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**Land Adjacent to French Church Farm,
Caistor St Edmund, Norfolk
Historic Environment
Assessment and
Topographic survey**

Report MK056/16

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Caistor St Edmund, Norfolk**

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INTRODUCTION

This report presents the results of a historic environment assessment of an area proposed for development near French Church Farm, Caistor St Edmund, Norfolk (Fig 1). CFA Archaeology Ltd was commissioned by Jill Halsey to undertake the assessment, in accordance with a Brief produced by Norfolk Heritage Environment Service (ref CNF45766/45767) and a Written Scheme of Investigation for Heritage Statement With Earthwork Survey 25/4/16 approved by NCC, which had the following objectives:

- to identify the historic environment baseline within and near to the proposed development site; and,
- to consider the proposed development site in terms of its archaeological and historic environment potential.;

There are no World Heritage Sites, Scheduled Monuments or Listed Buildings within the Proposed Development Site and no part of the Scheme would lie within a Conservation Area, Registered Park and Garden or Historic Battlefield. There are no Scheduled Monuments, Registered Parks and Gardens, or Historic Battlefields within the 1km Study Area.

Those historic environment assets relevant to the proposed development and covered by this assessment are: Listed Buildings and other buildings of historic or architectural importance; Conservation Areas; and other archaeological features.

LEGISLATION AND PLANNING POLICY CONTEXT

Legislation

Legislation governing the protection and conservation of cultural heritage sites and features includes:

- Planning (Listed Buildings and Conservation Areas) Act 1990; and,
- Town and Country Planning (Development Management Procedure) (England) Order 2010.

Planning policy is addressed in National Planning Policy Framework (NPPF) and the statutory and emerging Development Plan. The NPPF is accompanied by the NPPF Practice Guidance.

Listed Buildings

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 (1990 Act), the Secretary of State has a duty to compile lists of buildings of special architectural or historic interest. There are three grades of listing:

- Grade I buildings are those of exceptional interest (this class constitutes 1.5% of those listed).
- Grade II* are particularly important buildings of more than special interest (this class constitutes 4% of those listed).
- Grade II are of special interest, warranting every effort to preserve them (this class constitutes 94% of those listed).

Under the 1990 Act there is a presumption in favour of the preservation of Listed Buildings and a statutory requirement on local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This statutory protection extends also to other features within its curtilage (e.g. stables or garden walls).

Conservation Areas

Under the 1990 Act, areas of special architectural or historic interest can be designated by local authorities as conservation areas, the character or appearance of which it is desirable to preserve or enhance. This statutory designation affects a wide range of buildings within the conservation area boundary, not just those that are listed, and introduces control over the demolition of unlisted buildings. Planning authorities are required to consider planning applications affecting the appearance, character or setting of conservation areas.

National Planning Policy Framework

Conserving heritage assets is a core planning principle of the NPPF and plan-making and decision-taking is required, amongst other things, *‘to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations’* (paragraph 17).

In determining applications, local planning authorities are required to ensure that an applicant describes the significance of any heritage assets affected, including any contribution made by their setting. The level of detail provided should be proportionate to the assets’ importance and no more than is sufficient to understand the potential effect of the proposal on their significance (paragraph 128).

Significance (for heritage policy) is described as *‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage assets’ physical presence, but also from its setting’*.

Setting of a heritage asset is described as *‘The surroundings in which a heritage asset is experienced, its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’* (Annex 2).

The Hedgerow Regulations 1997

The 1997 Hedgerow Regulations were introduced under Section 97 of the Environment Act 1995 and owners wishing to remove all or part of a hedgerow considered to be ‘historically important’ must notify the Local Planning Authority (LPA). Under the Regulations it is against the law to remove or destroy certain hedgerows without permission from the LPA. The LPA is also the enforcement body for offences created by the Regulations. Permission is normally required before removing hedges that are at least 20 metres in length, more than 30 years old and contain certain plant species.

The LPA is required to assess the importance of the hedgerow using criteria set out in the Regulations. A hedgerow is 'important' if it has existed for 30 years or more and it meets one of the criteria set out in the Regulations, which include:

- it marks a boundary between parishes existing before 1850;
- it marks an archaeological feature of a site that is a scheduled monument or noted on the Historic Environment Record;
- it marks the boundary of a pre-1600 estate or manor or a field system pre-dating the Enclosure Acts.

The LPA may also issue a ‘hedgerow retention notice’ prohibiting removal.

Regional Planning Policy

The East of England, Draft revision to the Regional Spatial Strategy for the East of England (2010)

Policy ENV6 (Management of the Historic Environment) states that in their plans, policies, programmes and proposals local planning authorities and other agencies should identify, protect, conserve and, where appropriate, enhance the historic environment of the region, its archaeology, historic buildings, places and landscapes, including historic parks and gardens and those features and sites (and their settings) especially pertinent to the East of England:

- the historic cities of Cambridge and Norwich; an exceptional network of historic market towns;
- a cohesive hierarchy of smaller settlements ranging from nucleated villages, often marked by architecturally significant medieval parish churches, through to a pattern of dispersed hamlets and isolated farms;
- the highly distinctive historic environment of the coastal zone including extensive submerged prehistoric landscapes, ancient salt manufacturing and fishing facilities, relict sea walls, grazing marshes, coastal fortifications, ancient ports and traditional seaside resorts;
- formal planned settlements of the early twentieth century, including the early garden cities, and factory villages;
- Conservation areas and listed buildings, including domestic, industrial and religious buildings, and their settings, and significant designed landscapes;
- the rural landscapes of the region, which are highly distinctive and of ancient origin;
- and the wide variety of archaeological monuments, sites and buried deposits which include many scheduled ancient monuments and other nationally important archaeological assets..

Local Planning Policy

South Norfolk Local Plan (Draft 2003)

Policy ENV 9: Nationally and locally important archaeological remains. There will be a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of visible archaeological remains of national importance, whether scheduled or not, ancient monuments are shown on the Proposals Map. Development affecting sites of archaeological remains of local interest and their settings will only be permitted if the need for the development outweighs the local value of the remains. Applicants will be required to arrange for archaeological field evaluation of any such remains before applications are determined. Proposals should include provision for the remains and their settings to be protected, enhanced or preserved. Where it is accepted that physical

preservation in situ is not merited, planning permission may be subject to conditions and/or formal agreement requiring the developer to secure investigation and recording of the remains, and publication of the results.

METHODOLOGY AND ASSESSMENT CRITERIA

Baseline Data Collection

The assessment was conducted in accordance with the Chartered Institute for Archaeologists' 'Code of Conduct' (2014) and 'Standard and Guidance for Historic Environment Desk-based Assessment' (2012). The principal methods of data collection included archival and documentary research and reconnaissance field survey.

Desk-based Assessment

Up-to-date information was obtained from appropriate sources on the locations and extents of any sites with statutory and non-statutory designations wither within or within 1 km of the Site.

- Information on known heritage assets within and within 1 km of the proposed development site was obtained from the Norfolk Historic Environment Record (HER).
- Additional information on heritage assets was gathered from a number of sources including: Heritage Gateway, Pastscape and Images of England.
- Ordnance Survey 6" to 1 mile map coverage (1885 to 1953) of the Proposed Development Site and surrounding area was examined to provide information on sites and features of potential archaeological interest and on historic land-use development.
- Historic maps held in the Norfolk County Archive were examined to obtain information on historic land-use development.
- Available on-line modern aerial photography (GoogleEarth™, Bing™) was examined to provide information on current land-use.
- Bibliographic, documentary and internet sources were used to provide general historic background information on the study area, listed buildings and other heritage resources relevant to the proposed development site.

Reconnaissance Field Survey

A reconnaissance field survey was undertaken on 1st April 2015 in order to assess the information previously obtained through desk-based assessment; to identify the extent and condition of any visible archaeological or historic environment sites or features; to assess the topography and geomorphology of the proposed development site; and to provided information on the archaeological potential of the site.

Topographical Survey

The topographical survey was entirely based on 50cm resolution Lidar data (2015) supplied by the environment agency as a Digital Terrain Model (DTM) where objects with heights such as buildings and vegetation have been stripped away. The accuracy of the DTM was analysed using the following method.

The DTM grid format was converted first into polygons and then into points using QGIS. This method meant that neighbouring grid squares with identical height values shared a single point. The resulting points were labelled with heights and saved as a georeferenced jpg. This was downloaded into Trimble Access software for analysis in the field. The Lidar values were

compared with a series of live points (Fig 4) taken in the field using an RTK enabled Trimble GPS unit with an accuracy of up to 8mm horizontally and 12mm vertically. The Lidar data was found to be consistently between 7cm and 13cm higher than the GPS points, a result, presumably of the length of grass during the 2015 Lidar survey. The Lidar data was therefore deemed to have an accuracy of +/-3cm once the Lidar data had been lowered by 10cm. More than half of this error is down to the GPS unit which has a +/- error of 1.2cm in ideal conditions and more often +/- 2cm. The +/- 3cm error of the Lidar data deemed acceptable for the purposes of the topographic survey.

The proposed development area was systematically walked during the survey. Features and earthworks were photographed and recorded on CFA pro forma monument record sheets. Breaks of slopes were surveyed with the Trimble GPS to assist production of an interpretive plan. The locations of all features were also sketched on a map. Areas of dense vegetation were not surveyed (Fig 6).

A contour plan (Fig 5) was created using AutoCAD Civil. Spot heights extracted from the Lidar DTM were lowered by 10cm (see above) and used to create a TIN Triangulated Irregular Network (TIN) surface. Contours calculated through delaunay triangulation were generated with a 5cm interval, approximately the limit of the accuracy of the data as identified in the field. Contour smoothing was turned on and set to maximum spline curve type.

Using notes created in the field and the contour data, an interpretative plan of the earthworks was created (Fig 6).

Assessment Methodology

Archaeological and built heritage sites and features are often fragile and suffer from constant attrition, from both natural and human causes. The relative heritage significance of cultural heritage assets is summarised in Table 1.

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, historic buildings are afforded statutory protection in the national interest. All Listed Buildings are afforded the same protection under statute. However, Grades I and II* identify the outstanding architectural or historic interest of a small proportion (about 8% of all Listed Buildings); Grade II includes the remaining 94% of all Listed Buildings. Grade I and II* Listed Buildings are particularly important buildings of exceptional interest and outstanding importance. In recognition of their qualities they are assessed here as being of high heritage significance. Grade II Listed Buildings are other buildings of special interest and for the purposes of assessing the effect on their significance they have been assessed as being of medium heritage significance. The heritage significance of Registered Parks and Gardens has been assigned in a similar manner.

Table 1. Definitions of significance of heritage assets	
Heritage Significance	Asset Type
High	Sites of national or international importance, including: <ul style="list-style-type: none"> • World Heritage Sites • Scheduled Monuments • Grade I & II* Listed Buildings • Grade I & II* Historic Parks and Gardens • Historic Battlefields
Medium	Sites of importance in a regional / district context, including: <ul style="list-style-type: none"> • Archaeological sites and areas of distinctive regional importance • Grade II Listed Buildings • Grade II Historic Parks and Gardens

	<ul style="list-style-type: none"> • Conservation Areas
Low	Sites of importance in a local / parish context, including: <ul style="list-style-type: none"> • Archaeological sites and areas of local importance • Unlisted buildings and townscapes of some historic or architectural interest
Negligible	Sites of little or no importance, including: <ul style="list-style-type: none"> • Sites of former archaeological features • Unlisted buildings of little or no historic or architectural interest • Artefact find-spots • Poorly preserved examples of particular types of feature

BASELINE SITUATION

General

Table 2 presents detailed gazetteer information on the character and baseline condition of the cultural heritage assets identified within the proposed development site, based on information from the HER, field reconnaissance survey and topographical survey. The locations of the assets are shown on Figs 2 and 6.

Table 3 presents a summary gazetteer of all recorded heritage assets (statutory and non-statutory designations) near to the proposed development site. The locations of the sites are shown on Fig 2.

Numbers in bold and in brackets in the following sections refer to site numbers identified on Figs 2 and 6 and in the tables.

Site Description

The proposed development site (the Site) is a field on the eastern side of Caistor St Edmund (Fig 1). The Site lies approximately 60 m above the Ordnance Datum (aOD) and is currently unused. A pond lies in the northern boundary.

Geology

The Site lies in an area of bedrock classified as Beeston Chalk. The superficial geology is deposits of sands and gravels. The natural form of the Site is seen on RAF aerial photograph (OS_96247_V_156) dated 22nd July 1996. A stream rises just south of the pond in the form of a marshy area and seeps northwards via the pond to join an east to west flowing stream that rises to the NE of the Site (Norfolk LXXV. SE revised 1946 published 1951) and runs to the north of French Church Farm. The Site is very wet and boggy and is dry only in unusually hot summers.

Cartographic sources

The historic maps from the 18th and 19th centuries ('Draft Enclosure' Map 1800, Tithe Map 1840-41 and Ordnance Survey 6'' maps 1885 to 1946) show that the area around the Site was subdivided into the fields that survive today, defined by now mature hedges. The Draft 1800 Enclosure Map (Fig 4) shows the fields as enclosed, most probably achieved during the late 18th century as part of the Parliamentary Enclosure acts. The Enclosure Map shows the field boundaries defined by hedges that survive today as well as further hedged boundaries that do

not appear on the Tithe Map of 1840-41. The Site (Plot 259 on the Enclosure Map) is labelled 'Old Orch^d'. By the date of the 1840 Tithe Map this has become Plot 36, still labelled as an 'old orchard', and the boundary that divided Enclosure Plots 260 and 261 has been removed; this boundary may account for one of the cropmarks in the field to the north of the Site (Fig 2). The southern boundary of Enclosure Plot 261 has also been removed by 1840, leading to a longer field labelled '34' on the 1840 Tithe Map, which conforms to the modern field. This old boundary can be seen on Google Earth 31/12/1996, but is not plotted as a cropmark.

A building is shown to the north-west of the Site on the 1800 Draft Enclosure Map (Fig 4) is later recorded by the 1840 Tithe Map as '27 part of a Bullock Pen' to the west of the Site.

The 1887 OS map shows a few trees within the Site. It is unclear whether these are intended to represent a former boundary not seen on the Enclosure or Tithe maps or remnant fruit trees. The 1908 OS map shows no trees or boundaries within the Site but a conifer plantation to the north of the Site called 'Swampy Plantation'. The western boundary of this may conform to a cropmark (Fig 2). By the time of the 1929 OS mapping, this plantation appears to be abandoned. By 1946 the Site is mapped as it is presently, but the boundary to the north of French Church Farm was removed in 1983 perhaps forming one of the cropmarks mapped by the HER slightly to the west (Fig 2; also visible as a cropmark on Google Earth 9/11/2006).

The 1996 aerial photographs show the new dwelling (78 Caistor Lane), which was built c.1960, to the east of the Site.

Cultural Heritage Sites within the Proposed Development Site

Part of the system of cropmarks and earthworks identified by the HER (**MNF58850**) lies within the Site (Table 2, **1 to 3**). The cropmarks and earthworks have been transcribed and mapped by the Historic England 'National Mapping Programme', and are set against the modern field pattern in Fig 2. The remains of the earthworks are preserved within the late 18th-century enclosed field layout on alignments that corresponds with the mapped 19th and 20th-century field arrangement.

The three sites recorded by the HER (**1 to 3**) and three further sites (Table 2; **4 to 6**) were identified by the field survey and were mapped by topographical survey (Fig 6). No new features or other archaeological evidence was found within the Site during the field survey.

Table 2. Sites and Features within the Proposed Development Site (Figs 2 and 6)		
No.	Site Description	Heritage Significance
1	The HER (Fig 2) maps a sub-rectangular enclosure. Field reconnaissance survey and topographical survey (Fig 6) indicate that this site actually takes the form of two parallel, unconnected ditches (1A and 1B ; Figs 7 and 8) that drain towards the pond to the north of the Site.	Negligible to Low (relict remains perhaps dating from the 19 th century)
2	<p>The HER (Fig 2) maps a ‘D’ shaped earthwork enclosure with a surrounding ditch. Field survey and topographical survey (Fig 6) revealed that the site comprises of a mound (2A; Fig 9) to the west and a rectangular enclosure (2B; Fig 10) to the east, divided by a channel which is most likely to be natural, but may be a relict hollow-way or track (Figs 11 and 17). The enclosure (2B) has no discernible banks, but is appreciably higher than the surrounding land. It has been truncated to the south by a track (6).</p> <p>A small trial trench was excavated at the north eastern corner of the enclosure (2B) in 2015 (Barton 2015). Late-medieval to early post-medieval brick fragments, iron finds and cattle bone were found below the turf and in the thick topsoil deposit that formed the higher ground within the enclosure. This material was discovered to have been lain on a prepared bedding of clay extracted from the base of the surrounding ditch. The platform and ditch appeared to have been constructed together to create a dry area in what is usually a boggy field. The ditch, which had been excavated into natural orange sandy gravels and grey clay, had evidently infilled rapidly. Two fills were recorded: a primary fill containing cattle bone, Roman material including a piece of roof tile and 34 pottery fragments from a cooking vessel, and medieval to post-medieval roof tile and brick. The upper fill had a similar matrix and contained a fragment of Delftware and pieces of stoneware dating to the 16th to 18th centuries, together with medieval and post-medieval roof tile and brick. The ditch and enclosed raised area appear, therefore, to be of early post-medieval or later date, with the Roman material being residual.</p>	Negligible to Low (post-medieval relict remains)
3	The HER (Fig 2) maps a series of parallel linear features. Field survey and topographical survey (Fig 6) found a traces of drainage ditches on the same alignment as the features recorded from aerial photographs (Fig 12).	Negligible (relict remains perhaps dating from the 19 th century)
4	Field survey and reconnaissance survey (Fig 6) recorded a probable turf bank, 5m broad and up to 0.5m high along the eastern edge of the Site (Fig 13). A possible narrow entrance was present near the southern end of the bank.	Negligible to Low (relict remains perhaps dating from the 19 th century)
5	Field survey and reconnaissance survey (Fig 6) recorded a probable turf bank, 5m broad and up to 0.5m high along the southern edge of the Site (Fig 14).	Negligible to Low (relict remains perhaps dating from the 19 th century)
6	Field survey and reconnaissance survey (Fig 6) recorded a series of wheel ruts running alongside the hedge at the southern edge of the Site. They are evidently of 20 th century origins. A dump of tyres was present along the track at a the location of a possible past entrance to the Site (Figs 15 and 16)	Negligible (relict remains dating from the 20 th century)

The earthworks and enclosures within the Site (**2**, **4** and **5**) align with the post-medieval field boundaries visible on cartographic sources such as the 1800 and 1840 Enclosure and Tithe maps. It is considered unlikely, therefore, that they are of prehistoric or Roman date; certainly their alignments do not respect that of the Roman Road. Cartographic sources also indicate that the Site was an orchard for 40 years or more. If so, the fruit trees would have been mature fully grown trees. Their removal, and particularly grubbing out their roots, would probably have damaged any archaeological deposits that existed prior to the orchard; no such damage is

obvious. Taking these factors into consideration, it is considered that these earthworks and enclosures are more likely to date from the last 300 years or so and are, hence of no more than Negligible or 'negligible to low' heritage significance.

The other sites are drainage features (1 and 3) and a modern track (6); these features are considered to be of no more than Negligible heritage significance

Character of Cultural Heritage Resources near the Proposed Development Site (Fig 2)

Records were obtained from a study area of 1km around the Site but only those of close proximity are considered in detail (Table 3), since they are sufficient to provide an indication of the archaeological potential of the Site.

Prehistoric

A possible Neolithic mortuary enclosure (MNF58855) lies to the NE. Possible prehistoric potboilers have been recovered nearby (MNF29000 and 30311) and struck flints have been recovered from the W of the study area (MNF48067).

Roman/Romano-British

A number of artefacts of Roman date have been found in and around the Site: coins and a pair of tweezers have been recovered from metal detecting and as surface finds (MNF28010, MNF 9842, MNF40867 and MNF32026). A possible Roman Road has been identified to the north of the Site (MNF58838) but has mostly been ploughed away. The town of Venta Icenorum, which is protected as a scheduled monument, lies just over 1km from the Site. A University of Nottingham project on the environs of the town has not identified any associated remains, such as roads and field systems, in the hinterland around the town and it seems unlikely that such remains are preserved on the Site.

Medieval and Post-medieval

A number of finds have been made from surface collection activities near to the Site. Four medieval sherds were found during works for a gas pipeline (MNF29000 and 30311), and a medieval coin and a copper mount part (MNF32026) and a post-medieval saddle pommel were found to the west of the Site (MNF41025). Finds of post-medieval date have been recovered during feildwalking (MNF66032) and a 16th-century signet ring (MNF28292) was recovered just to the east of the Site.

Earthworks and enclosures in the vicinity of the Site are interpreted by the HER as of medieval or post-medieval date (MNF60276 and MNF58850), although here is no direct dating evidence. Other earthworks and enclosures (MNF 58852 and MNF58854) are less securely dated by the HER (one site (MNF 58852) is judged to be of Bronze Age, Roman or medieval date, whilst the other (MNF58854) is considered to be post-Roman, based on the fact that it respects the putative Roman road (MNF58838)), but they are perhaps most likely to be of medieval or later origins.

Old French Church Farm (MNF19355) is a 19th century rebuild on the site of an older farm. The building has a possibly 15th-century porch which may be a remnant from the earlier building.

Undated

A find spot is recorded to the south of the site (**MNF66031**) but the find itself is not recorded. Undated cropmarks are recorded to the south of Caistor Lane (**MNF58856**).

World War II

The closest WWII site is a pillbox in the field to the south of the Site, beyond the limits of Fig 2.

Table 3 Cultural Heritage assets shown on Fig 2				
Number	Name	Easting	Northing	
MNF29000	Find Spot	625282	303650	Fieldwalking in advance of a gas pipeline construction recovered one prehistoric pot boiler, two medieval sherds and two post-medieval sherds.
MNF30311	Find Spot	625845	303914	Watching brief in advance of gas pipeline construction recovered a sherd of glass, two possible mediavl tile fragments and two post-medieval sherds.
MNF40867	Find Spot	624901	303749	Metal detecting at this site has recovered a variety of finds including prehistoric flint flakes, Roman coins, part of a Roman tweezers from a toilet set, a medieval seal matrix with a hare riding a hound and the inscription ALLONE I RIDE, a medieval French jetton and a post medieval jetton from Nuremburg.
MNF58855	Monument	625451	303581	The cropmarks of possible elongated enclosure, which could potentially represent the remains of a Neolithic mortuary enclosure, are visible on aerial photographs to the north of Caistor Lane, Caistor St Edmund. Finds recovered from the wider area include prehistoric worked flints and botboilers (NHER 29000, 30311).
MNF58852	Monument	625657	303765	The cropmarks of fragmentary field boundaries and ditches, probably representing the remains of several phases of former fields of unknown, but possibly Bronze Age to Roman and medieval date, are visible on aerial photographs to the north of Caistor Lane, within the Caistor St Edmund and Bixley parishes. Finds recovered from within the area of the cropmarks include prehistoric worked flints and botboilers, Roman and medieval to post medieval material (NHER 29000, 30311). A geophysical survey of an area within this site confirmed the presence of linear features.
MNF28010	Find Spot	625018	303513	A Roman coin minted between AD 340 and 346 was found here by metal detecting.
MNF9842	Find Spot	624930	303637	A Roman coin of Constantine I was found at this spot.
MNF32026	Find Spot	624962	303737	Metal detecting at this site recovered a Roman coin, a medieval coin and a piece of medieval copper alloy openwork mount.
MNF58838	Monument	625904	303909	The earthworks and cropmarks of a possible Roman road running from along the Framingham Earl and Bixley parish boundary to the south of Bixley Hall towards French Church Farm, Caistor St Edmund. A Roman road was recorded as having followed this route see NHER 9904, see record for overall route of road and discussion of reliability of the evidence. The eastern sections of this probable road and associated ditches survived as earthworks as late as the 1950s, but has since been ploughed. Only one possible earthwork section remains.
MNF58854	Monument	625540	303673	The cropmarks of a rectangular enclosure of possible medieval date are visible on aerial photographs to the north of Caistor Lane, within the Caistor St Edmund

Table 3 Cultural Heritage assets shown on Fig 2				
Number	Name	Easting	Northing	
				and Bixley parishes. This enclosure would appear to lie on the route of the Roman road (NHER 53212). The cropmarks would indicate that the enclosure post-dates the road and would therefore indicate a post-Roman date.
MNF60276	Monument	624875	303517	The earthworks and cropmarks of platforms, enclosures and boundary ditches are visible on aerial photographs to the west of Highash Farm, Caistor St Edmund. The platforms at the north of the site are likely to represent former tofts or agricultural platforms and enclosures, similar to those recorded to the east around French Church Farm (NHER 53215).
MNF58850	Monument	625281	303641	The earthworks and cropmarks of an area of an enclosure and/or building platform, fields and boundaries of medieval to post medieval date are visible on aerial photographs in the area of French Church Farm to the north of Caistor Lane, Caistor St Edmund. The site is centred on TG 2524 0365.
MNF41025	Find Spot	624990	303390	Part of an early post medieval copper alloy two piece saddle pommel was found here by metal detecting.
MNF66032	Find Spot	625029	303288	Systematic fieldwalking and metal-detecting by Caistor Roman Town Project in 2013 recovered a post-medieval lead weight, crotal bell and shoe buckle.
MNF19355	Old French Church Farm	625097	303522	The farm was given to the French Walloon Church in Norwich in 1730, explaining its unusual name. The present building is a 19th century red brick building and a stone porch to the west of the house is said to belong to the original farmhouse. This porch however resembles a 14th or 15th century church porch and may have been added to the 19th century farm at a later date.
MNF28292	Find Spot	625364	303514	A 16th century signet ring with the initials T P with a flower above and below was found here by metal detecting.
MNF66031	Find Spot	625255	303192	No data
MNF58856	Monument	625272	303183	Cropmarks of fragmentary field boundaries and ditches

ROBUSTNESS OF ANALYSIS

The primary sources of information on the archaeological potential and sensitivity of the Proposed Development are derived from the Norfolk HER, which holds the most-up-to-date data on known sites and archaeological works in the area. Historic maps, including the Draft Enclosure Map of 1800, also provided useful data.

At the time of the field survey access to the Site was unrestricted and ground conditions and vegetation growth did not pose a significant impediment to the identification of earthwork remains. At the time of the topographical survey, vegetation growth restricted access to certain parts of the Site, as shown on Fig 6.

To date no other archaeological investigations of the Site have taken place (e.g. topographic survey, geophysical survey or extensive trial trench evaluation); therefore the results presented here reflect only the walkover, documentary and cartographic evidence and spot dates from one archaeological test pit on the archaeological potential of the site.

IMPACT OF DEVELOPMENT

In accordance with National, Regional and Local guidance it is considered that there are no archaeological features of such significance that they should be preserved *in situ* and prevent development from proceeding.

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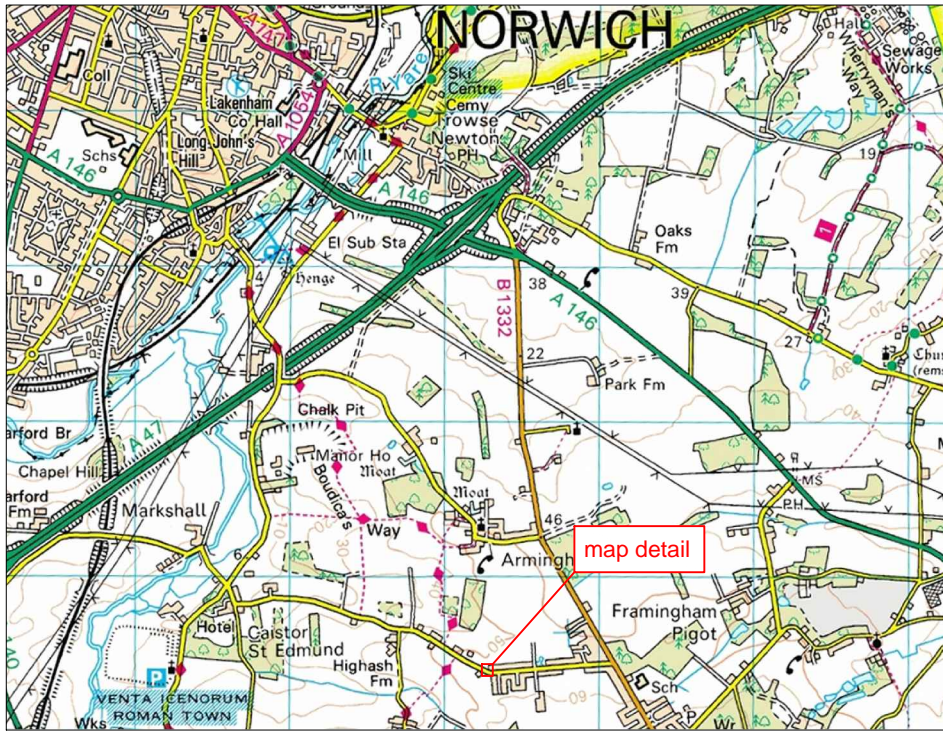
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Cartographic

Fadens Map of Norfolk 1797
Caistor St Edmund Draft Enclosure Map 1800 (© Norfolk County Council MV 113/5, reproduced with permission)
Bryants Map of Norfolk in 1826
Porlingland Tithe Map 1840 (<http://historic-maps.norfolk.gov.uk/mapexplorer>)
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 NorfolkLXXV.SE (surveyed 1946 published 1951)

Web

British Geological Survey (BGS) <http://www.bgs.ac.uk/data>
Cranfield Soil and Agrifood Institute <http://www.landis.org.uk/soilscapes>
Heritage Gateway <http://www.heritagegateway.org.uk>
Images of England <http://www.imagesofengland.org.uk/>
Pastscape <http://www.pastscape.org.uk>



Title:
Location plan

Client:
J Halsey

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ARCHAEOLOGY LTD

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info@cfa-archaeology.co.uk
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Project:
Land of Caistor Lane, Caistor St Edmund, S Norfolk

Scale at A4:
1:1,000

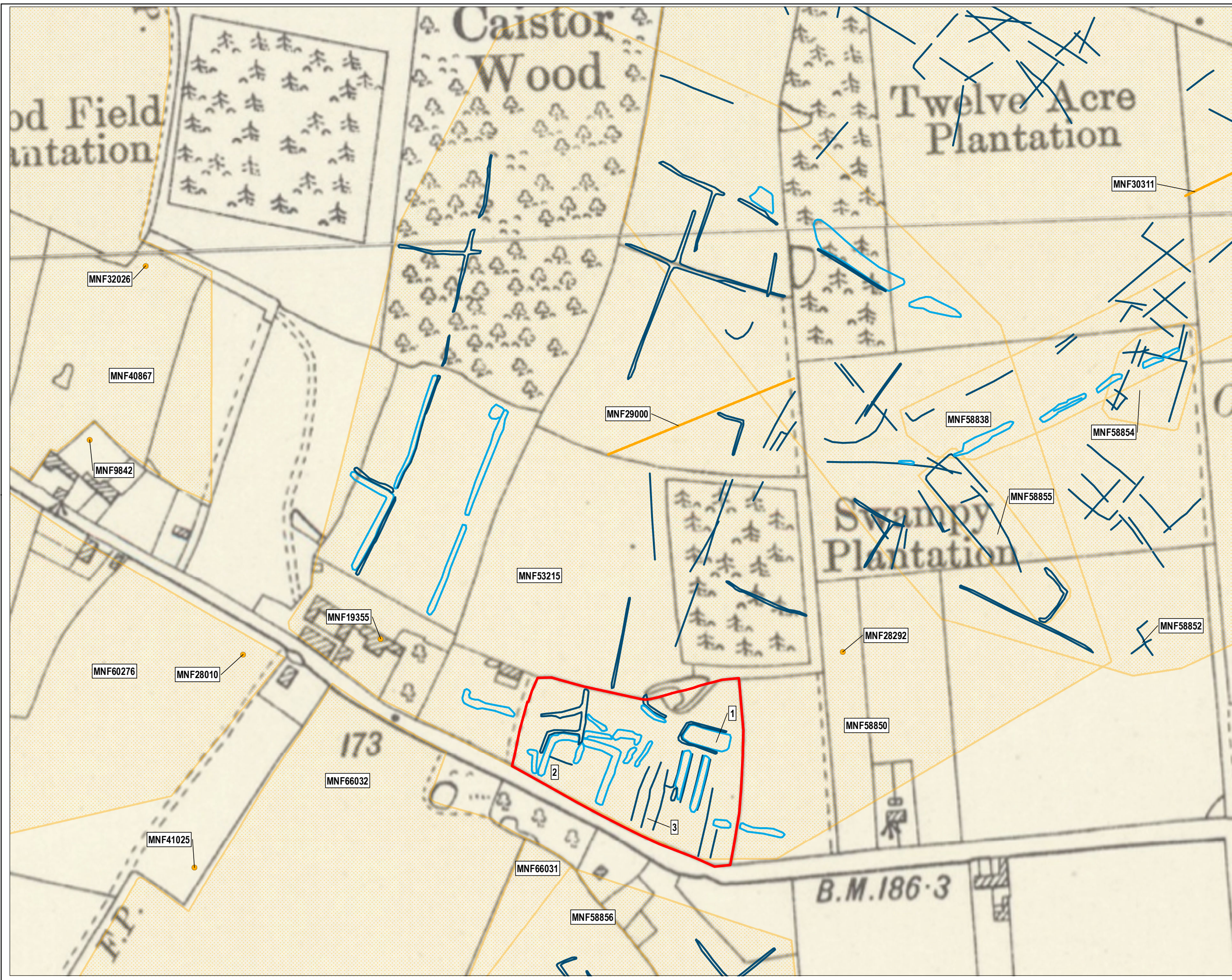
Drawn by:
KH

Checked:
TN

Date:
17/06/2016

Report No:
MK056/16

Fig. No:
1



Key:

- HER Site (point)
- HER Site (linear)
- ▨ HER Site (area)

NMP Site

- Bank
- Ditch
- Site Boundary



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Fig. No:	2	Report No:	MK056/16
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Title:
 Heritage Assets,
 cropmarks/earthworks

Project:
 Land of Caistor Lane,
 Caistor St Edmund, S Norfolk

Client:
 J Halsey

Scale at A3:
 1:2,000

Drawn by:	Checked:	Date:
SW	MR	6/17/2016

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Fig. 3 - Extract from Draft Enclosure Map (1800)
 (c. Norfolk County Council MV 113/5, reproduced by kind permission)

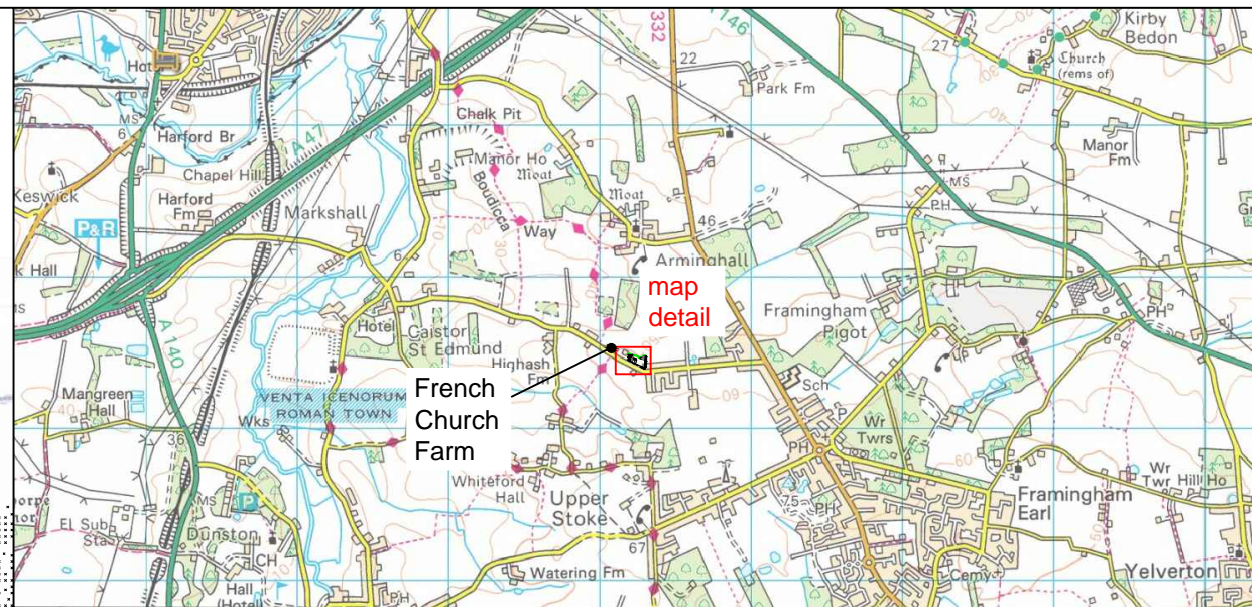
Project:
 Land of Caistor Lane, Caistor St Edmund, S Norfolk



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Client:
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Drawn by: KH	Checked: TN	Date: 17/06/16
Report No: MK056/15		Fig. No: 3

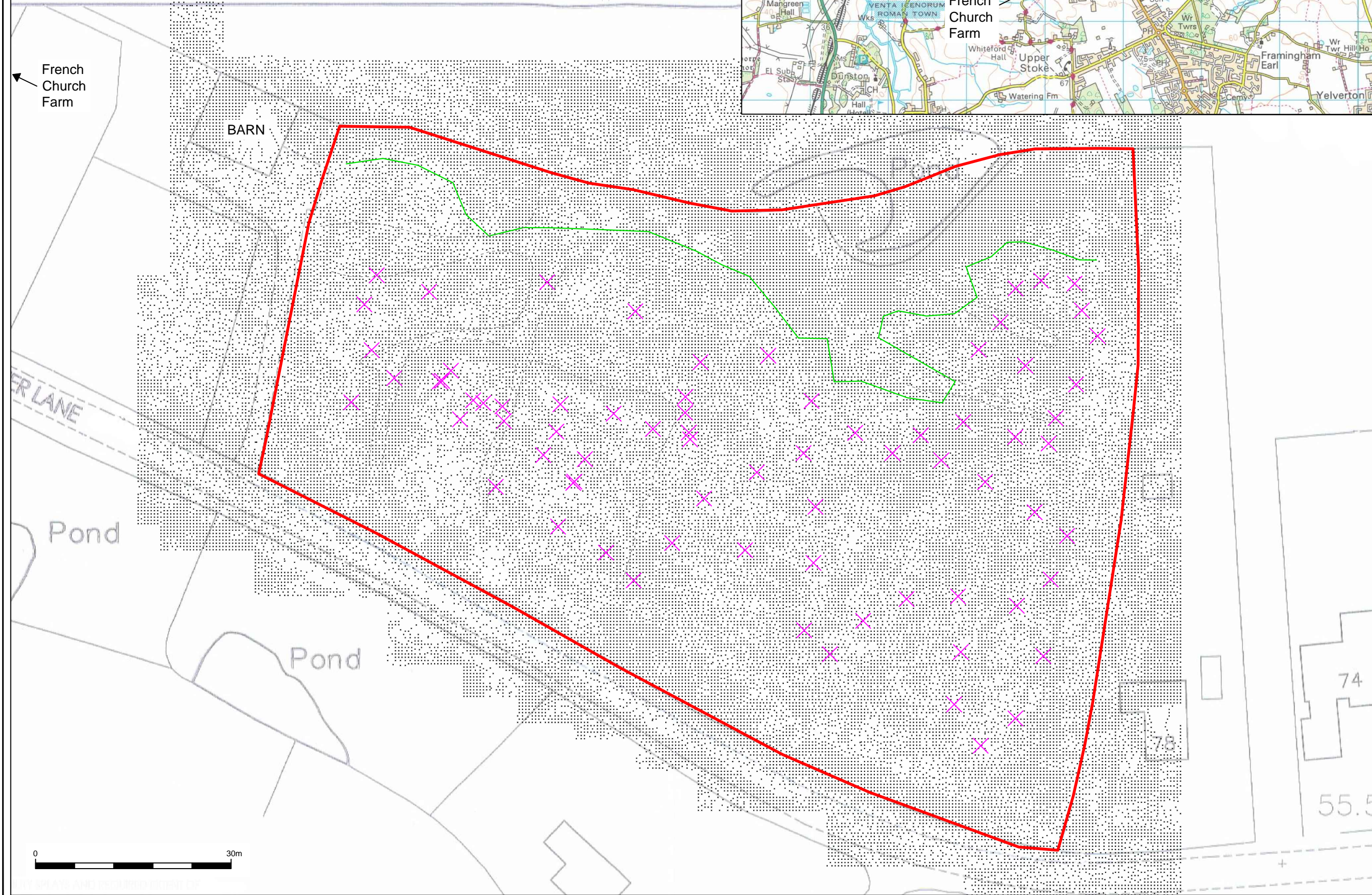


Key:

- Site Boundary
- × GPS Points taken to verify accuracy of Lidar
- Lidar points



French Church Farm



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Fig. No: **4** Report No: **MK056/16**

Title:
 Plan showing Lidar points covering Site extracted from the 50cm resolution DTM (2015) and GPS points taken to verify accuracy of Lidar

Project:
 Land adjacent to French Church Farm, Caistor St Edmunds

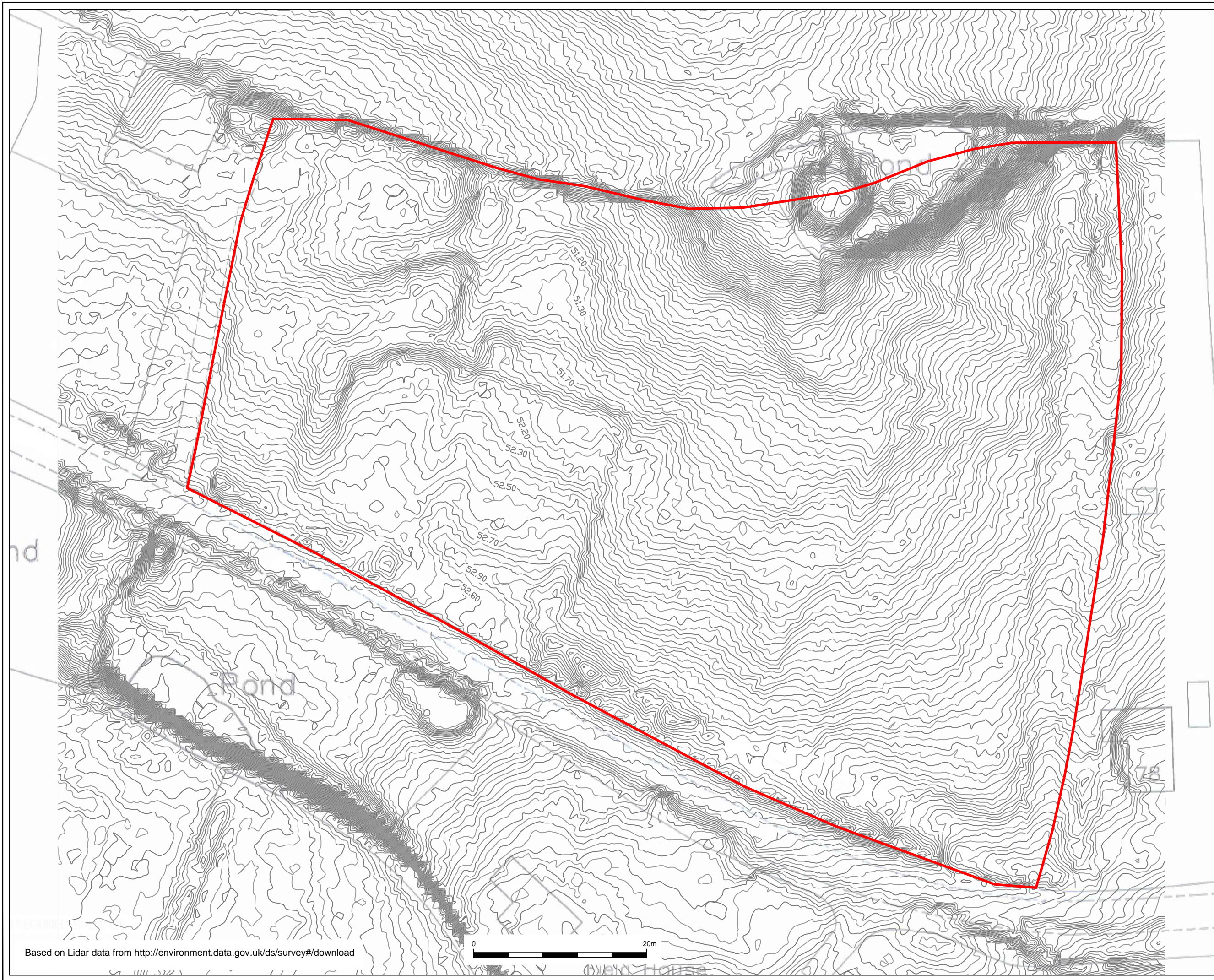
Client:
 Jill Halsey

Scale at A3:
 1:600

Drawn by: TB	Checked: TN	Date: 17/06/2016
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Key:

- Site Boundary
- Contours (5cm interval)



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Fig. No: **5** Report No: **MK056/16**

Title:
Contour plan of Site (5cm interval) generated from Lidar Data

Project:
Land adjacent to French Church Farm, Caistor St Edmunds

Client:
Jill Halsey

Scale at A3:
1:500

Drawn by:	Checked:	Date:
TB	TN	17/06/2016

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Based on Lidar data from <http://environment.data.gov.uk/ds/survey#/download>





Key:

Site Boundary



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Fig. No: **6** Report No: **MK056/16**

Title:
Interpretative plan of earthworks

Project:
Land adjacent to French Church Farm, Caistor St Edmunds

Client:
Jill Halsey

Scale at A3:
1:500

Drawn by: **TB** Checked: **TN** Date: **17/06/2016**

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Fig. 7 - Monument 1A



Fig. 8 - Monument 1B

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Report No: MK056/15		Fig. No: 7 - 8



Fig. 9 - Monument 2A, from the west



Fig. 10 - Monument 2B, west side of embankment

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Fig. 11 - Possible hollow-way between Monuments 2A and 2B



Fig. 12 - Monument 3, drainage channel

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Fig. 13 - Monument 4, the bank at the east end of the Site



Fig. 14 - Monument 5, possible bank at the south-east end of Site

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Fig. 15 - Old tyres and possible entrance into the field



Fig. 16 - Monument 6, track

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Report No: MK056/15		Fig. No: 15 - 16



Fig. 17 - Possible hollow-way north of Monument 2A



Fig. 18 - Natural mound north-west of Monument 2A

Project:
Land of Caistor Lane, Caistor St Edmund, S Norfolk

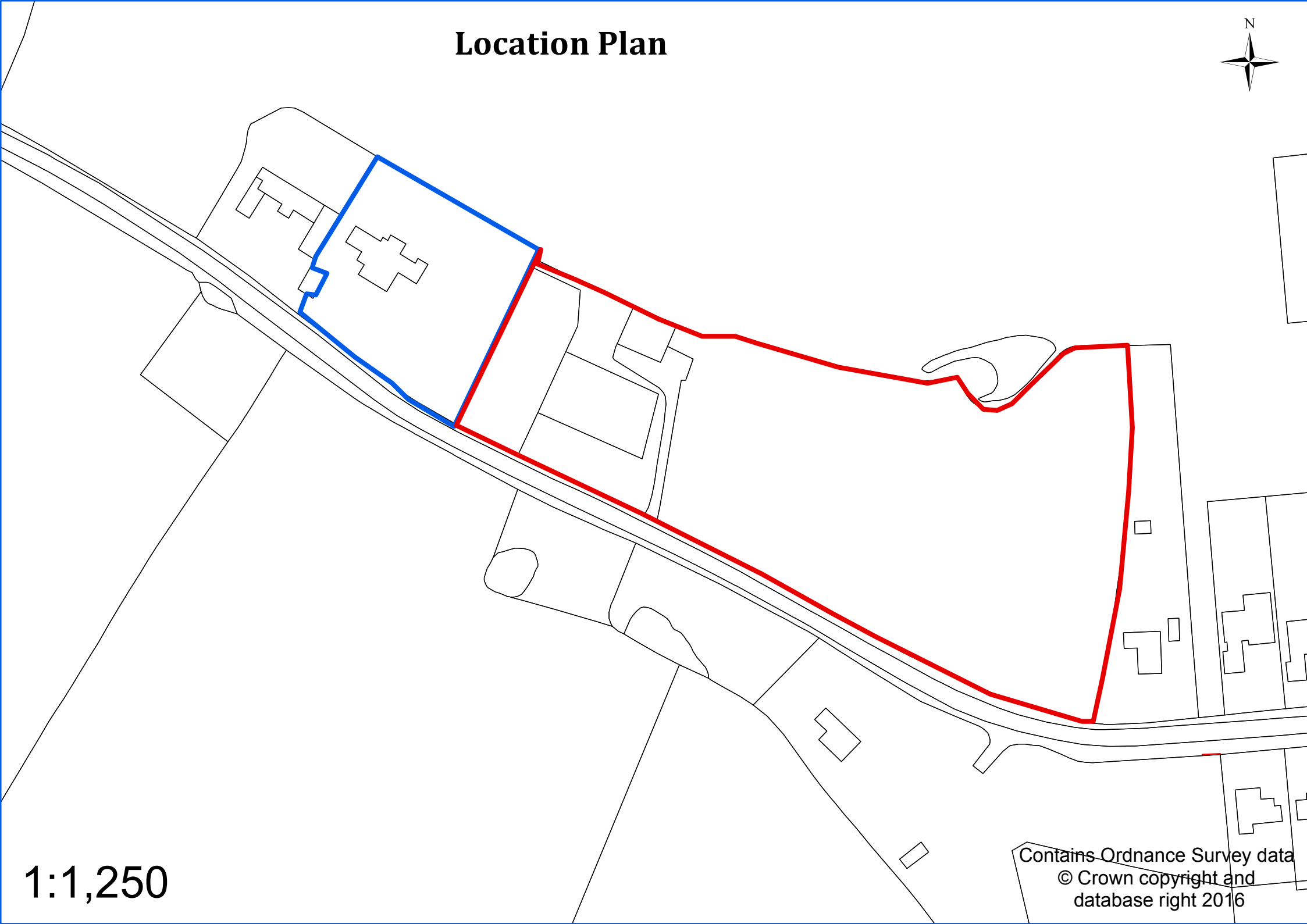


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Report No: MK056/15		Fig. No: 17 - 18

Location Plan



1:1,250

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Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0131
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm on Friday 24 June 2016**.

By email: callforsites@gnlp.org.uk

Or, if it is not possible submit the form electronically,

By Post to:

*Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX*

The responses received as part of the Greater Norwich Local Plan Call for Sites will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: www.greaternorwichlocalplan.org.uk

E-mail: callforsites@gnlp.org.uk

Telephone: 01603 306603

1a. Contact Details	
Title	Mr
First Name	Mark
Last Name	Thompson
Job Title (where relevant)	
Organisation (where relevant)	
Address	24 Old Lakenham Hall Drive NULL NULL Norwich Norfolk
Post Code	NR1 2NW
Telephone Number	01603 618353 NULL
Email Address	mark.thompson@smallfish.org.uk

1b. I am...
Planning Consultant

--

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Telephone Number	
Email Address	

2. Site Details	
Site location / address and post code (please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)	Land East of French church Farm Caistor Lane NULL Caistor St Edmund Norfolk
Grid reference (if known)	TG252034

Site area (hectares)	1.3 ha
Site parish	Caistor St Edmund
Site district	South Norfolk

Site Ownership	
3a. I (or my client)...	
Is a part owner of the site	
3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).	
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes
3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.	

Current and Historic Land Uses
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

Unused/ vacant

4b. Has the site been previously developed?

No

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

The most recent agricultural activity within the site was grazing, which ceased some four years ago as it proved economically unviable. It has also been used as a horse paddock.

The eastern part of the site has been subject to 2 previous planning applications, both of which were refused. They were: 2014/1325 and 2014/1327. They were refused on the grounds of visibility for highway access and archaeology. The new site is larger and enables the site access to be moved to provide the required visibility, and subsequent archaeological investigative work on site concluded that the significance was negligible or negligible to low and did not warrant preservation in situ. The report is attached.

Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed (if you are proposing a site to be designated as local green space please go directly to question 6)

Residential

5b. Which of the following use or uses are you proposing?

Market Housing	Yes
Affordable Housing	No
Residential Care Home	No
Gypsy and Traveller Pitches	No
Business and offices	No
General industrial	No
Storage and distribution	No
Tourism	No
Recreation & Leisure	No
Community Use	No
Public Open Space	No
Other (Please Specify)	NULL

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

7/8 single storey detached houses with gardens and garages

5d. Please describe any benefits to the Local Area that the development of the site could provide.

There has been an issue with the delivery of housing within the Norwich Policy Area. The site would provide for much needed new housing for people who want to live in the local area. The proposal of a small number of bungalows would be in keeping with the character and appearance of the area. It is well screened and so will have no significant impact on the landscape. Being partly opposite a site which has planning permission as well as being in between housing to the east and to the west, it will consolidate the residential nature of the street scene. Being a small-scale development it will be ideal for small builders rather than larger developers. Small builders, along with the associated architects and other professionals, are more likely to be local to the area. The development will therefore provide some local opportunities for economic activity and employment. It will not result in the loss of agricultural land or land of any particular ecological or heritage value (see attached report on archaeology). The site enjoys good access to a range of local services in Poringland, such as the high school, pubs and shops, as well as bus stops. The proximity of the services and the availability of infrastructure such as cycle routes suggests that sustainable transport options would be used. The future occupiers are therefore likely to make use of those services and to do so occasionally by walking and cycling, thereby contributing to the vitality of the rural community and minimising traffic generation.

Local Green Space

If you are proposed a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

6a. Are you proposing a site to be designated as a Local Green Space?

No

6b. Which community would the site serve and how would the designation of the site benefit that community.

NULL

6c. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

NULL

Site Features and Constraints

Are there any features of the site or limitations that may constrain development on this site (please give details)?

7a. Site Access: Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

There is a current vehicular access to a barn on the site which has planning permission for conversion to a dwelling. However, a new highway access could be

proposed to enable improved visibility.
There is no PRow crossing or adjoining the site.

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?

There are no major physical constraints. There is an area of archaeological interest but this has been thoroughly investigated and its significance has been found to be either negligible or negligible to low. The land does slope away northward. There is sufficient land within the ownership of the site landowners to provide for visibility splays of 120m in each direction.

7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?

There are no known contamination issues and the ground conditions are stable.

7d. Flood Risk: Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?

The development proposal is in Flood Risk Zone 1, meaning there is a low probability of flooding on the site and also that all uses of land are appropriate. Although the site is not liable to flooding, some standing water and boggy conditions are sometimes evident.

7e. Legal Issues: Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?

No such issues

7f. Environmental Issues: Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?

There is no conservation area, historic parkland, Scheduled Ancient Monument or listed building on or next to the site. There is an area of archaeological interest which has now been studied intensively in accordance with the directions from the Norfolk Historic Environment Service. This found that the significance of the asset was negligible or negligible to low and did not warrant preserving in situ (report attached).

7g. Heritage Issues: Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

There is no conservation area, historic parkland, Scheduled Ancient Monument or

listed building on or next to the site. There is an area of archaeological interest which has now been studied intensively in accordance with the directions from the Norfolk H

7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

It is residential to the west, east and south-east, and agricultural to the north and south. There should be no implications. The site is large enough to ensure that adverse amenity issues for neighbours should not arise.

7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.

No

7j. Other: (please specify):

None

Utilities

8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.

Mains water supply

Yes

Mains sewerage

No

Electricity supply

Yes

Gas supply

Yes

Public highway

Yes

Broadband internet

Unsure

Other (please specify):

NULL

8b. Please provide any further information on the utilities available on the site:

Available in the nearby vicinity. Water and electricity are available on the same side of the road, whilst gas is available on the other (south) side of the road.

Availability

9a. Please indicate when the site could be made available for the land use or development proposed.

1 to 5 years (by April 2021)

9b. Please give reasons for the answer given above.

The land is not used at the moment, there are no significant constraints, and the landowner is keen to progress an application (as evidenced by previous applications and archaeological investigations).

Market Interest

10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.

None

Comments

The site is being promoted by the landowners. Part of the site has been the subject of 2 previous planning applications (2014/1325 and 2014/1327), which is indicative of how keen the landowners are to develop the site. There will be no problems attracting

Delivery

11a. Please indicate when you anticipate the proposed development could be begun.

1 to 5 years (by April 2021)

11b. Once started, how many years do you think it would take to complete the proposed development (if known)?

2/3 years

Viability	
12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy	Yes
12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?	No
12c. If there are abnormal costs associated with the site please provide details:	
NULL	
12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?	Yes
<p>12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.</p> <p>Services and utilities should be available in close proximity. There are no physical constraints There are no policy constraints such as flood risk or nature conservation designations, although it is currently outside of the settlement boundary for Poringland. It has good and safe highway access onto a fairly quiet road with traffic speeds of around 40mph. Some landscaping might be required, such as the realignment of the roadside hedge, but this would not be unduly expensive, and a new highway access could be considered. Land in the area is desirable and would enable the landowner and developer to make a profit whilst still providing the improved access, landscaping etc.</p>	

Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

Nothing

Check List

Your Details	
Site Details (including site location plan)	
Site Ownership	
Current and Historic Land Uses	
Proposed Future Uses	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	
Utilities	
Availability	
Market Interest	
Delivery	
Viability	
Other Relevant Information	
Declaration	

14. Declaration

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

Disclaimer

The responses received as part of the Greater Norwich Local Plan "Call for Sites" will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan Call for Sites Response Form Guidance Notes.

I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.

Name Mark Thompson	Date 7/1/2016
-----------------------	------------------