



## Preliminary Desk Top Heritage Assessment

**Site:** Site GNLP0093, Field 2484, West of All Saints Church, Wreningham

**Proposal:** Call for Sites: 5-6 self-built carbon negative homes, offering food and energy self sufficiency



## Revision Schedule

### Preliminary Desk Top Heritage Assessment, Site GNLP0093, Wreningham

#### Project Reference Number: 1257

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## Non-executive Summary

The development of site has been assessed for its potential impact on the setting of the grade I listed Church and the impact on potential below ground archaeology. The indicative location of the dwellings has been positioned to ensure that there is a neutral impact on the setting of the Church. Other indicative uses have been similarly located to minimise impact. The impact on the potential archaeology of the site can be minimised. This leads to a neutral impact on the heritage assets affected/potentially affected by the development. The proposed use of the site will be capable of complying with the law, national policy and guidance and local policy as set out in section 4.

## 1. Introduction

- 1.1 This Preliminary Desk Top Heritage Assessment has been prepared by One Planning & Heritage Consultants on behalf of the applicants, Mr and Mrs Lockwood. It is submitted in support of their 'Call for Sites' submission GNLP0093, Field 2484, West of All Saints Church, Wreningham. This report should be read in conjunction with the original submission.
- 1.2 This Statement assesses the impact of development of the site against relevant national and local planning policy considerations and the grade I listed Church.
- 1.3 The Heritage Statement has been written by Clare Vint, Senior Heritage Planner, a full member of the Institute of Historic Building Conservation.

## 2. Context

### Site and location

- 2.1 The site comprises 0.51ha to the west of All Saints Church, Wreningham
- 2.2 The Wreningham is a service village, offering the opportunity for sustainable development.
- 2.3 The Call for Sites submission (GNLP0093) set out the opportunity for a cluster of 5-6 self-built carbon negative homes, offering food and energy self-sufficiency. In addition, a Community Orchard is proposed for the community of Wreningham and All Saints Church providing fresh fruit for all.

### History and development

- 2.4 In 2011 Elm Tree Farm was sold following the death of the owner, Mr and Mrs Lockwood purchased the field at that time. The original field is now sub-divided to form a car parking area in part for the Church. The field has been used for grazing for a number of years. The field was split by the current owner, who gifted a section to the Church to form grass car parking, this is separated from the site by a new hawthorn hedge.
- 2.5 The excavation and post excavation assessment of 'Land North of Church Road, Wreningham' (Site Code ENF139736) by Pre-Construct Archaeology Ltd on land to the west of Hethel Road has evidence of a late Saxon settlement (9<sup>th</sup>-10<sup>th</sup> century) and a period of Medieval settlement, which was abandoned to farming by the late fourteenth century. The latter is likely to be the result of the common post 'black death' abandonment of many early Norfolk settlements (Black Death is noted in 1349). The report demonstrates that the buildings were of timber and daub (mud mixed with other products) which do not readily survive, and later ploughing and farming of the land has led to truncation and covering over of features. No evidence of similar settlement is visible on the site.
- 2.6 Sir Thomas de Belhouse, Knight, 'came and settled in the manor-house of his own building' i.e. a new house, and was succeeded by his son Richard who was 'lord in 1280' (<http://www.british-history.ac.uk/topographical-hist-norfolk/vol5/pp114-122>), elsewhere this date is stated as 1270. Therefore, the new manor house was built in Great Wreningham sometime in the early to mid-thirteenth century, this date coincides with the earliest visible part of All Saints Church, it is likely that Sir Thomas or Sir Richard were responsible for the new/rebuilding of the Church (the earliest recorded rector is 1306). Neither the location of the Saxon church nor the Medieval manor house is known with certainty.
- 2.7 The formation of the current parish of Wreningham is an amalgamation of three parishes in 1414, due to the purchase of the manors of Great Wreninghams by Sir Edmund Thorp, of Ashwellthorp who held the remaining land at Little Wreningham and Nayland (various spellings). The land became part of the Ashwellthorpe manor holdings.
- 2.8 In 1777 Wreningham was subject to enclosure (the maps do not form part of the copy of the Act held in the Millennium Library L333.2). Evidence from Steve Hickling pers. coms.

(16.2.18) is that the site was neither formerly common nor part of the feudal open fields of the Parish.

- 2.9 The field is said to be the location of the Admiralty's semaphore telegraph station (NHER 14979) between 1808 and 1814 as part of the network between the Admiralty Office in London and Great Yarmouth constructed to relay messages from the coast during the Napoleonic wars. Wikipedia describes the system:

*'Chains of Murray's shutter telegraph stations were built along the following routes: London—Deal and Sheerness, London—Great Yarmouth and London—Portsmouth and Plymouth. The shutter stations were temporary wooden huts, and at the conclusion of the Napoleonic wars they were no longer necessary, and were closed down by the Admiralty in March 1816.'*

- 2.10 The exact location of the structure is unknown, whether it is within this site, the adjacent car park or another area of 'high ground near church' is unclear. Indeed, the field on the opposite side of the road to the Church is shown by contours to be higher than the site. The presence of a temporary wooden hut, of a system which was 'closed down' will leave few traces in the landscape. No physical evidence was revealed by the topographical survey of the site undertaken some years back.
- 2.11 In the years since 1946 (aerial photograph) Wreningham has grown significantly to the west of the Church, with some growth to the east. Other areas of the village have also grown forming a village rather than a cluster of farmsteads and other housing and a school and church. The most recent development at the Bird in the Hand public house has revealed Roman settlement to the east of the site in addition to the archaeological investigation at Church Road to the west of the site has revealed late Saxon-early medieval and early medieval-medieval settlement. All occupation of the land had ceased by the late fourteenth century and may represent a deserted village, following the Black Death.
- 2.12 A buried historic settlement is possible on the site due to the proximity to the Church and known settlement in the vicinity.

### Planning history

- 2.13 2015/1035 Erection of 1 No. (Code 5) dwelling using innovative solar based technology and wildlife enhancing landscape proposal. Refused 21.10.2015

### 3. Development Proposal

- 3.1 Following the heritage assessment of the site, the dwellings are proposed to be located in the area of least sensitivity, close to Hethel Road site access point, adjacent to the existing northern boundary and in proximity to a seasonal pond (possible habitat for Great Crested Newts), which is to be enhanced. The recently created eastern boundary is also proposed to be enhanced to further extend the wildlife area. The southern and western hedgerows will be rejuvenated and enhanced as necessary. Allotment style plots for each property and a community Orchard for to encourage local food production. Accordingly, key views of the grade I listed All Saints' Church will be maintained and the rural character of the field preserved.
- 3.2 A detailed scheme would be developed to respond to site context, with reference to South Norfolk Council's Place Making Guide and other relevant policy and guidance. In addition to which, the site owners remain impassioned and committed to ensuring 'Passivhaus' design principles are enshrined at the projects core.
- 3.4 The need for housing for South Norfolk has been established at a total of 19,200 dwellings as set out in the Joint Core Strategy (as amended 2014). The need for affordable housing has been established as a total of 700 affordable homes for affordable purchase and 2700 social rented properties. A number of existing sites will continue through to the extended plan period of the Greater Norwich Local Plan which plans for need to 2026.
- 3.5 Wreningham is a service village as set out in the Joint Core Strategy. The site lies outside of the current western development boundary of the village, but within the more scattered area of housing of the village and within walking distance of all facilities. The site is in a sustainable location on the edge of a service village.
- 3.6 The average house price in Wreningham is £400,899 (Rightmove.co.uk) compared to £227,000 nationally (Office for National Statistics). The Central Norfolk Strategic Housing Market Assessment January 2016 sets out that housing affordability across the study area measured *'in terms of the ratio between lower quartile house prices and lower quartile earnings and is currently 'worse' in the study area than across England as a whole (7.4 times compared to 6.5 times).'* It also states that *'The self-build sector makes an important contribution to housing supply with about 1 in every 10 homes being built or commissioned by individuals. Self-build enjoys Government support (for example, via the Custom Build fund) and is backing industry-led efforts to double supply by 2020.'*
- 3.6 Self-build homes are considered to offer affordable market homes. This site can contribute towards the overall housing need of South Norfolk. There are very few sites available for self-build homes available in the District, the Greater Norwich Local Plan area or Norfolk. Keith Mitchell, Housing Enabling and Strategy Officer at South Norfolk advised on 28/6/16 that there are 62 registrations on their self-build register (Mr and Mrs Lockwood are registered as number 1006). This site would contribute 5 or 6 dwellings towards this need. It is proposed that the site would work best as co-ordinated group-self-build (co-housing) which will enable residents to influence the design of their environment and to invest in village life.



## 4. Relevant Policy and Legislation

### Legislation

- 4.1 Planning (Listed Buildings and Areas) Act 1990, as amended.

### National Policy and Guidance

- 4.2 The understanding of heritage assets and the impact of development on them and their setting is one of the core planning principles set out in National Planning Policy Framework, 2012 (NPPF) at para. 17, bullet 10 '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*'. Para's 131 to 139 set out how local planning authorities should make decision in relation to applications relating to the historic environment and further guidance is given in the national Planning Practice Guidance Conserving and Enhancing the Historic Environment, 2014 (PPGHE).
- 4.3 Paragraph 132 of the NPPF advises that the significance, or importance, of a heritage asset (listed building, conservation area or locally listed building etc.) may be harmed through development within its setting. The harm caused may be 'substantial' or 'less than substantial'. In order to assess this it is necessary to set out in sufficient detail the significance of any heritage assets affected by the development so that the potential impact of the proposal can be fully understood (para. 128).
- 4.4 In addition to national planning policy and guidance Historic England (HE) have produced "Historic Environment Good Practice Advice in Planning: 2: Managing Significance in Decision-Taking in the Historic Environment" 2015 (GPA2), and "Historic Environment Good Practice Advice in Planning: 3: The Setting of Heritage Assets", 2015 (GPA3), are relevant to this application. These three principle documents guide what and how the Heritage Assessment is made.

### Local Policy

#### *Greater Norwich Development Partnership Joint Core Strategy (JCS), Adopted March 2011*

- 4.5 The Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS) sets out the long-term vision and objectives for the area, including strategic policies for steering and shaping development. The following policies are considered to be relevant to the proposed development:

Policy 1:	Addressing climate change and protecting environmental assets
Policy 2:	Promoting good design
Policy 3:	Energy and water
Policy 4:	Housing delivery
Policy 6:	Access and transportation
Policy 15:	Service Villages
Policy 20:	Implementation

*Local Plan Development Management Policies Document Adopted October 2015*

- 4.6 Development Management Policies Document is part of the South Norfolk Local Plan. Together with the other documents that make up the Development Plan it is used to assess planning applications and guide development proposals to ensure the delivery of high quality sustainable developments across South Norfolk.

DM 1.1	Ensuring development management contributes to achieving sustainable development in South Norfolk
DM 1.2	Requirement for infrastructure through planning obligations
DM 1.3	Sustainable location of development
DM 1.4	Environmental Quality and local distinctiveness
DM 3.1	Meeting housing requirements and needs
DM 3.8	Design principles
DM 3.10	Promotion of sustainable transport
DM 3.11	Road safety and free flow of traffic
DM 3.12	Provision of vehicle parking
DM 3.13	Amenity, noise and quality of life
DM 3.15	Outdoor play facilities and recreational space
DM 4.2	Sustainable drainage and water management
DM 4.3	Facilities for the collection of recycling and waste
DM 4.8	Protection of trees and hedgerows
DM 4.10	Heritage assets

## 5. Heritage Assessment

### Introduction

- 5.1 A heritage assessment sets out the impact of proposed works on designated heritage assets (scheduled monuments, listed buildings, conservation areas, world heritage sites, registered parks and gardens, protected wreck sites and battlefields) and non designated heritage assets (locally listed buildings, other buildings with architectural or historic special interest, other archaeological sites amongst others) or the setting of any of these heritage assets.
- 5.2 In this instance this preliminary desk top assessment is evaluating the setting of the grade I listed All Saints Church and will identify where possible the location for development on the site. The assessment also looks at the site itself.

### Significance of Affected Assets

- 5.3 The definition of significance is set out in the Glossary to the NPPF 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 asset's physical presence but from its setting'*. Historic England set out in their 'Conservation Principles, Policies and Guidance', 2008, at page 72 that *'The sum of the cultural and natural heritage values of a place often set out in a statement of significance.'* The Conservation Principles also define what may be included within archaeological, architectural, artistic or historic interest of a heritage asset. In relation to a number of building types Historic England have also produced a number of listing guides called Selection Guides.
- 5.4 Each assessment of significance of the heritage asset and/or its setting has been examined in relation to the Conservation Principles and the relevant building selection guide for listing. We have assessed the degree or level of value or interest based on the following:

High:	scheduled monument, grade I or II*
Moderate:	locally designated monument, grade II, conservation area or locally identified asset
Low:	grade II, conservation area or locally identified asset where remote from the development
Negligible:	none is visible or known.

### Significance of All Saints Church

- 5.5 Listed grade I and located on higher land in the parish the church is a landmark building. Lower parts of the tower can be dated to the thirteenth century (probably early to mid to coincide with the new owners of the Manor), the upper parts of the tower to 1853 following partial collapse, together with 'restoration' at that time. The overall style is perpendicular, and probably dates to when the parishes and Manors of Great Wreningham, Nayland and Little Wreningham were combined in 1414. A church at Wreningham is mentioned in the Domesday Book, but it is not clear that it is this Church or this site.

- 5.6 First listed in 1959 and reviewed in 1983 no reason for listing is given, as is usual. Briefly assessing the Church against the Historic England Places of Worship Listing Selection Guide (2017) it is clear that the building should be listed. It is less clear as to whether the grading of the building is now appropriate, the level of survival of the oldest fabric and the degree of alteration in 1853 suggesting grade II\* may be more appropriate. The grade of the building does not affect this heritage assessment.
- 5.7 The Church has high evidential, architectural, illustrative and spiritual values and therefore a high level of architectural and historic interest at national level.
- 5.8 The setting of the Church within its Churchyard and its wider landscape is of moderate to high significance to the Church. The greater the proximity (within the Churchyard) and the greater the visibility of the whole Church the greater the significance. The greater the separation the lesser the significance.

#### Significance of the Site

- 5.9 The field has been used for grazing for a number of years. Upon purchase, the current owners sub-divided the field with a new hedge, retaining the larger portion for themselves and gifting the remainder to the Church for car parking and community event use. The site has no architectural or historic interest, there being no evidence of standing buildings or structures on the site in the traditional sense, with which to associate any historic value.
- 5.10 The significance of the site relates to its potential archaeological significance due to its location on high ground and the nearby abandoned Roman, Saxon and Medieval settlements. Historic settlement is possible on the site due to the proximity to the Church and known settlement in the vicinity. Currently the site has negligible significance, the site has potential to be of low to moderate archaeological value.

#### Assessment of Impact

##### Setting of All Saints Church

- 5.11 The whole of the setting of the Church has been assessed. Figure 1 Assessment of the setting at All Saints Church shows the areas in which the Church and the site can be experienced, the setting in relation to this assessment. Fig. 1 further shows three areas of sensitivity of the site. Figure 2 shows an indicative layout of the site based on the sensitivity of the areas of the site. The proposed areas of development are indicative and directly relate to this assessment, during the design phase a more conventional layout is likely to emerge taking into account these parameters.
- 5.12 The area of the site closest to the Church having the greatest sensitivity (zone 3), development should be avoided to maintain the setting of the Church. This area is also the more likely area to contain archaeological evidence given its proximity to the road. This area is not proposed for development, the community open space and community orchard are ideally located in this area. (It should be noted that planning permission to grow fruit trees and other food on the land is not required.) The proposed use of the land has a neutral impact and does not have a negative impact on the setting. There is no need to assess for substantial harm as no harm is created.

Figure 1: Assessment of setting of All Saints Church

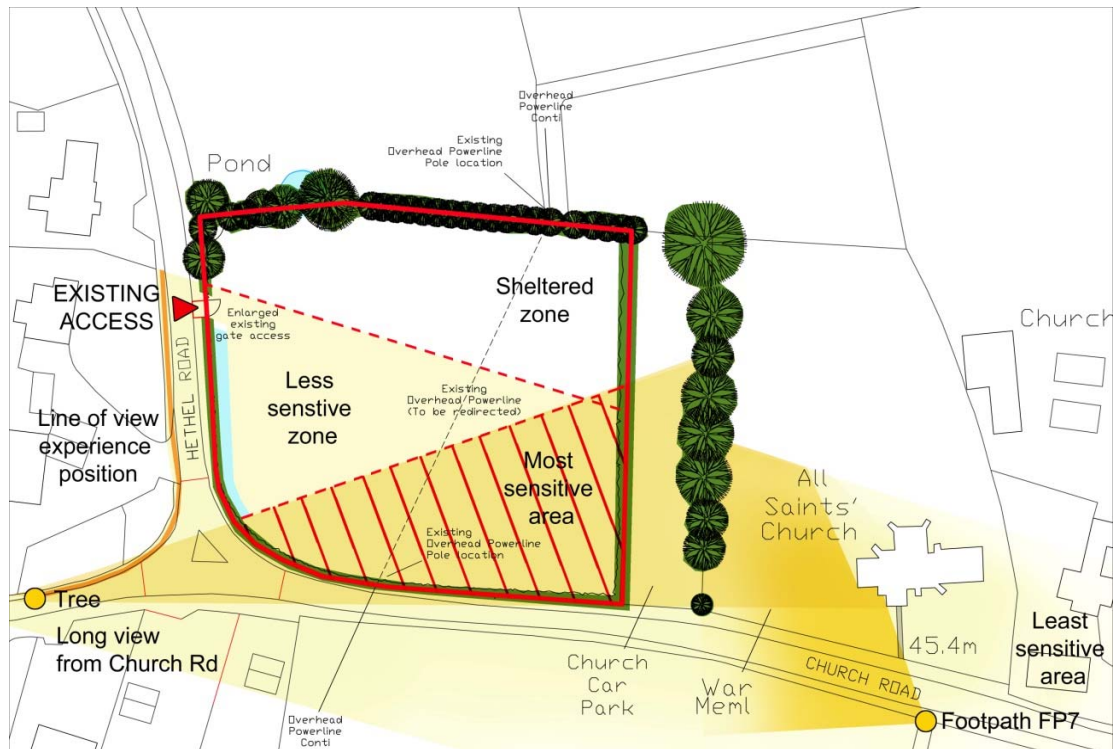








Figure 1 depicts:

- The location of the ditch on the western boundary of the site, and the seasonal pond to the north of the site boundary.
- The position from which the site can be experienced and viewed in relation to the Church from Hethel Road (line), the oak tree on Church Road (point), limited longer views from Church Road to the west (restricted by buildings and hedges), and Church Road from the East at the public footpath
- Gradation of sensitivity of the site in respect of the setting of the Church, incorporating views and experience.

**Figure 2: Indicative layout – based on the assessment of setting of All Saints Church**



**Key**

-  Zone 1: indicative location of building
-  Zone 2: indicative location of allotments
-  Zone 3: community open space, wild flower meadow and orchard
-  Indicative environmental enhancement
-  Existing hedgerows and trees, enhanced within the site boundary, including new hedge to entrance drive
-  Ditch, and seasonal pond to the north of the site

5.13 The middle area of land (zone 2), mostly fronting Hethel Road is less sensitive, being less critical to the setting of the Church, the use of this area for the growing of food for the occupiers of the development would be a suitable use. Paraphernalia would be minimised with tool storage and communal cold frames and/or glass house (necessary for seed growing, early cropping, protection and over wintering) located close to the augmented hedge maintaining the open character of this area. The proposed use of the land has a neutral impact and does not have a negative impact on the setting. There is no need to assess for substantial harm as no harm is created.

5.14 The northern area (zone 1) currently has an open character. However, following analysis the open character of the area is not essential to the setting of the Church and does not add to

the experience of it. Subject to appropriate design of the 5-6 dwellings on the site, careful control of the materials, the self-build co-housing could be located in this area.

- 5.15 Consideration of the tranquillity of the area has also been taken into account. Adjacent new development at Church Road (10 dwellings), Bird in the Hand, redevelopment of the former Smithy (Oak Lodge), Hethel Road, development at Elm Tree farm and barn, construction of Oakhill cottage and Pightle Lodge, Church Road and other infill within the village, has resulted in the general erosion of tranquillity within the area of the Church. The additional dwellings will not have a substantial effect on the existing level of tranquillity, a form of co-housing agreement will form part of the management of the site, with sustainable living in mind the level of noise, car use and general activity will be less than created by a less sustainably minded development of the same size.
- 5.16 The layout, location, design, sustainability, and tenure/form of housing it is considered that the visual setting of the church and the reduced levels of tranquillity around the Church that the development in the northern area will have a neutral impact on the setting of the Church. There is no need to assess for substantial harm as no harm is created.

#### The Site

- 5.17 There are no above ground buildings or structures on the site.
- 5.18 The presence of below ground archaeology is possible given the location of the site and other early settlement in the vicinity. The indicative location of the buildings on the site will likely reduce the impact on buried archaeology. Once the site is allocated in the Greater Norwich Local Plan work can begin on the detailed evaluation and assessment of the archaeology of the site and the knowledge of the early settlement and signal station can be expanded.
- 5.19 The Wreningham Parish Council is supporting a Summer 2018 supervised garden test-pitting with archaeologist John Newman and Steve Hickling. Mr and Mrs Lockwood will take the opportunity to undertake a test pit (under archaeological supervision) on the site, usually these are limited to 1m<sup>2</sup> to a maximum depth of 1.3m or the natural geology if less.
- 5.20 There is archaeological potential on the site, however, this would not necessarily preclude development on the site and would likely expand the knowledge of the history of (Great) Wreningham. The archaeological potential value of the site is low to moderate, where significant archaeology was found mitigation would be proposed, whether this was recording, recovering or preserving in-situ (as at the Bird in Hand development), would depend on the nature of the find or feature, a neutral impact. Therefore, it is unlikely that there would be a significant impact on the potential archaeological value of the site. There is no need to assess for substantial harm as no harm is created to the potential asset.

#### Summary Assessment of Impact on Heritage Assets/Setting of Heritage Assets

- 5.21 The development of site has been assessed for its potential impact on the setting of the grade I listed church and the impact on potential below ground archaeology. The indicative location of the dwellings has been positioned to ensure that there is a neutral impact on the setting of the Church. Other indicative uses have been similarly located to minimise impact. The impact on the potential archaeology of the site can be minimised. This leads to a

neutral impact on the heritage assets affected/potentially affected by the development. The proposed use of the site will be capable of complying with the law, national policy and guidance and local policy as set out in section 4.

- 5.22 Where the Greater Norwich Local Plan team and/or the Inspector at examination of the plan consider that this impact is not neutral, then this it is likely that the impact will be considered slightly negative, not leading to substantial harm, and consideration of the tenure of housing as a form of more affordable housing will need to be considered in balancing the decision on whether the site is suitable for development. It is likely that the revised NPPF will provide further guidance on self-build and co-housing over the coming months.



## Appendix 1: List Description

List entry Number: 1050651

Grade: I

Date first listed: 26-Nov-1959

Date of most recent amendment: 02-Dec-1983

TM 19 NE WRENINGHAM CHURCH ROAD (north side) 5/119 Church of All Saints 26/11/59 - I

Parish church. Medieval and 1853. Flint with ashlar and some brick dressings. Plain tiled roofs. West tower; nave with north chapel of 1853 and south porch; chancel. Unbuttressed west tower with upper half rebuilt in 1853. Badly worn carving of griffon? in brick niche on west face. One 3-light and one 2-light Perpendicular windows to south side of nave with mouchettes below 4-centred arches. 2 similar 2-light windows re-set in north chapel. Chancel with 4 2-light windows, probably restorations, and a 3-light Y-traceried east window, probably C18. C15 repaired arch-braced nave and chancel roofs with roll-moulded wall-plates and single rolls flanked by hollow chamfers to principal beams. 4 carved corbels of angels carrying shields supporting the 2 trusses above the window openings in chancel. Chancel piscina with cusped head.

Listing NGR: TM1633398810

## Appendix 2: Norfolk Historic Environment Record

**HER Number:** 9996

**Type of record:** Building

**Name:** All Saints' Church, Wreningham

**Summary:** All Saints' Church is almost entirely Perpendicular in style and date, although the collapse of the upper stages of the west tower resulted in a thorough rebuilding and restoration in 1853. As a result the church gained a north transept which has an unusual cross roof. The earliest surviving work in the church is the lower stage of the tower, which dates to the 13th century, however a niche in the west face contains a stone monster which may be the remains of a symbol of the Evangelists from the original tower pinnacles. The roofs are largely 15th century, although they have been restored, and there are angel corbels in the chancel.

**Grid Reference:** TM 1633 9881

**Map Sheet:** TM19NE

**Parish:** WRENINGHAM, SOUTH NORFOLK, NORFOLK

**Full description:** All Saints' Church, Wreningham. Tower rebuilt and transepts (with unusual cross roof) made 1853. In a niche in the west face of the tower is a stone monster, perhaps a symbol of the evangelists from the original tower pinnacles. E. Rose (NLA), 5 October 1998.

**Monument Types:** CHURCH (Medieval to Modern - 1066 AD? to 2050 AD)

**Associated Finds - none**

**Protected Status:** Listed Building

**Sources and further reading** Serial: Pevsner, N. & Wilson, B. 1989. The Buildings of England. Norfolk 2: North-West and South; Website: Knott, S. 2006. Norfolk Churches website. All Saints, Wreningham; Newspaper Article: Eastern Daily Press. 2010. Into the 'secret' garden. 3 July.

**Related records - none**

**Find out more...**Parish Summary: Wreningham (Parish Summary)

**NHER Number:** 55623

**Type of record:** Monument

**Name:** Admiralty Telegraph station at Wreningham Church

**Summary:** Part of the chain of semaphore [telegraph stations](#) linking London to Great Yarmouth.

**Grid Reference:** TM 1628 9881

**Map Sheet:** TM19NE

**Parish:** WRENINGHAM, SOUTH NORFOLK, NORFOLK

**Full description:** Part of the chain of semaphore [telegraph stations](#) linking London to Great Yarmouth. Used by the Admiralty to prepare ships in the event of Napoleon sending an invasion force. Its exact location is not known, however its proximity to the church is assured as it sits on top of the hill.

See (S1). W. Arnold (HES), 3 June 2011.

**Monument Types:** SHUTTER TELEGRAPH STATION (Post Medieval - 1808 AD to 1814 AD)

**Associated Finds - none**

**Protected Status - none**

**Sources and further reading:** <S1> Archive: NIAS. Norfolk Industrial Archaeology Society Records

**Related records - none**