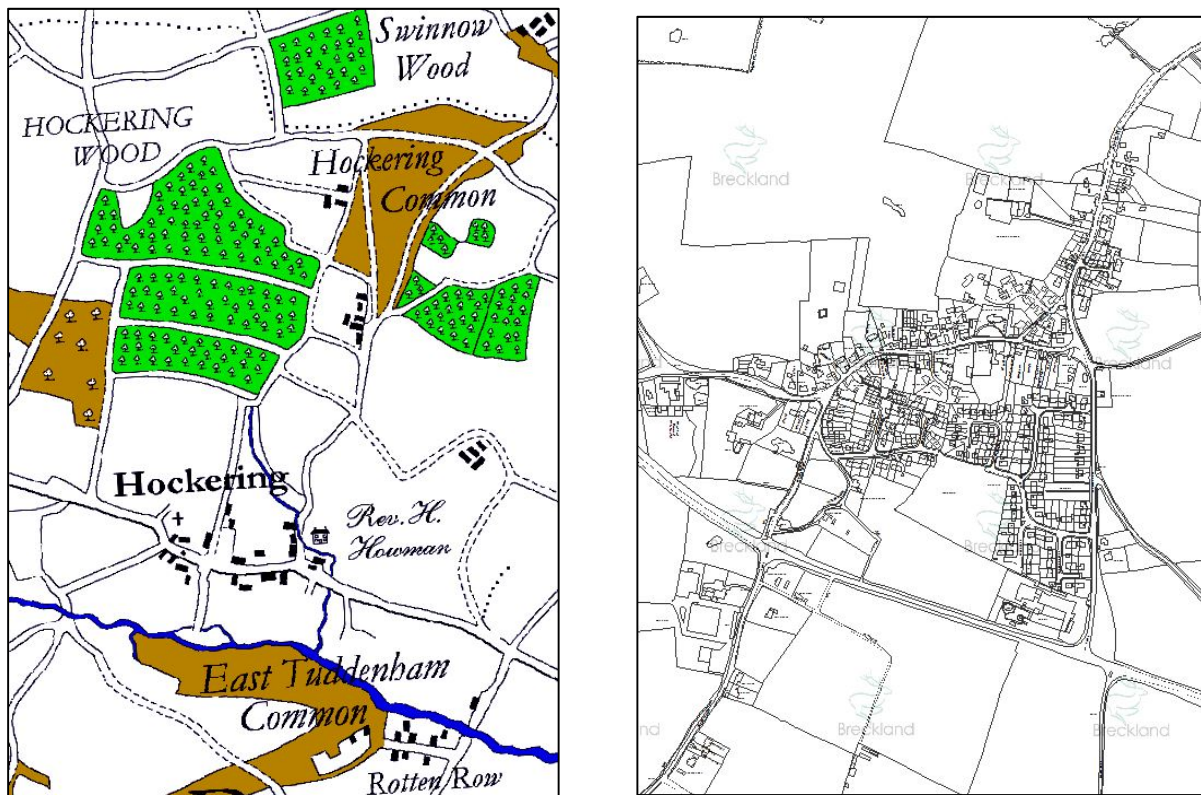


Figure 19 Left: Faden's 1797 Map of Norfolk, Right: Present Ordnance Survey map

Faden's 1797 map shows limited development to the north and south of The Street. The Ordnance Survey map retains this form of development along The Street with further development to the north. Historically the River Tud to the south has constrained development; this has been further constrained by the development of the A47 bypass.

Hockering does not contain a conservation area and there are few listed buildings. These include St. Michael's Church, Manor Farmhouse, Manor House, Overgate House and Yew Tree Farmhouse.

Hockering Wood is a large ancient wood that contains the earthworks of a medieval moat with traces of an outer enclosure. The wood is located to the north of the settlement and is designated as an Ancient Woodland and a Site of Special Scientific Interest (SSSI).

The proposed allocation is located to the north of the settlement, a full assessment of which follows. The following image shows the relationship between the preferred and alternative sites and designated heritage assets.

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Figure 20 Preferred and alternative sites in relation to designated heritage assets

LP[044]004A

| | |
|-----------------------|--------------------------------|
| Site Reference | LP[044]004A |
| Site Location | Land off The Street, Hockering |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed Yew Tree Farmhouse. Within close proximity are Grade II listed Manor House and Grade II listed Manor Farmhouse and Grade I listed Church of St. Michael which are located north of The Street. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

Agricultural land, currently pasture. Site is elevated at the north east corner sloping to the south with some marsh vegetation and a ditch along the site frontage bordering The Street. The frontage of the site is lower than the road. To the east of the site a track leads to a prominent large modern brick and flint private residence which is at an elevated position immediately north of the site. A number of new build residential properties are evident to the west and south of the site.

Impact on designated heritage assets within the vicinity

There are no designated heritage assets visible or close to the site.

Are there any non designated heritage assets within the vicinity?

No non designated heritage assets were identified on the site visit.

Landscape impact (including key views and topography)

The site is gently undulating and has a rural aspect with views of the countryside to the east. Development of the site would form an extension to the east of Hockering village, adjacent to modern development to the west and bounded by the A47 to the south. It is considered that development of the site would have a minimal impact on the landscape; however it was not possible to determine from the site visit the impact of development on the northern, elevated part of the site on wider countryside views.

Prominent trees and other natural landscape features (both within and adjacent to the site)

The site has a traditional hedgerow boundary around the site with some taller, more mature trees on the west boundary which may be worthy of retention. There is one tree in the centre of the site but from appearance does not appear to be of particular significance or maturity.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the topography of the landscape and retaining important trees will be additional factors in the formation of proposals.

Conclusions and RAG rating

| | |
|--|---|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect topography of the landscape• Retain important natural landscape features |
|--|---|

| | |
|-----------------------|--------------------------------|
| Site Reference | LP[044]004B |
| Site Location | Land to the east of Heath Road |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed Yew Tree Farmhouse. Within close proximity are Grade II listed Manor House and Grade II listed Manor Farmhouse and Grade I listed Church of St. Michael which are located north of The Street. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

Site is undeveloped and has been left to form scrubland. It was likely formerly used as agricultural land. Site is at an elevated point in the village with the land continuing to rise to the north. The site boundary has not been maintained and consists predominantly of low shrubs, bushes and weeds.

Impact on designated heritage assets within the vicinity

There are no designated heritage assets within close proximity to the site and there are no views towards designated heritage assets.

Are there any non designated heritage assets within the vicinity?

None identified from site visit. Collection of farm buildings including brick built barn to the south east of the site – not considered to be heritage assets.

Landscape impact (including key views and topography)

Views from the site limited by field boundary and elevation to the north. Views to the south obstructed by adjacent property and generous curtilage beyond which lies a tall, mature bank of vegetation. Rural views from the east of the site where the countryside dips and rises. The topography limits views further afield and therefore it is considered the landscape impact to be minimal.

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

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|--|
| Some mature trees and hedgerow on the site frontage bordering Heath Road. No obvious natural features worthy of retention although if the site continues to be left unmanaged it may require an ecological assessment prior to development |
|--|

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|--|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the topography of the land and the views of the landscape to the west will be additional factors in the formation of proposals. |
|--|

| |
|--|
| <i>Conclusions and RAG rating</i> |
|--|

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

Kenninghall

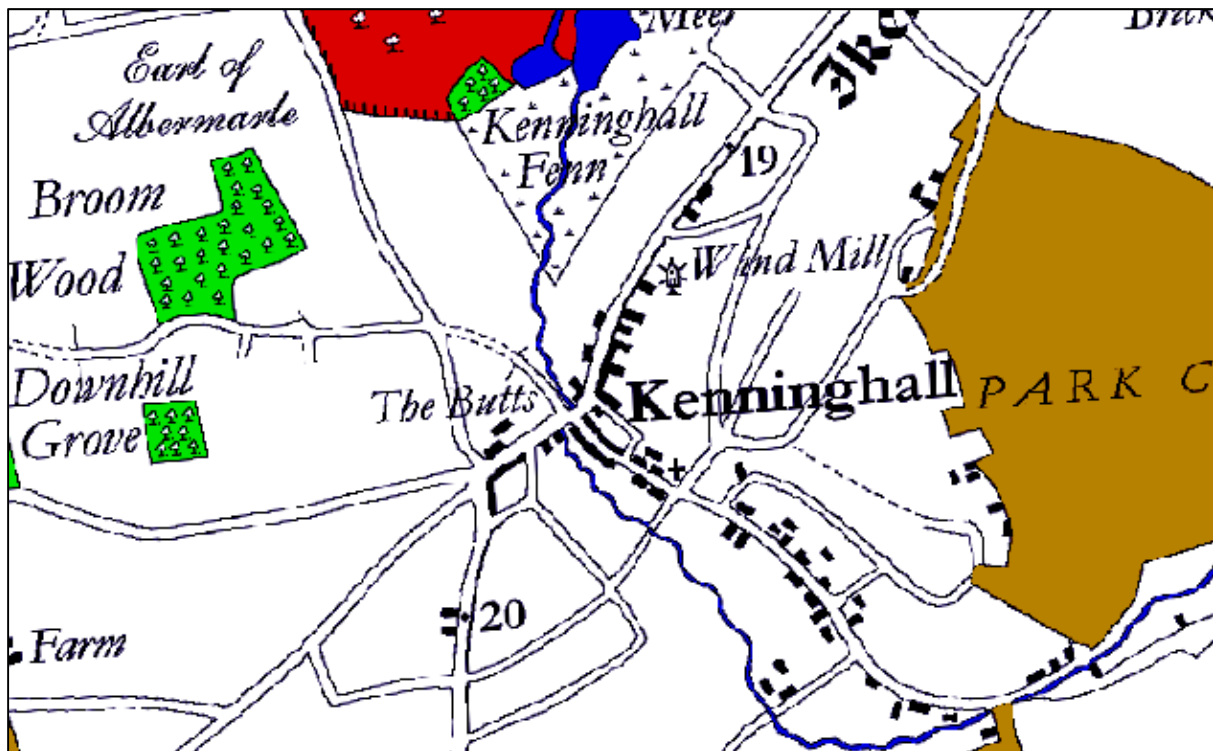


Figure 21 Faden's 1797 Map of Norfolk compared to present Ordnance Survey map

Kenninghall is located to the south of Breckland, close to the Suffolk border. Faden's 1797 map of Breckland shows linear development along three key roads, Banham Road, West Church Street and The Butts. The present Ordnance Survey map shows little change in the overall street pattern within the village, with development still concentrated along these roads, albeit the density has increased.

Kenninghall includes a conservation area which was designated in 1975 and is focused along The Butts and West Church Street. A number of listed buildings are also located within this area, which reflects the relatively unchanged street pattern shown within Faden's map.

Faden's 1797 map shows common land located to the east of the village, which is now agricultural fields. The smaller scale field patterns which were shown within Faden's map have changed to much larger agricultural fields within the present ordnance survey maps.

The following image shows the location of the preferred and alternative sites in relation to the designated heritage assets.

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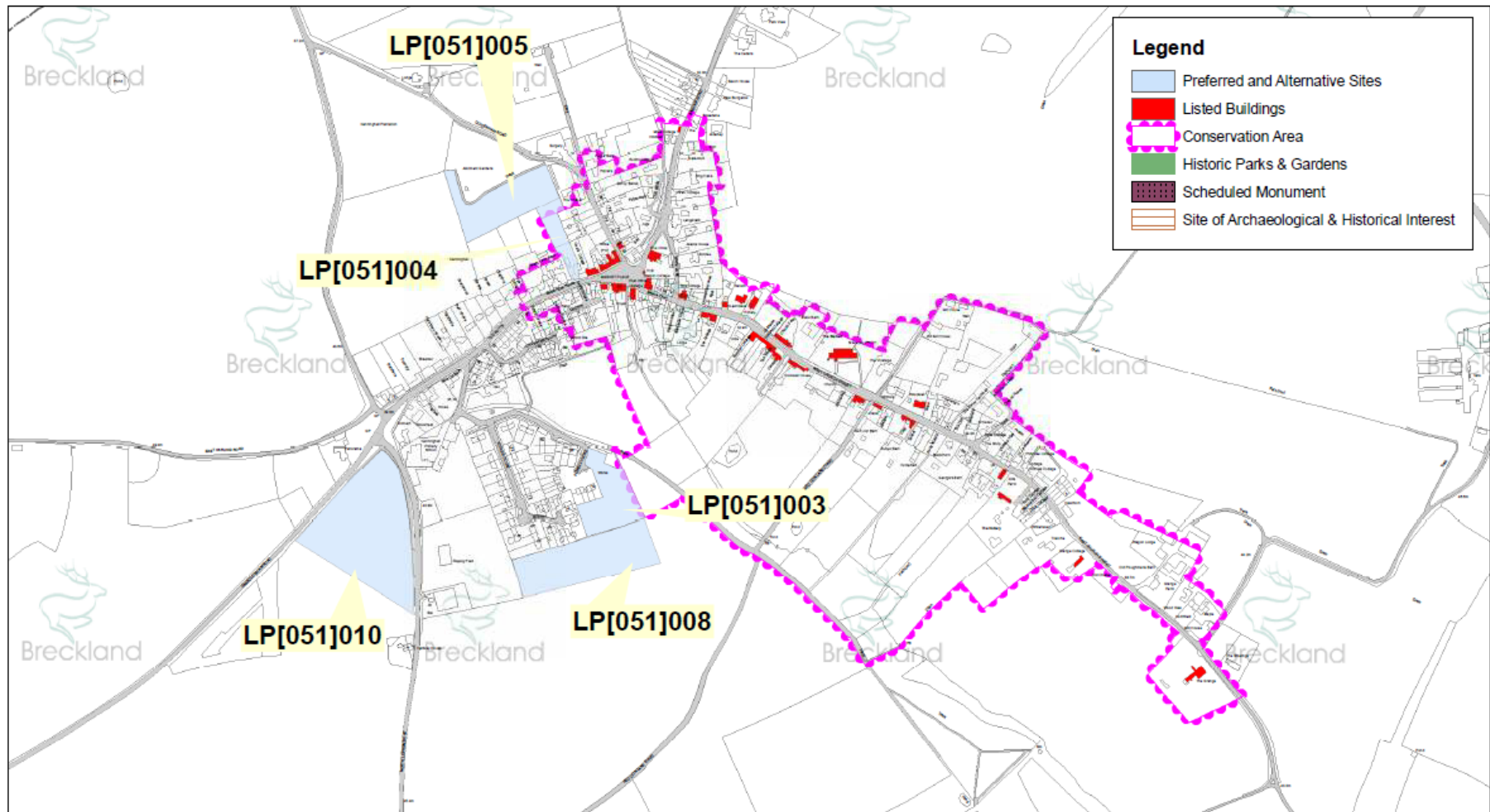


Figure 22 Preferred and alternative sites in relation to designated heritage assets

| | |
|-----------------------|------------------------------------|
| Site Reference | LP[051]003 |
| Site Location | Land off Powell Close, Kenninghall |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed Market House; Grade II listed House Immediately W. of White Horse; Grade II listed White Horse P. H; Grade II listed 80-81 (Consec); Grade II listed The Limes; Grade II listed K6 Telephone Kiosk; Grade II listed A. A. Clarke (Butcher); Grade II listed Village General Stores & Off-Licence; Grade II Turner & Buckler Ltd; Grade II listed Kenninghall Post Office; Grade II listed Nos. 5 & 6, West Church Street; Grade II listed Tyle Cottage & Houses adjoining to E. & W. Church Street; Grade II listed Coachman's Cottage; Grade II listed Nelson's House; Grade II listed Baptist Church; Grade II listed Pair of Houses immed W of Brandon Cottage; Grade II listed White House; Grade II listed Church Farmhouse; Grade II listed Carey's Cottage; Grade II listed Cromwell House; Grade II listed Church of St. Mary and Churchyard of Church of St. Mary; Grade II listed Red Lion; Grade II listed House Immediately E. Red Lion P. H; Grade II listed Woodwell Furlong; Grade II listed Cosy Corner; Grade II listed Gills Farmhouse; and Grade II listed The Nutteries. Within close proximity of the buffer is Grade II listed The Grange on East Church Street. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Previously undeveloped land in the open countryside abutting the settlement boundary and 20 th century housing to the west and the north and the conservation area to the east. An Anglian Water treatment plant is located to the north west of a public footpath/restricted byway is located to the north east, leading to Red Lion Lane (public footpath and 'Olivers Way'). |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| Setting of designated heritage assets – the conservation area. |

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| Are there any non designated heritage assets within the vicinity? |
| None. |

| |
|--|
| Landscape impact (including key views and topography) |
| Minimal impact – key view is to the north east although that is primarily of 20 th century developments. Partial view of west Church Street – which rises to the east – although this is screened by trees. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| Trees and hedges surround the site which in itself is partly overgrown and not readily accessible. |

| |
|---|
| Policy requirements – consideration of type/design/layout of development appropriate on the site |
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the existing pattern of established development will be an additional factor in the formation of proposals. |

| | | |
|---|--|--|
| Conclusions and RAG rating | | |
| <table border="1"><tr><td style="background-color: #f4a460;"> </td><td>Retain site subject to policy requirements and updated development considerations. The following updates are required:<ul style="list-style-type: none">• Respect the setting of the conservation area / designated heritage assets• Respect the existing pattern of established development.</td></tr></table> | | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the setting of the conservation area / designated heritage assets• Respect the existing pattern of established development. |
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the setting of the conservation area / designated heritage assets• Respect the existing pattern of established development. | |

LP[051]004

| | |
|-----------------------|--|
| Site Reference | LP[051]004 |
| Site Location | Land east of Street Farm Barn, Kenninghall |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Market House; Grade II listed House Immediately W. of White Horse; Grade II listed White Horse P. H; Grade II listed 80-81 (Consec); Grade II listed The Limes; Grade II listed K6 Telephone Kiosk; Grade II listed A. A. Clarke (Butcher); Grade II listed Village General Stores & Off-Licence; Grade II Turner & Buckler Ltd; Grade II listed Kenninghall Post Office; Grade II listed Nos. 5 & 6, West Church Street; Grade II listed Tyle Cottage & Houses adjoining to E. & W. Church Street; Grade II listed Coachman's Cottage; Grade II listed Nelson's House; Grade II listed Baptist Church; Grade II listed Pair of Houses immed W of Brandon Cottage; Grade II listed White House; Grade II listed Church Farmhouse; Grade II listed Carey's Cottage; Grade II listed Cromwell House; Grade II listed Church of St. Mary and Churchyard of Church of St. Mary; Grade II listed Red Lion; Grade II listed House Immediately E. Red Lion P. H; Grade II listed Woodwell Furlong; and Grade II listed Cosy Corner. Within close proximity to the buffer are Grade II listed Gills Farmhouse and Grade II listed The Nutteries which are located on Church Street. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| Site description (including form and character, materials, massing and scale) |
|---|
| Within conservation area and partially within settlement boundary. The site contains a 3 bay red brick dwelling house of 2 storeys with pantiled coupled roof, and continuous ... to rear. Gable stack to west offset ridge stack. Reeded door case with corner patarae. Dentil course to front. Barge board and caps – single storey service range to rear. Access track to north west (which is site 005). This building, whilst in need of repair, has been kept wind and weather tight, although uninhabited for in excess of 20 years. |

Impact on designated heritage assets within the vicinity

The building forms an integral part of the streetscape and its loss – to form an access to 005? – would have a detrimental impact on setting of conservation area and adjacent listed buildings.

Are there any non designated heritage assets within the vicinity?

This building would meet the criteria set by Historic England.

Landscape impact (including key views and topography)

This building would meet the criteria set by Historic England.

Prominent trees and other natural landscape features (both within and adjacent to the site)

None

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. The loss of streetscape would have a detrimental impact upon the historic environment. Vehicular access may also increase the level of harm. This would harm would be contrary to the NPPF.

Conclusions and RAG rating

Consider removal of designation within the Local Plan for the following reason(s):

- Loss of streetscape and harm to the conservation area.

LP[051]005

| | |
|-----------------------|--|
| Site Reference | LP[051]005 |
| Site Location | Land south of the Allotment Gardens, Kenninghall |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Market House; Grade II listed House Immediately W. of White Horse; Grade II listed White Horse P. H; Grade II listed 80-81 (Consec); Grade II listed The Limes; Grade II listed K6 Telephone Kiosk; Grade II listed A. A. Clarke (Butcher); Grade II listed Village General Stores & Off-Licence; Grade II Turner & Buckler Ltd; Grade II listed Kenninghall Post Office; Grade II listed Nos. 5 & 6, West Church Street; Grade II listed Tyle Cottage & Houses adjoining to E. & W. Church Street; Grade II listed Coachman's Cottage; Grade II listed Nelson's House; Grade II listed Baptist Church; Grade II listed Pair of Houses immed W of Brandon Cottage; Grade II listed White House; Grade II listed Church Farmhouse; Grade II listed Carey's Cottage; Grade II listed Cromwell House; Grade II listed Church of St. Mary and Churchyard of Church of St. Mary; Grade II listed Red Lion; Grade II listed House Immediately E. Red Lion P. H. Within close proximity to the buffer are Grade II listed Woodwell Furlong and Grade II listed Cosy Corner which are located on Church Street. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Previously undeveloped land in the open countryside adjacent to redundant (?) allotment gardens. Linked with 004 (access?) Adjacent conservation area. |

Impact on designated heritage assets within the vicinity

The building forms an integral part of the streetscape and its loss – to form an access to 005? – would have a detrimental impact on setting of conservation area and adjacent listed buildings.

Are there any non designated heritage assets within the vicinity?

The building described in 004 and the former chapel on Quidenham Road.

Landscape impact (including key views and topography)

Minimal impact – well screened to the north and west with trees and hedges. Views to the south and the east are over the rear of the market place and Quidenham Road.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Native species trees and hedges to north east.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the existing established pattern of development and the creation of a compliant vehicular access from Quidenham Road – to prevent the loss of building described in 004 – will be additional factors in the formation of proposals

Conclusions and RAG rating

| | |
|--|--|
| | <p>Retain site subject to policy requirements and updated development considerations. The following updates are required:</p> <ul style="list-style-type: none">• Respect the existing established pattern of development• Creation of a compliant vehicular access from Quidenham Road to prevent the loss of building described in 004. |
|--|--|

| | |
|-----------------------|---------------------------------|
| Site Reference | LP[051]008 |
| Site Location | Land to the South of Wood Close |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed Market House; Grade II listed House Immediately W. of White Horse; Grade II listed White Horse P. H; Grade II listed 80-81 (Consec); Grade II listed The Limes; Grade II listed K6 Telephone Kiosk; Grade II listed A. A. Clarke (Butcher); Grade II listed Village General Stores & Off-Licence; Grade II Turner & Buckler Ltd; Grade II listed Kenninghall Post Office; Grade II listed Nos. 5 & 6, West Church Street; Grade II listed Tyle Cottage & Houses adjoining to E. & W. Church Street; Grade II listed Coachman's Cottage; Grade II listed Nelson's House; Grade II listed Baptist Church; Grade II listed Pair of Houses immed W of Brandon Cottage; Grade II listed White House; Grade II listed Church Farmhouse; Grade II listed Carey's Cottage; Grade II listed Cromwell House; Grade II listed Church of St. Mary and Churchyard of Church of St. Mary; Grade II listed Red Lion; Grade II listed House Immediately E. Red Lion P. H; Grade II listed Woodwell Furlong; Grade II listed Cosy Corner; Grade II listed Gills Farmhouse; and Grade II listed The Nutteries. Within close proximity of the buffer is Grade II listed The Grange on East Church Street. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| Site description (including form and character, materials, massing and scale) |
|---|
| Previously undeveloped land in the open countryside abutting the settlement boundary and 20 th century housing to the north and 003 to the north. Adjacent to conservation area and right of way as identified in 003. Electric substation and Kenninghall Primary School to the west. This, together with 010, forms a gateway site. Currently used for arable. |

Impact on designated heritage assets within the vicinity

Setting of designated heritage assets – setting of the conservation area and listed buildings on west Church Street (views).

Are there any non designated heritage assets within the vicinity?

None.

Landscape impact (including key views and topography)

High impact. As with 010, highway visible from North Lopham Road. Key views from west (North Lopham Road) and south (Red Lion Lane) and footpath from Powell Close. Site pans from the west and the south to the northern extent. Broken yet clear, view of west Church Street, which is elevated to the south east trees and hedges between this site and 003. Trees and hedges to north south and the east.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Native species trees and hedges to north, south and the east.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the setting of designated heritage assets, the retention of views to the wider landscape of the potential impact on public rights of way will be additional factors in the formation of proposals (and potential ‘masterplan’ approach with 010 given proximity and potential impact of adjacent ‘gateway’ sites)

Conclusions and RAG rating

| | |
|--|--|
| | Consider removal of designation within the Local Plan for the following reason(s): <ul style="list-style-type: none">• Impact upon the setting of designated heritage assets and the conservation area• Impact upon wider views |
|--|--|

| | |
|-----------------------|---------------------------------------|
| Site Reference | LP[051]010 |
| Site Location | Land west of Lopham Road, Kenninghall |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Market House; Grade II listed House Immediately W. of White Horse; Grade II listed White Horse P. H; Grade II listed 80-81 (Consec); Grade II listed The Limes; Grade II listed K6 Telephone Kiosk; Grade II listed A. A. Clarke (Butcher); Grade II listed Village General Stores & Off-Licence; Grade II Turner & Buckler Ltd; Grade II listed Kenninghall Post Office; Grade II listed Nos. 5 & 6, West Church Street; Grade II listed Tyle Cottage & Houses adjoining to E. & W. Church Street; and Grade II listed Coachman's Cottage. Within close proximity to the buffer are Grade II listed Nelson's House; Grade II listed Baptist Church Grade II listed Pair of Houses immed W of Brandon Cottage; Grade II listed White House; Grade II listed Church Farmhouse; Grade II listed Carey's Cottage; Grade II listed Cromwell House all located on Church Street. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Gateway site. Previously undeveloped land in the open countryside abutting the Garboldisham Road to the north and the North Lopham Road to the east. Currently used as arable. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| Setting of designated heritage assets – the conservation area. |

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|--|
| Are there any non designated heritage assets within the vicinity? |
| Kenninghall Primary School – late 19 th century. |

Landscape impact (including key views and topography)

High impact. Elevated above the highway and only partially screened on the east and the west by trees and hedges. South west to north east falls towards vicarage. All views would be key views.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Trees to boundaries.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the setting of designated heritage assets, the retention of views to the wider landscape and the potential impact on public rights of way will be additional factors in the formation of proposals (and potential ‘masterplan’ approach with O10 given proximity and potential impact of adjacent

Conclusions and RAG rating

| | |
|--|--|
| | Consider removal of designation within the Local Plan for the following reason(s): <ul style="list-style-type: none">• High impact upon landscape• Impact upon designated heritage assets |
|--|--|

Litcham

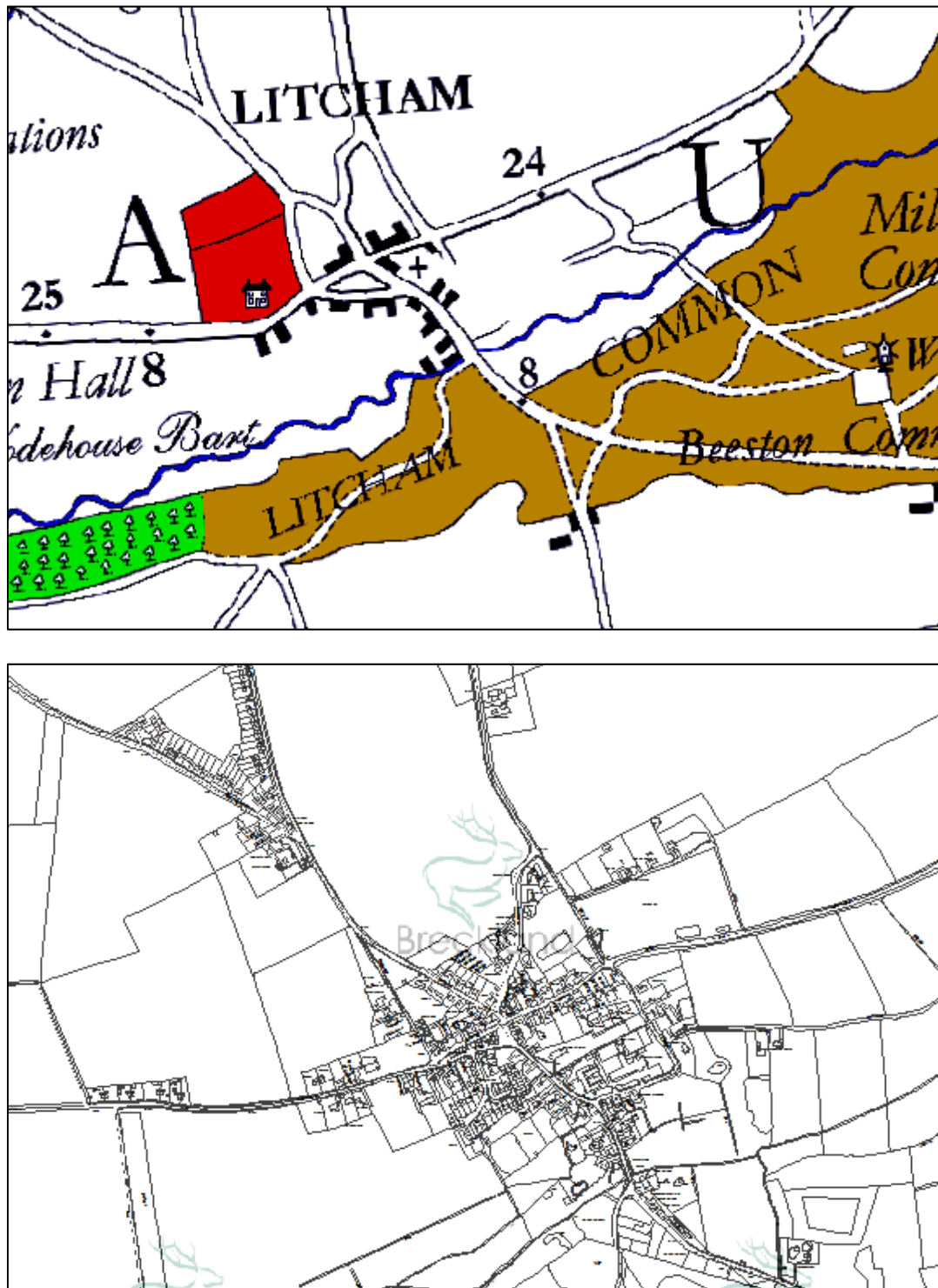


Figure 23 Faden's 1797 Map of Norfolk compared to the present Ordnance Survey map

The extract of Faden's 1797 map of Norfolk shows limited changes to the street pattern for Litcham. The village is focused around the junction of Butt Lane, Tittleshall Road, Lexham Road and Church Street. The conservation area is focused around these streets and was designated in 1975. There are also a number of listed buildings in this area. Litcham Hall is shown on Faden's 1797 map and the list

description shows that it was built in 1781. Faden's extract shows a larger land area associated with Litcham Hall including land adjacent to both Lexham Road and Butt Lane. The present ordnance survey map shows a much smaller site area associated with the hall, and thus tallies with the listed description which states that it was reduced in 1845.

The Faden's map shows that the land to the south of the village is common land, this is now designated as a SSSI and also a County Wildlife Site. There has been expansion to the north of the village between Weasenham Road and Wellingham Road, with the building of council housing and also the primary school.

The village of Litcham is located to the east of the village of Lexham. Much of the land surrounding the built extent of Litcham, is in the ownership of Lexham estate. The following map shows the location of the preferred and alternative sites which have been assessed in relation to the designated heritage assets.

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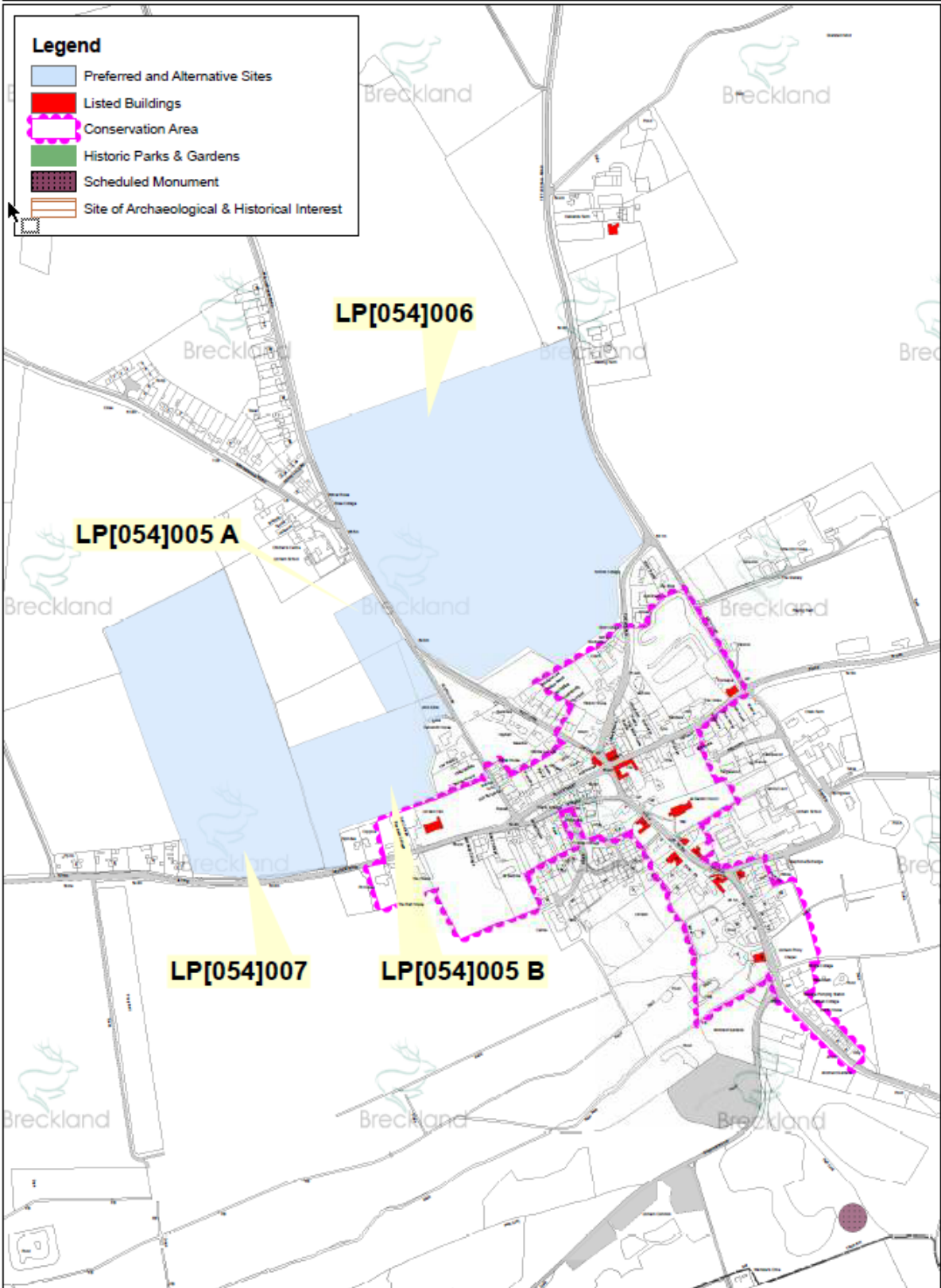


Figure 24 Preferred and alternative sites in Litcham in relation to designated heritage assets

| | |
|-----------------------|---|
| Site Reference | LP[054]005A |
| Site Location | Land to the west of Pound Lane, Litcham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Litcham Hall; Grade II listed Point House; Grade II listed 1 Tittleshall Road; Grade II listed Fourways; Grade II listed Limekiln in Garden of 'Fourways;' Grade II listed The Bull Inn, Grade II listed Manor Farmhouse; Grade I listed Church of All Saints; Grade II listed House Immediately S. of Churchyard; Grade II listed K6 Telephone Kiosk; Grade II listed W. G. Bailey & Son (Post Office & Shop); Grade II listed The School House; Grade II listed Blenheim House (Inc. Railings); Grade II listed White House; and Grade I listed Priory Farmhouse. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey**Site description (including form and character, materials, massing and scale)**

Previously undeveloped land. The site has access from Pound Lane/Butt Lane and is located to the south of the primary school. The site is detached from development on Pound Lane, however this is predominantly linear in nature

Impact on designated heritage assets within the vicinity

Setting of designated heritage assets

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

Site is relatively enclosed and there are limited views. It is a flat site.

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

| |
|---|
| Native trees and hedgerows surround the site. The hedgerow to the east would need to be removed in order to achieve access. |
|---|

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|--|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. |
|--|

Stage 3 Evaluating Impact

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|--|
| <i>Conclusions and RAG rating</i> |
|--|

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|--|
| Site Reference | LP[054]005B |
| Site Location | Land to the north of Litcham Hall, Litcham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Litcham Hall; Grade II listed Point House; Grade II listed 1 Tittleshall Road; Grade II listed Fourways; Grade II listed Limekiln in Garden of 'Fourways;' Grade II listed The Bull Inn, Grade II listed Manor Farmhouse; Grade I listed Church of All Saints; Grade II listed House Immediately S. of Churchyard; Grade II listed K6 Telephone Kiosk; Grade II listed W. G. Bailey & Son (Post Office & Shop); Grade II listed The School House; Grade II listed Blenheim House (Inc. Railings); and Grade II listed White House. Within close proximity to the buffer is Grade I listed Priory Farmhouse. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Previously undeveloped land, adjacent to the conservation area. Site has access from Lexham Road. The site does however have a higher elevation than Lexham Road. There is currently a footpath which runs to the front of the site. There are existing residential properties on Lexham Road, including Litcham Hall. The existing development is linear in nature and low density, reflecting the gateway location into the village. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| Setting of designated heritage assets, particularly Litcham Hall. |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

Landscape impact (including key views and topography)

High impact - There are views from the site to the north and west. Due to the elevation of the site it has the potential to impact upon the landscape in this area and for the site to be prominent.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Native species trees and hedges to the north, west and east.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. The site is in a prominent location within Litcham, Lexham Road forms a gateway into the village. The elevation of the site is higher than the surrounding landscape therefore impacting upon the setting of designated heritage assets.

It is therefore recommended that the site is not allocated for residential development within the Local Plan.

Stage 3 Evaluating Impact

Conclusions and RAG rating

- | | |
|--|---|
| | Consider removal of designation within the Local Plan for the following reason(s): <ul style="list-style-type: none">• Impact on designated heritage assets , particularly Litcham Hall• Gateway location likely to have a high landscape impact due to the elevation of the site. |
|--|---|

Mattishall

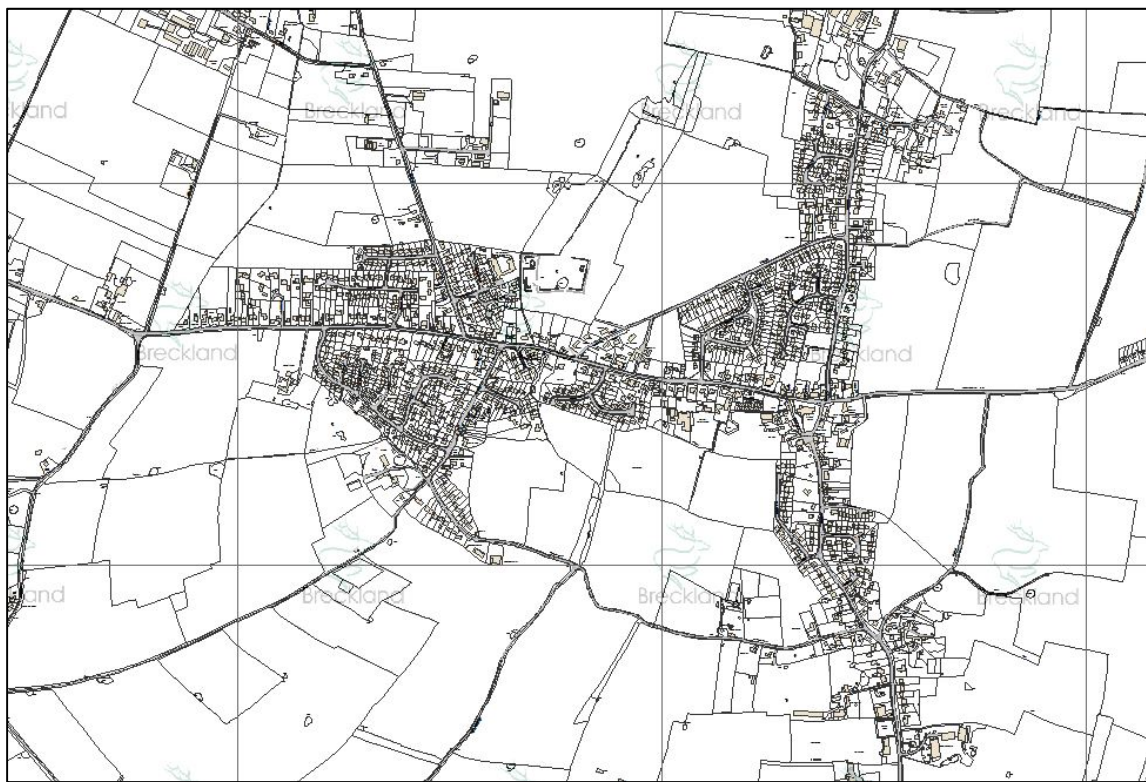
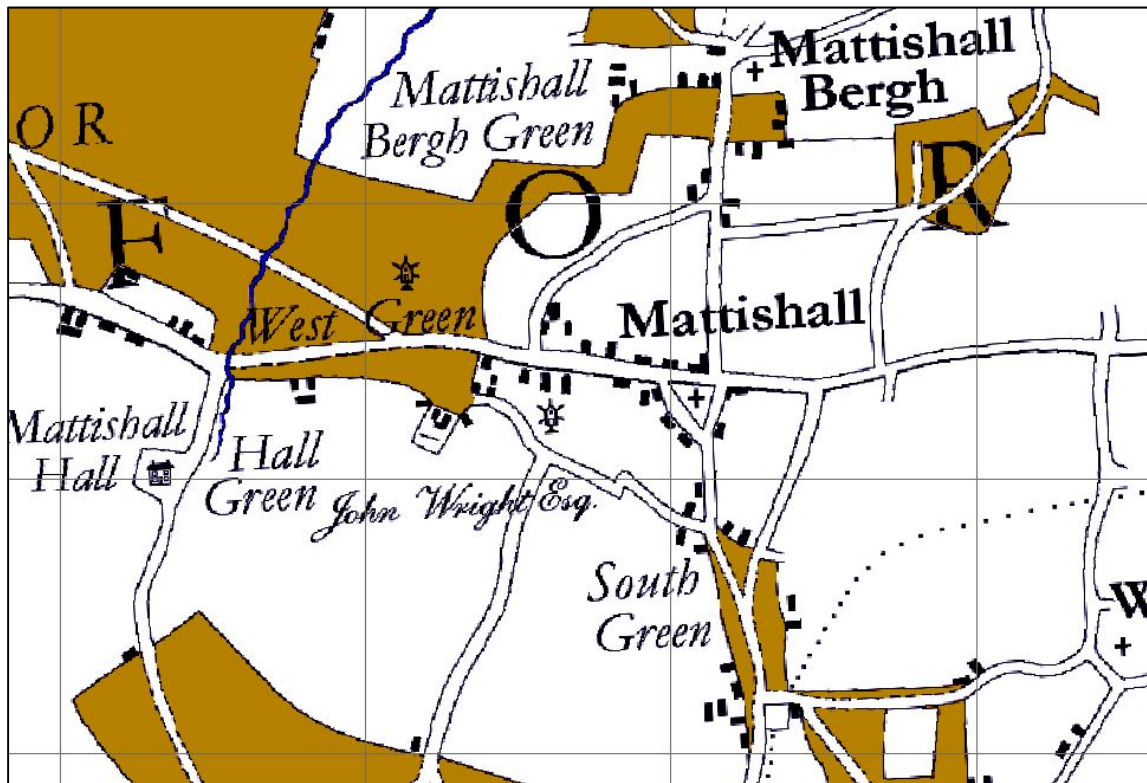


Figure 25 Top: Faden's 1797 Map of Norfolk, bottom: map which shows the present Ordnance Survey map

The two maps show significant differences in the development of Mattishall. Faden's 1797 map shows sporadic development around the church, towards South Green and towards Mattishall Bergh. The road network remains similar and the street pattern is generally reflective of this. The OS map shows that there has been significant development to the west along the Dereham Road. There has also been further development to the north and south from the historic core of the village.

The Breckland Landscape Character Assessment Settlement Fringe Study (2007), shows the historic growth of Mattishall. The cultural elements identified in Faden's map have been lost both to later development and agricultural intensification. The cultural character is therefore largely represented by the intact vernacular buildings around All Saints Church within the historic core. The majority of development has occurred between 1952-2000.

The Breckland Landscape Character Assessment Settlement Fringe Study (2007) shows that the landscape character to the south and west of the settlement is more sensitive to change than the land to the north and east of the settlement. The land to the south and west is more sensitive due to the intactness of the landcover and field boundary pattern and the presence of elements such as Mattishall Hall and the associated minor parkland.

The following images show the preferred and alternative sites in relation to the designated heritage assets.

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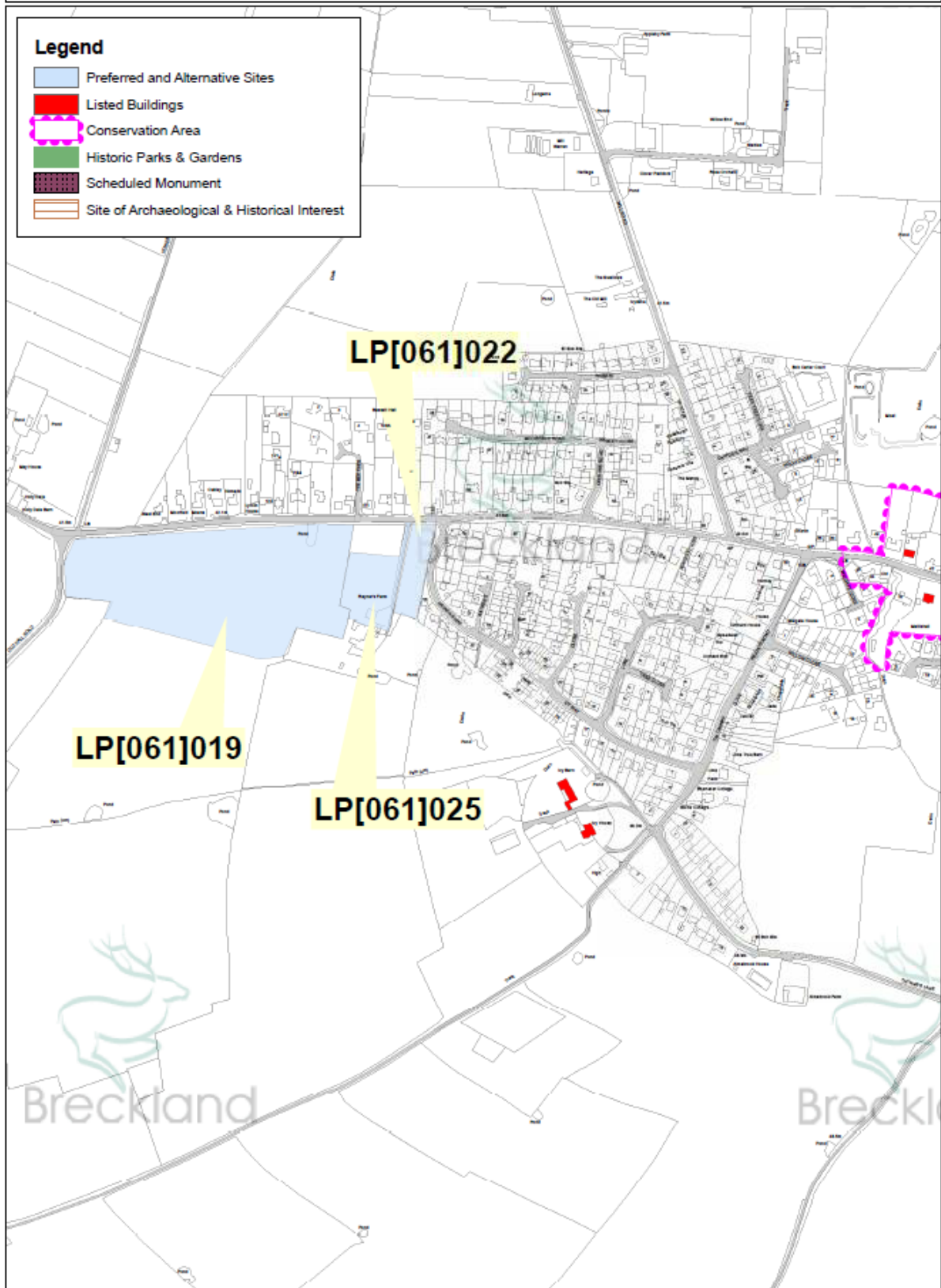


Figure 26 Preferred and alternative sites in relation to designated heritage assets. Map of the west of Mattishall

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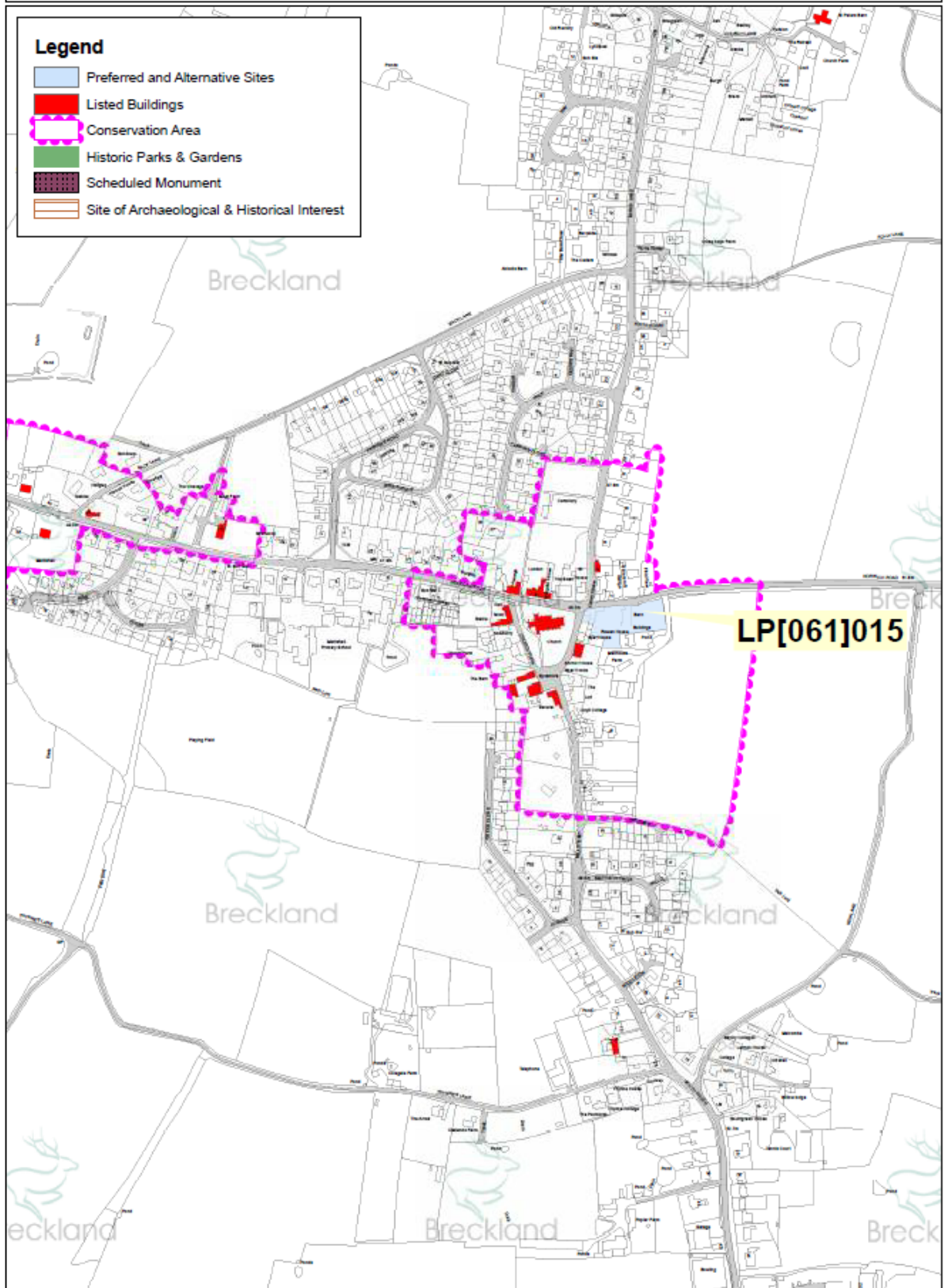


Figure 27 Preferred and alternative sites in relation to designated heritage assets. Map of the east of Mattishall

LP[061]015

| | |
|-----------------------|---|
| Site Reference | LP[061]015 |
| Site Location | Malthouse Buildings, Norwich Road, Mattishall |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed 2 & 4 Burgh Lane; Grade II listed Etherton; Grade II listed Several House; Grade II listed Victoria Stores; Grade II listed Sycamore House, Inc. Butcher's Shop; Grade II listed Former Non-Conformist Chapel; Grade I listed Church of All Saints; Grade II listed Church Cottage & Talbot House; Grade II listed The Old Vicarage; Grade II listed London House; Grade II listed Lychgate House; Grade II listed Moat Farmhouse; and Grade II listed The Almonds, Inc. the Cottage. |
| Conservation Area | Yes | Conservation Area (one of two – the second is due west) |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| Site description (including form and character, materials, massing and scale) |
|---|
| <p>The site is a prominent gateway site, set wholly within the historic core of the village - abutting a crossroads with the Parish Church to the immediate west - one of the two designated conservation areas, with approximately 50% of the site to the west within the settlement boundary. The site comprises of a partially converted red brick and pantiled barn circa 1800, C20th residential development, previously developed land set behind a low C20th wall to the west and previously undeveloped land to the east – this part of the site is set outside of the settlement boundary.</p> <p>Tithe mapping of circa 1840 shows the existence of continuous single pile building, comparable to that of the existing barn, to the northern boundary of the entire site, continuing to the south to include the extant building to the immediate north of Anchor House.</p> <p>1st series O/S mapping of circa 1880 shows the retention and expansion of this pattern of development with a further phase of building, of comparable format to the extant barn, set adjacent and parallel to the extant barn, creating a paired range on a north-south axis. Set within the bounded site to the south are several smaller buildings, one of which is identified as a public house.</p> <p>RAF aerial photography from 1946 shows the building to the north-west removed, whilst the NCC aerial photography from 1988 shows the site as it currently exists bar recent residential development.</p> |

Secondary source information states that Edward Sparkes - a farmer, landowner and malster (1817-1898) – owned and operated a malting's on the site. Contemporary photography from the mattishall-village.co.uk website shows the pyramidal kiln roof typical of maltings and this goes some way to explain the paired range shown on the O/S mapping. The photography shows that the kiln roof was in a state of advanced disrepair - this is estimated to be circa 1880 – and further secondary source information states that this part of the site was demolished in the 1920's (as evidenced by the 1946 aerial photography).

Supposition, based on the available information, could suggest that the extant barn, up until the tithe commutation of 1836, was used for the collection of tithe, prior to expansion of the malting's as shown on the 1st series O/S. It is not known if Sparkes owned the corn mill to the south of Mill Street, although close proximity and associated use might suggest this.

Impact on designated heritage assets within the vicinity

The site is in a prominent position within one of two of the designated Mattishall Conservation Areas, directly opposite the Grade I listed Church of All Saints and adjacent to a number of historic buildings and within the setting of several grade II listed properties to the west and south of the site. Despite the previous existence of buildings on this site as previously noted, any re-development would be visually prominent within the C21st built environment due to location within the historic core and therefore would have a physical and visual impact on the character of the Conservation Area and the setting of the Church and other designated heritage assets. Currently the site is laid to grass/scrubland and contains prominent trees contributing to a rural, green and open area which enhances particularly the setting of the Church.

Are there any non designated heritage assets within the vicinity?

The site contains a brick built barn with a pantile roof, part of which has been converted into a private residence. The land to the west is used as a garden and is enclosed by a brick build boundary wall. The barn could be considered as a non designated heritage asset due to its age, traditional materials, aesthetic quality, and landmark status. In addition, it could be suggested that the site as a whole has both archival and archaeological interest – consequently, it would be desirable to preserve the building

Landscape impact (including key views and topography)

High impact when approached from the east. The west part of the site is screened from the wider landscape by the barn. Any development on the east part of the site would be visible from Norwich Road on the approach to Mattishall. Development here would particularly impact on the setting of the barn and the conservation area.

Prominent trees and other natural landscape features (both within and adjacent to the site)

The west part of the site contains a number of trees and an area of scrubland, which does not appear to be of particular ecological significance; however an ecological assessment may be required to confirm this.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response.

In this particular instance, the site assessment has determined a number of considerations regarding the historic environment including the:

- quantity of designated historic assets in the immediate vicinity of the site;
- prominent position of the site at the historic crossroad opposite the Grade I listed Church;
- presence of the barn which is considered to be non-designated heritage asset on site
- sensitive location of the site in the centre of Mattishall Conservation Area

In order to preserve and enhance the Conservation Area and setting of the grade I listed Church of All Saints any development would need to be set back from the crossroad and would be required to be of exceptional design quality. However, this option would have an unacceptable harmful impact on the identified non designated heritage asset: the barn, as it would result in either the loss of the building, or the enclosure of the building to the east and west which would be harmful to setting of the barn as it would reduce the open space around it and views to and from the building.

A restorative approach to redevelopment – to replicate the C19th pattern of development to the east of the site – would be unacceptable on highway grounds

It is therefore recommended that the site is not allocated for residential development in the Local Plan.

Conclusions and RAG rating

Consider removal of designation within the Local Plan for the following reason(s):

- Impact upon designated historic assets in the immediate vicinity, including the close proximity to the Grade I listed Church
- The impact upon the non-designated barn on site
- The impact upon the conservation area.

| | |
|-----------------------|--|
| Site Reference | LP[061]019 |
| Site Location | Land west of Rayner's Farm, Mattishall |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Quaker House, Grade II listed Old Hall Farmhouse; Grade II* listed Ivy Farmhouse; and Grade II listed Stables & Barn at Ivy Farm. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

The site forms a large field used for arable farming bounded by mature hedgerow with some mature trees at the site frontage adjacent Dereham Road. The site is adjacent to built development to the north, substantial properties and curtilages to the east and countryside the south and west.

Impact on designated heritage assets within the vicinity

No designated heritage assets are visible from the site or within close proximity.

Are there any non designated heritage assets within the vicinity?

No non designated heritage assets were identified on the site visit.

Landscape impact (including key views and topography)

The topography is flat surrounding the site. The site has a rural aspect in an edge of village location. The site is in a key gateway position when viewed on the approach to Mattishall from the west along Dereham Road. Development in this location would form an extension to the settlement to the west and would mirror development to the north of Dereham Road. The site would be visible from wider viewpoints along Old Hall Road and therefore the site design, layout, materials and boundary treatment should reflect the rural aspect of the site to minimise the impact on the wider landscape.


| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

| |
|---|
| The site is bounded by mature hedgerow with some mature trees at the site frontage adjacent Dereham Road. Where possible, these boundary features should be retained and enhanced to preserve the rural nature of the site. |
|---|

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|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|---|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the site design, layout, materials and boundary treatment should reflect the rural aspect of the site to minimise the impact on the wider landscape, and where possible and appropriate, the retention and enhancement of existing mature trees and hedgerow on the boundary of the site. |
|---|

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| <i>Conclusions and RAG rating</i> |
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|---|---|
|  | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|---|---|

| | |
|-----------------------|----------------------------------|
| Site Reference | LP[061]022 |
| Site Location | Land off Rayners Way, Mattishall |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II* listed Ivy Farmhouse and Grade II listed Stables & Barn at Ivy Farm. Within close proximity to the buffer are Grade II listed The Poplars and Grade II listed Madingley which are located on Dereham Road. |
| Conservation Area | Yes | No |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

The site is undeveloped land forming the east part of the curtilage to Rayners Farm. The site forms a narrow strip adjacent to the access to Rayner's farm which opens to a square enclosed parcel of land to the south (which does not form part of the site). The land adjoins Dereham Road. The site is laid to grass. Trees and hedgerow form the boundary of the site to the north and east. The site is surrounded by residential development to the north and west.

Impact on designated heritage assets within the vicinity

The site is situated to the north east of the grade II listed Ivy Barn and grade II* listed Ivy House. Both listed buildings are orientated facing north west therefore limiting views towards the site, which in any case is screened by existing development and vegetation.

Are there any non designated heritage assets within the vicinity?

No non designated heritage assets were identified on the site visit.

Landscape impact (including key views and topography)

The topography of the site and the surrounding landscape is flat. As the site is surrounded by development on two sides with further development granted permission on the eastern boundary, the impact on the wider landscape is limited to the countryside south of the site. However, views out and into the site are limited by the existing mature boundary hedgerow and trees to the south and east of the site. It is considered that development in this location would have a minimal impact on the landscape, provided the existing boundary vegetation is retained.

| |
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| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

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| The north and east boundary of the site consists of mature trees and hedgerow. |
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|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|--|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, retaining, where possible, the existing boundary treatment will be an additional factor in the formation of proposals. |
|--|

| |
|--|
| <i>Conclusions and RAG rating</i> |
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| | |
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| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|--|
| Site Reference | LP[061]025 |
| Site Location | Land south of Dereham Road, Mattishall |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II* listed Ivy Farmhouse and Grade II listed Stables & Barn at Ivy Farm. Within close proximity are Grade II listed The Poplars; Grade II listed Madingley; and Grade II listed The Cottage. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | | |
| Registered Park and Garden | | |

Stage 2 Site Survey**Site description (including form and character, materials, massing and scale)**

The site is undeveloped land forming the east part of the curtilage to Rayners Farm. The land adjoins the access from Dereham Road to Rayners Farm. Permission has been granted for 4 residential dwellings beyond the northern boundary of the site. If developed, the site would form an extension to the adjacent planned new development. The site is laid to grass. Trees and hedgerow form the boundary of the site with the Rayner's Farm property at the southern boundary. The site is surrounded by residential development to the north and west.

Impact on designated heritage assets within the vicinity

The site is situated to the north east of the grade II listed Ivy Barn and grade II* listed Ivy House. The site is approximately 300m from Ivy Barn and is screened by existing boundary vegetation surrounding Rayner's Farm. Both listed buildings are orientated facing north west therefore limiting views towards the site.

Are there any non designated heritage assets within the vicinity?

No non designated heritage assets were identified on the site visit.

Landscape impact (including key views and topography)

The topography of the site and the surrounding landscape is flat. As the site is surrounded by development on two sides with further development granted permission on the northern boundary, the impact on the wider landscape is limited to the countryside west of the site. However, views out and into the site are limited by the existing mature boundary hedgerow and trees to the south and west of the site. It is considered that development in this location would have a minimal impact on the landscape, provided the existing boundary vegetation is retained.

Prominent trees and other natural landscape features (both within and adjacent to the site)

The boundary of the site consists of mature trees and hedgerow.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, retaining the mature hedgerow and trees on the west boundary to minimise the impact upon the wider landscape will be an additional factor in the formation of proposals.

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

Narborough

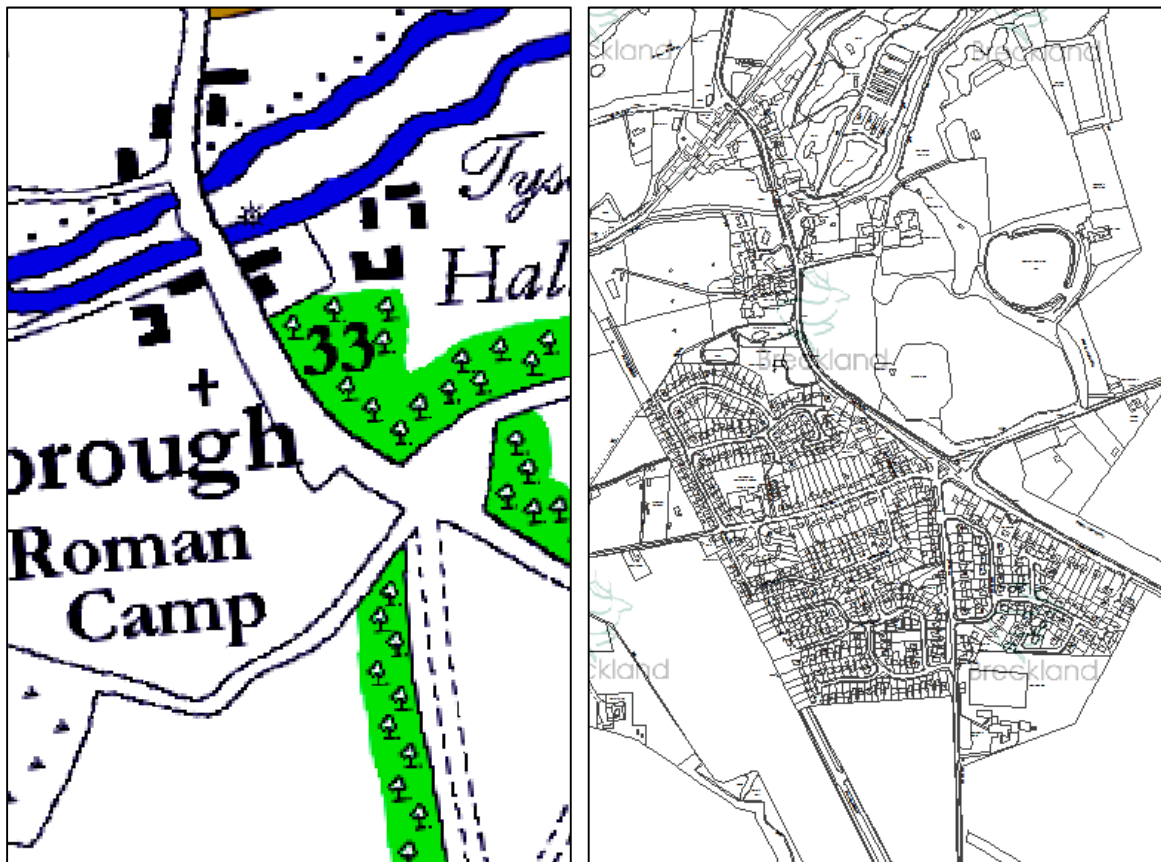


Figure 28 Faden's 1797 Map of Norfolk compared to the present ordnance survey map

The 1797 extract of Faden's map shows that at this point there is limited development within Narborough. The development which does exist is focused to the north of the village location to the north and south of the River Nar. The conservation area was designated in 1988 and extends to the north and east of the village. The conservation area predominantly takes in the grade II* listed Narborough Hall and its associated parkland. The Breckland Landscape Character Assessment Settlement Fringe Study notes that this area would be sensitive to change, particularly due to the intact nature of its character. This area comprises the River Nar valley floor, which affords occasional glimpsed views through the trees to Narborough Hall.

Narborough has seen significant estate development since 1960 which has expanded the village in a southerly direction along Chalk Lane. The estate development is characterised by relatively low density, single storey bungalows. The Breckland Landscape Character Assessment Settlement Fringe Study notes that this area has a lower sensitivity to change than the land to the north east of the village. The study notes that extensive woodland planting and the railway embankment restrict reviews into this character area.

The proposed allocation is located to the south of the site extending the village adjacent to the community centre. The following image shows the sites in relation to the locations of designated heritage assets.

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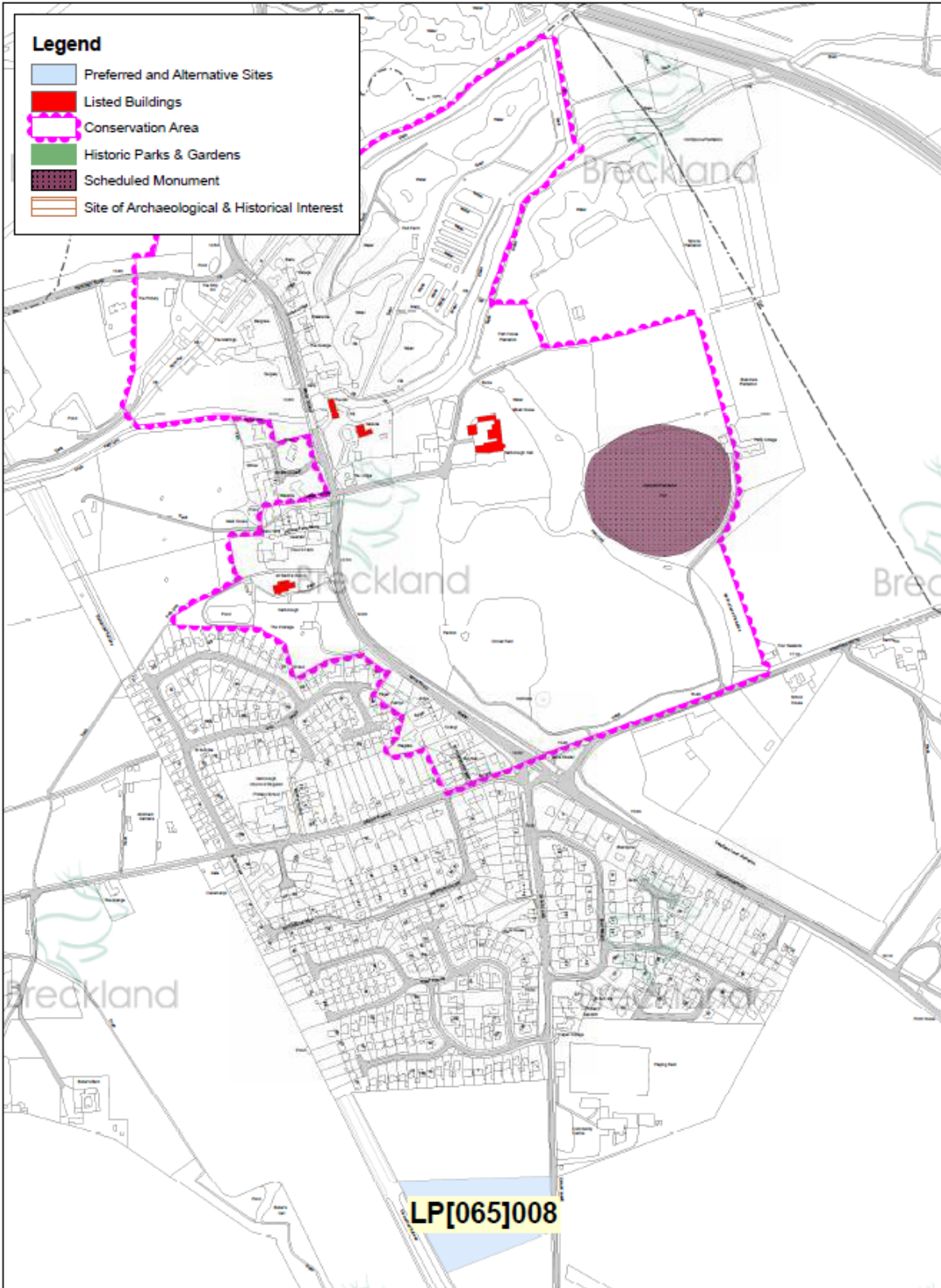


Figure 29 Preferred and alternative sites in relation to designated heritage assets

LP[065]008

| | |
|-----------------------|---|
| Site Reference | LP[065]008 |
| Site Location | Land to the south of Chalk Lane, Narborough |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | No | |
| Conservation Area | No | Conservation Area is just outside buffer |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

The site is situated to the south of the village, further south of an existing, ongoing development along Chalk lane. The site is a prominent gateway site with Chalk Lane being very rural in character. The site itself forms part of an arable field with a dismantled railway line running along the west of the site. The east of Chalk Lane is also arable land with a community centre to the north.

Impact on designated heritage assets within the vicinity

None

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

The site is situated within the Narborough Farmland and Plantation Landscape Character Area of the Breckland Settlement Fringe Study. This character area is of moderate landscape sensitivity; however as part of this it is stated that Chalk Lane is of lower sensitivity due to the prominence of the southern and western urban edges of the village.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Trees line the west of the site alongside the dismantled railway line. There is a TPO on an oak tree, which is situated along the frontage of Chalk Lane to the north.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, preserving trees on the site, respecting the site’s location on the edge of the settlement and the site being a prominent gateway into the village will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

Necton

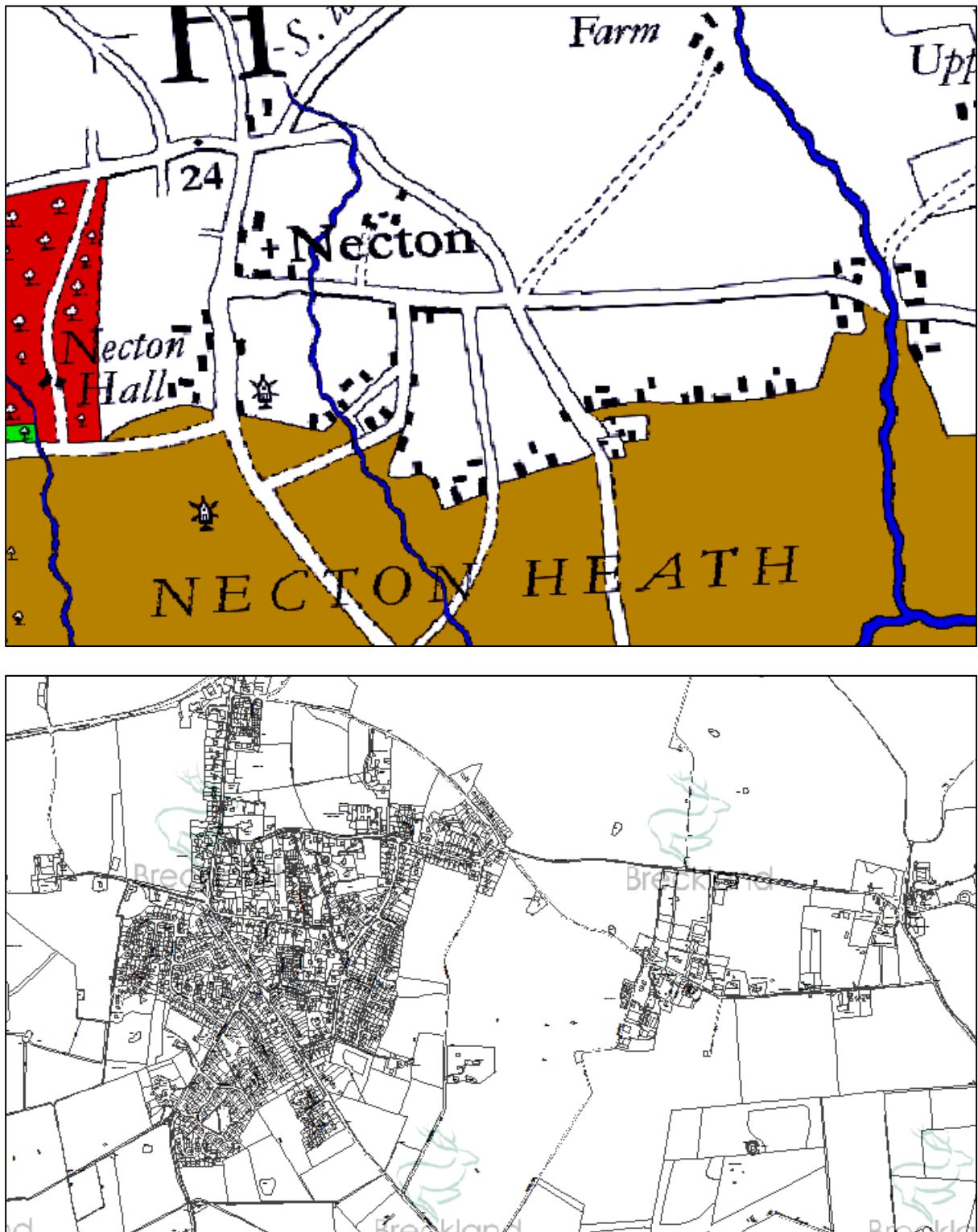


Figure 30 Top Faden's 1797 Map of Norfolk compared to the bottom map which shows the present Ordnance Survey map

The two maps show significant differences in the development of Necton. Faden's 1797 shows sporadic development which is focused around the church, Necton Hall and also at the edge of

Necton Heath. The map does show a concentration of development on land either side of the River Wissey, known as Ivy Todd, which still remains in place with limited change to the street pattern.

The historic growth of Necton is also highlighted through the Breckland Landscape Character Assessment Settlement Fringe Study (2007) which shows the historic growth of Necton. This shows that there was only limited change in the layout of Necton until after 1952. At this stage significant new estate style development occurred, which has led to the expansion of the village to the south of School Road and also along Hale Road and North Pickenham Road.

Faden's 1797 extract shows Necton Hall located to the west of the village, the hall was demolished in 1949, however the stables remain and are listed. A further key element of change in the growth of the village was the completion of the A47 which effectively bypasses the village and has altered the street pattern. The Breckland Landscape Character Assessment (2007) highlights the differences in sensitivities between land to the north of the A47 and to the south. The land to the north of the A47 has a lower sensitivity to change, the character defined by open, large scale farmland interspersed only occasionally with field boundary hedgerows. Many of the historic field boundaries have been lost to agricultural intensification. Land to the south of the A47 comprising the present village is considered to be more sensitive to change. It contains a mosaic landscape with greater variety, predominantly characterised by medium scale arable fields bounded by mixed native hedgerows. The submitted Local Plan sites within Necton are all located to the south of the A47, which acts as a barrier to development to the north.

The following image shows the preferred and alternative sites in relation to the location of designated heritage assets.

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Figure 31 Preferred and alternative sites in relation to designated heritage assets

LP[067]003

| | |
|-----------------------|-------------------------------|
| Site Reference | LP[067]003 |
| Site Location | Land off Brackenwoods, Necton |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--------------------------|
| Listed Building | No | |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| Arable land surrounded by hedgerows between the development off Brackenwoods and Ramm's Lane. There are arable fields to the north and south of the site. The site itself is fairly well enclosed by natural screening. Development to the west is relatively low in density. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| None |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

| |
|--|
| Landscape impact (including key views and topography) |
| Ramm's Lane is surrounded by arable land with open views from the lane and towards the lane. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| A number of TPOs on the site along both the southern and northern boundaries and within the site itself. |

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the density and form of surrounding development, preserving trees subject to TPOs on the site and respecting views from and towards Ramm’s Lane will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|--|
| Site Reference | LP[067]004 |
| Site Location | Land to the north of School Road, Necton |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade I listed Church of All Saints on School Road and Grade II listed Church Farm House on Tuns Road. |
| Conservation Area | Yes | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

Previously undeveloped arable land situated between the rectory and the primary school to the north of School Road. The south of the site is dominated by low density linear development.

Impact on designated heritage assets within the vicinity

The site adjoins the conservation area and is within close proximity to the Grade I listed All Saints Church.

Are there any non designated heritage assets within the vicinity?

The old Church reading rooms and library on School Road is considered to be a non designated heritage asset; however, development of the site would have limited impact upon the setting of the building.

Landscape impact (including key views and topography)

The site forms an area of open landscape on the edge of the conservation area with views towards the church from the east.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Trees act as screening along the western edge of the site and, to a less significant extent, to the eastern edge of the site.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the proximity of the conservation area & Grade I listed Church of All Saints, the church reading room and library, which is identified as a non designated asset, and respecting the open nature of the site will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the setting of the nearby Grade I listed Church of All Saints and the conservation area• Respect the site’s location in an area of open landscape on the edge of the village |
|--|---|

| | |
|-----------------------|--|
| Site Reference | LP[067]005 |
| Site Location | Land to the east of Brackenwoods, Necton |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | No | Within close proximity of the buffer are the Grade I listed Church of All Saints and the Grade II listed Church Farm House. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| Arable land between the development off Brackenwoods and Ramm’s Lane with further arable land to the south and east of the site. Development surrounding the site to the north and west of the site is relatively low in density. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| None |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

| |
|--|
| Landscape impact (including key views and topography) |
| Ramm’s Lane is surrounded by arable land with open views from the lane and towards the lane. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| None |

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|---|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the surrounding density and the views from and towards Ramm's lane will be additional factors in the formation of proposals. |
|---|

Stage 3 Evaluating Impact

| | |
|--|--|
| <i>Conclusions and RAG rating</i> | |
|--|--|

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|----------------------------------|
| Site Reference | LP[067]005a |
| Site Location | Land to the east of Brackenwoods |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | No | Within close proximity of the buffer are Grade I listed Church of All Saints and Grade II listed Church Farm House. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Arable land between the development off Brackenwoods and Ramm’s Lane with further arable land to the south, north and east of the site. Development surrounding the site to the north and west of the site is relatively low in density. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| None |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

| |
|--|
| Landscape impact (including key views and topography) |
| Ramm’s Lane is surrounded by arable land with open views from the lane and towards the lane. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| Number of TPOs on the southern border of the site. |

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, preserving trees subject to TPOs on the site and respecting the surrounding density and views from and towards Ramm’s Lane will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

LP[067]007

| | |
|-----------------------|----------------------------|
| Site Reference | LP[067]007 |
| Site Location | Land off Hale Road, Necton |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--------------------------|
| Listed Building | No | |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

The site is situated to the south of the settlement boundary on Hale Road. Partially arable land, but predominantly woodland. The site extends behind the linear properties that are situated along Hale Road. There is existing, relatively low density development to the south and, north and west of the site with open arable land to the east.

Impact on designated heritage assets within the vicinity

None

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

The site forms a key gateway into the village and is very rural and tree lined along the east of Hale Road. This is mitigated against, to a certain extent, by the development along the west of Hale Road.

Prominent trees and other natural landscape features (both within and adjacent to the site)

The site itself is predominately trees. There is a large area of trees within the centre of the site. There is a TPO on one of the trees to the south west of the site to the rear of Oakwood Lodge. There is also a TPO on a tree adjacent to 61 Hale Road. Native trees run along Hale Road to the west of the site and should be retained as a key gateway into the town.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site as a prominent gateway into the village and preserving the trees which help to screen the site will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | <p>Retain site subject to policy requirements and updated development considerations.</p> <p>The following updates are required:</p> <ul style="list-style-type: none">• Respect the site’s location as a key gateway to the village• Preserve trees which help screen the site and provide the rural character upon approach to the village |
|--|---|

| | |
|-----------------------|---------------------------------------|
| Site Reference | LP[067]010 |
| Site Location | Land off North Pickenham Road, Necton |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--------------------------|
| Listed Building | No | |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| <i>The site includes Erne Farm, Erne Farm Bungalow and associated barns/outbuildings. The site is situated along the North Pickenham Road to the south west of the village. The development to the east of the road is made up of low density, linear frontage development, with cul-de-sac development to the rear.</i> |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| None |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| <i>Erne Farm and barn are constructed from shuttered clay, which is rarer than clay lump. These buildings are then considered to be non designated heritage assets based on meeting the criteria 'Architectural Interest' and 'Rarity', and are worthy of retention.</i> |

| |
|---|
| Landscape impact (including key views and topography) |
| <i>The site forms a key gateway into the village to the south west. The west of North Pickenham Road is very rural in nature.</i> |

Prominent trees and other natural landscape features (both within and adjacent to the site)

There are two TPO conservation Groups along the northern and western boundaries of the site. There are a number of TPOs along the frontage of the site and a number of TPOs on trees to the east of the site.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, preserving the site as a key gateway into the village, retaining the trees on site that are subject to TPOs and considering the impact upon the non designated heritage assets will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | <p><i>Retain site subject to policy requirements and updated development considerations. The following updates are required:</i></p> <ul style="list-style-type: none"><i>• Retention of non-designated heritage assets on the site</i><i>• Respect the nature of the site as a key gateway into the village</i><i>• Preserve important trees on the site</i> |
|--|---|

| | |
|-----------------------|--|
| Site Reference | LP[067]011 |
| Site Location | Land between North Pickenham Road and Masons Drive, Necton |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | No | <i>Within close proximity to the buffer are Grade I listed Church of All Saints on School Road and Grade II listed Church Farm House on Tuns Road.</i> |
| Conservation Area | Yes | <i>Partially</i> |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| <i>The site is currently an area of woodland on the edge of the settlement to the south west along the North Pickenham Road. A builder's yard is situated to the north of the site with linear cul-de-sac development beyond. Linear and cul-de-sac development also runs along the east of the North Pickenham Road. Oak farm is situated to the south with Erne Farm beyond that and open arable land lies to the west.</i> |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| <i>None</i> |

| |
|---|
| Are there any non designated heritage assets within the vicinity? |
| <i>Potential impact upon the non designated heritage assets to the south of the site: Erne Farm and Erne Farm barns. These buildings are then considered to be non designated heritage assets based on meeting the criteria 'Architectural Interest' and 'Rarity', and are worthy of retention.</i> |

| |
|---|
| Landscape impact (including key views and topography) |
| <i>The site forms a key gateway into the village to the south west. The west of North Pickenham Road is very rural in nature.</i> |

Prominent trees and other natural landscape features (both within and adjacent to the site)

There are a number of TPOs on trees to the south of the site and included within the site to along the western edge.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, preserving the site as a key gateway into the village, retaining the trees on site that are subject to TPOs and considering the impact upon the non designated heritage assets will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

Retain site subject to policy requirements and updated development considerations.

The following updates are required:

- Respect the impact upon the nearby non-designated heritage assets*
- Respect the nature of the site as a key gateway into the village*
- Preserve important trees on the site*

North Elmham

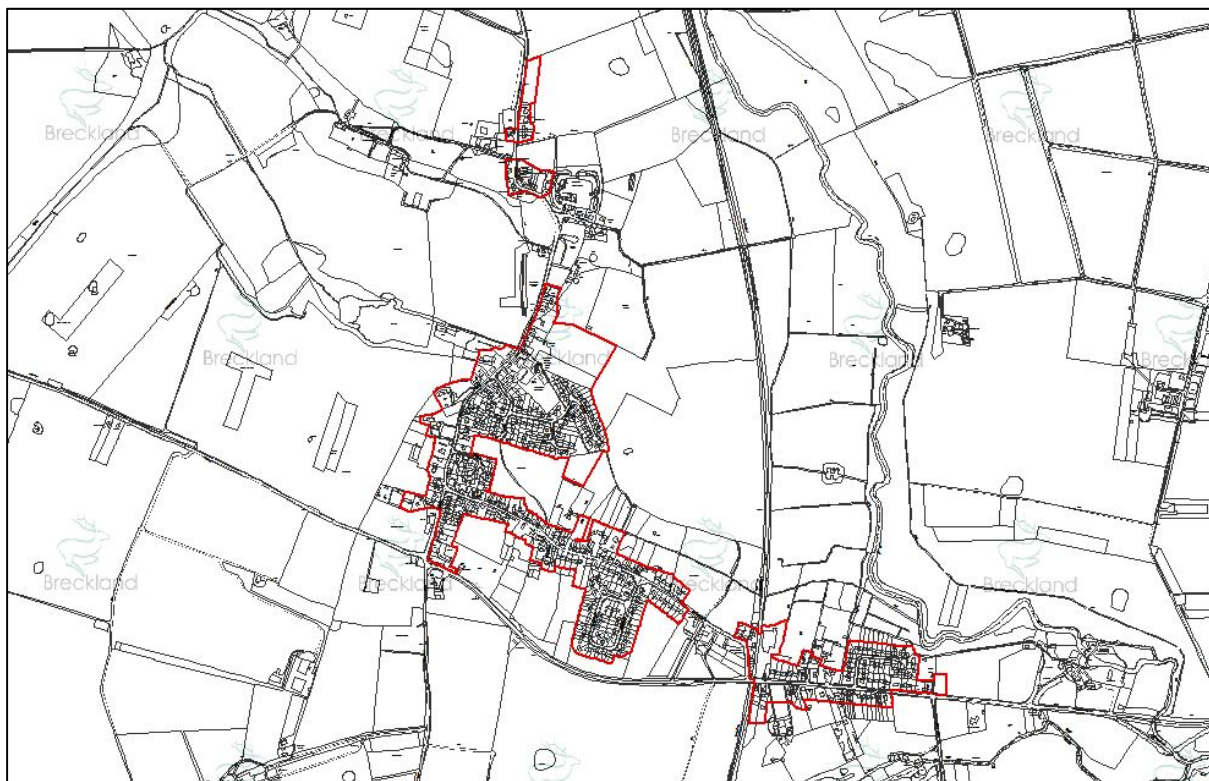
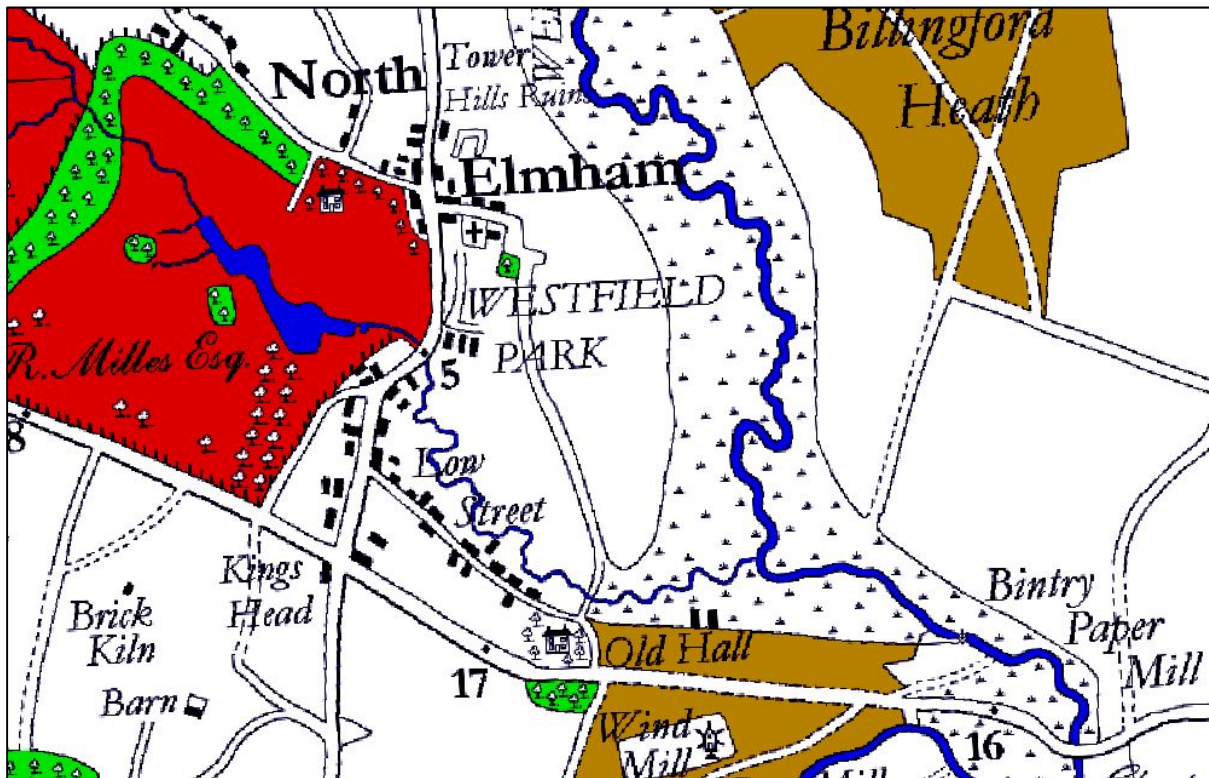


Figure 32 Top: Faden's 1797 Map of Norfolk Bottom: Present Ordnance Survey map

Faden's 1797 map shows development around, what is now known as, Eastgate Street/Holt Road and High Street/Church Lane. Development has been constrained by the River Wensum to the east and Elmham Park to the west. The street pattern remains largely consistent with the modern OS map.

The Breckland Settlement Fringe Landscape Assessment 2007 shows that the landscape to the north, south and west of the built up area is of high sensitivity. This is due to generally intact character of much of the settlement edge and landscape structure of the character area, and the extent of the village Conservation Area, which encompasses both Elmham Park and the setting of the cathedral site. The area to the east of Eastgate Street is of low landscape sensitivity.

North Elmham has two conservation areas: one including the majority of the built up area of North Elmham (along Eastgate Street, Holt Road, High Street, Church Lane); the other is situated to the north of North Elmham following the River Wensum north and extends into the Parish of Bintree. Both were designated in 1988. The majority of listed buildings within the southern conservation area are situated along the western edge of Elmham Park. This includes the Ruined Church & Manor House built on the site of an Anglo-Saxon Cathedral, which is a scheduled monument.

Five sites have been promoted within North Elmham, the impact of which is assessed through this study. The following image shows the location of these preferred and alternative sites in relation to the designated heritage assets.

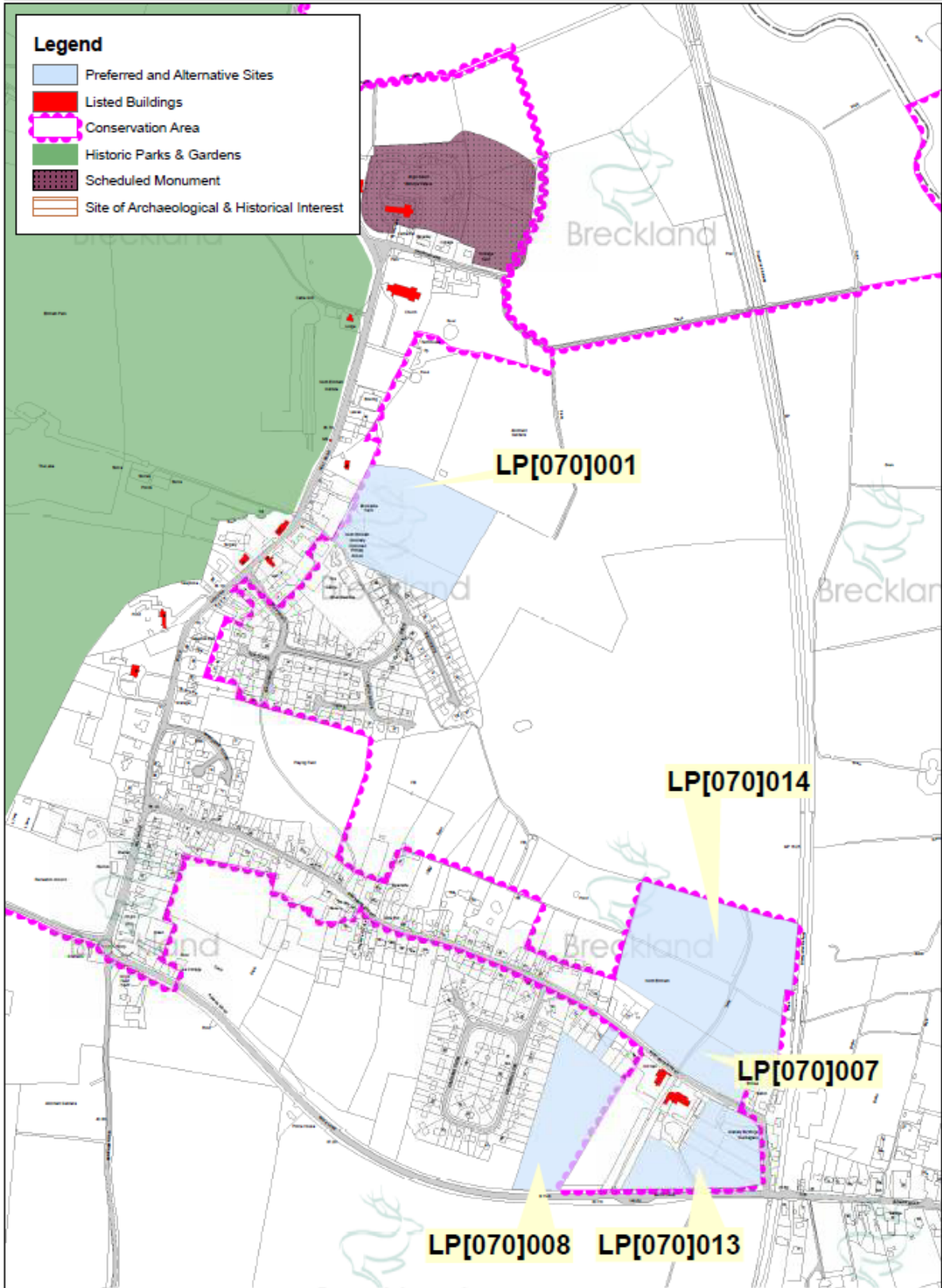


Figure 33 Preferred and alternative sites in relation to designated heritage assets

| | |
|-----------------------|---------------------------------|
| Site Reference | LP[070]001 |
| Site Location | Land at Holt Road, North Elmham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed The Vicarage; Grade II* listed Shettles (Formerly: Olde House); Grade II listed The White House; Grade II listed Cornerways; Grade II listed Wellesley House Inc. Art Gallery; Grade II listed The Paddock; Grade II listed The Lodge; Grade I listed Church of St. Mary; Grade I listed Ruined Church & Manor House; Grade II listed The Old Vicarage; Grade II listed Bridport House; and Grade II listed Nelson's Restaurant. Within close proximity is Grade II listed Venison Larder at TF 98522172. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | Yes | Episcopal chapel and fortified manor house on site of Anglo-Saxon cathedral |
| Registered Park and Garden | Yes | Grade II listed Elmham House |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

Site is currently used as grazing land. It borders Cathedral Drive to the south and Holt Road to the west. Cathedral Drive is a modern development predominantly bungalows. Holt Road has a linear street pattern which is predominantly two storey dwellings, with a mix of materials. Site is not currently visible from Holt Road and access would require the demolition of derelict barns.

Impact on designated heritage assets within the vicinity

Site adjoins the conservation area on Holt Road. Adjacent to this is the registered historic park and garden which is enclosed by a boundary wall. The village is linear in nature in this part of Holt Road and development may impact upon the setting of the conservation area.

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

Land rises on the site from south to north.
Enclosed site with limited views into the site, however there would be impact of views onto Holt Road.

Prominent trees and other natural landscape features (both within and adjacent to the site)

No trees within the site, however there are a number of boundary trees, particularly along the northern boundary, which may be important.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Site has the decision to grant planning permission subject to the completion of a S106 agreement. This has agreed the layout of the site and therefore no specific requirements are identified.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect setting of designated heritage assets |
|--|---|

| | |
|-----------------------|--|
| Site Reference | LP[070]007 |
| Site Location | Land to north of Eastgate Street, North Elmham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Old Hall Farmhouse and Grade II Old Hall Farm Barn. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| Site description (including form and character, materials, massing and scale) |
|--|
| Site is currently pasture land. The site presents an open gap onto Eastgate Street. Eastgate Street has a linear street pattern and there is residential development opposite and to the east and west of the site. At the front of the site is a brick and flint wall. |

| Impact on designated heritage assets within the vicinity |
|--|
| The site is located inside the conservation area. The conservation area extends in this site, to incorporate the field behind. Opposite the site is Old Hall Farmhouse and Barn. Whilst inside the buffer zone, there are no views of Worthing Mill and development of this site would not have an impact upon it. |

| Are there any non designated heritage assets within the vicinity? |
|--|
| None |

| Landscape impact (including key views and topography) |
|---|
| This site represents one of the only open aspects within the conservation area. The land slopes downwards from South to North towards the Wensum valley. |

| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|
| No trees either within the site or on the boundary. |

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, any proposal should seek to retain a view through the conservation area towards the valley floor

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Development of site should respect the setting of the conservation area |
|--|---|

| | |
|-----------------------|----------------------------------|
| Site Reference | LP[070]008 |
| Site Location | Land to south of Eastgate Street |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Old Hall Farmhouse and Grade II Old Hall Farm Barn. Within 100m of the buffer is Grade II listed Worthing Mill. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| Site is currently greenfield pasture land. There is a modern residential close to the west of the site. There is a linear street pattern on Eastgate Street |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| Setting of designated heritage assets, particularly Old Hall Farmhouse and Old Hall Farm Barn which are adjacent to the site. |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

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|--|
| Landscape impact (including key views and topography) |
| The land rises from Eastgate Street towards Back Lane. The site is significantly higher than the dwellings on Eastgate Street. There are no views into the site |

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| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| There are boundary Leylandii which currently obscure Old Hall Farmhouse from the site. |

| |
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| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
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| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. |
|--|

Stage 3 Evaluating Impact

| | |
|--|--|
| <i>Conclusions and RAG rating</i> | |
|--|--|

| | |
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| | Retain site subject to policy requirements and updated development considerations. |
|--|--|

| | |
|--|-------------------------------------|
| | The following updates are required: |
|--|-------------------------------------|

- | | |
|--|---|
| | <ul style="list-style-type: none">• Respect setting of designated heritage assets |
|--|---|

LP[070]013

| | |
|-----------------------|-------------------------|
| Site Reference | LP[070]013 |
| Site Location | Land north of Back Lane |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Old Hall Farmhouse and Grade II Old Hall Farm Barn. Within 100m of the buffer is Grade II listed Worthing Mill. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

The site currently includes Jannimesic Farm and outbuildings. This is an enclosed site with limited views into the site from the road.
To the east of the site entrance there are views of the Old Station buildings. Site is detached from the settlement.

Impact on designated heritage assets within the vicinity

The site is adjacent to Old Hall Farmhouse and Barn. Development of this site may impact upon the setting of the listed buildings.
Worthing Mill falls within the 500m buffer zone of this site. There are no views to the Mill and there is significant separation due to other buildings. There is no impact upon the Mill.
The site is entirely within the North Elmham conservation area.

Are there any undesignated heritage assets within the vicinity?

No undesignated heritage assets

Landscape impact (including key views and topography)

The site is enclosed by a high leylandii hedge, which restricts the views into the site, however if the site was developed this would be opened up and the views into the site would become more prominent.

Prominent trees and other natural landscape features (both within and adjacent to the site)

None

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response.

Stage 3 Evaluating Impact

Conclusions and RAG rating

Consider removal of designation within the Local Plan for the following reason(s):

- *Site is directly adjacent to Grade II listed Old Hall Farmhouse and Barn. The site is also located within the North Elmham conservation area. Development of the site could impact upon the setting of the designated heritage assets.*

LP[070]014

| | |
|-----------------------|-------------------------------|
| Site Reference | LP[070]014 |
| Site Location | Land north of Eastgate Street |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Old Hall Farmhouse and Grade II Old Hall Farm Barn. Within 100m of the buffer is Grade II listed Worthing Mill. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| <i>This is open greenfield pasture land, which forms part of the valley floor to the river Wensum. There is no direct access to the site from the road. It would require the use of LP[070]007 to achieve access from Eastgate Street.</i> |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| <i>The site is entirely located within the North Elmham conservation area. The conservation area extends in this area to take the whole of the site in. This site in conjunction with site LP[070]007 represents the only significant open gap on Eastgate Street and provides views to the valley floor.</i> |
| <i>The site is adjacent to Old Hall Farmhouse and Barn which are both grade II listed. Development of the site may impact upon the setting of the listed buildings.</i> |
| <i>The site falls within the buffer zone for Worthing Mill. Due to the presence of other buildings and distance there would be no impact upon the Mill.</i> |

| |
|--|
| Are there any undesignated heritage assets within the vicinity? |
| None |

| |
|---|
| Landscape impact (including key views and topography) |
| <i>The site includes part of the valley floor for the River Wensum. It is the lowest part of the landscape, which rises to the north and south.</i> |

Prominent trees and other natural landscape features (both within and adjacent to the site)

Trees within the site help to provide the valley floor character.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Site is not suitable for development.

Stage 3 Evaluating Impact

Conclusions and RAG rating

Consider removal of designation within the Local Plan for the following reason(s):

- *Site is located entirely within the conservation area.*

Old Buckenham

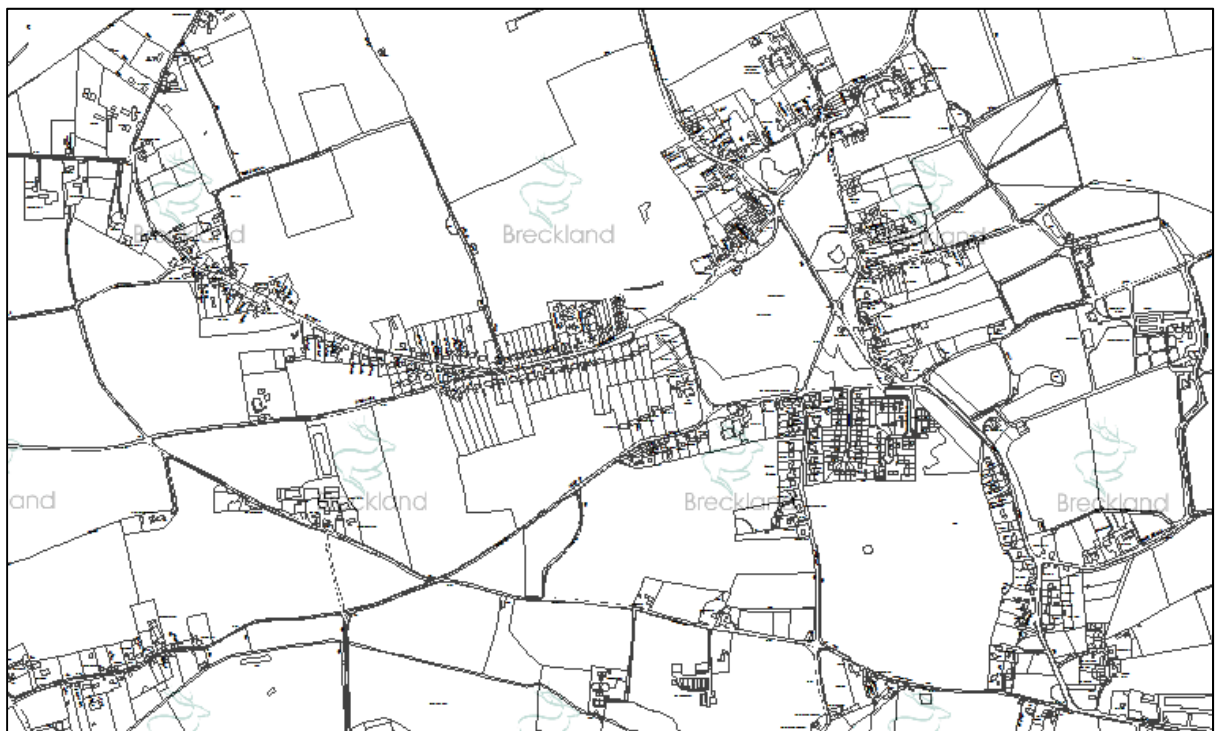


Figure 34 Top Faden's 1797 Map of Norfolk. Bottom present ordnance survey map

The road layout and development of Old Buckenham has focused around the village green. Faden's 1797 map shows the village green as common land in the centre of the village, with a number of

roads leading off. The present ordnance survey map still shows the importance of the village green, which is reputed to be the largest in England. The presence of the village green has resulted in low density development, which is linear in character and extends over a wide area. The conservation area (designated in 1973) is focused here.

Faden's 1797 map shows St Andrews Hall located to the south east of the village green. The site was once that of St Andrew's Church, which belong to Old Buckenham Abbey, both of which were dissolved in 1536, Faden's map show the site of the mansion which was built here following this. It is now the location of Old Buckenham Stud. To the north of Old Buckenham is a scheduled monument which was the site of Buckenham Priory and Castle.

The Breckland Landscape Character Assessment Settlement Fringe Study (2007) considers all of Old Buckenham to have a high sensitivity to change. It is described as a managed landscape of generally high quality and in good condition providing an intact rural setting to the village. It notes that it would be sensitive to further outward expansion. There are numerous gateways into Old Buckenham along the rural roads which converge on the village green. The settlement fringe study notes that the approach to the village green are therefore highly sensitive.

The following image shows the preferred and alternative sites in relation to the designated heritage assets.

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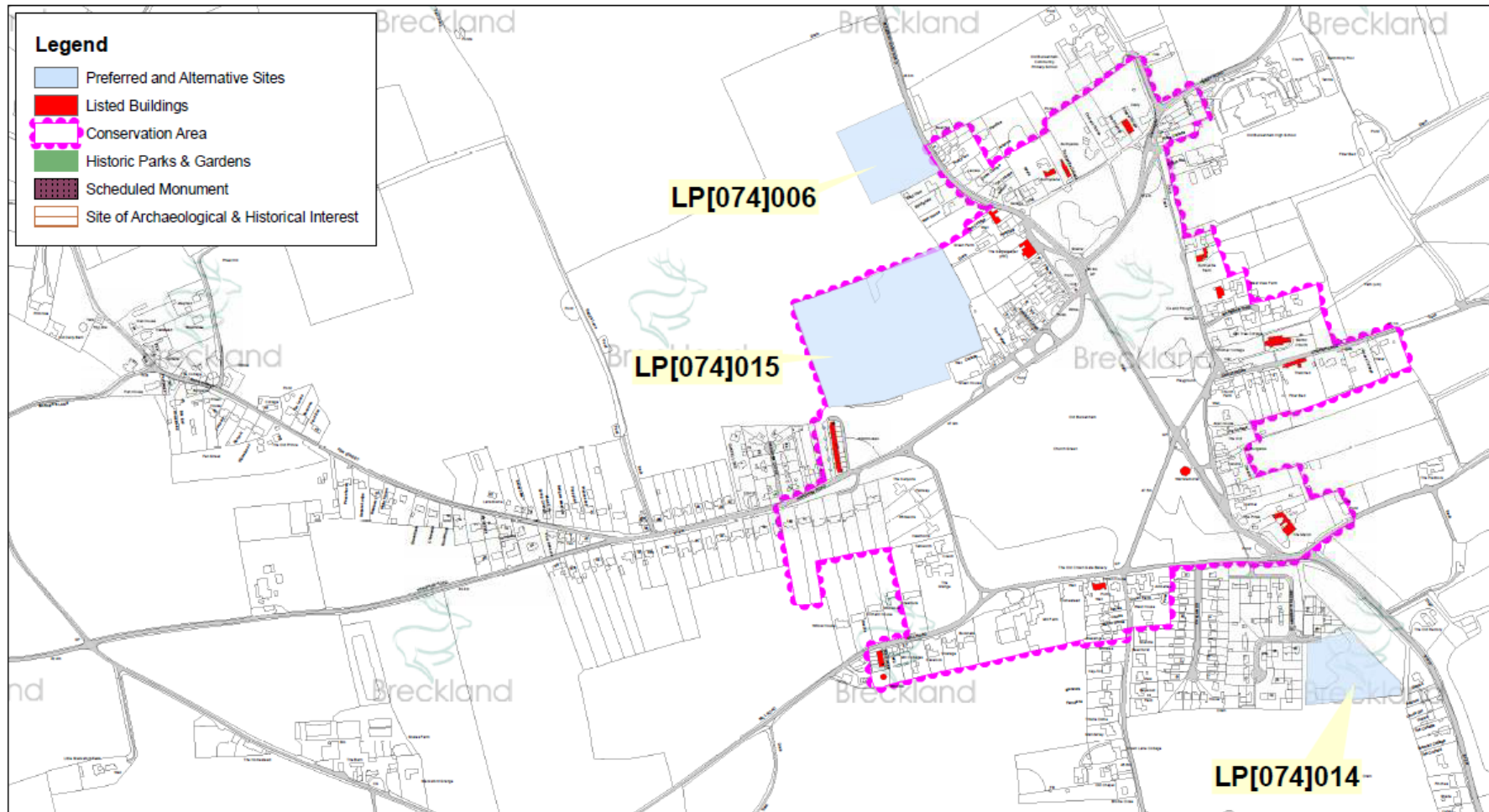


Figure 35 Preferred and alternative sites in relation to designated heritage assets

LP[074]006

| | |
|-----------------------|---|
| Site Reference | LP[074]006 |
| Site Location | Land west of Attleborough Road, Old Buckenham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Almshouses, 1-10 (Consec) Hargham Road; Grade II listed War Memorial; Grade I listed Church of All Saints; Grade II listed West View Farmhouse; Grade II listed Sunnyside Farmhouse; Grade II listed White Horse Inn; Grade II listed House at N. W. Corner inc. House to North; Grade II listed Sunnyside; Grade II listed 3 Cottages in Range 30m E. of Sunnyside; and Grade II listed Baptist Chapel. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Gateway site. Previously undeveloped land in the open countryside abutting the conservation area to the south east and the settlement boundary to the south east and the south. Currently used as arable land. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| The setting of designated heritage assets (the conservation area) |

| |
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| Are there any non designated heritage assets within the vicinity? |
| None. |

| |
|---|
| Landscape impact (including key views and topography) |
| High impact. Key views to the north and the west. Reduced – albeit slightly, to the south and the east. Generally flat. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

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|--|
| Native species trees and hedges to the north and the west. Visible in the wider landscape. |
|--|

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| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
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|--|
| Development proposals must demonstrate that a full analysis of the immediate and under context of the suite has been undertaken so as to inform an appropriate design response. In this particular instance the setting of designated heritage assets of the retention of views to the wider landscape will be additional factors in the formulation of proposals. |
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| <i>Conclusions and RAG rating</i> |
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| | Consider removal of designation within the Local Plan for the following reason(s): |
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- | | |
|--|--|
| | <ul style="list-style-type: none">• Impact upon the setting of designated heritage assets• Impact upon views to the wider landscape |
|--|--|

| | |
|-----------------------|----------------------------|
| Site Reference | LP[074]014 |
| Site Location | Land off St Andrew's Close |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed West View Farmhouse; Grade I listed Church of All Saints; Grade II listed The Thatched Cottage; Grade II listed War Memorial; Grade II listed Manor House; Grade II listed Crowngate Bakery; and Grade II listed Barn at College Farm. Within close proximity are Grade II* listed Windmill; Grade II Granary Immediately of Windmill located south of Mill Road; and Sunnyside Farmhouse. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| Site description (including form and character, materials, massing and scale) |
|--|
| Previously undeveloped land in the open countryside to the south east of St Andrews close which is a mix of late 20 th and early 21 st century development. Mixed development to the south east, the land would appear to be unused. The site is adjacent to the settlement boundary to the west and the east, whilst the conservation area is to the north. Current use is unknown. |

| Impact on designated heritage assets within the vicinity |
|--|
| None (no impact on the setting of the conservation area due to location of 20 th century housing acting as a buffer). |

| Are there any non designated heritage assets within the vicinity? |
|--|
| None. |

| Landscape impact (including key views and topography) |
|---|
| Minimal impact. Not readily visible from Crown and Ragmere Roads. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

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|---|
| Native species trees and hedges to south. |
|---|

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| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

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|--|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the existing pattern of development to St. Andrews Close will be an additional factor in the formulation of proposals. |
|--|

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| <i>Conclusions and RAG rating</i> |
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| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

Shipdham

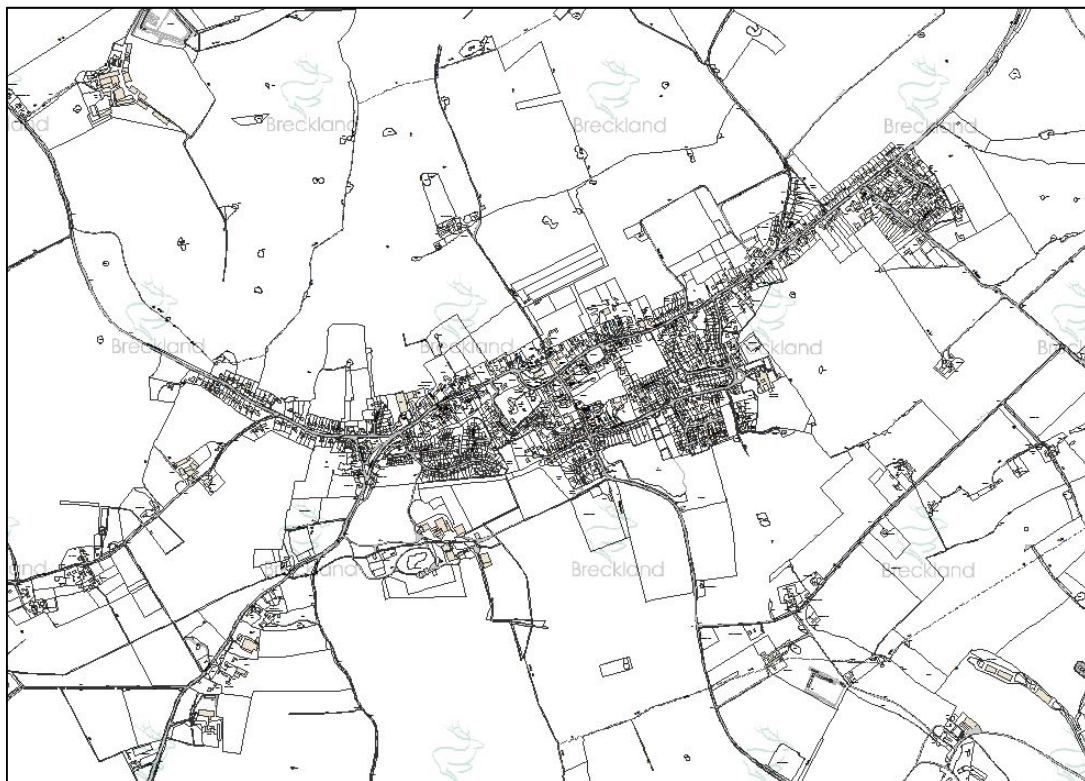
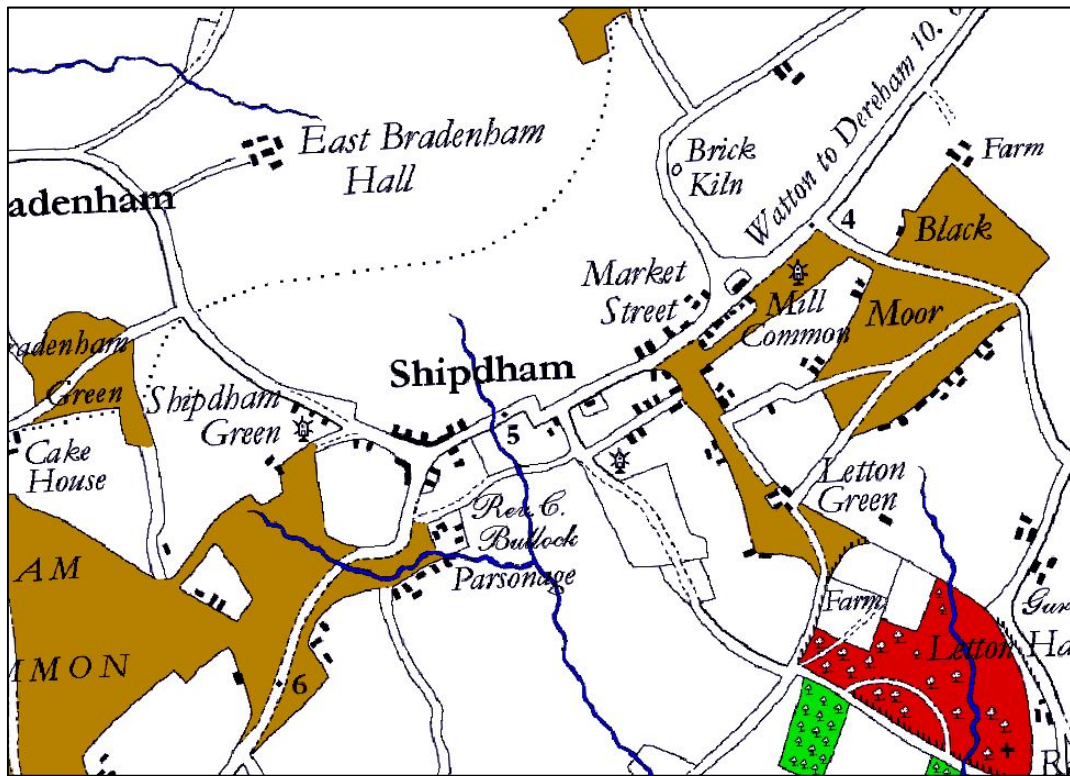


Figure 36 Top: Faden's 1797 Map of Norfolk Bottom: Present Ordnance Survey map

Faden's 1797 map shows the main development along what is now known as Chapel Street with further development around where the High Street meets the Bradenham Road and Watton Road. There is a large amount of common land to the west of Shipdham and to the east of the village. The map also shows Letton Hall to the south of the village with a large amount of land associated with this.

The Breckland Settlement Fringe Landscape Assessment (2007) illustrates that the linear development of the settlement remained consistent until the period 1952-2000 where further development occurred to the south of Shipdham. The Landscape Assessment also shows that the majority of the landscape around Shipdham is of moderate/high landscape sensitivity. This is due to the elevated plateau nature of the landscape, which is relatively exposed in character.

Shipdham has a conservation area that was designated in 1975. This is located around the Church of All Saints, which represents the historic core of the village. There are a number of listed buildings situated within this conservation area.

Three sites have been promoted within Shipdham, the impact of which is assessed through this study. The following image shows the preferred and alternative sites in relation to the designated heritage assets.

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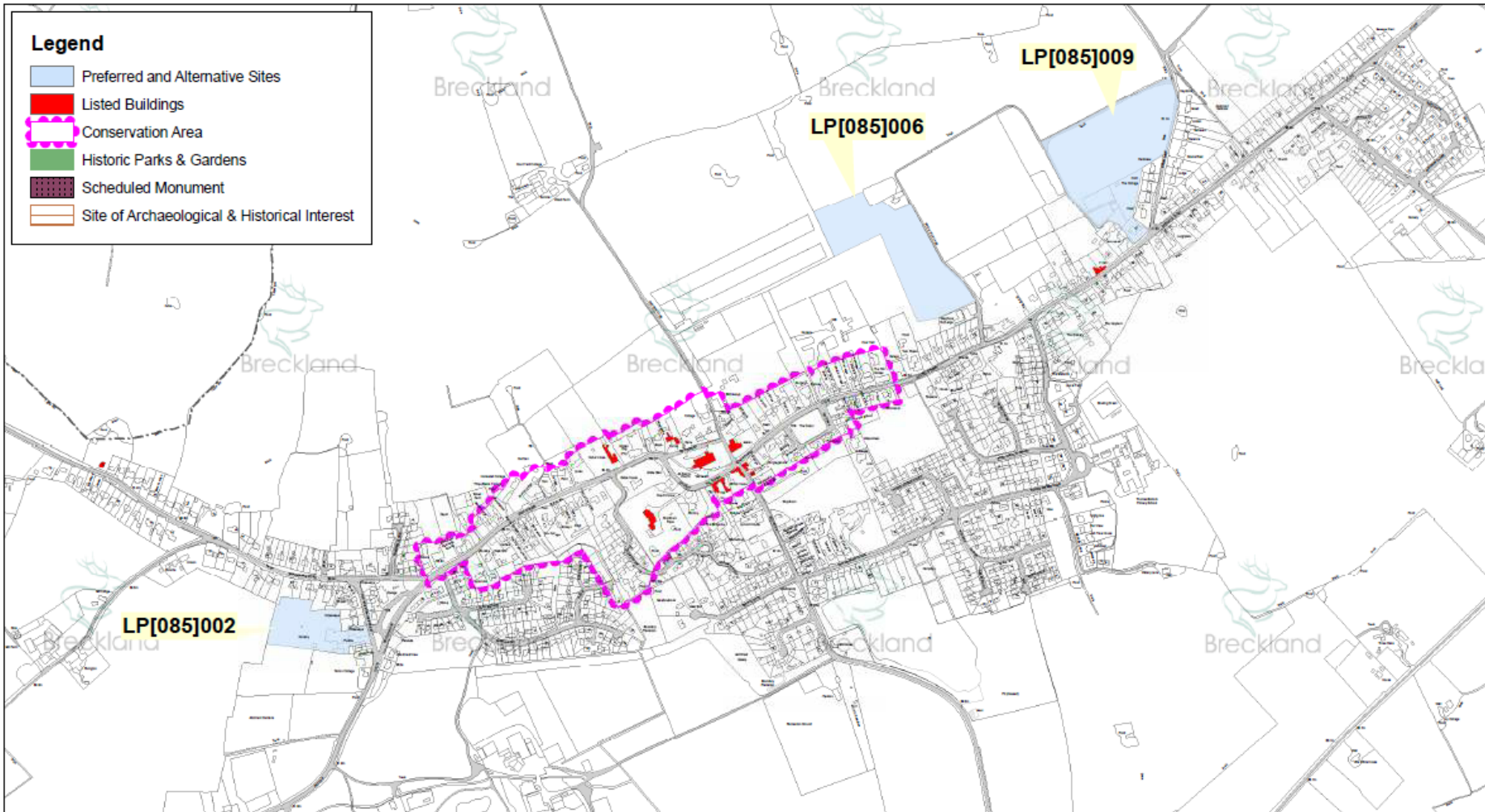


Figure 37 Preferred and alternative sites in relation to designated heritage assets

LP[085]002

| | |
|-----------------------|--|
| Site Reference | LP[085]002 |
| Site Location | Old Nursery, Land behind Old Post Office, Shipdham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Thatch Cottage. Within close proximity are Grade II listed Cedar House and Grade II listed Shipdham Place located north and south of Market Street. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| Flat arable field in agricultural use. Development to the north + east. Views towards from site from lane to west. Land dips lower in location of the site. South east part of the site forms private land containing a property, greenhouses, playing space and allotments. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| None – no views towards heritage assets. |

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| Are there any non designated heritage assets within the vicinity? |
| None identified on site visit. Possible non designated assets in nearby location. Not visible from site – the cobbles. |

| |
|---|
| Landscape impact (including key views and topography) |
| Views toward the site from the south + west would appear as an extension to Shipdham. A degree of Sporadic development exists round the site already; therefore, it would not appear isolated or impact unspoilt countryside. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

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|---|
| One mature tree to the south of the site on the eastern boundary. Not possible to have close inspection on site visit as the site has private gated access. |
|---|

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| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|---|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting views of the wider landscape will be an additional factor in the formation of proposals. |
|---|

| |
|--|
| <i>Conclusions and RAG rating</i> |
|--|

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|--|
| Site Reference | LP[085]006 |
| Site Location | Land west of Brick Kiln Lane, Shipdham |
| Buffer Zone | |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed Corner House; Grade II listed Tetherdown; Grade I listed Church of all Saints; Grade II listed Spinky Den & the Cottage; Grade II listed House Immediately E. of Spinky Den & the Cottage; Grade II listed Shrub House; Grade II listed House on corner/Mill Rd/ Chapel St; Grade II listed 1, Mill Road; Grade II listed Erwin Cott. / Villiers Cott. & unnamed cottage; and Grade II listed Shipdham Manor House. Within close proximity are Grade II listed Cedar House and Grade II listed Shipdham Place. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Arable field currently used for crops. Track leads to old cottage at the north of site. Existing development to south with brownfield to the west of the site (caravans etc.) and the church beyond. |

| |
|--|
| Impact on designated heritage assets within the vicinity |
| Glimpse views towards the Grade I listed All Saints Church tower from the site. One church window facing site, however there is development and brownfield land closer to the church which has permission for new development. Views from the church towards the site would be in the context of existing development and therefore it is considered not to cause significant harm to the setting. |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| Property the Chestnuts and property opposite Norwich Road. |

Landscape impact (including key views and topography)

Strong boundary to north + north east – mature trees and hedgerow minimises wider views. Development to the south. To east site 009 contains a working agricultural yard/tip. Low/medium impact.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Boundary to north + east contains trees+ hedgerows, worthy of retention for screening.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, retaining appropriate boundary screening, and respecting nearby designated and non-designated heritage assets will be an additional factor in the formation of proposals.

Conclusions and RAG rating

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|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|---|
| Site Reference | LP[085]009 |
| Site Location | 31 Market St & land west of Swan Lane, Shipdham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed Erwin Cott. / Villiers Cott. & unnamed cottage |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

Site visible from eastern edge which bounded by a ditch but open view of site. Land very flat and split into fields marked by near sparse hedgerows. Raised bank to south east obscures views but appears to be agricultural vehicles, small outbuildings, tipped waste and paddocks with low fences adjacent to west. Appears to be bungalows at access point.

Impact on designated heritage assets within the vicinity

Curtilage of Villiers cottage would have some views towards western part of the site. However, limited potential for harm as already more closely adjacent to modern Sunnyside close.

Are there any non designated heritage assets within the vicinity?

Number 25 and 26 Norwich Road – attractive historic properties. Not visible to and from site consider no impact.

Landscape impact (including key views and topography)

Low/Medium. Flat open landscape means potential for far reaching views towards and from the site.

Prominent trees and other natural landscape features (both within and adjacent to the site)

One prominent tree at north west corner possibly worthy of retention.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, providing screening along the northern boundary and potentially reducing the site size to reduce the impact upon the wider landscape will be additional factors in the formation of proposals.

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

Sporle

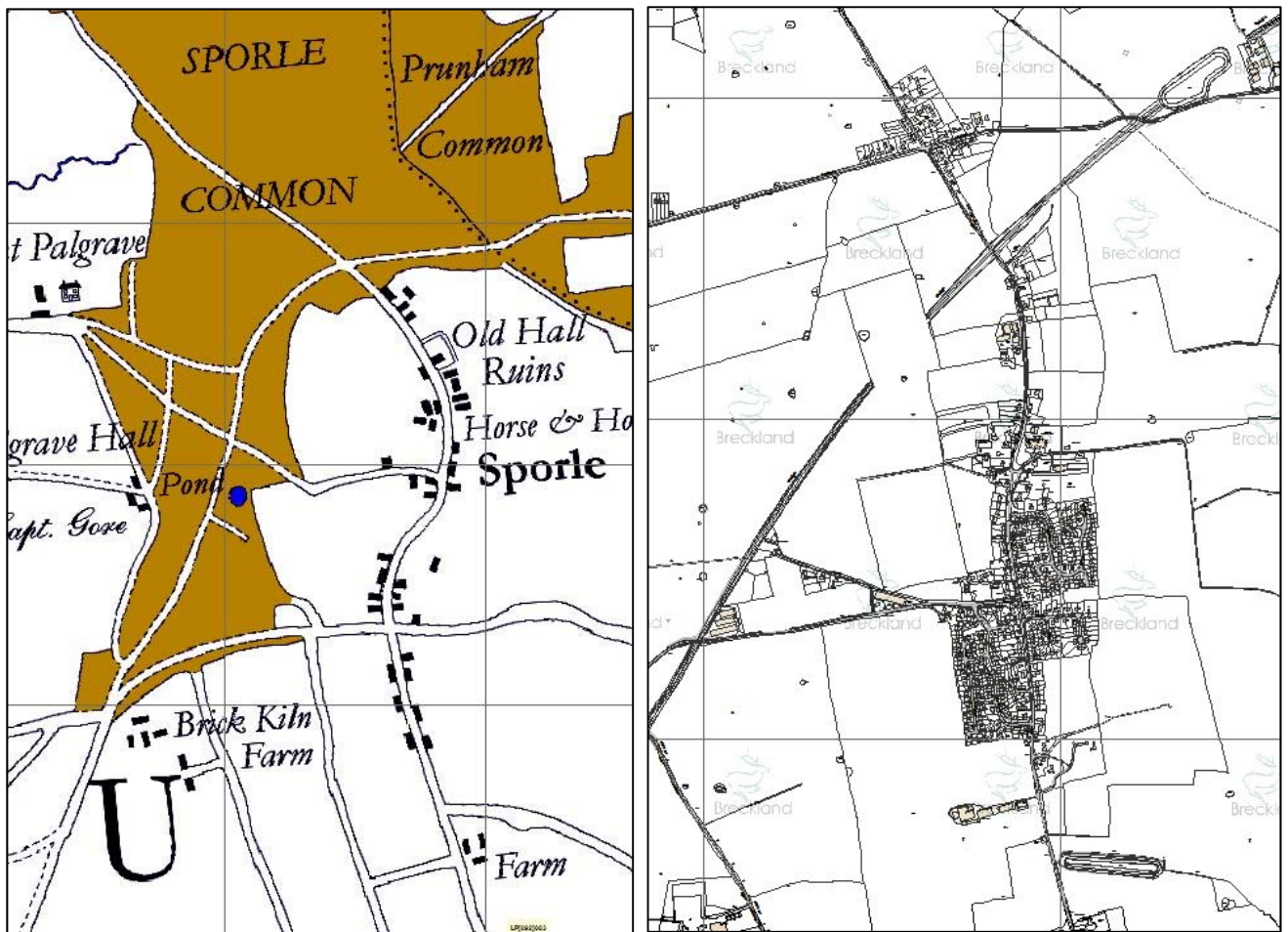


Figure 38 Left: Faden's 1797 Map of Norfolk Right: Present Ordnance Survey map

Faden's 1797 map shows sporadic development along The Street towards what is now known as Dunham Road. The historic map also shows large area of common land to the north and west of the village. The street pattern, as shown on Faden's map, remains largely relevant. Recent development has been focused along the Street and has expanded east and west through low density cul-de-sac development.

Sporle does not have a conservation area. There are two listed buildings within the main settlement: The Church of St.Mary and the Old Vicarage. These building represent the historic core of the village. There are two further listed buildings within the parish: Wolferton House to the south and Little Palgrave Hall to the north.

Two sites have been promoted within Sporle, the impact of which are assessed through this study. The following image shows the located of the sites in relation to the designated heritage assets.

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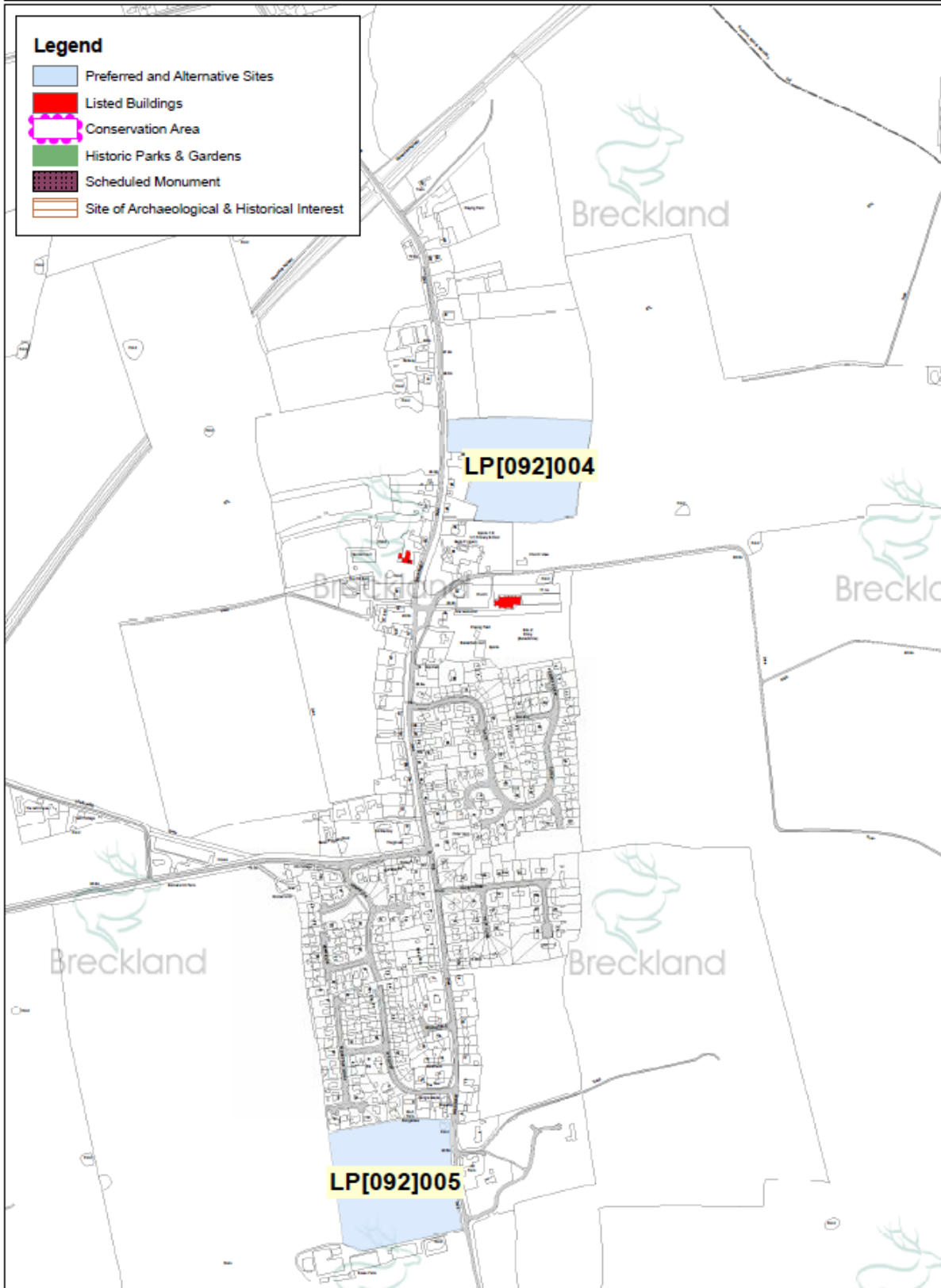


Figure 39 Preferred and alternative sites in relation to designated heritage assets

| | |
|-----------------------|---------------------|
| Site Reference | LP[092]004 |
| Site Location | Seven Acres, Sporle |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II Old Vicarage. Grade I listed Church of St. Mary |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| The site is located to the north-east of the village on arable land – appears to be paddock land currently. The site is slightly elevated from the road, which is rural in nature and tree lined. Development to the south of the site is very low in density and linear in form. There is currently no development to the west of the road. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| The Grade II listed Old Vicarage is within close proximity to the site, but is screened by other development. Views of the Grade I listed Church of St. Mary would be visible from the site; however this would have little impact upon the views of the church coming into the village due to the existing screening/ geometry of the road. |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

| |
|---|
| Landscape impact (including key views and topography) |
| The site is a prominent gateway site to the settlement and although may be screened would have to reflect |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

Native species trees surrounding the site – no TPOs on site.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site’s location on the edge of the settlement, the site’s prominence as a gateway into the village and the setting of the nearby listed buildings will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | <p>Retain site subject to policy requirements and updated development considerations. The following updates are required:</p> <ul style="list-style-type: none">• Respect the setting of the Grade II Listed Old Vicarage• Respect the site’s location on the edge of the settlement and nature as a key gateway into the village. |
|--|---|

| | |
|-----------------------|---|
| Site Reference | LP[092]005 |
| Site Location | Land to the north of Essex Farm, Sporle |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II Listed Wolferton House south east of the site. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

The site is arable land to the south of the settlement boundary on the west of The Street and is a prominent gateway site to the village. The site is elevated to the west. To the east of the site there is an ongoing development.

Impact on designated heritage assets within the vicinity

Grade II Listed Wolferton House is approximately 380m to the south east of the site, but is elevated and, therefore, more prominent.

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

The site is a key gateway into the settlement and, although there is development to the east the entrance to the settlement is very rural in nature. Furthermore, the site elevates east to west, which exacerbates the prominence of the gateway site.

Prominent trees and other natural landscape features (both within and adjacent to the site)

None

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site’s location on the edge of the settlement, the gateway location of the site and respecting the setting of the nearby listed building will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the setting of the Grade II Listed Wolferton House• Respect the site’s location on the edge of the settlement and nature as a key gateway into the village. |
|--|--|

Swaffham

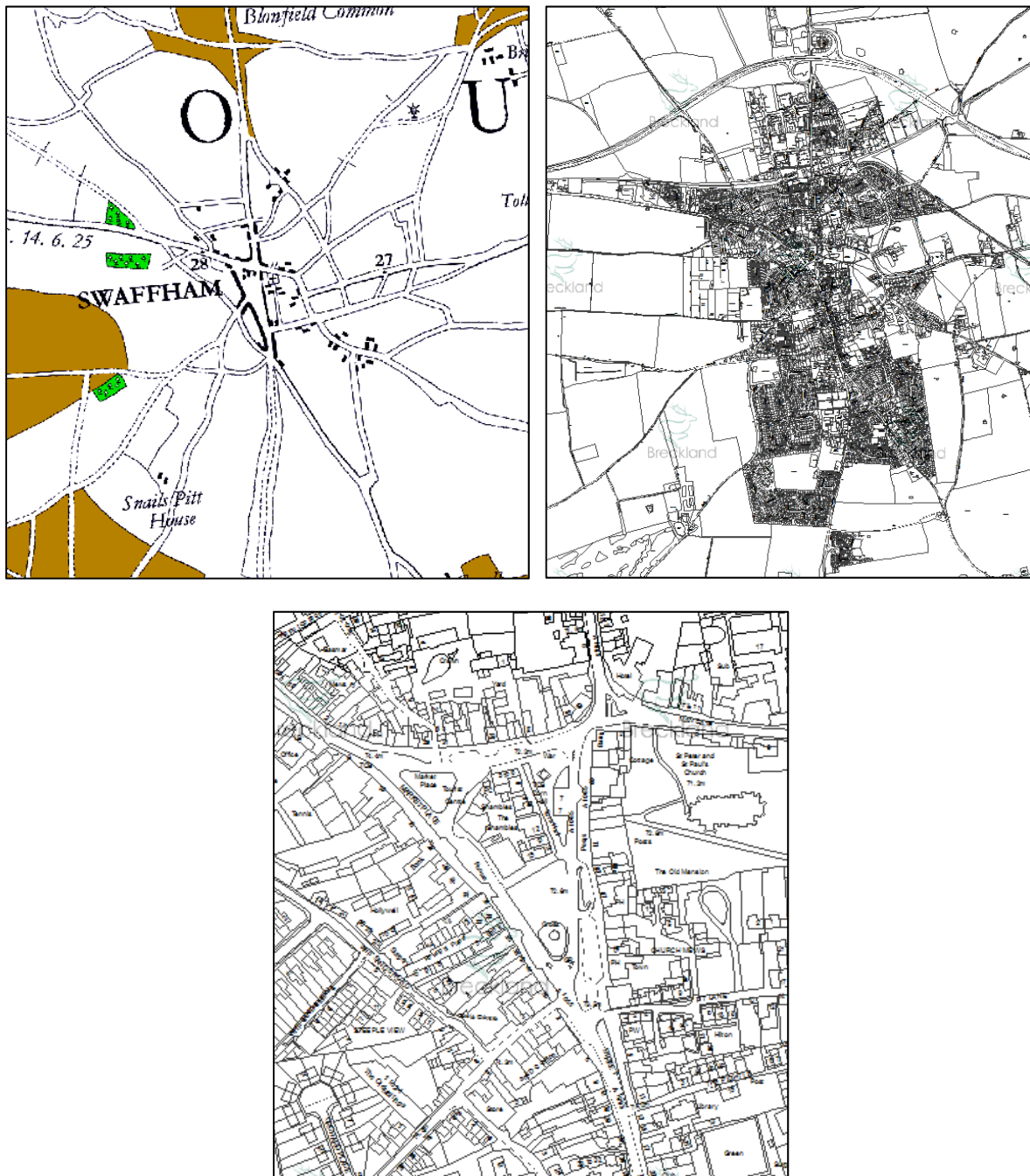


Figure 40 Top right Faden's 1797 Map of Norfolk compared to top left which shows the present Ordnance Survey map. The bottom image shows a present Ordnance Survey map of the town centre.

Faden's 1797 extract of Swaffham shows the focus for development at this stage was around the Market Place and London Street. This forms the historic core of the town and represents the modern town centre. Within this area a significant number of the dwellings fronting on to the Market Place and London Street are listed. The Market Cross (not shown on Faden's map as it was completed between 1781-3) forms a focus for the town in this area.

The present ordnance survey map shows a town which has developed considerably since Faden's 1797 map was completed. The town includes a large conservation area, centred around the historic core of the town, as shown on Faden's map. The conservation area was designated in 1974 and includes open land to the east of the town centre known as The Antinghams and also the Manor House. The Antinghams is open land associated with the Manor House. It formerly connected the Manor House via an avenue of walnut trees (replaced by beech in 1925) with the churchyard.

The Breckland Landscape Character Assessment Settlement Fringe Study shows that the significant development has happened within the town since 1938. The settlement fringe study identifies three character areas surrounding the town. Land to the east of the town is included within the Clarence Hills Open Tributary Farmland which has a moderate sensitivity to change. This is described as a managed arable landscape with locally intact areas of landcover, however this has been degraded in areas due to domestic/ornamental species to the settlement edge. The settlement edge in this area is characterised by late 1970's/80's brick built dwellings. Key gateways in this location include Sporle Road, Norwich Road and Watton Road.

Land to the north of the town is included within Washpit Drove Open Plateau Farmland. The settlement fringe study assesses this area as having a moderate to high sensitivity to change. The wider landscape of this character area is composed of elevated arable farmland divided intermittently by mixed hedgerows creating a relatively open large scale field pattern. The main gateway into the town within this character area is Castle Acre Road. Land to the east of the town is included within the Hilly Whins Plantation Farmland character area. This has a moderate to high sensitivity to change. Key elements include distant blocks of plantation woodland, in addition to the remnant mixed field boundary hedgerows. The western settlement edge displays a range of development types and periods ranging traditional brick and flint barns to 1970s development including bungalows.

Through the call for sites, land has been promoted all around the town for residential development. The following image shows the preferred and alternative sites in relation to the designated heritage assets within the town.

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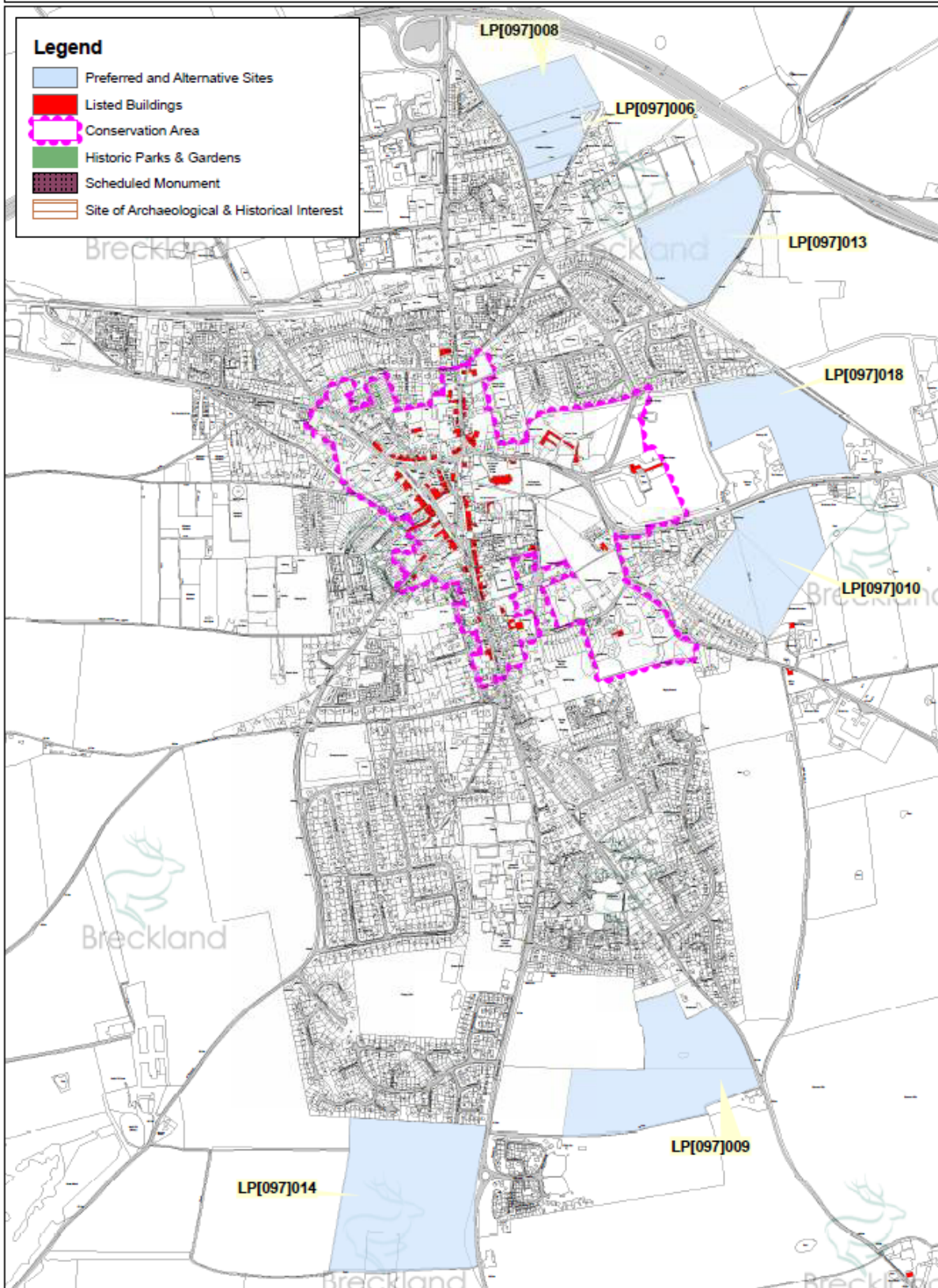


Figure 41 Preferred and alternative sites in relation to designated heritage assets

LP[097]006

| | |
|-----------------------|------------------------------------|
| Site Reference | LP[097]006 |
| Site Location | Land off New Sporle Road, Swaffham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed Baptist Chapel & Hall; Grade II listed Point House; and Grade II listed Beech House. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

The site was previously allotment gardens on the edge of the settlement to the east of New Sporle Road. There is existing development to the south, west and east of the site with arable land to the north. Whilst the site is situated along a gateway into the town, the location of the site would limit the impact of the site due to the existing development that surrounds the site.

Impact on designated heritage assets within the vicinity

Although historic buildings and the conservation area lie within the 500m buffer, these are screened by existing development and would, therefore, have no impact.

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

The site is alongside a gateway to the town; however, the impact of this is mitigated by the existing development to the south, east and west of the site. The site is situated within the 'Clarence Hills Open Tributary Farmland' landscape character area, which is of moderate sensitivity to change.

Prominent trees and other natural landscape features (both within and adjacent to the site)

None

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site's location on the edge of the settlement, the surrounding character and form of existing development and the site being a prominent gateway into the village will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|------------------------------------|
| Site Reference | LP[097]008 |
| Site Location | Land off New Sporle Road, Swaffham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--------------------------|
| Listed Building | No | |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey**Site description (including form and character, materials, massing and scale)**

The site is situated upon arable land on the edge of the settlement to the east of New Sporle Road. Arable land is situated to the north and east with previous allotment land to the south. Existing development to the west of the site is linear and relatively low in density. The site forms part of a key gateway into the town.

Impact on designated heritage assets within the vicinity

Although historic buildings and the conservation area lie within the 500m buffer, these are screened by existing development and would, therefore, have no impact.

Are there any non designated heritage assets within the vicinity?

N/A

Landscape impact (including key views and topography)

The site forms part of a gateway to the town; however this is mitigated against by the development to the west of New Sporle Road. The site is situated within the 'Clarence Hills Open Tributary Farmland' landscape character area, which is of moderate sensitivity to change.

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

| |
|------|
| None |
|------|

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|--|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site's location on the edge of the settlement and the site being a prominent gateway into the village will be additional factors in the formation of proposals. |
|--|

Stage 3 Evaluating Impact

| | |
|--|--|
| <i>Conclusions and RAG rating</i> | |
|--|--|

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|--|
| Site Reference | LP[097]009 |
| Site Location | Land to the east of Brandon Road, Swaffham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--------------------------|
| Listed Building | No | |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| The site is arable land located to south of the town on the edge of the settlement. The site forms part of a key gateway into the town along the South Pickenham Road/Watton Road. Existing development to the north of the site of the site is low in density and development to the west of the site, which the site forms an extension to, is also relatively low density. Land to the east of the site is designated open space with further arable land beyond. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| None |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

| |
|---|
| Landscape impact (including key views and topography) |
| The site is a key gateway to the town from the south of the town. The Breckland District Settlement Fringe Landscape Assessment highlights that the site forms part of the 'Clarence Hills Open Tributary Farmland' landscape character area, which is of moderate sensitivity. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| None |

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site’s location on the edge of the settlement, the site being a prominent gateway into the village and the respecting the landscape character sensitivity will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the landscape character sensitivity of the area• Respect the site’s edge of settlement location and have regard to nearby form and character |
|--|---|

| | |
|-----------------------|---|
| Site Reference | LP[097]010 |
| Site Location | Land to the south of Norwich Road, Swaffham |
| Buffer Zone | |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed Barn & Stock Houses with Enclosing Wall; Grade II listed Stable Block & Cart Shed NW. of Manor Farm; Grade II listed Manor Farmhouse inc. Attached Wing to North; Grade II* listed Manor House inc. Attached Service Range to E. Norwich Road; Grade II listed Grady's Hotel; Grade II listed The Church Rooms; Grade II listed 39, London Street; Grade II listed The Shirehall; Grade II listed Holmwood House; Grade II listed Crown Cottage; Grade II listed Wood Farmhouse; |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| The site is situated upon the arable land to the east of the settlement to the south of Norwich Road. Low-density development is situated to the west of the site with arable land to the east. Farms and smallholdings are located to both the south and north of the site. The site forms part of a key gateway to the settlement from the east. |

| |
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| Impact on designated heritage assets within the vicinity |
| The Grade II listed Wood farmhouse and Crown cottage are within close proximity to the site and are clearly visible from the site. Furthermore the topography of the landscape exacerbates the impact upon these listed buildings. |
| There are views towards the Church tower from the site. |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

Landscape impact (including key views and topography)

The site is situated on the edge of the settlement and is a prominent gateway site to the village. The site is situated within the Clarence hills Open Tributary Farmland landscape character area, which is of moderate sensitivity to change.

Prominent trees and other natural landscape features (both within and adjacent to the site)

None

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site's location on the edge of the settlement and the site being a prominent gateway into the village and respecting the setting of the nearby listed buildings, in particular Wood Farm, will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the setting of the nearby listed buildings and conservation area• Have regard to nearby character and form to respect the site's gateway location |
|--|--|

| | |
|-----------------------|----------------------|
| Site Reference | LP[097]013 |
| Site Location | Land off Sporle Road |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II Baptist Chapel & Hall; Grade II listed Point House; and Grade II listed Beech House. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

The site is situated upon arable land to the east of the town. Allotments are situated to the north of the site with further arable land beyond. Arable land is situated to the south of the site with the A47 situated to the east of the site. The site feels detached from the settlement by the dismantled railway and feels very rural in nature.

Impact on designated heritage assets within the vicinity

None

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

The landscape Impact would be most impacted when entering and leaving the town; the dismantled railway bridge acts as a strong gateway both into and out of the town; development to the west of the bridge is very linear and low density while the east of the bridge is very rural in character.

Prominent trees and other natural landscape features (both within and adjacent to the site)

The site is lined with native trees to the north of the site. No TPOs on the site.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site’s location on the edge of the settlement and the site being a prominent gateway into the village and preserving native trees where possible, will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the landscape character sensitivity of the area• Respect the site’s edge of settlement location and have regard to nearby form and character |
|--|---|

| | |
|-----------------------|--|
| Site Reference | LP[097]014 |
| Site Location | Land to the west of Brandon Road, Swaffham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--------------------------|
| Listed Building | No | |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| The site is situated upon flat arable land to the south of the settlement. Existing development lies to the north and east of the site with further arable land to the south and west. The site forms part of a key gateway to the town from the south along the Brandon Road. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| None |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

| |
|---|
| Landscape impact (including key views and topography) |
| Views across the open fields to the west upon approach to the town from the south. The site is situated within the Hilly Whins plantation Farmland landscape character area, which is of moderate/high landscape sensitivity. |

| |
|---|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| Area of woodland partially covering southern area of the site with further woodland to the south of the site. |

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site's location on the edge of the settlement and the site being a prominent gateway into the village, respecting the landscape character sensitivity and the character and form of surrounding development will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|---|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the landscape character sensitivity of the area• Respect the site's edge of settlement location and have regard to nearby form and character |
|--|---|

| | |
|-----------------------|-----------------------------------|
| Site Reference | LP[097]018 |
| Site Location | Land to the north of Norwich Road |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade I Church of St. Peter (listed building falls partially into buffer); Grade II listed Town Pound; Grade II listed Church Cottage; Grade II listed Barn & Stock Houses with Enclosing Wall; Grade II listed Stable Block & Cart Shed NW. of Manor Farmhouse; Grade II listed Manor Farmhouse inc. Attached Wing to North; Grade II* Manor House inc. Attached Service Range to E. Norwich Rd; Grade II listed Grady's Hotel; Grade II listed The Church Rooms; Grade II listed Holmwood House; Grade II listed Wood Farmhouse; Grade II listed Crown Cottage; |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey**Site description (including form and character, materials, massing and scale)**

The site is situated upon arable land to the north east of the settlement. The site is situated between Norwich road and the residential development of Longfields. The development of Longfields is primarily cul-de-sac development and of a low/medium density. Development along Norwich is Road is very linear and rural in feel.

Impact on designated heritage assets within the vicinity

Manor House & the conservation area would be impacted by the development. However, the setting of the listed building and conservation area are screened by trees running alongside Box's Lane.

Are there any non designated heritage assets within the vicinity?

Keeper's cottage meets the non designated asset criteria based on Aesthetic Merits and Historic Association.

Landscape impact (including key views and topography)

The landscape impact would be most severe from the footpaths themselves. Views from Box's Lane and Long Lane provide views both across open fields and towards the nearby listed building.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Trees provide screening around the site, most prominently to the north, east and west. Trees line both Box's Lane and Long Lane and these should be preserved where possible to preserve the character of the lanes.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site's location on the edge of the settlement and the site being a prominent gateway into the village, preserving trees that act as screening for the site and respecting the setting of the nearby listed buildings and non designated asset, will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

Conclusions and RAG rating

| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the setting of the nearby listed buildings and conservation area• Have regard to nearby character and form to respect the site's gateway location |
|--|--|

Swanton Morley

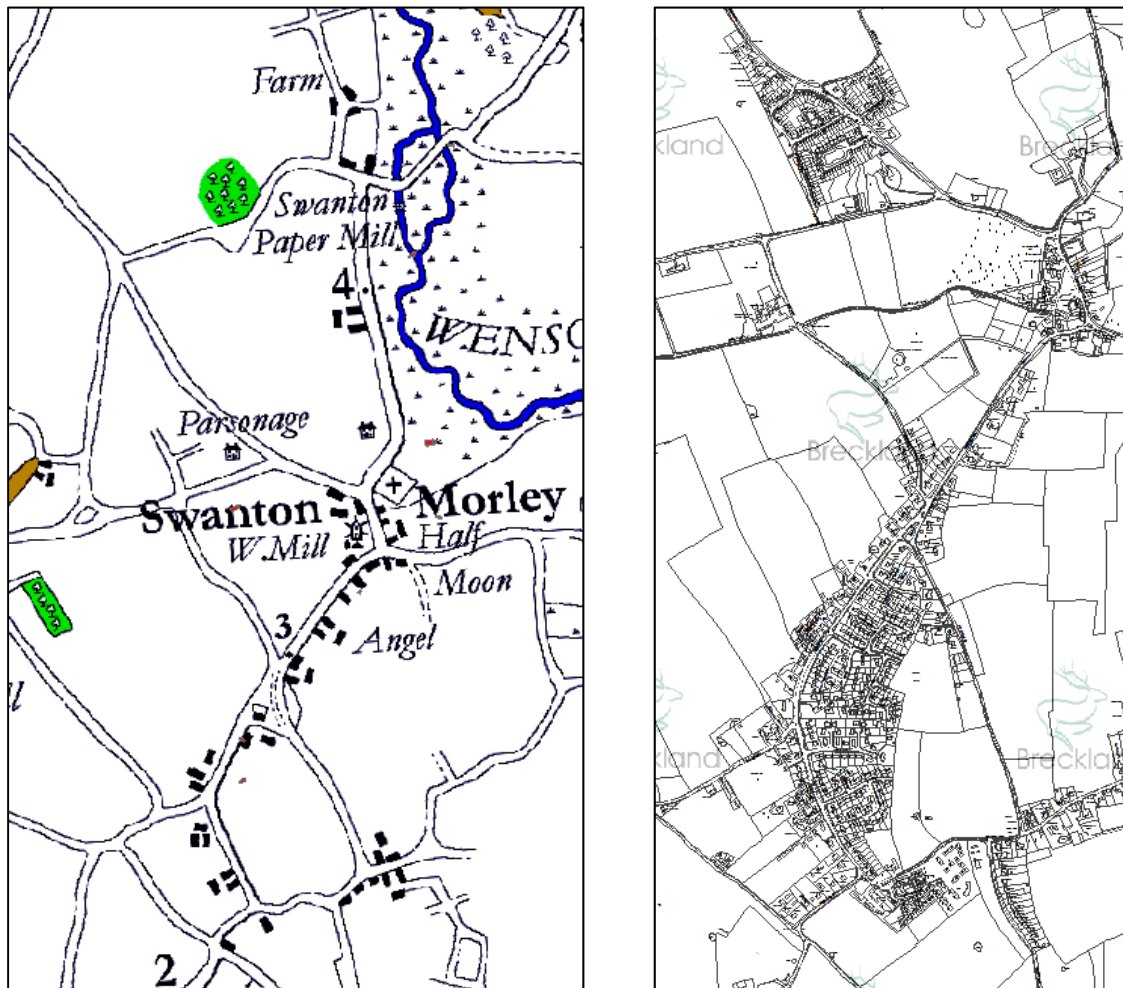


Figure 42 Faden's 1797 Map of Norfolk compared to the present Ordnance Survey map

Faden's 1797 map shows low density ribbon development along Gooseberry Hill, Greengate and Town Street. The River Wensum forms a key element of the landscape to the north. The present street pattern as shown through the Ordnance Survey map still remains relevant. The majority of development within Swanton Morley has occurred since 1951.

Swanton Morley does not contain a conservation area and there are limited numbers of listed buildings. The Breckland Landscape Character Assessment Settlement Fringe Study (2007) shows that the landscape has different levels of sensitivity within the village, with the northern section closer to the River Wensum having a higher level of sensitivity than the southern section of the village.

Key changes to the development of Swanton Morley have included the creation of RAF Swanton Morley, this was a new station planned under the RAF expansion programme which was completed during the Second World War. The station has now been converted to an army barracks. The development has extended the village to the North West.

A number of sites have been promoted within Swanton Morley the impact of which are assessed through this study.

The following map shows the location of the preferred and alternative sites in relation to the designated heritage assets.

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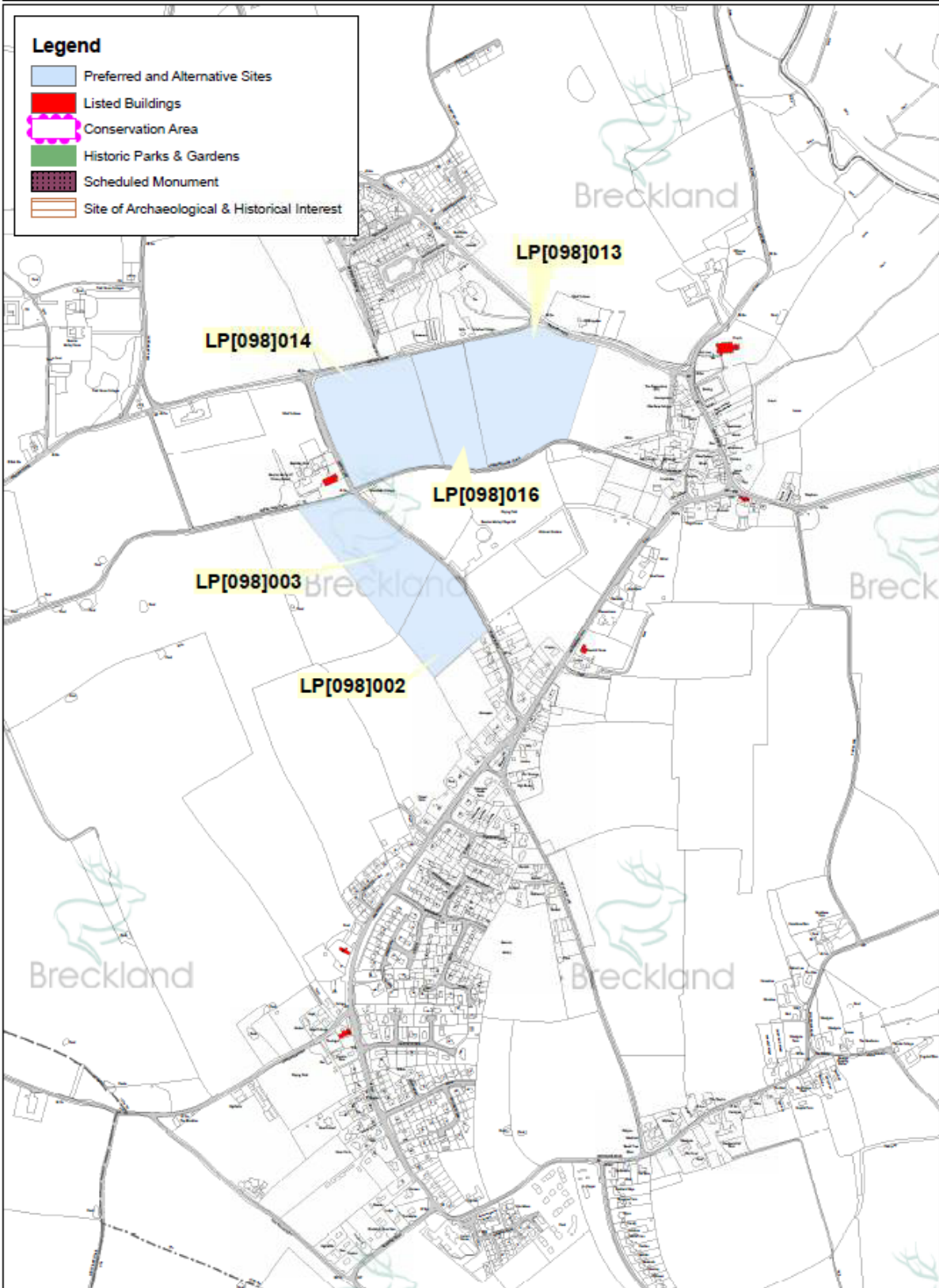


Figure 43 Preferred and alternative sites in relation to designated heritage assets

LP[098]002

| | |
|-----------------------|-------------------------------------|
| Site Reference | LP[098]002 |
| Site Location | Land off Manns Lane, Swanton Morley |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed 1 & 2 Elsing Road; Grade II listed Kesmark House; and Grade II listed Swanton Morley Primary School. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

This is an undeveloped arable field. There are dwellings located to the south of the site along Manns Lane and Gooseberry Hill. The dwellings along Manns Lane are low density and all have their own road frontage. The dwellings are modern and are predominantly red brick.

Adjacent to the site to the east is the village hall and its associated playing field. The village hall is set back from Manns Lane and creates an undeveloped aspect to the east.

Impact on designated heritage assets within the vicinity

The site is not located within the village conservation area. The site is located close to the school and there are open views across the site towards the school.

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

This is a flat site which has a slightly higher elevation than Manns Lane. Overall however this is marginal.

There is no separation between sites LP[098]002 and 003 and they form a single field. There are open views across the site, to the surrounding countryside beyond.

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

| |
|---|
| There are no trees within the site. There are a number of boundary trees which should be assessed to consider whether retention is appropriate. There is a hedgerow located along the eastern edge of the site. |
|---|

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|--|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance development should respect the form and character of the surrounding area, including the Linear nature of development to the south of Manns Lane. |
|--|

Stage 3 Evaluating Impact

| | |
|--|--|
| <i>Conclusions and RAG rating</i> | |
|--|--|

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|---|
| Site Reference | LP[098]003 |
| Site Location | Land adjacent Manns Lane and the primary school, Swanton Morley |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade I listed Church of all Saints; Grade II listed 1 & 2 Elsing Road; Grade II listed Kesmark House; and Grade II listed Swanton Morley Primary School. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| Site description (including form and character, materials, massing and scale) |
|---|
| <p>This is an undeveloped arable field. There are dwellings located to the south of the site along Manns Lane and Gooseberry Hill. The dwellings along Manns Lane are low density and all have their own road frontage. The dwellings are modern and are predominantly red brick.</p> <p>Adjacent to the site to the east is the village hall and its associated playing field. The village hall is set back from Manns Lane and creates an undeveloped aspect to the east.</p> |

| Impact on designated heritage assets within the vicinity |
|--|
| The site is not located within the village conservation area. The site is located close to the school and there are open views across the site towards the school. |

| Are there any non designated heritage assets within the vicinity? |
|--|
| None |

| Landscape impact (including key views and topography) |
|---|
| <p>This is a flat site which has a slightly higher elevation than Manns Lane. Overall however this is marginal.</p> <p>There is no separation between sites LP[098]002 and 003 and they form a single field. There are open views across the site, to the surrounding countryside beyond.</p> |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

| |
|---|
| There are no trees within the site. There are a number of boundary trees which should be assessed to consider whether retention is appropriate. |
|---|

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|--|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance development should respect the form and character of the surrounding area including densities and the linear nature of development on Manns Lane. |
|--|

Stage 3 Evaluating Impact

| | |
|--|--|
| <i>Conclusions and RAG rating</i> | |
|--|--|

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|---------------------------------------|
| Site Reference | LP[098]013 |
| Site Location | Land off Rectory Road, Swanton Morley |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade I listed Church of all Saints; Grade II listed 1 & 2 Elsing Road; Grade II listed Kesmark House; and Grade II listed Swanton Morley Primary School. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey**Site description (including form and character, materials, massing and scale)**

The site is currently an arable field. It is bordered to the east by a modern development by Hopkins Homes which has recently been constructed. The Hopkins Homes development uses a range of different materials.

To the north of the site is Hoe Road East which is a narrow restricted width road. This road has an enclosed feel.

Impact on designated heritage assets within the vicinity

The church tower can be seen from the site and represents a prominent view. The views of the school are obscured by the existing hedgerows and tree line.

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

The site has an enclosed feel due to the significant boundary trees, which limits views into the site. It is a flat site. The new development to the east of the site dominates the views in this area. The western edge of this site links to the Harkers Lane footpath.

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

| |
|--|
| There are a number of native boundary trees to the south and west of the site. |
|--|

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|--|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, development should respect the form and character of the surrounding area, including the lower densities on Hoe Road East. |
|--|

Stage 3 Evaluating Impact

| |
|--|
| <i>Conclusions and RAG rating</i> |
|--|

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|---|
| Site Reference | LP[098]014 |
| Site Location | Land between Manns Lane and Hoe Road East, Swanton Morley |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Swanton Morley Primary School |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

Previously undeveloped land in the open countryside, it is located adjacent to the primary school and Greenfields Cottages. Both the primary school and adjacent cottages are red brick. The current use of the site is arable farmland.

Impact on designated heritage assets within the vicinity

Setting of designated heritage assets.

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

Open arable field with views across the site to the east of the church tower. It is a flat site and there is no natural boundary with site LP[098]016.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Native species trees and hedges to the south and east.

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

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|--|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. |
|--|

Stage 3 Evaluating Impact

| | |
|--|--|
| <i>Conclusions and RAG rating</i> | |
|--|--|

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|--|
| Site Reference | LP[098]016 |
| Site Location | Land to the south of Hoe Road East, Swanton Morley |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade I listed Church of all Saints; Grade II listed 1 & 2 Elsing Road; Grade II listed Kesmark House; and Grade II listed Swanton Morley Primary School. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Previously undeveloped land in the open countryside, it is located adjacent to the primary school and Greenfields Cottages. Both the primary school and adjacent cottages are red brick. The current use of the site is arable farmland. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| Setting of designated heritage assets |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None |

| |
|--|
| Landscape impact (including key views and topography) |
| Open arable field with views across the site to the east of the church tower. It is a flat site and there is no natural boundary with site LP[098]014. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| Native species trees and hedges to the north, south and east |

| |
|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> |
|--|

| |
|---|
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response |
|---|

Stage 3 Evaluating Impact

| |
|--|
| <i>Conclusions and RAG rating</i> |
|--|

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

Watton

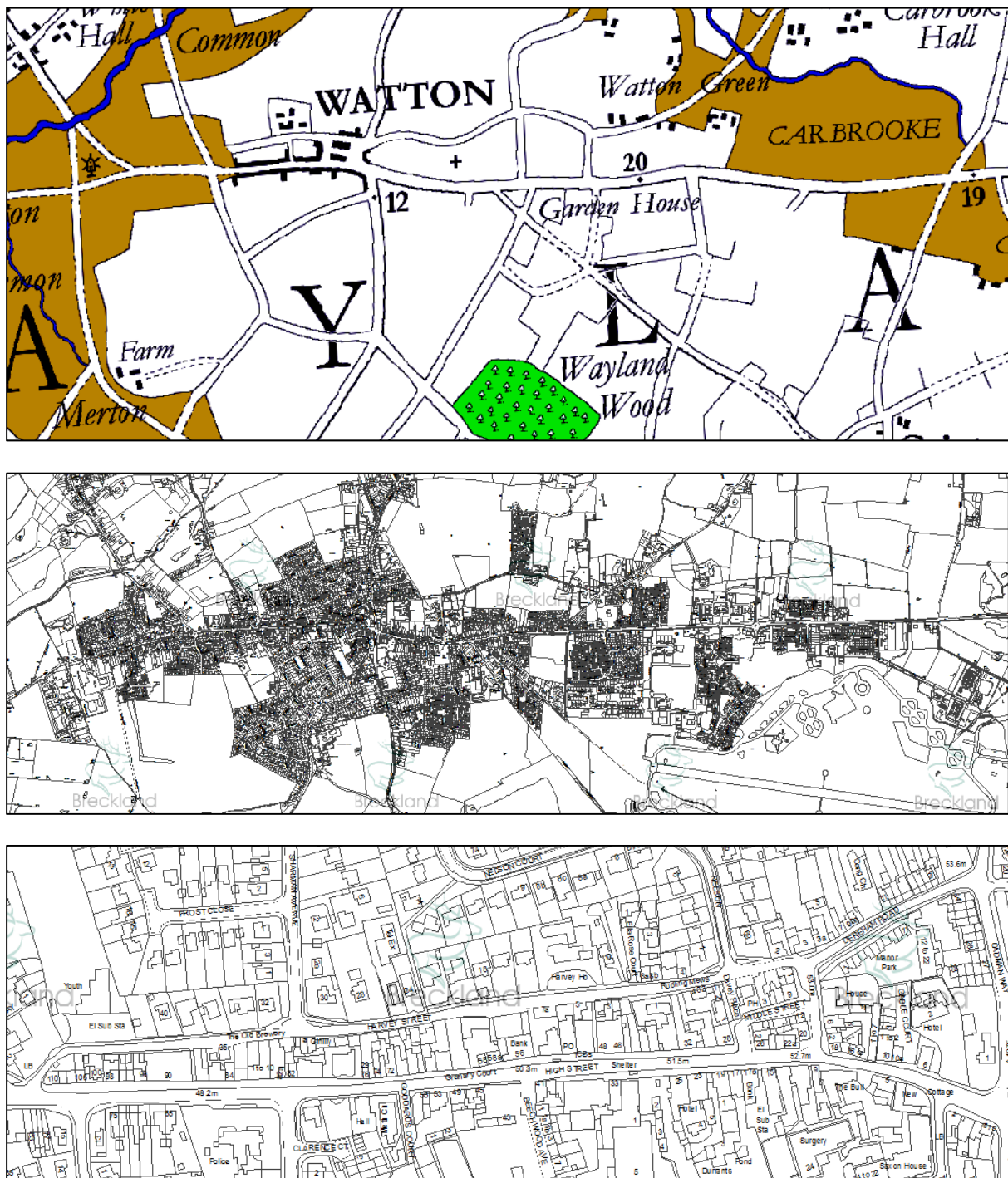


Figure 44 Top: Faden's 1797 Map of Norfolk. Middle: the present ordnance survey map. The bottom image shows a present ordnance survey map of the town centre.

The above three images show the level of change and development which has occurred in Watton. Faden's 1797 map shows linear development focused to the north and south of High Street and also around Middle Street. The bottom image shows the High Street as it is today, and shows the intensification of development within this area and also the expansion. The Watton conservation area covers this area and was designated in 1976.

By comparing Faden's 1797 map to the present ordnance survey map, it is possible to see that the town has expanded significantly along a linear east-west axis and now has expanded to incorporate land within Carbrooke and Griston parishes. Much of the expansion of Watton has happened since the 1950's. A key element of this development was the creation of RAF Watton during the Second World War as a base for both the RAF and USAAF. This was developed on land predominantly in Carbrooke and Griston parishes. The station was closed in the 1980's and in 1995 part of the land was sold for housing. This now accommodates the Blenheim Grange estate. The runaway and associated land remains in situ to the south west of the town.

The Breckland Landscape Character Assessment Settlement Fringe Study (2007) considers there to be three character areas on land surrounding Watton. Land to the north of the town is included within the Watton Brook Tributary Farmland, which has been assessed as having a moderate to high sensitivity to change. This area forms a transition from the town to the tributary valley. Watton is located at the top of the valley slopes on the edge of the higher plateau landscape. Within the character area the main gateway is located from the A1075.

Land to the south of the town is included within the Watton Airfield Plateau character area. The settlement fringe study has assessed this character area as having a low sensitivity to change. Within this character area views to the settlement edge and disused airfield are prominent. The main gateway from this character area into Watton is the A1075 from Thetford, however the assessment does not consider this gateway to be sensitive. Key features within this landscape include Wayland Wood which is an ancient woodland and also a SSSI. The woodland is most famously associated with the Babes in the Wood folklore.

Land to the west of the town is included within the Watton West/Threpton character area this is described as having a moderate sensitivity to change. The character area has a strong rural character in parts however the western edge of Watton includes large scale industrial buildings. This edge of Watton is poorly integrated with the rural surroundings. The main gateway within the town is the B1108.

Through the call for sites, land has been promoted for residential development around the town. These are assessed in detail in the following section. The following image shows the location of sites within the town in relation to the designated heritage assets.

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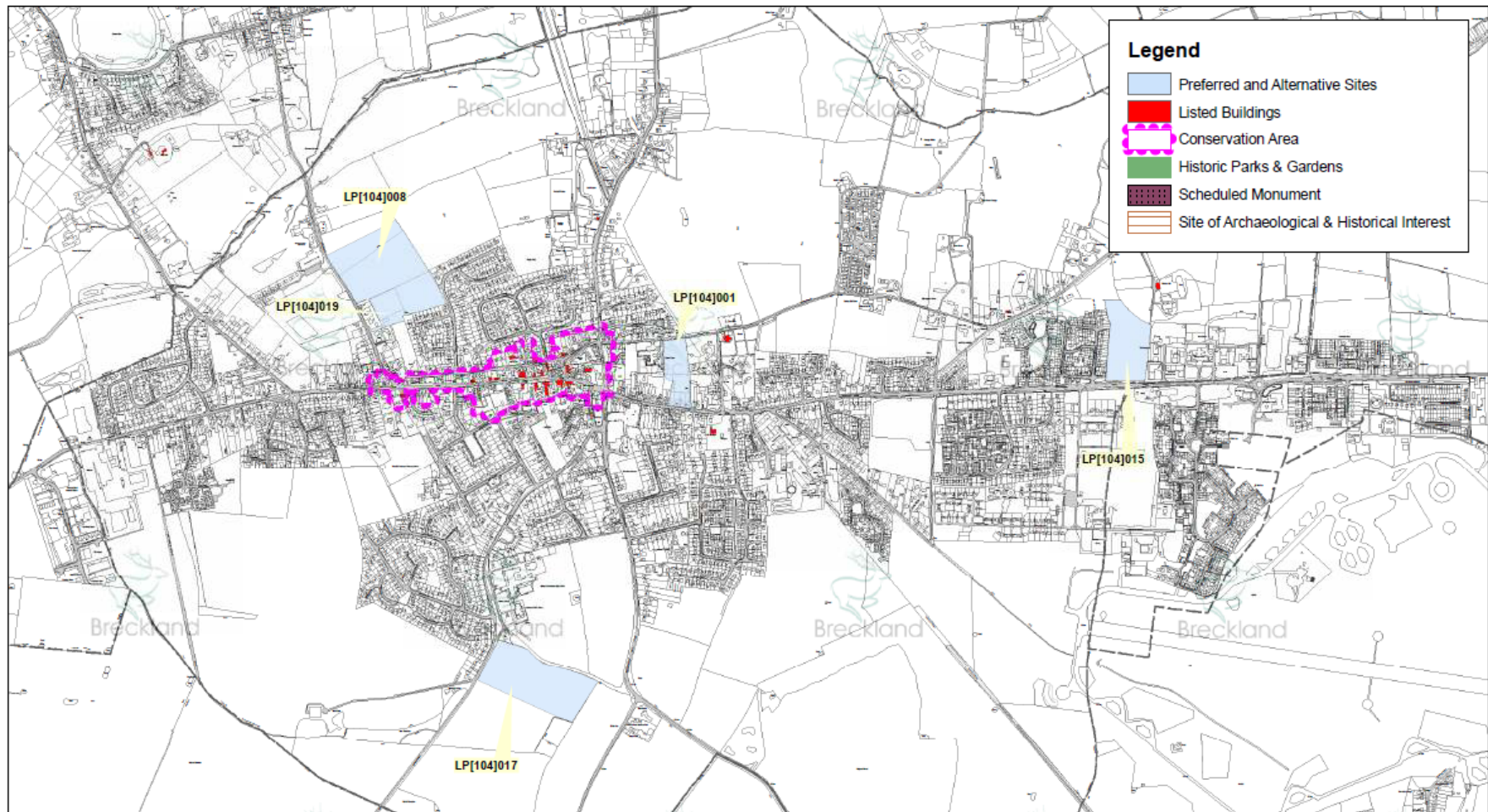


Figure 45 Preferred and alternative sites in relation to designated heritage assets

LP[104]001

| | |
|-----------------------|-------------------------------|
| Site Reference | LP[104]001 |
| Site Location | Land off Norwich Road, Watton |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Harvey House; Grade II listed 44 & 46 High Street; Grade II listed 33 High Street; Grade II listed The Crown Hotel; Grade II listed 19 High Street; Grade II listed Crown Hotel Stables; Grade II listed Entrance Arch Leading to 21 High Street; Grade II listed Durrant; Grade II 11 & 13 High Street; Grade II listed Wayland Hall; Grade II listed 4 & 6 Harvey Street; Grade II The Willow House; Grade II listed Manor House Wall; Grade II listed 3A Dereham Road; Grade II* listed Church of St. Mary; Grade II listed Vicarage; Grade II listed Gates & Gatepiers at W. end of Church walk; Grade II listed 83 Dereham Road (Lock House); Grade II listed Harvey House (Quinton House); Grade II listed The Clock Tower; Grade II listed 36 High Street; Grade II listed Khyber House; and Grade II listed The Bull Hotel. Within close proximity of the buffer are Grade II listed 56 & 58 High Street and Grade II 60 & 60A High Street. |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| Site consists of scrubland, caravans and outbuildings in use. Visibility into the site is very poor and, therefore, it was difficult to determine the use of the site. Frontage properties on Norwich Road appear to be in private ownership: one bungalow is for sale; one end of terrace property is in poor condition. |

Impact on designated heritage assets within the vicinity

The site backs onto Church Walk which leads to the Grade II* listed Church of St. Mary. Church walk is an attractive, tree lined avenue which provides amenity use for residents. The site is currently well screened with established vegetation, therefore careful design regarding height of development should not impact the walk.

Are there any non designated heritage assets within the vicinity?

None

Landscape impact (including key views and topography)

Low- surrounded by development. Site sits lower than church walk and is well screened.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Native species line the site to the south east and west. There are a number of TPOs on trees to the west of the site.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken to inform an appropriate design response. In this particular instance, taking into consideration the landscape impact upon Church Walk and respecting the proximity of the site to the Grade II* listed Church of St. Mary will be additional factors in the formation of proposals.

Conclusions and RAG rating

| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respecting the landscape impact upon Church Walk• Respecting the site's proximity to the Grade II* listed Church of St. Mary |
|--|--|

| | |
|-----------------------|-----------------------------|
| Site Reference | LP[104]008 |
| Site Location | Land off Saham Road, Watton |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed 77 to 83 (Odd) High Street; Grade II listed 74, 76 & 76A High Street; Grade II listed 56 & 58 High Street; Grade II listed 60 & 60A High Street; Grade II listed Harvey House (Quinton House); Grade II listed 44 & 46 High Street; Grade II listed 33 High Street; Grade II listed 36 High Street; Grade II listed The Crown Hotel; Grade II listed 30 High Street; Grade II listed Wayland Hall; Grade II listed 3A Dereham Road; Grade II listed 4 & 6 Harvey Street; Grade II listed Khyber House; Grade II listed Entrance Arch leading to 21 High Street; and Grade II listed 19 High Street. Within close proximity of the buffer are Grade II listed Crown Hotel Stables; Grade II listed Durrant; Grade II listed 11 & 13 High Street; Grade II listed Manor House Wall; and Grade II listed 6 Dereham Road |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| Large arable field, predominantly flat + open with no boundary roadside to west, limited boundary to north. Land slopes down providing views to the wider countryside, sporadic development. The boundary hedge to the south belongs to the adjacent property. There is a ditch to south and a golf course to the north west. |

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|---|
| Impact on designated heritage assets within the vicinity |
| None |

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| Are there any non designated heritage assets within the vicinity? |
| Not visible from site. |

Landscape impact (including key views and topography)

Field relatively open and surrounded by countryside on two sides- medium impact.

Prominent trees and other natural landscape features (both within and adjacent to the site)

None

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken to inform an appropriate design response. In this particular instance, taking into consideration the impact upon the wider landscape will be an additional factor in the formation of proposals.

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|---|
| Site Reference | LP[104]015 |
| Site Location | Land to the north of Norwich Road and south of Rokeles Hall, Watton |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Green Farmhouse and Grade II listed Rokeles Hall. |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

Site laid to grass and surrounded by conifers of significant height (approx. 30ft). From the neighbouring estate (Alroiri Square) the site is not publically accessible, therefore limiting survey work. Breckland business park is situated to the east of the site, overlooking the site. On visit there was no noise/amenity issues from neighbouring businesses.

Impact on designated heritage assets within the vicinity

Rokeles Hall is situated to the north east of the site. There is a substantial conifer tree belt, which limits views to the north east. To the east and north mature native trees provide more natural screening. The site appears enclosed and somewhat isolated due to the substation height + density of the conifers.

Are there any non designated heritage assets within the vicinity?

None visible from site. Surrounding estates are relatively modern.

Landscape impact (including key views and topography)

Countryside to the north, but not clearly visible because of dense screening.
Low impact east, west and south.

Prominent trees and other natural landscape features (both within and adjacent to the site)

As described mainly conifers but some native vegetation to the north and east borders. None within the site itself.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken to inform an appropriate design response. In this particular instance, enhancing screening to north east of site to protect Rokeles Hall will be an additional factor in the formation of proposals.

Conclusions and RAG rating

| | |
|--|---|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respecting the landscape impact upon Church Walk• Respecting the site's proximity to the Grade II* listed Church of St. Mary |
|--|---|

| | |
|-----------------------|--------------------------|
| Site Reference | LP[104]016 (Appeal site) |
| Site Location | Land off Mallard Road |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II Listed 77 to 83 High Street , Grade II Listed 74, 76 & 76A High Street (North Side), Grade II Listed 60 and 60A High Street (North Side) & Grade II Listed 56 and 58 High Street (North Side). |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| Adjacent to modern development with 2 possible access points to the north. Farms 3 arable fields – not currently in use, each field enclosed by strong boundary hedgerow + trees, some mature. |

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| Impact on designated heritage assets within the vicinity |
| Listed buildings within the buffer, but not visible from the site. |

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| Are there any non designated heritage assets within the vicinity? |
| None |

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| Landscape impact (including key views and topography) |
| Central field – no views to countryside, well screened Flat topography – low impact completely screened. |

| |
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| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| None evident but mature trees provide important screening function at boundary edges. |

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken to inform an appropriate design response. In this particular instance, taking into consideration the impact upon the wider landscape will be an additional factor in the formation of proposals.

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

LP[104]017

| | |
|-----------------------|--------------------------------------|
| Site Reference | LP[104]017 |
| Site Location | Land to the south of Wayland Academy |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--------------------------|
| Listed Building | No | |
| Conservation Area | No | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| Large, very open agricultural fields (arable) in use. Strong dense mature vegetation boundary to the north east. Pockets of woodland to south adjacent field. |

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|---|
| Impact on designated heritage assets within the vicinity |
| None visible from the site. |

| |
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| Are there any non designated heritage assets within the vicinity? |
| None visible from the site. |

| |
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| Landscape impact (including key views and topography) |
| High impact – very rural open at this part of Watton. However, not many public viewpoints towards the site other than the access road. Low density bungalows surround therefore height of any new development would make it stand out in the landscape. |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
| Yes, north eastern boundary and just outside site to south west. Mature hedgerows to front. |

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken to inform an appropriate design response. In this particular instance, taking into consideration the impact upon the wider landscape will be an additional factor in the formation of proposals.

Conclusions and RAG rating

| | |
|--|---|
| | Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2. |
|--|---|

| | |
|-----------------------|-------------------------------|
| Site Reference | LP[104]019 |
| Site Location | Land off Norwich Road, Watton |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--|
| Listed Building | Yes | Grade II listed 77 to 83 (Odd) High Street; Grade II listed 74, 76 & 76A High Street; Grade II listed 60 & 60A High Street; Grade II listed 44 & 46 High Street; Grade II listed 56 & 58 High Street; Grade II listed Harvey House (Quinton House); Grade II listed 36 High Street; Grade II listed 30 High Street; Grade II listed 33 High Street; Grade II listed 4& 6 Harvey Street; Grade II listed The Bull Hotel; Grade II listed 3A Dereham Road; Grade II listed Khyber House; Grade II listed Wayland Hall; Grade II listed 11 & 13 High Street; Grade II listed The Crown Hotel; Grade II listed 19 High Street; Grade II listed Crown Hotel Stables; Grade II listed Durrant; Grade II listed The Willow House; Grade II listed Manor House Wall; Grade II listed 6 Dereham Road; Grade II listed Entrance Arch Leading to 21 High Street; Grade II listed Gates & Gatepiers at W. end of Church Walk; and Grade II listed The Clock Tower. Within close proximity to the buffer is Grade II listed 83 Dereham Road (Lock House). |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| Site forms two grass paddocks segregated by mature boundary hedge and some mature trees. Field relatively enclosed by development to south , east and west. |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| None |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
|--|

To the west of the site, adjacent to proposed access is a horizontal wooden slatted barn on brick plinth which has a high pitch clay pantile roof, original barn doors and windows. This building should be considered as a non-designated heritage asset.

Landscape impact (including key views and topography)

Views limited to east, south and west by existing development. Views from south towards site would see it as infill due to the adjacent existing development and as a result would have a relatively low impact upon the landscape. .

Prominent trees and other natural landscape features (both within and adjacent to the site)

Two prominent trees on site boundary between paddocks with further trees on boundary edge to the east and south & mature native hedgerow on all boundaries.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken to inform an appropriate design response. In this particular instance, respecting the nearby non designated heritage assets and conservation area will be additional factors in the formation of proposals.

Conclusions and RAG rating

| | |
|--|---|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respecting the setting of the conservation area• Respecting the setting of the nearby listed buildings |
|--|---|

Yaxham



Figure 46 Top: Faden's 1797 Map of Norfolk Bottom: Present Ordnance Survey map

Faden's 1797 map shows low density development around Yaxham and Clint Green. The river Tud forms a key element of the landscape to the north. There has been further development along Station Road to the south west. There has also been further development along Norwich Road to the east of Yaxham towards Clint Green. However, the present street pattern as shown through Faden's Map still remains largely relevant.

Yaxham has a conservation which is situated around St.Peter's Church. There are six listed buildings within Yaxham, including the church. These are predominantly located within and nearby the conservation area, representing the historic core of the village.

Two sites have been promoted within Yaxham, the impacts of which are assessed through this study. The following image shows the location of the sites in relation to the designated heritage assets.

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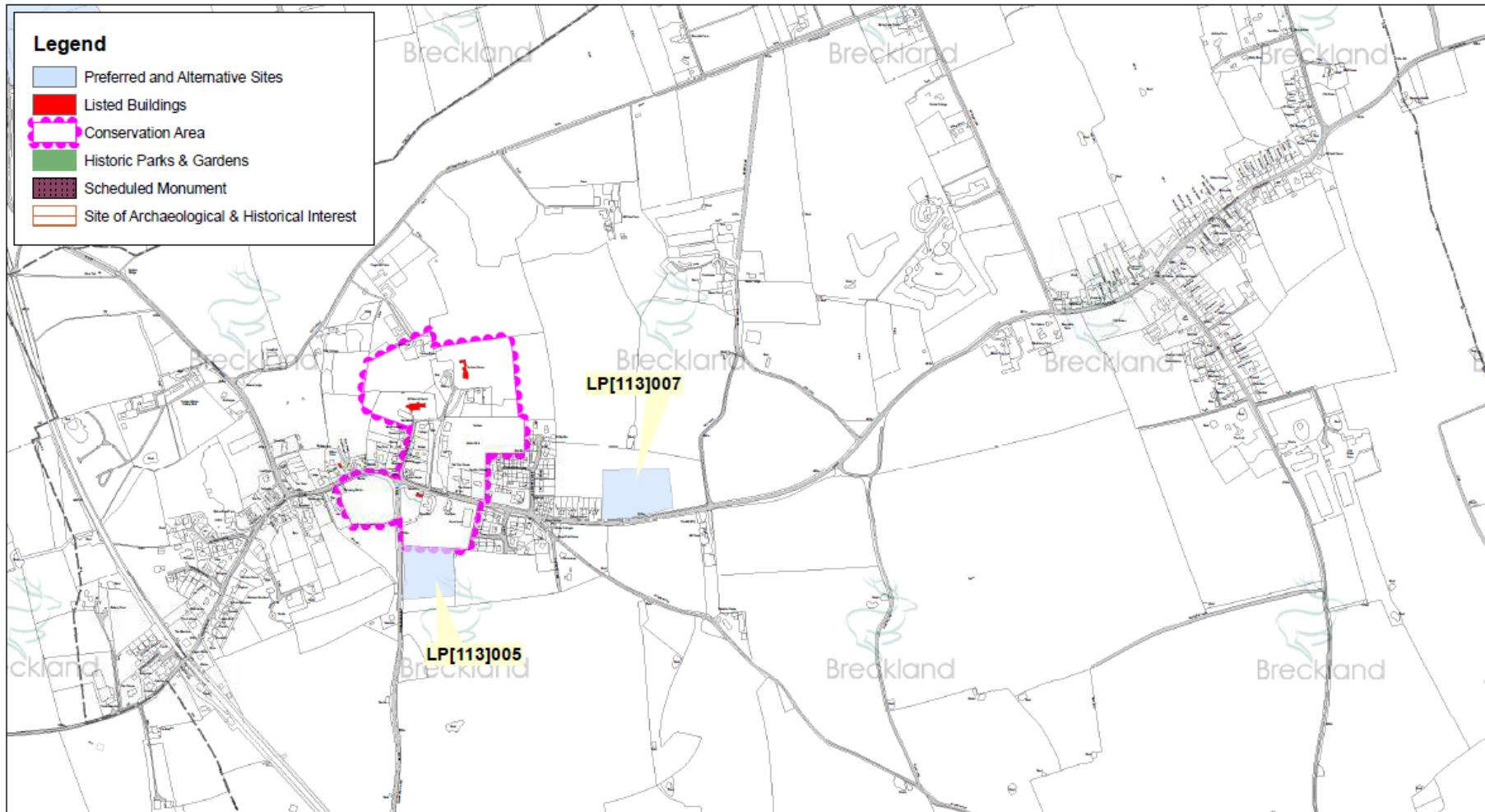


Figure 47 Preferred and alternative sites in relation to designated heritage assets

LP[113]005

| | |
|-----------------------|------------------------------------|
| Site Reference | LP[113]005 |
| Site Location | Land west of Gagman's Lane, Yaxham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Yaxham Road; Grade I listed Church of St. Peter; and Grade II listed Boronia Cottage. |
| Conservation Area | Yes | |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

| |
|---|
| Site description (including form and character, materials, massing and scale) |
| The site forms a series of smaller fields for arable farming and a paddock, bounded by hedgerow. The site is in an elevated position when viewed from Whinburgh Road, which is one of the principal routes into Yaxham. The site is also accessible from the Close. |

| |
|--|
| Impact on designated heritage assets within the vicinity |
| The site is immediately south of a grade II listed cottage, however this is completely screened by a tall band of vegetation on the property boundary of The Elms, which also forms the edge of the Conservation Area. Provided the boundary vegetation is retained any development would be unlikely to have a visible impact on the Conservation Area. |

| |
|--|
| Are there any non designated heritage assets within the vicinity? |
| None identified from site visit. |

| |
|--|
| Landscape impact (including key views and topography) |
| Due to the site being in an elevated position, the site would be visually prominent on the approach to Yaxham along Whinburgh Road. Development at this location would extend the built up area of Yaxham to the south, and due to the large property curtilage of The Elms to the north and dense vegetation belt, development at this point on Whinburgh Road would appear relatively isolated and visually prominent from the south and west. However, permission has been granted for residential development on land to the east of the site which would reduce the landscape impact to the east and south. |

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|---|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) | |
| The dense vegetation belt on the curtilage of the adjacent property to the north provides an important screening function minimising the impact on the Conservation Area. The hedgerow boundary to the wets and south of the site also helps to screen the site from the wider landscape. | |

| | |
|--|--|
| <i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i> | |
| Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, preserving or enhancing the setting of the conservation area, minimising the visual impact upon the conservation area and respecting the site’s location as a key gateway into the village will be an additional factor in the formation of proposals. | |

| | |
|--|--|
| <i>Conclusions and RAG rating</i> | |
| | <p>Retain site subject to policy requirements and updated development considerations.</p> <p>The following updates are required:</p> <ul style="list-style-type: none"> • Preserve or enhance the setting of Yaxham Conservation area • Minimise the visual impact upon the conservation area • Respect the site’s location as a key gateway into the village |

LP[113]007

| | |
|-----------------------|---|
| Site Reference | LP[113]007 |
| Site Location | Land to the north of Norwich Road, Yaxham |
| Buffer Zone | 500m |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|---|
| Listed Building | Yes | Grade II listed Yaxham House; Grade I listed Church of St. Peter; and Grade II listed Boronia |
| Conservation Area | Yes | Partially |
| Scheduled Monument | No | |
| Registered Park and Garden | No | |

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

The site is at the eastern edge of Yaxham village. The site lies immediately east of a linear row of council houses which have modernised exteriors with exterior wood cladding. Development at this location would be visually prominent when viewed on the approach to Yaxham from Clint Green, on the north side of Norwich Road. The site is currently arable farmland with hedgerow boundaries.

Impact on designated heritage assets within the vicinity

Two listed buildings are situated to the west of the site and are entirely screened by existing development.
The Grade 1 listed Church of St. Peter is partially viable from the site to the north wets due to the height of the church tower. Views towards the church tower from the site are screened by trees and therefore would not be visible in the summer months.

Are there any non designated heritage assets within the vicinity?

Yaxham Mill and ancillary buildings are situated to the south of Norwich Road to the east of the site. The windmill is a local landmark feature. New development would be visible from the tower of the mill to the north west. The site is not directly opposite the mill.

Landscape impact (including key views and topography)

The site has a predominantly rural setting in the context of an edge of village greenfield location. The landscape is flat and therefore there are wide views from the site to the north, east and west to further arable fields interspersed with field boundary vegetation. Views towards Dereham are limited by a dense, tall landscaping belt to the north. Due to the edge of village location, development on the site would be viewed in the context of an extension to the west of the village. Provided the site is appropriately designed to complement more established development in the village, it is considered that the site would not have a negative impact on the landscape. The site will be viewed from the east in the context of the existing built up area of Yaxham.

Prominent trees and other natural landscape features (both within and adjacent to the site)

One established tree is sited centrally in the field and the remaining boundary vegetation lies outside the proposed boundaries for the development site. It is considered there are no constraints regarding natural landscape features within or adjacent to the site.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the non designated asset of Yaxham Mill will be an additional factor in the formation of proposals.

Conclusions and RAG rating

| | |
|--|--|
| | Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the setting of the non-designated heritage asset, Yaxham Mill. |
|--|--|

5 Conclusions

- 5.1. The report has assessed the sites proposed for allocation by the Local Plan in terms of the proposed use in relation to impact upon the historic environment. The report has considered the impact of the sites allocation on all aspects of the historic environment including designated and non-designated heritage assets, the landscape impact and prominent trees.
- 5.2. The desktop assessment and site surveys have indicated the requirement to review some of the proposed allocations within the Local Plan going forward. As noted within the methodology, the assessment has included a RAG rating to assess sites impact upon the historic environment. The assessment has identified the following sites as having an amber rating. An amber rating requires the updating of key development considerations if the site is to be allocated.

| Settlement | Site Reference | Preferred/Alternative |
|-----------------|----------------|---|
| Attleborough | SUE | Preferred |
| Dereham | LP[025]029 | Preferred |
| | LP[025]030 | Preferred |
| | LP[025]003 | Alternative |
| | LP[025]005 | Alternative |
| Swaffham | LP[097]009 | Preferred |
| | LP[097]010 | Preferred |
| | LP[097]013 | Preferred |
| | LP[097]018 | Preferred |
| | LP[097]014 | Alternative |
| Watton | LP[104]001 | Alternative |
| | LP[104]015 | Alternative |
| | LP[104]019 | Alternative |
| Banham | LP[003]003 | Preferred |
| | LP[003]004 | Alternative |
| | LP[003]005 | Alternative |
| | LP[003]012 | Site submitted during last consultation |
| Bawdeswell | LP[004]005 | Alternative |
| | LP[004]007 | Alternative |
| Garboldisham | LP[031]004 | Preferred |
| | LP[031]005 | Preferred |
| Great Ellingham | LP[037]004 | Preferred |
| | LP[037]016 | Alternative |
| | LP[037]020 | Alternative |
| Hockering | LP[044]004A | Alternative |
| Kenninghall | LP[051]003 | Preferred |
| | LP[051]005 | Alternative |
| Litcham | LP[054]006 | Alternative |
| Necton | LP[067]007 | Preferred |
| | LP[067]010 | Preferred |
| | LP[067]011 | Preferred |
| | LP[067]004 | Alternative |
| North Elmham | LP[070]001 | Preferred |
| | LP[070]007 | Alternative |

| | | |
|--------|------------|-------------|
| | LP[070]008 | Preferred |
| Sporle | LP[092]005 | Preferred |
| | LP[092]004 | Alternative |

5.3. Stage 3 of the assessment has also highlighted the following sites as having a red rating. The assessment suggests that the allocation of these sites should be reconsidered due to their impact upon the historic environment and removed from allocation within the Local Plan.

| Settlement | Site Reference | Preferred/Alternative |
|-------------------|-----------------------|------------------------------|
| Great Ellingham | LP[037]019 | Preferred |
| Kenninghall | LP[051]004 | Alternative |
| | LP[051]008 | Preferred |
| | LP[051]010 | Alternative |
| Litcham | LP[054]005B | Preferred |
| Mattishall | LP[061]015 | Preferred |
| Old Buckenham | LP[074]006 | Preferred |

5.4. As noted previously, just because a site is not listed above as having either a red or amber rating this does not mean there is no impact upon the historic environment. The site has been assessed as having limited impact upon the historic environment, however it will still need to consider its wider context and setting within the landscape. Furthermore, the design of any scheme will impact upon its suitability within a location.

Appendix A: Site Proforma

| | |
|-----------------------|--|
| Site Reference | |
| Site Location | |
| Buffer Zone | |

Stage 1 Desktop Assessment

| Designated Heritage Asset | Yes/No | Name and Location |
|-----------------------------------|---------------|--------------------------|
| Listed Building | | |
| Conservation Area | | |
| Scheduled Monument | | |
| Registered Park and Garden | | |

Stage 2 Site Survey

| |
|--|
| Site description (including form and character, materials, massing and scale) |
| |

| |
|---|
| Impact on designated heritage assets within the vicinity |
| |

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|--|
| Are there any undesignated heritage assets within the vicinity? |
| |

| |
|--|
| Landscape impact (including key views and topography) |
| |

| |
|--|
| Prominent trees and other natural landscape features (both within and adjacent to the site) |
|--|

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|---|
| Policy requirements – consideration of type/design/layout of development appropriate on the site |
|---|

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| <i>Conclusions and RAG rating</i> |
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