

Historic Environment Topic Paper

Evidence base, rationale behind policy formation, Heritage Impact Assessments and a methodological approach to the potential impact of land use designations upon the historic environment within North Norfolk to inform the new North Norfolk Local Plan 2016-2036

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**North Norfolk District Council
Planning Policy Team, April 2021**

01263 516318

planningpolicy@north-norfolk.gov.uk

Planning Policy,

North Norfolk District Council,

Holt Road, Cromer, NR27 9EN

www.north-norfolk.gov.uk/localplan

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Purpose and Introduction

North Norfolk District Council is producing a new Local Plan. The North Norfolk Local Plan 2016-2036 will provide the land use policy framework for the delivery of development across the District up to 2036. As well as identifying how much development the District needs over the Plan period (2016-2036) the Plan will also need to allocate sufficient land to meet the development requirements.

During the consultation on the Regulation 18 draft Local Plan Historic England made comments raising objections to some of the sites in the Local Plan on the basis of a lack of detailed consideration of the potential impacts upon the Historic Environment and made comments on the emerging Historic Environment Policy.

This paper is a direct response to the comments made by Historic England during the Regulation 18 Consultation. The scope, methodology, policy wording and site assessment findings and conclusions have been subject to close working with Historic England.

This topic paper is split into three main sections with an overview and background to the project, followed by a section on the formation of the policy wording and then a section which includes the site assessment methodology, key findings (with detailed site pro-formas included in Appendix B) and next steps.

1. Evidence Base

- 1.1. The following evidence base has been utilised for the formation of this topic paper (covering both policy formation and site characterisation)

National Planning Policy Framework (NPPF)

The formation of policy and site assessment process takes account of the most recent publication of the National Planning Policy Framework as of 20 July 2021 (References updated appropriately):

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

National Planning Practice Guidance (NPPG)

The formation of policy and site assessment process takes account of the most recent updates to the Planning Practice Guidance as of 1 October 2019:

<https://www.gov.uk/government/collections/planning-practice-guidance>

Town and Country Planning Acts

Planning (Listed Buildings and Conservation Areas) Act 1990

Ancient Monuments and Archaeological Areas Act 1979

Historic England Advice Notes

- Historic England Advice in Planning 1: The Historic Environment in Local Plans (<https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>)
- Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans (<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>)
- The Setting of Heritage Assets – Good Practice Advice in Planning 3 (<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>)
- Managing Significance in Decision-Taking in the Historic Environment – Good Practice Advice in Planning 2 (<https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>)

Norfolk County Council Historic Environment Record

- <https://www.norfolk.gov.uk/libraries-local-history-and-archives/archaeology-and-historic-environment/historic-environment-record>

Conservation Area Appraisals and Management Plans

The following are the District's completed conservation area appraisal and management proposals:

- Aldborough (2008)
- Baconsthorpe (2021)
- Blakeney (2019)
- Cley (2019)
- Cromer (2012)
- Fakenham (2011)
- Glandford (2021)
- Hempstead (2021)
- Holt (2021)
- Letheringsett and Little Thornage (2021)
- Melton Constable (2008)
- Morston (2019)
- Mundesley (2009)
- North Walsham (2009)
- RAF Coltishall (2010)
- Walsingham (2013)
- Wiveton (2019)

These can be found on the Council's website at the following location: <https://www.north-norfolk.gov.uk/tasks/conservation/view-conservation-area-appraisals/>

The next round of Appraisals will see the completion of reviews of conservation areas within or next to the Glaven Valley Conservation Area. To this end, the Council appointed specialist consultants 'Purcell'. The review programme (late 2021/ early 2022) will include the following areas:

- Brinton with Thornage
- Sharrington
- Hunworth
- Edgefield
- Stody (New conservation Area)
- Glaven Valley

North Norfolk Landscape Character Assessment (Adopted 2021)

<https://www.north-norfolk.gov.uk/media/6416/10274-north-norfolk-lca-final.pdf>

North Norfolk Landscape Sensitivity Assessment (Adopted 2021)

<https://www.north-norfolk.gov.uk/media/6417/10274-north-norfolk-lsa-final.pdf>

2 Introduction

Introduction and Summary

- 2.1 To support the preparation of the North Norfolk District Council Local Plan, this topic paper has been produced to provide robust evidence on the potential impact of land use designations on the historic environment. This document has been produced with consideration to comments made by Historic England on the Regulation 18 First Draft Local Plan Part 1 document.
- 2.2 North Norfolk District Council has a rich historic environment that includes 2,265 listed buildings, 83 scheduled monuments, 82 conservation areas, and 18 registered historic parks and gardens.
- 2.3 Further to this, there are 274 buildings on the Council's Local List. This is a list of buildings that, whilst they do not fully meet the criteria for national listing, are considered of architectural or historical importance for the area.
- 2.4 North Norfolk has a large number of scheduled monuments, comparatively with other local authorities, where the unique combinations of differing landscapes have been exploited by people since the Lower Palaeolithic period and have been continuously occupied ever since. The areas has since been a focus throughout Roman, Saxon, Viking and Medieval periods, which have left their mark on the historic environment, either through archaeology, surviving buildings or settlement patterns. The rural nature of the district has contributed to the survival of these archaeological remains.
- 2.5 This topic paper sets out the approach toward the formation of the policy wording in regard to the Historic Environment and the framework and methodology by which the historic environment is considered within the site selection process, assessing the potential impact of changes in land use through the emerging Local Plan.
- 2.6 For information, the historic impact assessment visits for the sites selected were carried out in the summer of 2020 and the proformas completed, in consultation with Historic England, during the latter part of 2020 and early 2021. A new version of the NPPF was published in July 2021. Consequently, the NPPF references in this document have been updated to take account of this latest version.

Background

National Guidance and Legislation

2.6 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 190 – 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.

2.7 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:

- Historic England Advice in Planning 1: The Historic Environment in Local Plans
- Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans
- The Setting of Heritage Assets – Good Practice Advice in Planning 3
- Managing Significance in Decision-Taking in the Historic Environment – Good Practice Advice in Planning 2

Local Guidance

2.8 The North Norfolk Local Plan will also be supported by other environmental evidence which is relevant to the historic environment.

North Norfolk Landscape Character Assessment (2018) – This provides a comprehensive North Norfolk 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.

North Norfolk's Heritage Assets

2.9 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.

2.10 North Norfolk includes the following designated heritage assets:

Heritage Asset	Number in North Norfolk
Listed Building	2,265
Conservation Area	82
Registered Parks and Gardens	18
Unregistered Parks and Gardens	17
Scheduled Monuments	83
Locally Listed Building	274
Heritage at Risk	19

- 2.11 The 19 entries on the Historic England Heritage at Risk Register¹ are as follows:
- Melton Constable Park (Conservation Area)
 - Happisburgh (Conservation Area)
 - Church of All Saints, the Street, Kettlestone (Grade II* Listed Building)
 - Church of All Saints, Gresham (Grade II* Listed Building)
 - Gatehouse at Manor House, East Barsham, Barsham (Scheduled Monument & Grade I Listed)
 - Melton Constable Hall, Melton Constable Park, Melton Constable (Grade I Listed Building)
 - Ruins of Broomholm Priory, Abbey Street, Bacton (Scheduled Monument & Grade I Listed Building)
 - Vineries in Walled Kitchen Garden, Holkham Hall Park, Holkham (Grade II* Listed Building)
 - Fakenham Gas Works, Hempton Road, Fakenham (Scheduled Monument)
 - Church of St. Nicholas, Salhouse (Grade I Listed Building)
 - Church of St. Mary, Church Lane, Tunstead (Grade I Listed Building)
 - Church of St. Nicholas, Church Plain, Wells-Next-the-Sea (Grade II* Listed Building)
 - Church of St. Giles, Church Road, Swafeld (Grade II* Listed Building)
 - Wolterton Hall, Wickmere / Erpingham / Itteringham (Grade II* Listed Building)
 - Remains of a medieval ringworm castle known as Crabb’s Castle, 680m north east of Crabb’s Castle Farm, Wighton (Scheduled Monument)
 - RAF Neatishead Type 84 radar modulator building and four radar plinths, Neatishead (Scheduled Monument)
 - Sutton Mill, New Road, Sutton (Grade II* Listed Building)
 - Site of Manorial Complex, Hall Farm, Waxham, Sea Palling (Scheduled Monument)

2.12 Although the Council maintains a list of locally listed buildings, the site assessment process will also look at non-designated assets. National Planning Practice Guidance (NPPG) sets out that defines what non-designated heritages assets are stating:

“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

Paragraph: 039 Reference ID: 18a-039-20190723

¹ Historic England Heritage at Risk Register (2020) [Online] <https://historicengland.org.uk/advice/heritage-at-risk/> [Accessed 21/09/2020]

3 Policy Formation

Evolution from the adopted Core Strategy policy to the Regulation 18 draft policy

- 3.1 The national approach towards the protection and enhancement of the historic environment has evolved since the adoption of the Core Strategy and it is recognised that Policy EN8 is dated, particularly in relation to key distinctions that have been drawn between designated and non-designated assets and harm that is substantial and less than substantial harm. The full text of the current Core Strategy policy EN 8 can be found here: <https://www.north-norfolk.gov.uk/info/planning-policy/current-local-plan/policies/policy-en8-protecting-and-enhancing-the-historic-environment/>
- 3.2 The NPPF (paragraph 190) states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment and that local plans should include strategic policies to “make sufficient provision for ...conservation and enhancement of the ...historic environment” (paragraph 20). The supporting national Planning Practice Guidance (PPG) states that any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as satisfying the relevant policies within the NPPF and the local plan.
- 3.3 The NPPF places strong emphasis on the importance of the conservation of designated and non-designated assets (paragraphs 189 – 208) and clearly sets out matters to be taken into account in the determination of planning and other applications and the weight to be given to the significance of the asset and the level of harm that a development proposal will lead to.
- 3.4 Based on the changes to national policy, the proposed policy is intended to ensure that the Council takes a positive approach to managing change within the historic environment whilst giving appropriate weight to the significance of a heritage asset and the level of harm that would result from a proposal. The wording was proposed through the Council’s First Draft Local Plan (Part 1) Regulation 18 Consultation, which took place from 7 May to 19 June 2019. This is set out in Appendix A (Regulation 18 Draft Policy).

Changes made to the policy wording from Regulation 18 Consultation to Regulation 19 Publication

- 3.5 During the Regulation 18 Consultation there were a number of responses relating to Policy ENV 11 ‘Protecting and Enhancing the Historic Environment’.
- Four members of the public raised general support for the policy wording;
 - Cley Parish Council made comments that the policy should support the protection of flint walls in the parish;
 - the Norfolk Coast Partnership also commented in regard to materials and the importance of these;
 - the Broads Authority suggested that reference should be made in the supporting text regarding a number of cross-boundary Conservation Areas; and

- Norfolk County Council Historic Environment suggested amendments to the supporting text of the policy, but largely supported the policy wording itself

3.6 In addition to these comments, Historic England made a number of policy wording suggestions through the Regulation 18 Consultation. These can be largely summarised as follows:

- Use of subheadings to make the policy more coherent;
- differentiate between those assets where substantial harm should be exceptional (Grade II) or wholly exceptional (Grade II* and Grade I);
- add a framework for addressing Heritage at Risk in a separate policy; and
- additional section relating to Archaeology

3.7 As a result of the responses, there has been no inclusion of specific reference to materials as this would be considered to be too prescriptive when the policy is to apply to the entire District. This would be the role of Conservation Area Appraisals and work is being undertaken to update Conservation Area Appraisals across the District. However, in relation to other points the following changes have been made:

- Subheadings added to ensure that the policy is more manageable and coherent; and
- differentiation made where substantial harm should be exceptional and wholly exceptional;
- Setting has been defined further as being able to make a contribution toward the significance of a designated / non-designated heritage asset.
- added section on Heritage at Risk within Policy ENV 11; and
- added section on Archaeology to Policy ENV 11

This amended draft of the Policy is set out in Appendix A entitled, First amended draft policy post Regulation 18 Consultation

3.8 This wording was subsequently sent to Historic England for further comments and verification that their comments had been adequately addressed. As a result of further Historic England feedback the policy has been revised a second time. This further draft is set out in Appendix A entitled, Second version of draft policy following further consultation.

3.9 The policy wording has been reviewed further as part of the assembly of the wider Plan, in terms of consistency with regard to policy construction. The operative parts of the policy remain unaltered, but, some of the descriptive text has been moved into the policy justification to ensure this detail is still retained. This version of the policy will be taken forward in the Regulation 19 Submission Publication of the North Norfolk Local Plan and is included as the 'Third version of Policy wording for Regulation 19 Submission' in Appendix A.

4. Site Assessment

Site Assessment Methodology

4.1 The methodology follows Historic England Advice Note 3: 'The Historic Environment and Site Allocations in Local Plans' and has regard to the comments made by Historic England on the Draft Local Plan Part 1 consultation.

4.2 This process provides an assessment of the following residential and employment sites:

- All preferred sites as proposed through the Draft Local Plan Part 1 (Regulation 18);
- a number of suitable alternative sites set out within the Draft Local Plan Part 1 Alternatives Considered document (Regulation 18); and
- a number of new sites that were submitted through the Regulation 18 consultation (subject to being considered suitable when assessed against the Council's Site Selection Methodology²)

4.3 In order to assess these sites a three stage process was followed as set out below:

Stage 1: Desktop Assessment

4.4 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. This will consider the presence of:

- Listed Buildings
- Conservation Areas
- Article 4 Directions
- Scheduled Monuments
- Registered Parks and Gardens
- Unregistered Parks and Gardens
- Locally Listed Buildings
- Archaeological Notification Areas
- Historic England's Heritage at Risk Register
- Historic Environment Record
- Tree Preservation Orders

4.5 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.

² <https://www.north-norfolk.gov.uk/media/5025/6-site-selection-methodology.pdf>

4.6 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. This 500m buffer, whilst a suitable starting point, was not a limit to the desk-top assessment. As can be seen on the maps within Appendix C, assets were considered beyond the 500m buffer at both the desk-top stage and the Site Survey stage.

4.7 Maps were produced for each site which can be found in Appendix C of this report.

4.8 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

4.9 Stage 1 of the assessment identifies all designated heritage assets within the defined buffer zones. The site surveys, carried out by Officers, 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:

- Site description – form and appearance of surrounding development including; scale, massing, and materials.
- Designated Heritage Assets located both onsite and offsite
- Setting of the designated heritage asset(s)
- Significance of the designated heritage asset(s)
- Key views that need to be considered (Specifically for Registered Parks and Gardens and large Conservation Areas)
- 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).

4.10 Whilst on site during this stage Officers annotated the maps and took photos from a range of locations around the site. For the purposes of this report a sample of annotated maps and photos have been compiled in Appendix D to demonstrate what was undertaken for each and every site.

Stage 3: Avoiding Harm (mitigation measures) and opportunities for enhancement.

4.11 Following on from the site survey consideration is to be given in regard to the site and the potential significance upon the historic environment. For the purposes of this topic paper the level of harm that development of each site is described for each heritage asset as:

- **No impact**
- **Some impact**
- **Considerable impact**

4.12 Stage 3 will then set out what, if any, policy wording would be required to ensure that harm is avoided or mitigated and, where possible, measures to enhance the historic environment are also made. This will consider examples of mitigation such as, but not limited to, the following:

- Amendments to site boundary, quantum of development and type of development;
- Relocating development within the site; and
- Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of building.
- Are there opportunities to enhance heritage assets either on site or nearby sites: For example, opportunities to provide better public access, are there nearby heritage assets on the Heritage at Risk Register.

Stage 4: Evaluating Impact

4.13 The findings from stages 1, 2 and 3 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.

4.14 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 3.
	Retain site subject to policy requirements and updated development considerations.
	Consider removal of designation within the Local Plan

Site Assessment Key Findings

4.15 A total of 45 sites were assessed in line with the site assessment methodology as detailed in paragraphs 4.1 to 4.10 of this report. The full assessment of each site can be found in Appendix B of this report. The following table provides a summary of the conclusions and mitigation measures proposed.

Site Location and Reference	RAG Conclusion	Summary
North Walsham Preferred Sites:		
1. NW01/B: Land at Norwich Road & Nursery Drive		Mitigation required
2. NW62: Western Extension		Mitigation required + will feed into the Masterplan of the site.
3. E10: Land off Cornish Way		Mitigation required
North Walsham Alternative Sites:		
4. NW06/1: Land South and East of North Walsham Garden Centre		Mitigation required
5. NW15: Land At Bradfield Road		Mitigation required
6. NW16: Land at End of Mundesley Road		Mitigation required
7. NW24&43: Land Adjacent Mushroom Farm, A149		Mitigation required
Cromer Preferred Sites:		
8. C07/2: Land at Cromer High Station		Mitigation required
9. C10/1: Land at Runton Road / Clifton Park		Mitigation required
10. C16: Former Golf Practice Ground , Overstrand Road		Mitigation required
11. C22/1: Land West of Pine Tree Farm		Mitigation required
Cromer Alternative Sites:		
12. C19/1: Land at Compitt Hills (Larners Plantation)		Mitigation required
13. C39: Land At Hall Road, Cromer		Mitigation required
Fakenham Preferred Sites:		
14. F01B: Land North of Rudham Stile Lane		Mitigation required
15. F03: Land at Junction of A148 and B1146		Mitigation required
16. F10: Land South of Barons Close		Mitigation required
Fakenham Alternative Sites:		
17. FO2: Land Rear of Shell Garage, Creake Road		Mitigation required
Holt Preferred Sites:		
18. H04: Land South of Beresford Road		Mitigation required
19. H17: Land North of Valley Lane		Mitigation required
20. H20: Land at Heath Farm		Mitigation required + supported within the Local Plan by a Key Development Consideration diagram.
21. H27/1: Land at Heath Farm (Employment)		Mitigation required
Holt Alternative Sites:		
22. H19: Land West of Norwich Road		Mitigation required

Site Location and Reference	RAG Conclusion	Summary
Hoveton Preferred Sites:		
23. HV01/B: Land East of Tunstead Road		Mitigation required
Hoveton Alternative Sites:		
24. HV05: Land South of Littlewood Lane		Consider removal of designation within the Local Plan due to the potential impact upon the nearby heritage assets, including: Grade II Church of St John and Grade II Church farmhouse
Sheringham Preferred Sites:		
25. SH04: Land adjoining Seaview Crescent		Mitigation required
26. SH07: Former Allotments Adjacent to Splash		Mitigation required
27. SH18/1B: Land South of Butts Lane		Mitigation required
Sheringham Alternatives Sites:		
28. SH16/1: Land off Nelson Road		Consider removal of designation within the Local Plan due to the potential impact upon the nearby heritage assets, including: Beeston Regis Conservation Area; Beeston Regis Priory (Scheduled Monument); Grade I Listed Priory of St. Mary in the Meadow; and Grade II Listed Abbey Farmhouse.
Stalham Preferred Sites:		
29. ST19/A: Land Adjacent Ingham Road		Mitigation required
30. ST23/2: Land North of Yarmouth Road, East of Broadbeach Gardens, Stalham		Mitigation required + supported within the Local Plan by a Key Development Consideration diagram.
Stalham Alternative Sites:		
31. Extended ST19: Land Adjacent Ingham Road		Mitigation required
Tattersett Preferred Sites:		
32. E7: Tattersett Business Park (Employment)		Mitigation required
Wells-next-the-sea Preferred Sites:		
33. W01/1: Land To Rear of Market Lane		Mitigation required

Site Location and Reference	RAG Conclusion	Summary
34. W07/1: Land Adjacent Holkham Road		Mitigation required
Wells-next-the-sea Alternative Sites:		
35. W11: Land at Warham Road		Mitigation required
Blakeney Preferred Sites:		
36. BLA04/A: Land East of Langham Road		Mitigation required + will feed into the Masterplan of the site.
Blakeney Alternative Sites:		
37. BLA01: Land South of Morston Road		Mitigation required
38. BLA09: Land West of Langham Road		Mitigation required
Briston Preferred Sites:		
39. BRI01: Land East of Astley School		Mitigation required + + supported within the Local Plan by a Key Development Consideration diagram.
40. BRI02: Land West of Astley School		Mitigation required + + supported within the Local Plan by a Key Development Consideration diagram.
Mundesley Preferred Sites:		
41. MUN03/A: Land off Cromer Road and Church Lane		Mitigation required + will feed into the Masterplan of the site.
Mundesley Alternatives Sites:		
42. MUN04: Land Off Links Road		Mitigation required
Ludham Preferred Sites:		
43. LUD01/A: Land South Of School Road		Mitigation required
44. LUD06/A: Land at Eastern End of Grange Road		Mitigation required
Ludham Alternative Sites:		
45. LUD05: Land at Yarmouth Road		Mitigation required

Next Steps

4.16 Based on the detailed assessments the following 'Alternative Sites' are recommended to be removed from the Local Plan after being scored Red on the RAG assessment:

- HV05: Land South of Littlewood Lane
- SH16/1: Land off Nelson Road

4.17 The following sites require mitigation measures that are considered to be more complex and are to be supported within the Regulation 19 Local Plan, included in Appendix E, with Key Development Consideration Diagrams:

- BRI01
- BRI02
- H20
- MUN03/A
- ST23/2

4.18 In addition to this, site NW62 will be subject to a comprehensive masterplan of the site, this will factor in all of the key development considerations of this study to ensure that the impact upon the historic environment is mitigated.

4.19 The purpose of the Key Development Consideration Diagram is to clearly set out on the site where the mitigation measures are to be located on the site. This is important on these more complex sites to ensure that when an application is made on the site the location of mitigation is clearly defined.

4.20 The remaining sites all contain mitigation measures, which will be incorporated into the site allocation policies for each site.

Appendix A: Evolution of Policy

Regulation 18 Draft Policy

Draft Policy ENV 11: Protecting and Enhancing the Historic Environment

The Council will protect, conserve and, where possible, enhance heritage assets throughout the District through the special protection afforded to listed buildings, conservation areas, and scheduled monuments and through careful control of development that might adversely affect non-scheduled, nationally important archaeological remains; other areas of archaeological potential or importance; historic features and their settings; non-designated heritage assets; and areas of historic landscape or parkland (including, but not limited to, those on the Historic England Register of Parks and Gardens of Special Historic Interest).

The Council will protect, conserve and, where possible, enhance the North Norfolk historic environment by:

- (a) conserving the historic dimension of the landscape;
- (b) conserving cultural, built, historic and archaeological features of national and local importance and their settings, including those that are not formally designated;
- (c) identifying and protecting locally important buildings that contribute to the area's local character and identity; and
- (d) increasing opportunities for access, education and appreciation of all aspects of the historic environment, for all sections of the community.

Development proposals, including alterations and extensions, that result in substantial harm to or total loss of significance of a designated heritage asset and / or its setting will only be permitted in exceptional circumstances where it is demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Where a development proposal will lead to less than substantial harm this harm should be weighed against the public benefits of the proposal.

Development proposals that would affect the significance of a designated or non-designated heritage asset and / or its setting, or any known or possible archaeological sites, will be required to provide, in the form of a heritage statement, sufficient information proportionate to the importance of the asset and the impact of the proposed development, to enable any impact to be accurately assessed.

In all cases there will be an expectation that any new development will enhance the historic environment or better reveal the significance of the heritage asset, in the first instance, unless there are no identifiable opportunities available. In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, the Council will, as part of any development proposal, seek the removal of the features that undermine the historic environment. The re-use of Listed Buildings and buildings identified on the Local List will be encouraged and the optimum viable use that is compatible with the fabric, interior and setting of the building will be permitted.

The character and appearance of Conservation Areas will be conserved, and where possible enhanced, and, in consultation with all relevant stakeholders, a further programme of conservation area appraisals and management plans will be undertaken and used in the determination of development proposals.

Revised Policy ENV 11: Protecting and Enhancing the Historic Environment

The Council will protect, conserve and, where possible, enhance heritage assets throughout the District through the special protection afforded to Listed Buildings, Conservation Areas, and Scheduled Monuments and through careful control of development that might adversely affect non-scheduled, nationally important archaeological remains; other areas of archaeological potential or importance; historic features and their settings; non-designated heritage assets; and areas of historic landscape or parkland (including, but not limited to, those on the Historic England Register of Parks and Gardens of Special Historic Interest).

The Council will protect, conserve and, where possible, enhance the North Norfolk historic environment by:

- (a) conserving the historic dimension of the landscape;
- (b) conserving cultural, built, historic and archaeological features of national and local importance and their settings, including those that are not formally designated;
- (c) identifying and protecting locally important buildings that contribute to the area's local character and identity; and
- (d) increasing opportunities for access, education and appreciation of all aspects of the historic environment, for all sections of the community.

In all cases there will be an expectation that any new development will enhance the historic environment or better reveal the significance of the heritage asset, in the first instance, unless there are no identifiable opportunities available. In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, the Council will, as part of any development proposal, seek the removal of the features that undermine the historic environment. The re-use of Listed Buildings and buildings identified on the Local List will be encouraged and the optimum viable use that is compatible with the fabric, interior and setting of the building will be permitted.

Designated Heritage Assets

Development proposals, including alterations and extensions, that result in substantial harm to or total loss of significance of a designated heritage asset ~~and/or including any contribution to that significance by~~ its setting will only be permitted in exceptional circumstances (Grade II) or wholly exceptional (Grade II* and Grade I) where it is demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Where a development proposal will lead to less than substantial harm this harm should be weighed against the public benefits of the proposal.

Non-designated Heritage Assets

Development proposals that would affect the significance of a designated or non-designated heritage asset ~~including any contribution to that significance by its setting and/or its setting, or any known or possible archaeological sites,~~ will be required to provide, in the form of a heritage statement, sufficient information proportionate to the importance of the asset and the impact of the proposed development, to enable any impact to be accurately assessed.

Conservation Areas

The character and appearance of Conservation Areas will be conserved, and where possible enhanced, and, in consultation with all relevant stakeholders, a further programme of conservation area appraisals and management plans will be undertaken and used in the determination of development proposals.

Heritage at Risk

Development proposals that bring into use or improve an asset so it is no longer deemed at risk on the Heritage at Risk Register will be supported where appropriate to their significance.

Archaeology

Development proposals should identify assets of archaeological significance. An archaeological evaluation will be required for development sites that are known or thought to have the potential to include non-designated heritage assets with archaeological interest. Where appropriate, archaeological remains should be left in situ following further design/engineering work. If the benefits of a particular development are considered to outweigh the importance of retaining archaeological remains in situ, satisfactory excavation and recording of remains will be required before development is begun.

Second version of draft policy following further consultation with Historic England

Revised Policy ENV 11: Protecting and Enhancing the Historic Environment

The Council will protect, conserve and, where possible, enhance heritage assets **throughout the District** through the special protection afforded to Listed Buildings, Conservation Areas, **Registered Parks and Gardens** and Scheduled Monuments and through careful control of development that might adversely affect non-scheduled, nationally important archaeological remains; other areas of archaeological potential or importance; historic features and their settings; non-designated heritage assets; and areas of historic landscape or parkland (including, but not limited to, those on the Historic England Register of Parks and Gardens of Special Historic Interest).

The Council will protect, conserve and, where possible, enhance the North Norfolk historic environment by:

- (a) conserving the historic dimension of the landscape;
- (b) conserving cultural, built, historic and archaeological features of national and local importance and their settings, including those that are not formally designated;
- (c) identifying and protecting locally important buildings that contribute to the area's local character and identity; and
- (d) increasing opportunities for access, education and appreciation of all aspects of the historic environment, for all sections of the community.

In all cases there will be an expectation that any new development will enhance the historic environment or better reveal the significance of the heritage asset, in the first instance, unless there are no identifiable opportunities available. In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, the Council will, as part of any development proposal, seek the removal of the features that undermine the historic environment. The re-use of Listed Buildings and buildings identified on the Local List will be encouraged and the optimum viable use that is compatible with the fabric, interior and setting of the building will be permitted.

Designated Heritage Assets

Development proposals, including alterations and extensions, should, conserve or where opportunities arise, enhance a designated heritage asset including any contribution to that significance by its setting. Harm should be avoided in the first instance. Any harm requires clear and convincing justification.

Development proposals, including alterations and extensions, that result in substantial harm to or total loss of significance of a designated heritage asset ~~and/or~~ including any contribution to that significance by its setting will only be permitted in exceptional circumstances (Grade II) or wholly

exceptional (Grade II* and Grade I and Scheduled Monuments) where it is demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Where a development proposal will lead to less than substantial harm this harm should be weighed against the public benefits of the proposal.

Non-designated Heritage Assets

Development proposals, including alterations and extensions, should, conserve or where opportunities arise, enhance a non-designated heritage asset including any contribution to that significance by its setting.

Development proposals, including alterations and extensions, that result in substantial harm to or total loss of significance of a non-designated heritage asset including any contribution to that significance by its setting will be required to provide sufficient information to demonstrate that any harm has been fully assessed.

The Local Planning Authority will make a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

Conservation Areas

The character ~~and~~ or appearance of Conservation Areas will be conserved, ~~and~~ or where possible opportunities arise enhanced. ~~, and,~~

In consultation with all relevant stakeholders, a further programme of conservation area appraisals and management plans will be undertaken and used in the determination of development proposals.

Archaeology

Development proposals should identify assets of archaeological significance. An archaeological evaluation will be required for development sites that are known or thought to have the potential to include non-designated heritage assets with archaeological interest. Where appropriate, archaeological remains should be left in situ following further design/engineering work. If the benefits of a particular development are considered to outweigh the importance of retaining archaeological remains in situ, satisfactory excavation and recording of remains will be required before development is begun.

Heritage Statement

Development proposals that would affect the significance of a designated or non-designated heritage asset ~~including any contribution to that significance by its setting and / or its setting, or any known or possible archaeological sites,~~ will be required to provide, in the form of a heritage statement, sufficient information proportionate to the importance of the asset and the impact of the proposed development, to enable any impact to be accurately assessed.

Heritage at Risk

Development proposals that bring into use or improve an asset so it is no longer deemed at risk on the Heritage at Risk Register will be supported where appropriate to their significance.

Policy ENV7

Protecting and Enhancing the Historic Environment

1. **Development proposals will** conserve and, where possible, enhance the North Norfolk historic environment by:
 - a. conserving the historic dimension of the landscape;
 - b. conserving cultural, built, historic and archaeological features of national and local importance and their settings, including those that are not formally designated;
 - c. identifying and protecting locally important buildings that contribute to the area's local character and identity;
 - d. increasing opportunities for access, education and appreciation of all aspects of the historic environment, for all sections of the community; and
 - e. **better revealing the significance of the heritage asset, unless there are no identifiable opportunities available, where the removal of existing features that have a negative impact on the historic environment, as identified through character appraisals, should be sought.**

~~In the first instance, any new development should enhance the historic environment or better reveal the significance of the heritage asset, unless there are no identifiable opportunities available. The removal of existing features that have a negative impact on the historic environment, as identified through character appraisals, should be sought as part of any development proposal.~~

2. The re-use of Listed Buildings and buildings identified on the Local List will be encouraged and the optimum viable use that is compatible with the fabric, interior and setting of the building will be permitted.
3. Development proposals that affect the significance of a designated or non-designated heritage asset including any contribution to that significance by its setting will be required to **submit** a heritage statement **that provides** sufficient information proportionate to the importance of the asset and the impact of the proposed development, ~~to enable any impact to be accurately assessed.~~

Designated Heritage Assets

4. Development proposals, including alterations and extensions, **will** conserve or where opportunities arise, enhance a designated heritage asset including any contribution to that significance by its setting. Harm should be avoided in the first instance. ~~Any harm requires clear and convincing justification.~~
5. Development proposals, including alterations and extensions, that result in substantial harm to or total loss of significance of a designated heritage asset including any contribution to that significance by its setting will only be permitted in exceptional circumstances **for Grade II heritage assets** or wholly exceptional **circumstances for Grade II* and Grade I heritage assets** and Scheduled Monuments, where it is demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss. Where a development proposal will lead to less than substantial harm this harm should be weighed against the public benefits of the proposal.

Non-designated Heritage Assets

6. Development proposals, including alterations and extensions, should conserve or where opportunities arise, enhance a non-designated heritage asset including any contribution to that significance by its setting.

7. Development proposals, including alterations and extensions, that result in substantial harm to or total loss of significance of a non-designated heritage asset including any contribution to that significance by its setting will be required to provide sufficient information to demonstrate that any harm has been fully assessed, ~~where a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset will be made.~~

Conservation Areas

8. Development proposals will conserve and where opportunities arise, enhance the character and appearance of **Conservation Areas**, where account will be taken of any relevant **Conservation Area Character Appraisal and Management Plans** in determining proposals.

~~In consultation with all relevant stakeholders, a further programme of conservation area appraisals and management plans will be undertaken and used in the determination of development proposals.~~

Archaeology

9. Development proposals should identify assets of archaeological significance. An archaeological evaluation will be required for development sites that are known or thought to have the potential to include non-designated heritage assets with archaeological interest. Where appropriate, archaeological remains should be left in situ following further design/engineering work. If the benefits of a particular development are considered to outweigh the importance of retaining archaeological remains in situ, satisfactory excavation and recording of remains will be required before development is begun.

Heritage at Risk

10. Development proposals that bring into use or improve an asset so it is no longer deemed at risk on the **Heritage at Risk Register** will be supported where appropriate to their significance.

Appendix B: Site Assessment Pro-forma

Cromer

C07/2: Land at Cromer High Station

Site Reference	C07/2
Site Location	Land at Cromer High Station
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	Within 500m buffer	7. Grade II Listed - Pine Tree Farmhouse, Cromer Road
	Beyond buffer	2. Grade II Listed, South Lodge to Cromer Hall, Pier Gates & Boundary Walls, Hall Road 4. Grade II Listed, Overstrand Hall, Cromer Road 6. Grade II Listed - Northrepps Cottage, Northrepps Road 8. Grade II Listed - Northrepps Hall, Hall Road
Conservation Area (CA)	Beyond buffer	3. Overstrand CA
Scheduled Monument	None	
Historic Park and Garden	Beyond buffer	1. Ungraded, Cromer Hall & Stables, Hall Road 5. Ungraded, Overstrand Hall, Cromer Road
Locally Listed Building	None	

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site consists of an area of grassland/ scrub with mature woodland to the east. The site sits behind existing housing and is adjacent to existing employment uses to the north, including several small business premises. The single width road known as The Avenue runs along the southern end of the site, at a considerable height above it.

Designated heritage asset(s) on site?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?
--

Within 500m buffer

7. Pine Tree Farmhouse, Cromer Road, Grade II Listed house, probably C17 in part, with roof raised and additions made in late C18. Painted flint and brick; Belgian tile roof, situated approximately 290 metres to the south of the site.

Beyond buffer

2. South Lodge appears to date from circa 1879 and is Grade II Listed. It survives relatively unaltered externally, with a small, single-storey, C20 lean-to rear extension, and remains in residential use. It is located over 1.1km to the northwest of the site.

3. Overstrand CA, where its western edge is approximately 1.4km to the northeast of the site.

4. Overstrand Hall, Cromer Road is Grade II listed and is a large house, which used to be a convalescent home and is now a family residence. Circa 1899 by Sir Edwin Lutyens for second Lord Hillingdon. Flint with brick, tile and stone dressings, tiles and a tile roof. It is located over 1.4km to the northeast of the site.

6. Northrepps Cottage, Northrepps Road, is a Grade II Listed house, now a restaurant. Dated 1793 B.G. on datestone. By William Wilkins, Senior for Bartlett Gurney. Coursed flint with galleting, painted brick dressings. Pantile and tile roofs. Irregular plan. It is located approximately 1.2km to the southeast of the site.

8. Northrepps Hall, Hall Road is a Grade II Listed house, C17 adapted and enlarged C18 and C19. Brick, flint with brick dressings. Tile and pantile roofs. It is located over 700 metres to the southeast of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer

To the Southwest

7. Pine Tree Farmhouse, Cromer Road is located approximately 290 metres to the southwest and given the intervening dwellings, buildings and railway line and elevated bridge, there is no direct view between the site and this Grade II listed farmhouse. As such, any potential residential development of the site would have **no impact** on the significance of this heritage asset including any contribution made to that significance by its setting.

Beyond buffer

To the Northwest

2. South Lodge to Cromer Hall is located over 1.1km from the site. Given the significant distance and numerous intervening buildings, there would be **no impact** on the significance of this heritage asset including any contribution made to that significance by its setting.

To the East

No. 3 Overstrand CA and No. 4 Overstrand Hall are located approximately 1.4km to the east of the site. Given the significant distance and numerous intervening buildings, there would be **no impact** on the significance of these heritage assets including any contribution made to that significance by their setting.

To the Southeast

No. 6. Northrepps Cottage, Northrepps Road and No.8. Northrepps Hall, Hall Road are two Grade II listed buildings located a minimum of 700 metres from the site. There is significant landscaping and differences in topography, which means that there would

be **no impact** on the significance of these heritage assets including any contribution made to that significance by their setting.

Non-designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

Beyond buffer

1. Cromer Hall & Stables, Hall Road, is an ungraded park and garden, where its eastern edge is situated over 1.1km to the northwest.
5. Overstrand Hall, Cromer Road, is an ungraded park and garden, which is located approximately 1.4km to the northeast of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Beyond buffer

To the Northwest

1. Cromer Hall & Stables, Hall Road is located over 1.1km away from the site. Given the significant distance and proliferation of intervening buildings and landscaping, there would be **no impact** on the significance of this ungraded park and garden including any contribution made to that significance by its setting.

To the East

5. Overstrand Hall, Cromer Road is located approximately 1.4km from the site. Given the significant distance and proliferation of intervening buildings and landscaping, there would be **no impact** on the significance of this ungraded park and garden including any contribution made to that significance by its setting.

Landscape Impact (including key views and topography)

The site is reasonably flat and is well contained in the landscape due to the varying land levels and natural and built environment surrounding it. There is a significant area of woodland to the rear of the site (east) and existing dwellings and commercial units to its west and north. There is a wide view of the site from the bridge that sits at the southern end of the site on The Avenue, a narrow road.

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

The site is characterised by grass and scrubland with some trees along the western and eastern boundaries. Any development would need to carry out a tree survey to ascertain their importance.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- The layout should ensure the retention and strengthening of the existing landscaping.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating

Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

C10/1: Land at Runton Road / Clifton Park

Site Reference	C10/1
Site Location	Land at Runton Road / Clifton Park
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	<p>Within 500m buffer</p> <p>Beyond buffer</p>	<p>6. Grade II Listed - Inceboro House & South Boundary Wall, Lower Common</p> <p>7. Grade II Listed - Flint House & Wall, High Street, East Runton</p> <p>8. Grade II Listed - Mill, Mill Lane, East Runton</p> <p>13. Grade II Listed - Signal Box at Former Beach Station, Holt Road</p> <p>14. Grade II Listed - Semaphore Signals at Former Beach Station, Holt Road</p> <p>4. Grade II Listed - Old Hall, Top Common, East Runton</p> <p>9. Grade II Listed - Manor Farmhouse, Top Common, East Runton</p> <p>11. Grade II* Listed - Cromer Hall including adjoining stables, Hall Road</p> <p>16. Grade II Listed – Cromer Methodist Church, Church Hall & Wall, Holt Road</p> <p>17. Grade II Listed - 5-6 Chesterfield Villas, West Street</p> <p>18. Grade II Listed - 1-4 & 4A Chesterfield Villas, West Street</p> <p>19. Grade II Listed - Chesterfield Lodge, West Street</p> <p>20. Grade II Listed - Cliftonville Hotel, Runton Road</p> <p>24. Grade II Listed - Terraced Beach Chalets, Western Promenade</p> <p>26. Grade II Listed - Cromer Pier</p>
Conservation Area (CA)	Partly within 500m buffer	<p>5. East Runton</p> <p>25. Cromer</p>
Scheduled Monument	None	
Historic Park and Garden	Partly within 500m buffer	10. Ungraded, Cromer Hall & Stables, Hall Road
Locally Listed Building	Beyond buffer	<p>12. North Lodge to Cromer Hall, Hall Road</p> <p>15. Former Station House, Holt Road</p> <p>22. Anglia Court, Runton Road</p> <p>23. 3 Cabbell Road</p>

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
--

This is a greenfield site to the west of Cromer which is bounded by residential development at Clifton Park and the railway line to the south. The site consists of open scrub/ grassland with woodland to the west of the site. There are recreational paths that run through the site, including a bridleway path from east and west and a path running from north to south.
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Designated heritage asset(s) on site?
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None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
--

N/A

Designated heritage asset(s) within the vicinity of the site?
--

<u>Within 500m buffer</u>

- | |
|---|
| <p>5. East Runton CA – the eastern part of the Conservation Area is located approximately 400 metres to the west of the site.</p> <p>6. Inleboro House & South Boundary Wall, Lower Common, a Grade II Listed house, dated 1687 TSM on gable datestone; remodelled late C18. Gault brick, flint with brick dressings. Glazed black pantile roof. The property is situated over 450 metres to the northwest of the site.</p> <p>7. Flint House & Wall, High Street, East Runton, a Grade II Listed house. c1840, extended later C19. Flint gallets set in black mortar to facade with rendered and painted brick dressings. Rear and gable-ends of coursed flint pebbles with brick dressings, part rendered on right gable-end. Pantile roof with left ridge and truncated right end stacks. The property is situated approximately 500 metres to the northwest of the site.</p> <p>8. Mill, Mill Lane, East Runton, a Grade II Listed disused tower mill, early C19. Brick. Circular on plan. Tapering brick column of 4 stages complete to curb track. On Bryant's map of 1826. Derelict in 1926 and a shell by 1949. Norfolk Corn Windmills. H. Apling. Norfolk Windmills Trust 1984. The building is over 250 metres to the west of the site.</p> <p>13. Signal Box at Former Beach Station, Holt Road, a Grade II Listed Railway signal box. 1920 for the Midland and Great Northern Joint Railway, built by William Marriott, company engineer. Concrete block and gault brick with a Welsh slate roof. Small signal box with a concrete and brick base with two sunk panels facing the track. Single panel in end elevation with a door to the locking room and a window, now blocked with red brick, located over 370 metres to the east of the site.</p> <p>14. Semaphore Signals at Former Beach Station, Holt Road, Grade II Listed. Probably 1920 but may have been resited in 1954. Origin probably Midland and Great Northern Joint Railway or Great Eastern Railway, but resited by British Railways. Steel and timber. Two cylindrical steel posts, each with a timber semaphore arm. Included as examples of a traditional type having group value with Cromer signal box which they immediately adjoin. The heritage asset is over 350 metres to the east of the site.</p> <p>25. Cromer CA – the southwestern edge of the Conservation Area is approximately 300 metres to the east of the site.</p> |
|---|

<u>Beyond buffer</u>

- | |
|---|
| <p>4. Old Hall, Top Common, East Runton, a Grade II Listed house, early C17, extensively remodelled 1909-10 perhaps by Baillie-Scott. Brick and flint. Pantile roof. The building is over 750 metres to the west of the site.</p> |
|---|

9. Manor Farmhouse, Top Common, East Runton, Grade II Listed house, early C18. Brick, with vertical bands of black headers between openings, flint; smut pantiles with red pantiles to rear. 3-cell plan with contemporary rear stair outshut and later additions. The heritage asset is over 550 metres to the southwest of the site.

11. Cromer Hall including adjoining stables, Hall Road, Grade II* listed, circa 1829 by Donthorne. First built in 1827 by Donthorne but destroyed or damaged by fire in 1829 and rebuilt soon after. Additions of 1875. Large mansion in Tudor Gothic style. Built of flint (Quaternary and Quarry Flint) with Lincolnshire Limestone dressings and slate roof. The property is approximately 700 metres to the southeast.

16. Cromer Methodist Church and Church Hall including boundary walls, piers and gate piers to West Street and Holt Road, Grade II Listed. A Wesleyan Methodist Church and church hall, including boundary walls, piers and gate piers to West Street and Holt Road, built 1909-10. It was designed by Augustus Frederic Scott and constructed by Henry Bullen of Cromer. Not included in the listing is the 1970s hall and office addition adjoining the left-hand return of the church hall. The building is over 700 metres to the east of the site.

17. 5-6 Chesterfield Villas, West Street, Grade II Listed pair of cottages ornés. Date c1879. Architect probably David Brandon. Materials flint ashlar. Close studded timber frame with stucco plain tiled roof, brick central stack. Plan form symmetrical with central cross wing and stack. The properties are approximately 690 metres to the east of the site.

18. 1-4 & 4A Chesterfield Villas, West Street, Grade II Listed terrace of four villas in cottage orné style. Date c1879. Architect probably David Brandon. Flint (Quaternary and Quarry Flint) with Lincolnshire Limestone ashlar dressings. Brick chimney stacks. Plain tiled roofs and central first floor section of close studded half timber, situated approximately 700 metres to the east of the site.

19. Chesterfield Lodge, West Street, Grade II Listed cottage orné. Date c1879. Architect probably David Brandon. Flint ashlar with upper storey of half timbered close studding. Plain tiled roofs. It is located approximately 720 metres to the east of the site.

20. Cliftonville Hotel, Runton Road, a Grade II Listed hotel. 1894 by AF Scott and 1898 by George Skipper. Red brick, the north front painted. Plain tile mansard roof, various brick stacks. Jacobean/Arts and Crafts style. 3 storeys and attics. The building is approximately 660 metres to the east of the site.

24. Terraced Beach Chalets, Western Promenade, a Grade II Listed terrace of beach chalets, dated 1912, built for the Cromer Protection Commissioners, in red brick with a slate roof covering. The group is approximately 870 metres to the east of the site.

26. Cromer Pier, Grade II Listed pier. Built 1900-1 for the Cromer Protection Commissioners, after the destruction of the old jetty in 1897. It is a short structure, on iron girders, with a small pavilion with shaped roof at the sea end and a modern [1996] lifeboat house immediately behind the pavilion. The pier is approximately 1km to the northeast of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer

To the West

Heritage Assets 5. East Runton CA, 6. Inleboro House & South Boundary Wall, Lower Common, 7. Flint House & Wall, High Street, East Runton, 8. Mill, Mill Lane, East Runton are located a minimum of 250 metres from the site. Given the intervening dwellings, buildings, landscaping and topography, there is no direct view between the site and these assets. As such, any potential residential development of the site would have **no impact** on the significance of these heritage assets including any contribution made to their significance by their settings.

To the East

Heritage Assets 13. Signal Box at Former Beach Station, Holt Road, 14. Semaphore Signals at Former Beach Station, Holt Road are located a minimum of 350 metres to the east of the site. Given the intervening dwellings, buildings, landscaping and topography, there is no direct view between the site and these assets. As such, any potential residential development of the site would have **no impact** on the significance of these heritage assets including any contribution made to their significance by their settings.

25. The boundary of Cromer CA was drawn around the sea front and historic core of the town, along with a small amount of nineteenth century residential development. The boundary was extended in 1993 to include some residential areas to the south and west. Victorian and Edwardian residential development not only make a positive contribution to the setting of the town centre, but also contain some superbly detailed buildings that help to further define Cromer's built heritage. The general character of Cromer's Conservation Area is that of a late Victorian seaside resort. Although the historic core of the town has older origins, and retains some buildings that date from earlier than the nineteenth century, the expansion and development of the town in the last quarter of the nineteenth and early years of the twentieth centuries contributes much to its character, with a large proportion of the Conservation Area containing buildings from these periods.

The southwestern edge of the CA is over 300 metres to the east of the site and given the intervening topography, landscaping and dwellings, any potential residential development of the site would have **no impact** on the special qualities of Cromer CA, including any contribution made to its significance by its setting.

Beyond buffer

To the West and Southwest

4. Old Hall, Top Common and 9. Manor Farmhouse, Top Common both in East Runton are located a minimum of 550 metres away from the site. Given the distances, intervening topography, dwellings, buildings and landscaping, any potential residential development of the site would have **no impact** on the significance of these heritage assets including any contribution made to their significance by their settings.

To the East and Southeast

Heritage Asset No's 11. Cromer Hall including adjoining stables, Hall Road, 16. Cromer Methodist Church and Church Hall including boundary walls, 17. 5-6 Chesterfield Villas, West Street, 18. 1-4 & 4A Chesterfield Villas, West Street, 19. Chesterfield Lodge, West Street, 20. Cliftonville Hotel, Runton Road, 24. Terraced Beach Chalets, Western Promenade, 26. Cromer Pier are located a minimum of 550 metres away, where the majority are situated at least 700 metres away from the site. Given the distances, intervening topography, dwellings, buildings and landscaping, any potential residential development of the site would have **no impact** on the significance of these heritage assets including any contribution made to their significance by their settings.

Non-designated heritage asset(s) on site?

None.

It is noted that an Article 4 Direction 3. ART4/00/30 Land at Runton – relates to the restriction of permitted development rights on the land. Most of the southern half of the site falls within the Article 4 Direction.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

Partly within 500m buffer

10. Cromer Hall & Stables, Hall Road, is an ungraded park and garden, where its north-western edge is situated approximately 420 metres to the southeast of the site.

Beyond buffer

12. North Lodge to Cromer Hall, Hall Road, locally listed building located approximately 690 metres to the southeast of the site.

15. Former Station House, Holt Road, locally listed building located approximately 540 metres to the east of the site.

21. Article 4 Direction - ART4/00/5 Runton Road – relates to restriction of use of land for the holding of markets and erection of moveable structures to no more than 14 days in any calendar year. The land is situated over 700 metres to the east of the site.

22. Anglia Court, Runton Road, locally listed building located over 840 metres to the east of the site.

23. 3 Cabbell Road, locally listed building situated over 900 metres to the east of the site.

In addition, it is noted that there are two Article 4 Directions:

1. Article 4 Direction ART4/00/10 Land in East & West Runton – relates to the use of land as a caravan site for no more than 28 days in any calendar year. The relevant land is located over 1.1km to the northwest of the closest part of the site.

2. Article 4 Direction - ART4/00/37 The Links – relates to the restriction of permitted development rights on the land. The closest part of this area is approximately 1.4km to the northwest.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Partly within 500m buffer

To the Southeast

10. Cromer Hall & Stables, Hall Road is located over 400 metres away from the site. Given the significant distance and proliferation of intervening buildings and landscaping, there would be **no impact** on the significance of this ungraded park and garden including any contribution made to that significance by its setting.

Beyond buffer

To the East

No's 12. North Lodge to Cromer Hall, Hall Road, 15. Former Station House, Holt Road, 22. Anglia Court, Runton Road and 23. 3 Cabbell Road are locally listed buildings situated a minimum of 540 metres away from the site. Given the significant distance and proliferation of intervening buildings and landscaping, there would be **no impact**

on the significance of these non-designated heritage assets including any contribution made to their significance by their settings.

Landscape Impact (including key views and topography)
 There are significant changes in levels within the site and in particular in the middle and to the rear southeast corner of the site, where the land rises considerably. The part of the site fronting Cromer Road is relatively flat and open in relation to the road. The key views are from the Cromer Road looking both east and west, from which there are shorter distance views across the open site. Any residential development of the site will therefore mean the loss of the natural break between the built environment to the immediate east and looser pattern of development to the west.

Prominent trees and other natural landscape features (both within and adjacent to the site)
 The site consists of open scrub/ grassland with woodland to the west of the site. There are recreational paths that run through the site, including a bridleway path from east and west and a path running from north to south.


Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
 Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- There are recreational paths that run through the site, including a bridleway path crossing east to west and other paths running from north to south as well. These established paths should be integrated into the open space and layout of any residential scheme.
- Cumulatively, the site and the adjacent fields to the west provide an undeveloped gap between Cromer and East Runton. The narrowing of the gap between the settlements could be reduced by providing an open frontage to the site (on the northern side) and ensuring that any development to the south is suitable to the surrounding landscape.
- Suitable landscape treatment to the south of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
 N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating
 Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

C16: Former Golf Practice Ground, Overstrand Road

Site Reference	C16
Site Location	Former Golf Practice Ground, Overstrand Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	<p>Within 500m buffer</p> <p>Beyond buffer</p>	<p>6. Grade II Listed - The Grove, Overstrand Road</p> <p>7. Grade II Listed - Grove Cottage, 109 Overstrand Road</p> <p>8. Grade II Listed - Cromer Lighthouse, Overstrand Road</p> <p>4. Grade II Listed Building - Cliff Lane Cottage, 45 Overstrand Road</p> <p>5. Grade II Listed - Sutherland House, Overstrand Road</p> <p>10. Grade II Listed, Overstrand Hall, Cromer Road</p> <p>12. Grade II* Listed - Church of St. Martin, Cromer Road, Overstrand</p> <p>13. Grade II Listed - Overstrand War Memorial, St. Martins Churchyard, Cromer Road</p> <p>14. Grade II Listed - Northrepps Cottage, Northrepps Road</p> <p>15. Grade II Listed - Northrepps Hall, Hall Road</p>
Conservation Area (CA)	Beyond buffer	<p>3. Cromer</p> <p>9. Overstrand</p>
Scheduled Monument	None	
Historic Park and Garden	Beyond buffer	<p>1. Ungraded, Cromer Hall & Stables, Hall Road</p> <p>11. Ungraded, Overstrand Hall, Cromer Road</p>
Locally Listed Building	Beyond buffer	2. Halsey House, Norwich Road

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
<p>This is a triangular greenfield site at the eastern edge of Cromer, which is within the Norfolk North Coast AONB. There are existing dwellings located on the opposite side of the Northrepps Road to its western boundary. There a number of non-residential properties on the opposite side of the Overstrand Road on its northeastern boundary, which include Our Lady of Refuge catholic church and the Royal Cromer Golf Club and associated golf course. The southern boundary is dominated by mature landscaping, and where the southwestern corner is adjacent to a detached dwelling.</p>

Designated heritage asset(s) on site?
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None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

Within 500m buffer

6. The Grove, Overstrand Road, Grade II listed large house, circa 1800. Whitewashed brick, front clad in ivy. Low pitched hipped roof of pantiles. 2 storeys. The property is located approximately 470 metres to the northwest of the site.

7. Grove Cottage, 109 Overstrand Road, Grade II listed range of 3 early C19 cottages converted into 2. Flint cobbles with red brick window and door dressings, quoins and brick dentil eaves course. Low pitched pantile roof with gabled ends. 2 storeys. The property is located approximately 380 metres to the northwest of the site.

8. Cromer Lighthouse, Overstrand Road, Grade II Listed Building built in 1833. Fairly squat octagonal stuccoed tower with cornice balustrade, topped by circular lantern with a wind vane. 3 storeys plus the lantern, on alternate sides of octagon, windows, sashes, some with glazing bars, some blocked. Abutting wing of one storey to east and larger wing to south, both mid to late C19. The original lighthouse was built in 1719 but collapsed with the cliff in the sea in 1866. The property is located approximately 270 metres to the northwest of the site.

Beyond buffer

3. Cromer CA - The historic core of the town, which contains the fifteenth century parish church, stretches from New Street eastwards to The Gangway, and apart from the area around Chapel Street and the northern end of West Street, extends no further south than the church. This is where the original fishing village developed. The remains of the traditional flint cottages are few, due to later development. The southeastern edge of the conservation area is approximately 800 metres to the northwest of the site.

4. Cliff Lane Cottage, 45 Overstrand Road, Grade II Listed early C19 house. Stuccoed. Black-glazed pantile roof with coped gable ends, and modillion eaves. 2 storeys. 3 windows. Sashes with glazing bars, centre 1st floor French window. Ground floor 3-light sashes, Wide central pilastered doorway with rectangular fanlight, entablature with fluted frieze. 1st floor cast iron balcony. Brick chimney stacks over gable ends. The property is located approximately 870 metres to the northwest of the site.

5. Sutherland House, Overstrand Road, Grade II Listed house, circa 1886 by E J May for one of the Barclay family. Red brick in Flemish bond with moulded brick dressings and applied timber framing and tile-hanging in gables. Axial stacks with tall brick shafts with moulded caps, some with buttressed bases. Steeply pitched plain tile roofs with-moulded bargeboards and pendants to jettied tile-hung and timber frame gables. The property is located over 700 metres to the northwest of the site.

9. Overstrand CA – The western edge of the conservation area is located approximately 570 metres to the east of the site.

10. Overstrand Hall, Cromer Road is Grade II listed and is a large house, which used to be a convalescent home and is now a family residence. Circa 1899 by Sir Edwin Lutyens for second Lord Hillingdon. Flint with brick, tile and stone dressings, tiles and a tile roof. It is located approximately 690 metres to the east of the site.

12. Church of St. Martin, Cromer Road, Overstrand, Grade II* parish church. Medieval, restored from ruin in early C20. Quaternary and Quarry flint and chert with Lincolnshire Limestone and

brick dressings. Slate roofs. West tower, nave, north aisle, chancel, south porch. The building is situated over 700 metres to the southeast of the site.

13. Overstrand War Memorial, St. Martins Churchyard, Cromer Road, Grade II Listed. First World War memorial, 1920, with Second World War additions, located approximately 690 metres to the southeast of the site.

14. Northrepps Cottage, Northrepps Road, is a Grade II Listed house, now a restaurant. Dated 1793 B.G. on datestone. By William Wilkins, Senior for Bartlett Gurney. Coursed flint with galleting, painted brick dressings. Pantile and tile roofs. Irregular plan. It is located over 830 metres to the southeast of the site.

15. Northrepps Hall, Hall Road is a Grade II Listed house, C17 adapted and enlarged C18 and C19. Brick, flint with brick dressings. Tile and pantile roofs. It is located over 700 metres to the southeast of the site. The building is located over 940 metres to the south of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer

To North and Northwest

Grade II Listed buildings, 6. The Grove, Overstrand Road, 7. Grove Cottage, 109 Overstrand Road and 8. Cromer Lighthouse, Overstrand Road are located between 270 and 470 metres away from the site. Given the distances, intervening topography, dwellings, buildings and landscaping, any potential residential development of the site would have **no impact** on the significance of these heritage assets including any contribution made to their significance by their settings.

Beyond buffer

To the Northeast

3. The boundary of Cromer CA was drawn around the sea front and historic core of the town, along with a small amount of nineteenth century residential development. The boundary was extended in 1993 to include some residential areas to the south and west. Victorian and Edwardian residential development not only make a positive contribution to the setting of the town centre, but also contain some superbly detailed buildings that help to further define Cromer's built heritage. The general character of Cromer's Conservation Area is that of a late Victorian seaside resort. Although the historic core of the town has older origins, and retains some buildings that date from earlier than the nineteenth century, the expansion and development of the town in the last quarter of the nineteenth and early years of the twentieth centuries contributes much to its character, with a large proportion of the Conservation Area containing buildings from these periods.

The southeastern edge of the CA is over 800 metres away from the site. Given the distance, intervening topography, dwellings, buildings and landscaping, any potential residential development of the site would have **no impact** on the special qualities or significance of this heritage asset including any contribution made to the significance by its setting.

Grade II listed buildings 4. Cliff Lane Cottage, 45 Overstrand Road and 5. Sutherland House, Overstrand Road are located between 700 and 870 metres away from the site. Given the distances, intervening topography, dwellings, buildings and landscaping, any potential residential development of the site would have **no impact** on the

significance of these heritage assets including any contribution made to their significance by their settings.

To the East and Southeast

9. The western edge of Overstrand CA, along with 10. Overstrand Hall, Cromer Road, 12. Church of St. Martin, Cromer Road, 13. Overstrand War Memorial, St. Martins Churchyard, Cromer Road and 14. Northrepps Cottage, Northrepps Road are heritage assets situated between 570 and 830 metres away from the site. Given the distances, intervening topography, dwellings, buildings and landscaping, any potential residential development of the site would have **no impact** on the special qualities or significance of these heritage assets including any contribution made to the significance by their settings.

To the Southwest

15. Northrepps Hall, Hall Road is grade II listed building located over 940 metres away from the site. Given the distance, intervening topography, dwellings, buildings and landscaping, any potential residential development of the site would have **no impact** on the significance of this heritage asset including any contribution made to the significance by its setting.

Non-designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

Beyond buffer

1. Cromer Hall & Stables, Hall Road, is an ungraded park and garden, where its eastern edge is situated approximately 1.1km to the northwest of the site.
2. Halsey House, Norwich Road, is a locally listed building located over 850 metres to the northwest of the site.
11. Overstrand Hall, Cromer Road, is an ungraded park and garden where its western edge is located approximately 580 metres to the east of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Beyond buffer

To the Northwest

1. Cromer Hall & Stables, Hall Road and 2. Halsey House, Norwich Road are located at least 850 metres away from the site. Given the distances, intervening topography, dwellings, buildings and landscaping, any potential residential development of the site would have **no impact** on the special qualities or significance of these non-designated assets including any contribution made to the significance by their settings.

To the East

11. Overstrand Hall, Cromer Road is situated approximately 580 metres away from the site. Given the distance, intervening topography, dwellings, buildings and landscaping, any potential residential development of the site would have **no impact** on the significance of this locally listed building including any contribution made to the significance by its setting.

Landscape Impact (including key views and topography)

Any potential development would be visible from Overstrand Road and Northrepps Road, but there would not be long distance views from these highways because of the surrounding landscaping and topography. The impact would be mitigated by retaining existing hedges and trees around the site, incorporating significant internal open space and tree planting within the site, and introducing a landscaped buffer to the northern and western boundaries. Such landscaping should aim to break up key views of the new development. It is important that careful attention is given to the site layout, building heights and materials in order to minimise the visual impact of development.

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

The existing hedgerow and woodland on and around the site not only provides valuable natural screening but also provides biodiversity benefit, which could be further enhanced through additional planting.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- strengthening existing hedges and trees around the site
- incorporating significant internal open space and tree planting within the site
- introducing a landscaped buffer to the northern and western boundaries.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating

Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

C19/1: Land at Compitt Hills (Larners Plantation)

Site Reference	C19/1
Site Location	Land at Compitt Hills (Larners Plantation)
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	Beyond buffer	3. Grade II Listed - Felbrigg Lodge (North) 4. Grade II Listed - Felbrigg Lodge (South) 6. Grade II Listed - 14-15 The Green, Felbrigg including front garden area walls. 7. Grade II Listed - Felbrigg War Memorial, Village Green 8. Grade II Listed - Pine Tree Farmhouse, Cromer Road 9. Grade II Listed - Northrepps Hall, Hall Road
Conservation Area (CA)	Beyond buffer	5. Felbrigg
Scheduled Monument	None	
Historic Park and Garden	Beyond buffer	1. Ungraded, Cromer Hall & Stables, Hall Road 2. Grade II* Historic Park & Garden - Felbrigg Hall
Locally Listed Building	None	

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site is rural in nature being an arable field located on the western side of Roughton Road on the southern edge of the settlement of Cromer. It's eastern boundary is largely set behind a row of existing dwellings, that front Roughton Road, but there is a small area at the southeastern corner, where a small section of the neighbouring field is included that fronts the road for access purposes. The northern boundary is also bounded by existing dwellings at Compitt Hills and Holway Close. The scale of the existing residential development is a mixture of single and two storey dwellings. In addition there are a couple of detached properties close to the northwest corner of the site, accessed from the Metton Road to the west. The remaining western boundary is characterised by an area of mature trees and the southern boundary is largely defined by a hedgerow with a further arable field beyond.

Designated heritage asset(s) on site?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?

Beyond buffer

2. Felbrigg Hall Grade II* Historic Park and woodland developed throughout the C18 from an earlier deer park, possibly at the hand of Humphry Repton, surrounding a C17 Jacobean mansion with C19 gardens simplified in the late C20. The closest part of the eastern edge of the park is approximately 830 metres to the west of the site.

3. Felbrigg Lodge (North) Grade II listed G.V. II Lodge. 1841 on gutter head. J.C and G. Buckler for William Howe Windham. Tudor style. Brick with stone dressings. Shingle roof. 2-cell plan. East (road) front gabled. Brick plinth. The lodge is situated approximately 975 metres to the west of the site.

4. Felbrigg Lodge (South) Grade II listed lodge. 1841 on gutter head. J.C. and G. Buckler for William Howe Windham. Tudor style. Brick with stone dressings. Shingle roof. 2-cell plan. East (road) front gabled. Brick plinth. The lodge is situated approximately 970 metres to the west of the site.

5. Felbrigg CA – the closest part of the northern boundary of the conservation area is approximately 830 metres to the southwest of the site.

6. No's 14-15 The Green, including front garden area walls. Pair of Grade II listed attached cottages. Dated 1777, extended in C19. Flint cobbles with red brick dressings including quoins and window and door surrounds. Steeply pitched pantile roof with tiled raised gable ends and corbelled brick modillion eaves course. Gable end stacks with brick shafts and located approximately 1.1km to the southwest of the site.

7. Felbrigg War Memorial, Village Green, a Grade II listed stone memorial is located on Felbrigg Green. It comprises a Latin cross with, at the intersection of the cross arms, a sunburst and coronet carved in low relief. The cross rises from a pedestal, square on plan that stands on a single step. The top of the pedestal is moulded forming a shouldered blind arch to each face and located approximately 1km to the southwest of the site.

8. Pine Tree Farmhouse, Cromer Road Grade II listed house. Probably C17 in part, with roof raised and additions made in late C18. Painted flint and brick; Belgian tile roof. Rectangular in plan, with extensions to rear under catslide roofs. 4 bay, 2 storey facade. Ground floor left hand 2 bays of brick then flint walling with brick dressings to the remainder. Rendered plinth to 2 left hand bays. The building is located approximately 800 metres to the east of the site.

9. Northrepps Hall, Hall Road is a Grade II Listed house, C17 adapted and enlarged C18 and C19. Brick, flint with brick dressings. Tile and pantile roofs. It is located approximately 1.4km to the southeast of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

It is noted that there are no heritage assets within the 500 metre buffer.

Beyond 500m buffer

To the West and Southwest

No's 2. Felbrigg Hall, 3. & 4. Felbrigg Lodges North and South, 5. Felbrigg CA and No's 6. 14-15 The Green and 7. Felbrigg War Memorial, both in the village of Felbrigg. All of these heritage assets are approximately 1km from the site. Given the significant distances, intervening landscaping and topography, any potential residential development of the site would have **no impact** on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings.

To the East and Southeast

No's 8. Pine Tree Farmhouse, Cromer Road and 9. Northrepps Hall, Hall Road are Grade II Listed buildings situated 800 metres and 1.4 km respectively from the site.

Given the significant distances, intervening landscaping and topography, any potential residential development of the site would have **no impact** on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings

Non-designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

Beyond buffer

1. Cromer Hall & Stables, Hall Road, is an ungraded park and garden, where its southern edge is situated approximately 800 metres to the north of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Beyond buffer

To the Northwest

1. Cromer Hall & Stables, Hall Road. The southern edge of this ungraded park and garden is located approximately 800 metres away from the site. Given the distance, intervening topography, dwellings, buildings and landscaping, any potential residential development of the site would have **no impact** on the significance of this non-designated asset including any contribution made to the significance by its setting.

Landscape Impact (including key views and topography)

There are longer distance views of the site when travelling northwards along the Roughton Road, where wide open views are possible. The site is reasonably flat, but does slope down to the northwest corner.

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

There is an existing hedgerow to the southern boundary and an area of trees adjacent to part of the western boundary.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the

wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- The existing hedgerow should be retained and strengthened along with the provision of new additional landscaping, to soften the impact of any residential development, particularly when viewed looking northwards from Roughton Road.
- The scale of development should take account of being on the edge of the settlement, where particular consideration should be given to locating lower height dwellings on the southern part of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating

	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.
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C22/1: Land West of Pine Tree Farm

Site Reference	C22/1
Site Location	Land West of Pine Tree Farm
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	Within 500m buffer Beyond buffer	<p>12. Grade II Listed - Pine Tree Farmhouse, Cromer Road</p> <p>2. Grade II Listed - Cromer Lodge (South)</p> <p>4. Grade II Listed - Felbrigg Lodge (North)</p> <p>5. Grade II Listed - Felbrigg Lodge (South)</p> <p>7. Grade II Listed - 14-15 The Green, Felbrigg including front garden area walls.</p> <p>8. Grade II Listed - Felbrigg War Memorial, Village Green</p> <p>9. Grade II Listed - Old Mill House, Old Mill Road, Roughton</p> <p>10. Grade II Listed - Windmill, Old Mill Road, Roughton</p> <p>13. Grade II Listed - Northrepps Hall, Hall Road</p> <p>14. Grade II Listed - Northrepps Cottage, Northrepps Road</p> <p>16. Grade II Listed, Overstrand Hall, Cromer Road</p> <p>18. Grade II* Listed - Church of St. Martin, Cromer Road, Overstrand</p> <p>19. Grade II Listed - Overstrand War Memorial, St. Martins Churchyard, Cromer Road</p>
Conservation Area (CA)	Beyond buffer	<p>6. Felbrigg</p> <p>15. Overstrand</p> <p>20. Northrepps</p>
Scheduled Monument	Beyond buffer	11. Tumuli on Roughton Heath
Historic Park and Garden	Beyond buffer	<p>1. Ungraded, Cromer Hall & Stables, Hall Road</p> <p>3. Grade II* Historic Park & Garden - Felbrigg Hall</p> <p>17. Ungraded, Overstrand Hall, Cromer Road</p>
Locally Listed Building	None	

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)

This site is made up of two adjacent arable fields to the south of Cromer which borders residential development to the northern and majority of the eastern boundaries. There is also woodland within the site, along the western edge, known as Beckett's Plantation and a belt of trees running between the two fields, as well as a hedgerow separating them. The railway line runs along the north-eastern boundary of the site, which is also screened by a belt of trees.

The site is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and is visible from the south (along the A149 main road) and the immediate surrounding area.

Designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

Within 500m buffer

12. Pine Tree Farmhouse, Cromer Road Grade II listed house. Probably C17 in part, with roof raised and additions made in late C18. Painted flint and brick; Belgian tile roof. Rectangular in plan, with extensions to rear under catslide roofs. 4 bay, 2 storey facade. Ground floor left hand 2 bays of brick then flint walling with brick dressings to the remainder. Rendered plinth to 2 left hand bays. The site effectively envelops the property on the north, west and part of the south sides, where there is approximately 80 metres between the building and the western boundary of the site.

Beyond buffer

2. Cromer Lodge (South) Grade II listed lodge. 1841 on gutter head. J.C. and G. Buckler for William Howe Windham. Tudor style. Brick with stone dressings. Shingle roof. 2-cell plan. East (road) front gabled. Brick plinth. Located approximately 930 metres to the northwest of the site.

3. Felbrigg Hall Grade II* Historic Park and woodland developed throughout the C18 from an earlier deer park, possibly at the hand of Humphry Repton, surrounding a C17 Jacobean mansion with C19 gardens simplified in the late C20. Located over 1.6km to the west of the site.

4. Felbrigg Lodge (North) Grade II listed G.V. II Lodge. 1841 on gutter head. J.C and G. Buckler for William Howe Windham. Tudor style. Brick with stone dressings. Shingle roof. 2-cell plan. East (road) front gabled. Brick plinth. Located over 1.6km to the west of the site.

5. Felbrigg Lodge (South) Grade II listed lodge. 1841 on gutter head. J.C. and G. Buckler for William Howe Windham. Tudor style. Brick with stone dressings. Shingle roof. 2-cell plan. East (road) front gabled. Brick plinth. Located over 1.6km to the west of the site.

6. Felbrigg CA, where the easternmost part is over 1.2km to the southwest of the site.

7. No's 14-15 The Green, including front garden area walls. Pair of Grade II listed attached cottages. Dated 1777, extended in C19. Flint cobbles with red brick dressings including quoins and window and door surrounds. Steeply pitched pantile roof with tiled raised gable ends and corbelled brick modillion eaves course. Gable end stacks with brick shafts. Located over 1.7 km to the southwest of the site.

8. Felbrigg War Memorial, Village Green, a Grade II listed stone memorial is located on Felbrigg Green. It comprises a Latin cross with, at the intersection of the cross arms, a sunburst and coronet carved in low relief. The cross rises from a pedestal, square on plan that stands on a single step. The top of the pedestal is moulded forming a shouldered blind arch to each face. Located over 1.6km to the southwest of the site.
9. Old Mill House, Old Mill Road, Roughton, Grade II listed house. Early C19. Galleted flint with rendered brick dressings. Glazed black pantile roof. Facade of 4 bays, 2 storeys. Located approximately 1km to the southwest of the site.
10. Windmill, Old Mill Road, Roughton Grade II listed Windmill Tower mill disused. Dated 1814 on keystone over window. Brick. Circular on plan. 5 storey tapering column. All windows and doors of c1980 in segmental arched openings. Burned out in 1906. Located approximately 1km to the southwest of the site.
11. Tumuli on Roughton Heath including Hare's Hill and Two Hills, located approximately 1.1km to the southwest of the site.
13. Northrepps Hall, Hall Road is a Grade II Listed house, C17 adapted and enlarged C18 and C19. Brick, flint with brick dressings. Tile and pantile roofs. It is located approximately 510 metres to the west of the site.
14. Northrepps Cottage, Northrepps Road, is a Grade II Listed house, now a restaurant. Dated 1793 B.G. on datestone. By William Wilkins, Senior for Bartlett Gurney. Coursed flint with galleting, painted brick dressings. Pantile and tile roofs. Located over 1.2km to the west of the site.
15. Overstrand CA, where its southwestern is located over 1.5km to the southwest of the site.
16. Overstrand Hall, Cromer Road is Grade II listed and is a large house, which used to be a convalescent home and is now a family residence. Circa 1899 by Sir Edwin Lutyens for second Lord Hillingdon. Flint with brick, tile and stone dressings, tiles and a tile roof. It is located over 1.6km to the southwest of the site.
18. Church of St. Martin, Cromer Road, Overstrand. Grade II* listed Parish church. Medieval, restored from ruin in early C20. Quaternary and Quarry flint and chert with Lincolnshire Limestone and brick dressings. Slate roofs. West tower, nave, north aisle, chancel, south porch. Located over 1.6km to the southwest of the site.
19. Overstrand War Memorial, St. Martins Churchyard, Cromer Road is Grade II listed. It comprises a 5m tall Clipsham stone wheel-head cross, pierced and cusped, atop a slender octagonal shaft with moulded collar and foot, surmounting a pentagonal plinth and three-stepped base. Located approximately 1.6km to the southwest of the site.
20. Northrepps CA, where its western edge is located approximately 2km from the south-western edge of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer

To the East

12. Pine Tree Farmhouse, Cromer Road is situated in close proximity to the site. The farmhouse is orientated east and west, where the principal elevation of the farmhouse is, facing east, away from the site. There are other non-designated buildings at the address that do not appear to form part of the Grade II listing, which appear to largely envelop the north, west and southern sides of the listed farmhouse. Therefore, any potential residential development of the site is likely to reinforce the cumulative perception of enclosure, in regards to the setting of the farmhouse. However, the existing buildings, some of which appear to be former farm buildings, along with landscaping, would screen the listed building from the site to the north, south and west.

Overall, the impact to the significance of this heritage asset, including any contribution made to that significance by its setting, would amount to **very modest harm**.

Beyond buffer

To the Northwest

2. Cromer Lodge (South) is located approximately 930 metres away from the site. Given the significant distance, topography and intervening buildings and landscaping, any potential residential development of the site would have **no impact** on the significance of this non-designated asset including any contribution made to the significance by its setting.

To the West

No's 3. Felbrigg Hall, 4. & 5. Felbrigg Lodges North and South, 6. Felbrigg CA and 7. No's 14-15 The Green and 8. Felbrigg War Memorial, both in the village of Felbrigg. These heritage assets are located between 1.2km and 1.7km away from the site. Given the significant distances, intervening landscaping, topography and buildings, any potential residential development of the site would have **no impact** on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings.

To the Southwest

9. Old Mill House, Old Mill Road, 10. Windmill, Old Mill Road in Roughton and 11. Tumuli on Roughton Heath are located a minimum of 1km away from the site. Given the significant distances, intervening landscaping, topography and buildings, any potential residential development of the site would have **no impact** on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings

To the East and Northeast

13. Northrepps Hall, Hall Road and 14. Northrepps Cottage, Northrepps Road are located 510 metres and 1.2km respectively away from the site. Given the distances, intervening railway line, topography and landscaping, any potential residential development of the site would have **no impact** on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings.

15. Overstrand CA, 16. Overstrand Hall, Cromer Road and 18. Church of St. Martin, Cromer Road, Overstrand are located a minimum of 1.5km away from the site. Given the significant distances, intervening landscaping, topography and buildings, any potential residential development of the site would have **no impact** on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings.

To the Southeast

20. Northrepps CA is located approximately 2km away from the site. Given the significant distance, intervening landscaping, topography and buildings, any potential residential development of the site would have **no impact** on the special qualities or significance of this heritage asset including any contribution made to the significance by its setting.

Non-designated heritage asset(s) on site?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Non-designated heritage asset(s) within the vicinity of the site?
<u>Beyond buffer</u> 1. Cromer Hall & Stables, Hall Road, is an ungraded park and garden, where its southeastern edge is situated approximately 800 metres to the northwest of the site. 17. Overstrand Hall, Cromer Road, is an ungraded park and garden, which is located over 1.5km to the southwest of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
<u>Beyond buffer</u> <u>To the Northwest</u> 1. the southeastern edge of Cromer Hall & Stables, Hall Road is situated approximately 800 metres away from the site. Taking account of the distance, intervening landscaping, topography and buildings, any potential residential development would have no impact upon the special qualities or significance of this ungraded park and garden including any contribution made to the significance by its setting. <u>To the Northeast</u> 17. Overstrand Hall, Cromer Road is situated over 1.5km from the site. Taking account of the significant distance, intervening landscaping, topography and buildings, there would be no impact upon the special qualities or significance of this locally listed building including any contribution made to the significance by its setting.

Landscape Impact (including key views and topography)
The site is relatively flat, but appears to rise up to the northeast corner. The key views would be from the main A149 Cromer Road when travelling towards Cromer, where a number of views of the site are possible when looking north-westwards. There are also likely to be longer distance views looking north-eastwards from Roughton Road, where the landscape is relatively open.

Prominent trees and other natural landscape features (both within and adjacent to the site)
The area of trees known as Becketts Plantation, as well as the significant tree belt and hedgerow dividing the two fields are prominent natural features.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
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Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including Pine Tree Farmhouse, a grade II listed building. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Retain and strengthening hedges/ trees around and within the site and incorporating tree planting within the site
- Introducing a landscape buffer to the southern boundary
- landscaped buffer along the western boundary of the site
- Dwellings of one or one and a half storey height on the southernmost part of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating

	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.
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C39/1: Land at Hall Road

Site Reference	C39/1
Site Location	Land at Hall Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	Within 500m buffer	5. Grade II Listed - Cromer Lodge (South) 6. Grade II* Listed - Cromer Hall, Hall Road
	Beyond buffer	2. Grade II Listed - Felbrigg Lodge (North) 3. Grade II Listed - Felbrigg Lodge (South) 8. Grade 2 Listed - St Bennet's & North Boundary Wall, 37 Vicarage Road 11. Grade II Listed - Pine Tree Farmhouse, Cromer Road
Conservation Area (CA)	Beyond buffer	10. Cromer
Scheduled Monument	None	
Historic Park and Garden	Within 500m buffer	4. Ungraded, Cromer Hall & Stables, Hall Road
	Beyond buffer	1. Grade II* Historic Park & Garden - Felbrigg Hall
Locally Listed Building	Beyond buffer	7. North Lodge to Cromer Hall, Hall Road

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
This is a greenfield site located on the east side of Hall Road, in the southern part of Cromer. The Amazonia Zoo car park is immediately to the north of the site, while there is woodland to the eastern boundary, with a housing development known as Randall Crescent beyond it. Agricultural land is situated on the opposite side of Hall Road, to the west and the railway line and associated bridge bounds the southern edge of the site.

Designated heritage asset(s) on site?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?
<u>Within 500m buffer</u>

5. Cromer Lodge (South) Grade II listed lodge. 1841 on gutter head. J.C. and G. Buckler for William Howe Windham. Tudor style. Brick with stone dressings. Shingle roof. 2-cell plan. East (road) front gabled. Brick plinth. Located approximately 60 metres to the north of the site.

6. Cromer Hall, Hall Road, Grade II* listed. Circa 1829 by Donthorne. First built in 1827 by Donthorne but destroyed or damaged by fire in 1829 and rebuilt soon after. Additions of 1875. Large mansion in Tudor Gothic style. Built of flint (Quaternary and Quarry Flint) with Lincolnshire Limestone dressings and slate roof. Asymmetrical plan. Two and three storeys. Moulded coping to parapet, the central three storey block embattled. All gothic windows, mostly large mullion windows with four-centred heads and traceried. Projecting two storeys at centre with stepped gable and octagonal tower on corner, and porch with embattled parapet and four-centred arch doorway. The end bays gabled with round window in gable and corbelled chimney at apices, the right hand (north) wing has bell tower over roof with battlements and short spire. Many tall stone chimneys, grouped and octagonal. Located over 450 metres to the north of the site.

Beyond buffer

1. Felbrigg Hall Grade II* Historic Park and woodland developed throughout the C18 from an earlier deer park, possibly at the hand of Humphry Repton, surrounding a C17 Jacobean mansion with C19 gardens simplified in the late C20. Located over 1.2km to the southwest of the site.

2. Felbrigg Lodge (North) Grade II listed G.V. II Lodge. 1841 on gutter head. J.C. and G. Buckler for William Howe Windham. Tudor style. Brick with stone dressings. Shingle roof. 2-cell plan. East (road) front gabled. Brick plinth. Located approximately 1.2km to the southeast of the site.

3. Felbrigg Lodge (South) Grade II listed lodge. 1841 on gutter head. J.C. and G. Buckler for William Howe Windham. Tudor style. Brick with stone dressings. Shingle roof. 2-cell plan. East (road) front gabled. Brick plinth. Located approximately 1.2km to the southeast of the site.

8. St Bennet's & North Boundary Wall, 37 Vicarage Road, Grade II listed, knapped flint with quoins, bay windows, gable parapets and other dressings in finely jointed, rich red brick, under a roof covered with red clay plain tiles. The house is attached to the west end of a terrace built in 1891. It is oriented westwards and has a long, narrow plan with a rear two-storey projection. The house has irregular elevations in an eclectic, Queen Anne-style. It consists of two storeys, a half-basement and attic under a steeply pitched roof with moulded kneelers and crow-stepped gables which are accentuated by moulded caps. Located over 800 metres to the northeast of the site.

10. Cromer CA - The historic core of the town, which contains the fifteenth century parish church, stretches from New Street eastwards to The Gangway, and apart from the area around Chapel Street and the northern end of West Street, extends no further south than the church. This is where the original fishing village developed. The remains of the traditional flint cottages are few, due to later development. The southernmost edge of the conservation area is approximately 680 metres to the northeast of the site.

11. Pine Tree Farmhouse, Cromer Road Grade II listed house. Probably C17 in part, with roof raised and additions made in late C18. Painted flint and brick; Belgian tile roof. Rectangular in plan, with extensions to rear under catslide roofs. 4 bay, 2 storey facade. Ground floor left hand 2 bays of brick then flint walling with brick dressings to the remainder. Rendered plinth to 2 left hand bays. Located approximately 970 metres to the southeast of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer

To the North

5. Cromer Lodge South is located approximately 60 metres from the site. The gable end and orientation of the lodge sits at an angle to the road, where a curved flint and stone wall with entrance pillar, sits closest to the road. Given the distance and

orientation of the lodge in relation to the site, the likely impact to the significance of this heritage asset, including any contribution made to that significance by its setting, would amount to **very modest harm**.

6. Cromer Hall, Hall Road is situated approximately 450 metres. Given the distance and intervening mature landscaping, any potential residential development of the site would have **no impact** on the significance of this Grade II* listed building, including any contribution made to the significance by its setting.

Beyond buffer

To the Southwest

1. Felbrigg Hall and 2. And 3. Felbrigg Lodges North and South are located 1.2km away from the site. Taking account of the significant distance and intervening landscaping, topography and buildings, any potential residential development of the site would have **no impact** on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings.

To the Northeast

8. St Bennet's & North Boundary Wall, 37 Vicarage Road and 10. Cromer CA are located a minimum of 680 metres away from the site. Taking account of the significant distances and intervening landscaping, topography and buildings, any potential residential development of the site would have **no impact** on the special qualities or significance of these heritage assets including any contribution made to their significance by their settings.

To the Southeast

11. Pine Tree Farmhouse, Cromer Road is located approximately 970 metres away from the site. Given the significant distance and intervening landscaping, topography and buildings, any potential residential development of the site would have **no impact** on the significance of this heritage asset including any contribution made to the significance by its setting.

Non-designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

Within 500m buffer

4. Cromer Hall & Stables, Hall Road, is an ungraded park and garden, where its southern edge is situated on the opposite side of Hall Road, approximately 10 metres from the northwest corner of the site.

Beyond buffer

7. North Lodge to Cromer Hall, Hall Road, locally listed building situated approximately 700 metres to the north of the site.

9. Halsey House, Norwich Road, locally listed House. C17 adapted and enlarged C18 and C19. Brick, flint with brick dressings. Tile and pantile roofs. Irregular plan. Located over 700 metres to the northeast of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer

To the North

4. Cromer Hall & Stables, Hall Road is situated in close proximity to the northwest corner of the site. The southern edge of this ungraded park and garden is rural and undeveloped in nature. For this reason, any form of residential development is likely to have some level of impact on the character of this southern edge of the undesignated park and garden. However, with consideration given to the landscaping, scale and layout, particularly in relation to the northeastern part of the site, the level of **impact would be very modest.**

Beyond buffer

To the North

7. North Lodge to Cromer Hall, Hall Road is located approximately 700 metres away from the site. Taking account of the distance and intervening landscaping and topography, any potential residential development of the site would have **no impact** on the special qualities of this locally listed building including any contribution made to the significance by its setting.

To the Northeast

9. Halsey House, Norwich Road is situated approximately 700 metres away from the site. Given the distance and intervening landscaping, topography and buildings, any potential residential development of the site would have **no impact** on the special qualities of this locally listed building including any contribution made to the significance by its setting.

Landscape Impact (including key views and topography)

The site is currently grass and scrubland. The key views are from Hall Road, where the intermittent views of the site, but only short range, due to the proliferation of existing mature landscaping on and adjacent to all of the site boundaries.

The site appears to slope down from west to east, but also rises up along part of the wooded ridge on the eastern boundary.

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

There are many existing trees and shrubs that bound all sides of the site. There is an L-shaped area of woodland immediately adjacent to the eastern boundary of the site, as well as

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
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Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including Cromer South Lodge, a grade II listed building and Cromer Hall, an ungraded historic park and garden. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):


- | |
|---|
| <ul style="list-style-type: none">• Retain and strengthen existing landscaping to all the boundaries of the site and particularly the northwestern boundary• Consideration should also be given to the layout, scale and height of any new dwellings in the northwestern corner. |
|---|

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating

	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.
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Fakenham

F01/B: Land North of Rudham Stile Lane

Site Reference	F01/B
Site Location	Land North of Rudham Stile Lane
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Yes/No	Name and Location
Listed Building	All outside of the 500m buffer	1. Grade II Listed - Church of St. Mary & All Saints, Creake Road, Sculthorpe 2. Grade II Listed - The Lodge, B1105, Sculthorpe 3. Grade II Listed - 46 & Trafalgar Cottage, Creake Road, Sculthorpe 4. Grade II Listed - Sulthorpe House, Creake Road, Sculthorpe 5. Grade II Listed - CoE Primary School, Creake Road, Sculthorpe 6. Grade II Listed - Grove Farmhouse, 1 Creake Road, Sculthorpe 8. Grade II Listed - Original Building of Main Block, Fakenham Grammar School, Highfield Road
Conservation Area	Outside of the 500m buffer	7. Fakenham Conservation Area
Scheduled Ancient Monument		
Historic Park and Garden		
Locally Listed Building		

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site comprises a number of agricultural fields and recreation land on the north west of Fakenham. This includes Fakenham Sports and Fitness Centre and Fakenham Rugby Club. The site is bordered by the A148 to the north and west with agricultural land beyond. Residential Development and Fakenham Academy School is situated to the south of the site. The land to the east is currently agricultural land but is subject to an outline planning permission for further dwellings.

Designated heritage asset(s) on site ?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?

1. Grade II Listed Church of St. Mary & All Saints is the parish church of Sculthorpe and dates from the 14th Century. The listed building is situated approximately 1.7km to the north west of the site.
2. Grade II Listed Lodge dates from the 18th Century. The listed building is situated approximately 1km to the north west of the site.
3. Grade II Listed 46 & Trafalgar Cottage are dated 1859. The listed building is situated approximately 1.6km to the north west of the site.
4. Grade II Listed Sulthorpe House dates from the 18th Century. The listed building is situated approximately 1.5km to the north west of the site.
5. Grade II Listed Primary School erected in 1840. The listed building is situated approximately 1.4km to the west of the site.
6. Grade II Listed Grove Farmhouse is dated 1790. The listed building is situated approximately 1.2km to the west of the site.
7. Fakenham Conservation Area is situated approximately 650m to the south of the site.
8. Grade II Listed Original Building of Main Block, Fakenham Grammar School dating from the early – mid 19th Century. The listed building is situated approximately 650m to the south of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

1. Church of St. Mary & All Saints

The Church of St. Mary & All Saints is the parish church of Sculthorpe and is a Grade II Listed building that dates from the 14th Century. The listed building is situated approximately 1.7km to the north west of the site and is separated by significant landscaping and agricultural fields. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

2. The Lodge

The Grade II Listed dates from the 18th Century and is listed for its architectural quality. The listed building is situated approximately 1km to the north west of the site and is separated by significant landscaping and agricultural fields. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

3. 46 & Trafalgar Cottage, 4. Sulthorpe House & 5. Sculthorpe Primary School

These Grade II Listed buildings all date from the 17th and 18th Century and are all listed for their architectural significance. These listed buildings are all situated approximately 1.5km to the north west of the proposed site. There is substantial landscaping and agricultural land between the site and these listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage asset.

6. Grove Farmhouse

The Grade II Listed buildings dates from the 18th Century and is listed for its architectural significance. The listed buildings is situated approximately 1.2km to the west of the proposed site. There is substantial landscaping, agricultural land and existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

7. Fakenham Conservation Area

The key characteristics of Fakenham Conservation Area (CA), as defined within the Fakenham Conservation Area Appraisal (2011), are the linear settlement pattern following the north south course of the original main road through the town; the older buildings within the town were rebuilt after a series of fires and so are mostly Georgian; interesting and intriguing vistas through the town and a sharp division between the streets and open fields on the western site of the town. The northern part of the CA is situated some 650m to the south of the site and there is substantial existing development between the two. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

8. Fakenham Grammar School

The main building is a Grade II Listed building dating from the early-mid 19th Century. The building is listed for its architectural significance. The building is situated some 650m to the south of the site and there is substantial existing development between the two. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Non-designated heritage asset(s) on site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Non-designated heritage asset(s) within the vicinity of the site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Landscape Impact (including key views and topography)
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The site represents the present edge to the town of Fakenham and offers agricultural views on the edge of the settlement. These views are contained by the A148 which is heavily tree and hedge lined. The topography of the site is largely flat.

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

There are prominent hedgerows which divide up the different fields within the site. There are a number of prominent trees along Trap Lane.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Incorporate hedgerows into the layout of the site
- Retain strong landscaping on the north eastern boundary of the site
- Enhance landscaping along the north western boundary of the site
- Retain and enhance landscaping along the western boundary of the site
- Retain prominent trees along Trap Lane

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

None

Stage 4: Evaluating Impact

Conclusions and Rag Rating

Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

F02: Land Rear of Shell Garage, Creake Road

Site Reference	FO2
Site Location	Land Rear of Shell Garage, Creake Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Yes/No	Name and Location
Listed Building	All beyond the 500m buffer	1. Grade II Listed - Grove Farmhouse, 1 Creake Road, Sculthorpe 4. Grade II Listed – Original Building of Main Block, Fakenham Grammar School, Highfield Road 7. Grade II Listed – 17 and 19 Wells Road 8. Grade II Listed – 13 and 15 Wells Road 9. Grade II Listed – 44 and 46 Wells Road 10. Grade II Listed – 11 Wells Road 14. Grade II Listed – 3 Nelson Road 16. Grade II Listed – 1 & 3 Wells Road 17. Grade II Listed – 5 Wells Road 18. Grade II Listed – 4 Nelson Road 19. Grade II Listed – Red House, 14 Nelson Road 20. Grade II Listed – Borrisokane, 12 Wells Road
Conservation Area	Fakenham Conservation Area just within the 500m buffer, Sculthorpe Conservation Area beyond the 500m buffer.	2. Sculthorpe Conservation Area 3. Fakenham Conservation Area
Scheduled Ancient Monument		
Historic Park and Garden		
Locally Listed Building	5 and 6 within the 500m buffer, 11, 12, 13 and 15 beyond the 500m buffer.	5. Summerhill House, Sculthorpe Road 6. St. Anthony's Catholic Church, 29 Wells Road 11. 16 Nelson Road 12. 9 and 11 Nelson Road 13. Former Storage building, Nelson Road 15. 1 Nelson Road

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site is an agricultural field situated on the western edge of Fakenham. The backs of residential properties on Sandy Lane to line the site to the east and the backs of residential properties on

Sculthorpe Eastgate line the site to the south. The site is bound by the A1065 to the west and there is a shell garage to the north with Wells Road beyond. The majority of properties backing on the site to the south and the east are two storey. There is strong landscaping around the site.

Designated heritage asset(s) on site ?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

To the north west

1. Grove Farmhouse is Grade II Listed and is dated 1790. The listed building is situated approximately 1.1km to the north west of the site.
2. Sculthorpe Conservation Area is approximately 1.3km to the west of the site.

To the south east

3. Fakenham Conservation Area is approximately 410m to the south east of the site.
4. The Main Block of Fakenham Grammar School is Grade II Listed and dates from the early-mid 19th Century. The listed building is situated approximately 535m to the south east of the site.
7. 17 and 19 Wells Road are Grade II Listed and date from the early 19th Century. The listed building is situated approximately 600m to the south east of the site.
8. 13 and 15 Wells Road are Grade II Listed and date from early-mid 19th Century. The listed building is situated approximately 600m to the south east of the site.
9. 44 and 46 Wells Road are Grade II Listed and date from the early 19th Century. The listed building is situated approximately 620m to the south east of the site.
10. 11 Wells Road is a Grade II Listed dates from the early-mid 19th Century. The listed building is situated approximately 600m to the south east of the site.
14. 3 Nelson Road is a Grade II Listed and dates from the early 19th century. The listed building is situated approximately 630m to the south east of the site.
16. 1 & 3 Wells Road are Grade II Listed and date from the late 18th/ Early 19th Century. The listed building is situated approximately 560m to the south east of the site.
17. 5 Wells Road Grade II Listed dates from the early-mid 19th Century. The listed building is situated approximately 650m to the south east of the site.
19. Red House is a Grade II Listed building and dates from the 18th Century. The listed building is situated approximately 580m to the south east of the site.
20. Borrisokane is a Grade II Listed and dates from the early 19th Century. The listed building is situated approximately 660m to the south east of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

To the north west

1. Grove Farmhouse

This Grade II Listed farmhouse is dated 1790 and is listed for its architectural significance. This listed building is situated approximately 1.1km to the northwest of the site. There is existing development and agricultural fields between the site and the listed building. The site itself does not appear to have been part of the land associated with the farmland. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

2. Sculthorpe Conservation Area

Sculthorpe Conservation Area is approximately 1.3km to the west of the site. The key characteristics of this CA relate to the rural characteristics of the built form of the village. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

To the south east

3. Fakenham Conservation Area

The key characteristics of Fakenham Conservation Area (CA), as defined within the Fakenham Conservation Area Appraisal (2011), are the linear settlement pattern following the north south course of the original main road through the town; the older buildings within the town were rebuilt after a series of fires and so are mostly Georgian; interesting and intriguing vistas through the town and a sharp division between the streets and open fields on the western site of the town. The northern part of the CA is situated some 410m to the southeast of the site and there is substantial existing development between the two. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

4. Fakenham Grammar School

The main building is a Grade II Listed building dating from the early-mid 19th Century. The building is listed for its architectural significance. The building is situated some 535m to the south of the site and there is substantial existing development between the two. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

7. 17 and 19 Wells Road, 8. 13 and 15 Wells Road, 9. 44 and 46 Wells Road, 10. 11 Wells Road, 14. 3 Nelson Road, 16. 1 & 3 Wells Road, 17. 5 Wells Road, 19. 14 Nelson Road & 20. 12 Wells Road.

All situated between 580 – 660m to the south east of the site. These buildings are all Grade II Listed and date from the late 18th Century to the mid 19th century and are all listed for their architectural significance. There is substantial existing development between the site and these listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the

significance (including any contribution made to that significance by setting) of the heritage asset.

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

- 5. Locally listed Summerhill House is situated approximately 460m to the south east of the site.
- 6. Locally Listed St. Anthonys Catholic Church is situated approximately 500m to the south east of the site.
- 11. Locally listed 16 Nelson Road is situated approximately 560m to the south east of the site.
- 12. Locally listed 9 and 11 Nelson Road is situated approximately 600m to the south east of the site.
- 13. Locally listed Former Storage building on Nelson Road is situated approximately 615m to the south east of the site.
- 15. Locally listed 1 Nelson Road is situated approximately 650m to the south east of the site.
- 18. Locally Listed 4 Nelson Road is situated approximately 630m to the south east of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

5. Summerhill House, 6. St Anthony's Catholic Church, 11. 16 Nelson Road, 12. 9 and 11 Nelson Road, 13. Former Storage building on Nelson Road, 15. 1 Nelson Road & 18. 4 Nelson Road.

These buildings are all situated no closer than 460m to the south east of the site. There is significant existing development between the locally listed buildings and the proposed site.

Landscape Impact (including key views and topography)

There are limited views into and out of the site. From the A1065 it is possible to get views into the site and this would significantly change the perception of coming into Fakenham. At present there are only glimpses of houses beyond trees. The topography of the site slopes upwards towards the south and towards the east.

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

There are prominent tree lines to the north, the north east and north west of the site and to the south of the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none"> • Retain strong landscaping on the western boundary of the site. • Retain and enhance landscaping buffers along the eastern and southern boundaries of the site. • Give due consideration of the topography of the site in determining the heights of buildings on the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

F03: Land at Junction of A148 and B1146

Site Reference	F03
Site Location	Land at Junction of A148 and B1146
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Yes/No	Name and Location
Listed Building	All outside of the 500m buffer	1. Grade II Listed - CoE Primary School, Creake Road, Sculthorpe 2. Grade II Listed - Grove Farmhouse, 1 Creake Road, Sculthorpe 4. Grade II Listed - Original Building of Main Block, Fakenham Grammar School, Highfield Road 7. Grade II Listed - 17 & 19 Wells Road 8. Grade II Listed - 13 & 15 Wells Road 9. Grade II Listed - 44 & 46 Wells Road 10. Grade II Listed -11 Wells Road
Conservation Area	Outside of the 500m buffer	3. Fakenham Conservation Area
Scheduled Ancient Monument		
Historic Park and Garden		
Locally Listed Building	Outside of the 500m buffer	5. Summerhill House 6. St. Anthony's Catholic Church

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)

Designated heritage asset(s) on site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?
To the West of the site

1. Grade II Listed Primary School erected in 1840. The listed building is situated approximately 1.5km to the northwest of the site.
2. Grade II Listed Grove Farmhouse is dated 1790. The listed building is situated approximately 1.2km to the north west of the site.

To the south east of the site

3. Fakenham Conservation Area is situated approximately 625m to the south east of the site.
4. Grade II Listed Original Building of Main Block, Fakenham Grammar School dating from the early – mid 19th Century. The listed building is situated approximately 650m to the south east of the site.
7. Grade II Listed 17 & 19 Wells Road dates from the early 19th Century. The listed building is situated approximately 800m to the south east of the site
8. Grade II Listed 13 & 15 Wells Road dates from the early 19th Century. The listed building is situated approximately 800m to the south east of the site
9. Grade II Listed 44 & 46 Wells Road dates from the early 19th Century. The listed building is situated approximately 800m to the south east of the site.
10. Grade II Listed 11 Wells Road dates from the early-mid 19th Century. The listed building is situated approximately 800m to the south east of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

To the West of the site

1. Primary School

This Grade II Listed building is dated 1840 and is listed for its architectural significance. This listed building is situated approximately 1.5km to the northwest of the site. There is existing development and agricultural fields between the site and the listed building. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

2. Grove Farmhouse

This Grade II Listed farmhouse is dated 1790 and is listed for its architectural significance. This listed building is situated approximately 1.2km to the northwest of the site. There is existing development and agricultural fields between the site and the listed building. The site itself does not appear to have been part of the land associated with the farmland. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

To the southeast of the site

3. Fakenham Conservation Area

The key characteristics of Fakenham Conservation Area (CA), as defined within the Fakenham Conservation Area Appraisal (2011), are the linear settlement pattern following the north south course of the original main road through the town; the

older buildings within the town were rebuilt after a series of fires and so are mostly Georgian; interesting and intriguing vistas through the town and a sharp division between the streets and open fields on the western site of the town. The northern part of the CA is situated some 625m to the southeast of the site and there is substantial existing development between the two. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

4. Fakenham Grammar School, 7. 17 and 19 Wells Road, 8. 13 and 15 Wells Road, 8. 44 and 46 Wells Road & 10. 11 Wells Road

These listed buildings are all situated approximately 800m to the south east of the site. Between the site and these listed buildings there is a significant amount of existing development. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

5. Summerhill House is a locally listed building situated approximately 800m to the south east of the site.

6. St. Anthony's Catholic Church is a locally listed building situated approximately 800m to the south east of the site.

If yes, what is the impact on non-designated heritage asset(s) in terms of significance and setting

5. Summerhill House & 6 St. Anthony's Catholic Church

These locally listed buildings are situated approximately 800m to the south east of the site. There is a significant quantum of existing development between the site and the locally listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these non-designated heritage assets.

Landscape Impact (including key views and topography)

The site is contained and bound by trees and so there are no key views in or out of the site. The site itself is largely flat.

Prominent trees and other natural landscape features (both within and adjacent to the site)
The site is heavily tree lined on all sides, with the exception of a gap to the south east of the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Retain hedgerows and trees on the western and southern boundaries of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating

	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.
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F10: Land South of Barons Close

Site Reference	F10
Site Location	Land South of Barons Close
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Yes/No	Name and Location
Listed Building	All within the 500m buffer	1. Grade II Listed - Baron's Hall, Norwich Road 4. Grade II Listed - 35 Norwich Road 5. Grade II Listed - 21 and 23 Norwich Road 7. Grade II Listed - Fakenham Conservative Club, Whitehorse Street. 8. Grade II Listed – 34 Norwich Street 9. Grade II Listed – 30 and 32 Norwich Street 14. Grade II Listed – 4-8 Cattle Market Street 15. Grade II Listed – Woodspring, 43 Bridge Street 16. Grade II Listed – 37 Bridge Street 18. Grade II Listed – Bridge over River Wensum 19. Grade II Listed – Corn Mill Offices and Store Building 20. Grade II Listed – Corn Mill, Hempton Road 24. Grade I Listed – Church of St. Peter and St. Paul
Conservation Area	Fakenham Conservation Area within the 500m buffer, Hempton Conservation Area outside of the 500m buffer	2. Fakenham Conservation Area 22. Hempton Conservation Area
Scheduled Ancient Monument	Fakenham Gasworks just within the 500m buffer. St Stephens Priory beyond the 500m buffer	21. Fakenham Gasworks 23. Remains of St. Stephens Priory, Pudding Norton
Historic Park and Garden		
Locally Listed Building	All within the 500m buffer	3. Bellvue, 37 Norwich Road 6. 14 Norwich Road 10. 24 Norwich Street 11. Former Kiosk, Cattle Market Steet

		12. 5 Cattle Market Street 13. Former Chapel, Cattle Market Street 17. The Bull Public House, 41 Bridge Street
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Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site is currently a paddock situated to the south of the town of Fakenham. To the south of the site is woodland and the river Wensum beyond. There is residential development to the north and the east. There is employment development to the west of the site.

Designated heritage asset(s) on site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?
<p><u>To the north and north west of the site</u></p> <p>1. Baron’s Hall is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 50m to the north of the site.</p> <p>2. Fakenham Conservation Area is situated approximately 150m to the north of the site.</p> <p>5. 21 and 23 Norwich Road is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 220m to the north west of the site.</p> <p>7. Fakenham Conservative Club is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 260m to the north west of the site.</p> <p>8. 34 Norwich Street Grade II Listed dating from the early 19th Century. The listed building is situated approximately 310m to the north west of the site.</p> <p>9. 30 and 32 Norwich Street Grade II Listed dating from the early-mid 19th Century. The listed building is situated approximately 310m to the north west of the site.</p> <p>24. Church of St. Peter and St. Paul is a Grade I Listed church that dates from the 14th Century. The church is situated approximately 460m to the north west of the site.</p> <p><u>To the west of the site</u></p> <p>14. 4-8 Cattle Market Street is a Grade II Listed dating from the early 19th Century. The listed building is situated approximately 350m to the west of the site.</p> <p>15. Woodspring is a Grade II Listed is dated from the early 18th century. The listed building is situated approximately 350m to the west of the site.</p> <p>16. 37 Bridge Street is a Grade II Listed building dated from the early 18th Century. The listed building is situated approximately 350m to the west of the site.</p> <p>18. Bridge over the River Wensum is a Grade II Listed bridge dated 1833. The listed structure is located approximately 400m to the west of the site.</p> <p>19. Corn Mill Offices and Store Building is a Grade II Listed dating from the early to mid-19th Century. The listed building is situated approximately 400m to the west of the site.</p> <p>20. Corn Mill is a Grade II Listed dating from the late 18th- early 19th Century. The listed building is situated approximately 400m to the west of the site.</p>

21. Fakenham Gasworks is a Scheduled Ancient Monument situated approximately 400m to the west of the site.

To the south west of the site

22. Hempton Conservation Area is situated 800m to the south west of the site.

23. The Remains of St. Stephens Priory is a Scheduled Ancient Monument situated approximately 765m to the south west of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

To the north and north west of the site

1. Baron's Hall

Is a Grade II Listed building dating from the early 19th Century. The building is listed for its architectural significance. There is existing residential development directly to the south of Baron's Hall. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

2. Fakenham Conservation Area

The key characteristics of Fakenham Conservation Area (CA), as defined within the Fakenham Conservation Area Appraisal (2011), are the linear settlement pattern following the north south course of the original main road through the town; the older buildings within the town were rebuilt after a series of fires and so are mostly Georgian; interesting and intriguing vistas through the town and a sharp division between the streets and open fields on the western site of the town. The northern part of the CA is situated 150 to the north the site and there is substantial existing development between the two. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

5. 21 and 23 Norwich Road, 7. Fakenham Conservative Club, 8. 34 Norwich Street, & 9. 30 and 32 Norwich Street

These Grade II Listed buildings date from the 18th to early-mid 19th Century and are situated between 220m to 310m to the north west of the site. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

24. Church of St. Peter and St. Paul

The Church of St. Peter and St. Paul is a Grade I Listed church that dates from the 14th Century. The church is situated approximately 460m to the north west of the site. There is a large amount of existing residential development between the proposed site and the heritage asset. It is therefore considered that the development of the

site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.

To the west of the site

14. 4-8 Cattle Market Street, 15. Woodspring & 16. 37 Bridge Street

These listed buildings are all dated from the early 19th Century and are situated between 300 and 350m to the west of the site. There is significant existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

18. Bridge over the River Wensum

The Grade II Listed bridge is located approximately 400m to the west of the site. The bridge is a key route out of Fakenham to the south and any development would increase the number of cars that drive over the structure. Given that it is already the case that this is a key location and the site itself is distant to the structure it is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

19. Corn Mill Offices and Store Building & 20. Corn Mill

The Corn Mill dates from the late 18th to early 19th century, whilst the Offices and Store Building dates from the early to mid-19th Century. These Grade II Listed buildings are situated approximately 400m to the west of the site and there is significant existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

21. Fakenham Gasworks

The gasworks produced gas for the town from 1825 to 1965 and is now one of the only remaining town gas works of its kind. The gasworks are designated as a Scheduled Ancient Monument. Further, the gasworks are on the Historic England's Heritage at Risk Register as a B priority site meaning 'immediate risk of further rapid deterioration or loss of fabric'. The gasworks are situated approximately 400m to the west of the site. Given the distance from the site itself it is considered the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

To the south west of the site

22. Hempton Conservation Area

The Conservation Area is situated 800m to the south west of the site and there are substantial industrial / retail buildings between the Conservation Area and the site

itself. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

23. The Remains of St. Stephens Priory, Scheduled Ancient Monument
The Scheduled Ancient Monument is situated approximately 765m to the south west of the site and there are substantial industrial / retail buildings between the heritage asset and the site itself. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

- 3. Bellvue, 37 Norwich Road is situated approximately 174m to the northwest of the site.
- 4. 35 Norwich Road is situated approximately 190m to the north west of the site.
- 6. 14 Norwich Road is situated approximately 220m to the north west of the site.
- 10. 24 Norwich Street is situated approximately 325m to the north west of the site.
- 11. Former Kiosk, Cattle Market Street is situated approximately 320m to the west of the site.
- 12. 5 Cattle Market Street is situated approximately 320m to the west of the site.
- 13. Former Chapel, Cattle Market Street is situated approximately 320m to the west of the site.
- 17. The Bull Public House, 41 Bridge Street is situated approximately 360m to the west of the site.

If yes, what is the impact on non-designated heritage asset(s) in terms of significance and setting

3. Bellvue, 4. 35 Norwich Road, 6. 14 Norwich Road, 10. 24 Norwich Street, 11. Former Kiosk, 12. 5 Cattle Market Street, 13. Former Chapel, 17. The Bull Public House.

The closest non-designated heritage asset to the site is situated approximately 174m to the northwest of the site. There is a significant amount of residential dwellings between the site and the non-designated heritage assets. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the non-designated heritage assets.

Landscape Impact (including key views and topography)

The site is relatively well contained by existing landscaping to the south and by existing residential properties to the north and east. There are longer range views to the west but these are largely screened by the existing industrial / retail units.

Prominent trees and other natural landscape features (both within and adjacent to the site)
The site is lined with a heavy belt of trees along the southern boundary of the site with further trees beyond the site boundary to the south. There are also a number of significant trees/hedgerows along the northern and eastern boundaries of the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none"> • Retain and enhance landscaping along the southern northern and eastern boundaries of the site. • Landscaping to be planted along the western boundary of the site • Lower density, single storey dwellings to be situated on the southern and south western parts of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Retain site subject to policy requirements and updated development considerations.

Holt

H04: Land South of Beresford Road

Site Reference	H04
Site Location	Land South of Beresford Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within the site / Within the 500m buffer/ beyond the 500m buffer	Name and Location
Listed Building	None within the site or within the 500m buffer. All beyond the 500m buffer.	<ol style="list-style-type: none"> 1. <i>Grade II Listed Tithe Barn, Letheringsett Hill</i> 2. <i>Grade II* Listed Old Rectory, Letheringsett Hill</i> 3. <i>Grade II Listed Hill House, Letheringsett Hill</i> 4. <i>Grade II Listed Methodist Church, Obelisk Plain</i> 6. <i>Grade II Listed Garden Wall Fronting 41 Norwich Road</i> 7. <i>Grade II Listed Bacon's House, 41 Norwich Road</i> 9. <i>Grade II Listed Shrublands, 28 Station Road</i> 11. <i>Grade II* Listed St. Andrews Church, Church Street</i> 12. <i>Grade II Listed Barn North of Heath Farm</i> 13. <i>Grade II Listed Heath Farm House, Hempstead Road</i> 15. <i>Grade II Listed Water Mill and House, Hempstead Road</i> 16. <i>Grade II Listed Hempstead Hall</i>
Conservation Area	<p>Holt Conservation Area just within the 500m buffer</p> <p>Glaven Valley Conservation Area within the 500m buffer</p>	<ol style="list-style-type: none"> 10. Holt Conservation Area 14. Glaven Valley Conservation Area
Scheduled Ancient Monument		
Registered Park and Garden		
Locally Listed Building	<p>Holt Community Primary School within the 500m buffer</p> <p>The Old Stables is situated outside of the 500m buffer</p>	<ol style="list-style-type: none"> 5. <i>Holt Community Primary School</i> 8. <i>The Old Stables, 41-43 Norwich Street</i>

Archaeological Notification Area	Just outside of the 500m buffer	Archaeological Notification Area
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Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site is situated to the south of Beresford Road to the south west of Holt.
The site itself comprises two agricultural fields and is bordered to the north by residential properties (primarily single storey dwellings with some two storey dwellings) and enclosed to the south and the east by trees (Holt Country Park). To the west of the site are a number of agricultural buildings.

Designated heritage asset(s) on site?
N/A

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?
<u>Within the 500m buffer</u>
14. Glaven Valley Conservation Area extends down from Blakeney and Cley and extends southwards towards Melton Constable. The Conservation Area adjoins the site to the south and the east with agricultural buildings separating the site from the Conservation Area to the west.
<u>Beyond the 500m buffer</u>
There is an Archaeological Notification Area (ANA) situated just outside of the 500m buffer to the north of the site. <i>There is a large amount of existing residential development between the site and the ANA and the ANA is distant from the site.</i>
1. Grade II Listed Tithe Barn is dated 1851. The listed building is situated approximately 1149m to the north west of the site
2. Grade II* Listed Old Rectory dates from the 18 th Century. The listed building is situated approximately 979m to the north west of the site
3. Grade II Listed Hill House dates from the 18 th Century. The listed building is situated approximately 699m to the north of the site.
4. Grade II Listed Methodist Church dates from 1862 and was built by Thomas Jekyll of Norwich. The Listed Building is situated approximately 690m to the north of the site.
6. Grade II Listed Garden Wall dates from the 19 th Century. The listed building is situated approximately 580m to the north of the site.
7. Grade II Listed Bacon's House dates from the early 18 th Century. The Listed Building is situated approximately 578m to the north of the site.
9. Grade II Listed Shrublands dates from the early 19 th Century. The Listed Building is situated approximately 590m to the north of the site.
10. Holt Conservation Area is situated approximately 500m to the north of the site.

11. Grade II* Listed St. Andrews Church dates from 14th Century and retains many interior features from the 13th and 14th Century. The Listed Building is situated approximately 732m to the north of the site.
12. Grade II Listed Barn North of Heath Farm is dated 1818. The Listed Building is situated approximately 1km to the north east of the site.
13. Grade II Listed Heath Farm House dates from the Early 19th Century. The Listed Building is situated approximately 1km to the north east of the site.
15. Grade II Listed Water Mill and House dates from the 18th Century. The Listed Building is situated approximately 1km to the east of the site.
16. Grade II Listed Hempstead Hall dates from the 17th Century. The Listed Building is situated approximately 1.3km to the south east of the site.

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

Within the 500m buffer

14. Glaven Valley Conservation Area

The Conservation Area extends down from Blakeney and Cley and extends southwards towards Melton Constable. The Conservation Area adjoins the site to the south and the east with agricultural buildings separating the site from the Conservation Area to the west.

The significance of the Glaven Valley Conservation Area lies in the way people have used the River Glaven and the landscape it has shaped for milling, agriculture, trade and leisure. The landscape setting of the built heritage in the Conservation Area is a varied patchwork of open fields, dense woodland, lush green river bed and expansive skies at the coastline. There is a very rural feel, with intimate landscapes at the river bed and in woods contrasting with wide expansive fields and views on the valley ridges and at the coast.

The landscape to the south therefore is an intrinsic part of the Conservation Area (dense woodland) and it is considered that the development of this site would have **some impact** upon the significance (including any contribution made to that significance by setting) of the Conservation Area.

Beyond the 500m buffer

1. Grade II Listed Tithe Barn

*The listed building is dated 1851. The Listed Building is situated approximately 1149m to the north west of the site. There is a large amount of existing residential development between the site and the Listed Building. Given the distance of this building to the site It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.*

2. Grade II* Listed Old Rectory

*The Listed Building dates from the 18th Century and is situated approximately 979m to the north west of the site. There is a large amount of existing residential development between the site and the Listed Building. Given the distance of this building to the site It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.*

3. Grade II Listed Hill House, 4. Grade II Listed Methodist Church, 6. Grade II Listed Garden Wall, 7. Grade II Listed Bacon's House, 9. Grade II Listed Shrublands, & 11. Grade II Listed St. Andrews Church*

*All located a significant distance to the north of the site with a substantial amount of existing residential development between the heritage assets and the proposed site. Given the distance of these building to the site and the existing residential development that separates the two, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

10. Holt Conservation Area

*The Conservation Area is around the historic core of the town and contains a large number of listed buildings. The Conservation Area is situated approximately 500m to the north of the site and there is a substantial amount of existing residential development between the heritage assets and the proposed site. Given the distance between the site and the Conservation Area it is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.*

12. Grade II Listed Barn & 13. Grade II Listed Heath Farm

*Situated approximately 1km to the north east of the site, the Listed Buildings are separated from the proposed site by existing residential and employment development and woodland. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.*

15. Grade II Listed Water Mill and House & 16. Grade II Listed Hempstead

*Situated approximately over 1km to the south east of the site, the Listed Buildings are separated from the proposed site by significant woodland. Given the distance from the site and the significant amount of woodland separating the site from the listed buildings, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.*

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

Within the 500m buffer

5. *Locally Listed Holt Community Primary School is situated approximately 500m to the north west of the site as the crow flies.*

Beyond the 500m buffer

8. *Locally Listed building, the Old Stables date from the 18th century and important for their group value. The buildings are situated approximately 580m to the north of the site.*

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

5. *Locally Listed Holt Community Primary School*

*The primary school is a locally listed building and is situated approximately 500m to the north west of the site as the crow flies. There is a large amount of existing residential development between the site and the locally listed building. Given the distance of this building to the site it is considered that the development of this site would have **no impact** upon the setting or significance of this non-designated heritage asset.*

8. *Locally Listed building the Old Stables*

*Located a significant distance to the north of the site with a substantial amount of existing residential development between the heritage assets and the proposed site. Given the distance of this building to the site and the existing residential development that separates the two, it is considered that the development of this site for residential development would have **no impact** upon the setting or significance of this heritage asset.*

Landscape Impact (including key views and topography)

The site is largely flat and contained. The site is bordered to the south and the east by Holt Country Park and to the west and north by existing residential development.

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

The prominent trees are all situated to the south and east of the site (Holt Country Park). There is currently a hedgerow dividing the two fields.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area, including the Glaven Valley Conservation Area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none"> • Lower density to the southern, eastern and western parts of the site • Open Space and landscaping to the southern eastern and western parts of the site to provide a buffer to the Glaven Valley Conservation Area.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

H17: Land North of Valley Lane

Site Reference	H17
Site Location	Land North of Valley Lane
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within the site / Within the 500m buffer/ beyond the 500m buffer	Name and Location
Listed Building	All within the 500m buffer except for 3, 4 and 5, which are beyond the buffer.	<p>3. Grade II Listed - 1-3 Riverside Road, Letheringsett</p> <p>4. Grade II Listed - 4-6 Riverside Road, Letheringsett</p> <p>5. Grade II Listed - Tithe Barn, Letheringsett Hill</p> <p>6. Grade II* Listed - Old Rectory, Letheringsett Hill</p> <p>9. Grade II Listed – 35 New Street</p> <p>10. Grade II Listed – 33 New Street</p> <p>11. Grade II Listed – 17-27 New Street</p> <p>13. Grade II Listed – 11 New Street</p> <p>14. Grade II Listed – 52 High Street</p> <p>15. Grade II Listed – 50 High Street</p> <p>16. Grade II Listed – 48 High Street</p> <p>17. Grade II Listed – 46 High Street</p> <p>18. Grade II Listed – 38, 40, 42 High Street</p> <p>19. Grade II Listed – 34, 36 High Street</p> <p>21. Grade II Listed – 26, 28 High Street</p> <p>22. Grade II Listed – 24 High Street</p> <p>23. Grade II Listed – 20, 22 High Street</p> <p>24. Grade II Listed – 18 High Street</p> <p>25. Grade II Listed – Hill House, Letheringsett</p> <p>26. Grade II Listed – Methodist Church, Obelisk Plain</p> <p>27. Grade II Listed – Signpost, Obelisk Plain</p> <p>28. Grade II Listed – Milestone, Obelisk Plain</p> <p>29. Grade II Listed – 39 High Street</p> <p>30. Grade II Listed – Barn Cottage, 1 Norwich Road</p> <p>31. Grade II Listed – 3 Norwich Road</p> <p>32. Grade II Listed – 5 Norwich Road</p> <p>33. Grade II Listed – 27, 29</p> <p>34. Grade II Listed – 37, 39 Norwich Road</p> <p>36. Grade II Listed – Garden Wall fronting 41 Norwich Road</p> <p>37. Grade II Listed – Bacon’s House 41 Norwich Road</p> <p>39. Grade II Listed – 35, 37 High Street</p> <p>40. Grade II Listed – 33 High Street</p> <p>41. Grade II Listed – 27, 29 High Street</p> <p>42. Grade II Listed – 21, 23 High Street</p> <p>43. Grade II Listed – Unknown</p> <p>44. Grade II Listed – King’s Head Public House</p> <p>45. Grade II Listed – Shrublands, 28 Station Road</p>

		46. Grade II* Listed – St. Andrews Church, Church Street
Conservation Area	7 and 47 within the 500m buffer 2 Beyond the 500m buffer	2. Leatheringsett Conservation Area 7. Holt Conservation Area 47. Glaven Valley Conservation Area
Scheduled Ancient Monument		
Registered Park and Garden	Beyond the 500m buffer	1. Ungraded Historic Park and Garden – Letheringsett Hall
Locally Listed Building	All within the 500m buffer	8. The Fairstead, off New Street 12. 13 New Street 20. 30 High Street 35. Holt Community Primary School 38. 41-43 Norwich Street
Archaeological Notification Area	Adjacent to site	Holt Archaeological Notification Area

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)

The site is a small grassland field on the eastern edge of Holt. The site is situated between development on the A148 to the east, development on Valley Lane to the south, further green field land and additional residential development beyond to the north and open land to the west. The open land to the west is Spout Hills (Designated County Wildlife Site), and provides important green space for the town.

Designated heritage asset(s) on site?

Site is situated within the Holt Conservation Area (7) and the Glaven Valley Conservation Area (47).

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Glaven Valley Conservation Area

The Conservation Area extends down from Blakeney and Cley and extends southwards towards Melton Constable. The Conservation Area adjoins the site to the south and the east with agricultural buildings separating the site from the Conservation Area to the west.

The significance of the Glaven Valley Conservation Area lies in the way people have used the River Glaven and the landscape it has shaped for milling, agriculture, trade and leisure. The landscape setting of the built heritage in the Conservation Area is a varied patchwork of open fields, dense woodland, lush green river bed and expansive skies at the coastline. There is a very rural feel, with intimate landscapes at the river

bed and in woods contrasting with wide expansive fields and views on the valley ridges and at the coast.

The landscape of this site is not considered to be intrinsic to the landscape features of the Conservation Area. Therefore, it is considered that the re-development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the Conservation Area.

Holt Conservation Area

Following a fire in 1708 the town was rebuilt to focus on the market place. The main character is therefore late Georgian and has a smooth transition from Georgian to Victorian architecture. One of the main characteristics is that there is a sharp division between streets and fields on the east and west side. However, the Conservation Area Appraisal for the Holt Conservation Area refers to the site specifically and states that *'while it may be important for the setting of nearby houses, it appears otherwise unremarkable'*.

The Holt Conservation Area is currently being re-appraised, and during this process the assessment of this field is also being re-evaluated. Through this re-evaluation, it is considered that this site provides a key piece of open space and provides for views across to Sprouts Hill and as such is an intrinsic part of this area of the Conservation Area.

Given the way in which the draft Conservation Area Appraisal is taking shape, It is considered that the development of the site for a residential use would have **some impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Designated heritage asset(s) within the vicinity of the site?

Adjacent to the site

Holt Archaeological Notification Area adjoins the site to the south, east and north.

Within the 500m buffer

6. Old Rectory, Letheringsett Hill, 18th Century Grade II* Listed building. The listed building is situated approximately 300m to the north west of the site.
9. 35 New Street, early 19th Century Grade II Listed building. The listed building is situated approximately 240m to the north east of the site.
10. 33 New Street, early 19th Century Grade II Listed building. The listed building is situated approximately 200m to the north east of the site.
11. 17-27 New Street, early 19th Century Grade II Listed building. The listed building is situated approximately 176m to the north east of the site.
13. 11 New Street, early 19th Century Grade II Listed building. The listed building is situated approximately 166m to the north east of the site.
14. 52 High Street, 18th Century Grade II Listed building. The listed building is situated approximately 70m to the north east of the site.
15. 50 High Street, 18th Century Grade II Listed building. The listed building is situated approximately 70m to the north east of the site.

16. *48 High Street, 18th Century Grade II Listed building (with earlier core).* The listed building is situated approximately 70m to the north east of the site.
17. *46 High Street, 18th/19th Century Grade II Listed, building.* The listed building is situated approximately 70m to the north east of the site.
18. *38, 40, 42 High Street, 18th Century Grade II Listed building.* The listed building is situated approximately 80m to the north east of the site.
19. *34, 36 High Street, 18th Century Grade II Listed building.* The listed building is situated approximately 80m to the north east of the site.
21. *26, 28 High Street, early 19th Century Grade II Listed building.* The listed building is situated approximately 110m to the north east of the site.
22. *24 High Street, late 18th Century Grade II Listed building.* The listed building is situated approximately 120m to the north east of the site.
23. *20, 22 High Street, 18th Century Grade II Listed late building.* The listed building is situated approximately 120m to the north east of the site.
24. *18 High Street, 18th Century Grade II Listed building.* The listed building is situated approximately 140m to the north east of the site.
25. *Hill House, Leatheringsett, 18th Century Grade II Listed building.* The listed building is situated approximately 30m to the north east of the site.
26. *Methodist Church, 19th century Grade II Listed Church.* The listed building is situated approximately 10m to the north east of the site.
27. *Signpost, Obelisk Plain, Grade II Listed signpost dated 1887.* The listed building is situated approximately 60m to the north east of the site.
28. *Milestone, Obelisk Plain, mid 18th Century Grade II Listed milestone.* The listed building is situated approximately 60m to the north east of the site.
29. *39 High Street, 18th Century Grade II Listed.* The listed building is situated approximately 60m to the east of the site.
30. *Barn Cottage, 18th Century Grade II Listed.* The listed building is situated approximately 60m to the east of the site.
31. *3 Norwich Road, 18th Century Grade II Listed.* The listed building is situated approximately 60m to the east of the site.
32. *5 Norwich Road, 18th Century Grade II Listed.* The listed building is situated approximately 60m to the east of the site.
33. *27, 29 Norwich Road, 18th Century Grade II Listed.* The listed building is situated approximately 60m to the east of the site.
34. *37, 39 Norwich Road 18th Century, Grade II Listed.* The listed building is situated approximately 60m to the east of the site.
36. *Garden Wall early 19th Century, Grade II Listed.* The listed building is situated approximately 50m to the east of the site.
37. *Bacon's House, Grade II Listed building. Early 18th Century.* The listed building is situated approximately 80m to the east of the site.
39. *35, 37 High Street Grade II Listed.* The listed building is situated approximately 80m to the north east of the site.
40. *33 High Street, mid-19th Century Grade II Listed building.* The listed building is situated approximately 100m to the north east of the site.
41. *27, 29 High Street, early 19th Century Grade II Listed building.* The listed building is situated approximately 110m to the north east of the site.
42. *21, 23 High Street, 18th Century Grade II Listed building.* The listed building is situated approximately 140m to the north east of the site.
43. *Outbuildings as part of the listing for 44. King's Head – Assessed as part of 44.*
44. *King's Head, early 18th Century Grade II Listed Public House.* The listed building is situated approximately 170m to the north east of the site.

45. *Shrublands, 28 Station Road, early 19th Century Grade II Listed.* The listed building is situated approximately 340m to the east of the site.

46. *St. Andrews Church, 14th century Grade II* Listed church.* The listed building is situated approximately 500m to the north east of the site.

Beyond the 500m buffer

1. Letheringsett Hall, ungraded Historic Park and Garden. The listed building is situated approximately 1.2km to the north west of the site.

2. Letheringsett Conservation Area. The listed building is situated approximately 1.2km to the west of the site.

3. 1-3 Riverside Road, 19th century Grade II Listed. The listed building is situated approximately 1.2km to the west of the site.

4. 4-6 Riverside Road, 19th century Grade II Listed. The listed building is situated approximately 1.2km to the west of the site.

5. Tithe Barn, 19th Century Grade II Listed. The listed building is situated approximately 600m to the north west of the site.

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

Within the 500m buffer

6. The Old Rectory

The Old Rectory is an 18th Century Grade II* Listed building situated approximately 300m to the north west of the site. The building is designated for its architectural importance. There is significant landscaping between the site and the listed building and, further, the topography of the land rises between the site and the listed building. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

New Street (9. 35 New Street, 10. 33 New Street, 11. 17-27 New Street, 13. 11 New Street)

Early 19th Century Grade II Listed buildings, with the closest being approximately 160m to the north east of the site. These listed buildings are designated for their architectural value and are all within the Holt Conservation Area. These dwellings are separated from the site by a number of existing properties. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

High Street (14. 52 High Street, 15. 50 High Street, 16. 48 High Street, 17. 46 High Street, 18. 38, 40, 42 High Street, 19. 34, 36 High Street, 21. 26, 28 High Street, 22. 24 High Street, 23. 20, 22 High Street, 24. 18 High Street, 29. 39 High Street, 39. 35, 37 High Street, 40. 33 High Street, 41. 27, 29 High Street, 42. 21, 23 High Street, 44. King's Head)

All of these dwellings are 18th Century or early 19th Century Georgian properties (with the exception of 40, which is mid-19th Century early Victorian). The dwellings are all Grade II Listed, primarily for their architectural significance and are all within the Holt Conservation Area. The majority of these buildings are significantly distant from the site itself, the closest are 14, 15, 16 and 17, which are approximately 70m to the north east of the site and 29 and 39, which are approximately 60m to the north east of the site. Even these closest dwellings are separated from the site by the Norwich Road and further existing residential properties. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

25. Hill House

18th Century Grade II Listed red brick building The building is set behind a brick and flint wall which encloses the large grounds. The building is situated approximately 30m to the north east of the site. The wall of the listed building forms part of the northern boundary of the site. It is considered that the development of the site for a residential use would have **some impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.

26. Methodist Church

19th century Grade II Listed Church is a focal point at the beginning of Norwich Road and is approximately 10m to the north east of the site. Holt Methodist Church is a landmark building within the town, set at the west of the High Street as a prominent focal point on Obelisk Plain. It is considered that the setting of the church is concerned with the relationship to the High Street and is surrounded by development to the south, north and west of the site (with some development to the east also). It is considered that the development of the site for a residential use would have **some impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.

27. Signpost & 28. Milestone, Obelisk Plain,

The signpost is Grade II Listed and is dated 1887. The Milestone is dated around the mid 18th Century. Both are situated approximately 60m to the north east of the site. Their immediate setting is considered to be the traffic island with which they are situated. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

East of Norwich Road (30. Barn Cottage, 31. 3 Norwich Road, 32. 5 Norwich Road, 33. 27, 29 Norwich Road, 34. 37, 39 Norwich Road)

18th Century Grade II Listed dwellings, listed for their architectural value and situated within the Holt Conservation Area. All situated approximately 60m to the east of the proposed site. The setting of these buildings is largely defined by their position on the street frontage and are adjacent to existing development on the west of Norwich Road. It is considered that the development of the site for a residential use would

have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

37. Bacon's House & 36. Garden Wall

*Bacon's House is a Grade II Listed building that was built in the early 18th Century. The wall to the garden was built in the early 19th Century and is also Grade II Listed. The building is located approximately 50m to the east of the site. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

45. Shrublands

*Shrublands is an early 19th Century Grade II Listed building situated approximately 340m to the east of the site. Due to the significant amount of development between the site and the proposed development, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.*

46. St. Andrews Church

St Andrews Church is a 14th century Grade II Listed church and is situated approximately 500m to the north east of the site. Due to the significant amount of development between the site and the proposed development, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.*

Beyond the 500m buffer

1. Letheringsett Hall, 2. Letheringsett Conservation Area, 3. 1-3 Riverside Road, 4. 4-6 Riverside Road

Letheringsett Hall is an ungraded Historic Park and Garden situated Approximately 1.2km to the north west of the site. This is situated within the Letheringsett Conservation Area itself, which is approximately a similar distance from the site. There are further Grade II Listed buildings within the Conservation Area. Given the distance between the site and the Conservation Area, the topography of the land and the significant landscaping between the two, it is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

5. Tithe Barn

The 19th Century Grade II Listed is situated approximately 600m to the north west of the site. The building is designated for its architectural importance. There is significant landscaping between the site and the listed building and, further, the topography of the land rises between the site and the listed building. It is considered that the development of the site for a residential use would have **no impact** upon the

significance (including any contribution made to that significance by setting) of the heritage asset.

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

- 8. The Fairstead. Situated approximately 350 m to the north of the site.
- 12. 13 New Street. Situated approximately 215m to the north east of the site.
- 20. 30 High Street. Situated approximately 130m to the north east of the site.
- 35. Holt Community Primary School. Situated approximately 60m to the south of the site.
- 38. 41-43 Norwich Street. Situated approximately 100m to the east of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

8. The Fairstead

The locally listed building is situated approximately 350m to the north of the site and there is a large amount of existing residential development between the heritage asset and the site. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

12. 13 New Street

The locally listed building is situated approximately 215m to the northeast of the site and there is a large amount of existing residential development between the heritage asset and the site. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

20. 30 High Street

The locally listed building is situated approximately 130m to the north east of the site and there is a large amount of existing residential development between the heritage asset and the site. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

35. Holt Community Primary School.

The locally listed building is situated approximately 60m to the south of the site, but there is existing residential development between the heritage asset and the site. It is

considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

38. 41-43 Norwich Street.

The locally listed building is situated approximately 100m to the east of the site, but there is existing residential development between the heritage asset and the site. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Landscape Impact (including key views and topography)

The site provides a view out of the town of Holt toward the Glaven Valley. These views are only really available from the position of the access road off Norwich Road. The topography of the site slopes down towards the south and the west.

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

There is a prominent hedgerow on the eastern boundary of the site and a number of prominent trees to the north west and west of the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area, including the Holt Conservation Area, Hill House, Methodist Church, both Grade II Listed Buildings. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Seek to retain a view toward the Glaven Valley from Norwich Road
- Retain and strengthen hedgerow on the eastern boundary of the site, particularly on the north eastern corner to mitigate potential impact upon Hill House and the Methodist Church.
- Provide strong landscaping along the southern and northern boundaries of the site
- A Heritage Statement is required to assess the archaeological importance of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

None

Stage 4: Evaluating Impact

Conclusions and Rag Rating

Retain site subject to policy requirements and updated development considerations.

H19: land West of Norwich Road

Site Reference	H19
Site Location	Land at Compitt Hills (Larners Plantation)
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within the site / Within the 500m buffer/ beyond the 500m buffer	Name and Location
Listed Building	7, 8, 9, 10, 11, 12, 13, 15, 16 and 18 Within the 500m buffer 3, 4, 5, 6 and 20 Beyond the 500m buffer	3. Grade II Listed - 1-3 Riverside Road, Letheringsett 4. Grade II Listed - 4-6 Riverside Road, Letheringsett 5. Grade II Listed - Tithe Barn, Letheringsett Hill 6. Grade II* Listed - Old Rectory, Letheringsett Hill 7. <i>Grade II Listed – Hill House, Letheringsett</i> 8. <i>Grade II Listed – Methodist Church, Obelisk</i> 9. <i>Grade II Listed – Barn Cottage, 1 Norwich Road</i> 10. <i>Grade II Listed – 3 Norwich Road</i> 11. <i>Grade II Listed – 5 Norwich Road</i> 12. <i>Grade II Listed – 27, 29</i> 13. <i>Grade II Listed – 37, 39 Norwich Road</i> 15. <i>Grade II Listed – Garden Wall fronting 41 Norwich Road</i> 16. <i>Grade II Listed – Bacon’s House 41 Norwich Road</i> 18. <i>Grade II Listed – Shrublands, 28 Station Road</i> 20. <i>Grade II* Listed – St. Andrews Church, Church Street</i>
Conservation Area	Site situated within the Glaven Valley Conservation Area. Holt Conservation Area within the 500m buffer Leatherinsett Conservation Area beyond the 500m buffer	2. Letheringsett Conservation Area 19. Holt Conservation Area 21. Glaven Valley Conservation Area
Scheduled Ancient Monument		
Registered Park and Garden	Beyond the 500m buffer	1. Ungraded Historic Park and Garden – Letheringsett Hall
Locally Listed Building	Within the 500m buffer	14. Holt Community Primary School 17. 41-43 Norwich Street

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)

The site comprises two agricultural fields to the west of Norwich Road, Holt. The two fields are situated to the west of existing linear development (a mix of single and two-storey) along Norwich Road. The two fields are enclosed by hedgerows to the west and a line of trees to the north. There is also strong landscaping on the south east boundary of the site.

Designated heritage asset(s) on site?

Site is situated within the Glaven Valley Conservation Area (21)

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

21. Glaven Valley Conservation Area

The Conservation Area extends down from Blakeney and Cley and extends southwards towards Melton Constable. The Conservation Area adjoins the site to the south and the east with agricultural buildings separating the site from the Conservation Area to the west.

The significance of the Glaven Valley Conservation Area lies in the way people have used the River Glaven and the landscape it has shaped for milling, agriculture, trade and leisure. The landscape setting of the built heritage in the Conservation Area is a varied patchwork of open fields, dense woodland, lush green river bed and expansive skies at the coastline. There is a very rural feel, with intimate landscapes at the river bed and in woods contrasting with wide expansive fields and views on the valley ridges and at the coast.

Whilst the site is situated within the Glaven Valley Conservation Area the fields are agricultural and distant from the River Glaven to the west. It is therefore considered that development of this site for residential would have **no impact** upon the significance (including any contribution made to that significance by setting) of the Conservation Area.

Designated heritage asset(s) within the vicinity of the site?

Within the 500m buffer

7. Hill House, Leatheringsett, 18th Century Grade II Listed building. Situated approximately 400m to the north of the site.

8. Methodist Church, 19th century Grade II Listed Church. Situated approximately 380m to the north of the site.

9. Barn Cottage, 18th Century Grade II Listed. Situated approximately 365m to the north of the site.

10. 3 Norwich Road, 18th Century Grade II Listed. Situated approximately 350m to the north of the site.

11. 5 Norwich Road, 18th Century Grade II Listed. Situated approximately to the north of the site.

12. 27, 29 Norwich Road, 18th Century Grade II Listed. Situated approximately 330m to the north of the site.

13. 37, 39 Norwich Road 18th Century, Grade II Listed. Situated approximately 320m to the north of the site.
15. Garden Wall early 19th Century, Grade II Listed. Situated approximately 200m to the north of the site.
16. Bacon's House, Grade II Listed building. Early 18th Century. Situated approximately 270m to the north of the site.
18. Shrublands, 28 Station Road, early 19th Century Grade II Listed. Situated approximately 400m to the north of the site.
19. Holt Conservation Area situated approximately 120m to the north of the site.

Beyond the 500m buffer

1. Letheringsett Hall, ungraded Historic Park and Garden. Situated approximately 1.5km to the north west of the site.
2. Letheringsett Conservation Area. Situated approximately 1.5km to the west of the site.
3. 1-3 Riverside Road, 19th century Grade II Listed. Situated approximately 1.4km to the west of the site.
4. 4-6 Riverside Road, 19th century Grade II Listed. Situated approximately 1.4km to the west of the site.
5. Tithe Barn, 19th Century Grade II Listed. Situated approximately 790m to the north west of the site.
6. Old Rectory, Letheringsett Hill, 18th Century Grade II* Listed building. Situated approximately 680m to the north west of the site.
20. St. Andrews Church, 14th century Grade II* Listed church. Situated approximately 600m to the north east of the site.

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

Within the 500m buffer

7. Hill House

*18th Century Grade II Listed red brick building The building is set behind a brick and flint wall which encloses the large grounds. The building is situated approximately 400m to the north of the site. The site is distant from this listed building and there is further development between the asset and the proposed site. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.*

8. Methodist Church

*19th century Grade II Listed Church is a focal point at the beginning of Norwich Road and is approximately 380m to the north east of the site. The site is distant from this listed buildings and there is further development between the asset and the proposed site. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.*

East of Norwich Road (9. Barn Cottage, 10. 3 Norwich Road, 11. 5 Norwich Road, 12. 27, 29 Norwich Road, 13. 37, 39 Norwich Road)

*18th Century Grade II Listed dwellings, listed for their architectural value and situated within the Holt Conservation Area. All situated approximately 320-365m to the north of the proposed site. The setting of these buildings is largely defined by their position on the street frontage and are adjacent to existing development on the west of Norwich Road. The site is distant from these listed buildings and there is further development between these assets and the proposed site. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

16. Bacon's House & 15. Garden Wall

*Bacon's House is a Grade II Listed building that was built in the early 18th Century. The wall to the garden was built in the early 19th Century and is also Grade II Listed. The building is located approximately 270m to the north of the site. The site is distant from these listed buildings and there is further development between these assets and the proposed site. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

18. Shrublands

*Shrublands is an early 19th Century Grade II Listed building situated approximately 400m to the north of the site. The site is distant from this listed buildings and there is further development between this asset and the proposed site. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.*

19. Holt Conservation Area situated approximately 120m to the north of the site.

Following a fire in 1708 the town was rebuilt to focus on the market place. The main character is therefore late Georgian and has a smooth transition from Georgian to Victorian architecture. The Conservation Area boundary is situated to the north of the B1110, and although close is separated by the road and existing farmhouse dwellings. The development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.

Beyond the 500m buffer

1. Letheringsett Hall, 2. Letheringsett Conservation Area, 3. 1-3 Riverside Road, 4. 4-6 Riverside Road

Letheringsett Hall is an ungraded Historic Park and Garden situated Approximately 1.5km to the north west of the site. This is situated within the Letheringsett Conservation Area itself, which is approximately a similar distance from the site. There are further Grade II Listed buildings within the Conservation Area. Given the

distance between the site and the Conservation Area, the topography of the land and the significant landscaping between the two, it is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

5. Tithe Barn

The 19th Century Grade II Listed is situated approximately 790m to the north west of the site. The building is designated for its architectural importance. There is significant landscaping between the site and the listed building and, further, the topography of the land rises between the site and the listed building. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

6. The Old Rectory

The Old Rectory is an 18th Century Grade II* Listed building situated approximately 300m to the north west of the site. The building is designated for its architectural importance. There is significant landscaping between the site and the listed building and, further, the topography of the land rises between the site and the listed building. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

20. St. Andrews Church, 14th century Grade II Listed church. Approximately 600m to the north east of the site.*

St. Andrews Church is not visible from the site itself as there is significant development between the site and the listed building. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

14. Holt Community Primary School locally listed building situated approximately 150m to the north of the site.

17. 41-43 Norwich Street locally listed buildings situated approximately 270m to the north of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
<p>14. Holt Community Primary School</p> <p>Holt Primary School is situated to the north of the site beyond existing farmhouse buildings, the B1110 and significant landscaping. It is considered that the development of the site for a residential use would have no impact upon the significance (including any contribution made to that significance by setting) of these heritage assets.</p> <p>17. 41-43 Norwich Street</p> <p>These locally listed building are distant from the site and separated by existing development. It is considered that the development of the site for a residential use would have no impact upon the significance (including any contribution made to that significance by setting) of these heritage assets.</p>

Landscape Impact (including key views and topography)
Views when entering Holt from the west. This area to the south of the B1110 is currently very rural and provides long range rural views when entering the town. When entering Holt from the south west along the B1149, the strong landscaping to the south east of the site maintains the rural feel when entering the village. The site itself is largely flat with rolling views to the south from the B1110.

Prominent trees and other natural landscape features (both within and adjacent to the site)
There is a strong hedgerow to the west of the site and a further hedgerow and a prominent tree separating the two fields themselves. There is a strong tree line to the northern boundary and the south eastern boundary of the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
<p>Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):</p> <ul style="list-style-type: none"> • Strong landscaping to be retained and enhanced on the western boundary of the site • Retain strong landscaping along the southeast boundary of the site • Retain prominent tree on the western boundary and incorporate as part of the scheme.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Retain site subject to policy requirements and updated development considerations.

H20: Land at Heath Farm

Site Reference	H20
Site Location	Land at Heath Farm
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within the site / Within the 500m buffer/ beyond the 500m buffer	Name and Location
Listed Building	3, 4, 5, 6, 7 & 8 within the 500m buffer 10, 11 and 12 beyond the 500m buffer	3. Grade II Listed - School Chapel, Cromer Road 4. Grade II Listed - Woodlands, Cromer Road 5. Grade II Listed - The Grove, Cromer Road 6. Grade II Listed - Barn North of Heath Farm House, Hempstead Road 7. Grade II Listed - Heath Farm House, Hempstead Road 8. Grade II Listed - 3-21 Pearsons Lane 10. Grade II * Listed - St. Andrews Church, Church Street 11. Grade II Listed - Water Mill & House, Hempstead Road 12. Grade II Listed - The Red House
Conservation Area	Glaven Valley CA within the 500m buffer. Holt CA beyond the 500m buffer.	1. Glaven Valley Conservation Area 9. Holt Conservation Area
Scheduled Ancient Monument		
Registered Park and Garden	Beyond the 500m buffer	2. Grade II* Voewood
Locally Listed Building		

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site comprises a large agricultural field to the south of the A148, south west of the main historic core of Holt. To the south and the east lie agricultural fields. Heath Farm is situated immediately adjacent to the south of the site. There is recently developed residential dwellings to the west of the site with an area of land left undeveloped which is proposed for employment uses. Across the A148 to the north lie further residential dwellings. To the north east of the site is substantial landscaping.

Designated heritage asset(s) on site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

Within the 500m buffer

1. Glaven Valley Conservation Area extends down from Blakeney and Cley and extends southwards towards Melton Constable. The Conservation area is situated approximately 350m to the south of the site.
3. Grade II Listed School Chapel dated 1912-1916. The listed building is situated approximately 470m to the north of the site.
4. Grade II Listed Woodlands is dated from the early 19th Century. The listed building is situated approximately 470m to the northwest of the site.
5. Grade II Listed The Grove dates from the early 19th Century. The listed building is situated approximately 250m to the north of the site.
6. Grade II Listed Barn North of Heath Farm House is dated 1818. The listed building is situated immediately to the south east of the site boundary.
7. Grade II Listed Heath Farm House dates from the early 19th Century. The listed building is situated immediately to the south east of the site boundary.
8. Grade II Listed 3-21 Pearsons Lane former workhouses date from the late 18th to early 19th Century. The listed buildings are situated approximately 490m to the northwest of the site.

Beyond the 500m buffer

2. Grade II* Voewood Park and Garden dates from the early 20th Century. The listed park and garden is situated approximately 1km to the north east of the site.
9. Holt Conservation Area is situated 720m to the west of the site.
10. Grade II * Listed St. Andrews Church is dated from the 14th Century. The listed building is situated 820m to the west of the site.
11. Grade II Listed Water Mill & House is dated from the 18th Century. The listed building is situated approximately 630m to south of the site.
12. Grade II Listed The Red House is dated from the early 18th Century. The listed building is situated 1130m to the south of the site.

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

Within the 500m buffer

1. Glaven Valley Conservation Area

The Conservation Area extends down from Blakeney and Cley and extends southwards towards Melton Constable. The Conservation Area adjoins the site to the south and the east with agricultural buildings separating the site from the Conservation Area to the west.

The significance of the Glaven Valley Conservation Area lies in the way people have used the River Glaven and the landscape it has shaped for milling, agriculture, trade

and leisure. The landscape setting of the built heritage in the Conservation Area is a varied patchwork of open fields, dense woodland, lush green river bed and expansive skies at the coastline. There is a very rural feel, with intimate landscapes at the river bed and in woods contrasting with wide expansive fields and views on the valley ridges and at the coast.

The site is distant from the Glaven Valley Conservation Area with further agricultural land between the CA boundary and the site itself. It is therefore considered that development of this site for residential would have **no impact** upon the significance (including any contribution made to that significance by setting) of the Conservation Area.

3. Grade II Listed School Chapel, 4. Grade II Listed Woodlands, 5. Grade II Listed The Grove, 8. Grade II Listed 3-21 Pearsons Lane

These Grade II buildings are situated to the north and north west of the site and are all within the 500m buffer. These listed buildings are all separated from the proposed site by a large amount of existing development. Given the distance of these buildings to the site and the existing development between the site and the listed buildings, it is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage assets.

7. Grade II Listed - Heath Farm House & 6. Grade II Listed Barn North of Heath Farm House

Listed largely for their architectural significance, these listed buildings date from the early 19th Century. On the Tithe Maps (circa 1840) it is likely that the site proposed would have formed part of the land associated with the farm. The listed farm house and barn are situated in isolation in this context. The site proposed would develop up to the boundary of the farm house, which would undermine the isolation of the listed buildings and would have **considerable impact** upon the significance (including any contribution made to that significance by setting) of these listed buildings.

Beyond the 500m buffer

2. Grade II* Voewood

Voewood is a Grade II* Listed Park and Garden listed largely for its architectural significance. The listed park and garden is separated from the site by substantial landscaping and is situated approximately 1km to the north east of the site. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

9. Holt Conservation Area

*The Conservation Area is around the historic core of the town and contains a large number of listed buildings. The Conservation Area is situated approximately 720m to the northwest of the site and there is a substantial amount of existing residential development between the heritage assets and the proposed site. It is considered that the development of the site for a residential use would have **no impact** upon the*

significance (including any contribution made to that significance by setting) of the Conservation Area.

10. Grade II * Listed - St. Andrews Church, Church Street

Grade II * Listed St. Andrews Church is dated from the 14th Century. The listed building is situated 820m to the west of the site and is separated by significant residential development. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the listed building.

11. Grade II Listed Water Mill & House & 12. Grade II Listed The Red House

The two Grade II Listed dwellings are a significant distance from the proposed site and are separated from the site by substantial landscaping. As a result it is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these listed buildings.

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Landscape Impact (including key views and topography)

The site is largely screened by landscaping to the north of the site and to the east of the site. The views of Heath Barn are prominent from across the site. The site is largely flat. Entering into Holt from the east do not offer views of the site, however on leaving Holt there would be views of the development and this may affect the sense of leaving the village.

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

The site has prominent tree lines to the north and to the east. There are also prominent trees to the south of the site which act as important landscaping as part of Heath Farm.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area, including Heath Farm House and Barn North of Heath Farm House, both Grade II Listed buildings. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none">• Further landscaping to be provided along the north western boundary of the site• Landscaping along the southern boundary of the site• Low density and single storey development to the southern, northern and western parts of the site• Open space to be located within the south eastern part of the site and strong landscaping to be provided along the south eastern boundary of the site to provide a buffer between residential development and Heath Farm and Heath Farm Barn

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Retain site subject to policy requirements and updated development considerations.

H27/1: Land at Heath Farm

Site Reference	H27/1
Site Location	Land at Heath Farm
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within the site / Within the 500m buffer/ beyond the 500m buffer	Name and Location
Listed Building	3, 4 and 5 within the 500m buffer 1, 2, 6 and 8 beyond the 500m buffer	1. Grade II Listed - Woodlands, Cromer Road 2. Grade II Listed - The Grove, Cromer Road 3. Grade II Listed - Barn North of Heath Farm House, Hempstead Road 4. Grade II Listed - Heath Farm House, Hempstead Road 5. Grade II Listed - Water Mill & House, Hempstead Road 6. Grade II Listed - 3-21 Pearsons Lane 8. Grade II * Listed - St. Andrews Church, Church Street 10. Grade II Listed - The Red House
Conservation Area	Glaven Valley Conservation Area adjacent to site boundary. Holt Conservation Area beyond the 500m buffer	7. Holt Conservation Area 9. Glaven Valley Conservation Area
Scheduled Ancient Monument		
Registered Park and Garden	Beyond the 500m buffer	11. Grade II* Voewood
Locally Listed Building		

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site comprises half of a larger agricultural field to the

Designated heritage asset(s) on site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?

Within the 500m buffer

3. Grade II Listed Barn North of Heath Farm House is dated 1818. The listed building is situated approximately 400m to the north of the site.
4. Grade II Listed Heath Farm House dates from the early 19th Century. The listed building is situated approximately 400m to the north of the site.
5. Grade II Listed Water Mill & House is dated from the 18th Century. The listed building is situated approximately 320m to southeast of the site.
9. Glaven Valley Conservation Area extends down from Blakeney and Cley and extends southwards towards Melton Constable. The Conservation area is situated immediately adjacent to the south of the site.

Beyond the 500m buffer

1. Grade II Listed Woodlands is dated from the early 19th Century. The listed building is situated approximately 800m to the north west of the site.
2. Grade II Listed The Grove dates from the early 19th Century. The listed building is situated approximately 690m to the north west of the site.
6. Grade II Listed 3-21 Pearsons Lane former workhouses date from the late 18th to early 19th Century. The listed buildings are situated approximately 680m to the north west of the site.
7. Holt Conservation Area is situated 745m to the north west of the site.
8. Grade II * Listed St. Andrews Church is dated from the 14th Century. The listed building is situated 928m to the north west of the site.
10. Grade II Listed The Red House is dated from the early 18th Century. The listed building is situated 1km to the north east of the site.
11. Grade II* Voewood Park and Garden dates from the early 20th Century. The listed park and garden is situated approximately 1.5km to the north east of the site.

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

Within the 500m buffer

4. Grade II Listed - Heath Farm House & 3. Grade II Listed Barn North of Heath Farm House

Listed largely for their architectural significance, these listed buildings date from the early 19th Century. On the Tithe Maps (circa 1840) it is likely that the site proposed would have formed part of the land associated with the farm. The listed farm house and barn are situated in isolation in this context. The site proposed would still retain a field between the site and the farmhouse and the topography of the site (Mackey's hill being 68m just to the north of the proposed site) would mitigate in some ways the impact upon the listed buildings. It is considered that the development of this site for residential development would have **some impact** upon the significance (including any contribution made to that significance by setting) of these listed buildings.

5. Grade II Listed Water Mill & House

The listed building is situated 320m to the east of the site along Hempstead Road. The building is designated largely for its architectural significance and its wider setting being the River Glaven, to which its location was originally founded upon. Although the development is within close proximity to the listed building it is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these listed buildings.

9. Glaven Valley Conservation Area

The Conservation Area extends down from Blakeney and Cley and extends southwards towards Melton Constable. The Conservation Area adjoins the site to the south and the east with agricultural buildings separating the site from the Conservation Area to the west.

The significance of the Glaven Valley Conservation Area lies in the way people have used the River Glaven and the landscape it has shaped for milling, agriculture, trade and leisure. The landscape setting of the built heritage in the Conservation Area is a varied patchwork of open fields, dense woodland, lush green river bed and expansive skies at the coastline. There is a very rural feel, with intimate landscapes at the river bed and in woods contrasting with wide expansive fields and views on the valley ridges and at the coast.

The Glaven Valley Conservation Area is situated immediately to the south of the site and extends eastward toward the River Glaven itself. The land directly to the south is forms an intrinsic part of the setting of the Conservation Area. It is therefore considered that development of this site for residential would have **some impact** upon the significance (including any contribution made to that significance by setting) of the Conservation Area.

Beyond the 500m buffer

1. Grade II Listed Woodlands, 2. Grade II Listed The Grove & 6. Grade II Listed 3-21

These listed buildings are situated to the north west of the site. There is a significant distance between these buildings and the site with a substantial amount of existing development inbetween. As a result it is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these listed buildings.

7. Holt Conservation Area

*The Conservation Area is around the historic core of the town and contains a large number of listed buildings. The Conservation Area is situated approximately 745m to the northwest of the site and there is a substantial amount of existing residential development between the heritage assets and the proposed site. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the Conservation Area.*

8. Grade II * Listed St. Andrews Church

Grade II * Listed St. Andrews Church is dated from the 14th Century. The listed building is situated approximately 928m to the west of the site and is separated by significant residential development. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the listed building.

10. Grade II Listed The Red House

The Grade II Listed Red house is situated approximately 1km to the east of the site. The building, listed for its architectural significance, is separated from the site by substantial landscaping. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the listed building.

11. Grade II* Voewood Park and Garden

Voewood is a Grade II* Listed Park and Garden listed largely for its architectural significance. The listed park and garden is separated from the site by substantial landscaping and is situated approximately 1.5km to the north east of the site. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Landscape Impact (including key views and topography)

The site is heavily landscaped to the south, the east and the west. To the west there is a hedge and tree lined lane that leads to Heath Farm with employment uses immediately beyond this. The land rises steeply to the north (Mackey's Hill is 68m in height). There are longer range views from the north of the site to Heath Farm.

Prominent trees and other natural landscape features (both within and adjacent to the site)
Trees to the south and the east of the site making up strong landscaping. To the west of the site is a hedgerow with some prominent trees.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
<p>Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area, including Heath Farm House and Barn North of Heath Farm House, both Grade II Listed buildings and the Glaven Valley Conservation Area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):</p> <ul style="list-style-type: none"> • Retain and strengthen landscaping along the southern boundary of the site • Retain and strengthen landscaping along the eastern boundary of the site • Retain prominent trees to the west • Provide a strong landscaping buffer on the northern boundary of the site • Smaller scale development to the south and south eastern parts of the site

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
- N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Retain site subject to policy requirements and updated development considerations.

Hoveton

HV01/B Land East of Tunstead Road

Site Reference	HV01/B
Site Location	Land East of Tunstead Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within the site / Within the 500m buffer/ beyond the 500m buffer	Name and Location
Listed Building	All beyond the 500m buffer	2. Grade II Listed Greenhouse at Hoveton Hall 3. Grade II Listed Stable Block at Hoveton Hall 4. Grade II Listed Hoveton Hall 5. Grade II * Listed Church of St Peter 6. Grade II Listed Ice House in Ice Well Wood 7. Grade II Listed Wroxham Signal Box 11. Grade II Listed Church of St John
Conservation Area		
Scheduled Ancient Monument	Beyond the 500m buffer	8. Wroxham Bridge
Registered Park and Garden	Just within the 500m buffer	1. Ungraded Hoveton Hall
Locally Listed Building		
	Beyond the 500m buffer	9. Article 4 Direction (Art4/00/009) 10. Article 4 Direction (Broadland District)

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site is comprised of an agricultural field on the edge of Hoveton, to the north of the village. Existing residential development to the east has been recently developed. To the south are the school playing fields with Broadland High School beyond. Existing residential development is situated to the west of the site (across the Tunstead Road). The land to the north comprises further agricultural land.

Designated heritage asset(s) on site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?

To the North

1. Ungraded Park and Garden associated with Hoveton Hall dates from the early 19th Century. The Park and Garden is situated approximately 440m to the north of the site.
2. Grade // Listed Greenhouse at Hoveton Hall is dated from the early 19th Century. The Listed building is situated approximately 1km to the north of the site.
3. Grade // Listed Stable Block at Hoveton Hall is dated from the early 19th Century. The listed building is situated approximately 1km to the north of the site.
4. Grade // Listed Hoveton Hall is dated from the early 19th Century. The listed building is situated approximately 1km to the north of the site.
5. Grade // * Listed Church of St Peter is dated 1624. The listed building is situated approximately 570m to the north of the site.
6. Grade // Listed Ice House in Ice Well Wood is dated circa 1800. The listed building is situated approximately 700m to the northeast of the site.

To the South

7. Grade // Listed Wroxham Railway Signal Box is dated 1900. The listed structure is situated approximately 600m to the southwest of the site.
8. Schedule Monument Wroxham Bridge was rebuilt in the early 17th Century, replacing an earlier structure. The bridge is situated approximately 1km to the south of the site.
9. Article 4 Direction (Art4/00/009) – Related to the restriction of land use and not related to the historic environment.
10. Article 4 Direction (Broadland District)
11. Grade // Listed Church of St John dates from the 12th Century. The listed building is situated approximately 715m to the southeast of the site.

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

To the North

1. Ungraded Hoveton Hall

The ungraded grounds of Hoveton Hall are set heavily tree lined and are situated approximately 440m to the north of the proposed site. Between the site and the heritage asset there are a number of trees along a track. The setting of the ungraded garden is it's more rural nature and this would still be persevered even if this site were developed. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

2. Grade // Listed Greenhouse

The greenhouse is listed for its special significance as an early example of the use of rolled wrought iron for greenhouses and of additional interest as contemporary with Hoveton Hall. The listed building is situated 1km to the north of the site and it is therefore considered that the development of the site for a residential use would

have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

3. Grade // Listed Stable Block

The stable block at Hoveton Hall is listed for its architectural significance. The listed building is situated 1km to the north of the site and it is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

4. Grade // Listed Hoveton Hall

Hoveton Hall is a Country House dated between 1809 and 1812. The Hall is listed for its architectural significance. The setting of the Hall is the grounds themselves, which are designated as an ungraded park and garden. The Hall itself is situated approximately 1km to the north of the site. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

5. Grade // * Listed Church of St Peter

The Parish Church dated 1624. The church does not have a church tower and is situated outside of the settlement itself. Views of the church are possible from the north of the site, but views would be retained from the track to the north. Given that there is existing residential development to the east of the site, directly to the south of the church, the impact of development in this location is mitigated. It is therefore considered that the development of the site for a residential use would have **some impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

6. Grade // Listed Ice House in Ice Well Wood

The listed building is dated approximately 1800 and is situated within Ice Well Wood. The listed building is situated approximately 700m to the north of the site. Given the distance of the listed building and its setting being the surrounding wood, it is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

To the South

7. Grade // Listed Wroxham Signal Box

The listed building dates from 1900 and its setting is directly related to the railway. The listed building is situated approximately 600m to the southwest of the site with a significant amount of existing development in-between. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

8. Wroxham Bridge

Wroxham Bridge is a Schedule Monument and was rebuilt in the early 17th Century, replacing an earlier structure. The bridge is situated approximately 1km to the south of the site. Although the site is distance from the scheduled monument and there is significant development in-between, the development of this site for residential development would have an impact upon the Scheduled Monument as the additional housing would result in additional traffic that would cross the bridge. It is therefore considered that the development of the site for a residential use would have **some impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

10. Article 4 Direction relates to the River Bure and the development of this site would not have an impact upon this Article 4 Direction.

11. Grade II Listed Church of St John

12th Century Parish church remodelled in the 15th Century with the west tower being built in 1765. The church was restored in 1890. The church is situated approximately 715m to the south east of the site. There is a substantial amount of development between the church and the proposed site. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Landscape Impact (including key views and topography)

The topography of the site is largely flat. There are strong hedgerows along Tunstead Road and so the views are limited when entering Hoveton from Tunstead Road. There are views of the site from St Peter's Lane to the north.

Prominent trees and other natural landscape features (both within and adjacent to the site)
Strong hedgerow along Tunstead Road on the western boundary of the site. Trees line the boundary of the site to the north and the south.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area, including Wroxham Bridge and the Grade II * Listed Church of St. Peter. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none"> • Retain and enhance landscaping on the northern and southern boundaries of the site • Retain strong landscaping on the western boundary of the site • Lower density, single storey dwellings on the northern part of the site

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Retain site subject to policy requirements and updated development considerations.

HV05: Land South of Littlewood Lane

Site Reference	HV05
Site Location	Land at Littlewood Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within the site / Within the 500m buffer/ beyond the 500m buffer	Name and Location
Listed Building	8, 9 and 10 within the 500m buffer. 2, 3, 4, 11, 12, 13 and 14 beyond the 500m buffer.	2. Grade // * Listed Church of St Peter 3. Grade // Listed Ice House in Ice Well Wood 4. Grade // Listed Wroxham Signal Box 8. Grade // Listed Church of St John 9. Grade // Listed Church farmhouse 10. Grade // Listed Drive Cottages 11. Grade // Listed Home Farmhouse 12. Grade // Listed Courtyard 13. Grade / Listed Hoveton House 14. Grade // * Listed Walled Garden
Conservation Area		
Scheduled Ancient Monument	Beyond the 500m buffer	5. Wroxham Bridge
Registered Park and Garden	Beyond the 500m buffer	1. Ungraded Hoveton Hall
Locally Listed Building		
Article 4 Directions	6 within the 500m buffer, 7 beyond the 500m buffer	6. Article 4 Direction (Art4/00/009) 7. Article 4 Direction (Broadland District)

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site comprises of a single agricultural field on the western edge of Hoveton. The site is bordered by Vicarage Road to the north and Horning Road to the east, both with agricultural fields beyond. There is existing residential development to the west and to the south lies the Church, church cottage and church farm. There is currently construction work being undertaken for the erection of 25 dwellings to the south between the site and Church Farm.

Designated heritage asset(s) on site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

Within the 500m buffer

6. Article 4 Direction (Art4/00/009) – Related to the restriction of land use and not related to the historic environment.

8. Grade II Listed Church of St John dates from the 12th Century. The listed building is situated immediately adjacent to the south of the site.

9. Grade II Listed Church farmhouse is dated from the Mid-16th Century in origin. The listed building is situated approximately 300m to the south of the site.

10. Grade II Drive Cottages dated from the Mid-18th Century. The listed building (previously three cottages) is situated approximately 450m to the east of the site.

Beyond the 500m buffer

1. Ungraded Park and Garden associated with Hoveton Hall dates from the early 19th Century. The Park and Garden is situated approximately 1km to the northwest of the site.

2. Grade II* Listed Church of St Peter is dated 1624. The listed building is situated approximately 1km to the northwest of the site.

3. Grade II Listed Ice House in Ice Well Wood is dated circa 1800. The listed building is situated approximately 1km to the northwest of the site.

5. Schedule Monument Wroxham Bridge was rebuilt in the early 17th Century, replacing an earlier structure. The bridge is situated approximately 600m to the south west of the site.

7. Article 4 Direction (Broadland District)

11. Grade II Home Farmhouse dates from the 17th Century. The listed building is situated approximately 750m to the east of the site

12. Grade II Courtyard and outbuildings date from the 18th Century. The listed buildings are situated approximately 1km to the east of the site.

13. Grade I Hoveton House is dated 1680. The listed building is situated approximately 1km to the east of the site.

14. Grade II* Walled Garden is dated from the Late 18th Century. The listed structure is situated approximately 1.1km to the east of the site.

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

Within the 500m buffer

8. Grade II Listed Church of St John

The Church occupies a relatively prominent position on the approach to Hoveton from Horning along the A1062. The church sits at the top of a small rise in land and the church site features a number of mature trees which have now partially screen the church from wider views. The character of the surrounding area is predominantly rural and agricultural in nature.

The church has a range of heritage values including aesthetic (both designed and fortuitous) as an attractive feature on the entrance to the village, historical (illustrative) in terms of the evolution of the church from 11th century through to more recent 18th and 19th century alterations and communal value (social) as an important local building with special meaning and the evidential value of the building which has development over time.

The generally unspoilt character of the surrounding area contributes positively to the setting of the church, albeit that it has to be recognised that 20th century development along Meadow Drive, amongst others, and more modern street signage and furniture have already begun to erode the rural character and therefore the setting of the church. Furthermore, a development for 25 dwellings is currently being developed between the Church and Church Farmhouse, further eroding the rural nature of the site.

Notwithstanding this, views of the church can be seen from Littlewoods lane to the north (where the Old Vicarage stands). Although this is not a listed building, the relationship between the two forms and intrinsic part of the setting of the church. Development of this site would remove these views.

It is considered that there would be a **considerable impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

9. Grade II Listed Church farmhouse

Church Farmhouse occupies a relatively withdrawn location and is approached down a tree-lined track. From the A1062 Horning Road the farmhouse is barely perceptible. The rural setting of the farmhouse contributes positively to the setting of the building and the name of the farm implies historical connections with the church of St John with the likelihood of past visual connections between the two buildings across the field.

Church farmhouse has a range of heritage values including aesthetic (designed) with the straight and dramatic way the farm is approached down the tree lined avenue flanked either side by agricultural fields and with the change in topography revealing the aesthetic quality of the farm house building beyond, and historical (illustrative) as an example of agrarian architecture and agriculture in operation since the original c16 farm house was constructed with also contributes to the evidential value of the building.

A development of 25 dwellings is currently being built between the farmhouse and the church. As a result of this and the A1062 between the farmhouse and the proposed site it is considered that the impact upon the setting would be minimised. Notwithstanding this, it is considered that the development of the site for a residential use would have **some impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

10. Grade II Drive Cottages

These cottages are listed for their architectural significance and date from the mid-18th Century. The listed buildings are situated down a private tree-lined drive that is

heavily screened and separated from the proposed site. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to significance by setting) of these heritage assets.

Beyond the 500m buffer

1. Hoveton Hall Ungraded Park and Garden, 2. Grade II * Listed Church of St Peter &
3. Grade II Listed Ice House in Ice Well Wood

All situated approximately 1km to the north west of the site. The proposed site is distant from the heritage assets. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to significance by setting) of these heritage assets.

5. Wroxham Bridge

Wroxham Bridge is a Schedule Monument and was rebuilt in the early 17th Century, replacing an earlier structure. The bridge is situated approximately 600m to the southwest of the site. Although the site is distance from the scheduled monument and there is significant development in-between, the development of this site for residential development would have an impact upon the Scheduled Monument as the additional housing would result in additional traffic that would cross the bridge. It is therefore considered that the development of the site for a residential use would have **some impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

7. Article 4 Direction relates to the River Bure and the development of this site would not have an impact upon this Article 4 Direction.

11. Grade II Home Farmhouse

The Farmhouse dates from the 17th Century. The listed building is situated approximately 750m to the east of the site. The listed building is situated down a private tree-lined drive that is heavily screened and separated from the proposed site. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to significance by setting) of this heritage asset.

12. Grade II Courtyard, 13. Grade I Hoveton House & Grade II* Walled Garden

Hoveton House itself is dated 1680 with the outbuildings and the walled garden dating from the 18th century. The listed buildings are situated down a private tree-lined drive that is heavily screened and separated from the proposed site. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to significance by setting) of these heritage assets.

Non-designated heritage asset(s) on site?
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None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Non-designated heritage asset(s) within the vicinity of the site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Landscape Impact (including key views and topography)
The site is prominent when entering Hoveton from Horning Road (A1062). The site rises to the west, where St. John’s Church would have had prominence over the surrounding land then falls away to the east. There is a significant change in topography from the dwellings on Waveney Drive with the proposed site being much higher. There are key views of the church from Littlewoods Lane to the north. The site is important for retaining a rural approach to Hoveton from the Horning Road.


Prominent trees and other natural landscape features (both within and adjacent to the site)
Prominent trees along the western boundary of the site, along Littlewoods Lane and on the boundary of the old vicarage and the cottage to the south of the site. The open arable landscape on approach to Hoveton is important for retaining a rural character.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
N/A

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating
 Consider removal of designation within the Local Plan due to the potential impact upon the nearby heritage assets, including: The Grade II Listed Church of St John and the Grade II Listed Church farmhouse

North Walsham

NW01/B (including NW05, NW06/1 (part), NW07, NW30): Land at Norwich Road & Nursery Drive

Site Reference	NW01/B
Site Location	Land at Norwich Road & Nursery Drive
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	3 and 5 within the 500m buffer, 6, 8 and 9 beyond the 500m buffer	3. Grade II Listed - Mill Cottages, 53-57 Yarmouth Road 5. Grade II Listed - Stump Cross, Norwich Road 6. Grade II Listed - Monument Cottage, Norwich Road 8. Grade II Listed - Cross, Norwich Road 9. Grade II Listed - Thatched Cottage, Norwich Road
Conservation Area	Partially within the 500m buffer	1. North Walsham Conservation Area
Scheduled Monument	4 within the 500m buffer, 7 and 10 beyond the 500m buffer	4. Stump Cross, Norwich Road 7. Cross, South of Tolgate Farm 10. Cross, Northwest of Tollbar Cottages
Historic Park and Garden		
Locally Listed Building	Within the 500m buffer	2. The Grange, 48 Yarmouth Road

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site contains a number of different uses: Employment uses to the north west of the site, a garden centre to the north of the site with additional retail units and a number of greenhouses associated with the garden centre, and agricultural land to the south. There are new build properties to the north of the site and the west of the site which are predominantly 2-storey dwellings. The proposed, and current, access to the site runs alongside existing single storey dwellings to the south of the access road and two storey dwellings to the north of the access road. The site adjoins the railway line to the north east of the site.

Designated heritage asset(s) on site ?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
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N/A

Designated heritage asset(s) within the vicinity of the site?

Within 500m buffer

1. The North Walsham Conservation Area is situated approximately 500m to the north west of the site.
3. Mill Cottages, 53-57 Yarmouth Road are Grade II Listed and date from the Early C18. The cottages are located approximately 300m to the north east of the site.
4. & 5. Stump Cross, Norwich Road is Grade II listed and is a Scheduled Ancient Monument. The monument is medieval, formerly marking traditionally the site of 1381 battle, re-set here about ½ mile further north. The Cross is located approximately 50m to the west of the site.

Beyond the 500m buffer

6. Monument Cottage, Norwich Road is a Grade II Listed building dating from 1790. The listed building is situated approximately 630 metres from the south west of the site.
7. & 8. Cross, South of Tolgate Farm includes a medieval standing stone cross located 120m south west of Tollgate Farm on the parish boundary between North Walsham and Worstead. The cross, which is Listed Grade II and is a Scheduled Monument, includes the socket stone, the shaft, the capital and the remains of the head. This cross together with one 300m to the south west (the subject of a separate scheduling) are thought to relate to the battle at which Henry le Despencer, Bishop of Norwich, crushed the 1381 Peasant's Revolt led by Jack Lyttester. It is traditionally believed that one or both crosses were set up after the battle. This Scheduled Monument is located approximately 680m to the south west of the site.
9. Thatched Cottage, Norwich Road, Grade II Listed and dates from the early 17th Century. The building is located approximately 900m to the south west of the site.
10. Cross, Northwest of Tollbar Cottages. The Scheduled Monument includes a medieval standing stone cross located 300m north west of Tollbar Cottages and at the junction of three parish boundaries; North Walsham, Westwick and Worstead. The cross includes the remains of a shaft. It is square in plan with chamfered corners, measuring 0.25m square at the base, and tapering upwards to a diameter of 0.18m on the surface. A mortise hole in the top of the shaft measures 40mm across. The full height of the cross in its present form is 1.38m. This cross together with one 300m to the north east (the subject of a separate scheduling) are thought to relate to the battle at which Henry le Despencer, Bishop of Norwich, crushed the 1381 Peasant's Revolt led by Jack Lyttester. It is traditionally believed that one or both crosses were set up after the battle. The monument is situated approximately 900m to the south west of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

1. The North Walsham Conservation Area

The Conservation Area is situated approximately 500m to the north west of the site. The North Walsham Conservation Area Appraisal (2009) identifies that the key

characteristics of the CA are the relationship with the market place and the main roads radiating away from the open spaces within the centre of the town. It is acknowledged that the Conservation Area is now surrounded by residential and commercial development, and so there is no link to the open countryside. The Conservation area is a significant distance from the proposed site and there is a substantial amount of existing residential development between the site and the Conservation Area. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

3. Mill Cottages

Mill Cottages are Grade II Listed and date from the Early C18. The cottages are located approximately 300m to the north east of the site. There is a substantial amount of existing development between the site and the listed building. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

4. & 5. Stump Cross

Stump Cross on Norwich Road is Grade II listed and is a Scheduled Ancient Monument and is Grade II listed. The monument is medieval, formerly marking traditionally the site of 1381 battle, re-set here about ½ mile further north. The Cross is located approximately 50m to the west of the site. Whilst within close proximity the listed structure is surrounded by existing residential development. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

Beyond the 500m buffer

6. Monument Cottage

Monument Cottage is a Grade II Listed building dating from 1790. The listed building is situated approximately 630 metres from the south west of the site. Although the landscape is open between the site and the listed building there are existing farm buildings between the site and the listed building. The potential development of this site would still retain the separated nature of the listed building. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

7. & 8. Cross, South of Tolgate Farm

This medieval standing stone cross is located 120m south west of Tollgate Farm on the parish boundary between North Walsham and Worstead. The cross, which is Listed Grade II and a Scheduled Ancient Monument, includes the socket stone, the shaft, the capital and the remains of the head. This cross together with one 300m to the south west (the subject of a separate scheduling) are thought to relate to the battle at which Henry le Despencer, Bishop of Norwich, crushed the 1381 Peasant's Revolt lead by Jack Lyttester. It is traditionally believed that one or both crosses were

set up after the battle. This Scheduled Monument and listed structure is located approximately 650m to the south west of the site.

The monument itself is separated from the potential site by a number of existing farm buildings which are immediately adjacent to the cross and then open agricultural land beyond. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

9. Thatched Cottage

The Thatched Cottage is Grade II Listed and dates from the early C17, thick walls rendered, thatched roof. Half octagon end south. 3 pointed windows, west, and one, south, with massive 2-light mullioned frame. Pointed entrance door with massive hewn frame. 2 windows east with arched blank tympana, and smaller casement between. The building is located approximately 900m to the south west of the site. There is significant distance and there is existing development between the listed building and the proposed development. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

10. Cross, Northwest of Tollbar Cottages.

The Scheduled Monument includes a medieval standing stone cross located 300m north west of Tollbar Cottages and at the junction of three parish boundaries; North Walsham, Westwick and Worstead. The cross includes the remains of a shaft. It is square in plan with chamfered corners, measuring 0.25m square at the base, and tapering upwards to a diameter of 0.18m on the surface. A mortise hole in the top of the shaft measures 40mm across. The full height of the cross in its present form is 1.38m. This cross together with one 300m to the north east (the subject of a separate scheduling) are thought to relate to the battle at which Henry le Despencer, Bishop of Norwich, crushed the 1381 Peasant's Revolt led by Jack Lyttester. It is traditionally believed that one or both crosses were set up after the battle. The monument is situated approximately 900m to the south west of the site.

There is significant distance and there is existing development between the cross and the proposed development. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

Non-designated heritage asset(s) on site?
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None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
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N/A

Non-designated heritage asset(s) within the vicinity of the site?
2. The Grange is a locally listed building located 250m to the east of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
2. The Grange The locally listed building is situated 250m to the east of the site. There is significant existing residential development between the site and the listed building. It is therefore considered that the development of the site for a residential use would have no impact upon the significance (including any contribution made to that significance by setting) of these heritage assets.

Landscape Impact (including key views and topography)
There are views from the south of the site to toward Heritage Assets, but these are largely screened and distant. The site would be visible from the B1150 to the west of the site, but this would not have an impact upon key views. The site itself is largely of a flat topography and given this location would not significantly impact upon the wider landscape.

Prominent trees and other natural landscape features (both within and adjacent to the site)
There are a number of prominent trees and hedgerows within and adjacent to the site: <ul style="list-style-type: none"> - A number of prominent trees along the southern and south western boundary of the site - Hedgerows and trees along the eastern and north eastern boundaries of the site. - Significant tree belt within the centre of the site separating the garden centre and the agricultural land, with a strong defined hedgerow on the agricultural field boundary.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none"> • Retain and enhance landscaping along the southern, south western and north eastern boundaries of the site • Retain the hedgerow along the northern boundary of the site along Nursery Drive • Retain the strong hedgerows and trees within the centre of the site • Lower density, single storey development to be located to the south of the site

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

NW06/1: Land South and East of North Walsham Garden Centre

Site Reference	NW06/1
Site Location	Land South and East of North Walsham Garden Centre
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	Within 500m buffer	3. Grade II Listed - Mill Cottages, 53-57 Yarmouth Road 5. Grade II Listed - Stump Cross, Norwich Road 6. Grade II Listed - Monument Cottage, Norwich Road 8. Grade II Listed - Cross, Norwich Road 9. Grade II Listed - Thatched Cottage, Norwich Road
Conservation Area (CA)	Beyond buffer	1. North Walsham
Scheduled Monument	Within 500m buffer	4. Stump Cross, Norwich Road 7. Cross, South of Tolgate Farm 10. Cross, Northwest of Tollbar Cottages
Historic Park and Garden	None	
Locally Listed Building	Within 500m buffer	2. The Grange, 48 Yarmouth Road

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
This is a greenfield site situated on the south side of North Walsham. It is bounded by the main Cromer Road (A149) and rail line on its eastern side and the Norwich Road (B1145) on its western side. North Walsham Garden Centre and existing residential development at Ewing Road is situated adjacent to its northern boundary, while fields associated with Heath Farm bound the southern edge of the site. The site is rural in character.

Designated heritage asset(s) on site ?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?
<p><u>Within 500m buffer</u></p> <p>3. Mill Cottages, 53-57 Yarmouth Road. Early C18 altered and added to, 2 storey range, brick limewashed. No 53, 3-light sash window at 1st floor, wood doorcase with shaped brackets and open pediment. Interior: door with H hinges with straps. Formerly the Mill-house. No 55, 1st floor band and plain wood doorcase. Nos 55 and 57 include 4 sash windows at 1st floor. The cottages are located approximately 350 metres to the northeast of the site.</p> <p>4. Stump Cross, Norwich Road, Scheduled monument, which includes the remains of a standing stone cross located on the west side of Norwich Road and immediately north east of the Water Works. The cross, which is Listed Grade II, is 14th century in date and includes the socket stone and lower part of the original shaft. The socket stone is set on a cement plinth, on a cobbled area at the west edge of the pavement. The Monument is situated approximately 350 metres to the north of the site.</p> <p>5. Stump Cross, Norwich Road, Grade II listed. Medieval, formerly marking traditionally the site of 1381 battle, re-set here about ½ mile further north. Square base stone with socket in which is the stump of former shaft. The Cross is located approximately 350 metres to the north of the site.</p> <p>6. Monument Cottage, Norwich Road, Grade II Listed. Brick limewashed, 1 storey and pantile roof, situated approximately 140 metres from the southern edge of the site.</p> <p>7. Cross, South of Tolgate Farm includes a medieval standing stone cross located 120m south west of Tollgate Farm on the parish boundary between North Walsham and Worstead. The cross, which is Listed Grade II, includes the socket stone, the shaft, the capital and the remains of the head. This cross together with one 300m to the south west (the subject of a separate scheduling) are thought to relate to the battle at which Henry le Despencer, Bishop of Norwich, crushed the 1381 Peasant's Revolt lead by Jack Lytester. It is traditionally believed that one or both crosses were set up after the battle. This Scheduled Monument is located approximately 190 metres from the southern edge of the site.</p> <p>8. Cross, Norwich Road, Grade II Listed. C15, marking site of battle, shaft with crocketed finial: All of stone on stone base. Also Scheduled Monument, located approximately 190 metres from the southern edge of the site.</p> <p>9. Thatched Cottage, Norwich Road, Grade II Listed. Probably early C17, thick walls rendered, thatched roof. Half octagon end south. 3 pointed windows, west, and one, south, with massive 2-light mullioned frame. Pointed entrance door with massive hewn frame. 2 windows east with</p>

arched blank tympana, and smaller casement between. The building is located over 400 metres from the southern boundary of the site.

10. Cross, Northwest of Tollbar Cottages. The Scheduled Monument includes a medieval standing stone cross located 300m north west of Tollbar Cottages and at the junction of three parish boundaries; North Walsham, Westwick and Worstead. The cross includes the remains of a shaft. It is square in plan with chamfered corners, measuring 0.25m square at the base, and tapering upwards to a diameter of 0.18m on the surface. A mortise hole in the top of the shaft measures 40mm across. The full height of the cross in its present form is 1.38m. This cross together with one 300m to the north east (the subject of a separate scheduling) are thought to relate to the battle at which Henry le Despencer, Bishop of Norwich, crushed the 1381 Peasant's Revolt lead by Jack Lyttester. It is traditionally believed that one or both crosses were set up after the battle. The monument is situated approximately 450 metres from the southern edge of the site.

Beyond buffer

1. North Walsham Conservation Area, where its southernmost edge is over 560 metres from the north-eastern part of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer

To the North

3. Mill Cottages, 53-57 Yarmouth Road are Grade II heritage assets, listed for their special architectural or historic interest (described above). They lie approximately 350 metres to the northeast of the site. Given the intervening rail line, main road, dwellings and landscaping, there is no direct view between the site and these assets. As such, any potential residential development of the site would have **no impact** on the significance of these heritage assets including any contribution made to their significance by their settings.

4. & 5. Stump Cross, Norwich Road is both a Scheduled Monument and Grade II heritage asset listed for its special architectural or historic interest (described above). It is located approximately 350 metres to the north of the site. Given the intervening dwellings, buildings and landscaping, there is no direct view between the site and the asset. As such, any potential residential development of the site would have **no impact** on the significance of this heritage asset including any contribution made to the significance by its setting.

To the South

6. Monument Cottage, Norwich Road, 7. & 8. Cross, South of Tolgate Farm and 9. Thatched Cottage, Norwich Road are Grade II heritage assets listed for their architectural or historic interest (described above) and form a group. The Cross is also a Scheduled Monument. They are situated a minimum of 140 metres to the south of the site, with Monument Cottage being the closest of the group. The cottage sits immediately adjacent to the Norwich Road, where it appears to have garden space on

both its north and south sides and where its outlook is also dual aspect. In addition, there is a further area of land between the cottage and the site, which is currently used as a paddock. The cottage is prominent when travelling in either direction on the Norwich Road and as such, the residential development of the site could crowd the rural views of the cottage. However, given the distance and intervening landscaping, there would be limited views between the site and these assets. As such, any potential residential development of the site would have **no impact** on the significance of these heritage assets including any contribution made to their significance by their settings.

10. Cross, Northwest of Tollbar Cottages is a Scheduled Monument is associated with 7. Cross, South of Tolgate Farm, as described above. It is situated approximately 450 metres from the southern edge of the site and given the distance and intervening road, buildings and landscaping there is no direct view. As such, any potential residential development of the site would have **no impact** on the significance of this heritage asset including any contribution made to the significance by its setting.

Beyond buffer

1. North Walsham CA. Given the 560 metre distance from the southernmost part of the CA to the north-easternmost part of the site, the intervening rail line, main road, buildings and landscaping, there would be no direct views. As such, any potential residential development of the site would have **no impact** on the significance of the special qualities of the conservation area including any contribution made to the significance by its setting.

Non-designated heritage asset(s) on site?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Non-designated heritage asset(s) within the vicinity of the site?
<u>Within 500m buffer</u>
2. The Grange, 48 Yarmouth Road is located approximately 470 metres to the north of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
<u>Within 500m buffer</u>
<u>To the North</u>

2.The Grange, 48 Yarmouth Road is a locally listed property located approximately 470 metres to the north of the site. Given the distance and intervening road, buildings and landscaping there is no direct view. As such, any potential residential development of the site would have **no impact** on the significance of this heritage asset including any contribution made to the significance by its setting.

Landscape Impact (including key views and topography)
There is hedgerows/ landscaping to most of the boundaries of this greenfield site and the topography is relatively flat, with a gentle slope from north to south. Depending on the heights of the boundary hedging, the site is either highly visible or there are intermittent views from both the Norwich Road and Cromer Road.

Prominent trees and other natural landscape features (both within and adjacent to the site)
There are a number of single and boundary trees on the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none"> • Retain and enhance landscaping • Single storey, modest size dwellings on the southern part of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

NW15: Land at Bradfield Road

Site Reference	NW15
Site Location	Land at Bradfield Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	Beyond buffer	1. Grade II Listed - Bradfield Bridge, Bradfield Road 2. Grade II Listed - The Hollies, 25 Cromer Road 6. Grade II Listed - Barns East of Bradmoor Farmhouse, Aylsham Road 7. Grade II Listed - Bradmoor Farmhouse, Aylsham Road
Conservation Area	Beyond buffer	5. North Walsham
Scheduled Monument	None	
Historic Park and Garden	None	
Locally Listed Building	Beyond buffer	3. Cromer Road Congregational Church

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site is made up of a number of arable fields located on the northwest side of North Walsham. There is existing dwellings to the south of the site and industrial buildings immediately to the east. The southwestern part of the site is intersected by Bradfield Road, which also runs along most of the northwestern boundary of the site. The south-westernmost edge of the site is bounded by the railway line. The associated farmhouse and a newer bungalow are located immediately adjacent to part of the northwest boundary. A number of footpaths run across the site including a waymarked footpath from Bradfield Road that is screened by landscaping on both sides and that leads down to Laundry Loke on the southeastern side of the site.

Designated heritage asset(s) on site ?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?
<u>Beyond 500m buffer</u> 1. Bradfield Bridge, Bradfield Road, Grade II Listed. Probably C18, red brick, road bridge over canal, narrow, hump-backed, with high semi-circular arch, parapet panelled on exterior faces and with heavy stone cope. The bridge is located approximately 600 metres to the north of the site.

2. The Hollies, 25 Cromer Road, Grade II Listed. Early C19, 2 storey, brick, painted. 5 windows, at 1st floor, including 2 window wing right, with glazing bars and gauged flat arches. Ground floor splay bay window, to wing right, with slate roof. Wood doorcase with pilasters. Plinth. Pantile roof, situated approximately 540 metres to the southeast of the site.

4. An Archaeological Notification Area is situated approximately 680 metres to the southeast of the site.

5. North Walsham CA, where its northwestern edge is located over 700 metres from the southeastern most boundary of the site.

6. Barns East of Bradmoor Farmhouse, Aylsham Road, two Grade II listed barns. C17 Northern barn and C18 Southern barn in 1 range, red brick. Southern barn somewhat higher and with steeper roof, and with rounded interior angles. Both barns approximately the same size and with 5 bays. Hewn roof trusses to thatched roofs, located approximately 800 metres to the southwest of the southernmost part of the site.

7. Bradmoor Farmhouse, Aylsham Road, Grade II Listed Farmhouse. Circa 1820, altered circa late C19 and C20. Flemish bond red brick. Black-glazed pantile hipped roof with deep eaves. Red brick axial and lateral stacks. Plan: Overall T-shaped plan. 3-room plan front range has stairhall to left of centre flanked by 2 parlours and an axial passage behind central parlour from stairhall to unheated right hand room. Rear wing at centre containing kitchen and dairy behind that and scullery in single storey outshut in rear right hand angle. In late C19 the rear wing was heightened to 2 storeys. In C20 a small 2-storey extension was built in the rear left hand angle and an outbuilding behind the rear wing was converted into a garage. The building is located approximately 800 metres to the southwest of the southernmost part of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Beyond 500m buffer

To the North

1. Bradfield Bridge, Bradfield Road is located approximately 600 metres to the north of the northernmost part of the site. Given the significant distance and intervening road, buildings and landscaping there is no direct view. As such, any potential residential development of the site would have **no impact** on the significance of this heritage asset including any contribution made to the significance by its setting.

To the Southeast

2. The Hollies, 25 Cromer Road, 4. An Archaeological Notification Area and 5. North Walsham CA, are situated at least 540 metres to the southeast of the site. Given the distances and intervening roads, buildings and landscaping, any potential residential development of the site would have **no impact** on the significance of these heritage assets including any contribution made to the significance by their setting.

To the Southwest

6. Barns East of Bradmoor Farmhouse, Aylsham Road and 7. Bradmoor Farmhouse, Aylsham Road are Grade II listed for their special architectural or historic interest. Given the significant distance and intervening roads, buildings and landscaping, any potential residential development of the site would have **no impact** on the

significance of these heritage assets including any contribution made to the significance by their setting.

Non-designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

Beyond 500m buffer

3. Cromer Road Congregational Church is located approximately 600 metres to the southeast of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Beyond 500m buffer

3. Cromer Road Congregational Church is a locally listed building located approximately 600 metres to the southeast of the site. Given the significant distance and intervening main road, buildings and landscaping there is no direct view. As such, any potential residential development of the site would have **no impact** on the significance of this non-designated heritage asset including any contribution made to the significance by its setting.

Landscape Impact (including key views and topography)

Bradfield Road intersects and bounds parts of the site and consequently there would be some short distance views of any residential development from this single track road. Although the site slopes down gently to the southeast, there are unlikely to be any longer distance views of the site due to the proliferation of industrial units close to the southeastern part of the site and some existing dwellings to the south. In most other directions the site is screened by significant landscaping.

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

There are a number of prominent trees along the boundaries, both within and adjacent as well as a number of mature trees within the site itself, which are close to the line of the public footpath. There is a mixture of existing hedgerows and associated landscaping that bounds the majority of the site boundaries, including adjacent to the railway line on the western boundary of the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the

wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Lower density, single storey dwellings on the northern part of the site.
- Ensure the retention of the existing landscaping and strengthen along the boundaries, including along the roads, railway line and public footpath, which will help to retain the overall rural character of the edge of settlement position of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating

	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.
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NW16: Land at End of Mundesley Road

Site Reference	NW16
Site Location	Land at End of Mundesley Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	Within 500m buffer	1. Grade II Listed - Bradfield Bridge, Bradfield Road 2. Grade II* Listed - North Walsham Quaker Meeting House, Quakers Hill, Mundesley Road, Swafield, 3. Grade II Listed - Thatched Cottage, Mundesley Road
	Beyond buffer	4. Grade II Listed - Lyngate House, Bacton Road 5. Grade II Listed - Melbourne House 6. Grade II Listed - Former Swafield School & Boundary Walls
Conservation Area	None	
Scheduled Monument	None	
Historic Park and Garden	None	
Locally Listed Building	None	

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
<p>This is a greenfield site located on the northeast edge of North Walsham. A disused railway line intersects diagonally across the northwestern part of the site. The site is currently rural in character.</p> <p>The site is bounded by existing residential properties along its entire southern boundary and part of its western and northwestern boundaries. There is also a couple detached dwellings close to the northern and eastern boundaries, but the northern boundary is bounded by a single track road Little London Road, the other side of which is a further field and the North Walsham and Dilham Canal.</p>

Designated heritage asset(s) on site ?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?

Within 500m buffer

1. Bradfield Bridge, Bradfield Road, Grade II Listed. Probably C18, red brick, road bridge over canal, narrow, hump-backed, with high semi-circular arch, parapet panelled on exterior faces and with heavy stone cope. The bridge is located over 360 metres to the northwest of the site.

2. North Walsham Quaker Meeting House, Quakers Hill, Mundesley Road, a Grade II* Listed Building. Quaker meeting house. 1772, restored in 1984 under the instruction of Christopher Codling, architect. MATERIALS: red brick laid to Flemish bond, with pantile roof coverings. PLAN: the single-storey meeting house is square on plan with a hipped roof, with a small eastern extension, rectangular on plan, under a gable roof. EXTERIOR: the meeting house stands back from the Mundesley Road in a rural area, approximately 160m to the north of the detached burial ground. It has a low brick plinth and a brick cornice, and a hipped roof with black pantile coverings located approximately 90 metres to the northwest of the site.

3. Thatched Cottage, Mundesley Road, Grade II Listed. C17, 1 storey and attic, flint with brick dressings, thatched roof 2 casement windows in end gable north and is located immediately adjacent to the northern boundary of the site.

4. Lyngate House, Bacton Road, a Grade II Listed building. C18 with early C19 facing. 2 storey, red brick, 3 casement windows, at 1st floor with glazing bars and segmental heads, and with added Gothic cusped pointed arched members. 4 pilasters on front. Pantile roof. Located approximately 340 metres to the south of the site.

5. Melbourne House, Grade II Listed. Formerly The Homestead. Early C19, buff brick, 3 sash windows at 1st floor with glazing bars. Coupled brackets at eaves. Slate roof. Ionic porch with coupled columns, arched ground floor window each side in arched panel. Modern addition at rear, located approximately 300 metres to the southeast.

Beyond 500m buffer

6. Former Swafield School & Boundary Walls, Grade II Listed small school built in 1852 and extended in the late C19. MATERIALS: small, closely laid, uncoursed flint nodules with buff brick dressings and a slate roof covering. PLAN: rectangular plan with two entrance porches on the south side and an outshut at the east end of the north elevation. The original schoolroom occupies the east side and the later infants' room the west side. EXTERIOR: the school is in a simplified Tudor style. It is a single-storey, five-bay building under a pitched roof with exposed rafters at the eaves and decorative bargeboards. It has blocked brick quoins and brick banding just above the flint plinth. From the left, the gabled entrance porch in the first bay has decorative bargeboards and a finial which also drops below the apex. The property is located approximately 600 metres to the north of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer

To the Northwest

1. Bradfield Bridge, Bradfield Road is a Grade II Listed structure, listed for its special architectural or historic interest (described above). The bridge is located over 360 metres to the northwest of the site. Given the distance and intervening road, buildings and landscaping there is no direct view. As such, any potential residential development of the site would have **no impact** on the significance of this heritage asset including any contribution made to the significance by its setting.

2. North Walsham Quaker Meeting House, Quakers Hill, Mundesley Road is a Grade II* Listed building, listed for its special architectural or historic interest. Architectural interest: as a particularly important historic and substantially intact C18 Quaker meeting house which retains its essential historic form and character; in an understated Georgian style typifying the modest nature of these buildings for worship; the plan-form, the Elders' Stand, the gallery with its unusual partition and other historic fabric preserved in the interior provide evidence for the division of space and internal arrangements typical for earlier Quaker meeting houses. Historic interest, a purpose-built late-C18 Meeting House that speaks to the strength of Quakerism locally during that century; in close proximity to the C17 detached burial ground, part of a small Quaker settlement established at a distance from the centre of North Walsham.

There is also group value: with The Thatched Cottage (Grade II) and the nearby group of unlisted post-medieval domestic buildings of the former Quaker settlement.

The building is located approximately 90 metres to the northwest of the site, on the opposite side of the B1145 Mundesley Road. It is set back from the road, where there is some landscape screening the building from the road and the direction of the site. The burial ground (marked as a square on the map) is located on the opposite side of the Mundesley Road from the western boundary of the site (to the south of the Quaker Meeting House). A high red brick wall and gate bounds the plot on the eastern boundary facing the road, which is set back and is accessed via steps. There are a number of mature trees within and around the plot.

The HE listing states that *'Quaker burials in North Walsham had begun in the burial ground to the west of Mundesley Road in the late C17. The first meeting house was built in 1702, either close to the burial ground or at the site of the present building, on land given by James Miller. The burial ground and meeting house were established close to the northern parish boundary, some 1.5km distant from the centre of North Walsham. Nearby domestic dwellings of post-medieval date are associated with a small Quaker settlement in the locality.'*

The Quaker Meeting House building is set back and raised up from the road and is also reasonably well screened from the road too. The Quaker burial ground is directly opposite the site and the associated Thatched Cottage (3. See below) sits immediately to the north of this part of the site. Given the proximity and historical relevance of the Quaker Meeting House group, any potential residential development of the site would have **some impact** on the significance of this heritage asset including any contribution made to the significance by its setting.

3. Thatched Cottage, Mundesley Road, Grade II Listed building, listed for its special architectural or historic interest and also as part of a group with the Quaker Meeting House (see above). The main orientation of the windows in the cottage are east and west and there is ground and first floor windows in the northern end gable. There are no first floor windows in the southern gable of property, looking towards the site and the ground floor of the gable is screened from the site by landscaping. The property is situated fairly close to the road and has a modest rear garden on its eastern side.

There are a number of properties that site in close proximity to it to the east.

This section of the site rises up from the former railway line and slopes down towards the property. Given this and the close proximity of the cottage to this part of the site,

any residential development at the current levels, will have **some impact** on the significance of the cottage including any contribution made to the significance by its setting.

To the South and Southeast

4. Lyngate House, Bacton Road and 5. Melbourne House are both Grade II listed for their special architectural or historic interest, as described above. The properties are a minimum of 300 metres away and given the distance, intervening road, buildings and landscaping there is no direct view. As such, any potential residential development of the site would have **no impact** on the significance of these heritage assets including any contribution made to the significance by their setting.

Beyond 500m buffer

To the North

6. Former Swafield School & Boundary Walls are Grade II listed for their special architectural or historic interest, as described above. The heritage asset is located approximately 600 metres to the north of the site. Given the distance and intervening buildings, road, former railway line and landscaping, there would be no direct views. As such, any potential residential development of the site would have **no impact** on the significance of this heritage asset including any contribution made to the significance by its setting.

Non-designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Landscape Impact (including key views and topography)

The main part of the site is relatively flat, sloping down gently to the southeast. The small northwestern section (on the opposite side of the former railway line) rises up from the railway line and slopes down to the northwest corner of the site.

There is existing intermittent landscaping along the majority of the boundaries of the site, in the form of trees and scrub, but not mature hedgerows. There is significant mature landscaping along the former railway line that cuts across the north-western part of the site.

Key views of the site are from the B1145 Mundesley Road and Little London Road.

Prominent trees and other natural landscape features (both within and adjacent to the site)
There are trees around most of the boundaries of the site and a significant tree belt that runs along both sides of the embankment of the former railway line.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area, including the Quaker Meeting House, a Grade II* Listed building, and the Thatched Cottage, a Grade II Listed building. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none"> Given the levels and proximity of the site to the Grade II listed Thatched Cottage and the proximity of the Quaker Meeting House and burial ground, it is recommended that no residential development is located in the north-western section of the site (on the northern side of the railway line) and that this space is retained as open space.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
As above and consideration should be given to enhancing the landscaping along the Mundesley Road frontage and Little London Road boundaries and the retention and strengthening of the mature tree belt associated with the former railway embankment.

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

NW24 & 43: Land Adjacent Mushroom Farm, A149

Site Reference	NW24 & 43
Site Location	Land Adjacent Mushroom Farm, A149
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	Within 500m buffer	3. Grade II Listed - Mill Cottages, 53-57 Yarmouth Road
	Beyond buffer	5. Grade II Listed - Stump Cross, Norwich Road 6. Grade II Listed - Monument Cottage, Norwich Road 8. Grade II Listed - Cross, Norwich Road
Conservation Area	Beyond buffer	1. North Walsham
Scheduled Monument	Beyond buffer	4. Stump Cross, Norwich Road 7. Cross, South of Tolgate Farm
Historic Park and Garden	None	
Locally Listed Building	Within 500m buffer	2. The Grange, 48 Yarmouth Road

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
This is a greenfield site located on the south side of North Walsham. It is bounded by the main A149 Cromer Road to its west and the Yarmouth Road to its east. Existing housing is situated immediately to its north and a mixture of fields and two houses set in a woodland area bound the southern edge of the site.

Designated heritage asset(s) on site ?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?
<u>Within 500m buffer</u> 3. Mill Cottages, 53-57 Yarmouth Road, Grade II Listed, early C18 altered and added to, 2 storey range, brick limewashed. No 53, 3-light sash window at 1st floor, wood doorcase with shaped brackets and open pediment. Interior: door with H hinges with straps. Formerly the Mill-house.

No 55, 1st floor band and plain wood doorcase. Nos 55 and 57 include 4 sash windows at 1st floor. The cottages are located approximately 220 metres to the north of the northernmost edge of the site.

Beyond 500m buffer

1. North Walsham CA, where the southern edge of the CA is located approximately 570 metres to the northwest of the site.

4. Stump Cross, Norwich Road, Scheduled monument, which includes the remains of a standing stone cross located on the west side of Norwich Road and immediately north east of the Water Works. The cross, which is Listed Grade II, is 14th century in date and includes the socket stone and lower part of the original shaft. The socket stone is set on a cement plinth, on a cobbled area at the west edge of the pavement. The Monument is situated over 620 metres to the west of the site.

5. Stump Cross, Norwich Road, Grade II listed. Medieval, formerly marking traditionally the site of 1381 battle, re-set here about ½ mile further north. Square base stone with socket in which is the stump of former shaft. The Cross is located over 620 metres to the west of the site.

6. Monument Cottage, Norwich Road, Grade II Listed. Brick limewashed, 1 storey and pantile roof, situated approximately 900 metres to the southwest of the site.

7. Cross, South of Tolgate Farm includes a medieval standing stone cross located 120m south west of Tollgate Farm on the parish boundary between North Walsham and Worstead. The cross, which is Listed Grade II, includes the socket stone, the shaft, the capital and the remains of the head. This cross together with one 300m to the south west (the subject of a separate scheduling) are thought to relate to the battle at which Henry le Despencer, Bishop of Norwich, crushed the 1381 Peasant's Revolt led by Jack Lytster. It is traditionally believed that one or both crosses were set up after the battle. This Scheduled Monument is located approximately 920 metres to the southwest of the site.

8. Cross, Norwich Road, Grade II Listed. C15, marking site of battle, shaft with crocketed finial: All of stone on stone base. Also Scheduled Monument, located approximately 920 metres to the southwest of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer

To the North

3. Mill Cottages, 53-57 Yarmouth Road are Grade II Listed for its special architectural or historic interest, as described above. The cottages are located approximately 220 metres to the north of the northernmost point of the site. Given the distance and intervening landscaping, road and housing, there would be no direct view between the site and the cottages. As such, any potential residential development of the site would have **no impact** on the significance of these heritage assets including any contribution made to the significance by their setting.

Beyond 500m buffer

To the North

1. North Walsham CA, where the southern edge of the CA is located approximately 570 metres to the northwest of the site. Given the significant distance and intervening landscaping and buildings, there would be no direct view between the site and the conservation area. As such, any potential residential development of the site would have **no impact** on the significance of the special qualities of this heritage asset including any contribution made to the significance by its setting.

To the West

4. & 5. Stump Cross, Norwich Road is both a Scheduled Monument and Grade II Listed, which is located over 620 metres to the west of the site. Given the significant distance and intervening road, railway line, landscaping and buildings, there would be no direct view between the site and the heritage asset. As such, any potential residential development of the site would have **no impact** on the significance of the heritage asset including any contribution made to the significance by its setting.

To the Southwest

6. Monument Cottage, Norwich Road, Grade II listed and 7.& 8. Cross, Norwich Road, a Scheduled Monument and Grade II Listed structure. These heritage assets are located a minimum of 900 metres to the southwest of the site. Given the significant distance and intervening road, railway line and landscaping, there would be no direct view between the site and the heritage assets. As such, any potential residential development of the site would have **no impact** on the significance of the heritage assets including any contribution made to the significance by their setting.

Non-designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

Within 500m buffer

2. The Grange, 48 Yarmouth Road is a locally listed building located over 450 metres to the north of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer

To the North

2. The Grange, 48 Yarmouth Road is a locally listed building located over 450 metres to the northwest of the site. Given the distance and intervening landscaping, road and housing, there would be no direct view between the site and the Grange building. As such, any potential residential development of the site would have **no impact** on the significance of this non-designated heritage asset including any contribution made to the significance by its setting.

Landscape Impact (including key views and topography)

The site is relatively flat, but it is slightly raised up from both roads to the east and west, from which there are key views (main A149 Cromer Road and the Yarmouth Road), as the site is significantly visible and open, particularly when travelling from the south towards North Walsham, particularly on the main road A149. There are a number of mature trees and hedgerows on the

boundaries (and a few within the site which signifies previous field boundaries within the site). In addition, there is an area of trees adjacent to part of the southern boundary associated with a couple of properties accessed from the Yarmouth Road.

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

In particular, there are mature trees on and adjacent to the northern corner of the site and along the northern boundary, as well as existing hedgerows. In addition, there is an area of mature trees adjacent to the south-eastern boundary of the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Retention and strengthening of existing landscaping to help improve green corridors for biodiversity and enhance the setting of residential development, also given the edge of settlement position of the site.
- Considerations of more modest scale and height particularly to the outer parts of the site, given their visibility from the two adjacent roads and the neighbouring existing housing.
- In this regard, attention to layout and location of any open space are also important.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

None specific with regards to the historic environment, but general recommendations, as described above, to enhance the character of the area.

Stage 4: Evaluating Impact

Conclusions and Rag Rating

	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.
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NW62: North Walsham Western Extension

Site Reference	NW62
Site Location	North Walsham Western Extension
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	2, 3, 4, 7 and 8 within the 500m buffer. 1, 10, 11 beyond the 500m buffer.	1. Grade II Listed – Bradfield Bridge 2. Grade II Listed – Bradmoor Farmhouse 3. Grade II Listed – Barns East of Bradmoor Farmhouse 4. Grade II Listed – The Hollies 7. Grade II Listed - Stump Cross, Norwich Road 8. Grade II Listed – Monument Cottage 10. Grade II Listed – Cross, Norwich Road 11. Grade II Listed – Thatched Cottage
Conservation Area	Just within the 500m buffer	5. North Walsham Conservation Area
Scheduled Monument	6 within the 500m buffer. 9 and 12 beyond the 500m buffer.	6. Stump Cross, Norwich Road 9. Cross, South of Tolgate Farm 12. Cross, Northwest of Tollbar Cottages
Historic Park and Garden		
Locally Listed Building		

Stage 2: Site Survey

<p>Site Description (Including form and character, materials, massing and scale)</p> <p>Southern area of the site (Skeyton Road to Norwich Road)</p> <p>A number of existing agricultural fields backing on to existing residential development and two water towers. The development in this area is largely two-storey with a mix of some three storey (adjacent to the water towers) and some single storey dwellings.</p> <p>Middle of the site (Skeyton Road to Alysham Road)</p> <p>This area of the site comprises of two large agricultural fields which adjoin the existing residential area of North Walsham. The residential properties on Skeyton Road are predominantly single storey with properties along Station Road predominantly two-storey dwellings. To the west of the site is an existing leisure facility (Gym, indoor bowls, restaurant), which is a complex of single storey units currently accessed via Tungate Road.</p>
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North of the site (Alysham Road to train track)

The northern extent of the site comprises three residential fields and an area to the north of Cromer Road made up of undeveloped land to the rear of existing / former employment uses. The site backs on to existing residential properties to the east, which are predominantly two storey dwellings on Princes Street, Greens Road and Cromer Road, with some single storey to the north of Greens Road.

Designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?**North of the site**

1. Bradfield Bridge is a Grade II Listed narrow hump backed bridge dating from the 18th Century. The bridge is situated approximately 850m to the north of the site.

East of the site

5. The North Walsham Conservation Area is situated approximately 500m to the east of the site.
6. & 7. Stump Cross, Norwich Road is Grade II listed and is a Scheduled Ancient Monument. The monument is medieval, formerly marking traditionally the site of 1381 battle, re-set here about ½ mile further north. The Cross adjoins the entrance to the site on the Norwich Road.

4. The Hollies is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 450m to the northeast of the site.

West of the site

2. Bradmoor Farmhouse is a Grade II Listed building dating from circa 1820. The listed building is situated approximately 85m to the west of the site.

3. These two Grade II Listed Barns East of Bradmoor Farmhouse date from the 17th Century (northern barn) and the 18th Century (southern barn). The listed buildings are situated approximately 65m to the west of the site.

South of the site

8. Monument Cottage, Norwich Road is a Grade II Listed building dating from 1790. The listed building is situated approximately 500m to the south of the site.

9. & 10. Cross, South of Tolgate Farm includes a medieval standing stone cross located 120m south west of Tollgate Farm on the parish boundary between North Walsham and Worstead. The cross, which is Listed Grade II and is a Scheduled Monument, includes the socket stone, the shaft, the capital and the remains of the head. This cross together with one 300m to the south west (the subject of a separate scheduling) are thought to relate to the battle at which Henry le Despencer, Bishop of Norwich, crushed the 1381 Peasant's Revolt led by Jack Lytster. It is traditionally

believed that one or both crosses were set up after the battle. This Scheduled Monument is located approximately 550m to the south of the site.

11. Thatched Cottage, Norwich Road, Grade II Listed and dates from the early 17th Century. The building is located approximately 715m to the south of the site.

12. Cross, Northwest of Tollbar Cottages. The Scheduled Monument includes a medieval standing stone cross located 300m north west of Tollbar Cottages and at the junction of three parish boundaries; North Walsham, Westwick and Worstead. The cross includes the remains of a shaft. It is square in plan with chamfered corners, measuring 0.25m square at the base, and tapering upwards to a diameter of 0.18m on the surface. A mortise hole in the top of the shaft measures 40mm across. The full height of the cross in its present form is 1.38m. This cross together with one 300m to the north east (the subject of a separate scheduling) are thought to relate to the battle at which Henry le Despencer, Bishop of Norwich, crushed the 1381 Peasant's Revolt lead by Jack Lyttester. It is traditionally believed that one or both crosses were set up after the battle. The monument is situated approximately 730m to the south of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

North of the site

1. Bradfield Bridge

Bradfield Bridge is a Grade II Listed narrow hump backed bridge dating from the 18th Century. The bridge is situated approximately 850m to the north of the site. There is significant landscaping between the proposed site and the listed structure and so there would be no visual impact. Further, it is envisaged that there would not be significant traffic movements as a result of this development given the nature of the road connecting the site to this heritage asset. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.

East of the site

5. The North Walsham Conservation Area

The Conservation Area is situated approximately 500m to the east of the site. The North Walsham Conservation Area Appraisal (2009) identifies that the key characteristics of the CA are the relationship with the market place and the main roads radiating away from the open spaces within the centre of the town. It is acknowledged that the Conservation Area is now surrounded by residential and commercial development, and so there is no link to the open countryside. The Conservation area is a significant distance from the proposed site and there is a substantial amount of existing residential development between the site and the Conservation Area. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

6. & 7. Stump Cross,

Stump Cross on Norwich Road is Grade II listed and is a Scheduled Ancient Monument and is Grade II listed. The monument is medieval, formerly marking traditionally the site of 1381 battle, re-set here about ½ mile further north. The Cross adjoins the site to the east where access is provided from Norwich Road. Whilst within close proximity, the listed structure is surrounded by existing residential development. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

4. The Hollies

This Grade II Listed building dates from the early 19th Century and is situated approximately 450m to the northeast of the site. There is significant existing residential development between the proposed site and the listed building. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

West of the site

2. Bradmoor Farmhouse

Bradmoor Farmhouse is a Grade II Listed building dating from circa 1820. The farm building was part of Gunton Park estate until sold in 1913 with 171 acres. The site proposed would seek to develop land that was formerly used by the farm. The site also adjoins very closely to the farm building itself, approximately 85m to the east. The development of this would be have **considerable impact** on the significance of the heritage asset including the contribution made to the significance through the impact upon the setting of the listed building.

3. Barns to the east of Bradmoor Farmhouse

These two Grade II Listed Barns East of Bradmoor Farmhouse date from the 17th Century (northern barn) and the 18th Century (southern barn). These barns are associated with Bradmoor Farm and are listed for their architectural significance. The site boundary would adjoin very close to the barns, approximately 65m to the east. The development of this would be have **considerable impact** on the significance of the heritage assets.

South of the site

8. Monument Cottage

Monument Cottage is a Grade II Listed building dating from 1790. The listed building is situated approximately 500 metres from the south of the site. Although the landscape is open between the site and the listed building there are existing farm buildings between the site and the listed building. The potential development of this

site would still retain the separated nature of the listed building. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

9. & 10. Cross, South of Tolgate Farm

This medieval standing stone cross is located 120m south west of Tollgate Farm on the parish boundary between North Walsham and Worstead. The cross, which is Listed Grade II and a Scheduled Ancient Monument, includes the socket stone, the shaft, the capital and the remains of the head. This cross together with one 300m to the south west (the subject of a separate scheduling) are thought to relate to the battle at which Henry le Despencer, Bishop of Norwich, crushed the 1381 Peasant's Revolt lead by Jack Lyttester. It is traditionally believed that one or both crosses were set up after the battle. This Scheduled Monument and listed structure is located approximately 5500m to the south of the site.

The monument itself is separated from the potential site by a number of existing farm buildings which are immediately adjacent to the cross and then open agricultural land beyond. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

11. Thatched Cottage

The Thatched Cottage is Grade II Listed and dates from the early C17, thick walls rendered, thatched roof. Half octagon end south. 3 pointed windows, west, and one, south, with massive 2-light mullioned frame. Pointed entrance door with massive hewn frame. 2 windows east with arched blank tympana, and smaller casement between. The building is located approximately 715m to the south of the site. There is significant distance and there is existing development between the listed building and the proposed development. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

12. Cross, Northwest of Tollbar Cottages.

The Scheduled Monument includes a medieval standing stone cross located 300m north west of Tollbar Cottages and at the junction of three parish boundaries; North Walsham, Westwick and Worstead. The cross includes the remains of a shaft. It is square in plan with chamfered corners, measuring 0.25m square at the base, and tapering upwards to a diameter of 0.18m on the surface. A mortise hole in the top of the shaft measures 40mm across. The full height of the cross in its present form is 1.38m. This cross together with one 300m to the north east (the subject of a separate scheduling) are thought to relate to the battle at which Henry le Despencer, Bishop of Norwich, crushed the 1381 Peasant's Revolt lead by Jack Lyttester. It is traditionally believed that one or both crosses were set up after the battle. The monument is situated approximately 720m to the south of the site.

There is significant distance and there is existing development between the cross and the proposed development. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

Non-designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Landscape Impact (including key views and topography)

Southern area of the site (Skeyton Road to Norwich Road)

The topography of the site slopes away to the south. However there are no key views from the site or being impeded by the site in this location. The most significant landscape impact would be the entry to North Walsham from the south along Norwich Road; changing a large area of land that is currently agricultural in character, to residential.

Middle of the site (Skeyton Road to Alysham Road)

The topography of the site in this area is largely flat. Again there are no key long range views from the site or any being impeded by the site in this location. The most significant landscape impact would be the entry to North Walsham from the west along Alysham Road; changing a large area of land that is currently agricultural in character, to residential.

North of the site (Alysham Road to train track)

The topography of the site is largely flat although there is a slight sloping away to the south. Again there are no key long range views from the site or any being impeded by the site in this location. The most significant landscape impact would be the entry to North Walsham from the west along Cromer Road; changing a large area of land to the south of Cromer Road that is currently agricultural in character, to residential.

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

Southern area of the site (Skeyton Road to Norwich Road)

Hedge along Norwich Road on the eastern boundary of the site

Prominent trees on the southern boundary of the site.

Middle of the site (Skeyton Road to Alysham Road)

Prominent trees and hedgerow along both sides of the Weaver's Way public footpath.

Prominent trees along the western boundary of Skeyton Road

Prominent hedgerow along the western boundary with Tungate Road.

North of the site (Alysham Road to train track)

None of significance on the site itself to the south of Alysham Road. Significant tree buffer to the north of the Bradmoor Farmhouse, situated just outside of the site boundary.

To the north there are significant trees and hedgerows along Bradfield Road toward the train line and along the train line itself.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area, including Bradmoor Farmhouse and Barns to the East of Bradmoor Farmhouse, which are Grade II Listed. Development should include the following mitigation measures, as shown on the masterplanning for the site as set out in the Regulation 19 Local Plan:

Southern area of the site (Skeyton Road to Norwich Road)

- Retain and enhance hedgerow along Norwich Road (the south eastern boundary of the site)
- Retain and enhance landscaping along the southern boundary of the site

Middle of the site (Skeyton Road to Alysham Road)

- Retain and enhance landscaping buffer along the Weaver's Way
- Retain and enhance hedgerows along the western boundary of the site adjoining Tungate Road
- Retain existing trees along Skeyton Road on the eastern boundary of the site.

North of the site (Alysham Road to train track)

- Retain and enhance the landscape buffer along the northern area of the site to the north of Cromer Road where the site adjoins the railway track and existing residential properties to the east.
- Landscape buffer / public open space around Bradmoor Farm cottages to retain where possible the sense of an isolated farm holding.
- Retain and enhance hedgerow along Greens Road

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Retain site subject to policy requirements and updated development considerations.

E10: Land Off Cornish Way

Site Reference	E10
Site Location	Land off Cornish Way
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	1 within the 500m buffer, 2, 3 and 4 outside of the 500m buffer	1. Grade II Listed – Bradfield Bridge, Bradfield Road 2. Grade II Listed – Bridge Farmhouse, Swafield 3. Grade II Listed – Old Mill House, Swafield 4. Grade II * listed – Friends Meeting House, Mundesley Road
Conservation Area		
Scheduled Monument		
Historic Park and Garden		
Locally Listed Building		

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site is situated at the end of Cornish Way, an existing employment area, to the north west of North Walsham. The site is currently partially grassland and partially overspill for the industrial area and is subject to lots of parking, storage etc. Immediately adjacent to the site are a number of mid-scale industrial units.

Designated heritage asset(s) on site ?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?
1. Bradfield Bridge is a Grade II Listed narrow hump backed bridge dating from the 18 th Century. The bridge is situated approximately 475m to the north west of the site. 2. Bridge Farmhouse is a Grade II Listed building dating from the mid-19 th Century. The listed building is situated approximately 600m to the north west of the site. 3. Old Mill House is a Grade II Listed building dating from the Mid-18 th Century. The listed building is situated approximately 700m to the north east of the site. 4. Friends Meeting House (Quaker Meeting House) is a Grade II * listed building dated 1772. The listed building is situated approximately 600m to the north east of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

1. Bradfield Bridge

Bradfield Bridge is a Grade II Listed narrow hump backed bridge dating from the 18th Century. The bridge is situated approximately 475m to the north west of the site. There is significant landscaping between the proposed site and the listed structure and so there would be no visual impact. Further, no traffic from this employment use would be able to utilise this bridge due to the width of the road itself. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.

2. Bridge Farmhouse

Bridge Farmhouse is a Grade II Listed building dating from the mid-19th Century. The listed building is situated approximately 600m to the north west of the site. There is significant landscaping between the proposed site and the listed structure and so there would be no visual impact. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.

3. Old Mill House

3. Old Mill House is a Grade II Listed building dating from the Mid-18th Century. The listed building is situated approximately 700m to the north east of the site. The site itself is distant from the listed building with the topography of the site, raising and falling between the employment land and the listed building, as such that there would be no visible impact arising from the employment use of this land. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.

4. Friends Meeting House

4. Friends Meeting House (Quaker Meeting House) is a Grade II * listed building dated 1772. The listed building is situated approximately 600m to the north east of the site. The building is listed for its architectural, historical and group value. The site itself is distant from the listed building with the topography of the site, raising and falling between the employment land and the listed building, as such that there would be no visible impact arising from the employment use of this land. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.

Non-designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Non-designated heritage asset(s) within the vicinity of the site?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Landscape Impact (including key views and topography)
The topography of the site is largely flat with views in and out restricted by existing development, landscaping and topography of the surrounding land.

Prominent trees and other natural landscape features (both within and adjacent to the site)
Strong hedgerows to the north and to the west of the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none"> • Retain and enhance landscaping along the northern and western boundaries of the site. • Ensure heights of units are lower towards the western and northern parts of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating		
<table border="1"> <tr> <td style="background-color: #c8e6c9;"></td> <td>Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.</td> </tr> </table>		Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.
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Sheringham

SH04: Land Adjoining Seaview Crescent

Site Reference	SH04
Site Location	Land Adjoining Seaview Crescent
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	All beyond 500m buffer zone	2. Grade II listed building, Church of St Joseph, Cromer Road 5. Grade I listed building, Priory of St. Mary in the Meadow, Beeston Regis 6. Grade II listed building, Abbey Farmhouse, Cromer Road 8. Grade II listed building, Ivy Farmhouse, Cranfield Road, Upper Sheringham 9. Grade I listed building, Church of All Saints, Church Lane, Upper Sheringham 10. Grade II listed, Upper Sheringham War memorial, Church of All Saints, The Street, Upper Sheringham 11. Grade II listed building, The Conduit, The Green, Upper Sheringham 12. Grade II listed building, Telephone Kiosk, K6, west of Church, Church Lane, Upper Sheringham 13. Grade II listed building, Lodge Cottage to the Dales, Lodgehill, Upper Sheringham
Conservation Area (CA)	7. partly within 500m buffer 3. beyond buffer	7. Upper Sheringham CA 3. Beeston Regis CA
Scheduled Monument	Beyond buffer	4. Beeston Regis Priory, Cromer Road
Registered Park and Garden	Beyond buffer	Note: Sheringham Park is situated over 1.5km to east/ southeast (not on map)
Locally Listed Building	None	

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site is situated within an existing residential area in the southern part of Sheringham on the east side of Holway Road (A1082) a busy main road leading into the centre of Sheringham. The site itself is rough ground (overgrown with no public access) but the area is generally residential in nature.

Directly to the north of the site on Holway Road is a single storey bungalow with a 2 storey community centre beyond. To the north of the site east of Holway Road are a number of new build two storey dwellings. Development to the west, across the A1082, is predominantly 2 storey while single storey dwellings are situated along the southern boundary of the site. An area of woodland known as Morley Hill is located immediately to the east of the site.

Designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

Within 500 metre buffer

7. Upper Sheringham CA, the north-eastern edge of which is located approximately 150 metres from the site.

Beyond 500m buffer

1. Article 4 Direction relating to permitted development restrictions to existing dwellings at Orchard Close in Sheringham, located over 670 metres, as the crow flies, to the northwest.
2. Church of St Joseph, Cromer Road, Grade II listed early C19, situated over 600 metres to the northeast, as the crow flies.
3. Beeston Regis CA: its western edge is located over 850 metres, as the crow flies, to the northeast of the site.
4. Beeston Regis Priory, a scheduled monument - an Augustinian Priory of the Order of Peterstone founded in the early C13 located approximately 1 km to the northeast, as the crow flies.
5. Priory of St. Mary in the Meadow, Beeston Regis; Grade I LB, Augustinian Priory Church, now ruinous. Probably founded in 1216 located over 1.1 km, as the crow flies, to the northeast.
6. Abbey Farmhouse, Cromer Road, Grade II LB, house late C18, situated over 1.1km to the northeast.
8. Ivy Farmhouse, Cranfield Road, Upper Sheringham: Grade II LB, House, C18, located approximately 1km to the southwest.
9. Church of All Saints, Church Lane, Upper Sheringham, Grade I listed Parish church, early C14 and mid C15, situated approximately 1.1km to the southwest.
10. Upper Sheringham War Memorial at Church of All Saints, The Street, Upper Sheringham, Grade II listed, situated approximately 1.1km to the southwest.
11. The Conduit, The Green, Upper Sheringham, Grade II listed, dated 1814, located approximately 1.1km to the southwest.
12. Telephone Kiosk, west of Church, Church Lane, Upper Sheringham, Grade II listed, type K6, designed 1935, located over 1.1km to the southwest.
13. Lodge Cottage to the Dales, Lodge Hill, Upper Sheringham. Grade II listed Lodge, dated 1913, located over 1.3km to the southwest.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer

To the southwest

7. Upper Sheringham Conservation Area

The north-eastern edge of this conservation area is located approximately 150 metres to the southwest of the site on the opposite side of Holway Road (A1082). The site is situated at a lower topographical level than the conservation area and with there also being numerous intervening single and two storey properties, buildings and landscaping between the building and the site. The area to the north east of the Conservation Area is also currently being developed. The views therefore from the Conservation Area to the new development site are very limited and the views from the site to the Conservation Area are only of the trees to the south of the area of land that is currently being developed. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Beyond 500m buffer:

To the northwest

1. Article 4 Direction

Relates to permitted development restrictions to existing dwellings at Orchard Close in Sheringham, over 670 metres to the northwest. The Article 4 Direction does not relate to any heritage assets impact and is not relevant for this study.

To the northeast

2. Church of St Joseph, Cromer Road, Grade II listed building.

Catholic parish church, 1910, completed 1936, by Giles Gilbert Scott. Red brick, plain tile roof hidden by high parapets. Listed for its special architectural or historic interest. Given its distance from the site over 600 metres and the intervening buildings and landscaping, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

3. Beeston Regis Conservation Area

Its western edge is located over 850 metres from site. Given its distance from the site and the intervening buildings and landscaping, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

4. Beeston Regis Priory

An Augustinian Priory of the Order of Peterstone founded in the early C13 located in a low lying area to the east of Sheringham and approximately 1 km to the northeast. The remains of Beeston Regis Priory is also Grade I listed (see 5. below). Given its distance from the site over 1 kilometre and the intervening buildings and landscaping, It is considered that the development of the site for a residential use would have **no**

impact upon the significance (including any contribution made to that significance by setting) of the heritage asset.

5. Priory of St. Mary in the Meadow

Grade I listed building, Augustinian Priory Church, now ruinous. Probably founded in 1216 by Margaret de Cressy; dissolved in 1539. Flint (Quaternary) with Lincolnshire Limestone and brick dressings. Aisleless nave with outshut to north (perhaps a sacristy), north transept with eastern chapel, possibly a south transept, chancel. West wall remains to gable. Listed for its special architectural or historic interest. Given its distance from the site over 1.1 kilometres and the intervening buildings and landscaping, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

6. Abbey Farmhouse, Cromer Road

Grade II listed house late C18 with earlier core. On site of south range of conventual buildings of Beeston Regis Priory q.v. No.2/7. Flint with brick dressings; glazed black pantile roof. Rectangular, 3-cell plan with C20 extension to rear. Facade of 4 bays, 2 storeys. Listed for its special architectural or historic interest. Given its distance from the site over 1.1 kilometres and the intervening buildings and landscaping, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset..

To the southwest

8. Ivy Farmhouse

Grade II listed 18th Century house. Coursed and galletted flint with rendered rusticated quoins; black glazed pantiles to front, 2 cells of 2 storeys. Listed for its special architectural or historic interest. Given its distance from the site approximately 1 kilometre and the intervening buildings and landscaping, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

9. Church of All Saints

Grade I listed Parish church, early C14 and mid C15. Restored 1849 and 1872. Galletted coursed whole and knapped Quaternary and Quarry flint and chert with Lincolnshire Limestone dressings, slate roof, pantiles to south nave. West tower, nave, north and south aisles, chancel, south porch, mausoleum. Listed for its special architectural or historic interest. Given its distance from the site over 1.1 kilometres and the intervening buildings and landscaping, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

10. Upper Sheringham War Memorial at Church of All Saints

Grade II listed. First World War memorial, erected in about 1920; a further name added after the Second World War. Listed for its special architectural or historic interest. Given its distance from the site over 1.1 kilometres and the intervening buildings and landscaping, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

11. The Conduit

Grade II listed, dated 1814. Pebble flint with gault brick dressings. Circular cistern c.4m across, walls c.1m high of pebble flint panels articulated by vertical bands and pilaster strips of brick; coping of stone and brick. Listed for its special architectural or historic interest. Given its distance from the site over 1.1 kilometres and the intervening buildings and landscaping, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

12. Telephone Kiosk

Grade II listed, type K6, designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors. Listed for its special architectural or historic interest. Given its distance from the site over 1.1 kilometres and the intervening buildings and landscaping, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

13. Lodge Cottage to the Dales

Grade II listed Lodge, dated 1913. Square knapped flint with brick dressings, plain tiles. Irregular plan of 2 bays of 1½ storeys having cross wing to left with low gable projecting forward, part across first bay. Listed for its special architectural or historic interest. Given its distance from the site over 1.1 kilometres and the intervening buildings and landscaping, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Non-designated heritage asset(s) on site?
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None.

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

N/A

Non-designated heritage asset(s) within the vicinity of the site?
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None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Landscape Impact (including key views and topography)
An area of woodland known as Morley Hill is located immediately to the east of the site. The topography of the site itself rises to the east (towards Morley Hill) and to the south of the site. The new build two storey dwellings to the south of the site are much lower than the site itself and any development on this site should respect and reflect the topography of the site as well as the surrounding topography. The site itself is currently overgrown rough land and development on this site should respect that the site is a gateway into the town.


Prominent trees and other natural landscape features (both within and adjacent to the site)
There are no prominent trees on the site itself, but an area of woodland known as Morley Hill is located immediately to the east of the site. Further landscaping maybe required in order to mitigate any impact upon the natural landscape feature and development could seek a way to incorporate this landscape feature into the design of the scheme itself.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none"> • Single storey dwellings on the southern and northern boundaries of the site to respect and reflect the character of the area and the topography of the site • Landscaping along the western boundary of the site to respect the site’s prominent gateway location • Landscaping to be strengthened along the eastern boundary of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating
 Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

SH07: Former Allotments, Weybourne Road, Adjacent to Splash

Site Reference	SH07
Site Location	Former Allotments, Weybourne Road, Adjacent to Splash
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within the site / Within the 500m buffer/ beyond the 500m buffer	Name and Location
Listed Building	<p>None within the site</p> <p>3 within the 500m buffer</p> <p>1, 4 and 6 beyond the 500m buffer</p>	<p>1. Grade II Listed Sheringham and Beeston War Memorial, The Boulevard</p> <p>3. Article 4 Direction – Restriction of the use of the land of properties at Orchard Close.</p> <p>4. Grade II Listed Church of St Joseph, Cromer Road</p> <p>6. Grade II* Listed Sheringham Hall</p>
Conservation Area (CA)	Beyond the 500m buffer	<p>2. Sheringham Conservation Area</p> <p>5. Upper Sheringham Conservation Area</p>
Scheduled Ancient Monument	None	
Registered Park and Garden	Beyond the 500m buffer	6. Grade II* Listed Park and Garden
Locally Listed Building	None	

Stage 2: Site Survey

<p>Site Description (Including form and character, materials, massing and scale)</p> <p>The site itself is an area of rough land located on the north-western fringe of Sheringham. The site is situated to the south of Weybourne Road with open space further to the south with two storey dwellings beyond. To the north of the site, across Weybourne Road, is Skelding Hill and the cliffs with the ocean beyond.</p> <p>Allotments adjoin the site to the west with agricultural land beyond, the Splash leisure and fitness centre adjoins the site to the east with employment use and residential properties beyond, and sports pitches to the south with residential development beyond.</p>

Designated heritage asset(s) on site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
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N/A

Designated heritage asset(s) within the vicinity of the site?

Within 500m buffer zone:

3. Article 4 Direction restricting the use of the land, relating to existing dwellings at Orchard Close in Sheringham. Located approximately 300 metres, as the crow flies, to the southeast. Not relevant to the Historic Environment.

Beyond 500m buffer zone:

To the East

1. Grade II listed Sheringham and Beeston War Memorial, The Boulevard, located approximately 725 metres to the northeast.
2. Sheringham Conservation Area, where it's western edge is approximately 530 metres to the east of the site.
4. Grade II listed Church of St Joseph, Cromer Road, early C19, situated over 1km to the southeast, as the crow flies.

To the West

5. Upper Sheringham Conservation Area, where its eastern edge is situated approximately 700m to the southwest of the site.
6. Grade II* Listed Sheringham Hall, Early C19 hall within landscape park where the eastern side is over 1.1km to the southwest of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Beyond 500m buffer zone:

To the East

1. Grade II listed Sheringham and Beeston War Memorial

Listed for its architectural and historical interest, the monument is approximately 725 meters to the northeast of the site and separated from the site by existing residential dwellings. As a result, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

2. Sheringham Conservation Area

The western edge of Sheringham Conservation Area is situated approximately 530 meters to the east of the site, but is separated from the site by existing residential development. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

4. Grade II listed Church of St Joseph

The Grade II Listed Early C19 Church and is listed for its architectural interest. The church is situated over 1km to the southeast, as the crow flies, but is separated from the proposed site by a large amount of development. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

To the West

5. Upper Sheringham Conservation Area

The Upper Sheringham Conservation is situated approximately 700m to the southwest of the proposed site. The Conservation Area covers a significant area of land stretches from and contains a large number of listed buildings, including the Grade II* Listed Sheringham Hall, and also contains the Grade II* Listed Sheringham Hall Registered Park and Garden listed Park and Garden.

The proposed site is distant to the Conservation Area. Further the topography of the site and the landscaping between the site and the Conservation is such that It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

6. Grade II* Listed Sheringham Hall and Grade II* Listed Registered Park and Garden

The Grade II* Listed Sheringham Hall Early C19 Hall is situated approximately 1.5km to the southwest and is situated within the setting of the Listed Registered Park and Garden, the eastern edge is approximately 1.1km to the southwest of the site.

The proposed site is distant to the boundary of the Park and Garden. There are views of the trees that form part of the park but these are distant to the site itself. Further the topography of the site and the landscaping between the site and the heritage assets is such that It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Non-designated heritage asset(s) on site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Non-designated heritage asset(s) within the vicinity of the site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Landscape Impact (including key views and topography)
The topography of the site itself is relatively flat, but there are prominent views of Skelding Hill opposite. A further key view from the site is to the ocean to the north west. Whilst the development of the site itself would not inhibit these views the development of the site should seek to respect the surrounding character of the area.


Prominent trees and other natural landscape features (both within and adjacent to the site)
Strong landscaping along the northern and western boundaries of the site. The western boundary in particular should be retained as this forms part of the road to the cemetery and a valuable wider landscape buffer. The northern landscape boundary is important to maintain the rural approach to the settlement. There are a number of prominent trees on the south west boundary of the site which should be retained.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none"> • Landscaping should be strengthened and retained where possible along the northern and western boundaries of the site; • Density should be lower towards the northern and western parts of the site; • Heights of buildings should also be reduced towards the northern and western extents of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
None

Stage 4: Evaluating Impact

Conclusions and Rag Rating
 Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

SH16/1: Land off Nelson Road

Site Reference	SH16/1
Site Location	Land off Nelson Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within the site / Within the 500m buffer/ beyond the 500m buffer	Name and Location
Listed Building	None within the site 2, 8 and 9 within the 500m buffer 3, 4, 5, 10, 11 and 12 beyond the 500m buffer	2. Article 4 Direction – Restriction of fence post erection. Not relevant to Historic Environment. 3. Article 4 Direction – Restriction of market days. Not relevant to Historic Environment 4. Grade I Listed Church of All Saints, Beeston Regis 5. Grade II Listed Church of St Joseph, Cromer Road 8. Grade I Listed Priory of St. Mary in the Meadow, Beeston Regis 9. Grade II Listed Abbey Farmhouse, Cromer Road 10. Article 4 Direction – Restriction of market days. Not relevant to Historic Environment. 11. Grade II* Listed Church of the Holy Trinity, Cromer Road 12. Grade II Listed Runton War Memorial, West Runton
Conservation Area (CA)	6 within the 500m buffer 1 and 13 beyond the buffer	1. Sheringham Conservation Area 6. Beeston Regis Conservation Area 13. West Runton Conservation Area
Scheduled Ancient Monument		7. Beeston Regis Priory, Cromer Road, Sheringham
Registered Park and Garden	None	
Locally Listed Building	None	

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site is currently open space on the north-eastern fringe of Sheringham. The site is situated to the south of Nelson Road. Immediately to the south of the site is the railway line with land associated with Beeston Regis Priory beyond. Further undeveloped open land is located to the east of the site with residential development to the north and the west of the site. The dwellings to the north (north of Nelson

Road) are very low density two-storey properties. The dwellings to the west are also two storey, but much higher density.

Designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

Within 500m buffer zone

To the North West

1. Sheringham Conservation Area: The eastern edge of the CA just falls within the 500 metre buffer zone being situated just under 500 metres to the west of the site.
2. Article 4 Direction: relating to permitted development restrictions to the rear of properties on Nelson Road and Hillside, Sheringham. The area, at its closest point, is over 130 metres to the northwest. Not relevant to Historic Environment.

To the east

3. Article 4 Direction: relating to restrictions on length of time land is used for commercial purposes, the closest of this area is approximately 225 metres to the east of the site. Not relevant to Historic Environment.

To the south

6. Beeston Regis Conservation Area: The northern edge of the CA is located on the opposite side of a railway line to its southern boundary.
7. Beeston Regis Priory, Cromer Road, Sheringham: a scheduled monument - an Augustinian Priory of the Order of Peterstone founded in the early C13, where the northernmost part of the designation is approximately 100 metres to the south of the site.
8. Priory of St. Mary in the Meadow, Beeston Regis; Grade I LB, Augustinian Priory Church, now ruinous. Probably founded in 1216, located approximately 170 metres to the south.
9. Abbey Farmhouse, Cromer Road, Grade II LB, house late C18, situated approximately 220 metres to the south.

Beyond 500m buffer zone:

4. Church of All Saints, Beeston Regis, Grade I listed Parish church. Medieval, which is located approximately 590 metres to the east.
5. Church of St Joseph, Cromer Road, Grade II listed early C19, situated over 770 metres, as the crow flies, to the southwest.
10. Article 4 Direction: the Direction restricts the use of the land. The area of land is located approximately 520 metres to the southeast of the site. Not relevant to the Historic Environment.

11. Church of the Holy Trinity, Cromer Road, West Runton, Grade II* listed Parish Church. Medieval, situated over 1.1km to the southeast.
12. Runton War Memorial, West Runton, Grade II listed, First World War memorial, unveiled in 1921, with later addition for the Second World War located over 1.1km to the southeast.
13. West Runton Conservation Area: The western side of the Conservation Area is located approximately 1km to the southeast of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer zone

To the North West

1. Sheringham Conservation Area

The eastern edge of the CA just falls within the 500 metre buffer zone being situated just under 500 metres to the west of the site, but is separated from the site by a significant amount of existing development. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

To the south

6. Beeston Regis Conservation Area

The northern edge of the Conservation Area is located on the opposite side of a railway line to the south of the site. The Conservation Area contains Beeston Regis Priory (7), The Priority of St. Mary the Meadow (8) and Abbey Farmhouse (9).

The significance of the Beeston Regis Conservation Area is the unspoilt historic landscape which forms the setting of Beeston Regis Priory and which probably formed its encircling medieval boundary. The development of this site would affect views to the priory from Beeston bump and would also affect views of Beeston Regis Priory from the Cromer Road to the south. This would therefore have a **considerable impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

7. Beeston Regis Priory

Cromer Road, Sheringham: a scheduled monument - an Augustinian Priory of the Order of Peterstone founded in the early C13, where the northernmost part of the designation is approximately 100 metres to the south of the site. The significance of Beeston Regis Priory is again the unspoilt historic landscape which forms the setting of Beeston Regis Priory and which probably formed its encircling medieval boundary. The development of this site would affect views to the priory from Beeston bump and would also affect views of Beeston Regis Priory from the Cromer Road to the south. This would therefore have a **considerable impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

8. Priory of St. Mary in the Meadow

Grade I LB, Augustinian Priory Church, now ruinous. Probably founded in 1216, located approximately 170 metres to the south. The setting of the priory is to be found in the meadows surrounding the priory. The development of this site would affect views to the priory from Beeston bump and would also affect views of Beeston Regis Priory from the Cromer Road to the south. This would therefore have a **considerable impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

9. Abbey Farmhouse

Cromer Road, Grade II LB, house late C18, situated approximately 220 metres to the south. The building was resited on the site of the Old Convent Building and is therefore part of the setting of the Priory itself. The development of this site would affect views to the farmhouse and the wider priory from Beeston bump and would also affect views of this group of buildings from the Cromer Road to the south. This would therefore have a **considerable impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Beyond 500m buffer zone:

To the west

5. Church of St Joseph

The Grade II Listed Early C19 Church and is listed for its architectural interest. The church is situated approximately 770m to the east, as the crow flies, but is separated from the proposed site by a large amount of development. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

To the east

4. Church of All Saints

Beeston Regis, Grade I listed Parish church. Medieval, which is located approximately 590 metres to the east of the site. The church is not visible from the site and is separated by significant landscaping and a change in topography of the land. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

11. Church of the Holy Trinity

Cromer Road, West Runton, Grade II* listed Parish Church. Situated over 1.1km to the southeast, but is separated by significant landscaping and existing development. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

12. Runton War Memorial

West Runton, Grade II listed, First World War memorial. Situated over 1.1km to the southeast, but is separated by significant landscaping and existing development. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

13. West Runton Conservation Area

The western side of the CA is located approximately 1km to the southeast of the site, but is separated by significant landscaping and existing development. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Landscape Impact (including key views and topography)

The topography of the site rises to the north and descends to the south. There are prominent views to Beeston Bump to the north (albeit there is existing residential development inbetween) and clear prominent views to Beeston Regis Priory to the south. Longer views from Cromer Road (A149) place more importance on the open space and the low density of the housing beyond.

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

The site has prominent landscaping to the north and to the east.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

N/A

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Consider removal of designation within the Local Plan due to the potential impact upon the nearby heritage assets, including: Beeston Regis Conservation Area; Beeston Regis Priory (Scheduled Monument); Grade I Listed Priory of St. Mary in the Meadow; and Grade II Listed Abbey Farmhouse.

SH18/1B: Land South of Butts Lane

Site Reference	SH18/1B
Site Location	Land South of Butts Lane
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within the site / Within the 500m buffer/ beyond the 500m buffer	Name and Location
Listed Building	None within the site or within the 500m buffer. All beyond the 500m buffer	2. Grade II Listed Building - Ivy Farmhouse, Cranfield Road, U Sheringham 3. Grade I Listed Building - Church of All Saints, Church Lane 4. Grade II Listed Monument - Upper Sheringham War Memorial at Church of All Saints, The Street 5. Grade II Listed Building - The Conduit, The Green 6. Grade II Listed - Telephone Kiosk, west of Church, Church Lane 7. Grade II Listed Building - Lodge Cottage, Lodge Hill, Upper Sheringham 8. Grade II Listed Building - The Dales, Lodge Hill, Upper Sheringham
Conservation Area (CA)	Yes	1. Upper Sheringham Conservation Area
Scheduled Ancient Monument		
Park and Garden	Beyond the 500m buffer	9. Grade II* Listed Park and Garden - Sheringham Hall
Locally Listed Building	No	

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
<p>The site is situated to the south of the southern fringe of Sheringham and is accessed through a currently ongoing development that abuts the A1082, Holway Road.</p> <p>The site adjoins an area of dense woodland to the south and existing two storey residential dwellings to the north (beyond the public footpath). To the east of the site a residential development is currently under construction and this would provide the access to this site. The land to the west is agricultural land with Upper Sheringham beyond.</p>

Designated heritage asset(s) on site?
1. Upper Sheringham CA: the site falls within the CA, where it is situated on the eastern edge of the CA.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

1. Upper Sheringham CA:

The site is situated within the north east corner of the Upper Sheringham Conservation Area. The Conservation Area covers a significant area of land stretches from and contains a large number of listed buildings (including 2, 3, 4, 5, 6, 7 and 8 within this assessment) and Sheringham Hall and the listed Park and Garden. Whilst the Upper Sheringham Conservation Area is large and is inclusive of the this site, the primary significance of the Conservation Area is the village of Upper Sheringham and Sheringham Hall and the Listed Park and Garden and it's setting.

Sheringham Hall itself is approximately 1.8km to the west of the site, whilst the Historic Park and Garden is approximately 1km to the west. The hall was built in 1812 by Humphrey Repton and lies on undulating ground which rises immediately to the north of the Hall and extends about 400 metres to the south. To the north is Oak Wood and beyond the park to the south is Sheringham Wood. The park is listed Grade II*. The present landscape remains remarkably true to Repton's recommendations. Repton's Red Book of July 1812 shows the park very much as it is today with rolling pastureland screened by skilfully placed woods so that the whole is protected from the harsh north-east winds whilst preserving spectacular views of the sea.

The village of Upper Sheringham is an excellent example of North Norfolk vernacular building. Red bricks and red clay pantiles as always are dominant but it is the widespread use of flint cobbles collected from the beach that is most striking. These were used liberally in constructing boundary walls which were built to varying heights throughout the village; high at the entrances to the village and much lower frontage walls once inside. These frontage walls allow views between terraces on the north side of the street over agricultural land to the sea beyond. Views to the south, west and east are of undulating ground backed by woodland.

The site, although situated within the Conservation Area, would not impact upon views to or from Sheringham Hall and the Historic Park and Garden. The site, although not fully visible from the site, may offer glimpses of roof lines if developed to the site boundary and therefore may impact upon the undulating ground back by woodland. It is therefore considered that the development of the site for a residential use would have **some impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Designated heritage asset(s) within the vicinity of the site?

Beyond 500m buffer zone to the southwest:

2. Grade II Listed Ivy Farmhouse, Cranfield Road, Upper Sheringham: C18 , located over 550 metres to the southwest, as the crow flies.
3. Grade I Listed Church of All Saints, Church Lane, Upper Sheringham, early C14 and mid C15, situated over 650 metres to the southwest.
4. Grade II Listed Upper Sheringham War Memorial at Church of All Saints, The Street, Upper Sheringham, situated over 650 metres to the southwest

5. Grade II Listed The Conduit, The Green, Upper Sheringham, dated 1814, located over 700 metres to the southwest.
6. Grade II Listed Telephone Kiosk, west of Church, Church Lane, Upper Sheringham, type K6, designed 1935, located over 730 metres to the southwest.
7. Grade II Listed Lodge Cottage to the Dales, Lodge Hill, Upper Sheringham. Dated 1913, located over 900 metres to the southwest.
8. Grade II Listed The Dales, Lodge Hill, Upper Sheringham. Now home for the elderly, 1913-14, located over 970 metres to the southwest.

Beyond the buffer zone to the northwest

9. Grade II* Listed Sheringham Hall, Early C19 hall (approximately 1.75km to the northwest as the crow flies) within landscape park situated over 1 km to the west.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Beyond 500m buffer zone

To the west / southwest

1. Grade II Listed Ivy Farmhouse

The Farmhouse is listed for its architectural interest. The site is approximately 500m from the farmhouse and the land is not considered to be intrinsic to the significance of the setting of the listed building. The site is distant from the listed building and the topography of the land is such that there are no views to or from the site. It is considered that, based on Tithe Maps (Circa 1840) the land did not form part of the farmhouse and, therefore, development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

2. Grade I Listed Church of All Saints

The Grade I Listed Church is situated within the heart of Upper Sheringham and the tower is visible when entering from Sheringham Road and along Cranfield Road. The Church is approximately 650m to the southwest of the site. There are views to the church from the site itself but this would not in itself have an impact upon the setting or significance of the heritage asset itself. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

3. Grade II Listed Upper Sheringham War Memorial, 5. Grade II Listed The Conduit, 6. Grade II Listed Telephone Kiosk, 7. Grade II Listed Lodge Cottage to the Dales & 8. Grade II Listed The Dales

Given the distance of these assets from the site, the closest being approximately 650m, and given that there is existing development in-between, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

9. Grade II* Listed Sheringham Hall and Grade II* Listed Registered Park and Garden

Sheringham Hall was built in 1812 by Humphrey Repton and lies on undulating ground which rises immediately to the north of the Hall and extends about 400 metres to the south. To the north is Oak Wood and beyond the park to the south is Sheringham Wood. The park is listed Grade II*. The present landscape remains remarkably true to Repton's recommendations. Repton's Red Book of July 1812 shows the park very much as it is today with rolling pastureland screened by skilfully placed woods so that the whole is protected from the harsh north-east winds whilst preserving spectacular views of the sea.

The Grade II* Listed Sheringham Hall Early C19 Hall is situated approximately 1.8 km to the northwest and is situated within the setting of the Listed Registered Park and Garden, the eastern edge is approximately 1km to the west of the site. Due to the distance, the topography of the land, and the existing development between the between the proposed site and the heritage assets It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Landscape Impact (including key views and topography)

The topography of the site generally rises to the south of the site and dips to the west before rising and then dipping again (The land then descends towards Upper Sheringham).

The key views to and from the site are from the public right of way, which cuts across the western part of the proposed site, the views to and from the site to Upper Sheringham. The view of the church for example is prevalent towards the west of the site. The wider topography is such that the views to the new development would be limited from Upper Sheringham but careful care needs to be taken when considering heights and massing and the extent to the landscaping on the western boundary of the site.

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

The woodland to the south of the site is very dense woodland (these are also protected by a Tree Preservation Order: TPO/20/0963). The hedgerows to the north of the site forms an important aspect of the public right of way, and continue all the way to Upper Sheringham.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
<p>Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area, including the Upper Sheringham Conservation Area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):</p> <ul style="list-style-type: none"> • Lower density dwellings on the north and the western extents of the site • Retain landscaping on the northern boundary of the site • Significant landscaping along the boundary of the west of the site to the east of the public right of way • Single storey dwellings on the west of the site to respect the wider landscape • Ensure development does not result in the loss of trees beyond the site boundary to the south of the site • Respect the significance of the Upper Sheringham Conservation Area

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
None

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Retain site subject to policy requirements and updated development considerations.

Stalham

Extended ST19: Land Adjacent to Ingham Road

Site Reference	Extended ST19
Site Location	Land Adjacent to Ingham Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within the site / Within the 500m buffer/ beyond the 500m buffer	Name and Location
Listed Building	9 to 15 within the 500m 1, 2, 3, 4, 7, 8 and 16 beyond the 500m buffer	<ol style="list-style-type: none"> 1. Grade 2* Listed - Barn at Grange Farm Grove Road 2. Grade 2 Listed - Swan Inn & Town House, Mill Road, Ingham 3. Grade 1 Listed - Church of Holy Trinity, Mill Road, Ingham 4. Grade 2 Listed- Barns at Old Hall Farm, Palling Road, Ingham 7. Grade 2* Listed - Church of St Mary the Virgin, High Street 8. Grade 2 Listed - Fire Engine House & Village Lock Up 9. Grade 2 Listed - Rosedale, High Street 10. Grade 2 Listed - Stable Block, Church Farm, Old Yarmouth Road 11. Grade 2 Listed - Church Farmhouse, Old Yarmouth Road 12. Grade 2* Listed - Stalham Hall, Old Yarmouth Road 13. Grade 2 Listed - Barn at Stalham Hall Farm, Old Yarmouth Road 14. Grade 2 Listed - Stewards House, Old Yarmouth Road 15. Grade 2 Listed - Walnut Cottage, Old Yarmouth Road 16. Grade 2 Listed - Thatched Cottage, Field Road
Conservation Area	Yes – Stalham Conservation Area partially within the 500m buffer Ingham Conservation Area and Stalham Staithe Conservation Area beyond the 500m buffer	<ol style="list-style-type: none"> 5. Ingham Conservation Area 6. Stalham Conservation Area <p>Stalham Staithe Conservation Area (not shown on map)</p>

Scheduled Ancient Monument		
Registered Park and Garden		
Locally Listed Building		

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)

The site, an agricultural field, is situated to the south of Ingham Road in Stalham. The site is located on the northeastern fringe of Stalham. Prominent trees line Ingham Road with predominantly two storey dwellings to the north of Ingham Road. Immediately to the south west of the site is a relatively new residential development of a mix of a single and two storey dwellings. There are agricultural fields to the south of the site.

Designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

To the north east

1. The Grade II * Listed Barn at Grange Farm dates from the 15th, 16th and 17th Century with later alterations. The farmhouse itself is not listed. The name of the farm suggests an origin possibly associated with the Trinitarian community founded at Ingham in 1360. The listed building is situated approximately 625m to the north east of the site as the crow flies.
2. The Grade II Listed Swan Inn & Town House dates from the 18th Century and comprises a house, a former shop and a public house. The building utilises fragments of the former Trinitarian Priory which was situated immediately east. The listed building is situated approximately 1125m to the north east of the site as the crow flies.
3. Grade II Listed Church of Holy Trinity has a well document long history. The Chancel was built between 1340 and 1344. In 1456 construction on the tower commenced. In 1533 battlements of the tower were complete. The listed building is situated approximately 1125m to the north east of the site as the crow flies.
4. Grade II Listed Barns at Old Hall Farm comprise three connected barns dating from the 17th to 18th Century. The listed barns are situated approximately 1400m to the north east of the site.
5. Ingham Conservation Area is approximately 1125m to the north east of the site.

To the south west

6. Stalham Conservation Area is situated approximately 326m to the south west of the site.
7. Grade II* Listed Church of St Mary the Virgin dates back to the 14th Century. Whilst being situated approximately 550m from the site to the west, as the crow flies, the church tower is prominent within the village, particularly views along High Street and Ingham Road.

8. Grade II Listed Fire Engine House & Village Lock Up. The Lock up is dated 1820 and the engine house is dated 1833. The Fire Engine House and Village Lock Up is located 500m from the site, as the crow flies, and is separated from the site by significant development.
9. Grade II Listed Rosedale house dates from circa 1800. The listed building is located 470m from the site to the west, as the crow flies.
10. Grade II Listed Stable Block at Church Farm dates from the 18th Century and is listed for its group value. The listed stable is located 370m from the site to the west, as the crow flies.
11. Grade II Listed Church Farmhouse is dated 1811. The listed building is approximately 390m to the west of the site, as the crow flies.

To the south east

12. Grade II* Listed Stalham Hall circa 1670 in the Artisan Mannerist style. The Listed building is approximately 315m to the east of the site, as the crow flies.
13. Grade II Listed Barn at Stalham Hall Farm dated early 18th Century. The listed barn is approximately 285m to the east of the site as the crow flies. 13. Grade 2 Listed - Stewards House, Old Yarmouth Road
14. Grade II Listed Stewards House circa 1700. The listed building is approximately 285m to the east of the site, as the crow flies
15. Grade II Listed Walnut Cottage dates from the early 18th Century. The listed building is approximately 476m to the east of the site, as the crow flies.
16. Grade II Listed Thatched Cottage dates from early 18th Century but was altered in the 19th Century and the 20th Century. The listed building is approximately 520m to the east of the site, as the crow flies.

To the South

Stalham Staithe Conservation Area is situated approximately 730m to the south of the site.

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

To the north east

1. Grade 2* Listed Barn at Grange Farm

The Barn itself dates from the 15th, 16th and 17th Century with later alterations. The listed building is situated approximately 850m to the north east of the site as the crow flies. The barn is listed for its architectural and historical value and the site itself is distant from the listed building. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

2. The Grade 2 Listed Swan Inn & Town House

The listed building is situated approximately 1350m to the north east of the site as the crow flies. This is listed for its historical significance given that the structure is largely formed from the Priory of the Holy Trinity Church. However, Given the distance of the site from the listed building, It is considered that the development of

the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

3- Grade 1 Listed Church of Holy Trinity

Whilst the church is situated approximately 1350m to the north east of the site as the crow flies. The church is visible from the site looking north east from the site itself, and is visible from the public right of way (to the south west of the site). The significance of this asset is largely historical, but this is of a national importance, and the intrinsic value is within the structure of the building itself. There are some long range views of the church tower from the site, but the loss of these views is not considered to be detrimental on a church within another parish. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

4. Grade II Listed Barns at Old Hall Farm

The listed barns are situated approximately 1400m to the north east of the site. Given the distance of these buildings to the site it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

5- Ingham Conservation Area

The Conservation Area is situated approximately 1125m to the north east of the site and contains a number of listed building. The closest to this site are listed buildings 2 and 3. Besides views of the Church itself the Conservation Area is distance and the topography of the land and the existing development between the site mean that, it is considered that, there would be **no impact** upon the upon the significance (including any contribution made to that significance by setting) of the Conservation Area.

To the south west

6. Stalham Conservation Area

The Conservation Area is situated to approximately 326m to the south west of the site and extends from Yarmouth Road to High Street. The Conservation Area includes 5no. Listed buildings (6, 7, 8, 9 and 10). The Conservation Area is separated from the site by previous development and it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of the Conservation Area.

7. Grade II* Listed Church of St Mary the Virgin

The Church is of more than special interest, dating back to the 14th Century, the Church therefore has a rich historical interest. The church tower is prominent within the village, particularly views along High Street and Ingham Road. The church is not visible from the site and there is substantial development between the proposed site and the Listed Building. Therefore, it is considered that the development of this site

would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

8. Grade II Listed Fire Engine House & Village Lock Up & 9. Grade II Listed Rosedale house

Both situated to the east of the site, approximately 500m and 470m respectively. Both buildings are situated within the Stalham Conservation Area but surrounded by existing development. The Fire Engine House and Village Lock up are listed for the architectural and historic interest, whilst Rosedale is listed more for its architectural interest. Given the distance of these buildings to the site it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

10. Grade II Listed Stable Block at Church Farm & 11. Grade II Listed Church Farmhouse

The two listed buildings are 370m and 390m from the site respectively. Whilst the land may have been historically connected to the operation of the farm, there is now significant new build residential development separating the two it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

To the south east

12. Grade II* Listed Stalham Hall, 13. Grade II Listed Barn at Stalham Hall and 14. Grade II Listed Stewards House

Stalham Hall itself is approximately 315m to the south east of the site and is designated as a Grade II* and is therefore of 'more than special interest' and is listed for both its architectural and historic interest. The associated barn and Steward's House associated with Stalham Hall are listed for their architectural interest, and are also within close proximity to the site. There is significant landscaping to the north west of the listed buildings forming a buffer to the proposed site, this landscaping is historically associated with Stalham Hall. There is further substantial landscape to the south-east of the proposed site and further landscaping to the south of the site. Therefore, it is considered that development of this proposed site would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

15. Grade II Listed Walnut Cottage & 15. Grade II Listed Thatched Cottage

These listed building are just within the 500m buffer and are listed for their architectural interest, but are distant from the proposed allocation and are separated by significant development and landscaping. There is significant landscaping to the north west of the listed buildings forming a buffer to the proposed site, this landscaping is historically associated with Stalham Hall. There is further substantial landscape to the south-east of the proposed site and further landscaping to the south of the site. Therefore, it is considered that development of this proposed site would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

To the South

Stalham Staithe Conservation Area

Stalham Staith Conservation Area is approximately 730m to the south of the site. The Conservation Area is however, separated by a substantial amount of residential properties and the Wayford Road. Given the distance and the quantum of residential development between the heritage asset and the site, it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of this Conservation Area.

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Landscape Impact (including key views and topography)

The topography of the site is fairly flat and there are long range views from the public right of way (to the south west of the site) to the Church of the Holy Trinity (Ingham).

The site is situated to the east of a key gateway into the village from the northeast and although there is development to the north, the prominent trees along this route provide a rural feel upon entrance to the village.

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

There are number of prominent trees along the northern and southern boundaries of the site. The north-eastern boundary of the site has strong a hedgerow.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the

wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Retain and enhance the strong landscaping along the south-eastern boundary of the site.
- Retain existing trees along the northern boundary of the site

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating

Retain site subject to policy requirements and updated development considerations.

ST19/A: Land Adjacent to Ingham Road

Site Reference	ST19/A
Site Location	Land Adjacent to Ingham Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within the site / Within the 500m buffer/ beyond the 500m buffer	Name and Location
Listed Building	8 to 14 within the 500m 1, 2, 3, 6, 7 and 15 beyond the 500m buffer	<ol style="list-style-type: none"> 1. Grade II * Listed - Barn at Grange Farm Grove Road 2. Grade II Listed - Swan Inn & Town House, Mill Road, Ingham 3. Grade I Listed - Church of Holy Trinity, Mill Road, Ingham 6. Grade II * Listed - Church of St Mary the Virgin, High Street 7. Grade II Listed - Fire Engine House & Village Lock Up 8. Grade II Listed - Rosedale, High Street 9. Grade II Listed - Stable Block, Church Farm, Old Yarmouth Road 10. Grade II Listed - Church Farmhouse, Old Yarmouth Road 11. Grade II * Listed - Stalham Hall, Old Yarmouth Road 12. Grade II Listed - Barn at Stalham Hall Farm, Old Yarmouth Road 13. Grade II Listed - Stewards House, Old Yarmouth Road 14. Grade II Listed - Walnut Cottage, Old Yarmouth Road 15. Grade II Listed - Thatched Cottage, Field Road
Conservation Area	4 partially within the 500m buffer 5 and 16 beyond the 500m buffer	<ol style="list-style-type: none"> 4. Ingham Conservation Area 5. Stalham Conservation Area 16. Stalham Staithe Conservation Area
Scheduled Ancient Monument	None	
Registered Park and Garden	None	
Locally Listed Building	None	

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site, an agricultural field, is situated to the south of Ingham Road in Stalham. The site is located on the northeastern fringe of Stalham. Prominent trees line Ingham Road with

predominantly two storey dwellings to the north of Ingham Road. Immediately to the south west of the site is a relatively new residential development of a mix of a single and two storey dwellings. There are agricultural fields to the south of the site.

Designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

To the north east

1. The Grade II * Listed Barn at Grange Farm dates from the 15th, 16th and 17th Century with later alterations. The farmhouse itself is not listed. The name of the farm suggests an origin possibly associated with the Trinitarian community founded at Ingham in 1360. The listed building is situated approximately 850m to the north east of the site as the crow flies.
2. The Grade II Listed Swan Inn & Town House dates from the 18th Century and comprises a house, a former shop and a public house. The building utilises fragments of the former Trinitarian Priory which was situated immediately east. The listed building is situated approximately 1350m to the north east of the site as the crow flies.
- 3- Grade I Listed Church of Holy Trinity has a well document long history. The Chancel was built between 1340 and 1344. In 1456 construction on the tower commenced. In 1533 battlements of the tower were complete. The listed building is situated approximately 1350m to the north east of the site as the crow flies.
- 4- Ingham Conservation Area is approximately 1350m to the north east of the site.

To the south west

5. Stalham Conservation Area is situated approximately 326m to the south west of the site.
6. Grade II* Listed Church of St Mary the Virgin dates back to the 14th Century. Whilst being situated approximately 550m from the site to the west, as the crow flies, the church tower is prominent within the village, particularly views along High Street and Ingham Road.
7. Grade II Listed Fire Engine House & Village Lock Up. The Lock up is dated 1820 and the engine house is dated 1833. The Fire Engine House and Village Lock Up is located 500m from the site, as the crow flies, and is separated from the site by significant development.
8. Grade II Listed Rosedale house dates from circa 1800. The listed building is located 470m from the site to the west, as the crow flies.
9. Grade II Listed Stable Block at Church Farm dates from the 18th Century and is listed for its group value. The listed stable is located 370m from the site to the west, as the crow flies.
10. Grade II Listed Church Farmhouse is dated 1811. The listed building is approximately 390m to the west of the site, as the crow flies.

To the south east

11. Grade II* Listed Stalham Hall circa 1670 in the Artisan Mannerist style. The Listed building is approximately 315m to the east of the site, as the crow flies.

12. Grade II Listed Barn at Stalham Hall Farm dated early 18th Century. The listed barn is approximately 285m to the east of the site as the crow flies. 13. Grade 2 Listed - Stewards House, Old Yarmouth Road
13. Grade II Listed Stewards House circa 1700. The listed building is approximately 285m to the east of the site, as the crow flies
14. Grade II Listed Walnut Cottage dates from the early 18th Century. The listed building is approximately 476m to the east of the site, as the crow flies.
15. Grade II Listed Thatched Cottage dates from early 18th Century but was altered in the 19th Century and the 20th Century. The listed building is approximately 520m to the east of the site, as the crow flies.

To the South

16. Stalham Staithe Conservation Area is situated approximately 730m to the south of the site.

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

To the north east

1. Grade II * Listed Barn at Grange Farm

The Barn itself dates from the 15th, 16th and 17th Century with later alterations. The listed building is situated approximately 850m to the north east of the site as the crow flies. The barn is listed for its architectural and historical value and the site itself is distant from the listed building. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

2. The Grade II Listed Swan Inn & Town House

The listed building is situated approximately 1350m to the north east of the site as the crow flies. This is listed for its historical significance given that the structure is largely formed from the Priory of the Holy Trinity Church. However, Given the distance of the site from the listed building, It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

- 3- Grade I Listed Church of Holy Trinity

Whilst the church is situated approximately 1350m to the north east of the site as the crow flies. The church is visible from the site looking north east from the site itself, and is visible from the public right of way (to the south west of the site). The significance of this asset is largely historical, but this is of a national importance, and the intrinsic value is within the structure of the building itself. There are some long range views of the church tower from the site, but the loss of these views is not considered to be detrimental on a church within another parish. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

4- Ingham Conservation Area

The Conservation Area is situated approximately 1350m to the north east of the site and contains a number of listed building. The closest to this site are listed buildings 2 and 3. Besides views of the Church itself the Conservation Area is distance and the topography of the land and the existing development between the site mean that, it is considered that, there would be **no impact** upon the upon the significance (including any contribution made to that significance by setting) of the Conservation Area.

To the south west

5. Stalham Conservation Area

The Conservation Area is situated to approximately 326m to the south west of the site and extends from Yarmouth Road to High Street. The Conservation Area includes 5no. Listed buildings (6, 7, 8, 9 and 10). The Conservation Area is separated from the site by previous development and it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of the Conservation Area.

6. Grade II* Listed Church of St Mary the Virgin

The Church is of more than special interest, dating back to the 14th Century, the Church therefore has a rich historical interest. The church tower is prominent within the village, particularly views along High Street and Ingham Road. The church is not visible from the site and there is substantial development between the proposed site and the Listed Building. Therefore, it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

7. Grade II Listed Fire Engine House & Village Lock Up & 8. Grade II Listed Rosedale house

Both situated to the east of the site, approximately 500m and 470m respectively. Both buildings are situated within the Stalham Conservation Area but surrounded by existing development. The Fire Engine House and Village Lock up are listed for the architectural and historic interest, whilst Rosedale is listed more for its architectural interest. Given the distance of these buildings to the site it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

9. Grade II Listed Stable Block at Church Farm & 10. Grade II Listed Church Farmhouse

The two listed buildings are 370m and 390m from the site respectively. Whilst the land may have been historically connected to the operation of the farm, there is now significant new build residential development separating the two it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

To the south east

11. Grade II* Listed Stalham Hall, 12. Grade II Listed Barn at Stalham Hall and 13. Grade II Listed Stewards House

Stalham Hall itself is approximately 315m to the south east of the site and is designated as a Grade II* and is therefore of 'more than special interest' and is listed for both its architectural and historic interest. The associated barn and Steward's House associated with Stalham Hall are listed for their architectural interest, and are also within close proximity to the site. There is significant landscaping to the north west of the listed buildings forming a buffer to the proposed site, this landscaping is historically associated with Stalham Hall. There is further substantial landscape to the south-east of the proposed site and further landscaping to the south of the site. Therefore, it is considered that development of this proposed site would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

14. Grade II Listed Walnut Cottage & 15. Grade II Listed Thatched Cottage

These listed building are just within the 500m buffer and are listed for their architectural interest, but are distant from the proposed allocation and are separated by significant development and landscaping. There is significant landscaping to the north west of the listed buildings forming a buffer to the proposed site, this landscaping is historically associated with Stalham Hall. There is further substantial landscape to the south-east of the proposed site and further landscaping to the south of the site. Therefore, it is considered that development of this proposed site would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

To the South

16. Stalham Staithe Conservation Area

Stalham Staith Conservation Area is approximately 730m to the south of the site. The Conservation Area is however, separated by a substantial amount of residential properties and the Wayford Road. Given the distance and the quantum of residential development between the heritage asset and the site, it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of this Conservation Area.

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Landscape Impact (including key views and topography)
The topography of the site is fairly flat and there are long range views from the public right of way (to the south west of the site) to the Church of the Holy Trinity (Ingham). The site is situated to the east of a key gateway into the village from the northeast and although there is development to the north, the prominent trees along this route provide a rural feel upon entrance to the village.


Prominent trees and other natural landscape features (both within and adjacent to the site)
There are number of prominent trees along the northern and southern boundaries of the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none"> • Retain and enhance the strong landscaping along the south-eastern boundary of the site. • Retain existing trees along the northern boundary of the site

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating
 Retain site subject to policy requirements and updated development considerations.

ST23/2: Land North of Yarmouth Road, East of Broadbeach Gardens

Site Reference	ST23/2
Site Location	Land North of Yarmouth Road, East of Broadbeach Gardens
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within the site / Within the 500m buffer/ beyond the 500m buffer	Name and Location
Listed Building	All within the 500m buffer	<p>3. Grade II* Listed Building - Church of St Mary the Virgin, High Street</p> <p>4. Grade II Listed Building - Fire Engine House & Village Lock Up</p> <p>5. Grade II Listed Building - Rosedale, High Street</p> <p>6. Grade II Listed Building - Stable Block, Church Farm, Old Yarmouth Road</p> <p>7. Grade II Listed Building - Church Farmhouse, Old Yarmouth Road</p> <p>8. Grade II* Listed Building - Stalham Hall, Old Yarmouth Road</p> <p>9. Grade II Listed Building - Barn at Stalham Hall Farm, Old Yarmouth Road</p> <p>10. Grade II Listed Building - Stewards House, Old Yarmouth Road</p> <p>11. Grade II Listed Building - Walnut Cottage, Old Yarmouth Road</p> <p>12. Grade II Listed Building - Thatched Cottage, Field Road</p> <p>13. Grade II Listed Building - The Homestead, Old Yarmouth Road</p> <p>14. Article 4 Direction – Stalham Staithe</p> <p>15. Grade II Listed Building - The Old Granary, Staithe Road</p>
Conservation Area	<p>2 and 16 partially within the 500m buffer</p> <p>1 beyond the 500m buffer</p>	<p>2. Stalham Conservation Area mostly within the 500m buffer</p> <p>16. Stalham Staithe Conservation Area partially within the 500m buffer, located to the south of the site.</p> <p>1. Ingham Conservation Area approximately 1km to the north east</p>
Scheduled Ancient Monument	None	N/A
Registered Park and Garden	None	N/A

Locally Listed Building		Site visit required
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Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
<p>The site is situated to the north of Yarmouth Road and comprises of two parcels of land, one being undeveloped land to the south and the other being arable land to the north.</p> <p>The undeveloped parcel of land abuts the Yarmouth Road to the south with low density two storey dwellings beyond (to the south of Yarmouth Road). The eastern boundary of the site has a strong hedge line and there are low density two storey houses to the south east and the second parcel of land to the east, stretching north. To the north of the site is a recent development of single and two storey dwellings, which extend round to the west of the site. The area to the west, closest to Yarmouth Road, is an area of open space and a strong treeline that separates the site from further residential dwellings.</p> <p>The agricultural parcel of land has strong borders on all sides. To the south are low density residential dwellings. To the north and east are further agricultural fields and to the east lies the newer residential development and the undeveloped parcel of land.</p>

Designated heritage asset(s) on site?
N/A

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?
<p><u>Within the 500m buffer to the west</u></p> <p>2. Stalham Conservation Area is situated approximately 60m to the west of the site, as the crow flies, and extends along Yarmouth Road to High Street. The Stalham Conservation Area includes 6 no. Listed buildings (3, 4, 5, 6 and 7)</p> <p>3. Grade II* Listed Church of St Mary the Virgin dates back to the 14th Century. Whilst being situated approximately 316m from the site to the west, as the crow flies, the church tower is prominent within the village, particularly views along High Street and Ingham Road.</p> <p>4. Grade II Listed Fire Engine House & Village Lock Up. The Lock up is dated 1820 and the engine house is dated 1833. The Fire Engine House and Village Lock Up is located 320m from the site, as the crow flies, and is separated from the site by significant development.</p> <p>5. Grade II Listed Rosedale house dates from circa 1800. The listed building is located 220m from the site to the west, as the crow flies.</p> <p>6. Grade II Listed Stable Block at Church Farm dates from the 18th Century and is listed for its group value. The listed stable is located 90m from the site to the west, as the crow flies.</p> <p>7. Grade II Listed Church Farmhouse is dated 1811. The listed building is approximately 85m to the west of the site, as the crow flies.</p>

Within the 500m buffer to the east

8. Grade II* Listed Stalham Hall circa 1670 in the Artisan Mannerist style. The Listed building is approximately 90m to the east of the site, as the crow flies.
9. Grade II Listed Barn at Stalham Hall Farm dated early 18th Century. The listed barn is approximately 110m to the east of the site as the crow flies.
10. Grade II Listed Stewards House circa 1700. The listed building is approximately 110m to the east of the site, as the crow flies.
11. Grade II Listed Walnut Cottage dates from the early 18th Century. The listed building is approximately 330m to the east of the site, as the crow flies.
12. Grade II Listed Thatched Cottage dates from early 18th Century but was altered in the 19th Century and the 20th Century. The listed building is approximately 335m to the east of the site, as the crow flies.
13. Grade II Listed building, The Homestead, dates from the early 18th Century. The listed building is approximately 480 m to the south east of the site as the crow flies. The building is distant in terms of being on the edge of the 500m buffer and also being separated by significant residential development.

Within the 500m buffer to the south

14. Article 4 Direction – Relating to sales from boats and so not relevant to the historic environment.
15. Grade II Listed The Old Granary dates from 1808 and is a former Wherry Granary, now converted to a private house. The Listed Building is approximately 445m to the south of the proposed allocation, as the crow flies.
16. Stalham Staith Conservation Area is partially within the 500m buffer and is located to the south of the site but is separated by a substantial amount of residential properties and the Wayford Road.

Beyond the 500m buffer

1. Ingham Conservation Area is approximately 1km to the north west

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

To the west of the site:

2. Stalham Conservation Area

The Conservation Area is situated to the west of the site extending from Yarmouth Road to High Street. The Conservation Area includes 5no. listed buildings (3, 4, 5, 6 and 7). The significance of the Stalham Conservation Area is largely around the 19th Century town formation, built up around the parish church from 1830 onwards.

The Conservation Area boundary on the eastern side has strong landscaping. A previous allocation for housing, which has been built out, is situated to the north of the Conservation Area with an area of open space/ landscaping area to the south acting as a buffer between the residential development and the Conservation Area.

The proposed site access is proposed to come off the Yarmouth Road, although the exact position of this access is yet to be determined. It is considered that the development of the site would have **some impact** upon the significance (and the contribution made to the significance of the setting) of these heritage assets.

3. Grade II* Listed Church of St Mary the Virgin

The Church is of more than special interest, dating back to the 14th Century, the Church therefore has a rich historical interest. Whilst being situated approximately 316m from the site to the west, as the crow flies, the church tower is prominent within the village, particularly views along High Street and Ingham Road. The church is not visible from the site itself and given that there is significant development separating the site and the heritage asset it is considered that the development of the site would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

4. Grade II Listed Fire Engine House & Village Lock Up & 5. Grade II Listed Rosedale house:

Both situated to the west of the site, approximately 320m and 220m respectively. Both buildings are situated within the Stalham Conservation Area but surrounded by existing development. The Fire Engine House and Village Lock up are listed for the architectural and historic interest, whilst Rosedale is listed more for its architectural interest. Given the distance of these buildings to the site it is considered that the development of the site would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

6. Grade II Listed Stable Block & 7. Grade II Listed Church Farmhouse:

The setting of the Church Farmhouse is primarily the building itself and the farmhouse buildings that surround it, Church Farmhouse is listed for its architectural interest and the Stable Block is listed for its group value. These buildings appear enclosed and screened and are not visible from the Yarmouth Road, but would be within close proximity to the proposed residential allocation. Although the proposed site is well screened from the historic buildings this land would have been associated, historically, with the farmhouse and is therefore intrinsic to the significance of the listed buildings. This is mitigated by the development that has already been built to the north of the site and the open land gap that would be retained between the site and the listed buildings. The development of this would have **some impact** upon the significance (and the contribution made to the significance of the setting) of these heritage assets.

To the east of the site:

8. Grade II* Listed Stalham Hall, 9. Grade II Listed Barn at Stalham Hall Farm and 10. Grade II Listed Stewards House:

Stalham Hall is within close proximity to the site to the east. The building is designated as a Grade II* and is therefore of 'more than special interest' and is listed for both its architectural and historic interest. The associated barn and Steward's House associated with Stalham Hall are listed for their architectural interest, and are

also within close proximity to the site. There is significant landscaping to the west of the listed buildings forming a buffer to the proposed site, this landscaping is historically associated with Stalham Hall. It was not possible to enter the site on the site visit, but it appears that there is substantial landscaping to the east of the site. Even with this landscaped buffer, residential development on this site would have **some impact** upon the significance (and the contribution made to the significance of the setting) of these heritage assets.

11. Grade II Listed Walnut Cottage, 12. Grade II Listed Thatched Cottage & 13. Grade II Listed building, The Homestead:

These listed building are just within the 500m buffer and are listed for their architectural interest. However, these are distant from the proposed allocation and are separated by significant development and landscaping. Given the distance of these buildings to the site it is considered that the development of this site would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

To the north of the site:

1. Ingham Conservation Area is located approximately 1km to the northeast of the site. It appears that the topography of the land between the site and the Conservation Area would mean that there would not be any impact upon the setting or significance of the Conservation Area. It is considered that there would be **no impact** upon the significance (including any contribution made to that significance by setting) of the Conservation Area.

To the south of the site:

15. Grade II Listed The Old Granary & 16. Stalham Staith Conservation Area

Stalham Staith Conservation Area is partially within the 500m buffer and is located to the south of the site. The Conservation Area contains one Listed Building (15 Grade II Listed The Old Granary). The Conservation Area and listed building are, however, separated by a substantial amount of residential properties and the Wayford Road. Given the distance and the quantum of residential development between the heritage assets and the site, it is considered that the development of this site would have **no impact** upon the setting or significance of these heritage assets.

Non-designated heritage asset(s) on site?
N/A

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Non-designated heritage asset(s) within the vicinity of the site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
--

N/A

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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Significant landscaping to the south of the site, along Yarmouth Road.
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Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
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Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area, including the Stalham Conservation Area, the Stable Block, Church Farmhouse, the barn at Stalham Hall Farm and the Stewards House, all Grade II Listed and Stalham Hall, Grade II* Listed. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

Western Boundary of the site:

- A significant landscape buffer will be required along the western part of the proposed allocation to mitigate against potential impact upon the Conservation Area and nearby listed buildings.
- Development on the western part of the site should be of a lower density/ single storey development.

Eastern Boundary of the site:

- A landscape buffer will be required along the eastern part and boundary of the site to mitigate against potential impact upon the nearby listed Stalham Hall.
- Open space to be provided on the eastern part of the site to ensure the impact upon Stalham Hall is mitigated.

Northern Boundary of the site:

- Strong landscaping along the northern boundary to ensure a rural edge to the settlement
- Lower density/ single storey dwellings on the northern part of the site

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Retain site subject to policy requirements and updated development considerations.

W01/1: Land at Market Lane

Site Reference	W01/1
Site Location	Land at Market Lane
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Yes/No	Name and Location
Listed Building	15- 56 within the 500m buffer 2-14 outside of the 500m buffer	<p>2. <i>Grade II Listed – 52, 54 Mill Road</i></p> <p>3. <i>Grade II Listed- Arch House, Mill Road</i></p> <p>4. <i>Grade II Listed – 1, 3 Park Road</i></p> <p>5. <i>Grade II Listed – Front Wall, Arch House</i></p> <p>6. <i>Grade II Listed – Outbuilding, North of Westward House, Mill Road</i></p> <p>7. <i>Grade II Listed – Outbuilding west of Ludham Hall</i></p> <p>8. <i>Grade II Listed – Outbuilding, east of Westward House, Mill Road</i></p> <p>9. <i>Grade II Listed – Westward House, Mill Road</i></p> <p>10. <i>Grade II Listed – Garden Walls, Westward House, Mill Road</i></p> <p>11. <i>Grade II Listed – Remains of Rope Walk, South of Ludham Hall.</i></p> <p>12. <i>Grade II Listed – Church of Our Lady Star of the Sea</i></p> <p>13. <i>Grade II Listed- Stella Maris, The Buttlands</i></p> <p>14. <i>Grade II Listed- Clarence House, the Buttlands</i></p> <p>15. <i>Grade II Listed – Aingale, Clough Cottage, Lime Trees & Marylands, the Buttlands</i></p> <p>16. <i>Grade II Listed- Square House, The Buttlands</i></p> <p>17. <i>Grade II Listed – Buttlands cottage</i></p> <p>18. <i>Grade II Listed- Sunnyside, the Buttlands</i></p> <p>19. <i>Grade II Listed - Glencoe House, the Buttlands</i></p> <p>20. <i>Grade II Listed – Rose Cottage, the Buttlands</i></p> <p>21. <i>Grade II Listed- West Cottage, Two Furlong Hill</i></p> <p>22. <i>Grade II Listed – The Homestead, the Buttlands</i></p> <p>23. <i>Grade II Listed- Corner Cottage, the Buttlands</i></p> <p>24. <i>Grade II Listed – Belmont House, Burnt Street</i></p> <p>25. <i>Grade II Listed – Casa Maria, the Buttlands</i></p> <p>26. <i>Grade II Listed - Crown House, the Buttlands</i></p> <p>27. <i>Grade II Listed – Crown Hotel Ancillary Buildings & Walls</i></p> <p>28. <i>Grade II Listed – Crown Hotel, the Buttlands</i></p> <p>29. <i>Grade II Listed – 46 High Street</i></p> <p>30. <i>Grade II Listed – 48 High Street</i></p> <p>31. <i>Grade II Listed – 52-56 High Street</i></p> <p>32. <i>Grade II Listed – 53 High Street</i></p> <p>33. <i>Grade II Listed – 51 High Street</i></p>

		<p>34. Grade II Listed – Peardene, Rear of 47 High Street</p> <p>35. Grade II Listed – 47 High Street</p> <p>36. Grade II Listed – 43, 45 High Street</p> <p>37. Grade II Listed – Ancillary Building, North of Marsh House</p> <p>38. Grade II Listed – Marsh House, Marsh Lane</p> <p>39. Grade II Listed – 1, 3 Church Plain</p> <p>40. Grade II Listed – 7 Church Plain</p> <p>41. Grade II Listed – 4-6 Church Plain</p> <p>42. Grade II* Listed – Ostrich House, Burnt House</p> <p>43. Grade II Listed – Ancillary Building & Wall, Ostrich House</p> <p>44. Grade II Listed – 20, 22 Church Plain</p> <p>45. Grade II Listed – 24, 26 Church Plain</p> <p>46. Grade II Listed – The White House, Burnt Street</p> <p>47. Grade II Listed – 30 Church Plain</p> <p>48. Grade II* Listed – Church of St. Nicholas</p> <p>49. Grade II Listed – Walls of Church of St Nicholas</p> <p>50. Grade II Listed – Church House, 21 Church Street</p> <p>51. Grade II Listed – Wisteria Cottage, 29 Church Street</p> <p>52. Grade II Listed – 33 Church Street</p> <p>53. Grade II Listed – Friends’ Meeting House, Church Street</p> <p>54. Grade II Listed – The Wain, Church Street</p> <p>55. Grade II Listed – Outbuilding & Former Barn, the Rectory</p> <p>56. Grade II Listed – The Rectory, Church Street</p>
Conservation Area	Within the 500m buffer	57. Wells-next-the-sea Conservation Area
Scheduled Ancient Monument		
Historic Park and Garden	Outside of the 500m buffer	1. Grade 1 Historic Park and Garden – Holkham Hall
Locally Listed Building		

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
<p>The site is currently a grassed area of the land to the south of a recent residential development. There are strong hedgerows to the south east and west of the site with a fence separating the existing dwellings from the grassed area of land. The dwellings to the north are two storey. Beyond the hedgerow to the south lies further agricultural fields, the school is situated to the east while further agricultural fields like beyond the B1105 to the west.</p>

Designated heritage asset(s) on site?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
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N/A

Designated heritage asset(s) within the vicinity of the site?
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1. Holkham Hall is a Grade 1 Historic Park and Garden and dates from the early to mid-18th Century. The Historic Park and Garden is situated approximately 1km to the west of the site.
2. 52, 54 Mill Road is a Grade II Listed building that dates from the late 18th Century. These form a group with Arch House (3), 1, 3 Park Road (4) and Front Wall, Arch House (5). The group of listed buildings are situated approximately 600m to the north of the site.
3. Arch House, Mill Road is a Grade II Listed building that dates from the late 18th Century. These form a group with 52, 54 Mill Road (2), 1, 3 Park Road (4) and Front Wall, Arch House (5). The group of listed buildings are situated approximately 600m to the north of the site.
4. 1, 3 Park Road is a Grade II Listed building that dates from the late 18th Century. These form a group with 52, 54 Mill Road (2) Arch House (3) and Front Wall, Arch House (5). The group of listed buildings are situated approximately 600m to the north of the site.
5. Front Wall, Arch House is a Grade II Listed building that dates from the late 18th Century. These form a group with 52, 54 Mill Road (2), Arch House (3), 1, 3 Park Road (4). The group of listed buildings are situated approximately 600m to the north of the site.
6. Outbuilding, North of Westward House, is Grade II Listed and dates from the 18th Century. The listed building is situated approximately 580m to the north of the site.
7. Outbuilding west of Ludham Hall is Grade II Listed building that dates from the 18th Century. The listed building is situated approximately 570m to the north of the site.
8. Outbuilding, east of Westward House, is Grade II Listed and dates from the 18th Century. The listed building is situated approximately 570m to the north of the site.
9. Westward House is a Grade II Listed building and dates from the 18th Century. The listed building is situated approximately 570m to the north of the site.
10. The Garden Walls of Westward House are Grade II Listed and date from the 18th Century. The listed structure is situated approximately 570m to the north of the site.
11. The remains of Rope Walk, South of Ludham Hall, is Grade II Listed and dates from the Late 18th to early 19th century. The listed structure is situated approximately 540m to the north of the site.
12. Church of Our Lady Star of the Sea is a Grade II Listed building dating from the early 20th Century. The listed structure is situated approximately 530m to the north of the site.
13. Stella Maris is a Grade II Listed building that dates from the early 19th Century. The listed building is situated approximately 510m to the north of the site.
14. Clarence House is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 500m to the north of the site.
15. Aingale, Clough Cottage, Lime Trees & Marylands are four houses that form one Grade II Listed building and date from the early 19th Century. The listed building is situated approximately 480m to the north of the site.
16. Square House is a Grade II Listed building that dates from the early 19th Century. The listed building is situated approximately 460m to the north of the site.
17. Buttlands cottage is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 440m to the north of the site.
18. Sunnyside is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 420m to the north of the site.
19. Glencoe House is a Grade II Listed dating from the Early 19th Century. The listed building is situated approximately 410m to the north of the site.

20. Rose Cottage is a Grade II Listed building that dates from the early 19th Century. The listed building is situated approximately 400m to the north of the site.
21. West Cottage is a Grade II Listed dating from 1826. The listed building is situated approximately 300m to the north of the site.
22. The Homestead is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 390m to the north of the site.
23. Corner Cottage is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 390m to the north of the site.
24. Belmont House is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 330m to the north of the site.
25. Casa Maria is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 380m to the north of the site.
26. Crown House is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 400m to the north of the site.
27. Crown Hotel Ancillary Buildings & Walls are Grade II Listed and date from the 18th Century. The listed building is situated approximately 400m to the north of the site.
28. The Crown Hotel is a Grade II Listed building dating from the 17th Century. The listed building is situated approximately 430m to the north of the site.
29. 46 High Street is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 450m to the north of the site.
30. 48 High Street is a Grade II Listed building dating from the early 17th Century. The listed building is situated approximately 440m to the north of the site.
31. 52-56 High Street is a Grade II Listed building dating from the early 18th Century. The listed building is situated approximately 420m to the north of the site.
32. 53 High Street is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 440m to the north of the site.
33. 51 High Street is a Grade II Listed building dating from the 17th or 18th Century. This building forms a group with Peardene (34), 47 High Street (35) and 43, 45 High Street (36). The group of listed buildings are situated approximately 450m to the north of the site.
34. Peardene is a Grade II Listed building dating from the late 18th Century. This building forms a group with 51 High Street (33), 47 High Street (35) and 43, 45 High Street (36). The group of listed buildings are situated approximately 450m to the north of the site.
35. 47 High Street is a Grade II Listed building dating from the late 18th Century. This building forms a group with 51 High Street (33), Peardene (34), and 43, 45 High Street (36). The group of listed buildings are situated approximately 450m to the north of the site.
36. 43, 45 High Street is a Grade II Listed building dating from the late 18th Century. This building forms a group with 51 High Street (33) Peardene (34) and 47 High Street (35). The group of listed buildings are situated approximately 450m to the north of the site.
37. Ancillary Building, North of Marsh House is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 520m to the north of the site.
38. Marsh House is a Grade II Listed building dating from 1742. The listed building is situated approximately 500m to the north of the site.
39. 1, 3 Church Plain is a Grade II Listed building dating from the 18th Century. This building forms a group with 7 Church Plain (40). The listed building is situated approximately 410m to the north of the site.
40. 7 Church Plain is a Grade II Listed building dating from the 18th Century. This building forms a group with 1, 3 Church Plain (39). The listed building is situated approximately 400m to the north of the site.
41. 4-6 Church Plain is a Grade II Listed dating from the 19th Century. The listed building forms a group with 20, 22 Church Plain (44) and 24, 26 Church Plain (45). The listed building is situated approximately 400m to the north of the site.

42. Ostrich House is a Grade II* Listed dating from the early 18th Century. The listed building is situated approximately 325m to the north of the site.
43. The Ancillary Building & Wall of Ostrich House is Grade II Listed and dates from the 18th Century. The listed building is situated approximately 320m to the north of the site.
44. 20, 22 Church Plain is a Grade II Listed dating from the 18th Century. The listed building forms a group with 4-6 Church Plain (41) and 24, 26 Church Plain (45). The listed building is situated approximately 360m to the north of the site.
45. 24, 26 Church Plain is a Grade II Listed dating from the 18th Century. The listed building forms a group with 4-6 Church Plain (41) and 20, 22 Church Plain (44). The listed building is situated approximately 360m to the north of the site.
46. The White House is a Grade II Listed building dating from the early 18th Century. The listed building is situated approximately 260m to the north of the site.
47. 30 Church Plain is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 315m to the north of the site.
48. Church of St Nicholas is a Grade II* Listed building rebuilt after a fire in 1879. The listed building is situated approximately 350m to the north of the site.
49. The walls of Church of St Nicholas are Grade II Listed and date from the 17th Century. The listed building is situated approximately 350m to the north of the site.
50. Church House is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 370m to the north of the site.
51. Wisteria Cottage is a Grade II Listed building dating from the 18th Century. The listed building forms a group with 33 Church Plain (52) and the Wain (54). The listed building is situated approximately 370m to the north of the site.
52. 33 Church Street is a Grade II Listed building dating from the early 18th Century. The listed building forms a group with Wisteria Cottage (51) and the Wain (54). The listed building is situated approximately 370m to the north of the site.
53. Friends' Meeting House is a Grade II Listed building dating from the late 18th Century. The listed building is situated approximately 405m to the north of the site.
54. The Wain is a Grade II Listed building dating from the 18th Century. The listed building forms a group with Wisteria Cottage (51) and 33 Church Plain (52). The listed building is situated approximately 370m to the north of the site.
55. Outbuilding & Former Barn is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 370m to the north of the site.
56. The Rectory is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 380m to the north of the site.
57. Wells-next-the-sea Conservation Area. The Conservation Area is situated approximately 240m to the north of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

To the west

1. Holkham Hall

Holkham Hall is a Grade 1 Historic Park and Garden and dates from the early to mid-18th Century. The Historic Park and Garden is situated approximately 1km to the west of the site. The Hall itself is a Grade 1 listed building whilst the associated park and garden covers an area of 1210ha. The site is separated from the Historic Park and Garden by the B1105 and a large expanse of agricultural land. It is considered that due to the distance and established physical separation that the development of the

site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the Historic Park and Garden and the Listed Building.

To the north

2. 52, 54 Mill Road, 3. Arch House, 4. 1, 3 Park Road and 5. Front Wall, Arch House

*These Grade II listed buildings all date from the late 18th century and form a group. The group of listed buildings are situated approximately 600m to the north of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

6. Outbuilding, North of Westward House, 7. Outbuilding west of Ludham Hall is Grade, 8. Outbuilding, east of Westward House, 9. Westward House, 10. The Garden Walls of Westward & 11. The remains of Rope Walk

*These Grade II listed buildings all date from the 18th century. The group of listed buildings are situated approximately no closer than 530m to the north of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

12. Church of Our Lady Star of the Sea,

*The listed structure dates from the early 20th Century and is situated approximately 530m to the north of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

13. Stella Maris, 14. Clarence House, 15. Aingale, Clough Cottage, Lime Trees & Marylands 16. Square House, 17. Buttlands cottage, 18. Sunnyside, 19. Glencoe House 20. Rose Cottage 22. The Homestead & 23. Corner Cottage

*These Grade II listed buildings all date from the 19th century. The group of listed buildings are situated approximately no closer than 390m to the north of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

21. West Cottage

West Cottage is a Grade II Listed dating from 1826. The listed building is situated approximately 300m to the north of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that

the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

24. Belmont House

*Belmont House is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 330m to the north of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

25. Casa Maria, 26. Crown House, 27. Crown Hotel Ancillary Buildings & Walls, 28. The Crown Hotel, 29. 46 High Street, 30. 48 High Street, 31. 52-56 High Street, 32. 53 High Street, 33. 51 High Street, 34. Peardene, 35. 47 High Street, 36. 43, 45 High Street, 37. Ancillary Building, North of Marsh House & 38. Marsh House

*These Grade II Listed buildings dating from the 18th Century to the early 19th Century and are situated no closer than 380m to the north of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

39. 1, 3 Church Plain, 40. 7 Church Plain, 41. 4-6 Church Plain, 44. 20, 22 Church Plain 45. 24, 26 Church Plain & 47. 30 Church Plain

*These Grade II Listed buildings date from the 18th Century and are situated no closer than 315m to the north of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

42. Ostrich House and 43. The Ancillary Building & Wall of Ostrich House

The Grade II Listed House and Grade II Listed ancillary building and wall both date from the early 18th Century. The listed building is situated approximately 325m to the north of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

46. The White House

The Grade II Listed White House building dating from the early 18th Century. The listed building is situated approximately 260m to the north of the site. Whilst this is the closest listed building to the site there is still a substantial amount of existing development between the site and the listed buildings. It is therefore considered that

the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

48. Church of St Nicholas & 49. The walls of Church of St Nicholas

The Church of St. Nicholas is a Grade II Listed building rebuilt after a fire in 1879 whilst the wall around it is Grade II Listed and dates from the 17th Century. The listed buildings are situated some 350m to the north of the site. The tower is visible from within the residential development to the north, but not from within the site itself due to the significant development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

50. Church House, 51. Wisteria Cottage, 52. 33 Church Street, 53. Friends' Meeting, 54. The Wain, 55. Outbuilding & Former Barn, & 56. The Rectory

*These Grade II Listed buildings date from the 18th Century and are situated no closer than 370m to the north of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

57. Wells-next-the-sea Conservation Area.

*The Conservation Area is situated 240m to the north west of the site. The key characteristics of the CA revolve around the setting of the natural landscape (the creek and the marshes), the Quay and Yards with the rural market town behind, the shop fronts along Staithe Street and High Street, and the great diversity of building types, dates and architectural styles throughout the residential areas. There is a significant amount of existing residential development between the site and the Conservation Area. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.*

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Landscape Impact (including key views and topography)
The site itself is flat and is enclosed by hedgerows to the south, east and west and existing residential dwellings to the north. There are, therefore, no key long range views from the site.

Prominent trees and other natural landscape features (both within and adjacent to the site)
The hedgerows to the south, east and west are prominent natural features on the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):
<ul style="list-style-type: none"> • Retain and enhance existing hedgerows along the southern, eastern and western boundaries of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating		
<table border="1"> <tr> <td style="background-color: #c8e6c9;"></td> <td>Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.</td> </tr> </table>		Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.
	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.	

W07/1: Land Adjacent Holkham Road

Site Reference	W07/1
Site Location	Land Adjacent Holkham Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Yes/No	Name and Location
Listed Building		<ol style="list-style-type: none"> 1. Grade II Listed – Leylands, Freeman Street 2. Grade II Listed – West House, Cottage and Boundary Lane 3. Grade II Listed - Boundary Walls of West House 4. Grade II Listed - 35 Dogger Lane 5. Grade II Listed - Front of Former No.33 Dogger Lane 6. Grade II Listed - 29 Dogger Lane 7. Grade II Listed - Hi An Dri, Dogger Lane 8. Grade II Listed - Seafarers, 66 Freeman Street 9. Grade II Listed – <i>Chadd House, Freeman Street</i> 10. Grade II Listed - 56 Freeman Street 11. Grade II Listed - 52 Freeman Street 12. Grade II Listed - 67, 69 Freeman Street 13. Grade II Listed - 63, 65 Freeman Street 14. Grade II Listed - 1, 2 Brigg Square 15. Grade II Listed - 5-9 Brigg Square 16. Grade II Listed - 26 Chapelyard, Formerly Ranters' Yard 17. Grade II Listed - 24 Chapelyard, Formerly Ranters' Yard 18. Grade II Listed - Ilex House, Bases Lane 19. Grade II Listed - Boundary Wall, West House 20. Grade II Listed - Boundary Wall of Ilex & West House 21. Grade II Listed - Boundary Wall, Ilex House 22. Grade II Listed - 2-8 Chapel Yard, Formerly Ranters' Yard 23. Grade II Listed – 10-22 Chapel Yard, Formerly Ranters' Yard

		<p>24. Grade // Listed - 23 Blackhorse Yard</p> <p>25. Grade // Listed - Blenheim House, Theatre Road</p> <p>26. Grade // Listed - Garden Walls, Blenheim House</p> <p>27. Grade // Listed - Former Barn, East of Blenheim House</p> <p>28. Grade // Listed - Homewood, 22 Blackhorse Yard</p> <p>29. Unknown name</p> <p>30. Grade // Listed - The Cottage, Stearmans Yard</p> <p>31. Grade // Listed - 26, 28 Blackhorse Yard</p> <p>32. Grade // Listed - 47 Freeman Street</p> <p>33. Grade // Listed - Lifeboat House, Beach Road</p> <p>34. Grade // Listed - Eliza Adams Lifeboat Memorial, Beach Road</p> <p>35. Grade // Listed - Malthouse, Freeman Street</p> <p>36. Grade // Listed - Pop Inn Restaurant, Freeman Street</p> <p>37. Grade // Listed - 2 Freeman Street</p> <p>38. Grade // Listed - K6 Telephone Kiosk, Freeman Street</p> <p>39. Grade // Listed - 17, 19 The Glebe</p> <p>40. Grade // Listed - Sunnyville, Red Lion Yard</p> <p>41. Grade // Listed - Glebe House, 4, 6 The Glebe</p> <p>42. Grade // Listed - Bishop Ingles House, Clubbs Lane</p> <p>43. Grade // Listed - Outbuilding West of Ludham House, Mill Road</p> <p>44. Grade // Listed - Outbuilding, East of Westward House, Mill Road</p> <p>45. Grade // Listed - Westward House, Mill Road</p> <p>46. Grade // Listed - Outbuilding, North of Westward House, Mill Road</p> <p>47. Grade // Listed - 1, 3 Park Road</p> <p>48. Grade // Listed - Arch House, Mill Road</p> <p>49. Grade // Listed - 52, 54 Mill Road</p> <p>50. Grade // Listed - Front Wall, Arch House</p> <p>51. Grade // Listed - West Cottage, Two Furlong Hill</p>
Conservation Area		52. Conservation Area - Wells-next-the-Sea
Scheduled Ancient Monument		
Historic Park and Garden		53. Grade / listed Historic Park & Garden – Holkham Hall
Locally Listed Building		

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site comprises greenfield land on the western edge of Wells-next-the-sea. The site currently acts as a public right of way from Westfield Avenue to the Holkham Road and is a mix of equestrian activities, camping and overgrown grassland. The site is bordered to the east by two-storey development of a relatively low – medium density.

Designated heritage asset(s) on site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?
<ol style="list-style-type: none"> 1. Leylands is a Grade // Listed building dating from the 17th Century. The listed building is situated approximately 45m to the east of the site. 2. West House is a Grade // Listed building dating from 18th Century with aspects from the 18th and 19th Centuries. The listed building is situated approximately 75m to the site. 3. The Boundary Walls of West House are Grade // Listed and date from the 18th Century. The listed building is situated approximately 100m to the east of the site. 4. 35 Dogger Lane is a Grade // Listed building dating from the 18th Century. The listed building is situated approximately 180m to the east of the site. 5. Front of Former No.33 Dogger Lane is a Grade // Listed building dating from the 18th Century. The listed building is situated approximately 180m to the east of the site. 6. 29 Dogger Lane is a Grade // Listed dating from the 18th Century. The listed building is situated approximately 180m to the east of the site. 7. Hi An Dri, Dogger Lane is a Grade // Listed dates from the 18th Century. The listed building is situated approximately 180m to the east of the site. 8. Seafarers, 66 Freeman Street is a Grade // Listed building dating from the 19 Century. The listed building is situated approximately 230m to the east of the site. 9. <i>Chadd House, Freeman Street is a Grade // Listed building dating from the 19th Century.</i> The listed building is situated approximately 245m to the east of the site. 10. 56 Freeman Street is a Grade // Listed building dating from 1835. The listed building is situated approximately 255m to the east of the site. 11. 52 Freeman Street is a Grade // Listed building dating from the early 19th Century. The listed building is situated approximately 285m to the east of the site. 12. 67, 69 Freeman Street is a Grade // Listed dating from 1834. The listed building is situated approximately 225m to the east of the site. 13. 63, 65 Freeman Street is a Grade // Listed building dating from the early 19th Century. The listed building is situated approximately 230m to the east of the site. 14. 2 Brigg Square is a Grade // Listed building dating from the early 19th Century. The listed building is situated approximately 235m to the east of the site. 15. 5-9 Brigg Square is a Grade // Listed building dated 1648. The listed building is situated approximately 250m to the east of the site. 16. 26 Chapelyard, Formerly Ranters' Yard, is a Grade // Listed building dating from the 18th Century. The listed building is situated approximately 240m to the east of the site. 17. 24 Chapelyard, Formerly Ranters' Yard is a Grade // Listed building dating from the 18th Century. The listed building is situated approximately 240m to the east of the site. 18. Ilex House, Bases Lane is a Grade // Listed building dated 1780. The listed building is situated approximately 170m to the east of the site. 19. Boundary Wall, West House is a Grade // Listed building dated 1793. The listed building is situated approximately 120m to the east of the site. 20. Boundary Wall of Ilex & West House is a Grade // Listed structure dating from the 18th Century. The listed building is situated approximately 160m to the east of the site. 21. Boundary Wall, Ilex House is a Grade // Listed structure dating from the 19th Century. The listed building is situated approximately 200m to the east of the site.

22. 2-8 Chapel Yard, Formerly Ranters' Yard is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 250m to the east of the site.
23. 10-22 Chapel Yard, Formerly Ranters' Yard, is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 250m to the east of the site.
24. 23 Blackhorse Yard is a Grade II Listed building dating from the early 17th Century. The listed building is situated approximately 285m to the east of the site.
25. Blenheim House, Theatre Road is a Grade II Listed building dating from the 17th or early 18th Century. The listed building is situated approximately 310m to the east of the site.
26. Garden Walls, Blenheim House are grade Grade II Listed and date from the 17th and 18th Century. The listed building is situated approximately 320m to the east of the site.
27. Former Barn, East of Blenheim House is a Grade II Listed building dating from the 17th and 18th Century. The listed building is situated approximately 329m to the east of the site.
28. Homewood, 22 Blackhorse Yard is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 310m to the east of the site.
29. Unknown name: The listed building is situated approximately 330m to the east of the site.
30. The Cottage, Stearmans Yard, is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 330m to the east of the site.
31. 26, 28 Blackhorse Yard is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 310m to the east of the site.
32. 47 Freeman Street is a Grade II Listed building dating from the late 18th to early 19th Century. The listed building is situated approximately 310m to the east of the site.
33. Lifeboat House, Beach Road, is a Grade II Listed building dated 1869. The listed building is situated approximately 450m to the east of the site.
34. Eliza Adams Lifeboat Memorial is a Grade II Listed monument unveiled in 1906. The listed building is situated approximately 450m to the east of the site.
35. The Malthouse is a Grade II Listed building dating from early to mid 19th Century. The listed building is situated approximately 430m to the east of the site.
36. Pop Inn Restaurant is a Grade II Listed building dated 1781. The listed building is situated approximately 430m to the east of the site.
37. 2 Freeman Street is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 430m to the east of the site.
38. K6 Telephone Kiosk is a Grade II Listed and was designed in 1935. The listed building is situated approximately 430m to the east of the site.
39. 17, 19 The Glebe is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 430m to the east of the site.
40. Sunnyville is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 430m to the east of the site.
41. Glebe House is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 430m to the east of the site.
42. Bishop Ingles House is a Grade II Listed building dating from the late 18th Century. The listed building is situated approximately 515m to the east of the site.
43. *Outbuilding west of Ludham House is Grade II Listed building that dates from the 18th Century. The listed building is situated approximately 500m to the east of the site.*
44. *Outbuilding, east of Westward House, is Grade II Listed and dates from the 18th Century. The listed building is situated approximately 500m to the east of the site.*
45. *Westward House is a Grade II Listed building and dates from the 18th Century. The listed building is situated approximately 500m to the east of the site.*
46. *Outbuilding, North of Westward House, is Grade II Listed and dates from the 18th Century. The listed building is situated approximately 500m to the east of the site.*

47. 1, 3 Park Road is a Grade II Listed building that dates from the late 18th Century. These form a group with 52, 54 Mill Road (49) Arch House (48) and Front Wall, Arch House (50). The group of listed buildings are situated approximately 240m to the east of the site.

48. Arch House, Mill Road is a Grade II Listed building that dates from the late 18th Century. These form a group with 52, 54 Mill Road (2), 1, 3 Park Road (4) and Front Wall, Arch House (5). The group of listed buildings are situated approximately 240m to the east of the site.

49. 52, 54 Mill Road is a Grade II Listed building that dates from the late 18th Century. These form a group with Arch House (3), 1, 3 Park Road (4) and Front Wall, Arch House (5). The group of listed buildings are situated approximately 240m to the east of the site.

50. Front Wall, Arch House is a Grade II Listed building that dates from the late 18th Century. These form a group with 52, 54 Mill Road (49), Arch House (48), 1, 3 Park Road (47). The group of listed buildings are situated approximately 240m to the east of the site.

51. West Cottage is a Grade II Listed dating from 1826. The listed building is situated approximately 450m to the south east of the site.

52. Wells-next-the-sea Conservation Area. The Conservation Area adjoins the site to the east.

53. Holkham Hall is a Grade I Historic Park and Garden and dates from the early to mid-19th Century. The Historic Park and Garden is situated approximately 630m to the west of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

1. Leylands

Leylands is a Grade II Listed building dating from the 17th Century. The listed building is situated approximately 45m to the east of the site. Whilst the listed building is in close proximity to the proposed site it is considered that the building is listed for its architectural significance. Further there is already existing, newer build, development between the site and the listed building. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage assets.

2. West House & 3. The Boundary Walls

The Listed building is a Grade II Listed building dating from 18th Century with aspects from the 18th and 19th Centuries. The walls are slightly further from the site and also date from the 18th Century. The listed building is situated approximately 75m to the site. Whilst the listed building is in close proximity to the proposed site it is considered that the building is listed for its architectural significance. Further there is already existing, newer build, development between the site and the listed building. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

4. 35 Dogger Lane, 5. Front of Former No.33 Dogger Lane, 6. 29 Dogger Lane, 7. Hi An Dri, 8. Seafarers, 9. Chadd House, 10. 56 Freeman Street, 11. 52 Freeman Street, 12. 67, 69 Freeman Street, 13. 63, 65 Freeman Street, 14. 2 Brigg Square, 15. 5-9 Brigg Square, 16. 26 Chapelyard, 17. 24 Chapelyard, 18. Ilex House, 19. Boundary Wall, 20. Boundary Wall of Ilex & West House, 21. Boundary Wall of Ilex House, 22. 2-8 Chapel Yard, 23. 10-22 Chapel Yard, 24. 23 Blackhorse Yard, 25. Blenheim House, 26. Garden Walls, Blenheim House, 27. Former Barn, East of Blenheim House, 28. Homewood, 22 Blackhorse Yard, 29. Unknown name, 30. The Cottage, 31. 26, 28 Blackhorse Yard, 32. 47 Freeman Street, 33. Lifeboat House, 34. Eliza Adams Lifeboat Memorial, 35. The

Malthouse 36. Pop Inn Restaurant, 37. 2 Freeman Street, 38. K6 Telephone Kiosk, 39. 17, 19 The Glebe, 40. Sunnyville , 41. Glebe House, 42. Bishop Ingles House

These Grade II Listed buildings date from the 17th to 19th Century, predominantly 18th Century. They are all situated within the Wells-next-the-sea Conservation Area and are located no closer than 180m to the east of the site. There is substantial development between these listed buildings and the proposed site. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

43. *Outbuilding west of Ludham House*, 44. *Outbuilding, east of Westward House*, 45. *Westward House* & 46. *Outbuilding, North of Westward House*

These Grade II listed buildings all date from the 18th century. The group of listed buildings are situated approximately no closer than 500m to the east of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

47. *1, 3 Park Road*, 48. *Arch House*, 49. *52, 54 Mill Road* & 50. *Front Wall, Arch House*

These Grade II listed buildings all date from the late 18th century and form a group. The group of listed buildings are situated approximately 240m to the east of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

51. *West Cottage*

West Cottage is a Grade II Listed dating from 1826. The listed building is situated approximately 450m to the south east of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

52. *Wells CA*

*The Conservation Area adjoins the site to the east. The key characteristics of the CA revolve around the setting of the natural landscape (the creek and the marshes), the Quay and Yards with the rural market town behind, the shop fronts along Staithe Street and High Street, and the great diversity of building types, dates and architectural styles throughout the residential areas. The proximity of the site would have an impact upon the significance of the Conservation Area, but this would be limited in the sense that there is existing residential development between the Conservation and the site. However it is considered that the development of the site for a residential use would have **some impact** upon the significance (including any*

contribution made to that significance by setting) of this heritage asset.

53. Holkham Hall

Holkham Hall is a Grade 1 Historic Park and Garden and dates from the early to mid-18th Century. The Historic Park and Garden is situated approximately 630m to the west of the site. The Hall itself is a Grade 1 listed building whilst the associated park and garden covers an area of 1210ha. The site is separated from the Historic Park and Garden by the B1105 and a large expanse of agricultural land. It is considered that due to the distance and established physical separation that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the Historic Park and Garden and the Listed Building.

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Landscape Impact (including key views and topography)

The site rises to the south and offers key views toward the North Sea.

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

Prominent hedgerows along the boundaries of the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area, including the Wells Conservation Area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Retain hedgerows along the boundaries of the site

- Enhance landscaping along the eastern boundary of the site, between the site and the Conservation Area
- Careful consideration must be given to the topography of the site and the scale and height of the dwellings proposed
- Limited residential development to be proposed on the northern part of the site (extending towards Holkham Road)

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Retain site subject to policy requirements and updated development considerations.

W11: Land at Warham Road

Site Reference	W11
Site Location	Land at Warham Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Yes/No	Name and Location
Listed Building	2-34 within the 500m buffer 1 outside the 500m buffer	<ol style="list-style-type: none"> 1. <i>Grade II Listed – Belmont House, Burnt Street</i> 2. <i>Grade II Listed – Casa Maria, the Buttlands</i> 3. <i>Grade II Listed - Crown House, the Buttlands</i> 4. <i>Grade II Listed – Crown Hotel Ancillary Buildings & Walls</i> 5. <i>Grade II Listed – Crown Hotel, the Buttlands</i> 6. <i>Grade II Listed – 46 High Street</i> 7. <i>Grade II Listed – 48 High Street</i> 8. <i>Grade II Listed – 52-56 High Street</i> 9. <i>Grade II Listed – 53 High Street</i> 10. <i>Grade II Listed – 51 High Street</i> 11. <i>Grade II Listed – Peardene, Rear of 47 High Street</i> 12. <i>Grade II Listed – 47 High Street</i> 13. <i>Grade II Listed – 43, 45 High Street</i> 14. <i>Grade II Listed – Ancillary Building, North of Marsh House</i> 15. <i>Grade II Listed – Field Study Centre</i> 16. <i>Grade II Listed – Marsh House, Marsh Lane</i> 17. <i>Grade II Listed – 1, 3 Church Plain</i> 18. <i>Grade II Listed – 7 Church Plain</i> 19. <i>Grade II Listed – 4-6 Church Plain</i> 20. <i>Grade II* Listed – Ostrich House, Burnt House</i> 21. <i>Grade II Listed – Ancillary Building & Wall, Ostrich House</i> 22. <i>Grade II Listed – 20, 22 Church Plain</i> 23. <i>Grade II Listed – 24, 26 Church Plain</i> 24. <i>Grade II Listed – The White House, Burnt Street</i> 25. <i>Grade II Listed – 30 Church Plain</i> 26. <i>Grade II* Listed – Church of St. Nicholas</i> 27. <i>Grade II Listed – Walls of Church of St Nicholas</i> 28. <i>Grade II Listed – Church House, 21 Church Street</i> 29. <i>Grade II Listed – Wisteria Cottage, 29 Church Street</i> 30. <i>Grade II Listed – 33 Church Street</i> 31. <i>Grade II Listed – Friends’ Meeting House, Church Street</i> 32. <i>Grade II Listed – The Wain, Church Street</i> 33. <i>Grade II Listed – Outbuilding & Former Barn, the Rectory</i> 34. <i>Grade II Listed – The Rectory, Church Street</i>

Conservation Area	Within the 500m buffer	35. Wells-next-the-sea Conservation Area
Scheduled Ancient Monument		
Historic Park and Garden		
Locally Listed Building		

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site is made up of a number of agricultural fields located to the south east of Wells-next-the-sea. The site is located in an area where there is little residential development and expands out into the open countryside.

Designated heritage asset(s) on site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?
<ol style="list-style-type: none"> 1. Belmont House is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 620m to the northwest of the site. 2. Casa Maria is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 590m to the northwest of the site. 3. Crown House is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 560m to the northwest of the site. 4. Crown Hotel Ancillary Buildings & Walls are Grade II Listed and date from the 18th Century. The listed building is situated approximately 530m to the northwest of the site. 5. The Crown Hotel is a Grade II Listed building dating from the 17th Century. The listed building is situated approximately 560m to the northwest of the site. 6. 46 High Street is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 520m to the northwest of the site. 7. 48 High Street is a Grade II Listed building dating from the early 17th Century. The listed building is situated approximately 500m to the northwest of the site. 8. 52-56 High Street is a Grade II Listed building dating from the early 18th Century. The listed building is situated approximately 470m to the northwest of the site. 9. 53 High Street is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 490m to the northwest of the site. 10. 51 High Street is a Grade II Listed building dating from the 17th or 18th Century. This building forms a group with Peardene (34), 47 High Street (35) and 43, 45 High Street (36). The group of listed buildings are situated approximately 500m to the northwest of the site. 11. Peardene is a Grade II Listed building dating from the late 18th Century. This building forms a group with 51 High Street (33), 47 High Street (35) and 43, 45 High Street (36). The group of listed buildings are situated approximately 500m to the northwest of the site.

12. 47 High Street is a Grade II Listed building dating from the late 18th Century. This building forms a group with 51 High Street (33), Peardene (34), and 43, 45 High Street (36). The group of listed buildings are situated approximately 515m to the northwest of the site.
13. 43, 45 High Street is a Grade II Listed building dating from the late 18th Century. This building forms a group with 51 High Street (33) Peardene (34) and 47 High Street (35). The group of listed buildings are situated approximately 525m to the northwest of the site.
14. Ancillary Building, North of Marsh House is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 530m to the northwest of the site.
15. Field Study Centre is a Grade II Listed building, formerly an infant school, built in 1838. The listed building is situated approximately 510m to the northwest of the site.
16. Marsh House is a Grade II Listed building dating from 1742. The listed building is situated approximately 480m to the northwest of the site.
17. 1, 3 Church Plain is a Grade II Listed building dating from the 18th Century. This building forms a group with 7 Church Plain (40). The listed building is situated approximately 430m to the northwest of the site.
18. 7 Church Plain is a Grade II Listed building dating from the 18th Century. This building forms a group with 1, 3 Church Plain (39). The listed building is situated approximately 420m to the northwest of the site.
19. 4-6 Church Plain is a Grade II Listed dating from the 19th Century. The listed building forms a group with 20, 22 Church Plain (44) and 24, 26 Church Plain (45). The listed building is situated approximately 430m to the northwest of the site.
20. Ostrich House is a Grade II* Listed dating from the early 18th Century. The listed building is situated approximately 460m to the northwest of the site.
21. The Ancillary Building & Wall of Ostrich House is Grade II Listed and dates from the 18th Century. The listed building is situated approximately 460m to the northwest of the site.
22. 20, 22 Church Plain is a Grade II Listed dating from the 18th Century. The listed building forms a group with 4-6 Church Plain (41) and 24, 26 Church Plain (45). The listed building is situated approximately 415m to the northwest of the site.
23. 24, 26 Church Plain is a Grade II Listed dating from the 18th Century. The listed building forms a group with 4-6 Church Plain (41) and 20, 22 Church Plain (44). The listed building is situated approximately 380m to the northwest of the site.
24. The White House is a Grade II Listed building dating from the early 18th Century. The listed building is situated approximately 350m to the northwest of the site.
25. 30 Church Plain is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 360m to the northwest of the site.
26. Church of St Nicholas is a Grade II* Listed building rebuilt after a fire in 1879. The listed building is situated approximately 310m to the northwest of the site.
27. The walls of Church of St Nicholas are Grade II Listed and date from the 17th Century. The listed building is situated approximately 250m to the northwest of the site.
28. Church House is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 270m to the northwest of the site.
29. Wisteria Cottage is a Grade II Listed building dating from the 18th Century. The listed building forms a group with 33 Church Plain (52) and the Wain (54). The listed building is situated approximately 230m to the northwest of the site.
30. 33 Church Street is a Grade II Listed building dating from the early 18th Century. The listed building forms a group with Wisteria Cottage (51) and the Wain (54). The listed building is situated approximately 230m to the northwest of the site.
31. Friends' Meeting House is a Grade II Listed building dating from the late 18th Century. The listed building is situated approximately 200m to the northwest of the site.

32. *The Wain is a Grade II Listed building dating from the 18th Century. The listed building forms a group with Wisteria Cottage (51) and 33 Church Plain (52). The listed building is situated approximately 195m to the northeast of the site.*

33. *Outbuilding & Former Barn is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 150m to the northwest of the site.*

34. *The Rectory is a Grade II Listed building dating from the early 19th Century. The listed building is situated approximately 150m to the northwest of the site.*

35. *Wells-next-the-sea Conservation Area. The Conservation Area is situated approximately 100m to the northwest of the site.*

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

1. Belmont House

*Belmont House is a Grade II Listed building dating from the 18th Century. The listed building is situated approximately 620m to the northwest of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.*

2. Casa Maria, 3. Crown House, 4. Crown Hotel Ancillary Buildings & Walls, 5. The Crown Hotel, 6. 46 High Street, 7. 48 High Street, 8. 52-56 High Street, 9. 53 High Street, 10. 51 High Street, 11. Peardene, 12. 47 High Street, 13. 43, 45 High Street, 14. Ancillary Building, North of Marsh House & 15. Field Study Centre 16. Marsh House

*These Grade II Listed buildings dating from the 18th Century to the early 19th Century and are situated no closer than 470m to the northwest of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

17. 1, 3 Church Plain, 18. 7 Church Plain, 19. 4-6 Church Plain, 22. 20, 22 Church Plain 23. 24, 26 Church Plain & 25. 30 Church Plain

*These Grade II Listed buildings date from the 18th Century and are situated no closer than 360m to the northwest of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

20. Ostrich House and 21. The Ancillary Building & Wall of Ostrich House

The Grade II Listed House and Grade II Listed ancillary building and wall both date from the early 18th Century. The listed building is situated approximately 460m to the north of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the*

site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.

46. The White House

*The Grade II Listed White House building dating from the early 18th Century. The listed building is situated approximately 350m to the north of the site. Whilst this is the closest listed building to the site there is still a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

26. Church of St Nicholas & 27. The walls of Church of St Nicholas

The Church of St. Nicholas is a Grade II Listed building rebuilt after a fire in 1879 whilst the wall around it is Grade II Listed and dates from the 17th Century. The listed buildings are situated some 310m to the northwest of the site. The tower is visible from within the site when at the south of the site to the northwest and this is only partially visible over the existing tree line. Development of this site would not inhibit existing views of the church and it is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

28. Church House, 29. Wisteria Cottage, 30. 33 Church Street, 31. Friends' Meeting, 32. The Wain, 33. Outbuilding & Former Barn, & 34. The Rectory

*These Grade II Listed buildings date from the 18th Century and are situated no closer than 150m to the northwest of the site. There is a substantial amount of existing development between the site and the listed buildings. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of these heritage assets.*

35. Wells-next-the-sea Conservation Area. The Conservation Area is situated approximately 100m to the northwest of the site.

*The Conservation Area is situated 100m to the north west of the site. The key characteristics of the CA revolve around the setting of the natural landscape (the creek and the marshes), the Quay and Yards with the rural market town behind, the shop fronts along Staithe Street and High Street, and the great diversity of building types, dates and architectural styles throughout the residential areas. Although the Conservation Area is within close proximity to the site there is a considerable amount of landscaping along the north western boundary of the site with existing residential development between the site and the CA. Given the key characteristics of the Conservation Area and the existing landscaping and residential development between the site and the CA, it is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of this heritage asset.*

Non-designated heritage asset(s) on site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Non-designated heritage asset(s) within the vicinity of the site?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Landscape Impact (including key views and topography)
There are key views from the site to the Historic Core of the settlement, including views of the church. The topography of the site rises to the south and so views are more prominent the further south on the site.

Prominent trees and other natural landscape features (both within and adjacent to the site)
There are a number of key hedgerows and trees on the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):
<ul style="list-style-type: none"> • Retain hedgerows and trees on site • Enhance landscaping along the north western boundary of the site in order to provide sufficient screening of the historic core of the settlement • Lower density and single storey to the south and east and north western parts of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

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.</td> </tr> </table>		Retain site subject to policy requirements and updated development considerations.
	Retain site subject to policy requirements and updated development considerations.	

Blakeney

BLA01: Land south of Morston Road

Site Reference	BLA01
Site Location	Land South of Morston Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	<p>3 – 16 within 500m buffer</p> <p>19 – 20, 23 beyond buffer</p>	<p>3. Grade II* Listed Building, Red House, 9 The Quay</p> <p>5. Grade II Listed Building , Quay Barn and wall fronting road adjoining north-east corner of Quay Barn</p> <p>6. Grade II Listed Building, Kings Arms Inn, Westgate Street</p> <p>7. Grade II Listed Building, 6 Westgate Street</p> <p>8. Grade II Listed Building, Shipley House inc. garden wall, Westgate Street</p> <p>9. Grade II Listed Building, 10 Westgate Street</p> <p>10. Grade II Listed Building, Westview, 18 Westgate Street</p> <p>11. Grade II Listed Building, The Pightle, Westgate Street</p> <p>12. Grade II Listed Building, Pimpernel Cottage, 16 Westgate Street</p> <p>13. Grade II Listed Building, 20 Westgate Street</p> <p>14. Grade II Listed Building, 11-15 Westgate Street</p> <p>15. Grade II Listed Building, 19 Westgate Street</p> <p>16. Grade II Listed Building, 23 Westgate Street</p> <p>19. Grade II Listed Building, Barn north-west of No 6 (Old Rectory), Wiveton Road</p> <p>20. Grade II* Listed Building, The Old Rectory, 6 Wiveton Road</p> <p>23. Grade I Listed Building, Parish Church of All Saints, The Street</p>
Conservation Area (CA)	<p>17 & 18 within 500m buffer</p> <p>22 beyond buffer</p>	<p>17. Glaven Valley CA</p> <p>18. Blakeney CA</p> <p>22. Morston CA</p>
Scheduled Monument	Within 500m buffer	1. Two bowl barrows on Blakeney Downs
Historic Park and Garden	None	

Locally Listed Building	Within 500m buffer	2. Locally listed, North Granary, 9 The Quay 4. Locally listed, South Granary, 9 The Quay
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Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)

The site is located on the south-west side of Blakeney on the south side of Morston Road, where the majority of the land sits behind existing dwellings. It is currently arable land with mature hedgerow / trees to some of its boundaries. Existing residential properties bound the site to the northern, eastern and part of the western boundaries. Part of the latter is also characterised by Kettle Hill, which forms part of Blakeney Downs. The dwellings to the north of the site are two storey (facing onto Morston Road), whilst the dwellings to the eastern boundary are set down from the site and are a mixture of single or two storey in height (Harbour Way, Hayward Close, Queens Close). A contemporary flat roofed two storey building, known as Bliss, is located immediately to the northwest of the site.

The village of Blakeney is located on the North Norfolk coast with an historic quayside and which is situated within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). The village benefits from the attractive coast, beautiful surrounding countryside. There are a total of 101 Listed Buildings in Blakeney, one of the most important being one Grade I (Church of St Nicholas) and five Grade II*. In addition, there are two Scheduled Monuments. One of these relates to two bowl barrows on Blakeney Downs, which is part of a wider SSSI, in close proximity to the west of the site.

The village is set on a gentle slope, which rises southwards from the marshes to the area of Howe Hill, on which the church is situated. At the heart of the village, the land slopes gradually downwards from New Road as it approaches the Quay to the north. From here, long range views are afforded across the flat salt marshes beyond. At the west of the village, along Morston Road, the land rises as it leaves the village, towards the apex at Kettle Hill, and then falls away towards Morston.

The agricultural setting to the south and bank of tree planting along the southern and eastern edges of the village are important, the latter creating a green backdrop to the village as seen from the marshes.

Designated heritage asset(s) on site?

No.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

Within 500 metre buffer

1. Two bowl barrows on Blakeney Downs, Scheduled Monument, the most numerous form of round barrow, are funerary monuments dating from the Late Neolithic period to the Late Bronze

- Age, situated approximately 230 metres to the east of the site. The barrows fall within a larger Archaeological Site, which extends to the north, south and west.
3. Red House, 9 The Quay, Grade II* Listed, late C18 but possible earlier origin re steep pitch of roof. Long and low red brick house situated over 480 metres to the north-east of the site.
 5. Quay Barn and wall fronting road adjoining north-east corner of Quay Barn, Grade II Listed, C17/18. Probably originally a barn, but now a dwelling, located 500 metres to the north-east of the site.
 - 6., Kings Arms Inn, Westgate Street, Grade II Listed, C18. At right angles to road, situated over 430 metres to the north-east of the site.
 7. 6 Westgate Street, Grade II Listed, early C19 at right angles to road, located approximately 440 metres to the north-east of the site.
 8. Shipley House including garden wall, Westgate Street, Grade II Listed, C18 house located approximately 430 metres, as the crow flies, to the north-east of the site.
 9. 10 Westgate Street, Grade II Listed, Circa 1840, at right angles to road. Formerly two cottages, situated approximately 420 metres to the north-east of the site.
 10. Westview, 18 Westgate Street, is an early C19 house Grade II Listed, located approximately 400 metres to the north-east of the site.
 11. The Pightle, Westgate Street, Grade II Listed, C18 cottage, located approximately 440 metres to the north-east of the site.
 12. Pimpernel Cottage, 16 Westgate Street, Grade II Listed, Datestone 1839, pair of cottages at right angles to road situated approximately 420 metres to the north-east of the site.
 13. 20 Westgate Street, Grade II Listed, Mid C19, located approximately 420 metres to the north-east of the site.
 14. 11-15 Westgate Street, Grade II Listed, early/mid C19 terrace of cottages located over 440 metres to the north-east of the site.
 15. 19 Westgate Street, Grade II Listed, situated approximately 450 metres to the north-east of the site.
 16. 23 Westgate Street, Grade II Listed, early C19. Former row of cottages at right angles to road, now one, located over 420 metres to the north-east of the site.
 17. Glaven Valley CA, where its closest edge is over 390 metres to the north-east of the site.
 18. Blakeney CA, where its closest edge is over 390 metres to the north-east of the site. The CA is concentrated on the historic core of the village to the north east of the A149.

Beyond 500 metre buffer

19. Barn north-west of No 6 (Old Rectory), Wiveton Road, Grade II Listed, C17/18 large flint barn with red brick dressings, located over 860 metres to the south-east of the site.
20. The Old Rectory, 6 Wiveton Road, Grade II* Listed, C16/17. Flint and brick, partly pebble-dashed, situated over 900 metres to the south-east of the site.
21. Article 4 Direction
22. Morston CA, where its closest point is over 1.2km to the west of the site.
23. Parish Church of All Saints, The Street, Grade I Listed. Fabric dating from C12, but mainly C13. Walls flint, stone dressings with a west tower, located approximately 1.25km to the west of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500 metre buffer

To the west

1. Two bowl barrows on Blakeney Downs, Scheduled Monument is located to the west of the site. The Scheduled Monument is screened from the site by Kettle Hill and with there being some intervening properties, there is little direct impact on the

significance of the heritage asset, but there would be **some impact**, albeit modest, on their setting within Blakeney Downs and Kettle Hill, as development on the site would be immediately adjacent to this SSSI.

To the northeast

Heritage Assets No's 3, 5-16 (inclusive) relates to a cluster of listed buildings situated within the westernmost part of the Blakeney CA that are located at least 400 metres to the northeast of the site. Although the land gently rises up from these buildings to the site, there are many existing C20 intervening dwellings/ buildings and landscaping, which prevent direct views. As such, the residential development of the site would have **no impact** upon the significance of these heritage assets, including any contribution made to the significance by their settings.

17. Glaven Valley CA; The significance of the Glaven Valley CA lies in the way people have used the River Glaven and the landscape it has shaped for milling, agriculture, trade and leisure. Given that the closest edge of the CA is approximately 390 metres away from the site, as well as the existing buildings and landscaping to the northeast of the site, the residential development of the site would have **no impact** upon the significance of the special qualities of this wide reaching Conservation Area.

18. Blakeney CA ; The CA covers the central core of the village of Blakeney, including the High Street, the Quay and Westgate Street, as well as encompassing areas more recently developed to the south along New Road, and to the west, along Back Lane. To the north, part of the salt marsh is included in the boundary and to the west the former Carmelite Friary site, now Friary Farm, and the caravan site are included.

Blakeney CA Appraisal (July 2019) states that;

'Blakeney is one of the Glaven ports, which owe their existence to their proximity to the sea and the River Glaven.' It 'was an important port on the North Norfolk coast, which served import and export trade for hundreds of years. The village's function as a port has shaped its pattern of development and the buildings within it, with the Quay to the north being the industrial hub where former warehouses and granaries are located, intimate historic streets leading south with former worker's and fishermen's cottages, and the Church located to the south on a rise where it could be visible as a beacon from the sea.' The Appraisal comments that 'the setting of the village is of significance to its character, with the open, flat salt marshes interspersed with channels and creeks, set below the broad Norfolk skies, which are dramatic both by day and night. Views into and out of the Conservation Area to the north are especially important to preserve.'

The CA is located to the northeast of the site, where its closest point is approximately 390 metres away. The site itself is raised up from existing development to its southeast and east by approximately 1 – 1.5 metres, but there is a significant amount of c20 development and existing landscaping between the site and the CA. Given that the site is located on the east side of Kettle Hill and Blakeney Downs, longer distance views looking from the west/ southwest may be modestly affected when looking towards the CA. However, the residential development of the site would have **no impact** upon the significance of the special qualities of the Blakeney CA.

Beyond 500 metre buffer

To the East

Heritage Assets No's 19 and 20 are located over 860 metres from the site. Given the distances and numerous intervening buildings and landscaping between the site and these heritage assets, there would be **no impact** upon the significance of these listed buildings, including any contribution made to the significance by their settings, as a result of the residential development of the site.

To the West

No. 22. Morston CA and No. 23. Parish Church of All Saints, The Street, Morston are both situated over 1.2km from the site. Given the distances and numerous intervening settlement buildings between the site and these heritage assets, there would be **no impact** upon the significance of these listed buildings, including any contribution made to that significance by their settings, as a result of the residential development of the site.

Non-designated heritage asset(s) on site?

No.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

Within 500 metre buffer

2. North Granary, 9 The Quay, Locally listed, located approximately 500 metres to the north-east of the site.

4. South Granary, 9 The Quay, Locally listed, situated approximately 460 metres to the north-east of the site.

If yes, what is the impact on non-designated heritage asset(s) in terms of significance and setting

To the Northeast

Non-designated assets No's 2 and 4 are located at least 460 metres to the northeast of the site. Given the distances and numerous intervening buildings between the site and these locally listed buildings, there would be **no impact** upon the significance of these non-designated buildings, including any contribution made to that significance by their settings, as a result of the residential development of the site.

Landscape Impact (including key views and topography)

The key views of Blakeney would be from the Morston Road to the west and from Langham Road to the southwest of the village. There is only a relatively narrow strip of land that extends down to

the Morston Road. The majority of the site is set back from the road and with Kettle Hill to the west of the site, residential development would only be visible from a shorter distance from the west. The view from Langham Road looking northwest provides magnificent views of Blakeney Marshes and Blakeney Downs/ Kettle Hill.

The topography of the site rises up from the southeastern corner towards Kettle Hill and also slopes gently down towards Mortson Road and the northeast part of the site. The site level is approximately 1 – 1.5 metres higher than the neighbouring dwellings to the east, at Harbour Way, Hayward Close and Queens Close. It is noted that many of these properties are single or one and a half storeys high. With the lower ground levels, it is noted that only their rooves are visible in the views from the Langham Road.

Any residential development set at the site's current ground levels, is likely to cause significant harm to the views of Blakeney Marshes, which can currently be seen over the rooftops of the existing dwellings. In addition, any residential development would see the encroachment of dwellings closer to Blakeney Downs/ Kettle Hill, where there is currently a natural break.

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

There are hedgerows/ landscaping along most of the northern boundary and south western boundaries and significant landscaping on the adjacent land to the southwest, associated with Kettle Hill.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including, the two bowl barrows on Blakeney Downs, a Scheduled Monument.

Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Development proposals must be designed and landscaped to minimise visual impact on the two bowl barrows. Planning applications would need to be supported by a heritage statement with visualisations.
- Respect and reflect the massing and heights of surrounding dwellings. The site is approximately 1 – 1.5 metres higher than the dwellings to the east. Given this, the height of any potential residential development should be comparatively similar to the height from the ground level of the two storey dwellings to the east of the site, to ensure that any new development sits within the landscape, which is important given the site falls within the AONB.
- As stated within the Landscape Impact section above, any residential development set at the site's current ground levels, is likely to cause significant harm to the views of Blakeney Marshes, which can currently be seen over the rooftops of the existing dwellings. In addition, any residential development would see the encroachment of dwellings closer to Blakeney Downs/ Kettle Hill, where there is currently a significant natural break. As such, the landscaping to the western boundary should be retained and significantly strengthened.
- Along with careful consideration of the scale and layout of this relatively large site (for the size of Blakeney), provision of substantial landscaping and open space within the development would be required.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
The layout and scale of any residential development on the western edge with Kettle Hill and Blakeney Downs, in association with the Scheduled Monument 1. The two Bowl Barrows, will require careful consideration, because of their proximity to the site. The retention and strengthening of existing hedgerows/ landscaping to the northern and western boundaries and the introduction of hedgerows/ landscaping to the eastern boundary would help soften the overall appearance of a development and mitigate any localised impact, being an edge of settlement site.

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Retain site subject to policy requirements and updated development considerations.

BLA04/A: Land East of Langham Road

Site Reference	BLA04/A
Site Location	Land East of Langham Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	<p>8 – 16, 20 Within 500m buffer</p> <p>3, 5 – 7, 21 - Beyond buffer</p>	<p>8. Grade II Listed Building, Shipley House inc. garden wall, Westgate Street</p> <p>9. Grade II Listed Building, 10 Westgate Street</p> <p>10. Grade II Listed Building, Westview, 18 Westgate Street</p> <p>11. Grade II Listed Building, The Pightle, Westgate Street</p> <p>12. Grade II Listed Building, Pimpernel Cottage, 16 Westgate Street</p> <p>13. Grade II Listed Building, 20 Westgate Street</p> <p>14. Grade II Listed Building, 11-15 Westgate Street</p> <p>15. Grade II Listed Building, 19 Westgate Street</p> <p>16. Grade II Listed Building, 23 Westgate Street</p> <p>20. Grade II Listed Building, Blakeney War Memorial, New Road,</p> <p>3. Grade II* Listed Building, Red House, 9 The Quay</p> <p>5. Grade II Listed Building , Quay Barn and wall fronting road adjoining north-east corner of Quay Barn</p> <p>6. Grade II Listed Building, Kings Arms Inn, Westgate Street</p> <p>7. Grade II Listed Building, 6 Westgate Street</p> <p>21. Grade II Listed Building, Hill House, New Road</p> <p>22. Grade II Listed Building, School House, Wiveton Road</p> <p>23. Grade II Listed Building, Blakeney C of E Primary School, boundary walls, gates and associated outbuildings, Wiveton Road</p> <p>24. Grade I Listed Building, Church of St Nicholas, Cley Road</p> <p>25. Grade II Listed Building, Barn north-west of No 6 (Old Rectory), Wiveton Road</p> <p>26. Grade II* Listed Building, The Old Rectory, 6 Wiveton Road</p>
Conservation Area (CA)	17 & 19 partly within 500m buffer	<p>17. Glaven Valley CA</p> <p>19. Blakeney CA</p>

Scheduled Monument	Beyond buffer	1. Two bowl barrows on Blakeney Downs
Historic Park and Garden	None	
Locally Listed Building	18 partly within 500m buffer	18. Locally listed flint wall between High Street and Little Lane
	2 & 4 beyond the buffer	2. Locally listed, North Granary, 9 The Quay 4. Locally listed, South Granary, 9 The Quay

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)

The site is situated on the south west side of Blakeney, on the east side of Langham Road. It is currently an arable field that sits immediately adjacent to existing dwellings to the north at Kingsway and opposite dwellings at Harbour Way, on the other side of Langham Road. The site boundaries are defined by a group of mature pine trees along the northwest boundary, landscaping to the remaining northern boundary and by intermittent hedgerows to the east and west boundaries. This part of the village has a more suburban feel than the historic core of the village, with houses generally detached and with neat front gardens. These areas form the immediate setting of the Conservation Area but beyond is an agricultural landscape, with fields of grasses surrounded by hedges and some trees

The village of Blakeney is located on the North Norfolk coast with an historic quayside and which is situated within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). The village benefits from the attractive coast, beautiful surrounding countryside. There are a total of 101 Listed Buildings in Blakeney, one of which is Grade I (Church of St Nicholas) and five Grade II*. In addition, there are two Scheduled Monuments.

Designated heritage asset(s) on site ?

No.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

Within 500 metre buffer

8. Shipley House including garden wall, Westgate Street, Grade II Listed, C18 house located just under 500 metres to the north of the site.
9. 10 Westgate Street, Grade II Listed, Circa 1840, at right angles to road. Formerly two cottages, situated approximately 490 metres to the north of the site.
10. Westview, 18 Westgate Street, is an early C19 house Grade II Listed, located over 470 metres to the north of the site.
11. The Pightle, Westgate Street, Grade II Listed, C18 cottage, located over 490 metres to the north of the site.
12. Pimpernel Cottage, 16 Westgate Street, Grade II Listed, Datestone 1839, pair of cottages at right angles to road situated over 470 metres to the north of the site.
13. 20 Westgate Street, Grade II Listed, Mid C19, located over 460 metres to the north of the site.

14. 11-15 Westgate Street, Grade II Listed, early/mid C19 terrace of cottages located just over 470 metres to the north of the site.
15. 19 Westgate Street, Grade II Listed, situated over 450 metres to the north of the site.
16. 23 Westgate Street, Grade II Listed, early C19. Former row of cottages at right angles to road, now one, located over 430 metres to the north of the site.
17. Glaven Valley CA, where its closest edge is over 320 metres to the northeast of the site. Like Blakeney CA, this expansive CA includes the historic core of the village to the north east of the A149.
19. Blakeney CA, where its closest edge is over 320 metres to the northeast of the site. The CA is concentrated on the historic core of the village to the north east of the A149.
20. Blakeney War Memorial, New Road, Grade II Listed erected in 1921, with Second World War additions located over 440 metres to the north-east of the site.

Beyond 500 metre buffer

1. Two bowl barrows on Blakeney Downs, Scheduled Monument, the most numerous form of round barrow, are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, situated over 590 metres to the north-west.
- 3., Red House, 9 The Quay, Grade II* Listed, late C18 but possible earlier origin re steep pitch of roof. Long and low red brick house situated over 580 metres to the north of the site.
5. Quay Barn and wall fronting road adjoining north-east corner of Quay Barn, Grade II Listed, C17/18. Probably originally a barn, but now a dwelling, located over 540 metres to the north of the site.
- 6., Kings Arms Inn, Westgate Street, Grade II Listed, C18. At right angles to road, situated just under 520 metres to the north of the site.
7. 6 Westgate Street, Grade II Listed, early C19 at right angles to road, located approximately 510 metres to the north of the site.
21. Hill House, New Road, Grade II Listed, early/mid C19 house, located over 570 metres to the north-east of the site.
22. School House, Wiveton Road, Grade II Listed, C17, enlarged in early C19, situated over 590 metres to the north-east of the site.
23. Blakeney C of E Primary School, boundary walls, gates and associated outbuildings, Wiveton Road, Grade II Listed. The school was developed in two phases in 1825 and 1894. It is located over 630 metres to the north-east of the site.
24. Church of St Nicholas, Cley Road, Grade I Listed, C15 with C13 chancel. Large church built of flint (Quaternary) with stone (Lincolnshire Limestone and Bath Stone) dressings and lead-clad roofs, situated over 700 metres to the north-east of the site.
25. Barn north-west of No 6 (Old Rectory), Wiveton Road, Grade II Listed, C17/18 large flint barn with red brick dressings, located over 530 metres to the east of the site.
26. The Old Rectory, 6 Wiveton Road, Grade II* Listed, C16/17. Flint and brick, partly pebble-dashed, situated over 560 metres to the east of the site.
27. Article 4 Direction

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500 metre buffer

To the North

Heritage Assets No's 8-16 (inclusive) relates to a cluster of listed buildings situated within the westernmost part of the Blakeney CA that are located at least 430 metres to the north of the site. The land rises gently up from these buildings (and the CA)

towards the site, but there are many existing C20 intervening dwellings/ buildings and landscaping, which prevent direct views. As such, the residential development of the site would have **no impact** upon the significance of these heritage assets, including any contribution made to that significance by their settings.

To the Northwest

17. Glaven Valley CA; The significance of the Glaven Valley CA lies in the way people have used the River Glaven and the landscape it has shaped for milling, agriculture, trade and leisure. Given the 320 metre intervening distance and existing buildings to the northeast of the site, the residential development of the site would have **no impact** upon the significance of the special qualities of this wide reaching Conservation Area.

19. Blakeney CA ; The CA covers the central core of the village of Blakeney, including the High Street, the Quay and Westgate Street, as well as encompassing areas more recently developed to the south along New Road, and to the west, along Back Lane. To the north, part of the salt marsh is included in the boundary and to the west the former Carmelite Friary site, now Friary Farm, and the caravan site are included.

Blakeney CA Appraisal (July 2019) states that;

'Blakeney is one of the Glaven ports, which owe their existence to their proximity to the sea and the River Glaven.' It 'was an important port on the North Norfolk coast, which served import and export trade for hundreds of years. The village's function as a port has shaped its pattern of development and the buildings within it, with the Quay to the north being the industrial hub where former warehouses and granaries are located, intimate historic streets leading south with former worker's and fishermen's cottages, and the Church located to the south on a rise where it could be visible as a beacon from the sea.' The Appraisal comments that 'the setting of the village is of significance to its character, with the open, flat salt marshes interspersed with channels and creeks, set below the broad Norfolk skies, which are dramatic both by day and night. Views into and out of the Conservation Area to the north are especially important to preserve.'

With regards to the location of the site, the Appraisal comments that 'The agricultural setting to the south and bank of tree planting along the southern and eastern edges of the village are also important, the latter creating a green backdrop to the village as seen from the marshes.'

Given the 320 metre intervening distance and existing buildings to the northeast of the site, the residential development of the site would have **no impact** upon the significance of the special qualities of Blakeney Conservation Area.

20. Blakeney War Memorial is a Grade II listed structure that is located over 440 metres to the northeast of the site. Given the distances and numerous intervening buildings and landscaping between the site and this heritage asset, the residential development of the site would be **no impact** upon the significance of the listed structure, including any contribution made to that significance by its setting.

Non-designated heritage asset(s) on site?
No.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Non-designated heritage asset(s) within the vicinity of the site?
<u>Within 500 metre buffer</u> 18. Flint wall between High Street and Little Lane, Locally listed, located over 440 metres to the north-east of the site.
<u>Beyond 500 metre buffer</u> 2. North Granary, 9 The Quay, Locally listed, located over 610 metres to the north of the site. 4. South Granary, 9 The Quay, Locally listed, situated over 560 metres to the north of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
<u>Within 500 metre buffer</u> <u>To the Northeast</u> No.18, is a locally listed flint wall between the High Street and Little Lane, which is located over 440 metres to the northeast of the site. Given the distances and numerous intervening buildings between the site and this locally listed wall, the residential development of the site would have no impact upon the significance of this non-designated asset, including any contribution made to that significance by its setting.
<u>Beyond 500 metre buffer</u> <u>To the North</u> Non-designated assets No's 2 and 4 are located at least 560 metres to the north of the site. Given the distances and numerous intervening buildings between the site and these locally listed buildings, the residential development of the site would have no impact upon the significance of these non-designated buildings, including any contribution made to that significance by their settings.

Landscape Impact (including key views and topography)
The key view of the site would be from the Langham Road when looking northeast when approaching the village, where the road slopes down towards the village and from where wide views over fields and across Blakeney Marshes are available. There is a significant belt of scotch pine and other trees that run adjacent to the northern boundary of the site, which are highly visible when viewed looking north-eastwards. The existing housing at Kingsway is screened by the mature tree belt. There is a public footpath that runs alongside this boundary of the site. The church tower is visible above the treeline when travelling along this approach to the village (its visibility from the road being dependent on the height of the hedgerow to the larger field that the site is a currently a small part of. The site itself is reasonably flat, with just a gentle slope down to the northeast corner. There is intermittent hedgerows to the east and west boundaries.

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

There is a significant belt of mature scotch pine and other trees that run adjacent to the northern boundary of the site, which are highly visible when viewed when looking north-eastwards from Langham Road. In addition, there is hedgerow to the western boundary, fronting Langham Road and intermittent hedging to the eastern boundary.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including, account taken of long distance views of the church tower of St Nicholas. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Based on comparative ground levels to the neighbouring residential development at Kingsway, the height and scale of any potential residential development should be similar to these existing one and one and a half storey dwellings to the north of the site, to ensure that any new development sits within the landscape, which is particularly important given the site falls within the AONB and the long distance views of the church tower.
- Retain and strengthen other existing landscaping to the boundaries, with particular attention paid to the northern boundary, adjacent to the public footpath and the provision of new landscaping to the southern boundary.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

No direct enhancement required with regard to the historic environment. However, the introduction of new hedgerows/ landscaping and the retention and strengthening of existing hedgerows/ landscaping to all of the boundaries would help soften the overall appearance of a development and mitigate any localised impact, being an edge of settlement site.

Stage 4: Evaluating Impact

Conclusions and Rag Rating

	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.
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BLA09: Land East of Langham Road

Site Reference	BLA09
Site Location	Land West of Langham Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	All beyond buffer	<p>3. Grade II* Listed Building, Red House, 9 The Quay</p> <p>5. Grade II Listed Building , Quay Barn and wall fronting road adjoining north-east corner of Quay Barn</p> <p>6. Grade II Listed Building, Kings Arms Inn, Westgate Street</p> <p>7. Grade II Listed Building, 6 Westgate Street</p> <p>8. Grade II Listed Building, Shipley House inc. garden wall, Westgate Street</p> <p>9. Grade II Listed Building, 10 Westgate Street</p> <p>10. Grade II Listed Building, Westview, 18 Westgate Street</p> <p>11. Grade II Listed Building, The Pightle, Westgate Street</p> <p>12. Grade II Listed Building, Pimpernel Cottage, 16 Westgate Street</p> <p>13. Grade II Listed Building, 20 Westgate Street</p> <p>14. Grade II Listed Building, 11-15 Westgate Street</p> <p>15. Grade II Listed Building, 19 Westgate Street</p> <p>16. Grade II Listed Building, 23 Westgate Street</p> <p>19. Grade II Listed Building, Barn north-west of No 6 (Old Rectory), Wiveton Road</p> <p>20. Grade II* Listed Building, The Old Rectory, 6 Wiveton Road</p> <p>23. Grade I Listed Building, Parish Church of All Saints, The Street</p>
Conservation Area (CA)	<p>17 & 18 within 500m buffer</p> <p>22 beyond buffer</p>	<p>17. Glaven Valley CA</p> <p>18. Blakeney CA</p> <p>22. Morston CA</p>
Scheduled Monument	Within 500m buffer	1. Two bowl barrows on Blakeney Downs
Historic Park and Garden	None	
Locally Listed Building	Beyond buffer	<p>2. Locally listed, North Granary, 9 The Quay</p> <p>4. Locally listed, South Granary, 9 The Quay</p>

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Stage 2: Site Survey

<p>Site Description (Including form and character, materials, massing and scale)</p> <p>The site is located on the south-west side of Blakeney village on the west side of Langham Road. It is currently arable land with mature hedgerow largely bounding its southern, western and eastern edges. Existing residential properties at Harbour Way bound part of the northern boundary and the remaining part of the northern boundary forms extends into a larger field (ref: BLA01). The eastern boundary runs alongside the Langham Road.</p> <p>The village of Blakeney is located on the North Norfolk coast with an historic quayside and which is situated within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). The village benefits from the attractive coast, beautiful surrounding countryside. There are a total of 101 Listed Buildings in Blakeney, one of which is Grade I (Church of St Nicholas) and five Grade II*. In addition, there are two Scheduled Monuments. One of these relates to two bowl barrows on Blakeney Downs, which is part of a wider SSSI, in close proximity to the west of the site.</p> <p>The village is set on a gentle slope, which rises southwards from the marshes to the area of Howe Hill, on which the church is situated. At the heart of the village, the land slopes gradually downwards from New Road as it approaches the Quay to the north. From here, long range views are afforded across the flat salt marshes beyond. At the west of the village, along Morston Road, the land rises as it leaves the village, towards the apex at Kettle Hill, and then falls away towards Morston.</p> <p>The agricultural setting to the south and bank of tree planting along the southern and eastern edges of the village are important, the latter creating a green backdrop to the village as seen from the marshes.</p>

<p>Designated heritage asset(s) on site ?</p> <p>None.</p>

<p>If yes, what is the impact on designated heritage asset(s) in terms of significance and setting</p> <p>N/A</p>
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<p>Designated heritage asset(s) within the vicinity of the site?</p> <p><u>Within 500 metre buffer</u></p> <p>1. Two bowl barrows on Blakeney Downs, Scheduled Monument, the most numerous form of round barrow, are funerary monuments dating from the Late Neolithic period to the Late Bronze Age, situated over 300 metres to the north-west of the site. The barrows fall within a larger Archaeological Site, which extends to the north, south and west.</p> <p>17. Glaven Valley CA, a small area of the CA falls within where its closest edge is approximately 480 metres to the north-east of the site. Like Blakeney CA, this expansive CA includes the historic core of the village to the north east of the A149.</p> <p>18. Blakeney CA, where its closest edge is approximately 480 metres to the north-east of the site. The CA is concentrated on the historic core of the village to the north east of the A149.</p>
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Beyond 500 metre buffer

3. Red House, 9 The Quay, Grade II* Listed, late C18 but possible earlier origin re steep pitch of roof. Long and low red brick house situated approximately 650 metres to the north-east of the site.
5. Quay Barn and wall fronting road adjoining north-east corner of Quay Barn, Grade II Listed, C17/18. Probably originally a barn, but now a dwelling, located over 650 metres to the north-east of the site.
- 6., Kings Arms Inn, Westgate Street, Grade II Listed, C18. At right angles to road, situated over 580 metres to the north-east of the site.
7. 6 Westgate Street, Grade II Listed, early C19 at right angles to road, located over 580 metres to the north-east of the site.
8. Shipley House including garden wall, Westgate Street, Grade II Listed, C18 house located over 570 metres, as the crow flies, to the north-east of the site.
9. 10 Westgate Street, Grade II Listed, Circa 1840, at right angles to road. Formerly two cottages, situated over 560 metres to the north-east of the site.
10. Westview, 18 Westgate Street, is an early C19 house Grade II Listed, located approximately 550 metres to the north-east of the site.
11. The Pightle, Westgate Street, Grade II Listed, C18 cottage, located over 580 metres to the north-east of the site.
12. Pimpernel Cottage, 16 Westgate Street, Grade II Listed, Datestone 1839, pair of cottages at right angles to road situated over 580 metres to the north-east of the site.
13. 20 Westgate Street, Grade II Listed, Mid C19, located over 560 metres to the north-east of the site.
14. 11-15 Westgate Street, Grade II Listed, early/mid C19 terrace of cottages located over 560 metres to the north-east of the site.
15. 19 Westgate Street, Grade II Listed, situated over 560 metres to the north-east of the site.
16. 23 Westgate Street, Grade II Listed, early C19. Former row of cottages at right angles to road, now one, located approximately 540 metres to the north-east of the site.
19. Barn north-west of No 6 (Old Rectory), Wiveton Road, Grade II Listed, C17/18 large flint barn with red brick dressings, located over 770 metres to the east of the site.
20. The Old Rectory, 6 Wiveton Road, Grade II* Listed, C16/17. Flint and brick, partly pebble-dashed, situated over 780 metres to the east of the site.
21. Article 4 Direction
22. Morston CA, where its closest point is just under 1.3km to the north-west of the site.
23. Parish Church of All Saints, The Street, Grade I Listed. Fabric dating from C12, but mainly C13. Walls flint, stone dressings with a west tower, located over 1.3km to the north-west of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500 metre buffer

To the Northwest

1. Two bowl barrows on Blakeney Downs, Scheduled Monument is located to the northwest of the site. The Scheduled Monument is screened from the site by Kettle Hill and as such, there is little direct impact on the significance of the heritage asset, but there would be **some modest impact** upon their setting within Blakeney Downs and Kettle Hill, as the residential development on the site would be immediately adjacent to this SSSI.

To the Northeast

No's 17 & 18 relate to Blakeney CA and Glaven Valley CA.

17. The Blakeney CA covers the central core of the village of Blakeney, including the High Street, the Quay and Westgate Street, as well as encompassing areas more recently developed to the south along New Road, and to the west, along Back Lane. To the north, part of the salt marsh is included in the boundary and to the west the former Carmelite Friary site, now Friary Farm, and the caravan site are included.

Blakeney CA Appraisal (July 2019) states that;

'Blakeney is one of the Glaven ports, which owe their existence to their proximity to the sea and the River Glaven.' It 'was an important port on the North Norfolk coast, which served import and export trade for hundreds of years. The village's function as a port has shaped its pattern of development and the buildings within it, with the Quay to the north being the industrial hub where former warehouses and granaries are located, intimate historic streets leading south with former worker's and fishermen's cottages, and the Church located to the south on a rise where it could be visible as a beacon from the sea.' The Appraisal comments that 'the setting of the village is of significance to its character, with the open, flat salt marshes interspersed with channels and creeks, set below the broad Norfolk skies, which are dramatic both by day and night. Views into and out of the Conservation Area to the north are especially important to preserve.'

The CA is located to the northeast of the site, where its closest point is approximately 390 metres from the site. The site itself is raised up from existing development to its southeast and east by approximately 1 -1.5 metres, but there is a significant amount of c20 development and existing landscaping between the site and the CA. Given that the site is located on the east side of Kettle Hill and Blakeney Downs, longer distance views looking from the west/ southwest may be impacted looking towards the CA. However, overall, the residential development of the site would have **no impact** upon the significance of the special qualities of Blakeney CA.

18. The significance of the Glaven Valley CA lies in the way people have used the River Glaven and the landscape it has shaped for milling, agriculture, trade and leisure. Given the extent of the intervening distance and numerous existing buildings to the northeast of the site, the residential development of the site would have **no impact** upon the significance of the special qualities of this wide reaching Conservation Area.

Beyond 500m buffer

To the Northeast

Heritage Assets No's 3, 5-16 (inclusive) relates to a cluster of listed buildings situated within the westernmost part of the Blakeney CA that are located at least 540 metres to the northeast of the site. The land rises between these buildings and the site and there are many existing C20 intervening dwellings/ buildings and landscaping, which prevent direct views. As such, the residential development of the site would have **no impact** upon the significance of these heritage assets, including any contribution made to that significance by their settings.

To the East

Heritage Assets No's 19 and 20 are located over 770 metres from the site. Given the significant distances and numerous intervening buildings and landscaping between the site and these heritage assets, the residential development of the site would have **no impact** upon the significance of these listed buildings, including any contribution made to that significance by their settings.

To the West

No. 22. Morston CA and No. 23. Parish Church of All Saints, The Street, Morston are both situated over 1.3km from the site. Given the distances, undulating topography and numerous intervening buildings and landscaping between the site and these heritage assets, the residential development of the site would have **no impact** upon the significance of these listed buildings, including any contribution made to that significance by their settings.

Non-designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

Beyond 500 metre buffer

2. North Granary, 9 The Quay, Locally listed, located over 670 metres to the north-east of the site.
4. South Granary, 9 The Quay, Locally listed, situated approximately 620 metres to the north-east of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

To the Northeast

Non-designated assets No's 2 and 4 are located at least 620 metres to the northeast of the site. Given the significant distances and numerous intervening buildings between the site and these locally listed buildings, the residential development would have no impact upon the significance of these non-designated buildings, including any contribution made to that significance by their settings.

Landscape Impact (including key views and topography)

The key views of the site would be from Langham Road to the southwest of the village and to a lesser degree from Morston Road. There is only a relatively narrow strip of land that extends down to the Morston Road. The majority of the site is set back from the road and with Kettle Hill to the west of the site, residential development would only be visible from a shorter distance from the west. The view from Langham Road looking northwest provides long distance views of Blakeney Marshes and Blakeney Downs/ Kettle Hill.

The topography of the site rises up from the southeastern corner towards Kettle Hill and also slopes gently down towards Mortson Road and the northeast part of the site. The site level is approximately 1 – 1.5 metres higher than the neighbouring dwellings to the east, at Harbour Way, Hayward Close and Queens Close. It is noted that many of these properties are single or one and a half storeys high. With the lower ground levels, it is noted that only their rooves are visible in the views from the Langham Road.

Any residential development set at the site's current ground levels is likely to cause significant harm to the important views of Blakeney Marshes, which can currently be seen over the rooftops of the existing dwellings. In addition, any residential development would see the encroachment of dwellings closer to Blakeney Downs/ Kettle Hill, where there is currently a natural break.

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

There are hedgerows along the eastern boundary and part of the northern boundary. It is not clear whether the existing landscaping belt to the south and western boundaries fall within or partly within the site or whether it is located on the adjacent land.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including two bowl barrows on Blakeney Downs, a Scheduled Monument.

Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Development proposals must be designed and landscaped to minimise visual impact on the two bowl barrows. A planning application would need to be supported by a heritage statement potentially with visualisations.
- Respect and reflect the massing and heights of surrounding dwellings. The site is approximately 750mm – 1 metre higher than some of the existing dwellings located adjacent to the northeast boundary of the site. Given this, the height of any potential residential development should be comparatively similar to the height from the ground level of the existing dwellings to the northeast of the site, to ensure that any new development sits within the landscape, which is particularly important given the site falls within the AONB.
- As stated within the Landscape Impact section above, any residential development set at the site's current ground levels, is likely to cause significant harm to the views of Blakeney Marshes, which can currently be seen over the rooftops of the existing dwellings. In addition, any residential development would see the encroachment of dwellings closer to Blakeney Downs/ Kettle Hill, where there is currently a significant natural break. As such, the landscaping to the western boundary should be retained and significantly strengthened.
- Along with careful consideration of the scale and layout of this relatively large site (for the size of Blakeney), provision of substantial landscaping and open space within the development would be required. Strengthening of the landscaping on the western boundary would help mitigate any potential impact to the two bowl barrows Scheduled Monument and help maintain a physical gap between Kettle Hill and any new built form

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

The layout and scale of any residential development on the western edge with Kettle Hill and Blakeney Downs, in association with the Scheduled Monument 1. The two Bowl Barrows, will require careful consideration, because of their proximity to the site. The introduction of new hedgerows/ landscaping and the retention and strengthening of existing hedgerows/ landscaping

to all of the boundaries would help soften the overall appearance of a development and mitigate any localised impact, being an edge of settlement site.

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Retain site subject to policy requirements and updated development considerations.

BRI01: Land East of Astley Primary School

Site Reference	BRI01
Site Location	Land East of Astley Primary School
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	1. – 4. within 500m buffer 5. – 8. beyond buffer	<ol style="list-style-type: none"> 1. Grade II listed building, Manor Farmhouse, Fakenham Road 2. Grade II listed building, Old Nursery Farmhouse, Fakenham Road 3. Grade II listed building, Home Farmhouse, Church Street 4. Grade II listed building, Methodist Chapel, The Lane 5. Grade II listed building, Congregational Chapel & Railings, 3 The Lane 6. Grade II* listed building, Church of All Saints, Church Street 7. Grade II listed building, Briston War Memorial, All Saints Churchyard, Church Street 8. Grade II listed building, Church House, Church Street <p>(Not numbered) Grade II listed buildings Burgh Hall Farmhouse, Holt Road, Melton Constable; and Burgh Hall Farm Barn, Holt Road, Melton Constable</p>
Conservation Area	Beyond buffer	<ol style="list-style-type: none"> 9. Glaven Valley Conservation Area 10. Melton Constable Conservation Area
Scheduled Monument	None	
Registered Park and Garden	Beyond buffer	Not shown on map. Melton Constable Park is situated over 1800m to the southwest of the site.
Locally Listed Building	Beyond buffer	There are 5 locally listed buildings within the neighbouring village of Melton Constable over 680m to the west of the site.

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site sits on the north-western corner of the junction of The Lane with Fakenham Road in Briston. It is located on the south side of the Fakenham Road (B1354), on the north-western edge

of the village and immediately to the east of Astley Primary School. It is positioned immediately adjacent to the settlement boundary and is currently an arable field, which overlooks other agricultural land to the north (on the opposite side of the Fakenham Road). A residential development of two storey houses bounds the site to the south, known as Woodfield and residential properties are also face the site on the eastern side (on the opposite side of The Lane). Hedgerows bound the site on all sides and there is a pond located in the southwestern corner of the site. In addition, there is a grass verge that runs from the northeastern corner along the entirety of the eastern boundary, adjacent to The Lane.

The site visit reveals that one of the defining characters of the Norwich Road, from the site towards Melton Constable, is the existing hedgerows that form boundaries to the existing arable fields on both the north and south side of the road (the latter being more intermittent due to existing housing development - see photos 21 and 24).

Designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

Within 500 metre buffer

1. Manor Farmhouse, Fakenham Road is a Grade II listed building c.1700 and is the closest heritage asset to the site, being located approximately 90 metres to the east, on the north side of Fakenham Road (B1354).

It is noted that a teardrop shaped area of land immediately to the northeast of the farm buildings is an area of archaeological interest.

2. Old Nursery Farmhouse, Fakenham Road is a Grade II listed farmhouse C17 and early C18, which is located over 400 metres to the east of the site, on the northern side of the Fakenham Road.

3. Home Farmhouse on Church Street is a Grade II listed building C17 and is situated over 400 metres to the east of the site.

4. The Methodist Chapel, The Lane is a Grade II listed building C18 and is located nearly 500 metres to the southeast of the site.

Beyond 500 metre buffer

5. Congregational Chapel & Railings are Grade II listed. The Chapel is dated 1775 and is located over 550 metres to the southeast of the site.

6. Church of All Saints, Church Street is a Grade II* parish church c.1300 with early C19 roofs and bell cote, located over 750 metres to the southeast of the site.

7. Briston War Memorial, All Saints Churchyard, Church Street is Grade II listed. Circa. 1920 with Second World War additions is located over 750 metres to the southeast of the site.

8. Church House, Church Street is a Grade II listed building, which is located over 800 metres to the southeast of the site.

9. Glaven Valley Conservation Area- its nearest edge is over 950 metres to the northeast of the site.

10. The eastern edge of the Melton Constable CA is located approximately 600 metres to the west of the site. The Melton Constable CA includes two listed buildings and 5 locally listed buildings, located towards the centre of the village.

* Two listed buildings are located within neighbouring settlement of Melton Constable, situated over 650m to the northeast of the site.

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

Within 500m buffer:

To the east

1. Manor Farmhouse is listed for its special architectural or historic interest. It has whitewashed plaster render, black glazed pantiled roof and is a two storey double pile house. The southern double gabled end of the Grade II listed Manor farmhouse is positioned adjacent to the Fakenham Road, with just a footpath separating the building from the highway. The farmhouse forms part of an agricultural holding, where there are a number of associated single storey traditional agricultural buildings located adjacent to it. The holding has a flint and stone wall that runs alongside the Fakenham Road. The farmhouse appears to have a small walled garden situated to the west of the building.

Looking at the Tithe and First Edition Ordnance Survey maps it is not clear whether the site BRI01 formed part of the historic holding of Manor Farm. The 1948 aerial map suggests that, at this time, there may have been a separate farm holding on the south side of the Fakenham Road (immediately adjacent to the west side of the site).

The farmhouse is visible from a considerable distance from the east when looking along Fakenham Road and can be seen from the northernmost part of the site. The principal elevation of the farmhouse is, however, facing east, away from the site and although the potential residential development of the site is likely to reinforce the cumulative perception of enclosure, in regards to the setting of the farmhouse when looking southwest. In addition, there are existing c20 dwellings situated closer to the listed building on the southern side of Fakenham Road, including those immediately opposite.

Overall, the impact to the significance of this heritage asset, including any contribution made to that significance by its setting, would amount to **some impact**.

2. Old Nursery Farmhouse, Fakenham Road is a Grade II listed farmhouse C17 and early C18, listed for its special architectural or historic interest, which is located over 400 metres to the east of the site, on the northern side of the Fakenham Road. The listing description includes that it has a *facade of red brick with black headers, gables of brick, rear at west of flint with brick dressings. Red pantiled roof. 2 storey, 7 bay house. Western half of C17, refaced with facade and 4 bay addition of c.1714. 6 ground-floor cross casement windows under flat rubbed brick arches. 6 similar first-floor casements with lintels at eaves' level, central window blank. Central 6 panel door under brick flat arch. Ground floor plinth, first floor platband and moulded brick eaves. East gable of same build with plinth, attic level platband, tumbled gable and end stack. West gable flint with brick dressings with parapet added in c.1714 refacing and re-roofing. Rear of west end with block brick dressed windows to first and ground floor (internally exposed with wooden framed single mullion)*. Given the distance and numerous intervening buildings between the site and the farmhouse, the potential

residential development of the site would be **no impact** upon the significance (including any contribution made to that significance by the setting) of this heritage asset.

3. Home Farmhouse, Church Street is a Grade II listed building C17 listed for its special architectural or historic interest that is situated over 400 metres, to the east of the site. The HE listing includes the following description, *Possibly a lobby entrance house of c.1600 or alternatively of two separate builds, to the east of c.1600 and to west of first half of C17. 2 storeys with later north gabled addition. Garden front : ground and first floor with C20 casements. Both east and west ends with flint with brick quoins, centre refaced with C19 brick.* Given the distance and numerous intervening buildings between the site and the farmhouse, the potential residential development of the site would have **no impact** upon the significance (including any contribution made to that significance by the setting) of this heritage asset.

To the southeast

4. The Methodist Chapel, The Lane is a Grade II Listed building, listed for its special architectural or historic interest, which is situated over 400 metres to the southeast of the site. The HE description includes the following, *brick, black glazed pantiled roof. 2 storeys. 2 window ground and 3 window first-floor facade, 3-window ground-and first-floor rear, all C19 cross casement windows. Ground floor windows with flat rubbed brick arches, first-floor under eaves level wooden lintels. Central C19 boarded door but late- C18 wooden architrave with fluted Doric pilasters, triglyphs with paterae and baseless pediment with central raised triangle moulding. Panelled reveals. Brick dentil eaves. Cornice and hipped roof. Blank returns. Interior a single 2 storey chamber with original gallery with benches supported on cast iron columns. Wall tablet 1812.* Given the distance and number of intervening buildings between the site and the building, the potential residential development of the site would have **no impact** upon the significance (including any contribution made to that significance by its setting) of this heritage asset.

It is also noted that there is a 50m wide trench of land to the southwest of the site, a minimum of 220 metres from the site that is identified in terms of the notification of archaeological interest and a large part of the village core of Melton Constable also falls within such an area, approximately 700 metres to the west.

Beyond 500m buffer:

To the southeast

Each of the Heritage Assets 5.-8. are listed for their special architectural or historic interest and are situated over 500 metres from the site. There are many intervening properties and landscaping between the site and the listed buildings. It is noted that there does not appear to be long distance views of the Grade II* parish church (which does not have a tower) from the site. As such, the potential residential development of the site would have **no impact** to the significance of these buildings, including any contribution made to that significance by their settings.

Melton Constable Park is situated over 1800m to the southeast of the site. It is noted that both Melton Constable Park and Melton Constable Hall are listed separately on the Heritage at Risk Register.

Given the significant intervening distance, residential development immediately to the south of the site and Astley Primary school buildings immediately to the west of

the site, these existing single and two storey buildings would screen a potential residential development from longer distance views to or from Melton Constable park. As such, residential development of the site would have **no impact** upon the significance of the Park, including any contribution made to that significance by its setting

To the northeast

9. The closest part of the Glaven Valley CA is over 950 metres to the northeast of the site. The significance of the Glaven Valley CA lies in the way people have used the River Glaven and the landscape it has shaped for milling, agriculture, trade and leisure. Given the significant distance between the CA and the site, as well as the number of existing built forms to the east, south and west of the site, the potential residential development of the site would have **no impact** upon the significance of this wide reaching Conservation Area.

To the west

10. The closest part of the Melton Constable CA is located approximately 600 metres to the west of the site and relates to the reasonably self-contained historic core of the village. The Conservation Area Appraisal for Melton Constable states the following about its special character:

In the context of North Norfolk, Melton Constable is a unique village. Initially it developed during a period of rapid economic and social growth in the late 1880's. The village and its infrastructure became a key junction in the North Norfolk railway system. The built fabric, with the specifically designed artisan railway dwelling houses and the various community buildings such as the school and the former railway institute, intrinsically reflects this period.

There are a considerable number of existing c20 residential dwellings, a petrol station and primary school situated between the CA and the site, which would prevent any direct views. A site visit has confirmed that the sloping topography as well as the distance and intervening buildings between the site and the eastern edge of the Melton Constable CA, means that the potential impact of a residential development on the site would have **no impact** upon the significance of the special qualities of the Melton Constable Conservation Area.

The two Grade II listed buildings (not numbered on plan) known as Burgh Hall Farmhouse and Burgh Hall Farm Barn at Holt Road, Melton Constable are located within the neighbouring village of Melton Constable, the closest one being more than 1km to the northwest of the site. There are numerous existing c20 properties situated on the edge of the settlement of Melton Constable, between the buildings and the site, which means that residential development of the site would have **no impact** on the significance of the building, including any contribution made to that significance by their settings.

Non-designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

Not within 500 metre buffer, but see below.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Beyond 500m buffer:

To the west

Five locally listed buildings within the neighbouring settlement of Melton Constable. The closest one being more than 900 metres to the west of the site. There are numerous existing c20 properties situated on the edge of the settlement of Melton Constable, between these buildings and the site. As such, the potential residential development of the site would have **no impact** to the significance of any of the buildings, including any contribution made to that significance by their settings.

Landscape Impact (including key views and topography)

The site is reasonably flat and level and does not appear to be elevated from the adjacent two roads on its north and eastern sides. The key views of the site are from the Fakenham Road, situated adjacent to its northern boundary. There are short distance views of the site from The Lane, immediately adjacent to the eastern boundary and also potentially intermittent views further afield from Brinton Road to the northeast.

It is noted that the Regulation 18 consultation response from Historic England acknowledged that whilst there are no designated heritage assets on the site, its development would (along with BRI02) remove an important gap and physical separation between the villages of Melton Constable and Briston. It asserts that coalescence of settlements should be avoided as it is important to maintain the character and distinctiveness of individual settlements.

Looking solely at any potential development on this site, it is considered that the landscape impact would be relatively limited, particularly as the site is bounded by existing development to its east, south and western sides. However, it is acknowledged that the development of both the preferred housing sites BRI01 and BRI02 would physically join the two settlements of Briston and Melton Constable, which would be contrary to the aims of Policy EN2 of the current Local Plan. This Policy states that, development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance, amongst a number of matters, gaps between settlements, and their landscape setting and the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character). Draft Policy ENV2, continues in the same manner and specifically refers to development proposals needing to demonstrate that the gaps between settlements and their landscape settings are protected, conserved and possibly enhanced.

Prominent trees and other natural landscape features (both within and adjacent to the site)
Mature hedgerows bound the site on all sides. In addition, there is a natural pond feature in the southwest corner of the site, which will have existing biodiversity value. There are a number of mature trees located nearby and along the southern boundary. There is also a hedgerow on the opposite side of the Fakenham Road. There are currently no TPO's on or adjacent to the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including, Manor Farmhouse, a grade II listed building. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none"> • Respect and reflect the massing and heights of surrounding dwellings and buildings, many of which are single and one and a half storeys in height; • Existing hedgerows / landscaping to be retained and enhanced on the eastern, western and southern boundaries and preferably on northern boundary depending on access arrangements; • Open space should be located in the south-western area of the site, incorporating the existing pond.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
None specifically with regard to the historic environment, given the very modest impact that residential development is likely to have on the significance of the nearest heritage asset of Manor Farmhouse. However, it is considered that the landscaping/ biodiversity measures recommended above, could enhance the overall character of the area.

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

BRI02: Land West of Astley Primary School

Site Reference	BRI02
Site Location	Land West of Astley Primary School
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building (LB)	<p>1. is within 500m buffer zone</p> <p>2. – 8. are beyond buffer</p>	<p>11. Grade II listed building, Manor Farmhouse, Fakenham Road</p> <p>12. Grade II listed building, Old Nursery Farmhouse, Fakenham Road</p> <p>13. Grade II listed building, Home Farmhouse, Church Street</p> <p>14. Grade II listed building, Methodist Chapel, The Lane</p> <p>15. Grade II listed, Congregational Chapel & Railings, 3 The Lane</p> <p>16. Grade II* listed building, Church of All Saints, Church Street</p> <p>17. Grade II listed, Briston War Memorial, All Saints Churchyard, Church Street</p> <p>18. Grade II listed building, Church House, Church Street</p> <p>(Not numbered) Grade II listed buildings Burgh Hall Farmhouse, Holt Road, Melton Constable; and Burgh Hall Farm Barn, Holt Road, Melton Constable</p>
Conservation Area (CA)	<p>9.is beyond buffer</p> <p>10. is within buffer zone</p>	<p>9. Glaven Valley Conservation Area</p> <p>10. Melton Constable Conservation Area</p>
Scheduled Ancient Monument	None	
Historic Park and Garden	Beyond buffer	Not shown on map. Melton Constable Park is situated over 1500m to the southwest of the site.
Locally Listed Building	Beyond buffer	There are 5 locally listed buildings within the neighbouring village of Melton Constable the closest being over 690m to the west of the site.

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)

The site is an arable field located on the south side of the Fakenham Road (B1354), on the north-western edge of the village of Briston and falls within the settlement boundary of Melton Constable on its easternmost edge. The site is located immediately to the west of Astley Primary School, where it is bounded by an existing bungalow development at Hillside and a two storey house fronting the Fakenham Road on its western side and arable fields to the south and north, on the opposite side of the Fakenham Road. The boundaries of the site are marked by hedgerows on the east, west and north sides, with a number of trees close to the eastern boundary.

The site visit reveals that one of the defining characters of the Norwich Road, from the site towards Melton Constable, is the existing hedgerows that form boundaries to the existing arable fields on both the north and south side of the road (the latter being more intermittent due to existing housing development - see photos).

Designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

Within 500 metre buffer

1. Manor Farmhouse, Fakenham Road is a Grade II listed building c.1700 and is the closest heritage asset to the site, being located over 350 metres to the east, on the north side of Fakenham Road (B1354).
10. Melton Constable Conservation Area is located to the west of the site, where its closest point is approximately 340 metres to the site.

Beyond 500 metre buffer

2. Old Nursery Farmhouse, Fakenham Road is a Grade II listed farmhouse C17 and early C18, which is located over 700 metres to the east of the site, on the northern side of the Fakenham Road.
3. Home Farmhouse on Church Street is a Grade II listed building C17 and is situated approximately 740 metres to the east of the site.
4. The Methodist Chapel, The Lane is a Grade II listed building C18 and is located approximately 770 metres to the east of the site.
5. Congregational Chapel & Railings are Grade II listed. The Chapel is dated 1775 and is located over 800 metres to the southeast of the site.
6. Church of All Saints, Church Street is a Grade II* parish church c.1300 with early C19 roofs and bell cote, located approximately 1 kilometre, as the crow flies, to the southeast of the site.
7. Briston War Memorial, All Saints Churchyard, Church Street Grade II listed, circa. 1920 with Second World War additions is located approximately 1 kilometre to the southeast of the site.
8. Church House, Church Street is a Grade II listed building, which is located over 1.2 kilometres to the southeast of the site.
9. Glaven Valley Conservation Area- its nearest point is over 1.2 kilometres to the northeast of the site.

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

Within 500m buffer:

To the east

1. Manor Farmhouse is listed for its special architectural or historic interest. It has whitewashed plaster render, black glazed pantiled roof and is a two storey double pile house. The southern double gabled end of the Grade II listed Manor farmhouse is positioned adjacent to the Fakenham Road, with just a footpath separating the building from the highway. The farmhouse forms part of an agricultural holding, where there are a number of associated single storey traditional agricultural buildings located adjacent to it. The holding has a flint and stone wall that runs alongside the Fakenham Road. The farmhouse also appears to have a garden situated to the west of the building.

Looking at the Tithe and First Edition Ordnance Survey maps it is not clear whether the site BRI01 formed part of the historic holding of Manor Farm. The 1948 aerial map suggests that, at this time, there may have been a separate farm holding on the south side of the Fakenham Road (immediately adjacent to the west side of the site).

The farmhouse is visible from a considerable distance, particularly when looking along the Fakenham Road from the east. The listed building is likely to be visible from the northernmost part of the site, but at a considerable distance. It is also noted that there are existing c20 dwellings situated closer to the listed building on the southern side of Fakenham Road, including those immediately opposite. It would appear that the longer distance views of the farmhouse, when travelling towards Briston from the west, would not be curtailed by the potential residential development of the site.

The principal elevation of the farmhouse faces east, which is in the opposite direction to the site and although the potential residential development of the site would reinforce the cumulative perception of enclosure, in regards to the setting of the farmhouse when looking southwest from it, the impact is likely to amount to **some impact** to the significance of the building, including any contribution made to that significance by its setting.

It is noted that a teardrop shaped area of land immediately to the northeast of the farm buildings is an area of archaeological interest. The listed farmhouse is located between the site and the archaeological area and also given the distance, any potential residential development would have **no impact** on the significance of this asset.

To the west

10. Melton Constable CA: The closest part of the CA is approximately 340 metres to the west and relates to the reasonably self-contained historic core of the village. The Conservation Area Appraisal for Melton Constable states the following about its special character:

In the context of North Norfolk, Melton Constable is a unique village. Initially it developed during a period of rapid economic and social growth in the late 1880's. The village and its infrastructure became a key junction in the North Norfolk railway system. The built fabric, with the specifically designed artisan railway dwelling houses

and the various community buildings such as the school and the former railway institute, intrinsically reflects this period.

There are existing C20 residential dwellings situated on the edge of the settlement of Melton Constable, between the CA and the site, which would prevent any direct views. Given the distance, sloping topography and intervening buildings, residential development of the site would have **no impact** upon the significance of the special qualities of the Conservation Area.

It is also noted that there is a 50 metre wide trench of land to the southwest of the site, a minimum of 200 metres from the site, which is of archaeological interest and a large part of the village of Melton Constable also falls within an area of archaeological interest approximately 500 metres to the west. Given the distances between both areas and the site, any potential development would have **no impact** upon their significance.

Beyond 500m buffer:

To the east and southeast

Each of the Heritage Assets numbered 2.to 8. are situated over 500 metres from the site, where there are many intervening properties between the site and the listed buildings. It is noted that there is not any long distance views of the Grade II* parish church (which does not have a tower) from the site. Given the distances, sloping topography and numerous intervening buildings between the site and the listed buildings, the potential residential development of the site would have **no impact** upon the significance (including any contribution made to that significance by their settings) of these heritage assets.

Melton Constable Park is situated over 1500m to the southeast of the site. It is noted that both Melton Constable Park and Melton Constable Hall are listed separately on the Heritage at Risk Register.

Given the significant intervening distance, residential development immediately to the south of the site and Astley Primary school buildings immediately to the west of the site, these existing single and two storey buildings would screen a potential residential development from longer distance views to or from Melton Constable park. As such, residential development of the site would have **no impact** upon the significance of the Park, including any contribution made to that significance by its setting

To the northeast

9. The closest part of the Glaven Valley CA is over 1.2km to the northeast of the site. Given the significant distance, existing built forms to the east, south and west of the site and intervening landscaping, any potential residential development of the site would have **no impact** upon the significance of the special qualities of this wide reaching Conservation Area.

To the west of the site

The two Grade II listed buildings (not numbered on the plan) known as Burgh Hall Farmhouse and Burgh Hall Farm Barn at Holt Road, Melton Constable are located within the neighbouring village of Melton Constable, the closest being more than 750 metres to the northwest of the site. There are numerous existing c20 properties

situated on the edge of the settlement of Melton Constable, between the buildings and the site, which, along with the distance, landscaping and sloping topography, means that the residential development of the site would have **no impact** upon the significance of the buildings including any contribution made to their significance by their settings.

Non-designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

None with 500 metre buffer, but see below.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Beyond 500m buffer

To the west

Five locally listed buildings within neighbouring settlement of Melton Constable. The closest one being more than 650 metres to the west of the site. There are numerous existing c20 properties situated on the edge of the settlement of Melton Constable, between these buildings and the site, which along with the distance and sloping topography, means that the residential development of the site would have **no impact** upon the significance of any of the buildings, including any contribution made to their significance by their settings.

Landscape Impact (including key views and topography)

The topography of the site slopes down fairly gently from south to north. It does not appear to be particularly elevated from the Fakenham Road on its northern boundary. There may be very limited intermittent longer distance views of the site from Brinton Road to the northeast.

It is noted that the Regulation 18 consultation response from Historic England acknowledged that whilst there are no designated heritage assets on the site, its development would (along with BRI01) remove an important gap and physical separation between the villages of Melton Constable and Briston. It asserts that coalescence of settlements should be avoided as it is important to maintain the character and distinctiveness of individual settlements.

Looking solely at residential development on this site, it is considered that the landscape impact could be potentially significant, given that its size would provide a bigger volume of development, which would inevitably physically connect the two settlements. As such, it is acknowledged that the development of both the preferred housing sites BRI01 and BRI02 would be contrary to the

aims of Policy EN2 of the current Local Plan. This Policy states that, development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance, amongst a number of matters, gaps between settlements, and their landscape setting and the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character). Going forward, draft Policy ENV2, continues in the same manner and specifically refers to development proposals needing to demonstrate that the gaps between settlements and their landscape settings are protected, conserved and possibly enhanced.

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

There is mature hedgerows bounding the site on its northern, eastern and western sides, where the site is part of a larger arable field, which extends further to the south. There are a small number of trees that appear to be within the primary school site, close to the site's eastern boundary.

There are fields and hedgerows on the opposite side of Fakenham Road.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including, Manor Farmhouse, a grade II listed building. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Take account of the coalescence of settlements by providing landscaping to the eastern boundary by strengthening and enhancing the existing boundary treatment to create a physical gap in the built form between the two settlements
- Respect and reflect the massing and heights of surrounding dwellings and buildings, which are a mixture of single and two storeys
- Existing hedgerows / landscaping to be retained and enhanced on the western and northern boundaries
- Landscaping to the eastern boundary should be extended and enhanced to create a gap between the settlements
- Open space should be located on the eastern boundary to further create a gap between the settlements

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

None specifically in relation to the historic environment, particularly given the very modest impact that the potential residential development of the site is likely to have on the significance of the nearest heritage assets of Manor Farmhouse and Melton Constable Conservation Area. However, it is considered that the landscaping/ biodiversity measures recommended above could enhance the overall character of the area.

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)

The site is part of a larger arable field located on the north-western side and within the settlement boundary of the village of Ludham, but nevertheless, on the edge of the existing settlement. The site is accessed from School Road, which is situated to its north. The site is bounded by a mixture of two storey houses and bungalows to its north and east sides. Open fields bound the site on its southern and western sides. There is some existing hedging and trees on the northern and eastern boundaries.

Designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

Within 500 metre buffer

2. Ludham CA: its closest point being located approximately 100 metres to the southeast of the site. The Ludham CA includes 9 listed buildings (including No's 3 to 9).
3. The Stores, High Street, Grade II LB, early C18 is located approximately 290 metres to the east.
4. Church View, Norwich Road, two houses, Grade II LB, early C19, located approximately 200 metres to the southeast.
5. Former Saddler's Shop with Cottage, Norwich Road, Grade II listed house and shop C18, located approximately 230 metres to the southeast.
6. No's 1-5 Yarmouth Road, Grade II LB, range of houses and shops mid C18, situated approximately 260 metres to the southeast.
7. Ludham War Memorial Cross, St Catherine's Church, The churchyard, Norwich Road, Grade II listed, located over 230 metres to the southeast.
8. Church of St. Catherine, Norwich Road, Grade I LB, Parish church. C14, situated approximately 230 metres to the southeast.
9. F.H.Chambers Memorial SW of South Porch of Church of St. Catherine, Norwich Road, Grade II listed memorial c.1912, located approximately 260 metres to the southeast.

Beyond 500 metre buffer

1. Barn at Page's Farm, How Hill Road. Grade II LB, early C18 situated over 800 metres to the northwest.
10. Article 4 Direction Womack Water: relating to permitted development restrictions
11. Garden Wall at Ludham Hall, Hall Road, Grade II listed, brick garden wall to west of house. Late C17 located over 850 metres to the southwest.
12. Ludham Hall inc. Chapel, Hall Road, Grade II* listed house with chapel, the latter used as a barn, situated over 850 metres to the southwest.
13. Barn 100 metres east of Ludham Hall, Hall Road, Grade II listed barn, early C18, located over 850 metres to the southwest.

Not numbered on plan – Hall Common Farmhouse, Hall Common, Grade II listed farmhouse. c.1700. Brick with thatched roof. 2 storey west facade in 3 wide bays. Located more than 900 metres to the southeast

Not numbered on plan – The Dutch House, Hall Common, Grade II listed house. Circa 1700 more than 750 metres to the southeast.

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

Within 500m buffer:

To the east

3. The Stores, High Street, Grade II, listed for its special architectural or historic interest. C18 altered C20. Rendered and colourwashed brick. Thatched roofs. L plan. North-south range of one storey and dormer attic. Gabled roof with external west end stack. Whilst the building sits in a prominent position at a crossroads, there are numerous intervening single and two storey buildings between the building and the site. This, in addition, to the distance, sloping topography and landscaping between the site and the building, the residential development of the site would have **no impact** upon the significance of the heritage asset including any contribution made to that significance by its setting.

To the southeast

2. Ludham CA covers a considerable area of the village, but is concentrated on the historic central core and south-eastern parts of the settlement. Ludham is a well preserved Broadland village centred on the Church of St. Catherine. Its historic core remains almost completely intact and contains many buildings of historic interest. There are some fine examples of the use of local building materials such as thatch, pantiles, red brick, and render all of which help to define the special character of the area. Like many small villages Ludham has seen later phases of development, however this is mainly outside of the clearly identifiable historic core. The buildings within the older part of the settlement are largely unaltered as is their historic relationship with the water, which remains a defining characteristic of the village. Womack Water and the head of Staithe are key features of the village, where there is a public interface with the water. The Ludham CA includes 9 of the listed buildings mentioned (No's 3 to 9). The site is situated on the northwestern edge of the village, where the closest part of the CA is approximately 100 metres to the southeast of the site. Given the distance and the intervening buildings and landscaping, residential development of the site would have **no impact** upon the significance of the special qualities of the Conservation Area, including any contribution made to that significance by its setting.

4. Church View, Norwich Road, is formed by two Grade II listed houses, of two storeys and basement that were listed for their special architectural or historic interest. Situated approximately 200 metres to the southeast of the site. Described as being early C19. Brick with roof of black glazed pantiles. Two storeys and basement. Two central doors with rounded glazed lights below C20 flat porch hood. One sash window left and right with glazing bars and gauged skewback arches. Two sashes to first floor with glazing bars. Gabled roof. Internal gable end stacks. Given the distance, sloping topography and numerous intervening buildings and landscaping between the site and the houses, the potential residential development of the site would have **no**

impact upon the significance (including any contribution made to that significance by the setting) of this heritage asset.

5. Former Saddler's Shop with Cottage, Norwich Road, a Grade II listed house and shop C18, whitewashed brick and thatched roof, one storey and dormer attic, which was listed for its special architectural or historic interest and located approximately 230 metres away from the site. Given the distance, sloping topography and numerous intervening buildings and landscaping between the site and the houses, the potential residential development of the site would have **no impact** upon the significance (including any contribution made to that significance by the setting) of this heritage asset.

6. No's 1-5 Yarmouth Road is a range of houses and shops, mid C18, whitewashed brick and thatch, of uniform height but either one or two storeys with dormer attic. Grade II listed for their special architectural or historic interest, situated approximately 260 metres away from the site. Given the distance, sloping topography and numerous intervening buildings and landscaping between the site and the buildings, the potential residential development of the site would have **no impact** upon their significance (including any contribution made to that significance by their setting) of these heritage assets.

7. Ludham War Memorial Cross is located in the churchyard of St Catherine's Church, Norwich Road comprises of a polished red granite wheel-head cross riding from a tapering plinth that stands on a single-stepped red granite base. It commemorates those lost in WWI and WWII. It is grade II listed for its special architectural interest (a simple yet poignant granite cross, in the Celtic style), historic interest (as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20) and group value (with the Church of St Catherine (Grade I) and nearby Grade II-listed buildings including Church View and Saddlers Shop with cottage adjoining to West), located over 230 metres away from the site. Given the distance, sloping topography and numerous intervening buildings and landscaping between the site and the war memorial, the potential residential development of the site would have **no impact** upon the significance (including any contribution made to that significance by the setting) of this heritage asset.

8. Church of St. Catherine, Norwich Road is a grade I listed Parish church. C14 west tower and chancel. Nave and aisles C15, bequests to new work date from 1466 when tower also altered. Restored 1861 and 1891. Quaternary and Quarry Flint with Lincolnshire Limestone and Bath Stone ashlar dressings and some brickwork. Chancel roof of slate, remainder of lead. Three stage tower with diagonal west buttresses and side east buttresses. Listed for its special architectural or historic interest, the church tower is visible as part of a landscaped skyline from the site and from considerable distances further to the west along School Road and north from Goffins Lane. Given that the position of the site is tucked behind existing dwellings on the south side of School Road, the site visit confirmed that it would only be shorter distance views of the church tower from School Road that may be curtailed by residential development. As such, the residential development of the site would have **no impact** upon the significance of this heritage asset including any contribution made to that significance by its setting. However, there would be some impact to shorter distance views of the church tower from School Road, as a result of residential development on the site.

9. F.H. Chambers Memorial is located approximately 50 metres to the southwest of the south porch of Church of St. Catherine, Norwich Road. It is a memorial, c.1912, by C.F.A. Voysey for the family of Frank Harding Chambers. It is listed as being a fine quality simple memorial by one of the leading architects of the Arts and Crafts movement, being grade II listed for its special architectural or historic interest. Given the numerous intervening properties and existing landscaping, any potential residential development of the site would have **no impact** upon the significance of this heritage asset including any contribution made to that significance by its setting.

Beyond 500m buffer:

To the northwest

1. Barn at Page’s Farm, How Hill Road is an early C18 barn of brick with a roof of corrugated asbestos. It is grade II listed for its special architectural or historic interest. Given the 800m distance between the heritage asset and the site and the intervening landscaping and buildings, the residential development of the site would have **no impact** upon the significance of this heritage asset, including any contribution made to that significance by its setting.

To the southwest

11. 12. and 13. relate to Ludham Hall inc. Chapel and separately listed garden wall and barn, Hall Road. The house and chapel are Grade II* listed and the wall and barn are grade II listed. All are listed for their special architectural or historic interest. Given that the listed buildings are over 850 metres from the site and that there are some intervening properties (located on Norwich Road) and mature landscaping, the residential development of the site would have **no impact** upon the significance of these heritage assets, including any contribution made to that significance by their settings.

Hall Common Farmhouse and the Dutch House, Hall Common are two grade II listed buildings not numbered on the plan. These were both listed for their special architectural or historic interest. Given their distance from the site over 750 metres and the intervening buildings and landscaping, there would be no impact on the significance of these heritage assets including any contribution made to that significance by the settings of these two listed buildings.

10. Article 4 Direction Womack Water. This relates to permitted development restrictions and as such, does not impact upon the potential development of the site with regards to any heritage impact.

Non-designated heritage asset(s) on site?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Non-designated heritage asset(s) within the vicinity of the site?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Landscape Impact (including key views and topography)

The site is currently part of a larger arable field that is raised up from School Road by approximately 600mm at the eastern end, which tapers down to being road level at its north western corner (adjacent to Pound Lane) and there is a narrow verge and no footpath along this entire section of School Road. The site also slopes gently down to the southeastern corner.

The church tower of St. Catherine's, Norwich Road is visible within a mature landscaped skyline from the site and from considerable distances further to the west along School Road and north from Goffins Lane. The landscaped skyline looking south east from the site is largely formed by woodland to the north of and surrounding Womack Water.

The site itself is tucked behind existing dwellings on the south side of School Road and would be viewed against these dwellings and the existing dwellings to the east of the site. A site visit confirmed that it would be only shorter distance views of the church from School Road that may be curtailed by residential development on the western side of the site.

Given the above, it is likely that the potential residential development of the site would cause some modest harm to the views of the church tower from the northwest.

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

Open fields bound the site on its southern and western sides. There is some existing hedging and trees on the northern and eastern boundaries. The distant landscaped skyline looking south east from the site is largely formed by woodland to the north of and surrounding Womack Water.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings e.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including account taken of the long distance view of the church tower of St. Catherine's, a Grade I listed building. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Respect and reflect the massing and heights of surrounding dwellings. Single and/or one and a half storey dwellings should be located on the western edge of the site;
- Significant landscaping should be provided on the western boundary of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

Potential residential development of the site would have no impact and any contribution made to that significance by their settings. As such, it is considered that design and landscaping measures as mentioned above, would enhance the character of the western edge of the settlement.

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

LUD05: Land at Yarmouth Road

Site Reference	LUD05
Site Location	Land at Yarmouth Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	2.- 8. within 500m buffer 10. – 11. beyond buffer	2. Grade II listed building, The Stores, High Street 3. Grade II listed building, Church View, Norwich Road 4. Grade II listed building, Former Saddler's Shop w/ Cottage, Norwich Road 5. Grade II listed buildings, No's 1-5 Yarmouth Road 6. Grade II listed, Ludham War Memorial Cross at St Catherine's Church, The churchyard, Norwich Road 7. Grade I listed building, Church of St. Catherine, Norwich Road 8. Grade II listed, F.H.Chambers Memorial at Church of St. Catherine, Norwich Road 10. Grade II listed building, The Dutch House, Staithe Road 11. Grade II listed building, Hall Common Farmhouse, Staithe Road
Conservation Area	Partly within 500m buffer	1. Ludham CA
Scheduled Monument	No	
Registered Park and Garden	No	
Locally Listed Building	No	

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site is located on the east side of the village of Ludham, adjacent to the existing settlement boundary. It is situated at the corner of Yarmouth Road (A1062) to its south and Latchmoor Lane to its west. There is a single storey timber building, used as a hairdressers, in the southwest corner of the site. The remainder of the site appears to be fields, which have largely been used as paddocks in association with stables, where the building is situated immediately to the east of the site. There is a mixture of c20 bungalows and two storey dwellings situated on the opposite side

of Latchmoor Lane, a narrow, single width lane. The southern group of dwellings fall within Ludham CA. To the west and there are arable fields to the north, east and south, on the opposite side of Yarmouth Road. The site is bounded by hedgerows and some trees to its southern, western and northern sides. The site is rural in nature and may be visible intermittently from some longer distance viewpoints to the north and east.

Designated heritage asset(s) on site?

Yes.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

It is noted that the northwestern corner and southernmost 40 metres across the site fall within an area of archaeological interest notification.

Designated heritage asset(s) within the vicinity of the site?

Within 500 metre buffer

1. Ludham CA: the north-eastern edge of the CA directly bounds the south-western part of the site.
2. The Stores, High Street: Grade II LB, early C18 is located over 240 metres to the west
3. Church View, Norwich Road: Grade II LB, early C19, located over 350 metres to the southwest.
4. Former Saddler's Shop w/ Cottage, Norwich Road: Grade II listed house and shop C18, located over 320 metres to the southwest.
5. No's 1-5 Yarmouth Road: Grade II LB, range of houses and shops mid C18, situated over 250 metres to the southwest.
6. Ludham War Memorial Cross at St Catherine's Church, The churchyard, Norwich Road Grade II listed, located over 340 metres to the southwest.
7. Church of St. Catherine, Norwich Road: Grade I LB, Parish church. C14, situated 380 metres to the southwest.
8. F.H. Chambers Memorial at Church of St. Catherine, Norwich Road: Grade II listed memorial c.1912, located over 460 metres to the southwest.
9. Article 4 Direction Womack Water: relating to permitted development restrictions. The northern part of the Water is over 360 metres to the southwest of the site.

Beyond 500 metre buffer

10. The Dutch House, Staithe Road, Grade II LB, house c.1700, located over the 730 metres to the southwards.
11. Hall Common Farmhouse, Staithe Road: Grade II listed farmhouse, c.1700, located over 850 metres to the southwest.

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)

Within 500m buffer:

To the southwest

1. Ludham CA covers a considerable area of the village, being concentrated on the historic central core and south-eastern parts of the settlement. Ludham is a well

preserved Broadland village centred on the Church of St. Catherine. Its historic core remains almost completely intact and contains many buildings of historic interest. There are some fine examples of the use of local building materials such as thatch, pantiles, red brick, and render all of which help to define the special character of the area. Like many small villages Ludham has seen later phases of development, however this is mainly outside of the clearly identifiable historic core. The buildings within the older part of the settlement are largely unaltered as is their historic relationship with the water, which remains a defining characteristic of the village. Womack Water and the head of Staithe are key features of the village, where there is a public interface with the water. The Ludham CA includes 9 of the listed buildings mentioned (No's. 2-8, 10 & 11). The site is situated immediately adjacent to the north-eastern edge of the conservation area, where the historic core of the village is not visible from the site. The north-eastern edge of the Conservation Area is characterised by c20 dwellings. As such, there would be **no impact** upon the significance of the special qualities of the conservation area, including any contribution made to that significance by its setting, as a result of any potential residential development of the site.

2. The Stores, High Street, Grade II, listed for its special architectural or historic interest. C18 altered C20. Rendered and colourwashed brick. Thatched roofs. L plan. North-south range of one storey and dormer attic. Gabled roof with external west end stack. Whilst the building sits in a prominent position at a crossroads, there are numerous intervening single and two storey properties, buildings and landscaping between the building and the site. This in addition to the considerable distance between the site and the building of approximately 240 metres, there would be **no impact** upon the significance of this heritage asset, including any contribution made to that significance by its setting, in terms of the residential development of the site.

3. Church View, Norwich Road, are two Grade II listed houses, of two storeys and basement that were listed for their special architectural or historic interest. There are numerous intervening single and two storey properties, buildings and landscaping between the building and the site. This, in addition to the considerable distance between the site and the building of approximately 350 metres, there would be **no impact** upon the significance of this heritage asset, including any contribution made to that significance by its setting, in terms of the potential residential development of the site.

4. Former Saddler's Shop with Cottage, Norwich Road, a Grade II listed house and shop C18, whitewashed brick and thatched roof, one storey and dormer attic, which was listed for its special architectural or historic interest. There are numerous intervening single and two storey properties, buildings and landscaping between the building and the site. This, in addition to the considerable distance between the site and the building of approximately 320 metres, that there would be **no impact** upon the significance of this heritage asset, including any contribution made to that significance by its setting, in terms of the potential residential development of the site.

5. No's 1-5 Yarmouth Road is a range of houses and shops, mid C18, whitewashed brick and thatch, of uniform height but either one or two storeys with dormer attic. Grade II listed for their special architectural or historic interest. There are numerous intervening single and two storey properties, buildings and landscaping between the

building and the site. This, in addition to the considerable distance between the site and the building of approximately 250 metres, that there would be **no impact** upon the significance of this group of heritage assets, including any contribution made to their significance by the settings, in terms of the potential residential development of the site.

6. Ludham War Memorial Cross is located in the churchyard of St Catherine's Church, Norwich Road comprises of a polished red granite wheel-head cross riding from a tapering plinth that stands on a single-stepped red granite base. It commemorates those lost in WWI and WWII. It is grade II listed for its special architectural or historic interest. There are numerous intervening single and two storey properties, buildings and landscaping between the building and the site. This, in addition to the considerable distance between the site and the building of approximately 340 metres, there would be **no impact** upon the significance of this heritage asset, including any contribution made to the significance by its setting, in terms of the potential residential development of the site.

7. Church of St. Catherine, Norwich Road is a grade I listed Parish church. C14 west tower and chancel. Nave and aisles C15, bequests to new work date from 1466 when tower also altered. Restored 1861 and 1891. Quaternary and Quarry Flint with Lincolnshire Limestone and Bath Stone ashlar dressings and some brickwork. Chancel roof of slate, remainder of lead. Three stage tower with diagonal west buttresses and side east buttresses. Listed for its special architectural or historic interest. There does not appear to be views of the church tower from the site. There are numerous intervening single and two storey buildings and landscaping between the church and the site. This, in addition to the considerable distance between the site and the church of approximately 380 metres, there would be **no impact** upon the significance of this heritage asset, including any contribution made to that significance by its setting, in terms of the potential residential development of the site.

8. F.H. Chambers Memorial is located approximately 50 metres to the southwest of the south porch of Church of St. Catherine, Norwich Road. It is a memorial, c.1912, by C.F.A. Voysey for the family of Frank Harding Chambers. It is listed as being a fine quality simple memorial by one of the leading architects of the Arts and Crafts movement, being grade II listed for its special architectural or historic interest. There are numerous intervening single and two storey buildings and landscaping between the building and the site. This, in addition to the considerable distance between the site and the building of approximately 460 metres, there would be **no impact** upon the significance of this heritage asset including any contribution made to the significance by its setting, in terms of the potential residential development of the site.

To the southeast

9. An Article 4 Direction Womack Water is noted. This relates to permitted development restrictions and as such, does not impact upon the potential development of the site with regards to any heritage impact.

Beyond 500m buffer:

To the southwest

10. The Dutch House, Hall Common is a grade II listed house, listed for its special architectural or historic interest. Given its distance from the site over 730 metres and

the intervening buildings and landscaping, the residential development of the site would have **no impact** upon the significance of this heritage asset, including any contribution made to the significance by its setting.

11. Hall Common Farmhouse, Hall Common is a grade II listed farmhouse, listed for its special architectural or historic interest. Given its distance from the site of over 850 metres and the intervening buildings and landscaping, the residential development of the site would have **no impact** upon the significance of this heritage asset, including any contribution made to that significance by its setting.

Non-designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Landscape Impact (including key views and topography)

The site has a single storey building located on its southwestern part, which is used as a hairdressers. The remaining part consists of paddocks associated with a neighbouring stables. It is generally level across the site and is rural in nature, being on the edge of the settlement. There is limited intermittent views from various longer distance viewpoints; from the north (Malthouse Lane and Fritton Road) and east and west, along Yarmouth Road.

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

The site is bounded by hedgerows and trees, some mature, to its southern, western and northern sides. There are agricultural fields to the north, east (beyond the rest of the land used as stables) and south (on the opposite side of Yarmouth Road), with associated hedgerows and trees. It is noted that there is a group of trees with TPO's in the front garden of one of the dwellings on the opposite side of Latchmoor Lane towards the northwest corner of the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including Ludham Conservation Area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Retain and enhance landscaping on southern, western and northern boundaries of the site, other than to allow for access arrangements.
- Respect and reflect the massing and heights of surrounding dwellings. As such, single and/or one and a half storey dwellings to be located on the outer periphery of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

No specific enhancement required in relation to the historic environment. However, it is recommended to improve existing landscaping to all boundaries and in particular, the Latchmoor Lane boundary on the western side and the eastern boundary, adjacent to the stables.

Stage 4: Evaluating Impact

Conclusions and Rag Rating

	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.
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LUD06/A: Land At Eastern End of Grange Road

Site Reference	LUD06/A
Site Location	Land at Eastern End of Grange Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	2.- 8. within 500m buffer. 10. beyond buffer	2. Grade II listed building, The Stores, High Street 3. Grade II listed building, Church View, Norwich Road 4. Grade II listed building, Former Saddler's Shop w/ Cottage, Norwich Road 5. Grade II listed buildings, No's 1-5 Yarmouth Road 6. Grade II listed building, Ludham War Memorial Cross at St Catherine's Church, The churchyard, Norwich Road 7. Grade I listed building, Church of St. Catherine, Norwich Road 8. Grade II listed building, F.H. Chambers Memorial at Church of St. Catherine, Norwich Road 10. Grade II listed building, The Dutch House, Staithe Road
Conservation Area (CA)	Partly within 500m buffer	1.Ludham CA
Scheduled Monument	None	
Registered Park and Garden	None	
Locally Listed Building	None	

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site is located in the north-eastern part of the village of Ludham, within the settlement boundary. It is the southern part of an arable field, situated on the north side of Malthouse Lane. There is a two storey dwelling and garden immediately adjacent to its eastern boundary, residential properties, at Grange Close, to the west separated by a tree belt, more dwellings to the southwest and north beyond the remainder of the field and other arable fields to the north and south, the latter on the opposite side of Malthouse Lane. The site itself is bounded with intermittent hedgerows to the eastern, southern and western boundaries and there is a significant number of mature trees located on the western boundary. The site is likely to be visible from longer distance views from the northeast, Fritton Road.

Designated heritage asset(s) on site?
Yes.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
It is noted that the south-western corner of the site falls within an area of archaeological interest notification.

Designated heritage asset(s) within the vicinity of the site?
<u>Within 500 metre buffer</u>
<p>6. Ludham CA: the closest point being located approximately 100 metres to the south of the site.</p> <p>7. The Stores, High Street: Grade II LB, early C18 is located over 250 metres to the southwest.</p> <p>8. Church View, Norwich Road: Grade II LB, early C19, located approximately 440 metres to the southwest.</p> <p>9. Former Saddler's Shop w/ Cottage, Norwich Road: Grade II listed house and shop C18, located approximately 420 metres to the southwest.</p> <p>10. No's 1-5 Yarmouth Road: Grade II LB, range of houses and shops mid C18, situated over 380 metres to the southwest.</p> <p>6. Ludham War Memorial Cross at St Catherine's Church, The churchyard, Norwich Road Grade II listed, located approximately 440 metres to the southwest.</p> <p>7. Church of St. Catherine, Norwich Road: Grade I LB, Parish church. C14, situated approximately 500 metres to the southwest.</p> <p>8. F.H. Chambers Memorial at Church of St. Catherine, Norwich Road: Grade II listed memorial c.1912, located just under 600 metres to the southwest.</p>
<u>Beyond 500 metre buffer</u>
<p>9. Article 4 Direction Womack Water: relating to permitted development restrictions. The Water is approximately 580 metres to the south of the site.</p> <p>10. The Dutch House, Staithe Road, Grade II LB, house c.1700, located over 900 metres to the southwest.</p>

If yes, what is the impact of the allocation on the significance of the designated heritage asset(s) (including any contribution made to that significance by its setting)
Within 500m buffer
<u>To the southwest</u>
<p>1. Ludham CA covers a considerable area of the village, being concentrated on the historic central core and south-eastern parts of the settlement. Ludham is a well preserved Broadland village centred on the Church. Its historic core remains almost completely intact and contains many buildings of historic interest. There are some fine examples of the use of local building materials such as thatch, pantiles, red brick, and render all of which help to define the special character of the area. Like many small villages Ludham has seen later phases of development, however this is mainly outside of the clearly identifiable historic core. The buildings within the older part of the settlement are largely unaltered as is their historic relationship with the water, which remains a defining characteristic of the village. Womack Water and the head of Staithe are key features of the village, where there is a public interface with the</p>

water. The Ludham CA includes 8 of the listed buildings mentioned (No's. 2-8 & 10). The site is situated approximately 100 metres to the north of the northern edge of the conservation area, which is largely characterised by c20 dwellings and where the historic core is not visible from the site. Consequently, there would be **no impact** upon the significance of the special qualities of the conservation area, including any contribution made to that significance by its setting, as a result of the residential development of the site.

2. The Stores, High Street, Grade II, listed for its special architectural or historic interest. C18 altered C20. Rendered and colourwashed brick. Thatched roofs. L plan. North-south range of one storey and dormer attic. Gabled roof with external west end stack. Whilst the building sits in a prominent position at a crossroads, there are numerous intervening single and two storey properties, buildings and landscaping between the building and the site. This, in addition to the considerable distance between the site and the building of approximately 250 metres, means there would be **no impact** upon the significance of this heritage asset, including any contribution made to that significance by its setting, in terms of the residential development of the site.

3. Church View, Norwich Road, are two Grade II listed houses, of two storeys and basement that were listed for their special architectural or historic interest. There are numerous intervening single and two storey properties, buildings and landscaping between the building and the site. This, in addition to the considerable distance between the site and the building of approximately 440 metres, means there would be **no impact** upon the significance of this heritage asset, including any contribution made to that significance by its setting, in terms of the residential development of the site.

4. Former Saddler's Shop with Cottage, Norwich Road, a Grade II listed house and shop C18, whitewashed brick and thatched roof, one storey and dormer attic, which was listed for its special architectural or historic interest. There are numerous intervening single and two storey properties, buildings and landscaping between the building and the site. This, in addition to the considerable distance between the site and the building of approximately 420 metres, means there would be **no impact** upon the significance of this heritage asset, including any contribution made to that significance by its setting, in terms of the residential development of the site.

5. No's 1-5 Yarmouth Road is a range of houses and shops, mid C18, whitewashed brick and thatch, of uniform height but either one or two storeys with dormer attic. Grade II listed for their special architectural or historic interest. There are numerous intervening single and two storey properties, buildings and landscaping between the building and the site. This, in addition to the considerable distance between the site and the building of approximately 380 metres, means there would be **no impact** upon the significance of the heritage asset, including any contribution made to that significance by its setting, in terms of the residential development of the site.

6. Ludham War Memorial Cross is located in the churchyard of St Catherine's Church, Norwich Road comprises of a polished red granite wheel-head cross riding from a tapering plinth that stands on a single-stepped red granite base. It commemorates those lost in WWI and WWII. It is grade II listed for its special architectural or historic interest. There are numerous intervening single and two storey properties, buildings

and landscaping between the building and the site. This, in addition to the considerable distance between the site and the building of approximately 440 metres, means there would be **no impact** upon the significance to the heritage asset, including any contribution made to that significance by its setting, in terms of the residential development of the site.

7. Church of St. Catherine, Norwich Road is a grade I listed Parish church. C14 west tower and chancel. Nave and aisles C15, bequests to new work date from 1466 when tower also altered. Restored 1861 and 1891. Quaternary and Quarry Flint with Lincolnshire Limestone and Bath Stone ashlar dressings and some brickwork. Chancel roof of slate, remainder of lead. Three stage tower with diagonal west buttresses and side east buttresses. Listed for its special architectural or historic interest. There does not appear to be views of the church tower from the site. There are numerous intervening single and two storey properties, buildings and landscaping between the building and the site. This, in addition to the considerable distance between the site and the building of approximately 500 metres, means there would be **no impact** upon the significance of the heritage asset, including any contribution made to that significance by its setting, in terms of the residential development of the site.

8. F.H. Chambers Memorial is located approximately 50 metres to the southwest of the south porch of Church of St. Catherine, Norwich Road. It is a memorial, c.1912, by C.F.A. Voysey for the family of Frank Harding Chambers. It is listed as being a fine quality simple memorial by one of the leading architects of the Arts and Crafts movement, being grade II listed for its special architectural or historic interest. There are numerous intervening single and two storey properties, buildings and landscaping between the building and the site. This, in addition to the considerable distance between the site and the building of approximately 600 metres, means there would be **no impact** upon the significance of this heritage asset, including any contribution made to that significance by its setting, in terms of the residential development of the site.

Beyond 500m buffer:

To the south

9. Article 4 Direction Womack Water is noted. This relates to permitted development restrictions and as such, does not impact upon the potential development of the site with regards to any heritage impact.

To the southwest

10. The Dutch House, Hall Common is a grade II listed house, listed for its special architectural or historic interest. Given its significant distance from the site of over 900 metres and the intervening buildings and landscaping, the residential development of the site would have **no impact** upon the significance of this heritage asset, including any contribution made to that significance by its setting.

Non-designated heritage asset(s) on site?
None.

If yes, what is the impact on non-designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Landscape Impact (including key views and topography)

The site is fairly level, but the ground appears to have been built up on part of the southwestern corner, adjacent to Malthouse Lane.

The site is rural in nature, but due to its position and the surrounding landscaping and nearby dwellings there is unlikely to be any significant views of the site. There is some limited longer distance views from Fritton Road in the northeast and intermittent views from Yarmouth Road to the southeast.

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

The site itself is bounded with intermittent hedgerows to the eastern, southern and western boundaries and there is a significant number of mature trees stretching along the western boundary, which have TPO's.

Further afield there is farmland and paddocks with associated hedgerows and mature landscaping to the north, east and south.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including Ludham Conservation Area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Retain and protect TPOs along the western boundary and retain and enhance other boundary landscaping to the eastern, southern and western boundaries, other than for access arrangements;
- Reflect and respect massing and heights of nearby residential properties, being a mixture of single and two storeys.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

No specific enhancement required with regard to the historic environment. However, given that the site is edge of settlement, any development would benefit from landscape improvements to strengthen a soft edge to a residential scheme and as mentioned above.

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

Mundesley

MUN03/A: Land off Cromer Road and Church Lane

Site Reference	MUN03/A
Site Location	Land off Cromer Road and Church Lane
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	3 & 13 Within 500m buffer	3.Church of All Saints, Cromer Road. Grade II Listed Building 13. Cowper House, 33 High Street, Grade II Listed Building
	1, 20, 22 & 24 beyond buffer	1.Brick Kiln, Cromer Road, Grade II Listed Building 20. The Rookery, Water Lane, Grade II Listed Building 22. The Dell, 14 Beach Road, Grade II Listed Building 24. Stow Hill Windmill, Mundesley Road, Grade II Listed Building
Conservation Area (CA)	Within 500m buffer	2. Mundesley CA
Scheduled Monument	None	
Historic Park & Garden	None	
Locally Listed Building	4 – 18 Within 500m buffer	4.Manor Hotel, Beach Road 5. Mundesley House, 1 High Street 6. 16 High Street 7. Bay House, 18 High Street 8. Mundesley Post Office, 15 High Street 9. 17-19 High Street 10. Victoria Terrace, Off High Street 11. Russell Terrace, Off High Street 12. Russell Cottage, 31 High Street 14. The Gables, 45 High Street 15. Baptist Mission Chapel, High Street 16. Prospect House, 60 High Street 17. 49, 51 High Street 18. 53 High Street
	Beyond Buffer	19. The Grange 21. 23 Beach Road 23. 1 Cliff House, Paston Road

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)

Mundesley is a large and popular village located on the clifftops of North-east Norfolk. The northern part of the site, MUN03/A, is situated adjacent to the existing settlement boundary, on the northwest side of the village core. The southern part falls within the settlement boundary. These two parcels of open land are linked by an area of the former railway embankment. There are a number of existing two storey dwellings located on the opposite side of both Cromer Road to the north and Church Lane to the east of the site. These are a mixture of designs, types and ages. The Church of All Saints and churchyard is located on the northern side of Cromer road, opposite the north eastern part of the site and there is a warehouse/ shop building (of a two storey domestic height) located adjacent to the site on Church Lane. There is a belt of trees on either side of the former railway embankment.

Mundesley Conservation Area is concentrated around the historic core of the village, in a 'T' shape from the southern end of the village (around Water Lane) following the path of the High Street to the seafront, branching out east and west around the Coast Road. There are a total of 5 Listed Buildings in Mundesley, all Grade II and 20 buildings have been included on the Local List as important buildings.

Designated heritage asset(s) on site?

None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

Within 500m buffer

2. Mundesley CA, which is immediately adjacent to the site on part of its northern boundary (fronting Cromer Road) and part of its southeastern boundary (close to Church Lane).
3. Church of All Saints, Cromer Road. Grade II Listed parish church. Medieval, rebuilt 1904. The building is approximately 65 metres to the northeast of the site and the southwestern part of the churchyard is located on the opposite side of Cromer Road to the site.
13. Cowper House, 33 High Street, Grade II listed is an early C19 house. Rendered brick; pantile roof and rectangular in plan, located over 215 metres to the southeast of the southernmost part of the site.

Beyond 500m buffer

1. Brick Kiln, Cromer Road, Grade II Listed. Brick kiln, now used as an office. Early C19, brick and circular in plan with a conical tower, complete to top. Located approximately 740 metres to the northwest of the site.
20. The Rookery, Water Lane, Grade II Listed. House, early C19. Brick and flint. Tile and pantile roofs. Irregular in plan located approximately 550 metres to the southeast of the site.

22. The Dell, 14 Beach Road, Grade II listed. Former pair of cottages, now one dwelling. Early C19, Gothick, flint with brick dressings a Hipped slate roof and rectangular in plan, situated approximately 550 metres to the east of the southernmost part of the site.
24. Stow Hill Windmill, Mundesley Road, Grade II listed. Tower mill, 1827, tarred brick with timber faceted domed cap, 4 storeys, located over 1km to the southeast of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer

To the north and southeast

2. Parts of Mundesley CA are located immediately to the north of the site and a small part of the CAs western edge is adjacent to the south eastern boundary of the site. Mundesley Conservation Area Character Appraisal and Management Plan was adopted in November 2009. It states that the following are the key characteristics of the designated area:

- Coastal location – the settlement’s position on high cliffs overlooking a wide sandy beach;
- The Mundesley Beck valley and Mouth create an undulating landscape and distinctive landscape feature;
- The historic buildings combine imposing late Victorian/Edwardian buildings and the flint cobble and thatch of the older coastal community of Mundesley; High flint boundary walls, often with arched door openings;
- There are important multi-functional green spaces e.g. Gold Park and the cliff top green along with mature garden vegetation.

The general character of Mundesley Conservation Area is a mix of older coastal community and small Edwardian seaside resort. It contains predominantly nineteenth and early twentieth century buildings, some notably taller and more imposing than other buildings of that period, alongside some older flint cottages, outbuildings and flint walls. The valley of Mundesley Beck cuts through the village and the wide valley opening or former mouth of the river, remains a distinctive feature. The settlement is bounded by an area of heathland to the south-west which is now, in part, occupied by Mundesley Golf Course.

There is a mixture of Victorian and Edwardian properties, as well as C20 and C21 dwellings in the immediate vicinity of the site, that fall within the CA. In addition, the heritage map which identifies designated and non-designated heritage assets in Mundesley, clearly shows that they are largely positioned along the High Street in Mundesley, which is located approximately 200 metres to the east of the site. As such, the potential residential development of the site would have **no impact** upon the significance of the special qualities of the Mundesley CA.

3. Church of All Saints, Cromer Road is a Grade II listed church approximately 65 metres to the northeast of the site, where the graveyard sits adjacent to the Cromer Road and the church itself is set back towards the cliffs. The church itself provides a significant focal point when viewed looking north along Church Lane and given the elevated nature of the site. The church is listed for its special architectural or historic interest.

In terms of the level of harm to the significance of the heritage asset, including any contribution made to that significance by its setting, it is noted that there are existing c20 dwellings situated on the opposite side of Church Lane and Cromer Road.

Therefore, whilst the residential development of the site would have **no impact** upon the significance of the church itself, including any contribution made to that significance by its' setting, there would be a **very modest impact** on the view of the church when looking northwards along Church Lane.

As such, provided the scale, height and density of any potential development of the site would be comparable to the pattern of existing residential development, the level of harm would amount to being very modest. In particular, consideration should be given to the levels on the site, as it is raised up in relation to Church Lane and also, that any dwellings facing Church Lane should be set back in order to avoid the attractive view of the church being lost.

13. Cowper House, 33 High Street is a Grade II listed house located over 215 metres to the southeast. Given the distance and that there are no direct views between the site and the building, as well as there being numerous intervening properties and existing landscaping, means that the residential development of the site would have **no impact** upon the significance of this heritage asset, including any contribution made to that significance by its setting.

Beyond 500m buffer

The four heritage assets beyond the buffer, no.1. Brick Kiln, Cromer Road (to the northwest), no. 20. The Rookery, Water Lane and no.24 Stow Hill Windmill, Mundesley Road (to the southeast) and no. 22. The Dell, 14 Beach Road (to the east) are all at least 550 metres from the site. Given the numerous intervening settlement buildings between the site and these buildings, it is considered that there would be no direct detrimental impact to these listed buildings or their settings.

Non-designated heritage asset(s) on site?

No.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

Within 500m buffer

4. Manor Hotel, Beach Road, located over 250 metres to the east of the site.
5. Mundesley House, 1 High Street, located over 230 metres to the east of the site.
6. 16 High Street located approximately 200 metres to the east of the site
7. Bay House, 18 High Street, located approximately 220 metres to the east of the site.
8. Mundesley Post Office, 15 High Street, located over 190 metres to the east of the site.
9. 17-19 High Street, located over 190 metres to the east of the site.
10. Victoria Terrace, Off High Street, located over 220 metres to the southeast of the site.
11. Russell Terrace, Off High Street, located over 210 metres to the southeast of the site
12. Russell Cottage, 31 High Street, located over 200 metres to the southeast of the site
14. The Gables, 45 High Street, situated over 250 metres to the southeast of the site.

- 15. Baptist Mission Chapel, High Street, situated approximately 280 metres to the southeast of the site.
- 16. Prospect House, 60 High Street, situated approximately 350 metres to the southeast of the site.
- 17. 49, 51 High Street situated approximately 350 metres to the southeast of the site.
- 18. 53 High Street, located approximately 400 metres to the southeast of the site.

Beyond 500m buffer

- 19. The Grange, situated just over 500 metres to the southeast of the site.
- 21. 23 Beach Road, located over 560 metres to the east of the site.
- 23. 1 Cliff House, Paston Road, situated approximately 650 metres to the east of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer

To the east and southeast

Locally listed buildings no's 4 – 12 and 14 – 18 are located a minimum of 190 metres away from the site. Given the distances and that there are no direct views between the site and these buildings, as well as there being numerous intervening properties and existing landscaping, means that any potential residential development of the site would have **no impact** upon the of these non-designated assets significance including any contribution made to the significance by their settings.

Beyond 500m buffer

To the East and Southeast

Locally listed buildings No's 19, 21 and 23 are located a minimum of 500 metres from the site. Given the distances and that there are no direct views between the site and these buildings, as well as there being numerous intervening properties and existing landscaping, means that any potential residential development of the site would have **no impact** upon the significance of these non-designated assets, including any contribution made to the significance by their settings.

Landscape Impact (including key views and topography)

The northern part of the site sits at a similar level to the Cromer Road and is the highest part of the site, which then slopes towards both the southwest and southeast corners. The site is raised up gradually moving southwards, by at least 500mm from Church Lane. The southernmost section of the site sits at a low level in relation to Church Lane and Links Road.

The northernmost part of the site is the most elevated and is the most prominent. As such, the key views are when looking east or west along the Cromer Road and looking north and south along Church Lane. In particular, the view looking north along Church Lane is dominated by the Grade II listed Church of All Saints.

Prominent trees and other natural landscape features (both within and adjacent to the site)
Part of the western boundary includes the railway embankment, which is characterised by a belt of mature trees and landscaping. There is some patchy hedgerows bordering the northern, eastern and southern boundaries.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including the view of the Church of All Saints a grade I listed building (from Church Lane) and the proximity and low level of the former railway villas within Mundesley Conservation Area in relation to the site. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none"> • Given the elevated position of the northern part of the site, consideration should be given to the height and scale of new residential development in relation to the lower level adjacent dwellings to the east of the site. • The layout should also ensure for the retention and strengthening of as much existing landscaping as possible and in particular, the landscaping associated with the railway cutting on the eastern side of the site. • Any residential development should be set back from the eastern boundary to avoid the important view of the church when looking north along Church Lane. • The layout, scale and height of any new residential development should also take account of the Victorian Villas located on the east side of the site, which are set at a significantly lower level than the site, by not positioning any new dwellings too close to these existing properties and giving consideration to their orientation and height, in order that they would not dominate or overlook/ overshadow.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
<ul style="list-style-type: none"> • Landscaping improvements to retain and strengthen existing landscaping belts, particularly on the north eastern corner, eastern and western boundaries of the site, as well as the setting back of any dwellings along the Church Lane frontage, will assist in enhancing the character of the area. • A key development consideration diagram will be included within the Regulation 19 Local Plan to demonstrate the location of mitigation measures for this site.

Stage 4: Evaluating Impact

Conclusions and Rag Rating		
<table border="1"> <tr> <td style="background-color: #c8e6c9;"></td> <td>Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.</td> </tr> </table>		Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.
	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.	

MUN04: Land off Links Road

Site Reference	MUN04
Site Location	Land off Links Road
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building	3 & 13 Within 500m buffer	3.Church of All Saints, Cromer Road. Grade II Listed Building 13. Cowper House, 33 High Street, Grade II Listed Building
	1, 20 & 22 beyond buffer	1.Brick Kiln, Cromer Road, Grade II Listed Building 20. The Rookery, Water Lane, Grade II Listed Building 22. The Dell, 14 Beach Road, Grade II Listed Building
Conservation Area (CA)	Within 500m buffer	2. Mundesley CA
Scheduled Monument	None	
Historic Park & Garden	None	
Locally Listed Building	4-18 within 500m buffer	4.Manor Hotel, Beach Road 5. Mundesley House, 1 High Street 6. 16 High Street 7. Bay House, 18 High Street 8. Mundesley Post Office, 15 High Street 9. 17-19 High Street 10. Victoria Terrace, Off High Street 11. Russell Terrace, Off High Street 12. Russell Cottage, 31 High Street 14. The Gables, 45 High Street 15. Baptist Mission Chapel, High Street 16. Prospect House, 60 High Street 17. 49, 51 High Street 18. 53 High Street
	19 & 21 beyond buffer	19. The Grange 21. 23 Beach Road

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)

Mundesley is a large and popular village on the North Norfolk coast. The south-eastern part of the site (partly fronting onto Links Road), MUN04, is situated adjacent to the existing settlement boundary, on the northwestern side of the village core. The site appears to have been most recently used as horse paddocks/ arable land. The eastern boundary is adjacent to the belt of trees associated with the railway embankment and there are a small number of single and two storey dwellings on the opposite side of Links Road to the south of the site. Single storey holiday chalets are situated in close proximity to the western side of the site, with a tree belt running between the upper two thirds of the western boundary.

Mundesley Conservation Area is concentrated around the historic core of the village, in a 'T' shape from the southern end of the village (around Water Lane) following the path of the High Street to the seafront, branching out east and west around the Coast Road. There are a total of 5 Listed Buildings in Mundesley, all Grade II and 20 buildings have been included on the Local List as important buildings

Designated heritage asset(s) on site?

No.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Designated heritage asset(s) within the vicinity of the site?

Within 500m buffer

2. Mundesley CA, where its closest edges to the site are approximately 55 metres to the northeastern boundary (opposite side of Cromer Road) and 20 metres from part of its southeastern boundary (close to Church Lane).
3. Church of All Saints, Cromer Road. Grade II Listed parish church. Medieval, rebuilt 1904. Quaternary flint and chert with Lincolnshire Limestone and brick dressings. Tile roof. Nave with western extension, south porch, chancel. The building is approximately 200 metres to the east of the site and the southwestern part of the churchyard is located on the opposite side of Cromer Road.
13. Cowper House, 33 High Street, Grade II listed is an early C19 house. Rendered brick; pantile roof and rectangular in plan, located over 300 metres to the southeast of the southernmost part of the site.

Beyond 500m buffer

1. Brick Kiln, Cromer Road, Grade II Listed. Brick kiln, now used as an office. Early C19, brick and circular in plan with a conical tower, complete to top. Located approximately 650 metres to the northwest of the site.
20. The Rookery, Water Lane, Grade II Listed. House, early C19. Brick and flint. Tile and pantile roofs. Irregular in plan located approximately 600 metres to the southeast of the site.
22. The Dell, 14 Beach Road, Grade II listed. Former pair of cottages, now one dwelling. Early C19, Gothick, flint with brick dressings a Hipped slate roof and rectangular in plan, situated approximately 650 metres to the east of the southernmost part of the site.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

Within 500m buffer:

To the north and northeast

2. Mundesley CA is largely to the east and southeast of the site, but the western part of it relates to a terrace of non-listed Victorian houses set at an angle from Church Lane. The north western part of the CA is located on the northern side of the Cromer Road, approximately 55 metres from the northernmost point of the site.

Mundesley Conservation Area Character Appraisal and Management Plan was adopted in November 2009. It suggests that the following are the key characteristics of the designated area:

- Coastal location – the settlement’s position on high cliffs overlooking a wide sandy beach;
- The Mundesley Beck valley and Mouth create an undulating landscape and distinctive landscape feature;
- The historic buildings combine imposing late Victorian/Edwardian buildings and the flint cobble and thatch of the older coastal community of Mundesley; High flint boundary walls, often with arched door openings;
- There are important multi-functional green spaces e.g. Gold Park and the cliff top green along with mature garden vegetation.

The general character of Mundesley Conservation Area is a mix of older coastal community and small Edwardian seaside resort. It contains predominantly nineteenth and early twentieth century buildings, some notably taller and more imposing than other buildings of that period, alongside some older flint cottages, outbuildings and flint walls. The valley of Mundesley Beck cuts through the village and the wide valley opening or former mouth of the river, remains a distinctive feature. The settlement is bounded by an area of heathland to the south-west which is now, in part, occupied by Mundesley Golf Course.

There is a Scout building with associated land/ landscaping separating the northern part of the site from the north-western part of the CA. There is also significant existing landscaping associated with the railway embankment that screens the site on its eastern boundary. Given these factors, the residential development of the site would have **no impact** upon the significance of the special qualities of the Conservation Area.

3. Church of All Saints, Cromer Road is a Grade II listed church approximately 200 metres to the east of the site. The church is listed for its special architectural or historic interest. It is largely separated from having direct views from the site by the mature landscaping associated with the railway embankment on the eastern boundary of the site. Given the distance and the existing screening, the residential development of the site would have **no impact** upon the significance of this heritage asset, including any contribution made to the significance by its setting.

13. Cowper House, 33 High Street is a Grade II listed house located over 300 metres to the southeast. Given the distance and there being numerous intervening buildings, sloping topography and existing landscaping, the residential development of the site would have **no impact** upon the significance of this heritage asset including any contribution made to the significance by its setting.

Non-designated heritage asset(s) on site?
None.

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Non-designated heritage asset(s) within the vicinity of the site?
<p><u>Within 500m buffer</u></p> <p>4. Manor Hotel, Beach Road, located approximately 400 metres to the east of the site.</p> <p>5. Mundesley House, 1 High Street, located approximately 370 metres to the east of the site.</p> <p>6. 16 High Street located over 300 metres to the east of the site</p> <p>7. Bay House, 18 High Street, located approximately 300 metres to the east of the site.</p> <p>8. Mundesley Post Office, 15 High Street, located over 280 metres to the east of the site.</p> <p>9. 17-19 High Street, located over 280 metres to the east of the site.</p> <p>10. Victoria Terrace, Off High Street, located over 300 metres to the southeast of the site.</p> <p>11. Russell Terrace, Off High Street, located over 300 metres to the southeast of the site</p> <p>12. Russell Cottage, 31 High Street, located approximately 300 metres to the southeast of the site</p> <p>14. The Gables, 45 High Street, situated over 450 metres to the southeast of the site.</p> <p>15. Baptist Mission Chapel, High Street, situated approximately 450 metres to the southeast of the site.</p> <p>16. Prospect House, 60 High Street, situated approximately 400 metres to the southeast of the site.</p> <p>17. 49, 51 High Street situated approximately 400 metres to the southeast of the site.</p> <p>18. 53 High Street, located approximately 400 metres to the southeast of the site.</p> <p><u>Beyond 500m buffer</u></p> <p>19. The Grange, situated just over 550 metres to the southeast of the site.</p> <p>21. 23 Beach Road, located over 670 metres to the east of the site.</p>

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
<p>Within 500m buffer</p> <p><u>To the east and southeast</u></p> <p>Locally listed buildings no's 4 – 12 and 14 – 18 are located a minimum of 280 metres away from the site. Given the distances and numerous intervening properties and existing landscaping, the residential development of the site would have no impact upon the significance of these non-designated heritage assets, including any contribution made to the significance by their settings.</p> <p>Beyond 500m buffer</p> <p><u>To the southeast</u></p> <p>Locally listed buildings No's 19 and 20 are located a minimum of 550 metres from the site. Given the distances and numerous intervening properties and existing landscaping, the residential development of the site would have no impact on the</p>

significance of these non-designated heritage assets, including any contribution made to the significance by their settings.

Landscape Impact (including key views and topography)

The site is reasonably flat, but slopes gently from west to east. It is largely well screened on its north, east, south and west boundaries with hedgerows and other mature landscaping associated with the railway cutting. The land is elevated in comparison to the main core of the village and CA, but the landscaping gives the site a sense of enclosure.

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

As mentioned above, there is mature landscaping associated with the railway cutting adjacent to most of the eastern boundary of the site, as well as hedgerows on the south and western boundaries. In addition, the existing hedgerow that bounds the western side of the site helps provides a rural character to Links Road that runs adjacent to this side of the site.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.

Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area including Mundesley Conservation Area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment):

- Consideration should be given to the height and scale of new residential development on the southern and western sides of the site, to take account of the nearby single and one and a half storey dwellings and holiday chalets.
- The layout should ensure the retention and strengthening of as much existing landscaping as possible and in particular, the landscaping associated with the railway cutting on the eastern side of the site.

Enhancement: What are the potential opportunities for the enhancement of the historic environment?

No specific enhancement opportunities in relation to the historic environment. However, the landscaping improvements mentioned above to retain and strengthen existing landscaping belts, particularly on the eastern and western boundaries of the site, would assist with the overall attractiveness of the area.

Stage 4: Evaluating Impact

Conclusions and Rag Rating

Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

E7: Tattersett Business Park

Site Reference	E7
Site Location	Tattersett Business Park
Buffer Zone	500m

Stage 1: Desktop Assessment

Heritage Asset	Within site/ within 500m buffer/ beyond buffer	Name and Location
Listed Building		
Conservation Area	Beyond the 500m buffer	3. Tattersett Conservation Area
Scheduled Ancient Monument	Inside 500m buffer	2. Bowl Barrow, Wicken Covert
Registered Park and Garden		
Locally Listed Building		
Article 4 Direction	Beyond the 500m buffer	1. Article 4 Direction (ART4/00/35) – Restriction of use of the land

Stage 2: Site Survey

Site Description (Including form and character, materials, massing and scale)
The site is made up of a number of sparsely located employment uses contained within former airbase buildings. As per the nature of the former use of the site, there is significant greenfield land between existing employment buildings. There are a number of existing employment uses on the site at present taking place in former air base buildings.

Designated heritage asset(s) on site ?
None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting
N/A

Designated heritage asset(s) within the vicinity of the site?
<p>1. Article 4 Direction (ART4/00/35) relating to land beyond the 500m buffer. This Article 4 Direction does not relate to the Historic Environment and is not considered in this assessment.</p> <p>2. Bowl Barrow, Wicken Covert is a Scheduled Ancient Monument located approximately 475m to the south west of the site.</p> <p>3. Tattersett Conservation Area is situated approximately 650m to the south west of the proposed site.</p>

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

2. Bowl Barrow, Wicken Covert

The Bowl Barrow is a Scheduled Ancient Monument is a good example of a Bowl Barrow, a funerary monument dating from the Late Neolithic period to the Late Bronze Age. This is an important example due to its limited disturbance and information locked within will help to contribute to an understanding of the character and development of the prehistoric landscape. An Agricultural field and landscaping currently separates the Scheduled Monument from the existing former airbase. It is considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

3. Tattersett Conservation Area

Tattersett Conservation Area is situated approximately 650m to the south west of the proposed site. There is significant landscaping between the Conservation Area and the proposed site. It is therefore considered that the development of the site for a residential use would have **no impact** upon the significance (including any contribution made to that significance by setting) of the heritage asset.

Non-designated heritage asset(s) on site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Non-designated heritage asset(s) within the vicinity of the site?

None

If yes, what is the impact on designated heritage asset(s) in terms of significance and setting

N/A

Landscape Impact (including key views and topography)

The site is large, but is mostly self-contained (being a former airbase) with significant screening and use of the topography of the land to further add to the element of screening. As a result most views in and out are largely screened.

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

There are a number of prominent trees throughout the site itself that form part of the original layout of the airbase. There are also prominent trees along the main access route to the employment area.

Stage 3: Avoiding Harm (Mitigation Measures) and opportunities for enhancement

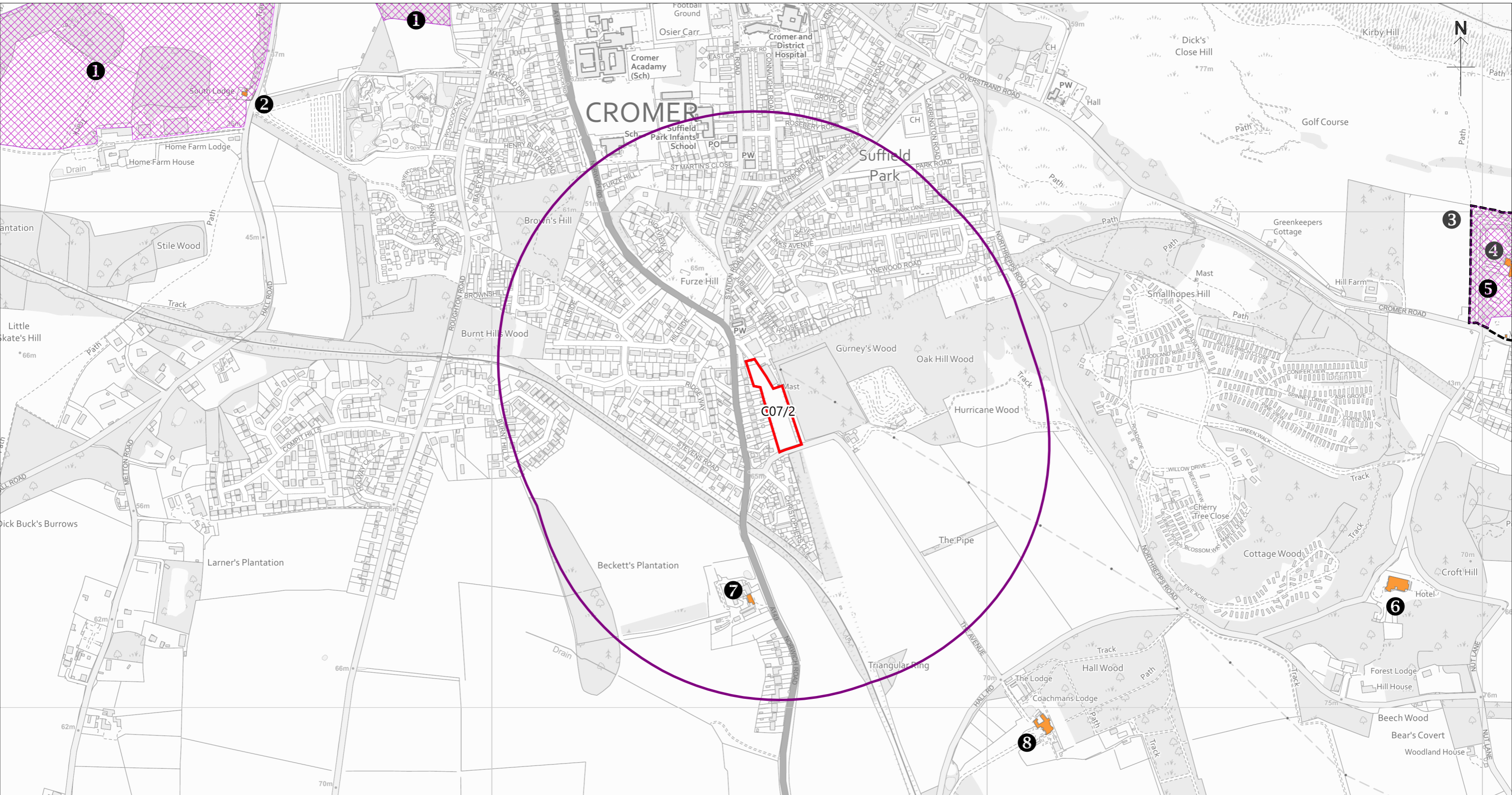
Avoiding Harm : Consideration of type of development/design/layout/site boundary/landscaping/open space/heights of buildings etc.
Development should conserve, or where appropriate enhance, the significance of heritage assets (including any contribution made to that significance by setting) both within the site and the wider area. Development should include the following mitigation measures (as set out in further detail in the Historic Impact Assessment): <ul style="list-style-type: none">• Retain and enhance landscaping on all boundaries of the site.• Retain existing green spaces between units on the site• Retain footprint and scale of existing former airbase buildings

Enhancement: What are the potential opportunities for the enhancement of the historic environment?
N/A

Stage 4: Evaluating Impact

Conclusions and Rag Rating	
	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 3.

Appendix C: Site Assessment Maps



Heritage Impact Assessment

- Assessment Site
- Conservation Area
- Listed Building I
- Listed Building II
- Listed Building II*
- Locally Listed Buildings
- 500m Search Radius
- Historic Park/Garden I
- Historic Park/Garden II
- Historic Park/Garden II*
- Historic Park/Garden Ungraded
- Archaeological Notification Area
- Article 4 Direction
- Scheduled Monuments

NOT TO SCALE

CB

20/02/2020

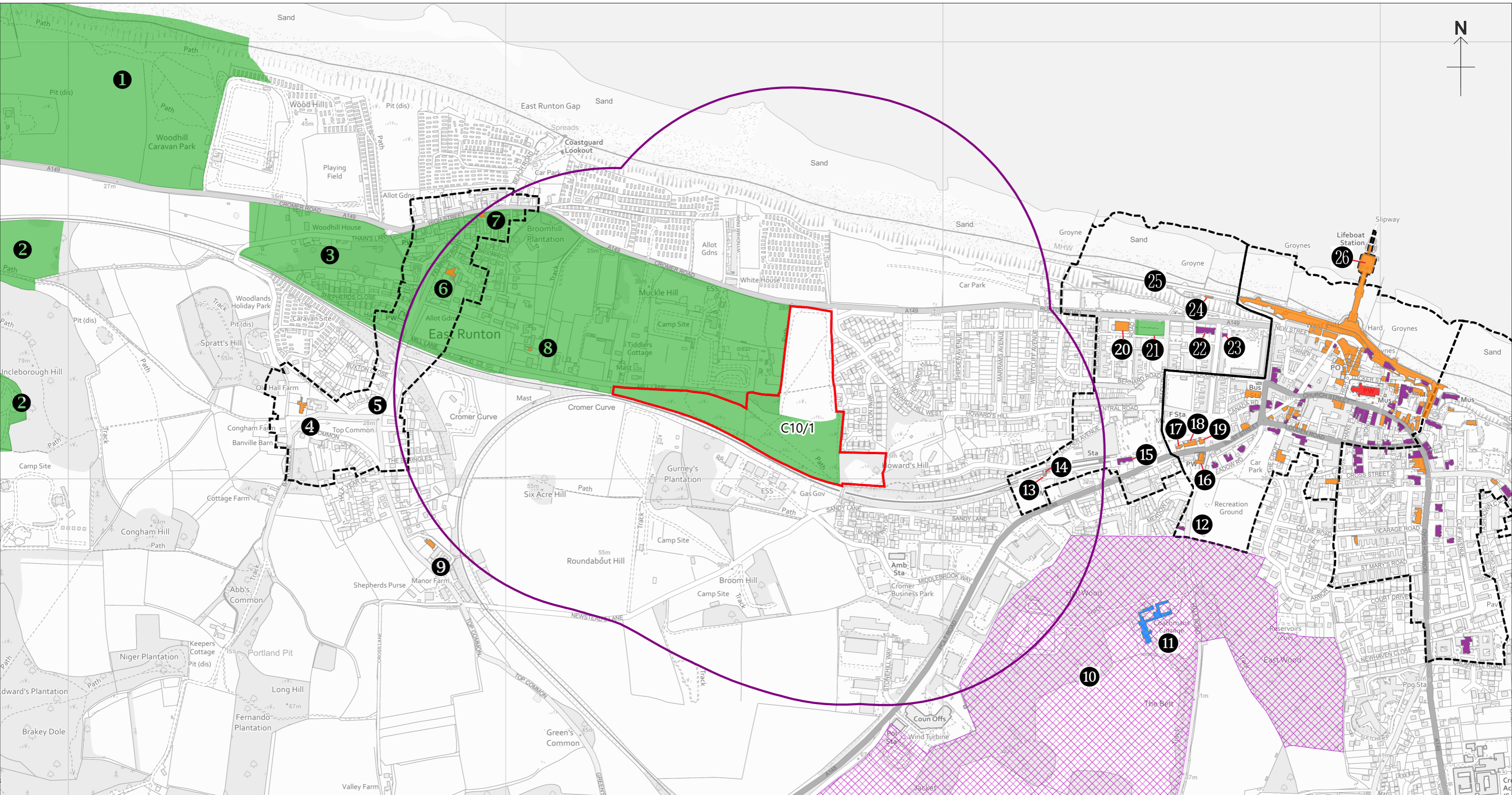
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Heritage Impact Assessment

- | | | |
|----------------------------------|-------------------------------|--------------------------|
| Assessment Site | Conservation Area | Listed Building I |
| 500m Search Radius | Historic Park/Garden I | Listed Building II |
| Archaeological Notification Area | Historic Park/Garden II | Listed Building II* |
| Article 4 Direction | Historic Park/Garden II* | Locally Listed Buildings |
| Scheduled Monuments | Historic Park/Garden Ungraded | |

NOT TO SCALE

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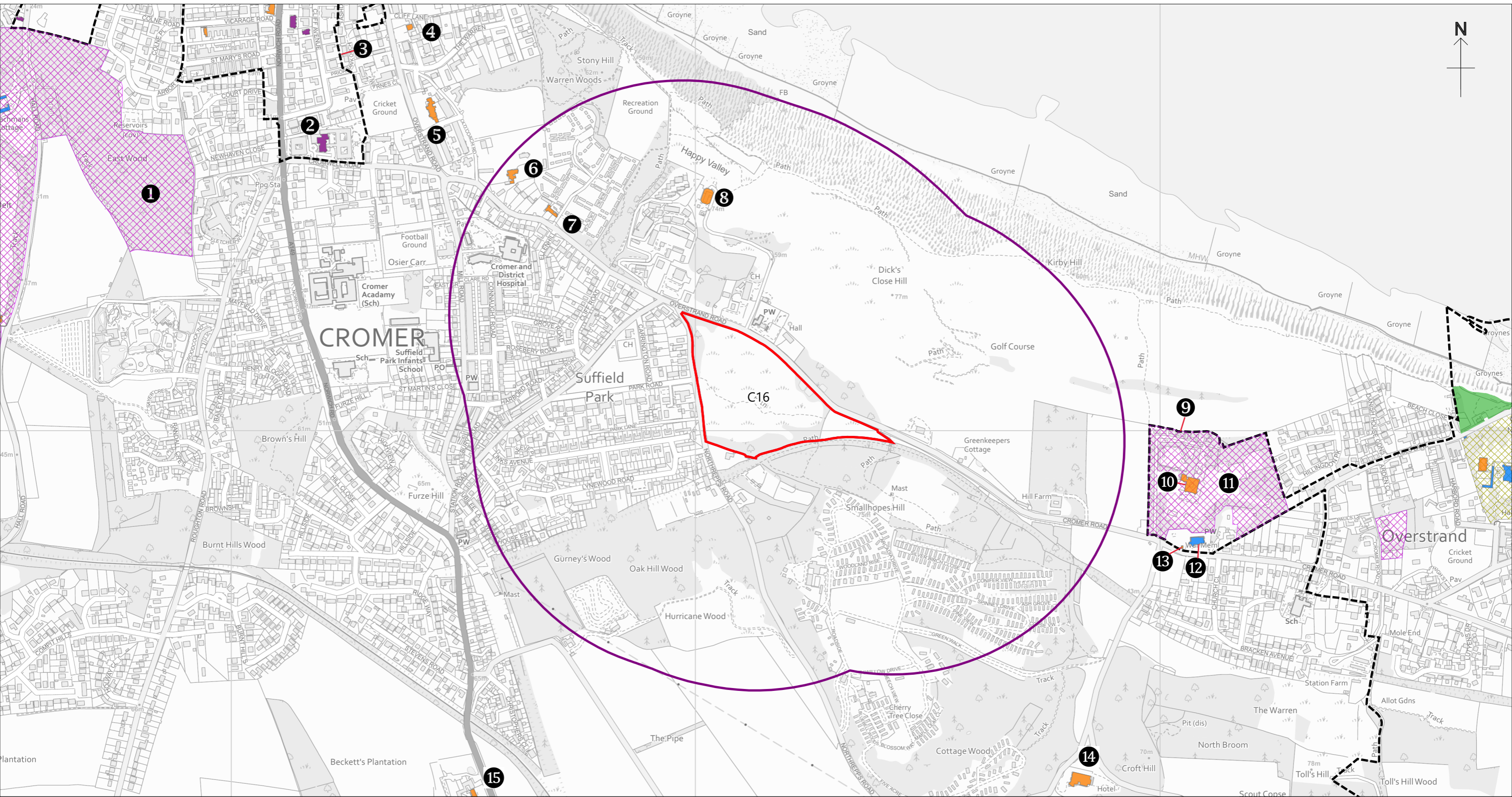
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|----------------------------------|-------------------------------|--------------------------|
| Assessment Site | Conservation Area | Listed Building I |
| 500m Search Radius | Historic Park/Garden I | Listed Building II |
| Archaeological Notification Area | Historic Park/Garden II | Listed Building II* |
| Article 4 Direction | Historic Park/Garden II* | Locally Listed Buildings |
| Scheduled Monuments | Historic Park/Garden Ungraded | |



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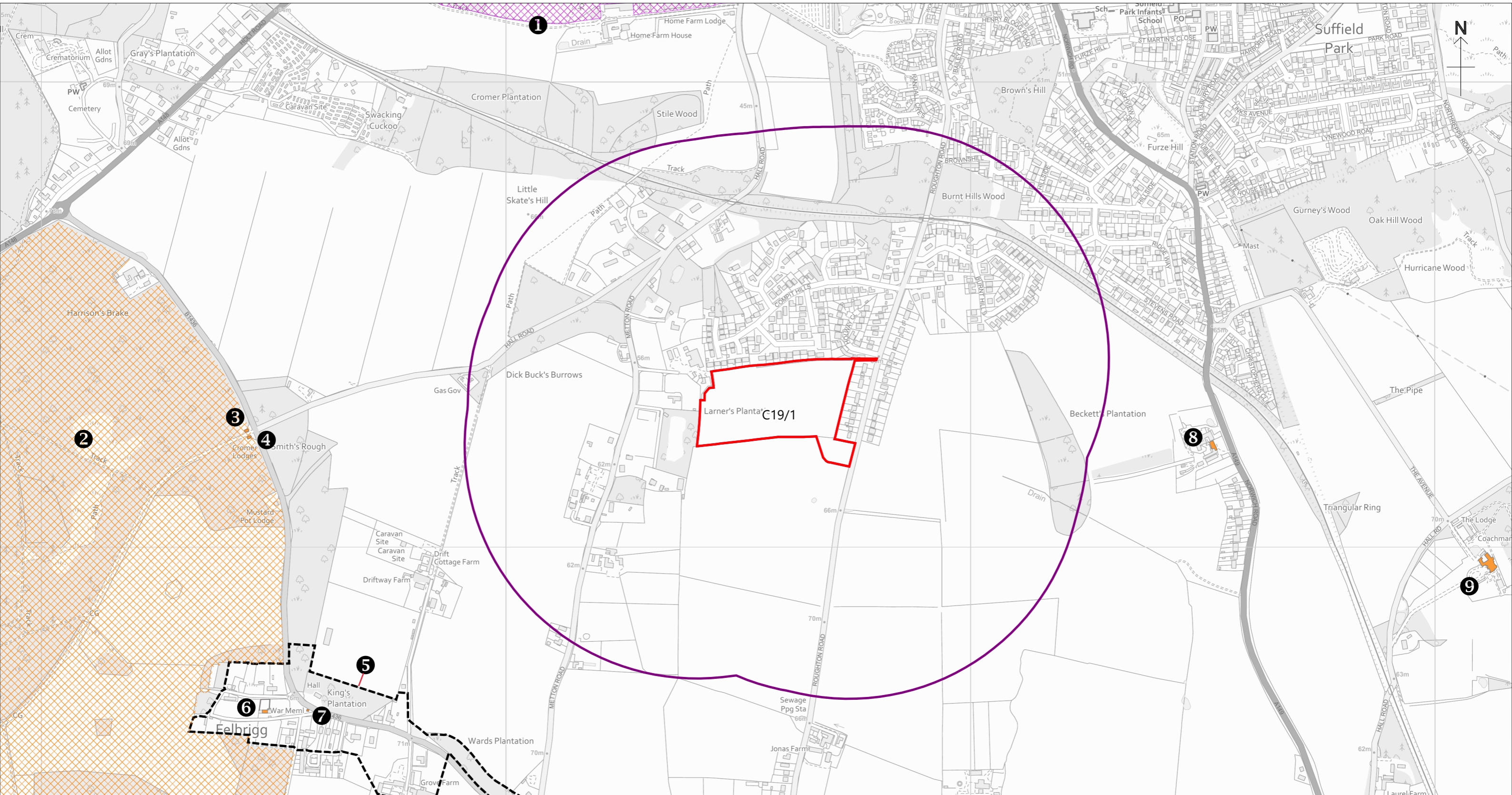
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|----------------------------------|-------------------------------|--------------------------|
| Assessment Site | Conservation Area | Listed Building I |
| 500m Search Radius | Historic Park/Garden I | Listed Building II |
| Archaeological Notification Area | Historic Park/Garden II | Listed Building II* |
| Article 4 Direction | Historic Park/Garden II* | Locally Listed Buildings |
| Scheduled Monuments | Historic Park/Garden Ungraded | |

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| Assessment Site | Conservation Area | Listed Building I |
| 500m Search Radius | Historic Park/Garden I | Listed Building II |
| Archaeological Notification Area | Historic Park/Garden II | Listed Building II* |
| Article 4 Direction | Historic Park/Garden II* | Locally Listed Buildings |
| Scheduled Monuments | Historic Park/Garden Ungraded | |

NOT TO SCALE

CB

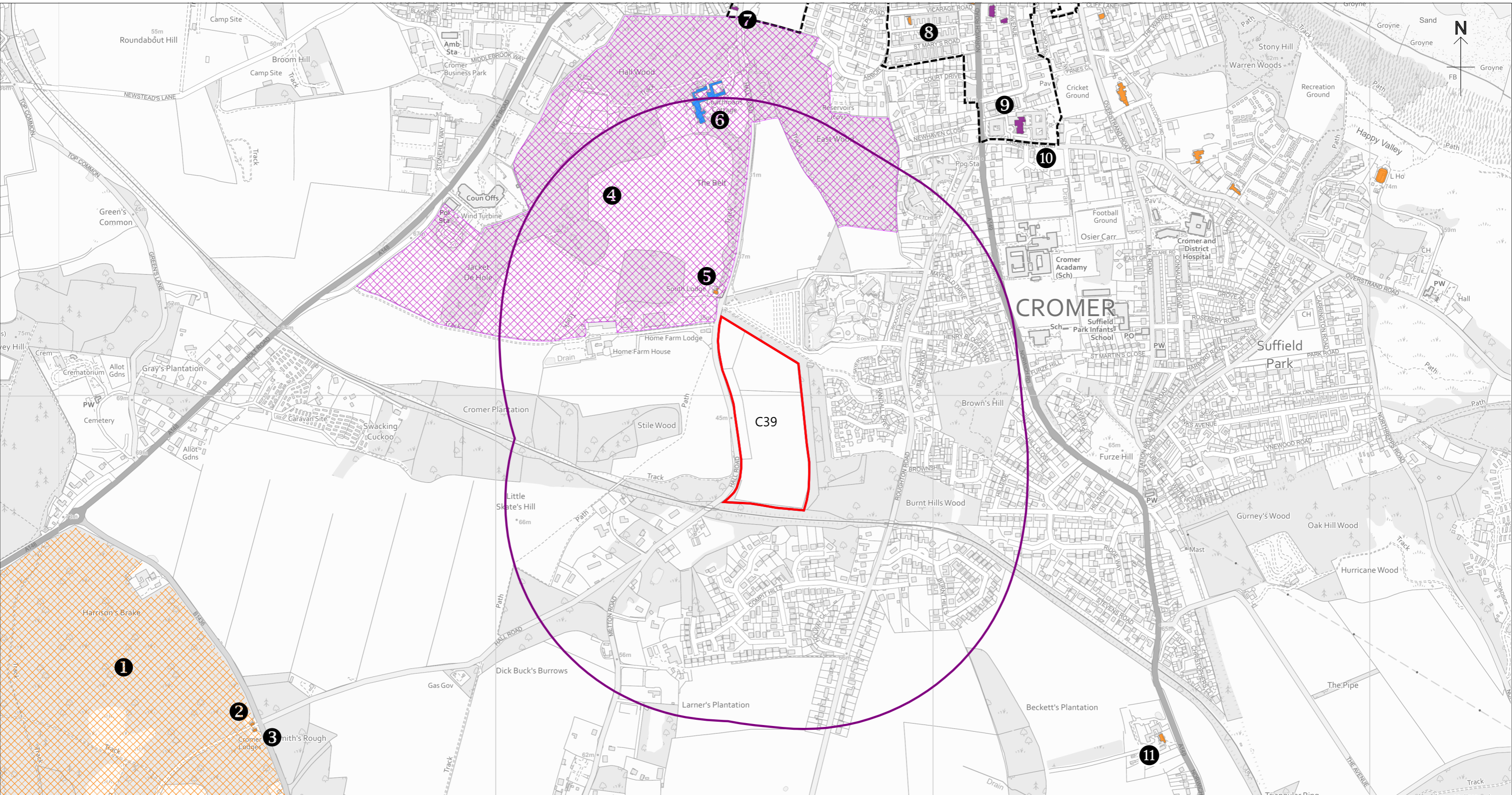
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- | | | |
|----------------------------------|-------------------------------|--------------------------|
| Assessment Site | Conservation Area | Listed Building I |
| 500m Search Radius | Historic Park/Garden I | Listed Building II |
| Archaeological Notification Area | Historic Park/Garden II | Listed Building II* |
| Article 4 Direction | Historic Park/Garden II* | Locally Listed Buildings |
| Scheduled Monuments | Historic Park/Garden Ungraded | |

NOT TO SCALE

CB

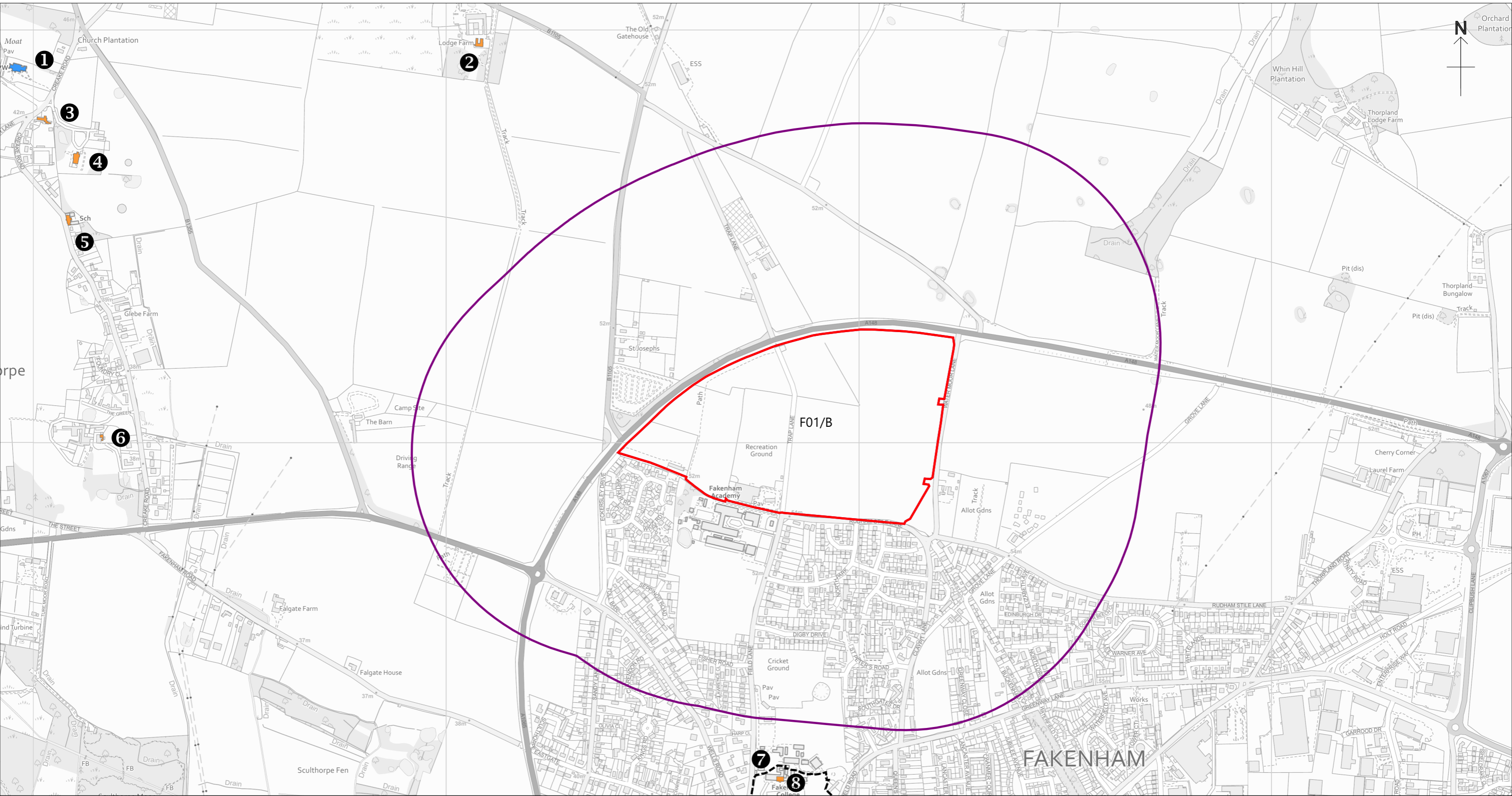
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Heritage Impact Assessment

- | | | |
|----------------------------------|-------------------------------|--------------------------|
| Assessment Site | Conservation Area | Listed Building I |
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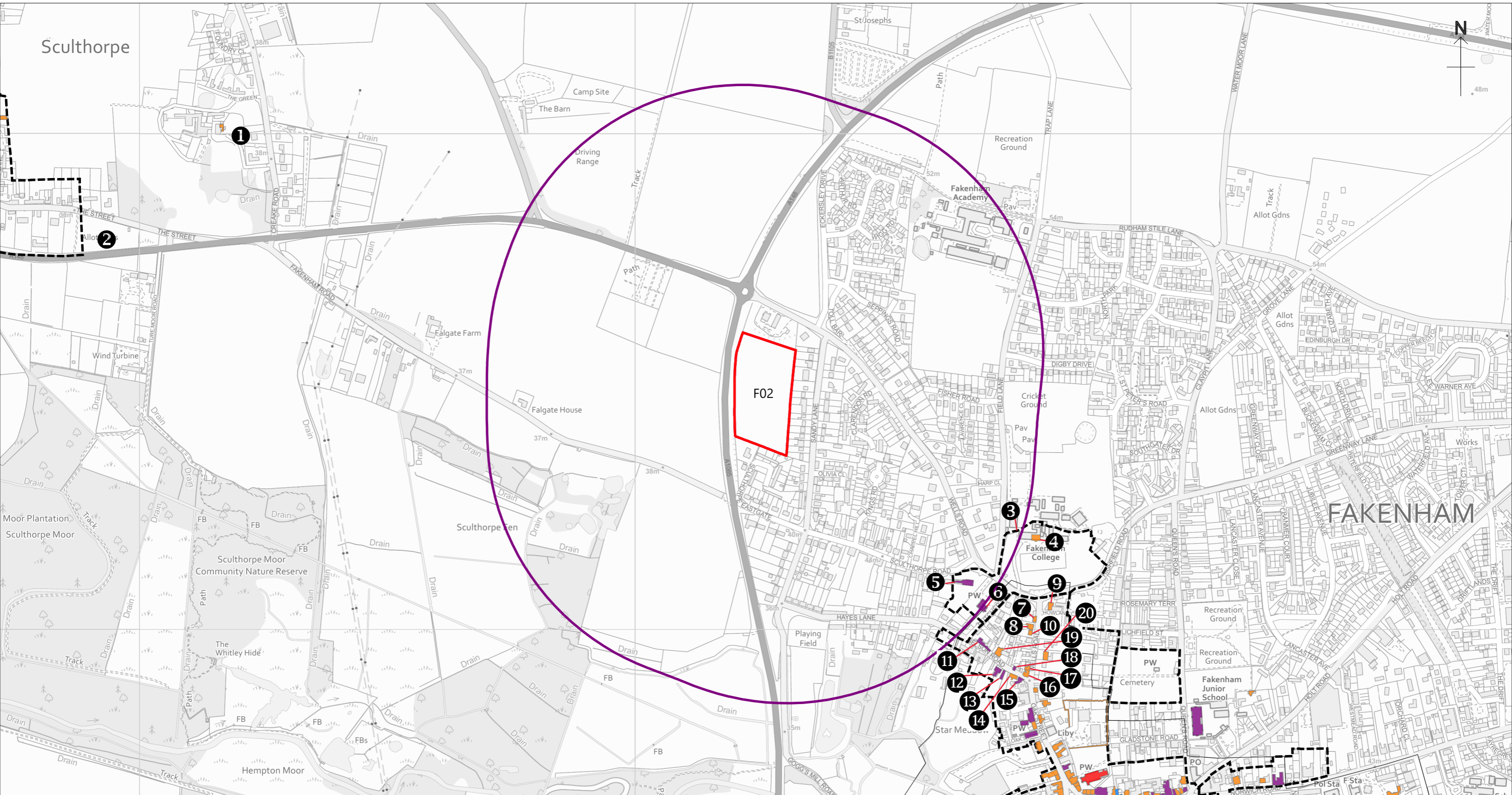
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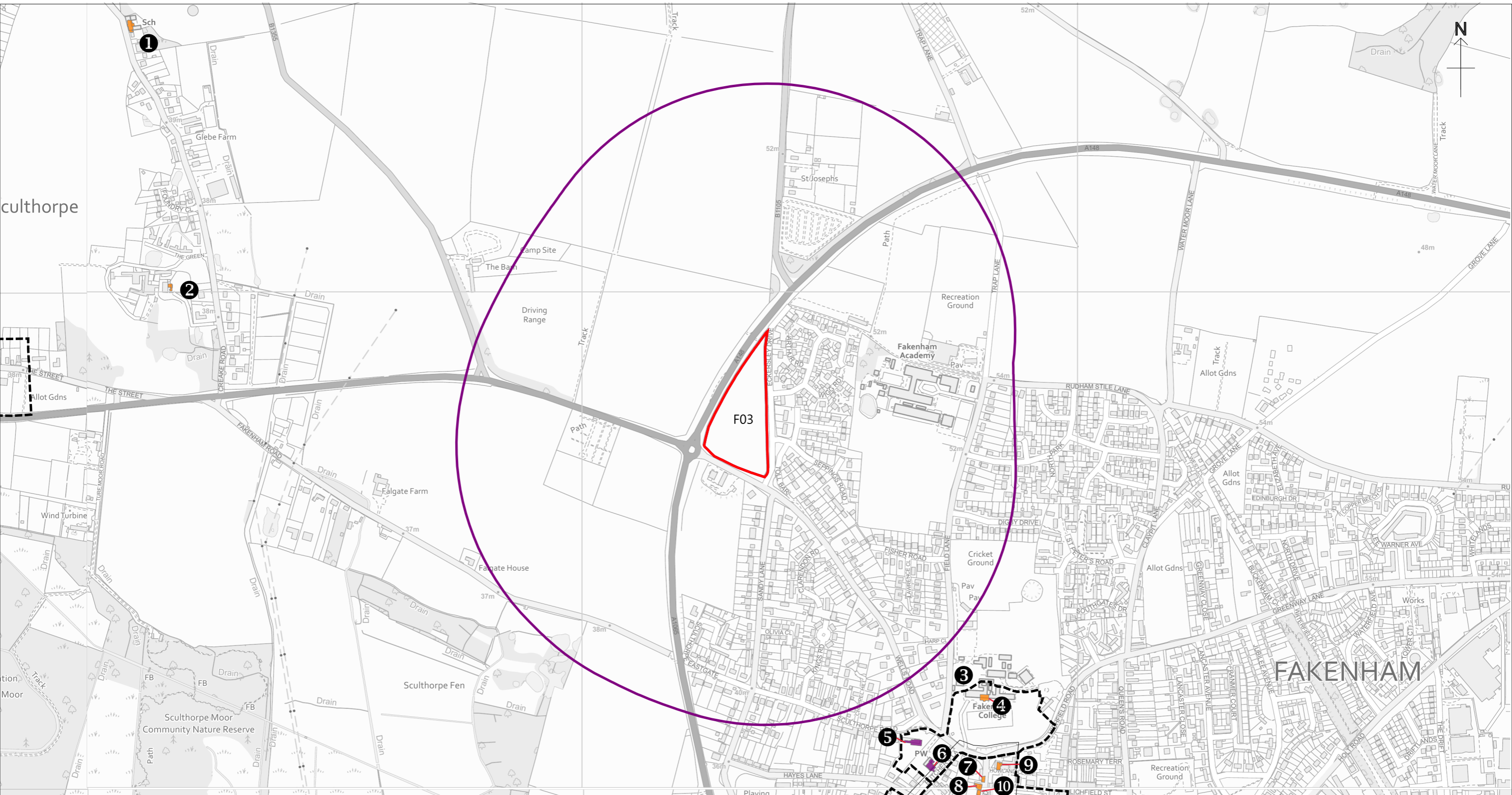
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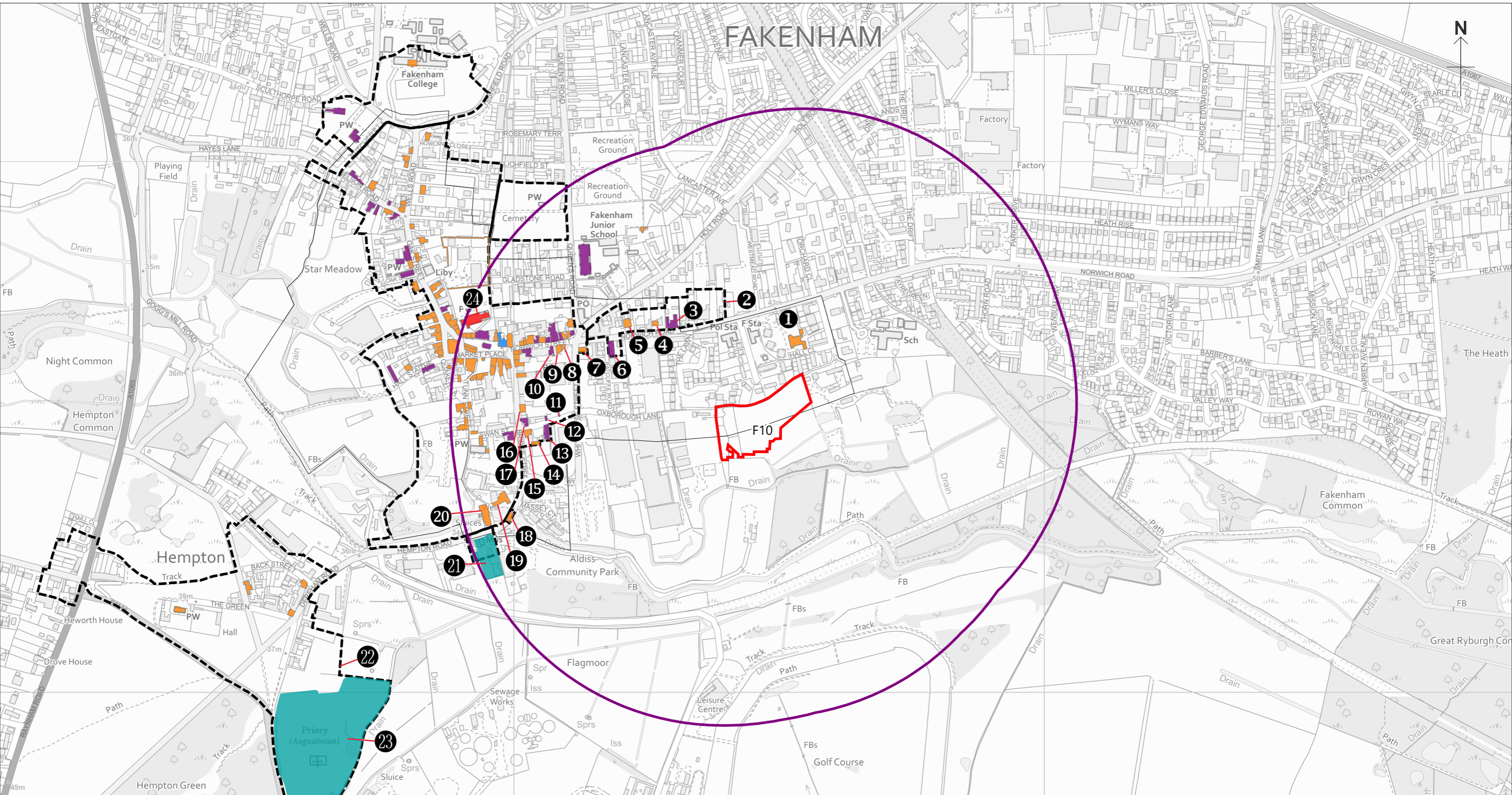
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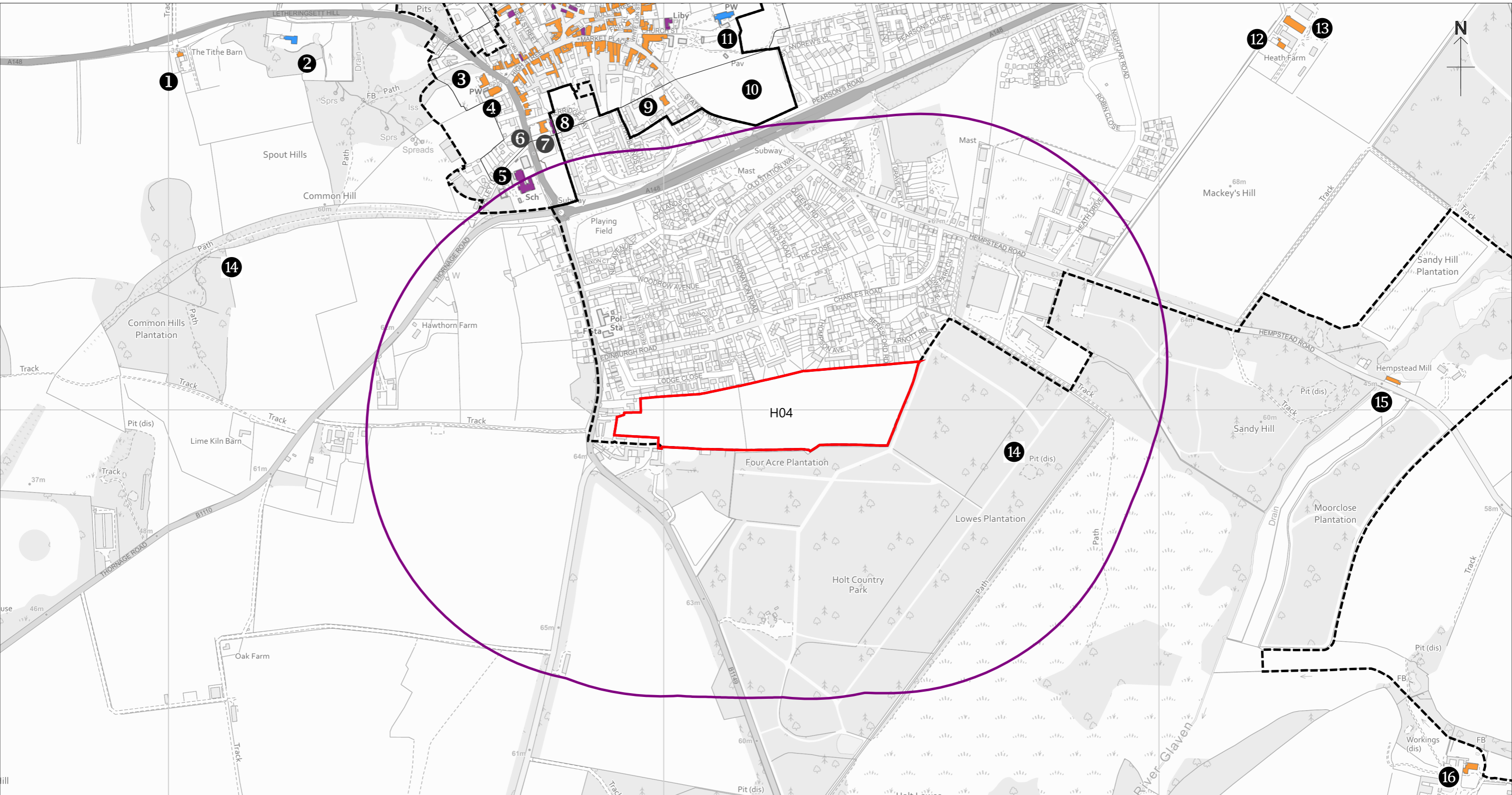
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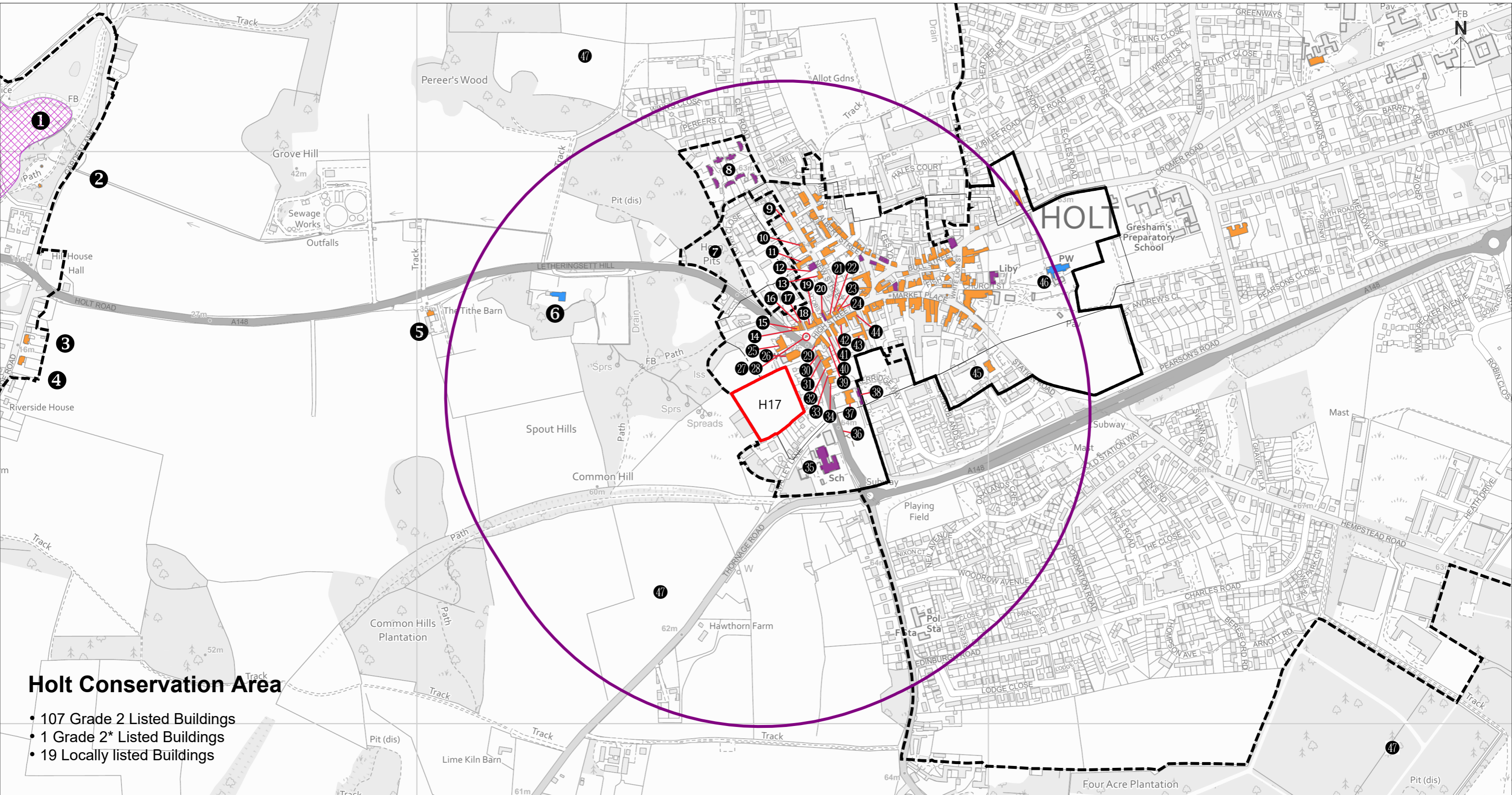
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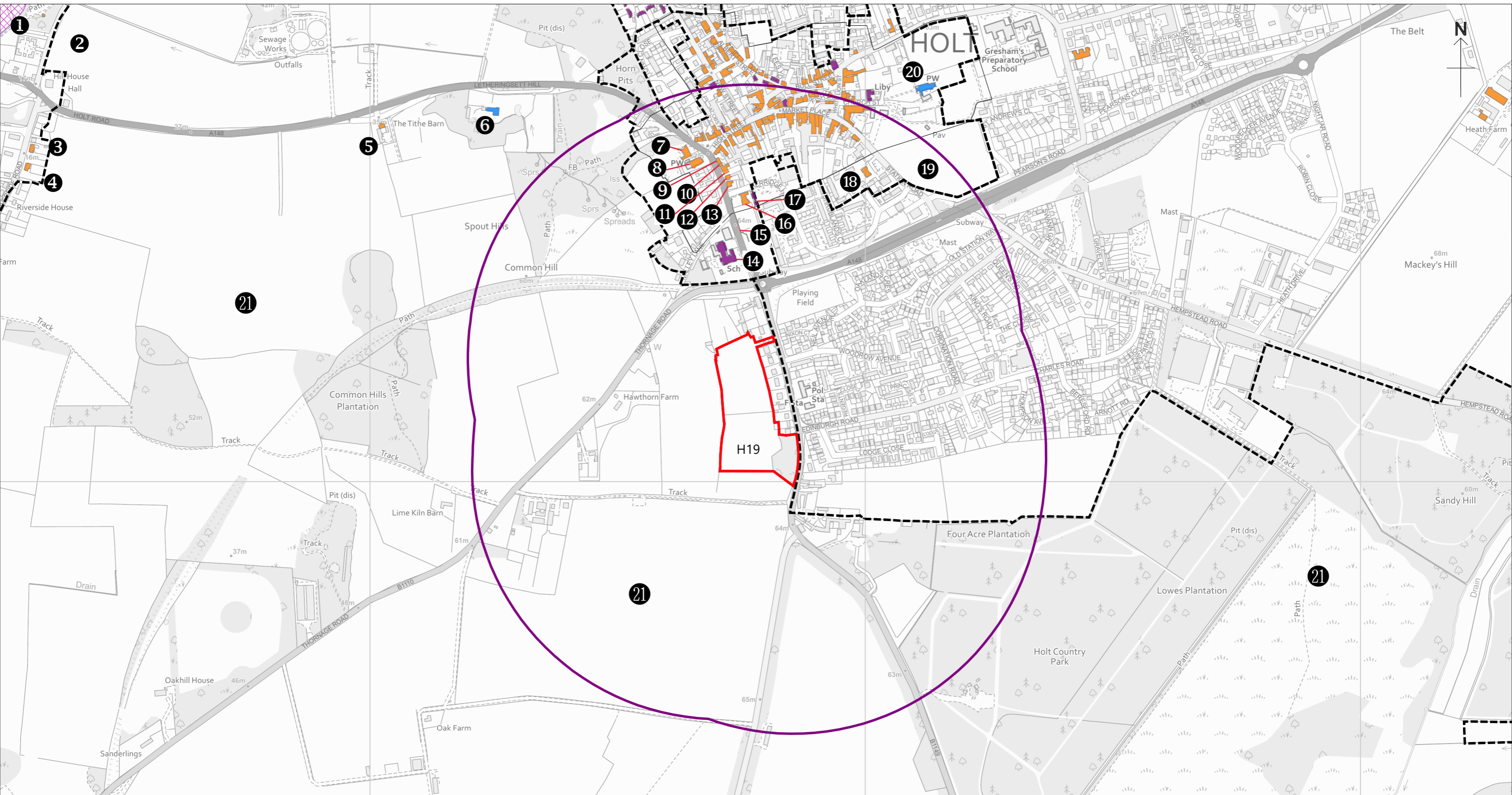
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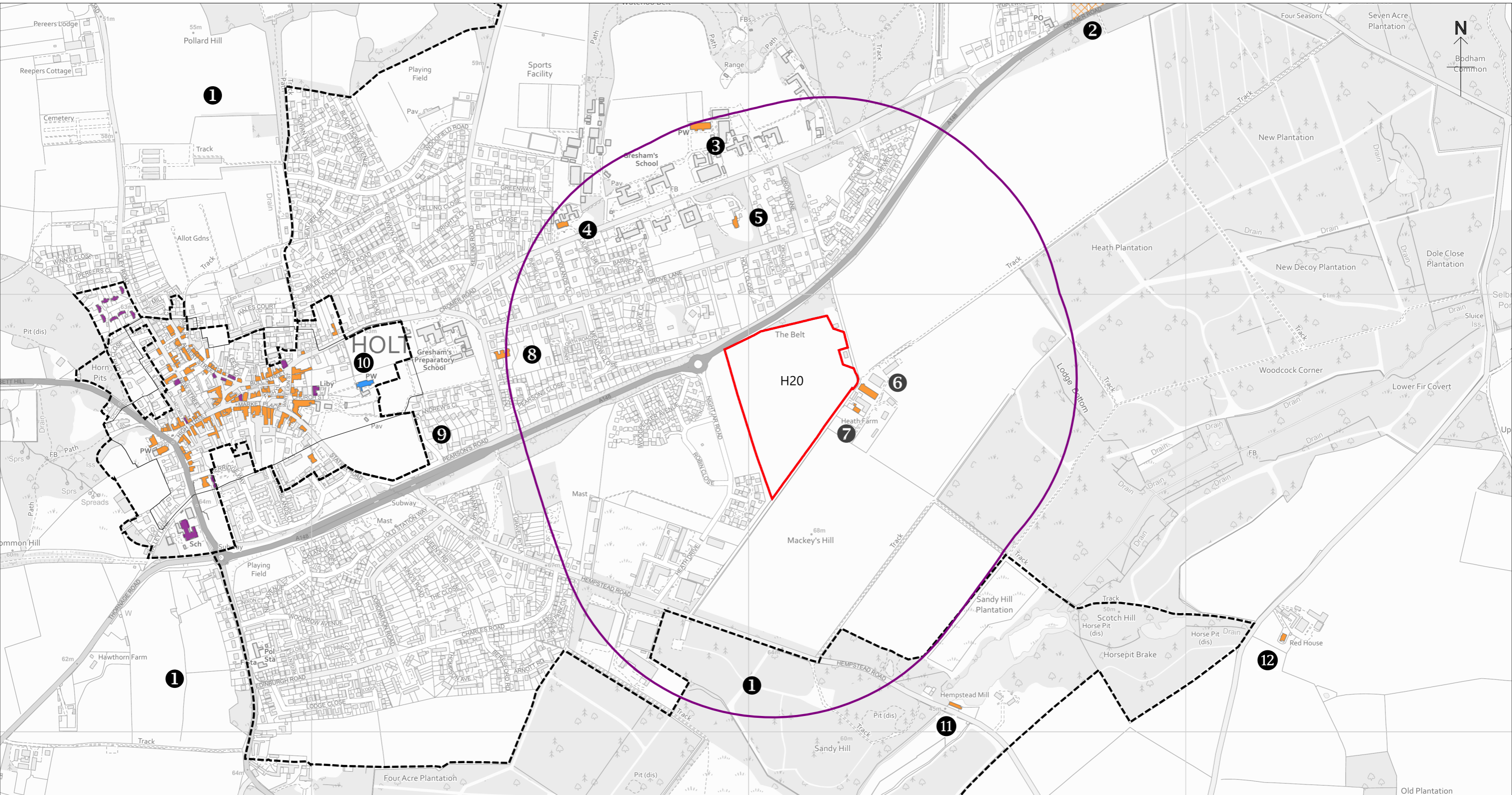
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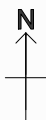
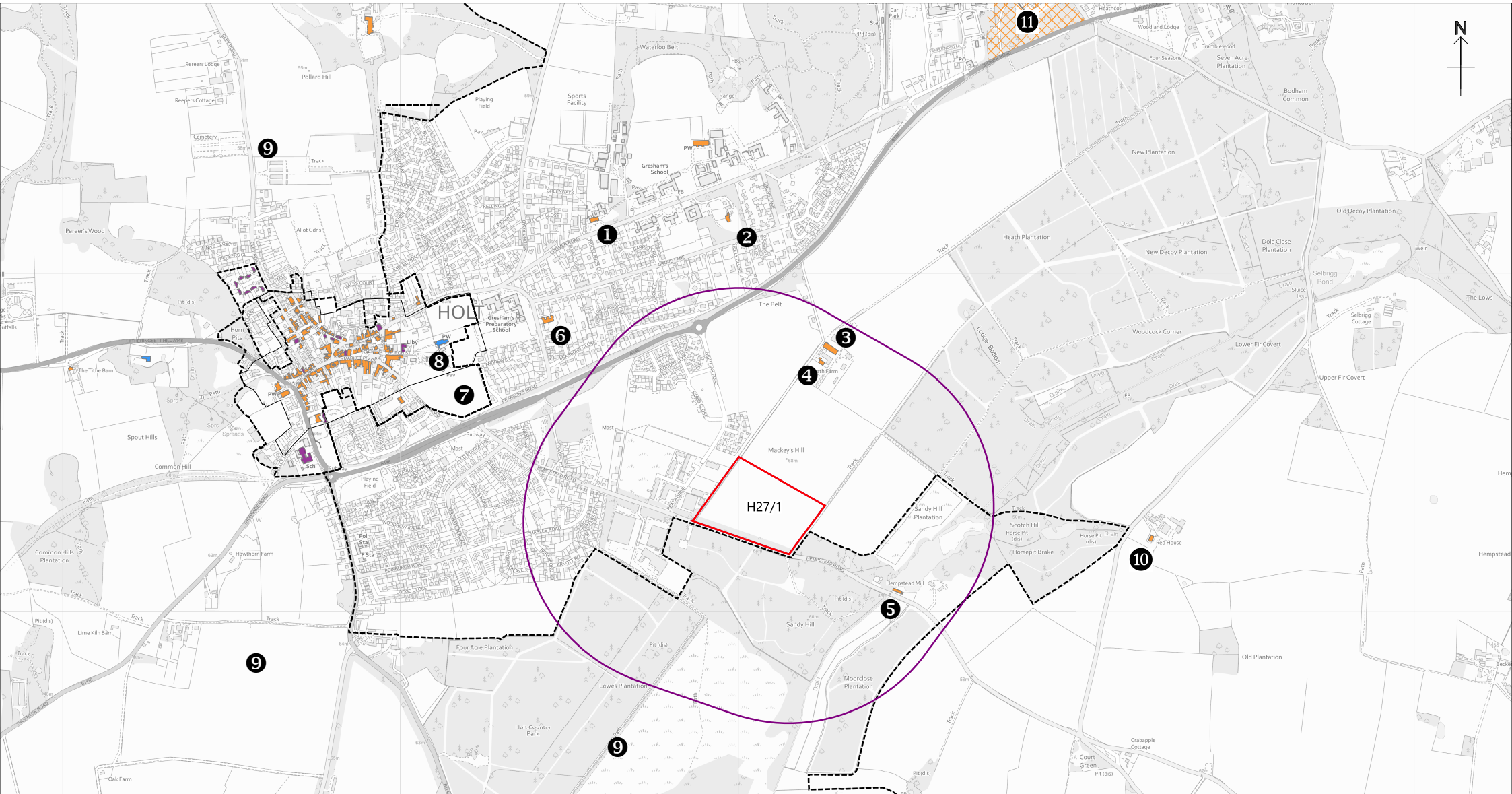
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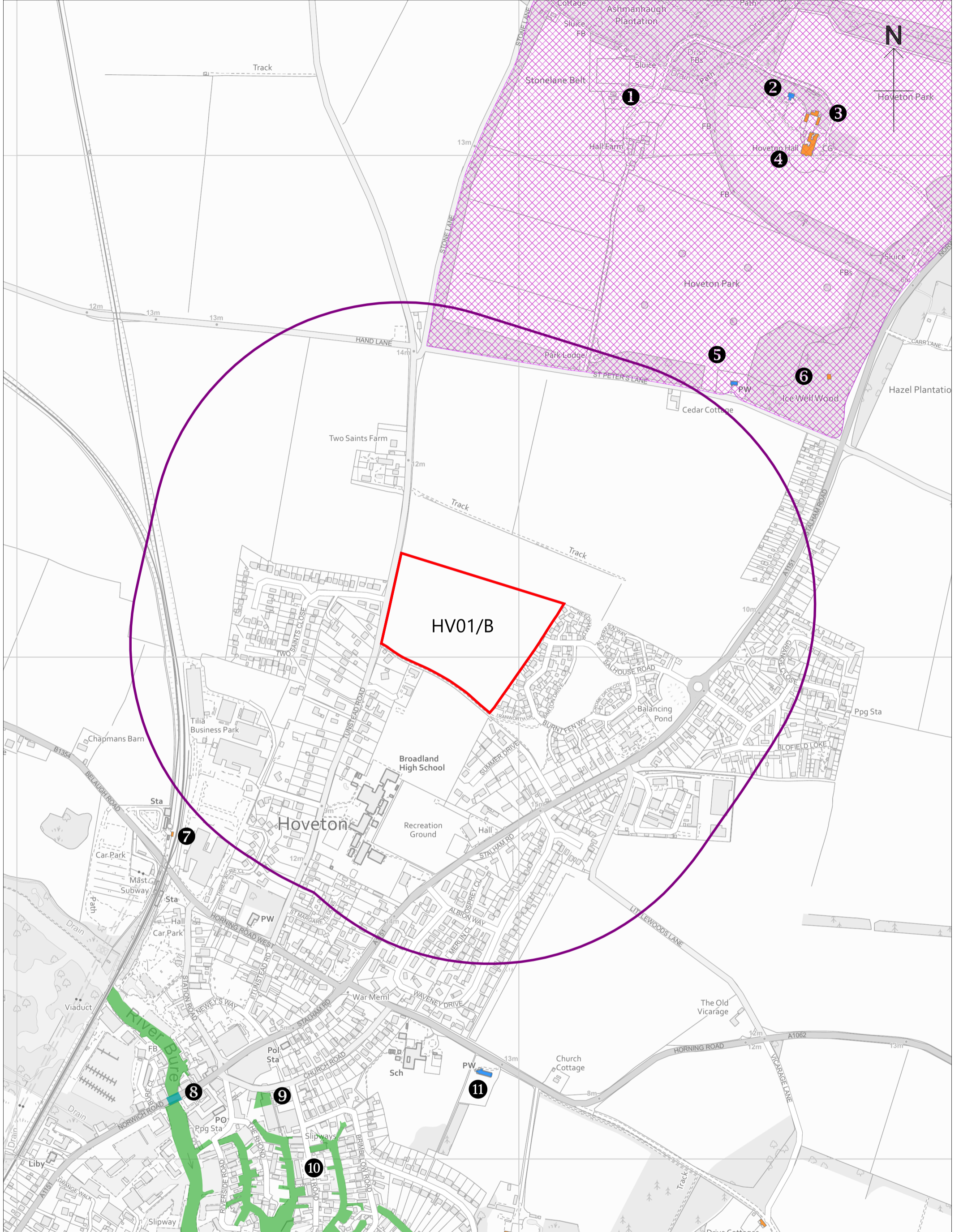
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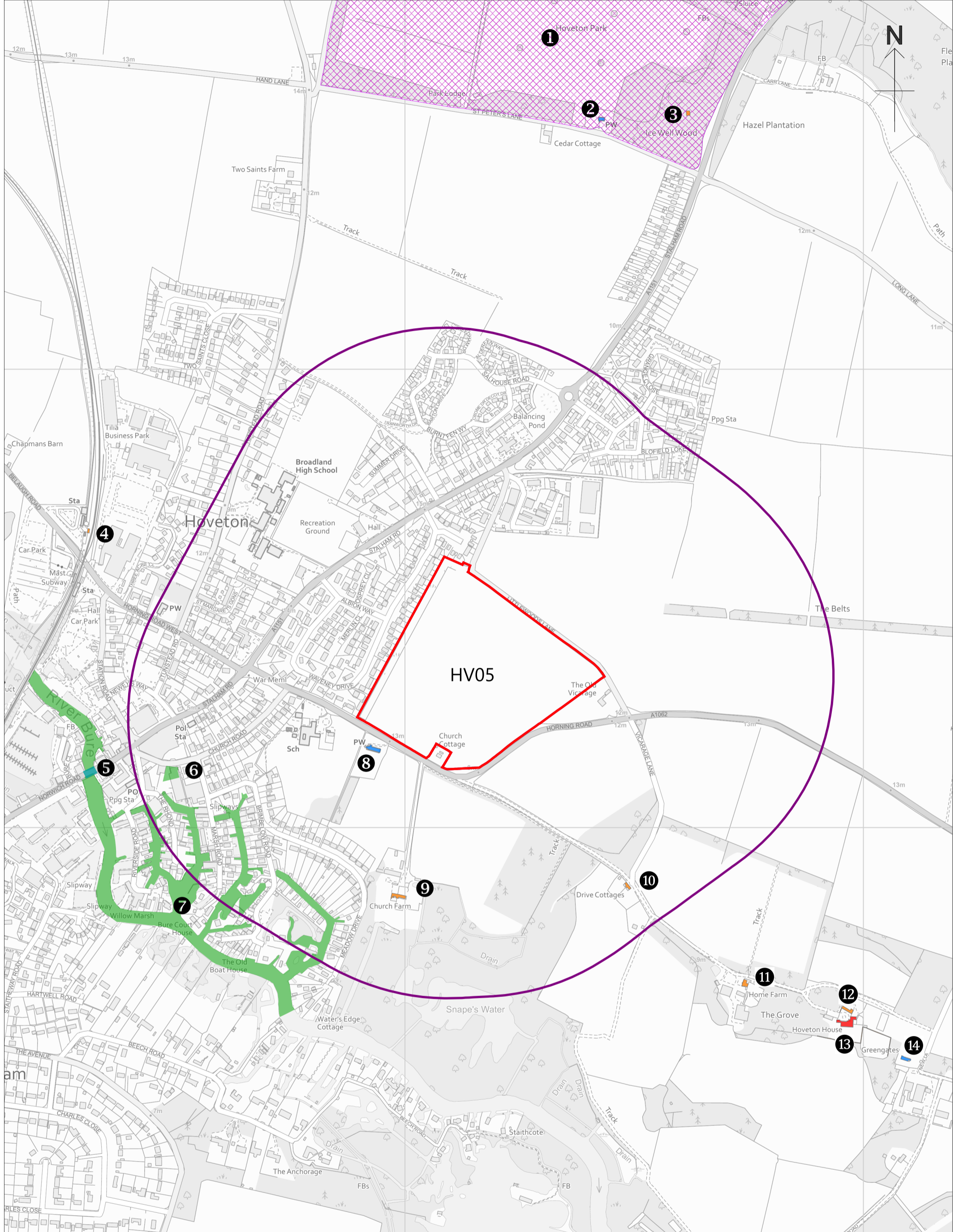
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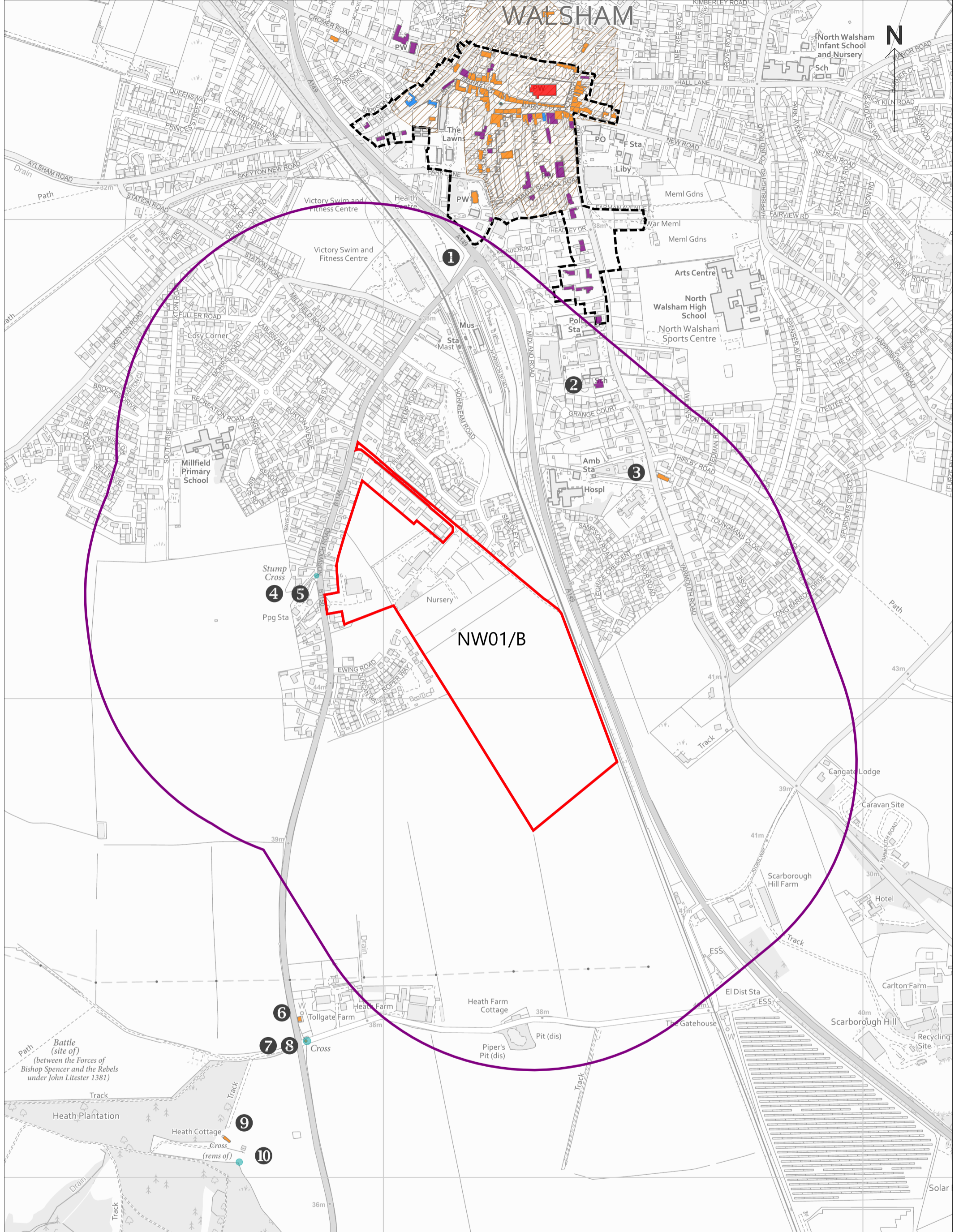
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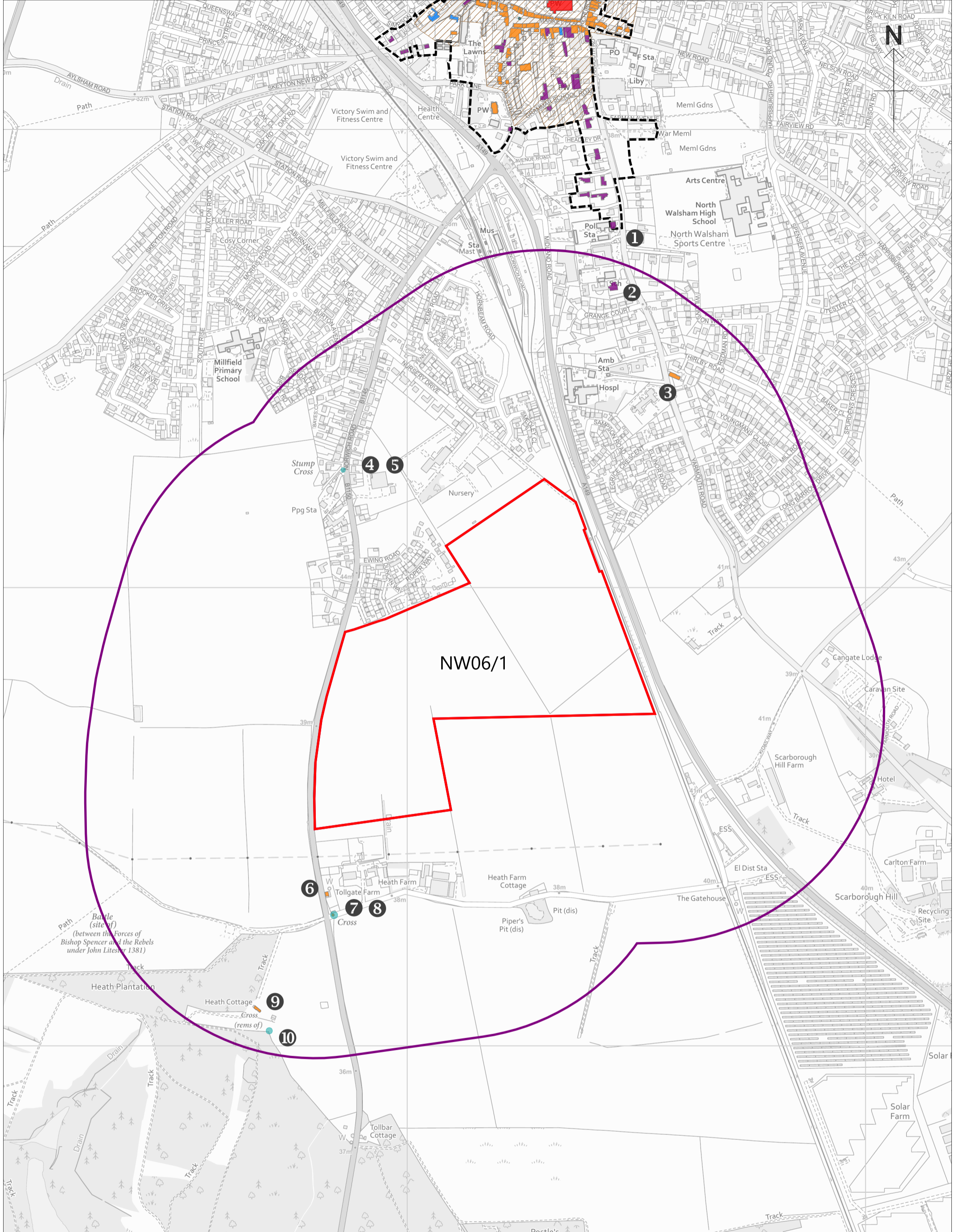
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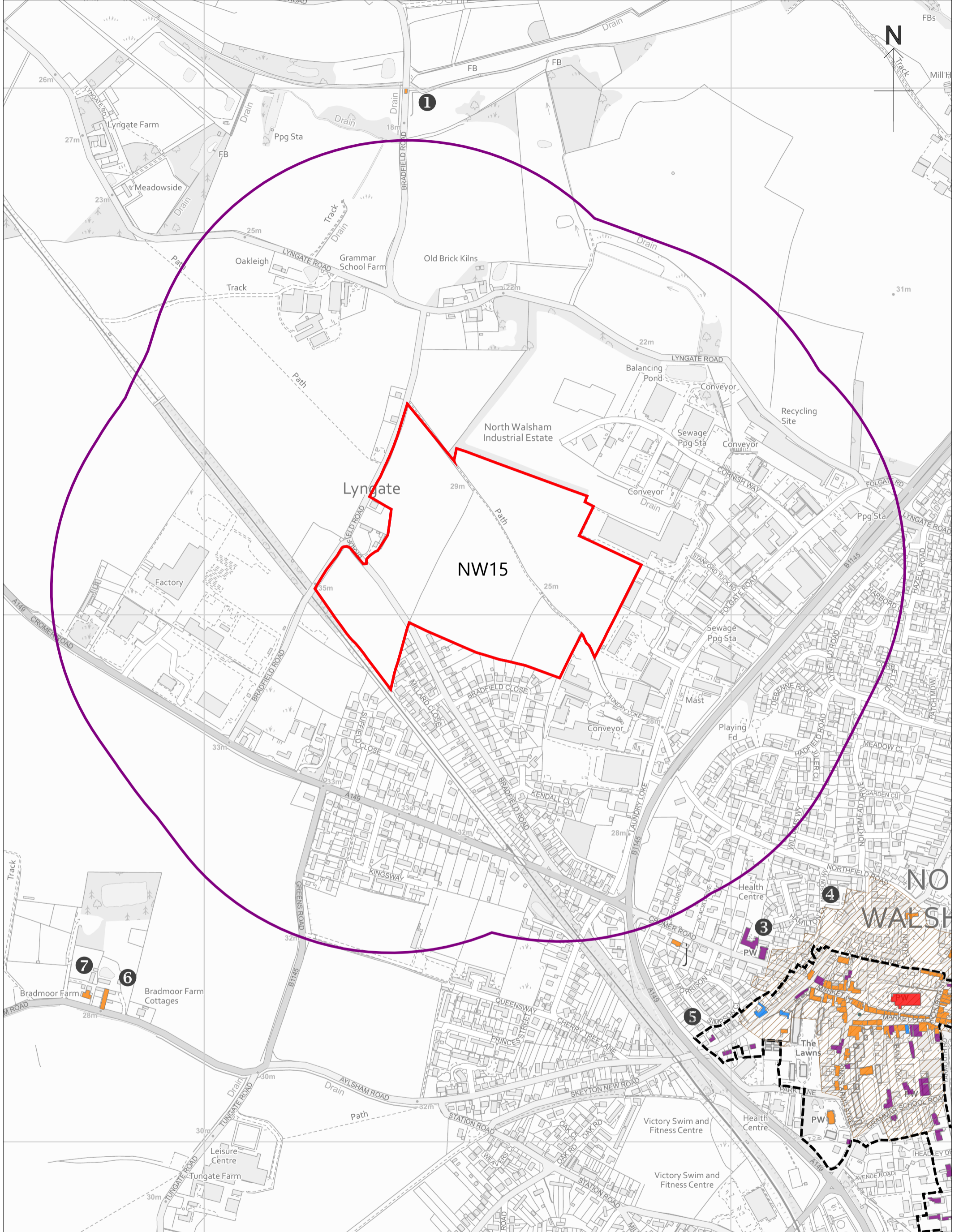
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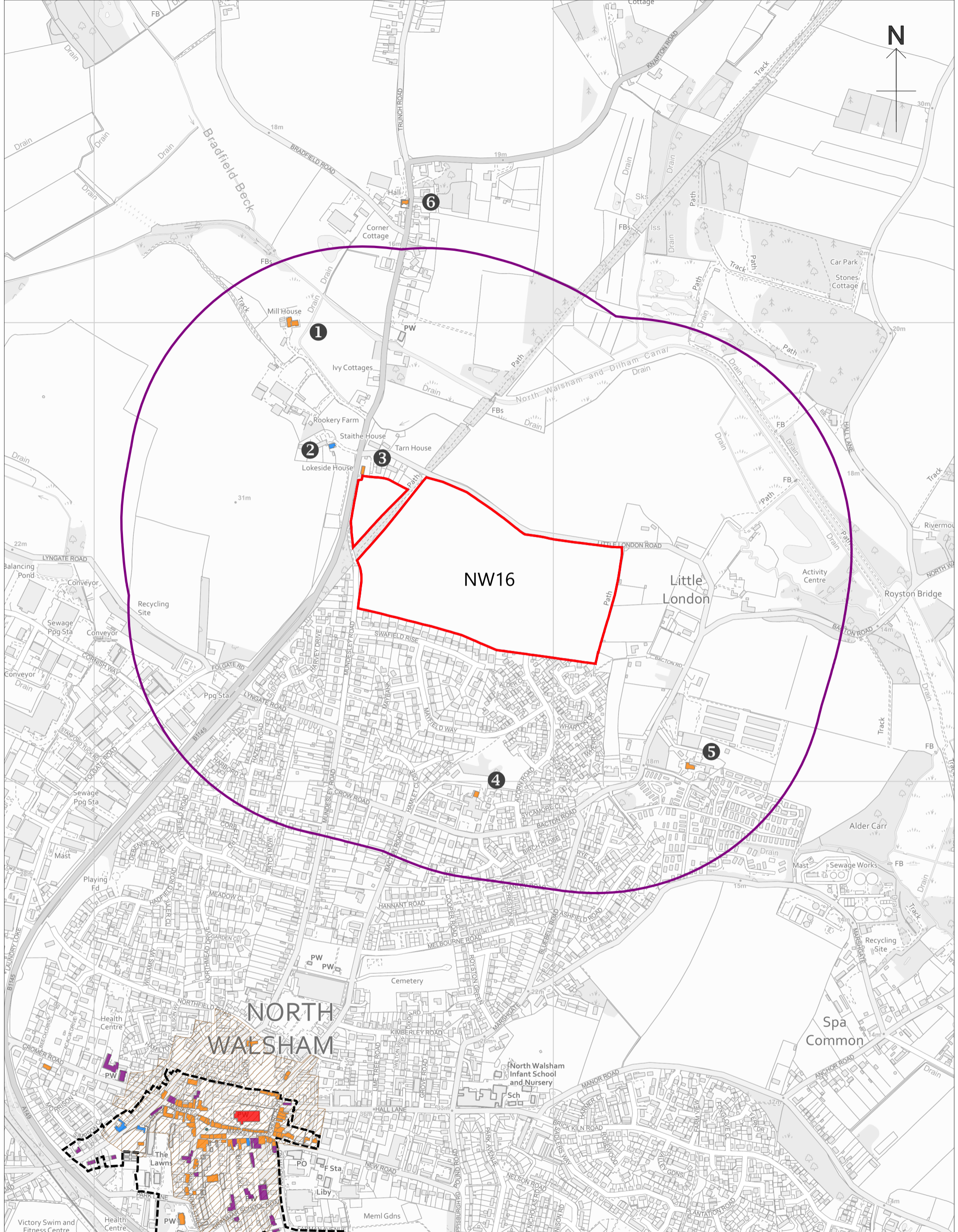
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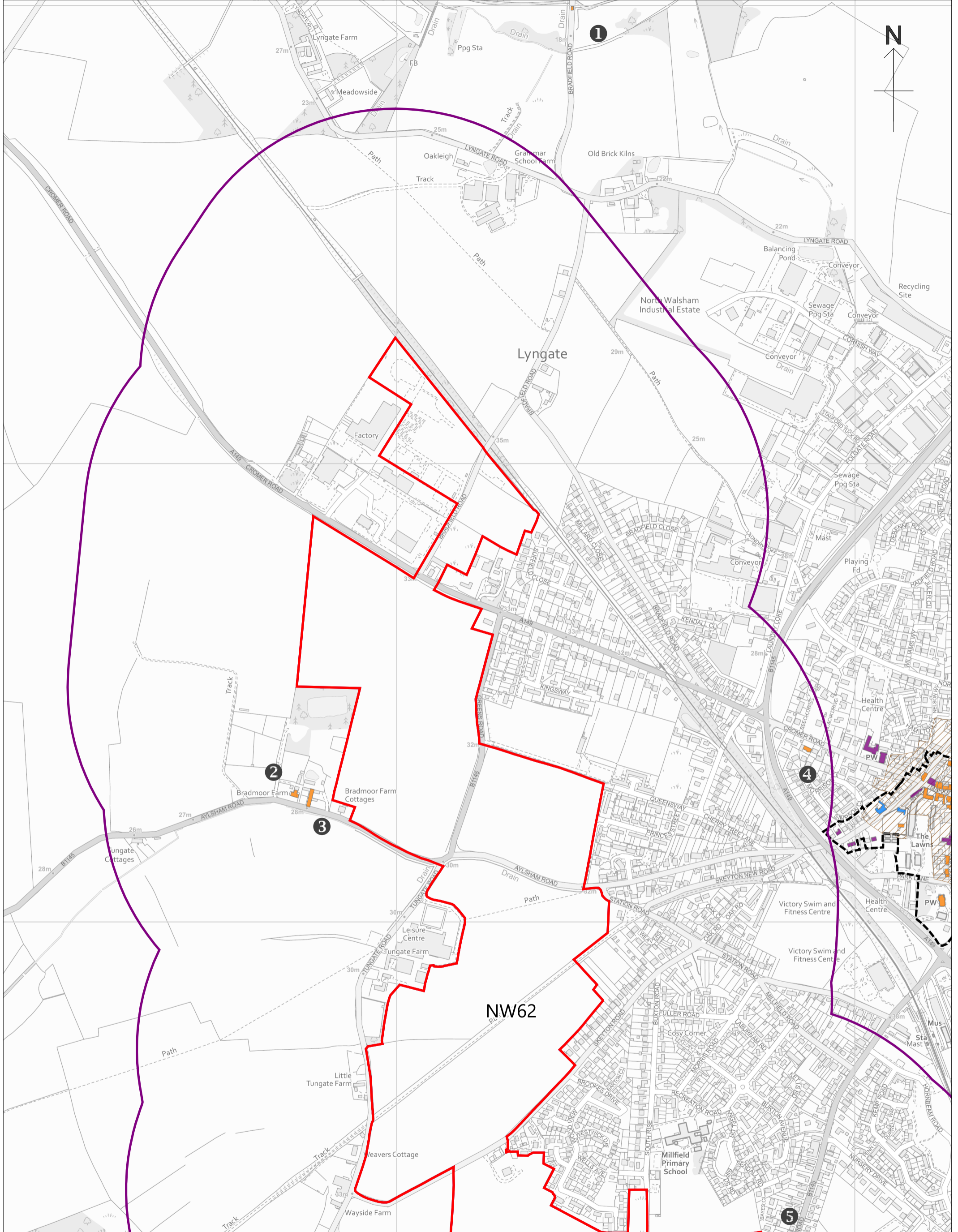
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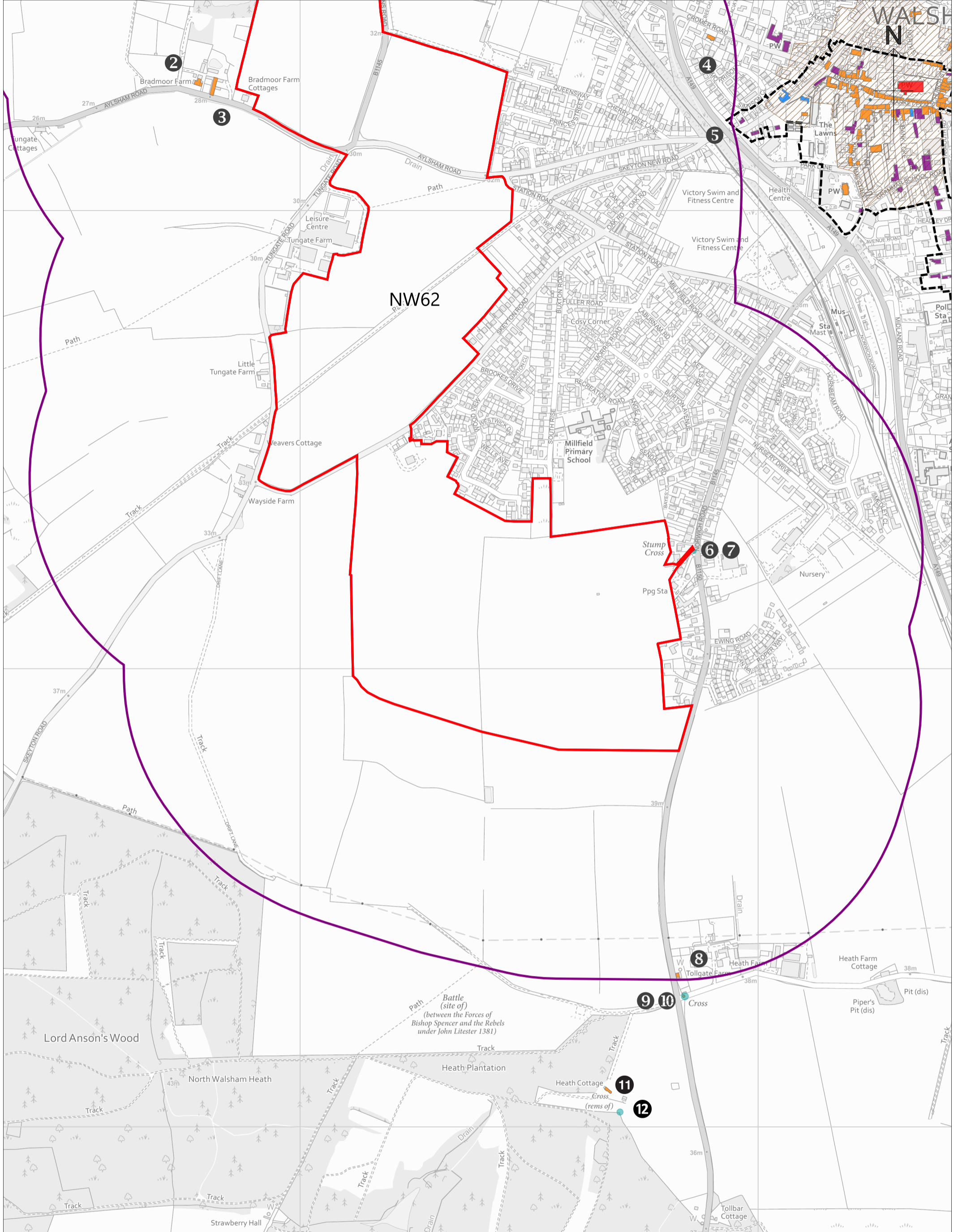
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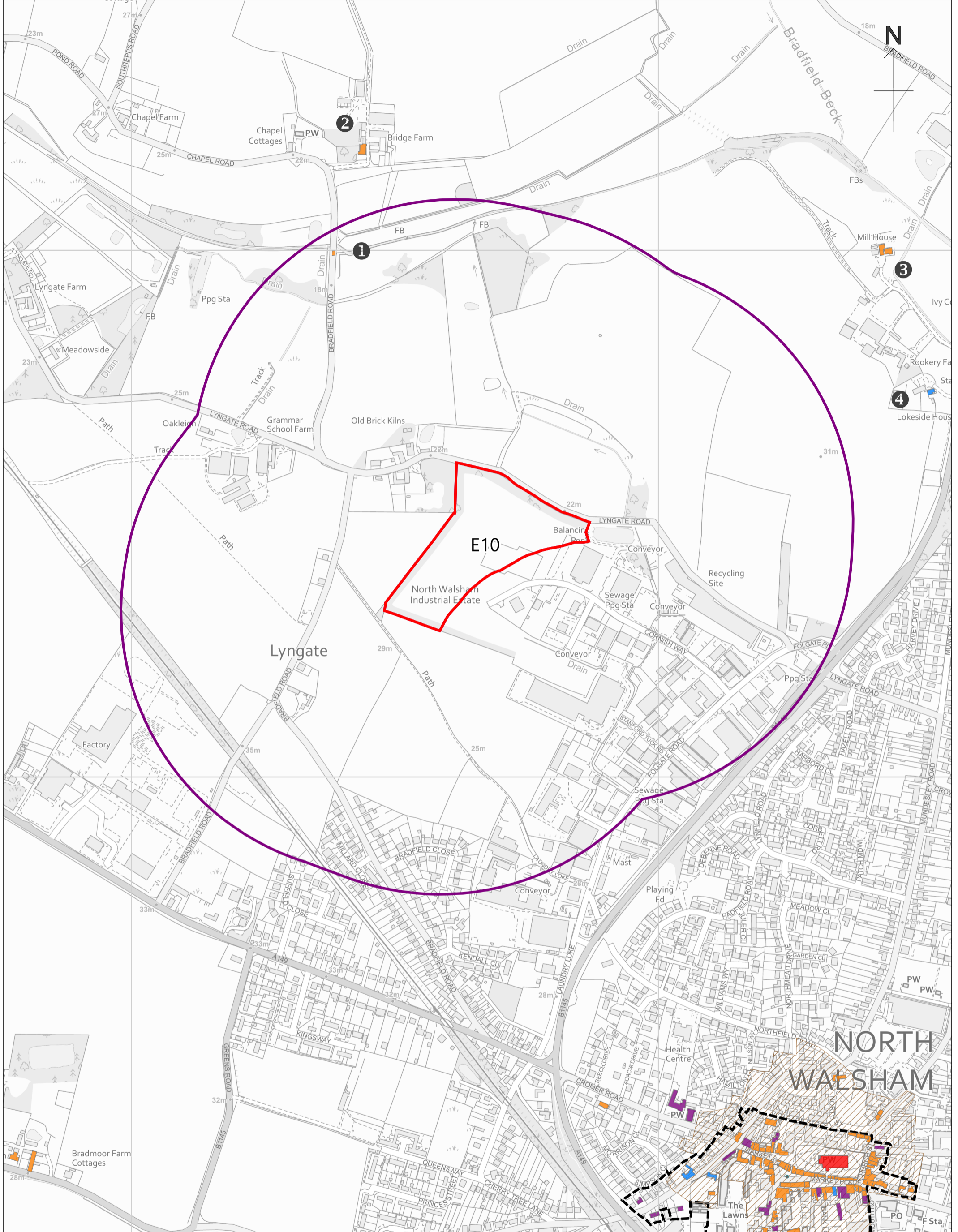
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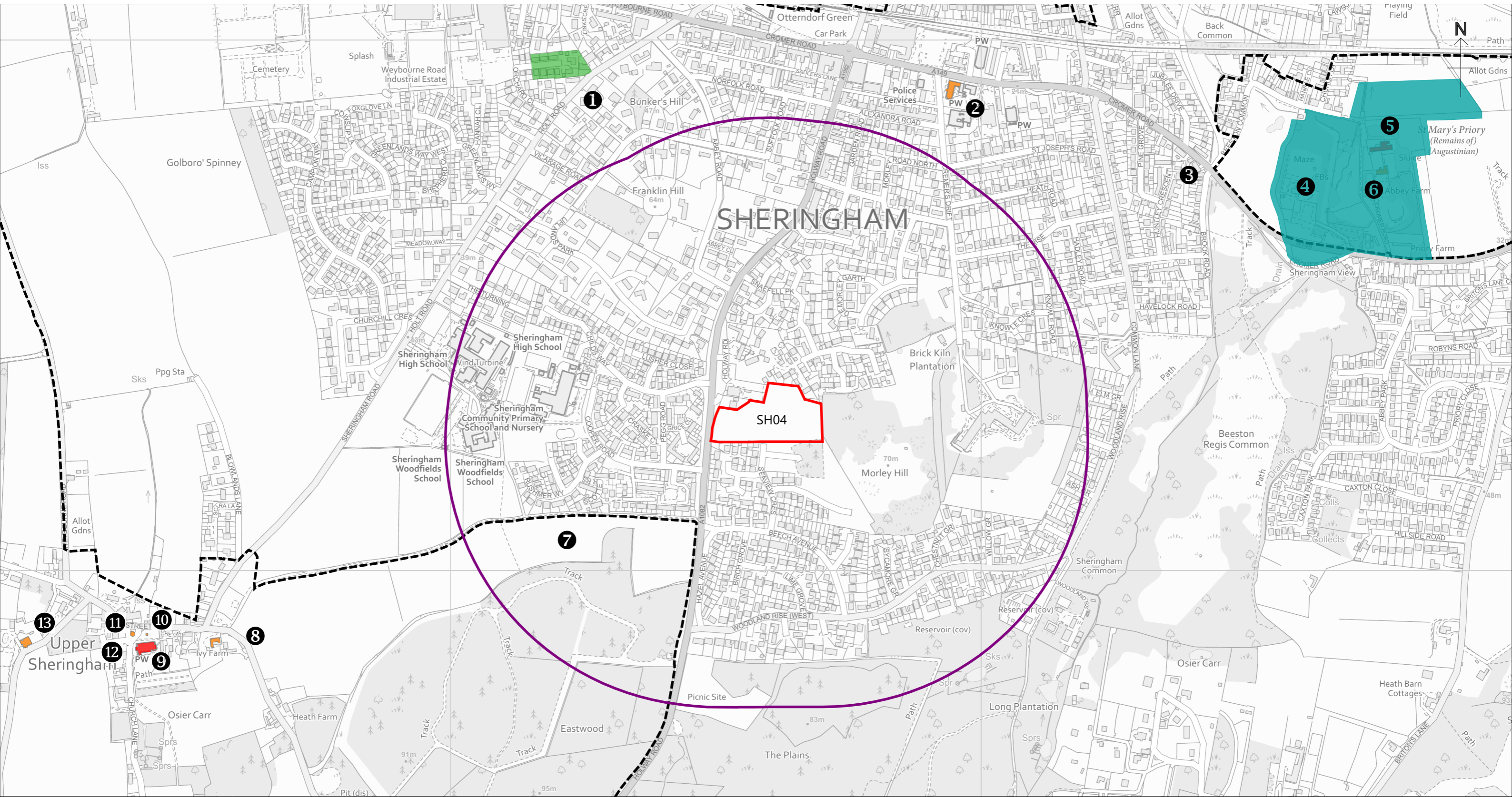
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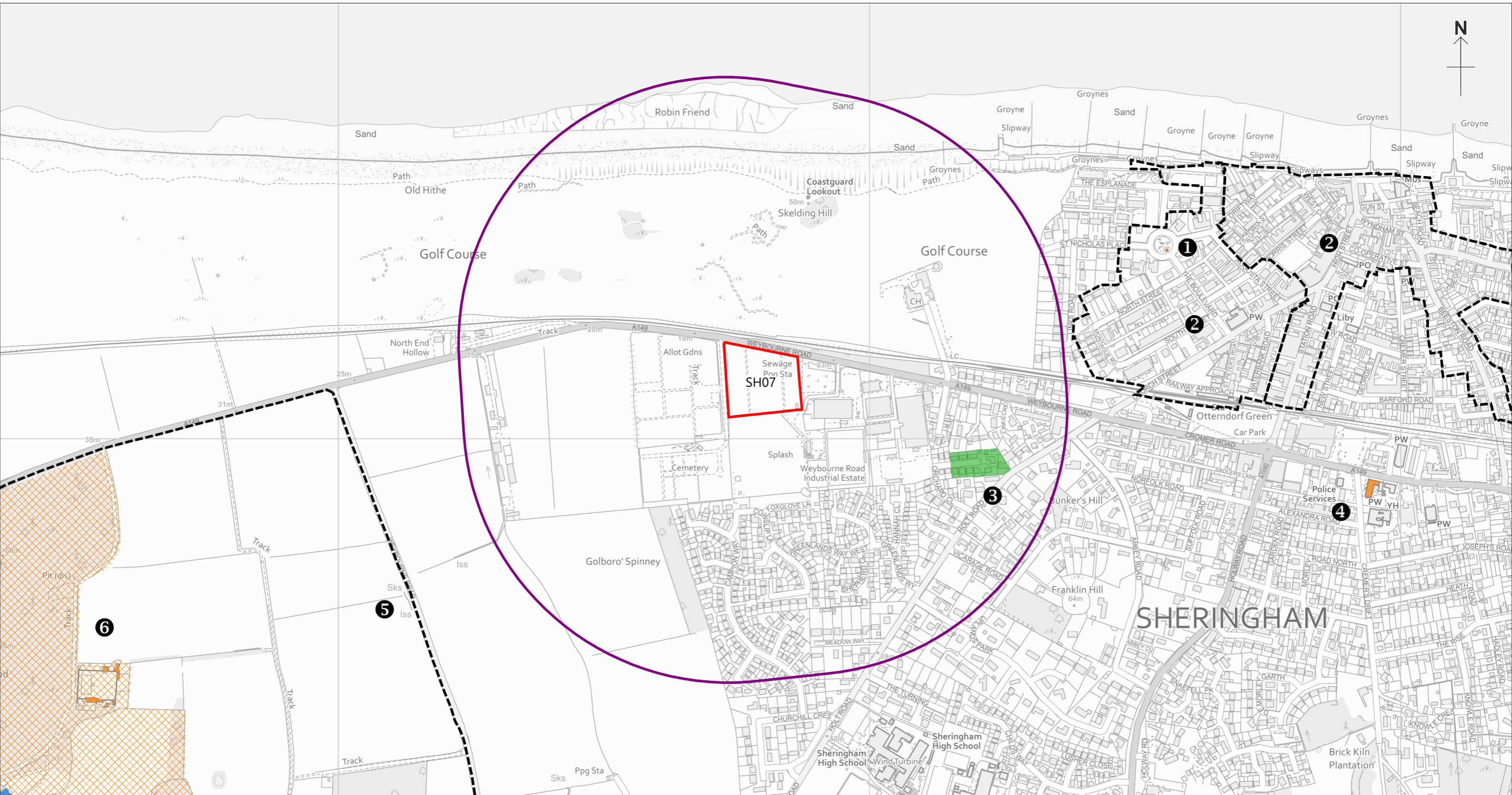
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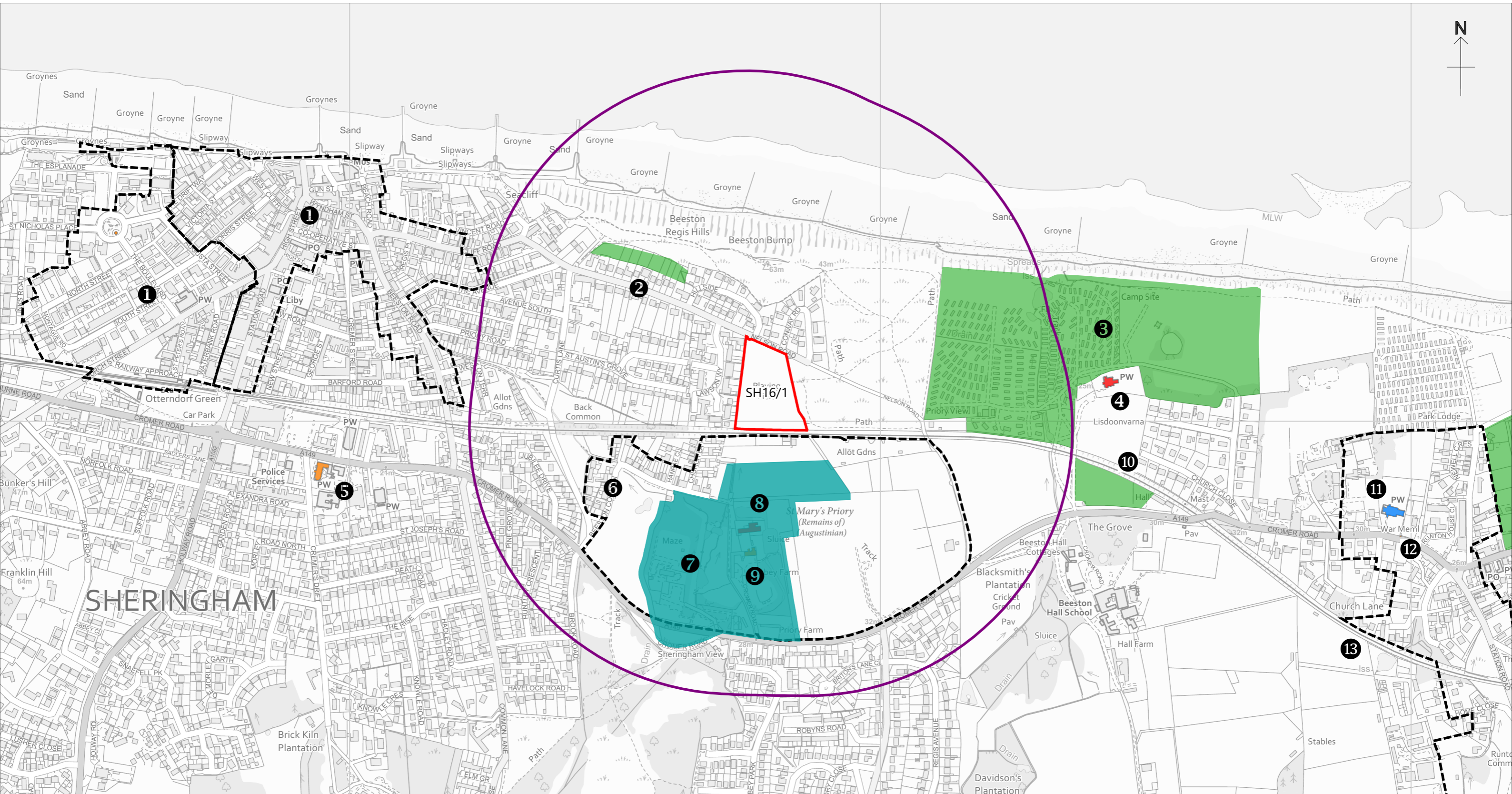
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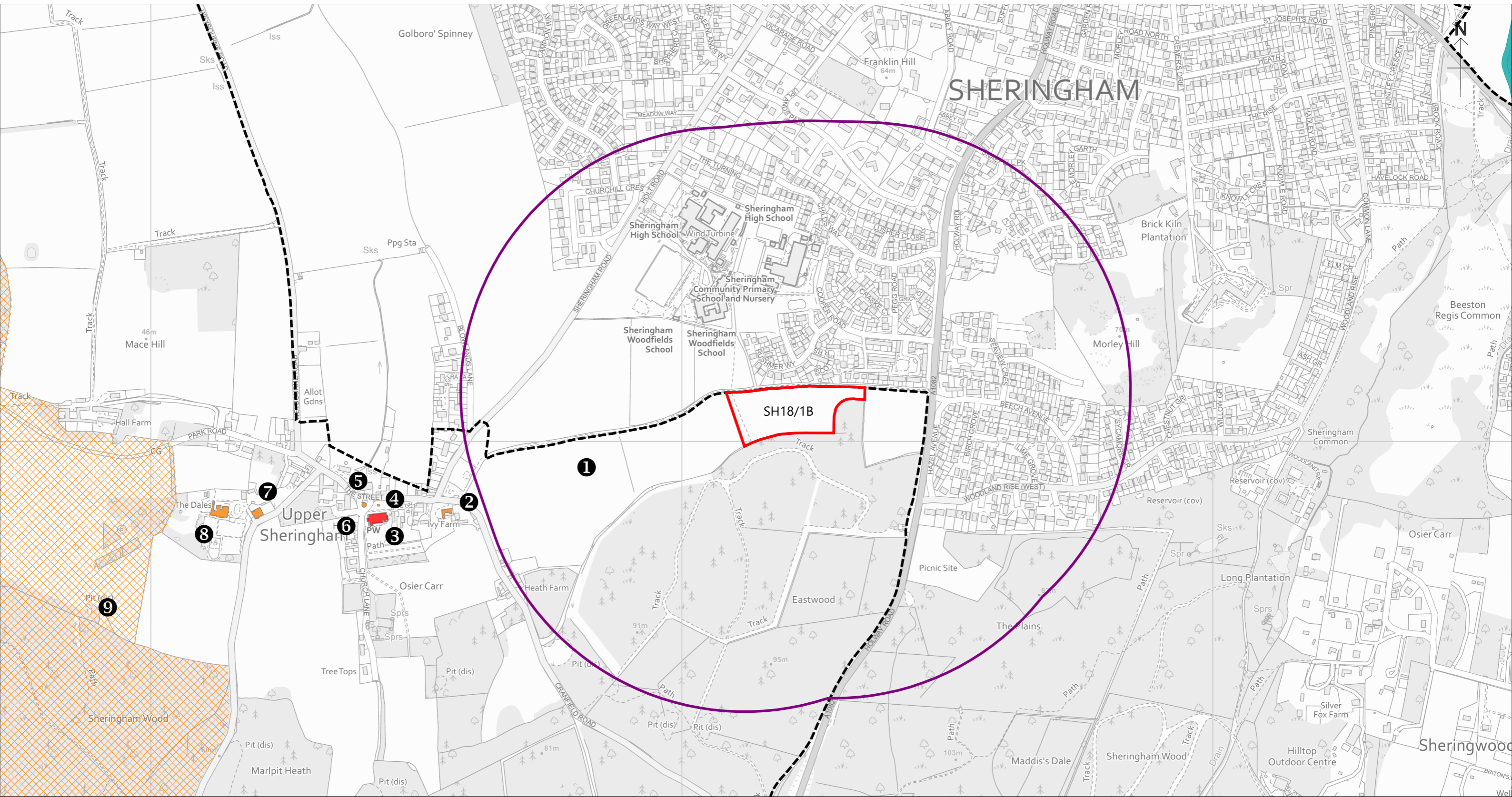
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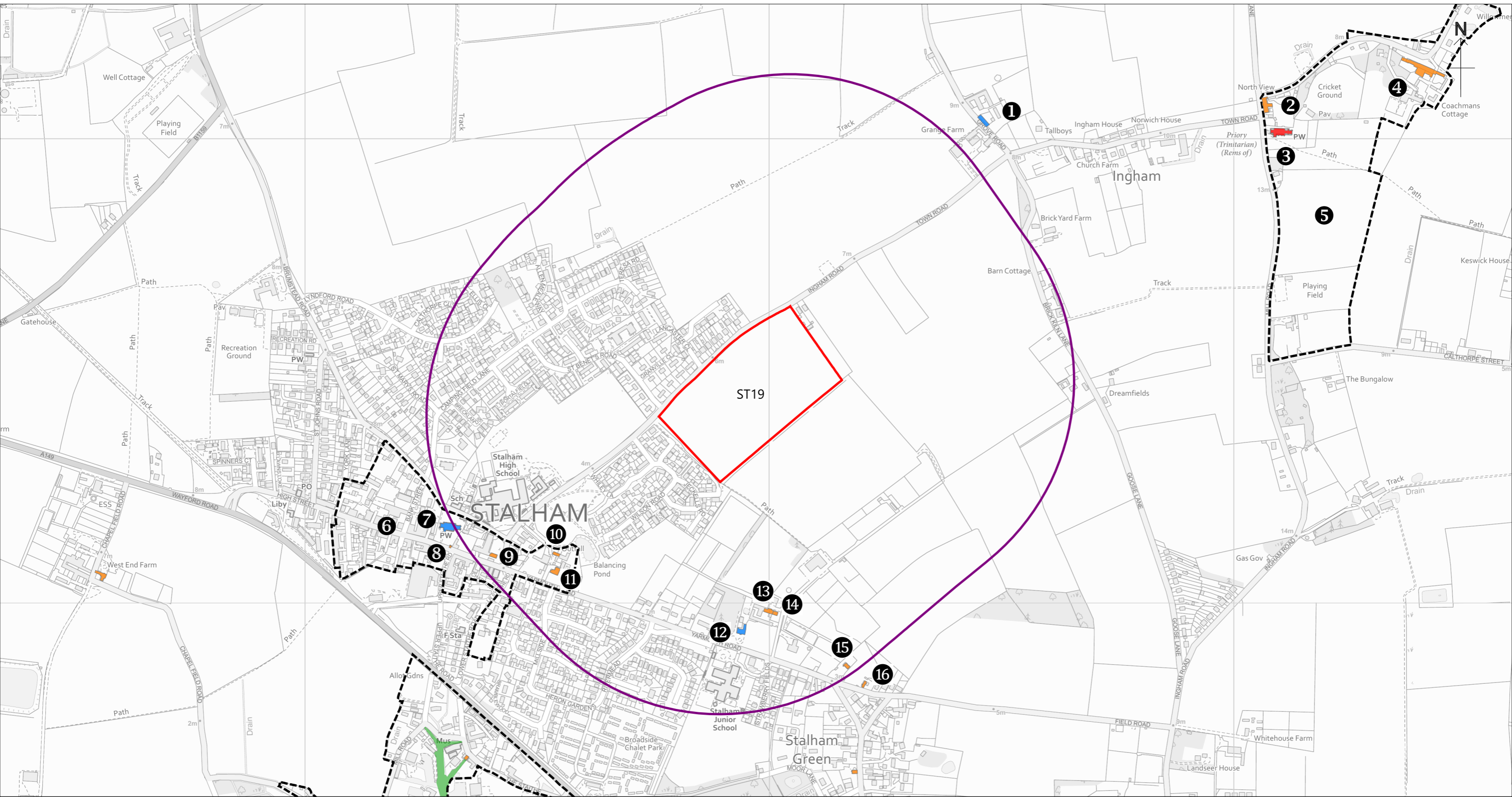
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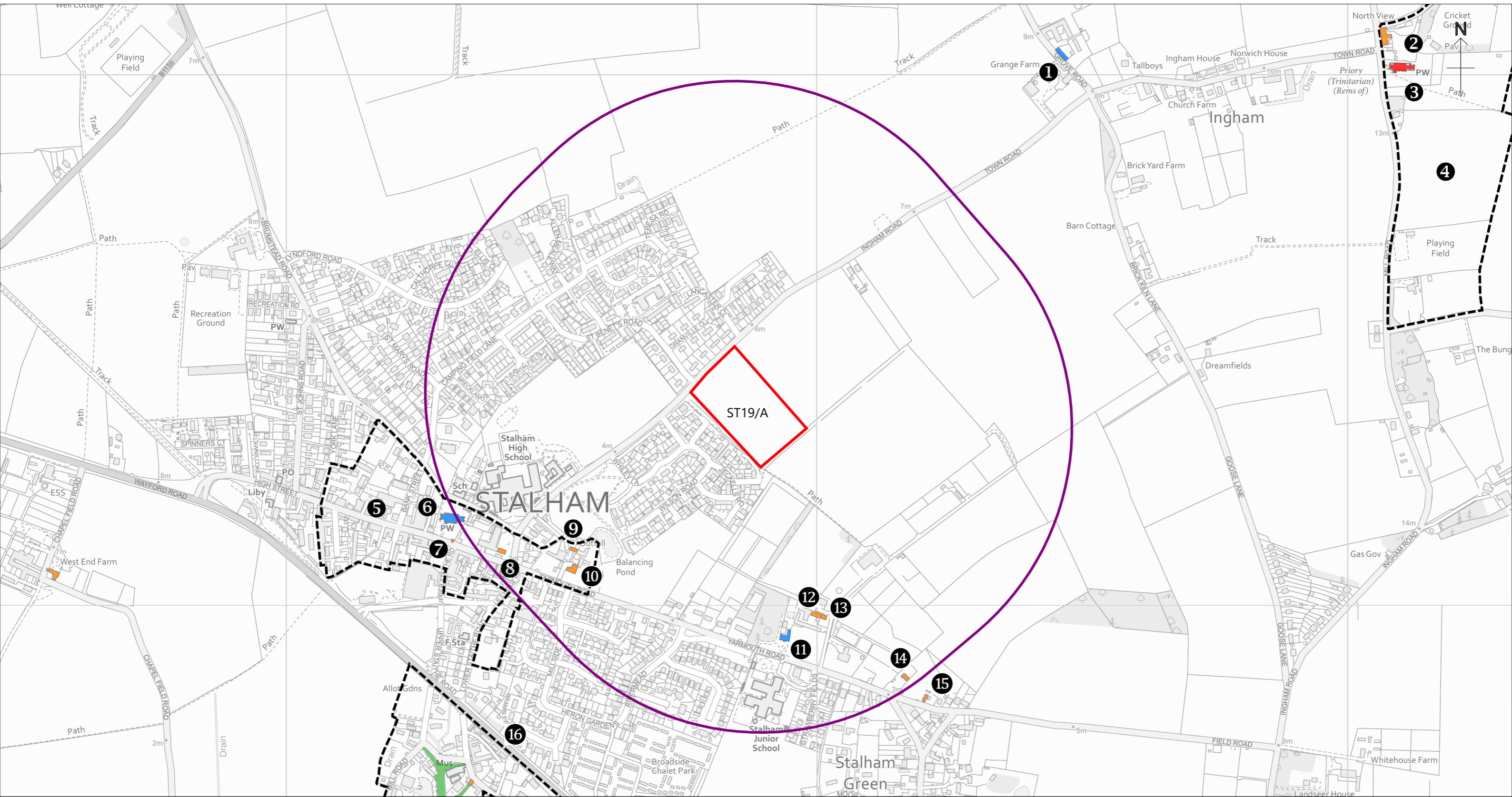
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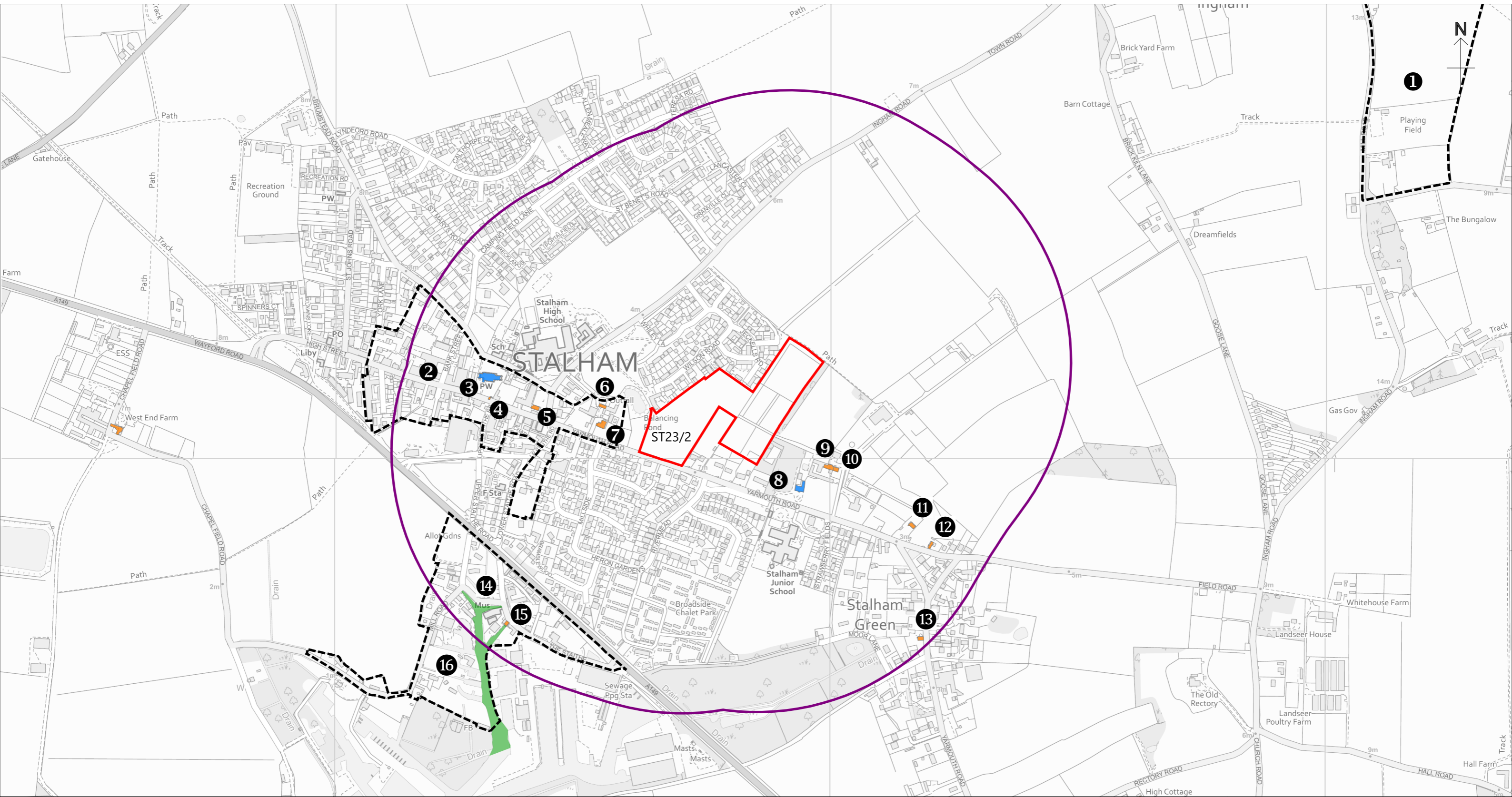
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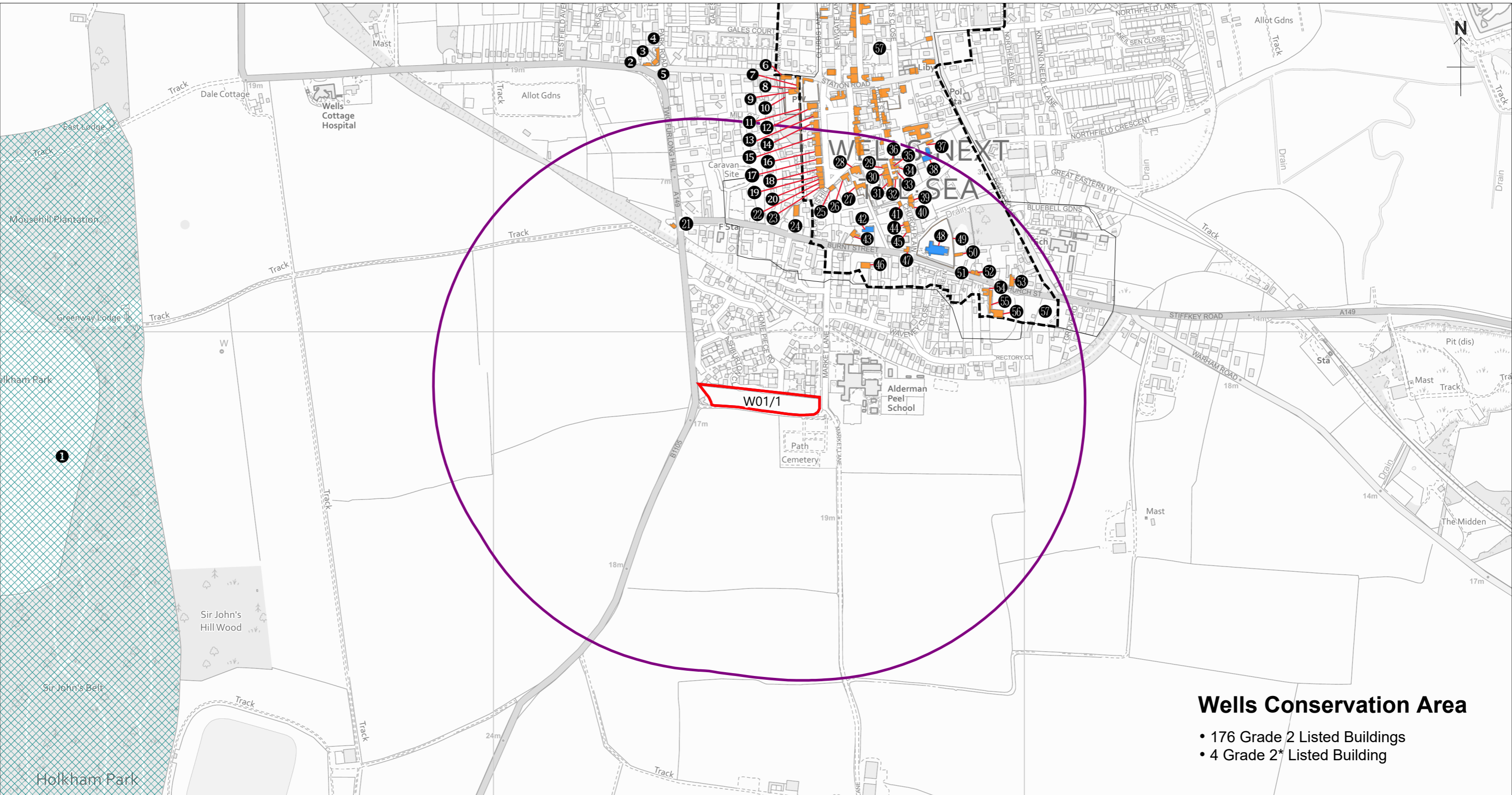
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Wells Conservation Area

- 176 Grade 2 Listed Buildings
- 4 Grade 2* Listed Building

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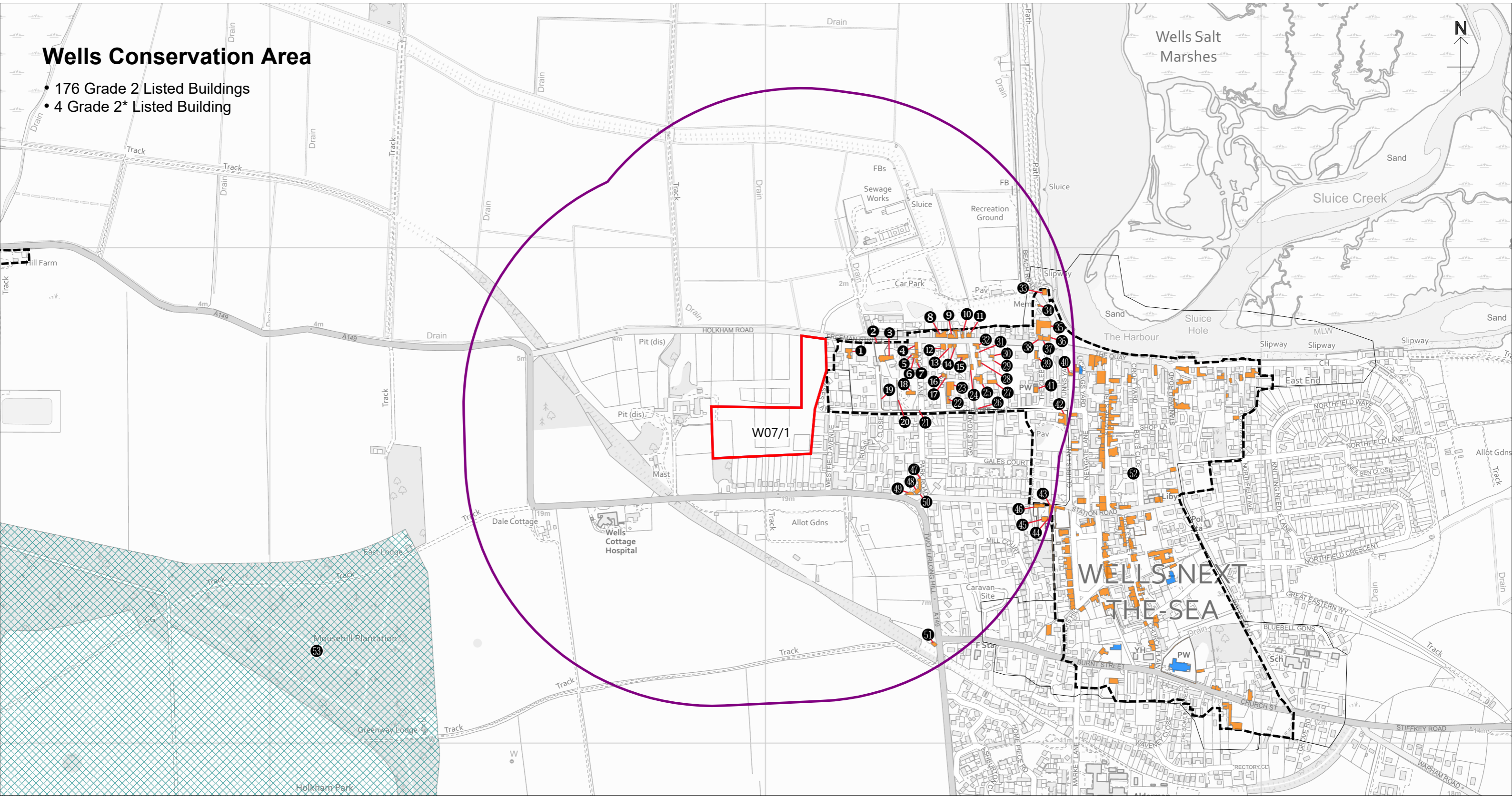
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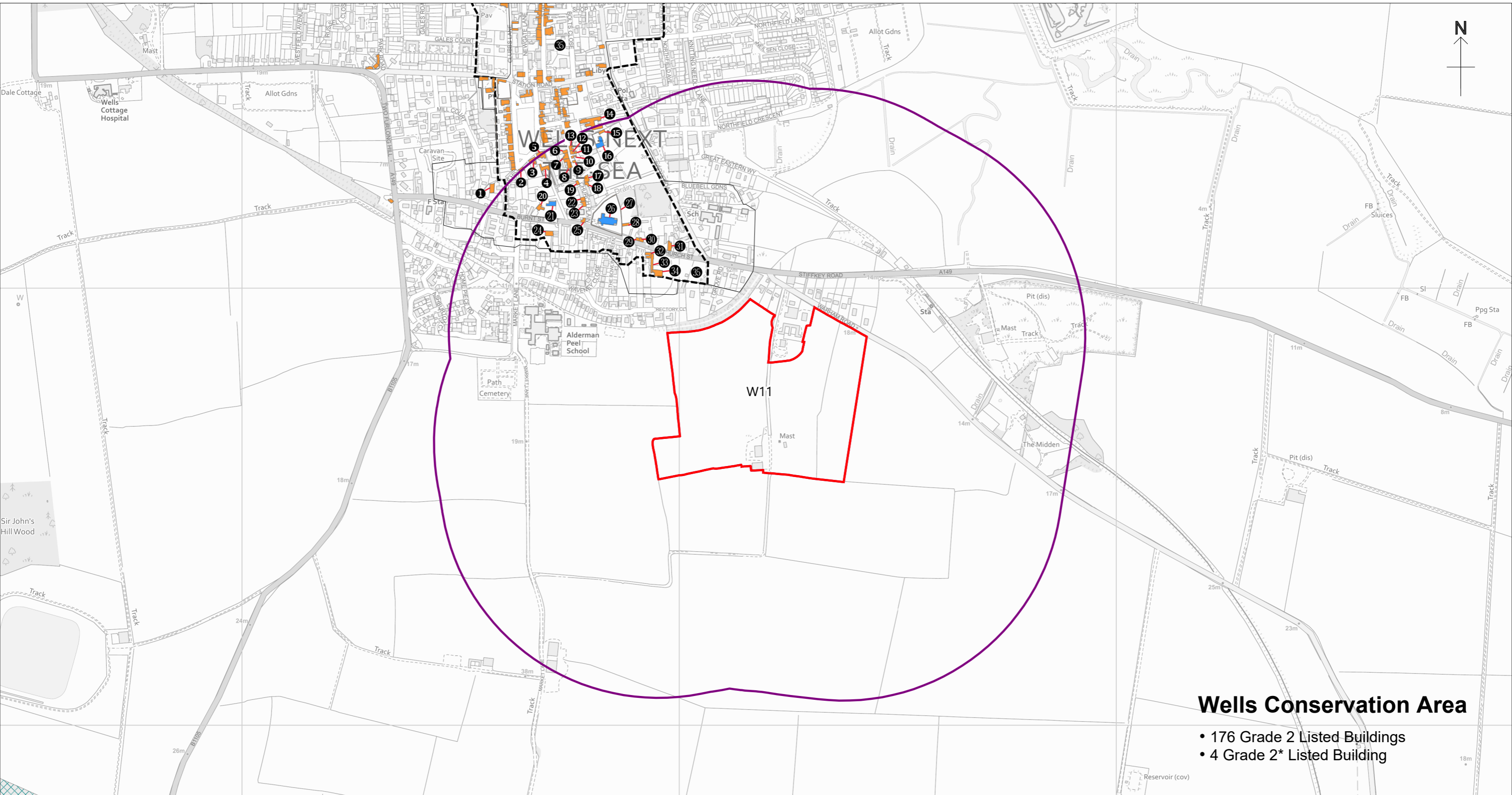
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Wells Conservation Area

- 176 Grade 2 Listed Buildings
- 4 Grade 2* Listed Building

Heritage Impact Assessment

- | | | |
|----------------------------------|-------------------------------|--------------------------|
| Assessment Site | Conservation Area | Listed Building I |
| 500m Search Radius | Historic Park/Garden I | Listed Building II |
| Archaeological Notification Area | Historic Park/Garden II | Listed Building II* |
| Article 4 Direction | Historic Park/Garden II* | Locally Listed Buildings |
| Scheduled Monuments | Historic Park/Garden Ungraded | |

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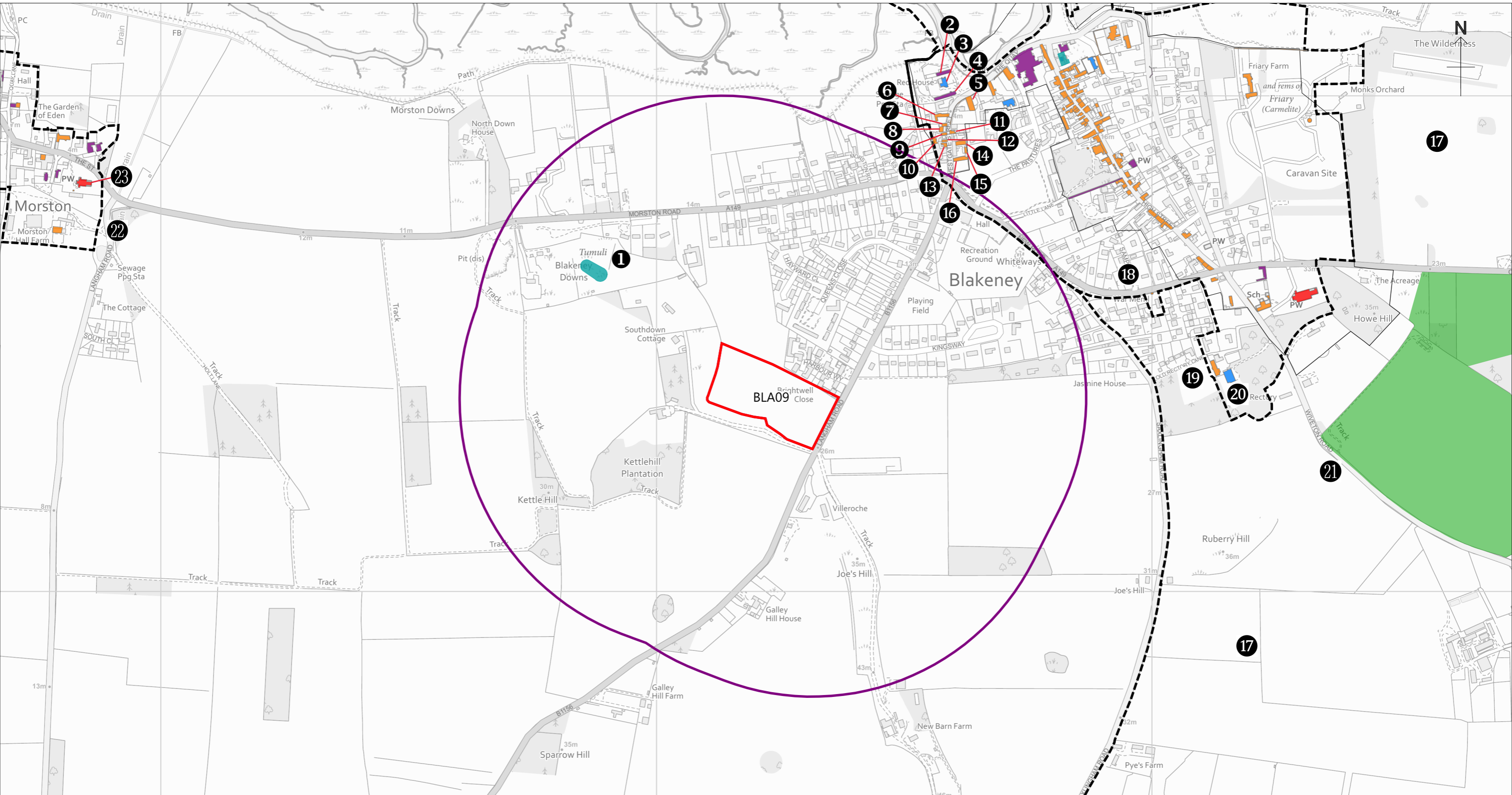
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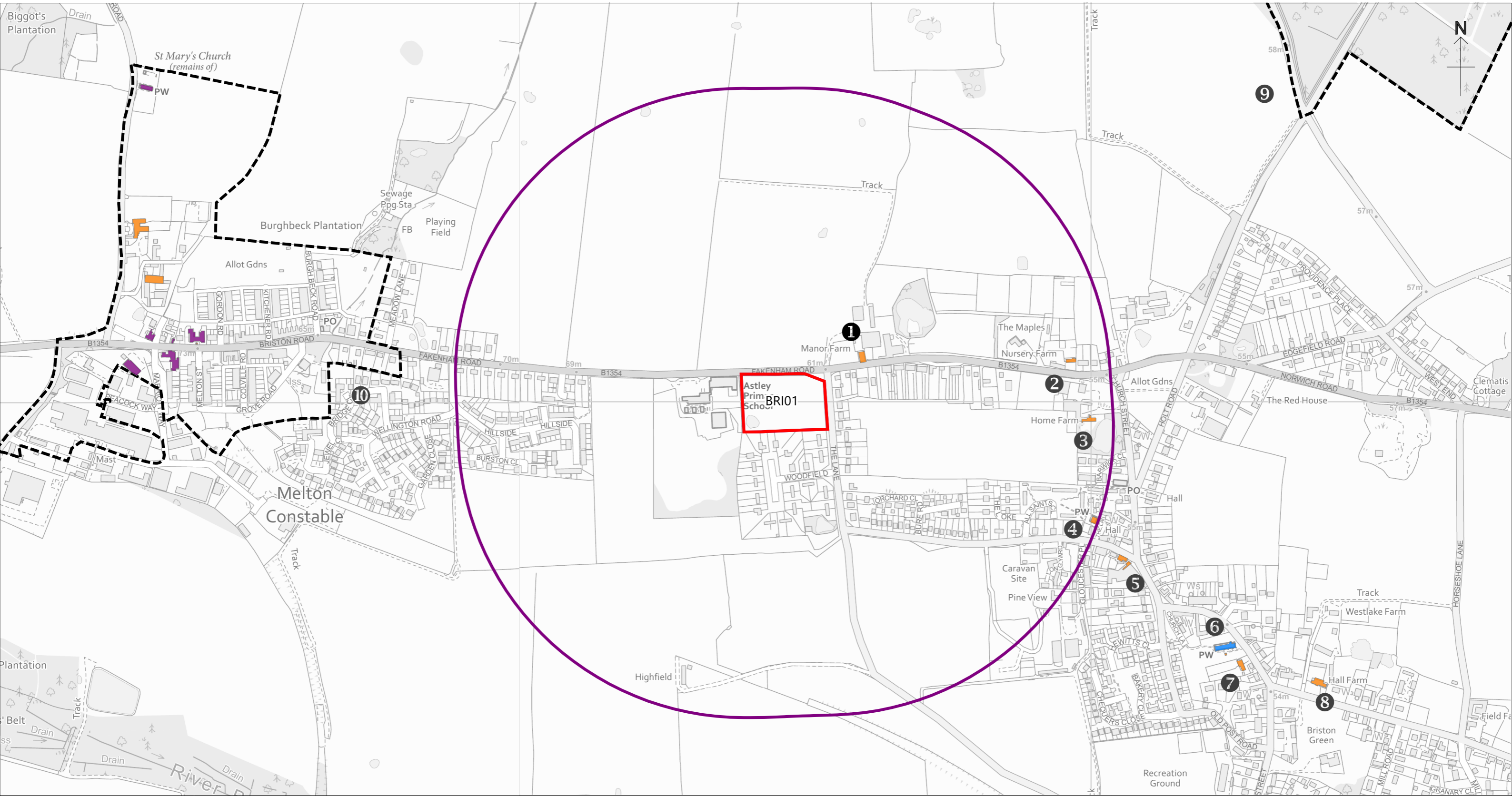
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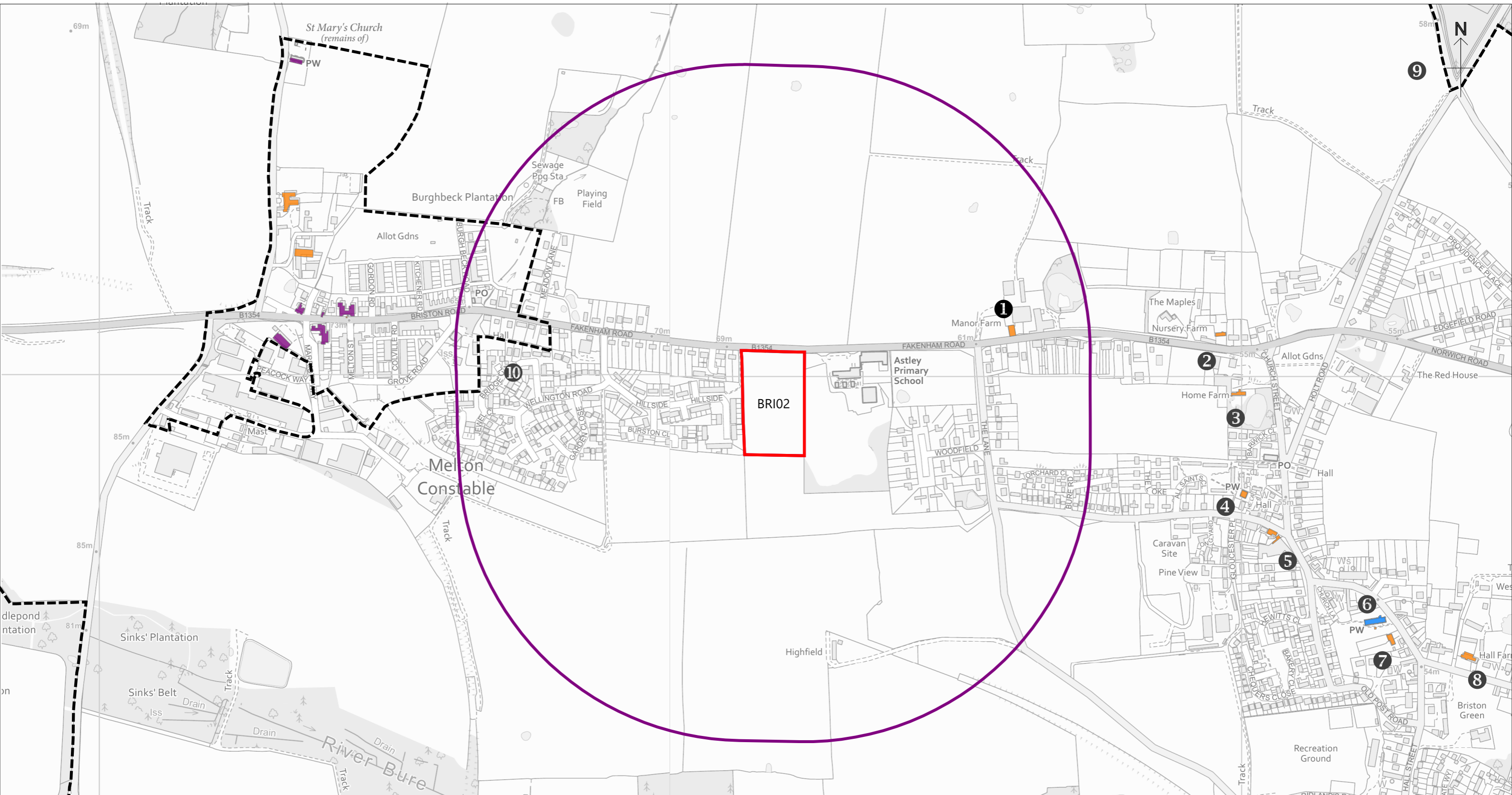
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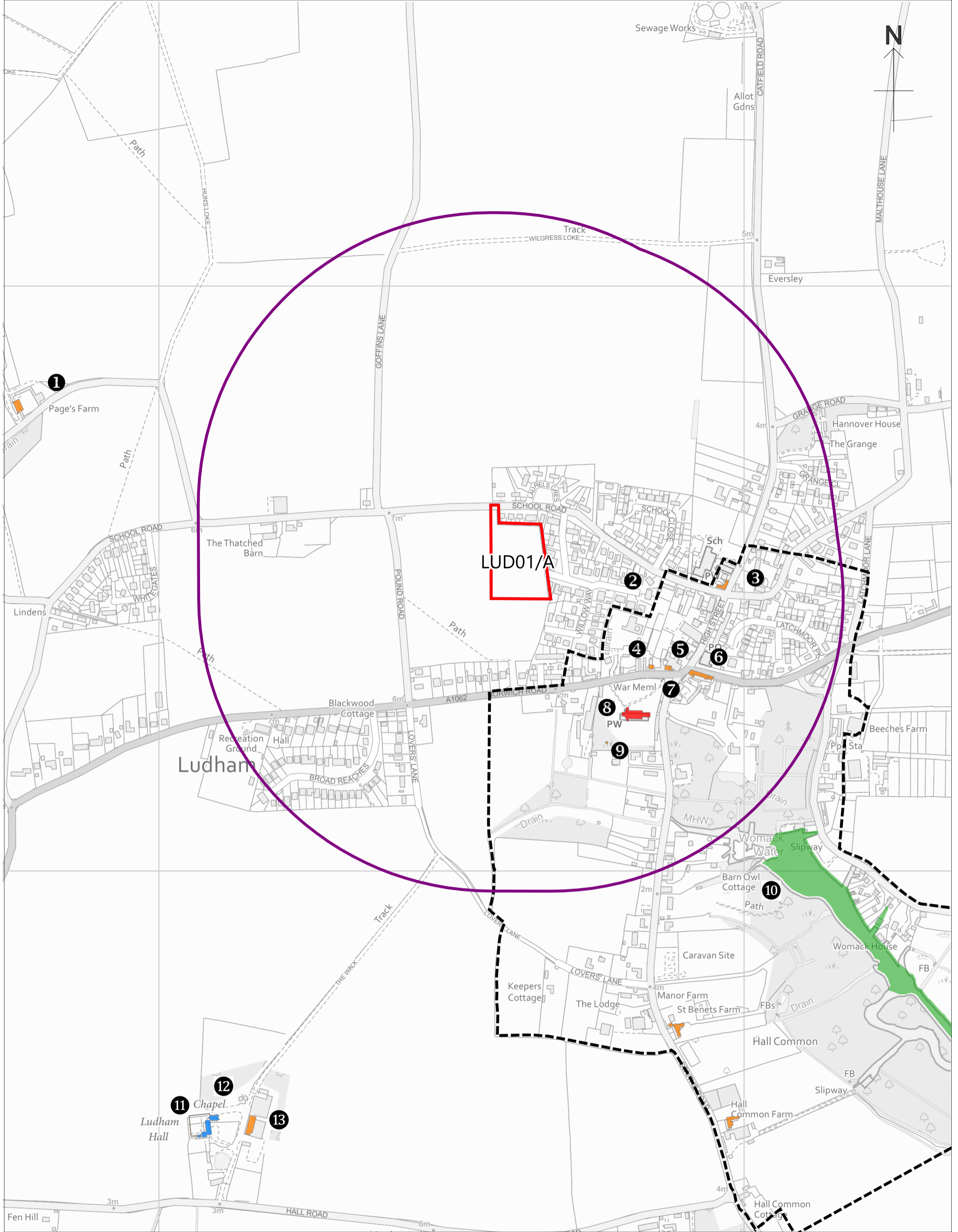
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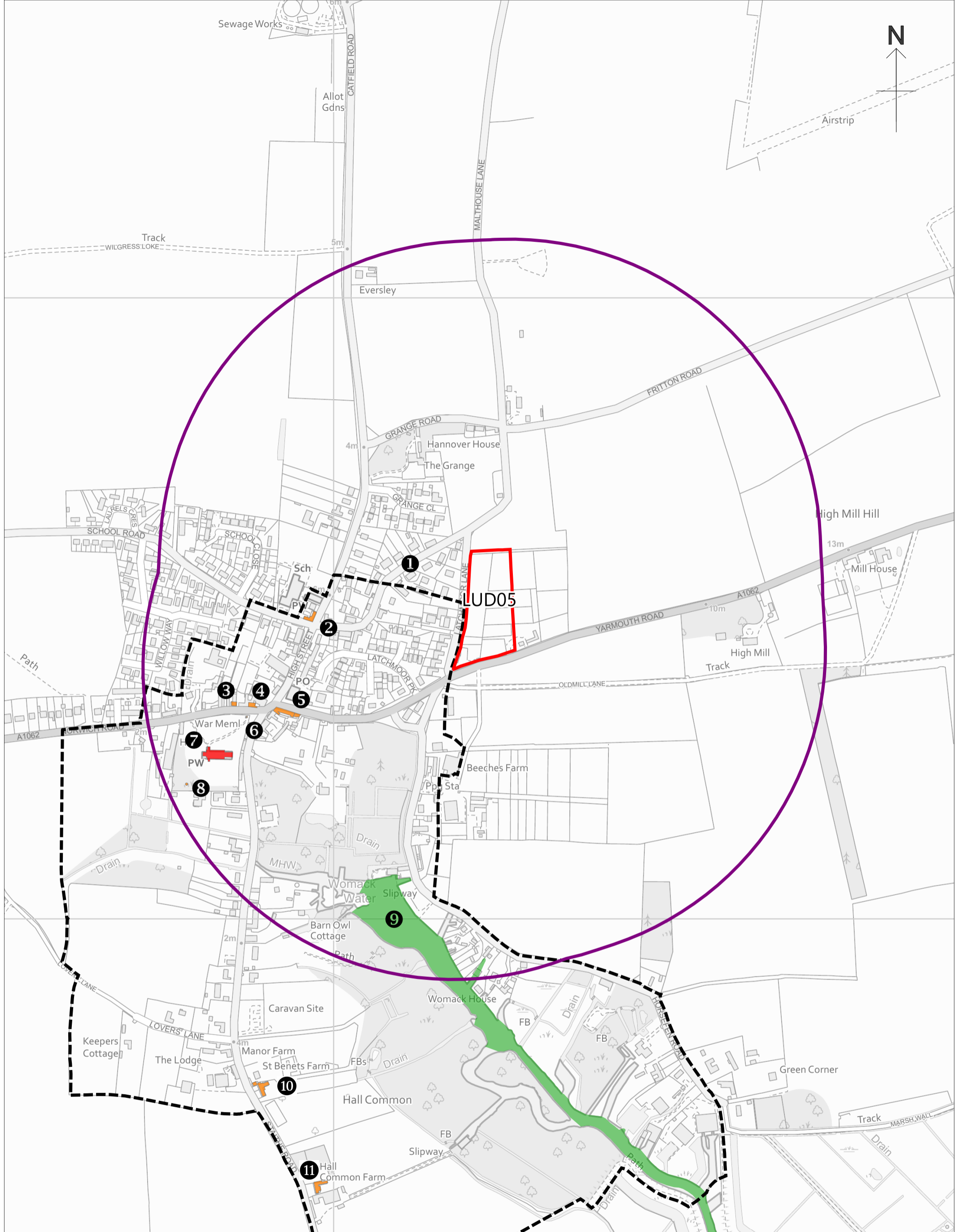
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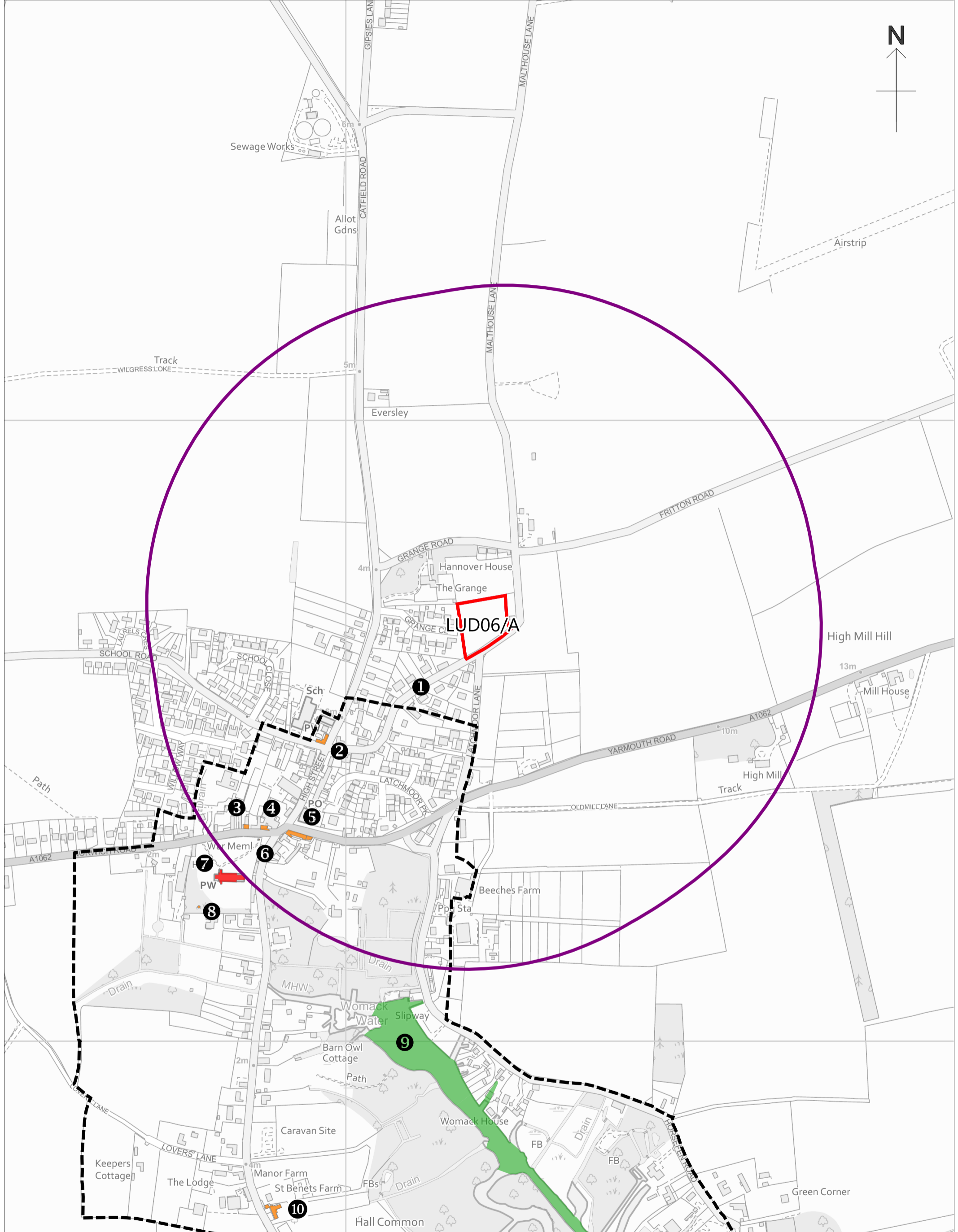
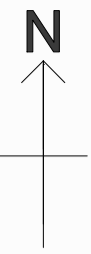
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LUD06/A

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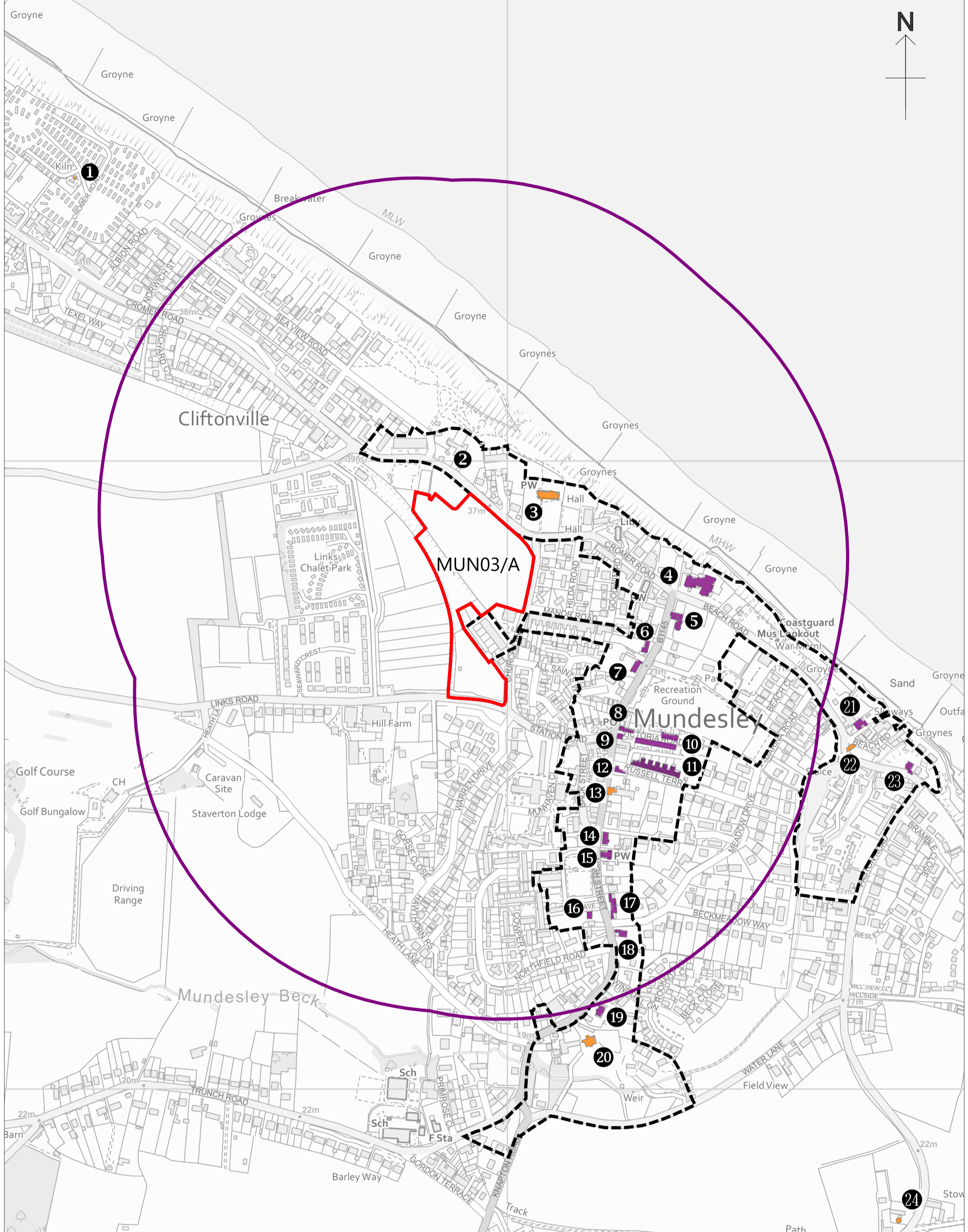
Heritage Impact Assessment

- Assessment Site
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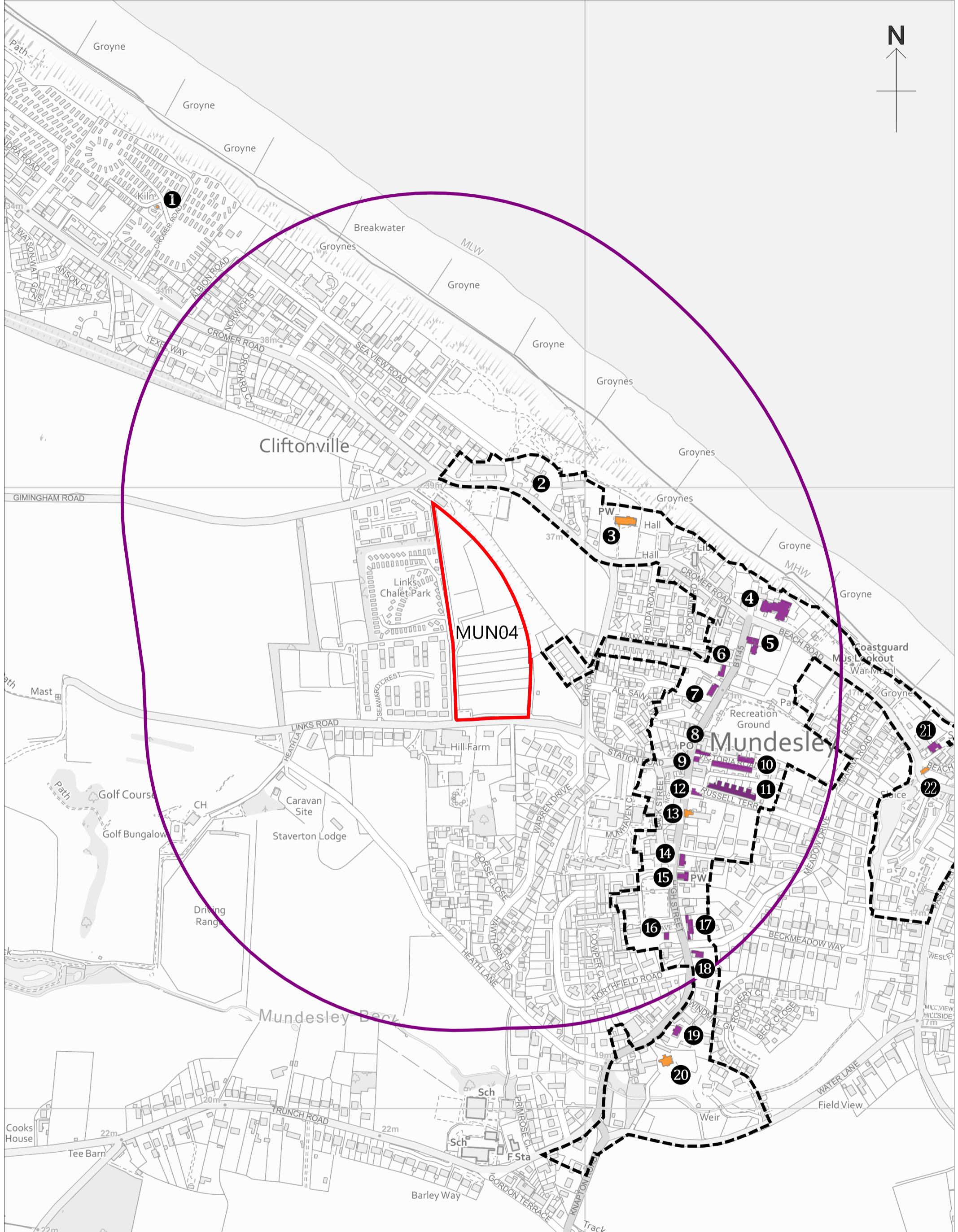
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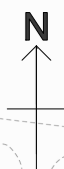
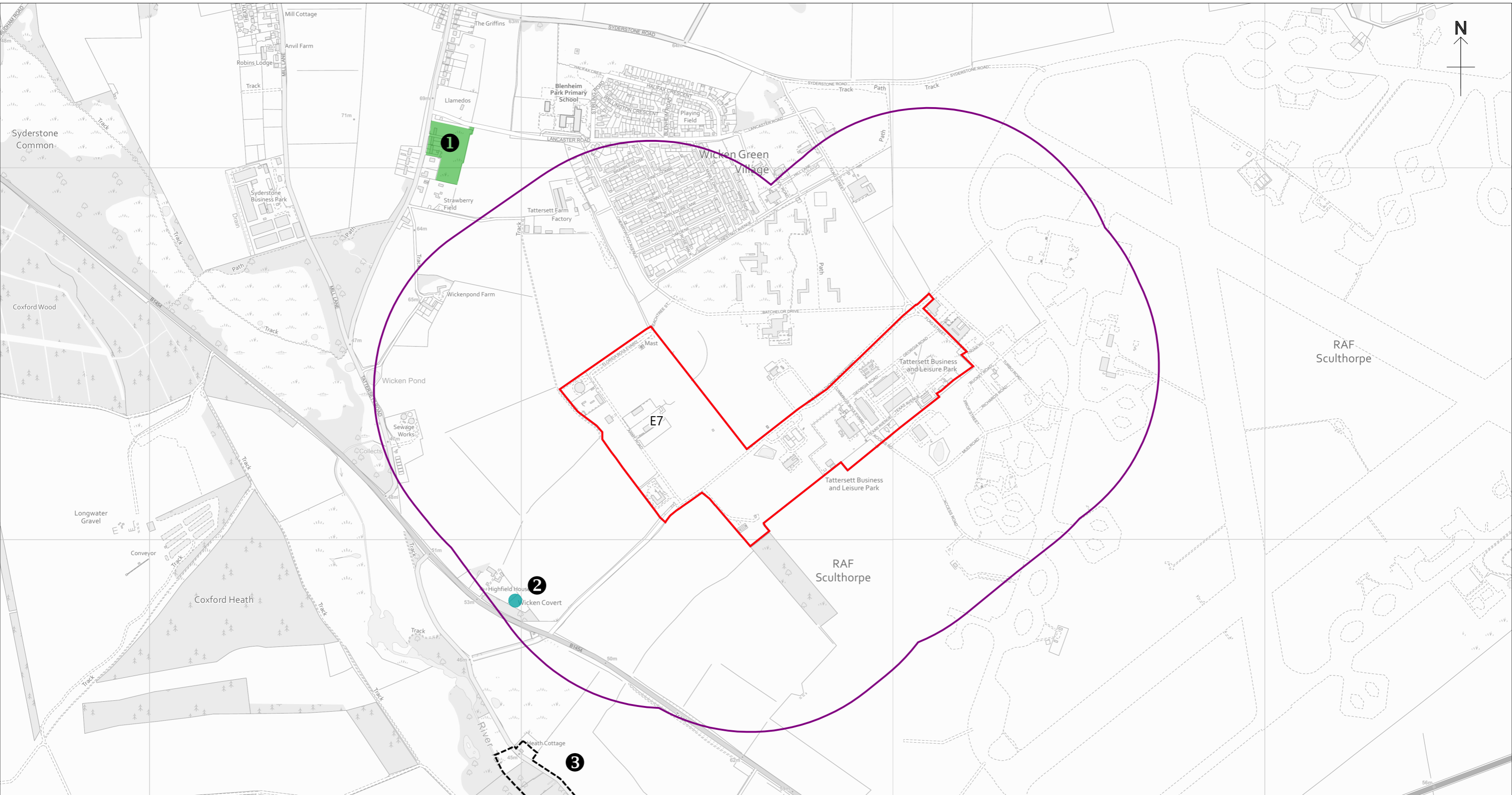
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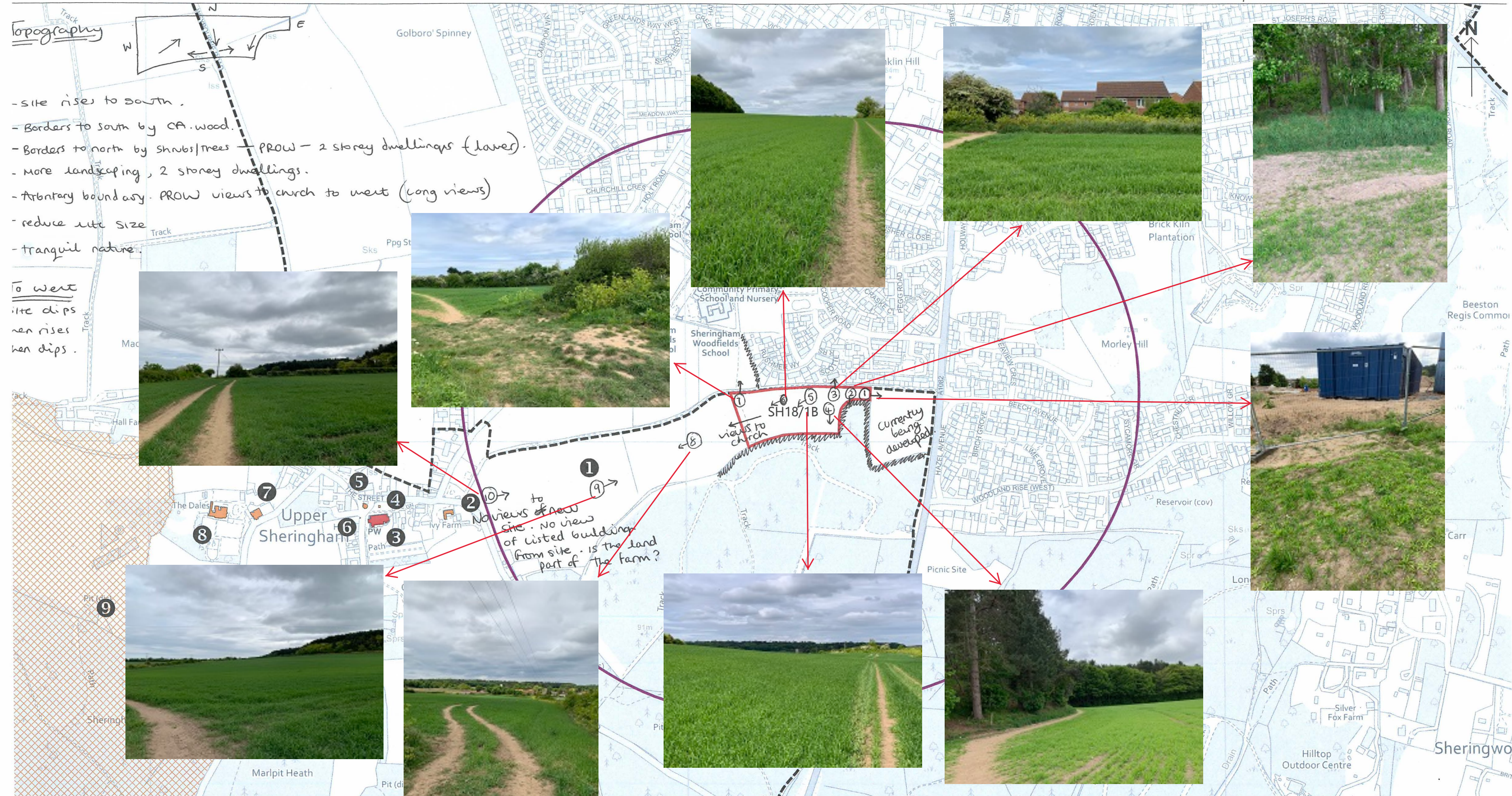
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Appendix D: Site Assessment Maps with Photos (Examples)



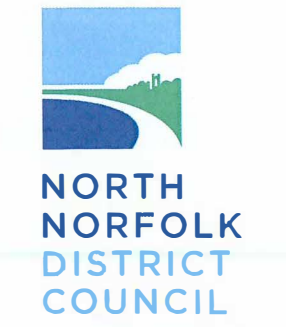
Topography

- site rises to south.
- Borders to south by CA wood.
- Borders to north by shrubs/trees + PROW - 2 storey dwellings (laver).
- more landscaping, 2 storey dwellings.
- Arbitrary boundary. PROW views to church to west (long views)
- reduce site size
- tranquil nature.

To west

site dips
then rises
then dips.

No views of new site. No views of listed buildings from site. Is the land part of the farm?



Heritage Impact

- Assessment Site
- 500m Search Radius
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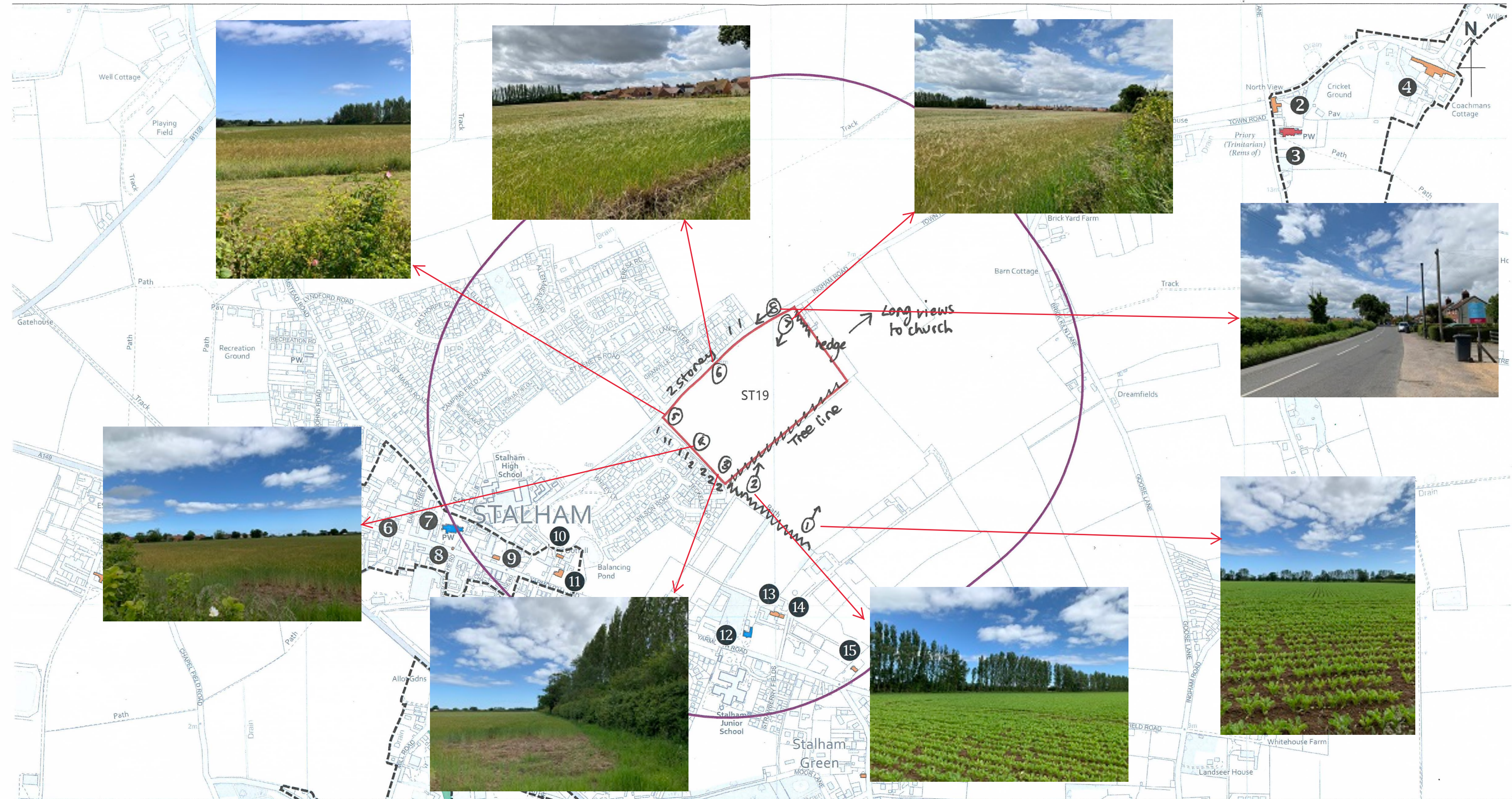
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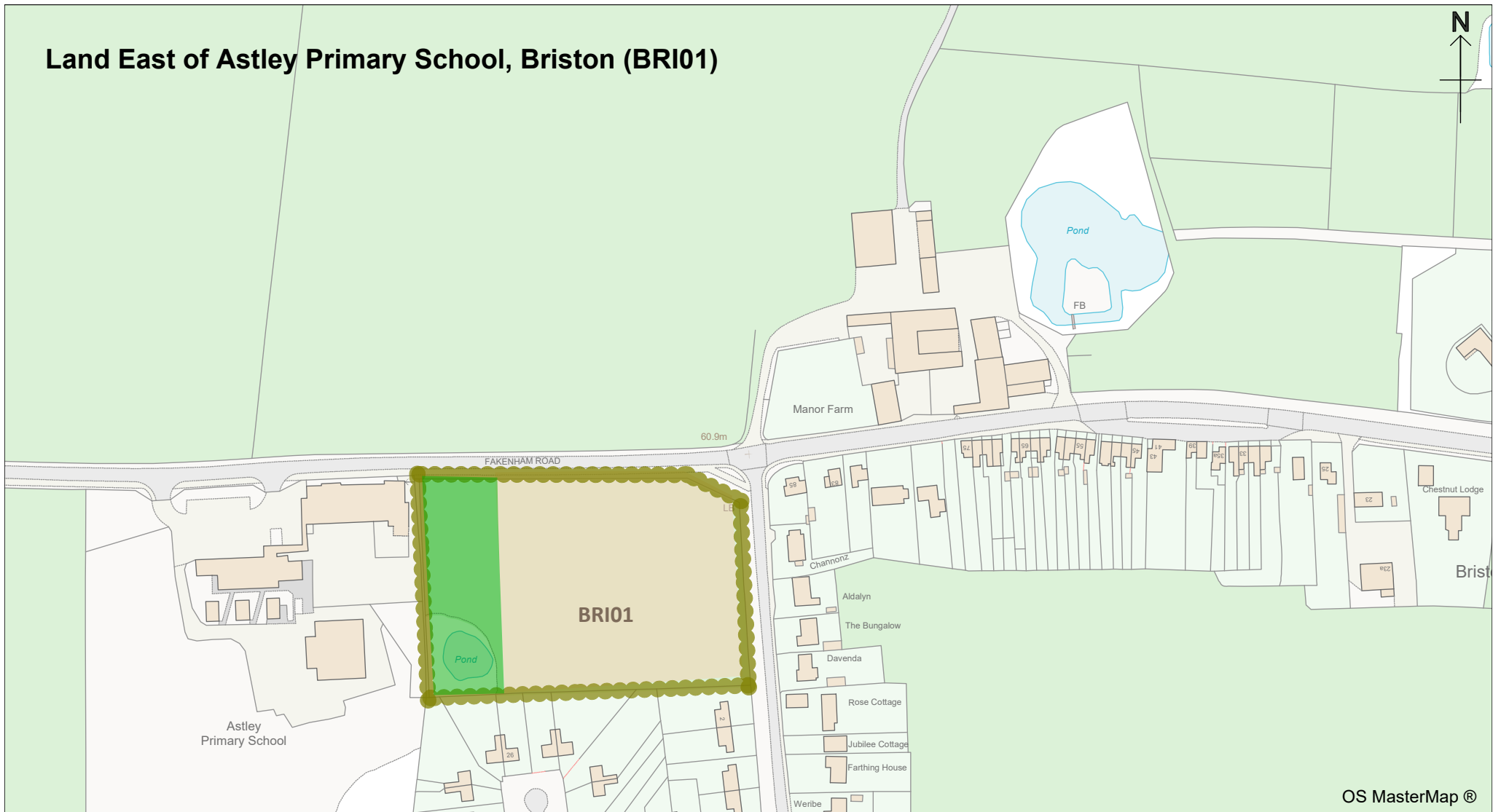
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Appendix E: Key Development Consideration Diagrams for specific sites

Land East of Astley Primary School, Briston (BRI01)



OS MasterMap®



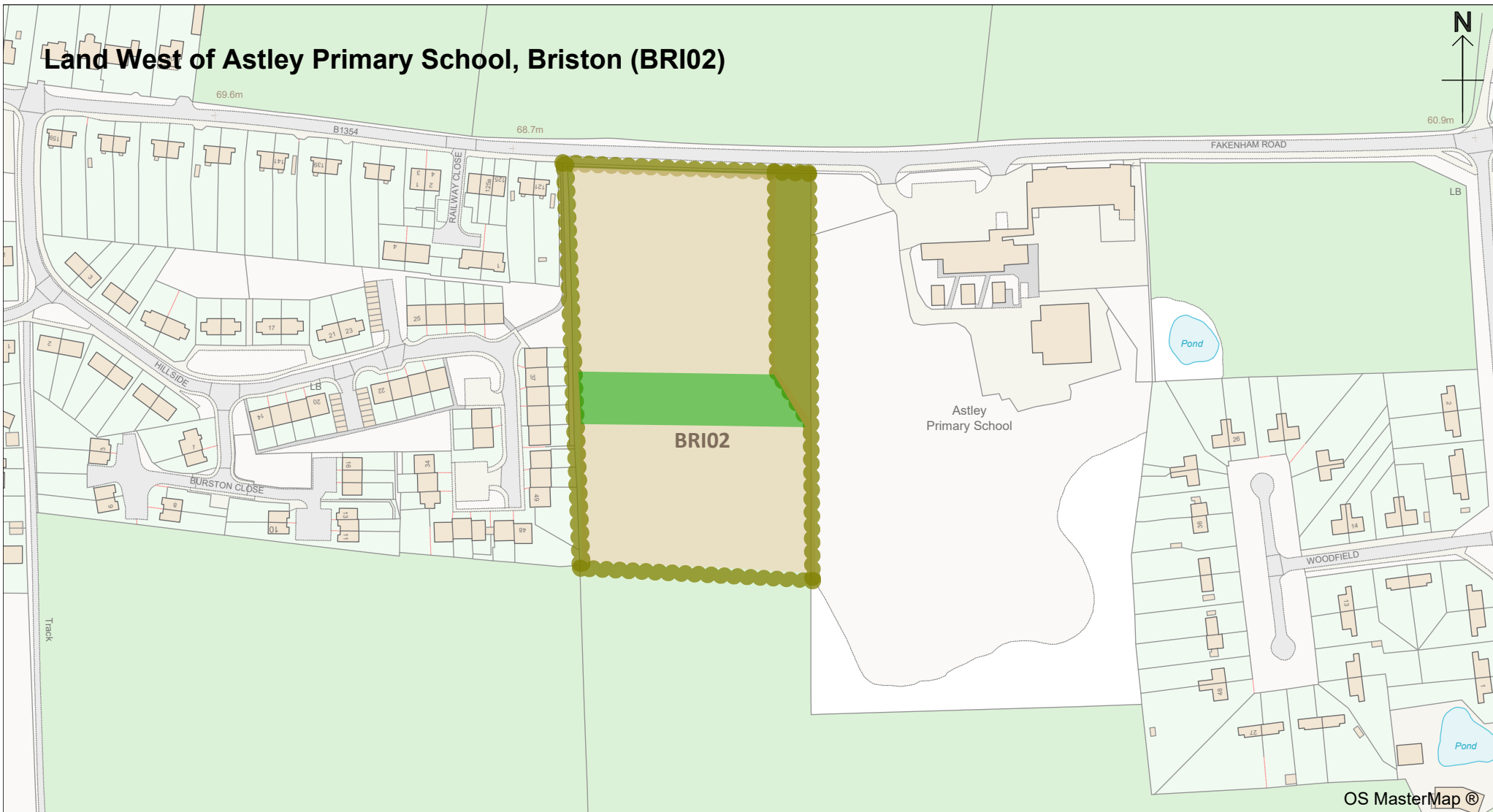
Heritage Impact Assessment

Potential landscape mitigation measures

- Indicative Areas:**
- Open Space
 - Existing Landscape Buffer
 - Developable Area

1:2500	CB
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**NORTH
NORFOLK
DISTRICT
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Heritage Impact Assessment

Potential landscape mitigation measures

Indicative Areas:

- Open Space
- Existing / Proposed Landscape Buffer
- Developable Area

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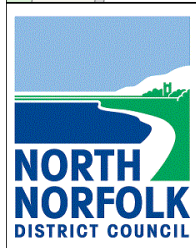
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Heritage Impact Assessment

Potential landscape mitigation measures

Indicative Areas:

- Open Space
- Existing Landscape Buffer
- Developable Area

1:3500

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Land off Cromer Road & Mundesley Road (MUN03/A)

MUN03/A

Proposed landscape buffer



Heritage Impact Assessment

Potential landscape mitigation measures

- Indicative Areas:**
- Open Space
 - Proposed Landscape Buffer
 - Developable Area

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