



**ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT**

**LAND AT WHITE HOUSE
FARM,
SPROWSTON,
NORWICH,
NORFOLK**

MAY 2017

**Local Planning Authority:
Broadland District Council**

**Site centred at:
TG 26992 12186**

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FINAL**

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EXECUTIVE SUMMARY

Land at White House Farm, Sprowston, Norwich, Norfolk, has been reviewed for its below ground archaeological potential.

The study site does not contain any designated heritage assets. The HER records various non-designated archaeological assets within the study site.

This assessment has considered the potential for other as yet to be discovered archaeological assets, and concludes that there is a low/moderate potential for the late Prehistoric to Modern periods and a low potential for the early Prehistoric periods.

Post-Medieval agricultural activity is likely to have had a widespread negative impact on potential below ground archaeological deposits.

Proposals are not currently available but are likely to comprise residential housing, which could have a destructive impact on any underlying archaeological remains, should they exist.

Given the presence of non-designated assets, the theoretical archaeological potential and the previously undeveloped condition of the site it is anticipated that the Local Planning Authority will require further archaeological investigation prior to development. This would likely comprise trial trenching in the first instance to better ascertain the below ground conditions and to clarify the archaeological potential.

Due to the perceived local significance of any archaeological remains we would suggest archaeological mitigation measures can follow the granting of planning consent secured by an appropriately worded archaeological planning condition.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been prepared by Sylvia White and Duncan Hawkins of CgMs Limited on behalf of a Consortium of Taylor Wimpey, Persimmon Homes and Hopkins Homes.
- 1.2 The subject of this Assessment comprises land surrounding White House Farm, Sprowston, Norwich, Norfolk, and is hereafter referred to as the study site. The study site is centred at TG 26992, 12186 within the Broadland District of Norfolk (see Fig. 1).
- 1.3 In terms of relevant designated heritage assets, as defined below in Section 2 and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wrecks lie within the study site or its immediate vicinity.
- 1.4 Taylor Wimpey, Persimmon Homes and Hopkins Homes have commissioned CgMs Limited to establish the nature of any archaeological assets at the site, both known and unknown, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.5 In accordance with central, and local government policy and guidance on archaeology and planning, including 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists August 2014), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site.
- 1.6 This desk-based assessment comprises an examination of evidence on the Norfolk Historic Environment Record (HER) and other sources, including Norfolk Record Office. The report also includes the results of a comprehensive map regression exercise.
- 1.7 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the study site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 Legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The National Planning Practice Guidance (NPPG) was published online 6th March 2014 and updated 10 April 2014 (<http://planningguidance.planningportal.gov.uk>).
- 2.3 The Planning Practice Guide (PPG) previously issued in support of PPS5, together with accompanying English Heritage documentation, was cancelled 25 March 2015, to be replaced by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment, and GPA 3: The Setting of Heritage Assets.
- 2.4 Section 12 of the NPPF, entitled *Conserving and enhancing the historic environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance, and
 - Recognition of the contribution that heritage assets make to our understanding of the past.
- 2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the Local Planning Authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
 - Protects the settings of such designations
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.11 The 2014 NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available. Key elements of the guidance relate to assessing harm. An important consideration

should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.12 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.13 The Joint Core Strategy for Broadlands, Norwich and South Norfolk was adopted in March 2011 with amendments in January 2014 and contains the following relevant policy:

POLICY 1: ADDRESSING CLIMATE CHANGE AND PROTECTING ENVIRONMENTAL ASSETS

THE BUILT ENVIRONMENT, HERITAGE ASSETS, AND THE WIDER HISTORIC ENVIRONMENT WILL BE CONSERVED AND ENHANCED THROUGH THE PROTECTION OF BUILDINGS AND STRUCTURES WHICH CONTRIBUTE TO THEIR SURROUNDINGS, THE PROTECTION OF THEIR SETTINGS, THE ENCOURAGEMENT OF HIGH-QUALITY MAINTENANCE AND REPAIR AND THE ENHANCEMENT OF PUBLIC SPACES.

POLICY 8: CULTURE, LEISURE AND ENTERTAINMENT

THE CULTURAL OFFER IS AN IMPORTANT AND VALUED PART OF THE AREA. EXISTING CULTURAL ASSETS AND LEISURE FACILITIES WILL BE MAINTAINED AND ENHANCED. THE DEVELOPMENT OF NEW OR IMPROVED FACILITIES INCLUDING THOSE SUPPORTING THE ARTS, STREET EVENTS, CONCERTS AND THE CREATIVE INDUSTRIES SECTOR WILL BE PROMOTED.

CULTURAL HERITAGE WILL BE ENRICHED THROUGH USE OF INNOVATIVE DESIGN AND ART IN THE PUBLIC REALM.

DEVELOPMENT WILL BE EXPECTED TO PROVIDE FOR LOCAL CULTURAL AND LEISURE ACTIVITIES, INCLUDING NEW OR IMPROVED BUILT FACILITIES, PROVIDE FOR A RANGE OF ACTIVITIES INCLUDING PERFORMANCE SPACE, AND/OR ACCESS TO GREEN SPACE, INCLUDING FORMAL RECREATION, COUNTRY PARKS AND THE WIDER COUNTRYSIDE.

- 2.14 In terms of designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck designations lie within the study site.
- 2.15 This below ground archaeological desk-based assessment therefore aims to meet the national, regional and local plan policy and guidance as set out above in clarifying the archaeological potential of the study site and the need or otherwise for further mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The British Geological Survey (online) describes the bedrock geology of the area as Crag Group - Sand and Gravel, and superficial deposits as Sheringham Cliffs Formation – Sand and Gravel, as well as Happisburgh Glacigenic Formation - Diamicton.

3.1.2 Geotechnical investigations have been undertaken immediately outside the study site boundary at White House Farm comprising two boreholes (TG21SE12, TG21SE2). These show a general sequence of topsoil, loam sand, gravel and clay as well as brickearth sand and gravel, sand and shingle and chalk. However, depth indications are not clear from the site sheets.

3.2 Topography

3.2.1 The study site is roughly level at c.30m AOD with slight undulations in the northwest part.

3.2.2 A tributary of the River Bure flows N-S along the western boundary of the study site and the River Yare is located c.3.4km to the south of the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACK GROUND INCLUDING ASSESSMENT OF SIGNIFICANCE

Timescales used in this report.

Prehistoric

Palaeolithic	450,000 - 12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 1,800 BC
Bronze Age	1,800 - 600 BC
Iron Age	600 - AD 43

Historic

Roman	AD 43 - 410
Anglo Saxon/Early Medieval	AD 410 - 1066
Medieval	AD 1066 - 1485
Post Medieval	AD 1486 - 1749
Modern	AD 1750 - Present

4.1 Introduction

- 4.1.1 What follows comprises a review of archaeological fieldwork and findspots within a 750m buffer of the study site, also referred to as the study area, held on the Norfolk HER, together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.1.2 In terms of designated heritage assets, as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck designations lie within the study site.
- 4.1.3 The HER contains a reasonably high number of records relating to all periods. This is a product of extensive metal detecting and WWII military activity related to RAF Rackheath and the defence of Norwich.
- 4.1.4 The map regression exercise indicates that the study site has been in use as agricultural land throughout its documented history.
- 4.1.5 Section 5 subsequently considers the site conditions and past impacts on the potential archaeological resource.

4.2 **Site Visit**

- 4.2.1 A site visit was conducted on May 7, 2017 (Plates). This showed the study site to be in variable conditions ranging from cultivated arable field, woodland and orchards. The Plate Key shows the location and direction of photographs.
- 4.2.2 The site visit showed the non-designated archaeological asset of the WWII structure immediately south of the northern boundary to be visible (Plates 23-25).

4.3 **Early Prehistoric - Palaeolithic and Mesolithic**

- 4.3.1 No Palaeolithic finds are recorded on the HER for the study site itself and the wider study area.
- 4.3.2 Prehistoric (more precise date not given) pits, ditches and post holes are recorded at Sprowston Manor Golf Course, immediately north of the study site (MNF40979, TG 2666 1283).
- 4.3.3 A Mesolithic flint tranchet axhead is recorded on the HER at a findspot c.200m north of the study site (HER number MNF25453, centred at TG 2560 1266).
- 4.3.4 Prehistoric and Mesolithic worked and burnt flints were recovered during fieldwalking in 2002 at a findspot located c.300m north of the study site (MNF41565, TG 25532 12705).
- 4.3.5 Fieldwalking and metal detecting in October 2007 recovered 30 pieces of worked, prehistoric flints at a location c.840m east of the study site (MNF54593, TG 28327 12104), as well as at a location c.890m east of the study site (MNF55692, TG 28 11).
- 4.3.6 A low to moderate archaeological potential can therefore reasonably be identified for artefactual evidence and a low archaeological potential can be identified for settlement evidence for the Palaeolithic and Mesolithic periods within the study site.

4.4 **Neolithic and Bronze Age**

- 4.4.1 Metal detecting in 2008 revealed Neolithic finds at a location c.700m west of the study site (MNF57553, TG 25 12). Neolithic flint and stone axheads and implements were found in 1970 at a findspot c.550m southwest of the study site (MNF8157, TG 2656 1120). A Neolithic polished flint axe head was found in 1959, located c.500m east of the study site (MNF8149, TG 2748 1244). A Neolithic axe head and other flint

implements are recorded c.650m southeast of the study site (MNF8153, TG 2811 1169). Fieldwalking in 2004 recovered Neolithic and Prehistoric worked flint in a location c.1km north of the study site (MNF46651, TG 25 13).

4.4.2 Linear cropmarks, potentially representing an enclosure ditch dating to the late Prehistoric, are recorded c.540m west of the study site (MNF57509, TG 2602 1213).

4.4.3 Linear and curvilinear ditches of a possible late Prehistoric date are visible on aerial photographs at a location c.550m west of the study site (MNF57510, TG 2616 1189).

4.4.4 Probable enclosure ditches of uncertain, but possibly late Prehistoric date, are visible as cropmarks on aerial photographs at a location c.430m north of the study site (MNF57507, TG 2692 1315).

4.4.5 A Bronze Age flint borer is recorded at a findspot c.670m west of the study site (MNF41452, TG 25 12).

4.4.6 A Bronze Age barbed and tanged flint arrowhead is recorded at a findspot c.1.3km west of the study site (MNF12768, TG 2528 1239).

4.4.7 Fieldwalking in 2005 recovered some early Bronze Age worked flint at a location c.800m north of the study site (MNF46662, TG 25213 13223).

4.4.8 A Bronze Age spearhead is recorded c.800m east of the study site (MNF54592, TG 28100 12373).

4.4.9 In 1968 a Bronze Age cremation urn was recovered from an area of the cemetery to the north of the church (MNF8113, TG 2497 1258), c.1.6km west of the study site.

4.4.10 Based on the available evidence, it is apparent that the site lay in a landscape that was clearly being occupied and exploited. The archaeological potential of the study site is therefore considered to be moderate for artefactual evidence within the plough soil but low/moderate for evidence of in-situ settlement or funerary activity. Evidence for land division and agricultural activity could potentially be represented.

4.5 **Iron Age and Roman**

4.5.1 Linear cropmarks, interpreted as a field system and thought to be of Iron Age or Roman date, have been noted on aerial photographs in Rackheath Park, c. 800m northeast of the study site (50744 – MNF55995, TG 2740 1349).

- 4.5.2 Linear and curvilinear ditches are visible on aerial photographs at a location c.550m west of the study site (MNF57510, TG 2616 1189). They are similar in nature to the ditches in Rackheath Park.
- 4.5.3 A potential Iron Age square barrow is recorded on the front lawn of Rackheath Hall (MNF21125, TG 2745 1252), c.400m east of the study site.
- 4.5.4 A Roman coin of Diocletian was found in a field immediately southeast of the study site in 1950 (MNF8150, TG 2767 1176).
- 4.5.5 In 1985 a late Roman military strap end, shaped like an urn, was recovered from a findspot c.500m southwest of the study site (MNF21358, TG 26 11).
- 4.5.6 A Roman disc brooch and a Roman coin were found at a location c.580m southeast of the study site (MNF29707, TG 2811).
- 4.5.7 The conjectured line of the Roman road, supposedly running from Brampton to Thorpe St. Andrew, is recorded c.850m west of the study site. Archaeological interventions have so far failed to identify any trace of this road, including a trial trench that was excavated across its line in 1973 (MNF7598, TG 24310 16653).
- 4.5.8 Metal detecting in 2006/2007 recovered two Roman coins in a location c.1km north of the study site (MNF46651, TG 25 13).
- 4.5.9 Based on the available evidence, there is little to suggest any significant Iron Age or Roman settlement remains on the study site. However, stray finds could conceivably be present. Overall, a low/moderate potential is identified for these periods within the study site.

4.6 **Anglo-Saxon, Early Medieval and Medieval**

- 4.6.1 Metal detecting in 2008 revealed an unusual Early Saxon cruciform brooch at a location c.700m west of the study site (MNF57553, TG 25 12). This could potentially indicate a cemetery site.
- 4.6.2 In 1990 a Saxon Style decorated mount of gilt copper alloy with two animals with interlaced bodies depicted at the centre was recorded at a findspot c.500m west of the study site (MNF25895, TG 26 11).

- 4.6.3 Metal detecting in 1998 recovered a Late Saxon stirrup at a findspot c.940m west of the study site (MNF33928, TG 25 11).
- 4.6.4 The arch of an early round tower at the Church of St Mary and St Margaret, c.1.6km west of the study site, is dated to the late Saxon/early Medieval period (MNF8138, TG 2495 1252).
- 4.6.5 Immediately to the west of the study site, a find of medieval pottery sherds is recorded (MNF8160, TG 2634 1250).
- 4.6.6 The course of a Medieval road, Ravensgate Way, is shown on maps of 1585 and 1609 (MNF8127, TG 2635 1175) as running across the study site W-E, and ultimately from Norwich through Sprowston to Rackheath, although no traces of the road have been found. Several linear ditch features, possible medieval/post-medieval field boundaries, were visible as cropmarks on the line of the road and to the north of it (MNF57519, TG 2709 1232).
- 4.6.7 Horning Ferry Way, also a Medieval road which ran from Norwich through Sprowston to Rackheath, is recorded as crossing the study site W-E in the southern part (MNF8128, TG 2550 1121).
- 4.6.8 A possible Medieval to Post-Medieval linear ditch feature with an associated bank is visible as a cropmark on aerial photographs. This feature (MNF57595, TG 2759 1163) may relate to an 'entrenchment' marked around Gidding Heath on a 1589 map of Mousehold Heath and is located in the southern part of the study site.
- 4.6.9 Possible Medieval/Post-Medieval field boundaries or garden features related to Rackheath Hall are recorded at a location c. 150m east of the study site (MF57688, TG 2723 1253).
- 4.6.10 Metal detecting in 1979 recovered a 15th century copper alloy spout with an animal head, which may have been from a leather vessel, as well as a 15th to 17th century sheep bell (MNF15901, TG 25 12), at a location c.1.2km west of the study site.
- 4.6.11 Ranworth Way, a Medieval road, is recorded as running E-W c.350m south of the study site (MNF8166, TG 2685 1096).
- 4.6.12 A Medieval coin of William I is recorded in the grounds of Rackheath Hall (MNF8172, TG2740 1260), c.400m east of the study site.

- 4.6.13 A possible Medieval entrenchment, located c.750m east of the study site, is shown on a map of Mousehold Heath of 1585, although there is no visible sign of any earthworks (MNF9688, TG 2873 1183).
- 4.6.14 Metal detecting in 1979 recovered a small number of medieval coins and a Medieval coin weight (MNF15902, TG 25 12), at a findspot c.1.2km west of the study site.
- 4.6.15 The majority of the building of the Grade I listed Church of St Mary and St Margaret dates to the 14th century (MNF8138, TG 2495 1252). The church is located c.1.6km west of the study site.
- 4.6.8 In view of the available evidence, there is a findspot-rich HER record for this period due to extensive metal detecting in the area, consequentially finds cannot be precluded. The potential for Saxon and Medieval settlement remains within the study site is low/moderate with the site seemingly located in agricultural land associated with possible roads.

4.7 **Post-Medieval and Modern**

- 4.7.1 The earliest map depicting the study site is the 1585 'Parts of Norwich and Mushold' Map (Fig. 3) which shows the study site as open land lying to the north and south of Ravensgate Way (MNF8127, TG 2635 1175). Sprowston Hall and Rackheath Hall are also depicted, as is the church and an 'entrenchment' (MNF9687, TG 271 111) in the southern part of the study site.
- 4.7.2 A possible 17th century flint building is recorded immediately north of White House Farm (MNF8163, TG 2671 1209).
- 4.7.3 Faden's map of 1797 (Fig. 4) shows the study site comprising undeveloped land part of Mousehold Heath, as well as land belonging to Sprowston Hall (Sprowston Park, MNF30522) and unenclosed land. A stream is seen flowing through the study site N-S.
- 4.7.4 The 1817 OSD (Fig. 5) shows the study site comprising land part of Sprowston Park, a number of plots of land (the more enclosed nature suggests agricultural use), and Thorpe Farm is shown in the southern part of the study site.
- 4.7.5 The 1842 Sprowston Tithe Map (Fig. 6) shows altered plot boundaries, and Thorpe Farm is not depicted anymore, while White House Farm is shown. The plot in the southeastern corner is shown as woodland. The coppice to the west of White House Farm is also recorded.

- 4.7.6 By 1882-83 no major changes can be observed (Fig. 7).
- 4.7.7 The 1890 Ordnance Survey Map (Fig. 8) shows the plot of woodland in the southeast corner labelled as 'Bulmer Coppice'. The grounds of Rackheath Hall form the eastern boundary line of the study site.
- 4.7.8 On the 1908 OS Map (Fig. 9) the coppice west of White House Farm is labelled as 'Round Hill' plantation. No further changes are observable between then and 1957 (Figs. 10-13).
- 4.7.9 By 1999 (Fig. 14) the aerial photograph shows no further changes.
- 4.7.10 By 2011 the golf course associated with Sprowston Hall has been laid out immediately to the north of the northern study site boundary (Fig. 15). No further changes can be observed.
- 4.7.4 Features of the WWII landscape are prevalent across the area. Just inside the northern boundary a small WWII military structure has been recorded (MNF55993, TG 26873 12744). In the south of the study site (MNF57595, TG 2701 1170) code letters of 'RK' are visible on aerial photographs, presumably relating to a bombing decoy site (Rackheath airfield, 2km to the east, seems too far away to make this a runway indicator).
- 4.7.5 To the west of the study site two WWII bomb craters are visible on aerial photographs, south of the Round Hill plantation (MNF57594, TG 2668 1154).
- 4.7.6 A rectangular WWII possible pillbox and/or heavy machine gun emplacement is visible as an extant structure on aerial photographs, at a location immediately south of the study site (MNF57596, TG 2719 1155).
- 4.7.7 Other WWII features predominantly relate to the Rackheath RAF base and fortification surrounding Norwich. These include: the domestic site for the Rackheath airfield in Rackheath Park (MNF55989, TG 2740 1294), a probable military training area in Rackheath Park (MNF55990, TG 2715 1340), several areas of activity within Sprowston Park (MNF57508 TG 2604 1265), a searchlight battery and related structures (MNF18195, TG2631 1190), an anti-tank ditch around the city of Norfolk and associated defences (MNF57522, TG 23 10), a spigot mortar emplacement (MNF57529, TG 2644 1086) on the line of the anti-tank ditch and a pillbox (MNF57526, TG 2646 1085).

4.7.8 The map regression exercise demonstrates that the study site lay within agricultural, pasture and woodland throughout the Post-Medieval period. As a result, the study site is considered to have a low/moderate potential for Post-Medieval or Modern remains.

4.8 **Undated**

4.8.1 An undated, sub-circular bank feature was visible as a negative cropmark on aerial photographs in the northern part of the study site (MNF57511, TG 2665 1238). It was difficult to characterise and could potentially be a Post-Medieval stack stand.

4.8.2 Immediately to the west of the study site the excavation of a gas main trench in 1979 recovered a mass of undated hard wood charcoal and the possible outline of a ditch (MNF15371, TG 2647 1237).

4.8.3 To the west of the study site an undated domed lead weight of uncertain date was recovered within the western study site boundary in 1960 (MNF8162, TG 265 120).

4.8.4 In 1979, during the excavation of a gas pipeline, an undated bowl-shaped charcoal hearth was noted at a location immediately south of White House Farm (MNF15344, TG 2677 1189).

4.8.5 An undated possible watercourse, possibly the 'Black Dyke' shown on a map of 1585, is marked by an area of black soil marks, immediately to the southeast of the study site (MNF8152, TG 2816 1174).

4.9 **Assessment of Significance**

4.9.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

4.9.2 No relevant designated heritage assets as defined in the NPPF are recorded on the study site or in the immediate vicinity.

4.9.3 The HER records the non-designated archaeological assets of the course of a Medieval road, Ravensgate Way (MNF8127, TG 2635 1175), the course of Horning Ferry Way, also a Medieval road (MNF8128, TG 2550 1121), a small WWII military structure (MNF55993, TG 26873 12744), code letters presumably relating to a bombing decoy site (MNF57595, TG 2701 1170), an undated, sub-circular bank feature (MNF57511,

TG 2665 1238) within the study site. These are all considered to be of local (low) significance and would not preclude development.

4.9.4 Based on the available evidence, the assessment has identified a generally low/moderate archaeological potential for all periods. Any as yet to be discovered archaeological evidence theoretically present on the study site is likely to consist of late Prehistoric and Roman findspots of local (low) significance and Medieval and later agricultural activity, findspots and field boundaries of local (low) significance.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACT ON ARCHAEOLOGICAL ASSETS

5.1 Site Conditions

5.1.1 The study site comprises fields of arable land, orchards and woodland (Fig. 14).

5.1.2 The study site has likely been exploited for agricultural use over a number centuries and the ploughing of the study site is considered likely to have had a moderate but widespread impact on any below ground archaeological remains.

5.2 The Proposed Development

5.2.1 Proposals are not yet finalised but are understood to involve redevelopment of the study site area into residential units with associated landscaping.

5.2.2 The cutting of foundations, services and landscaping required for the development would all have the potential to impact any existing archaeological remains if present at the study site.

5.3 Impact on the significance of heritage assets

5.3.1 The proposed development will not directly impact any designated heritage assets. It could however impact several non-designated archaeological assets recorded within the study site. These would be the courses of two Medieval roads, a small WWII military structure, code letters presumably relating to a bombing decoy site and an undated, sub-circular bank feature.

5.3.2 Based on the available evidence, the study site is considered to have a low/moderate potential for as yet to be discovered archaeological assets of the Neolithic to Modern periods. Any such finds would, on balance, be considered of local significance.

5.3.3 Due to the presence of non-designated heritage assets, the theoretical archaeological potential and the previously undeveloped condition of the study site, the Local Planning Authority is likely going to require further archaeological investigation. In this instance we anticipate archaeological evaluation to establish the condition of the non-designated archaeological remains stipulated on the HER and to better ascertain the presence/absence of other features. This will help clarify the study site's archaeological potential.

5.3.4 As remains of local significance only were identified, any Archaeological evaluation trenching and subsequent mitigation considered necessary by the Local Planning Authority could follow the granting of planning consent, secured by a suitably worded archaeological planning condition.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 Land at White House Farm, Sprowston, Norwich, Norfolk, has been reviewed for its below ground archaeological potential.
- 6.2 In accordance with central, regional and local government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the study site.
- 6.3 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wrecks lie within the study site. The HER records various non-designated archaeological assets within the study site.
- 6.4 Based on current evidence the study site is considered to have a low/moderate archaeological potential for as yet to be discovered below ground archaeological assets of the late Prehistoric to Modern periods.
- 6.5 Post-Medieval agricultural activity is likely to have had a widespread negative impact on potential below ground archaeological deposits.
- 6.6 Proposals are not currently available but likely involve development of the study site for residential housing, which could have a destructive impact on any underlying archaeological remains, should they exist.
- 6.7 Given the presence of non-designated assets, the theoretical archaeological potential and previously undeveloped condition of the study site it is anticipated that the Local Planning Authority will require further archaeological investigation prior to development. This would likely comprise trial trenching in the first instance to better ascertain the below ground conditions and to clarify the archaeological potential.
- 6.8 Due to the perceived local significance of any archaeological remains we would suggest any archaeological mitigation measures can follow the granting of planning consent secured by an appropriately worded archaeological planning condition.

SOURCES CONSULTED

General

Norfolk Historic Environment Record

British Library

Norfolk Emap Explorer

<http://www.archaeologyuk.org/cba/projects/DOB>

Bibliographic

Chartered Institute for Archaeologists *Standard & Guidance for historic environment desk based assessment* August 2014 unpublished document

Department of Communities and Local Government *National Planning Policy Framework* 2012

Greater London Archaeological Advisory Service *Guidelines for Archaeological Projects in Greater London* April 2015 unpublished document

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008

Historic England *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* July 2015 unpublished document

Cartographic

1585 Parts of Norwich and Mushold Map

1797 Faden Map

1817 Ordnance Survey Drawing

1842 Sprowston Tithe Map

1882-83 Ordnance Survey Map

1890 Ordnance Survey Map

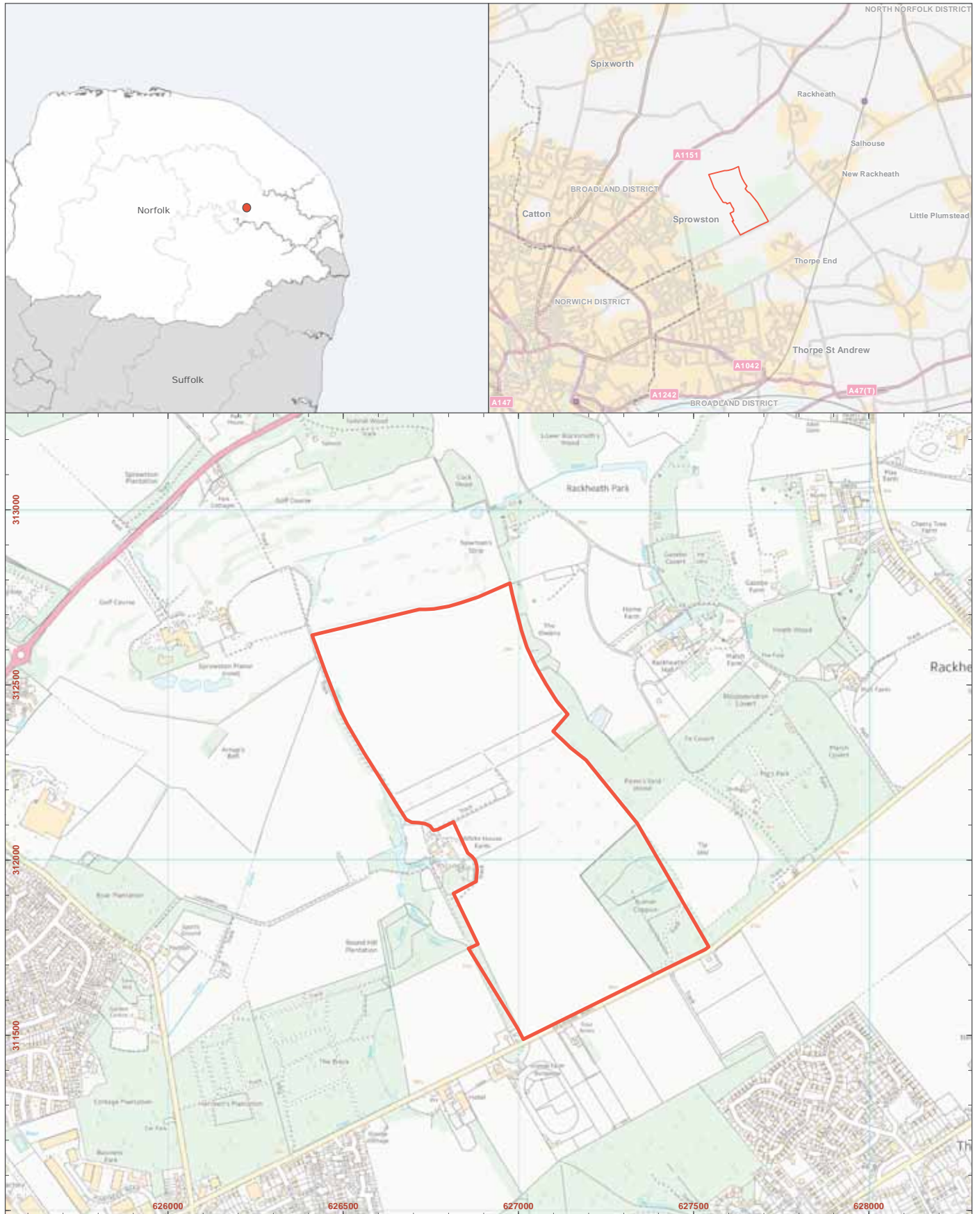
1907-09 Ordnance Survey Map

1913-14 Ordnance Survey Map

1928 Ordnance Survey Map

1938 Ordnance Survey Map

1957 Ordnance Survey Map



 Site Boundary



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Scale at A4: 1:15,000
0 400m

Figure 1:
Site Location

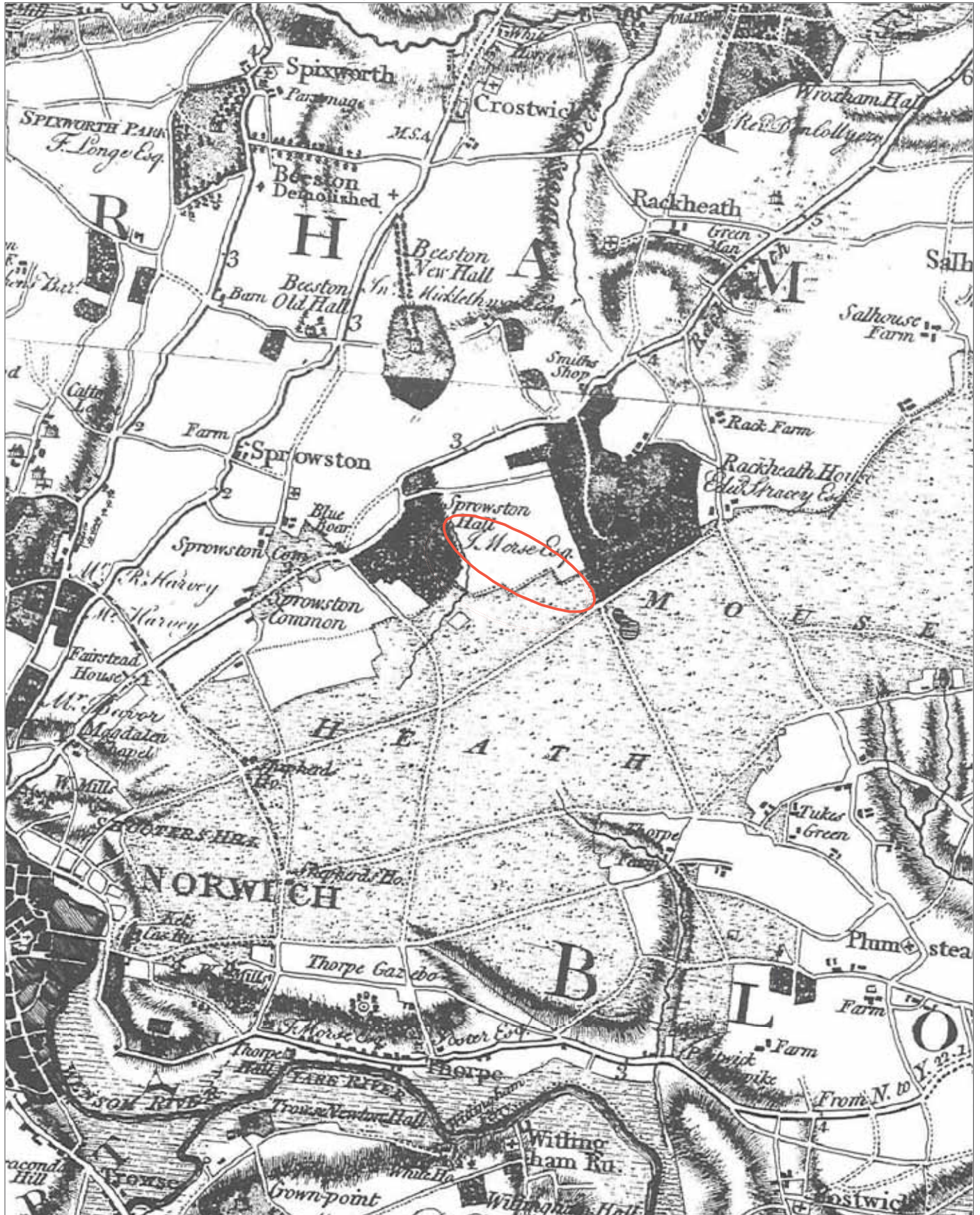


 Site Location



Not to Scale:
Illustrative Only

Figure 3:
1585 Parts of Norwich
and Mushold Map



○ Site Location



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Figure 4:
1797 Faden Map



 Site Boundary



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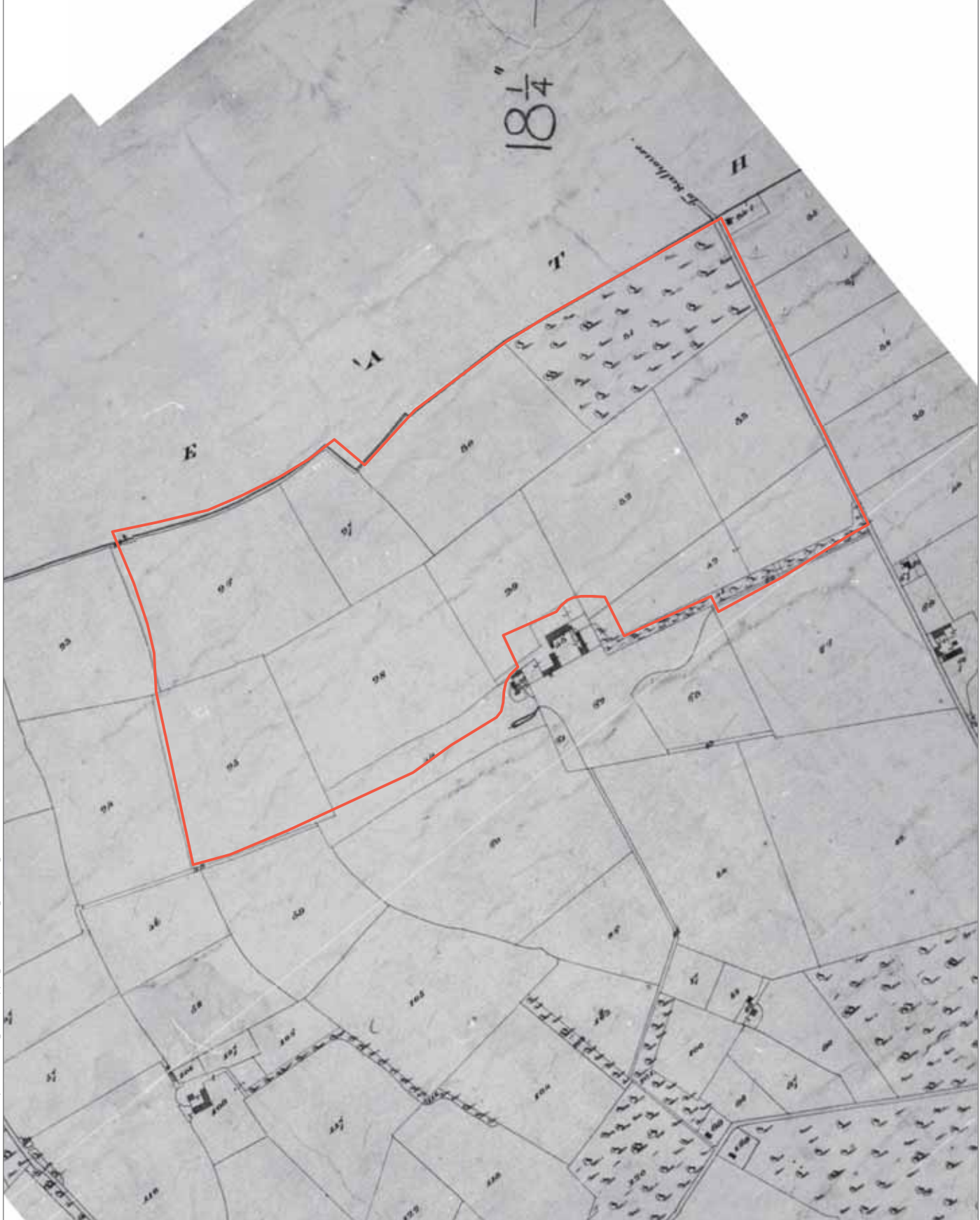
Figure 5:
1817 Ordnance Survey
Drawing

 Site Boundary



Not to Scale:
 Illustrative Only

Figure 6:
 1842 Sprowston Tithe
 Map



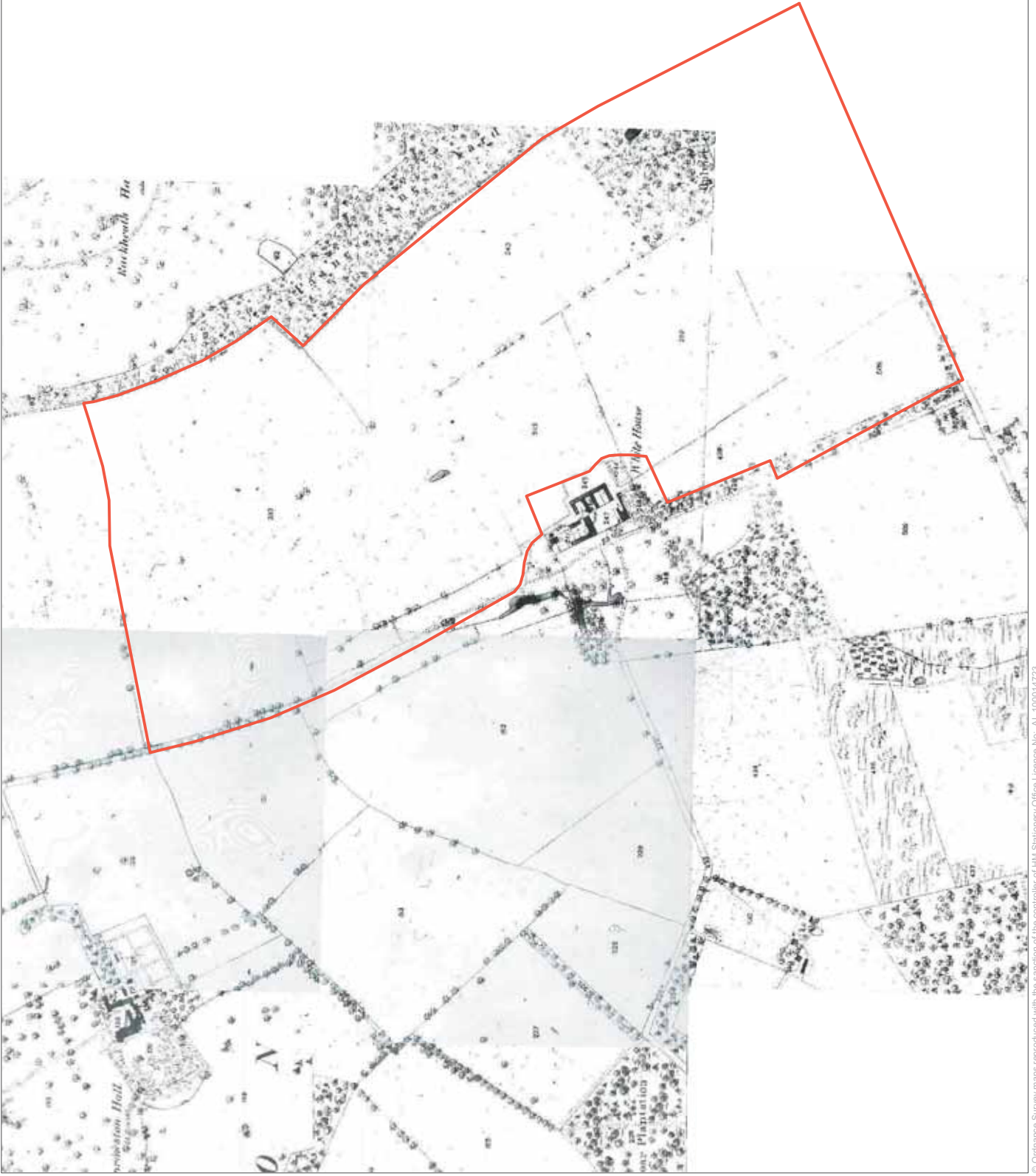


 Site Boundary



Not to Scale:
Illustrative Only

Figure 7:
1882-83 Ordnance
Survey Map 1:2500



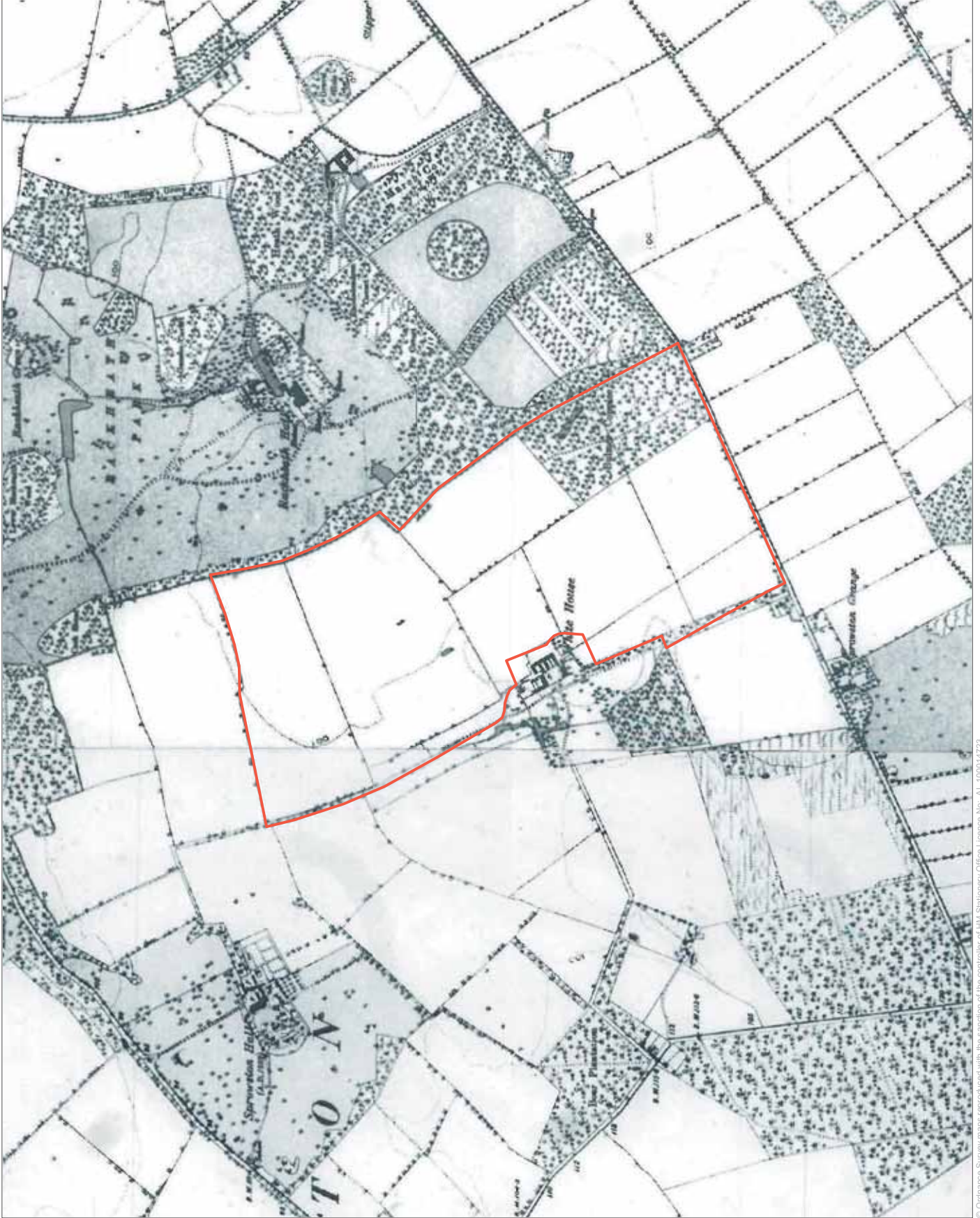


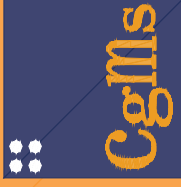
□ Site Boundary



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Illustrative Only

Figure 8:
1890 Ordnance Survey
Map 1:10560





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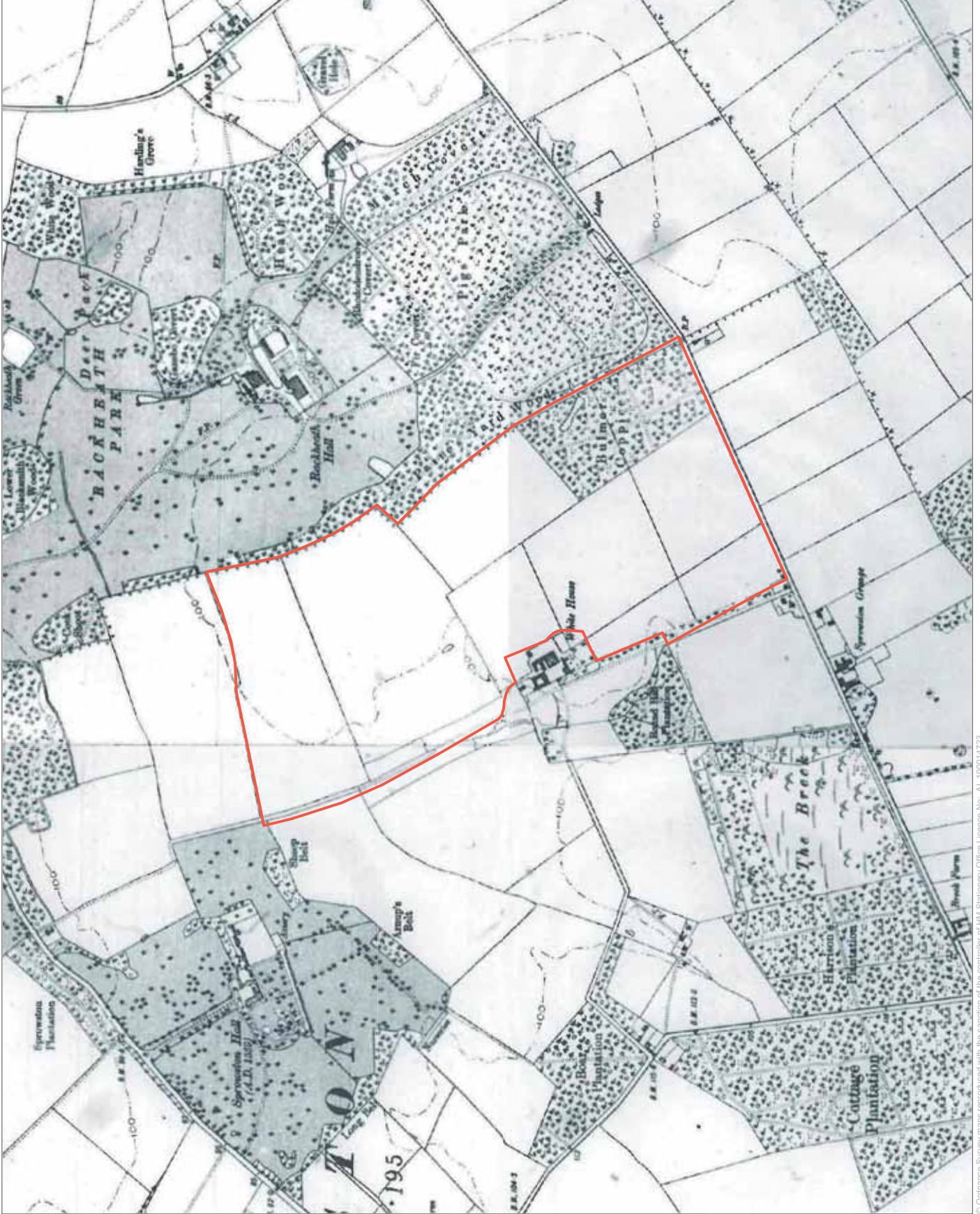


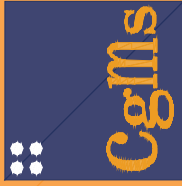
Site Boundary



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Figure 9:
1908 Ordnance Survey
Map 1:10560





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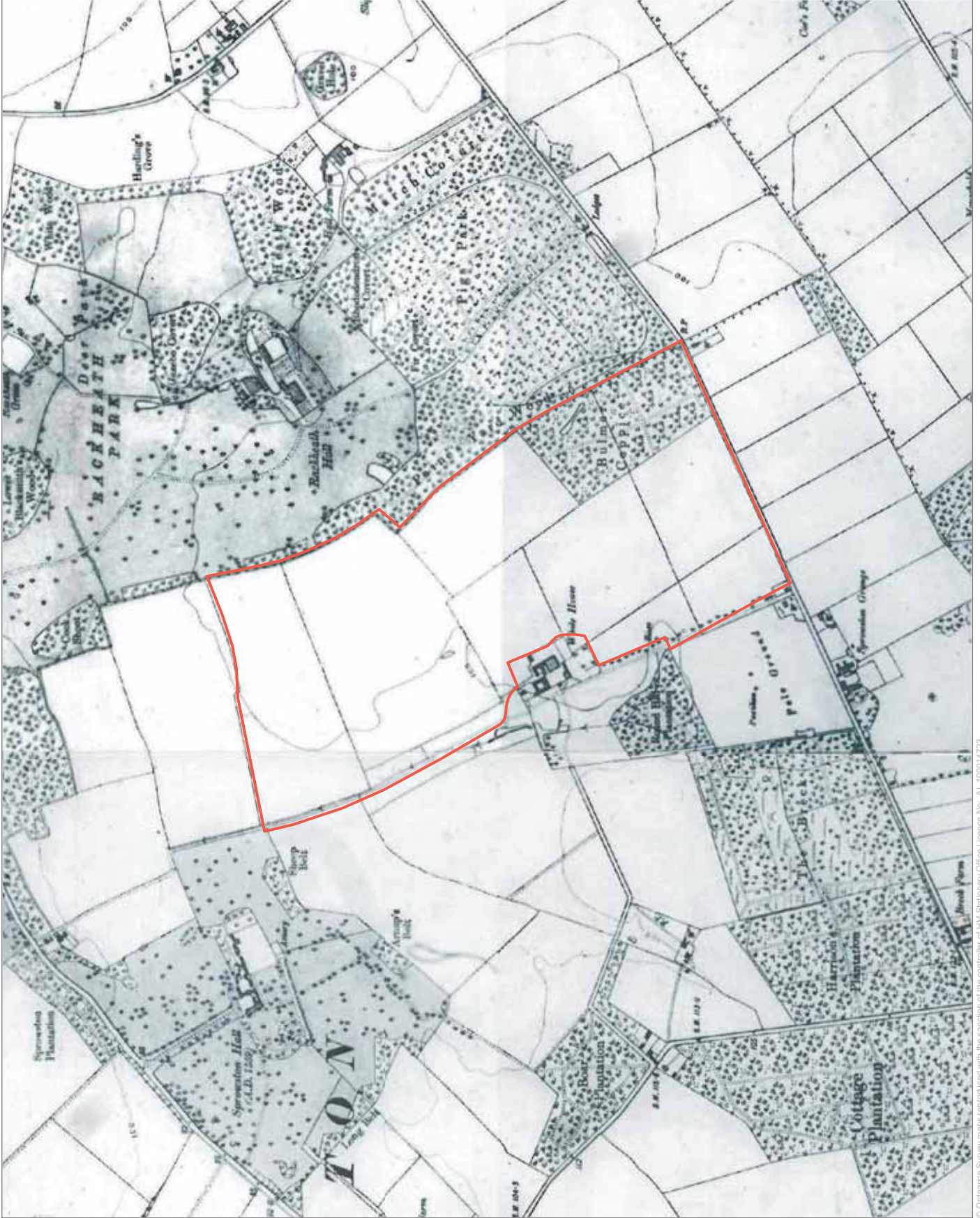


Site Boundary



Not to Scale:
 Illustrative Only

Figure 10:
 1919 Ordnance Survey
 Map 1:10560



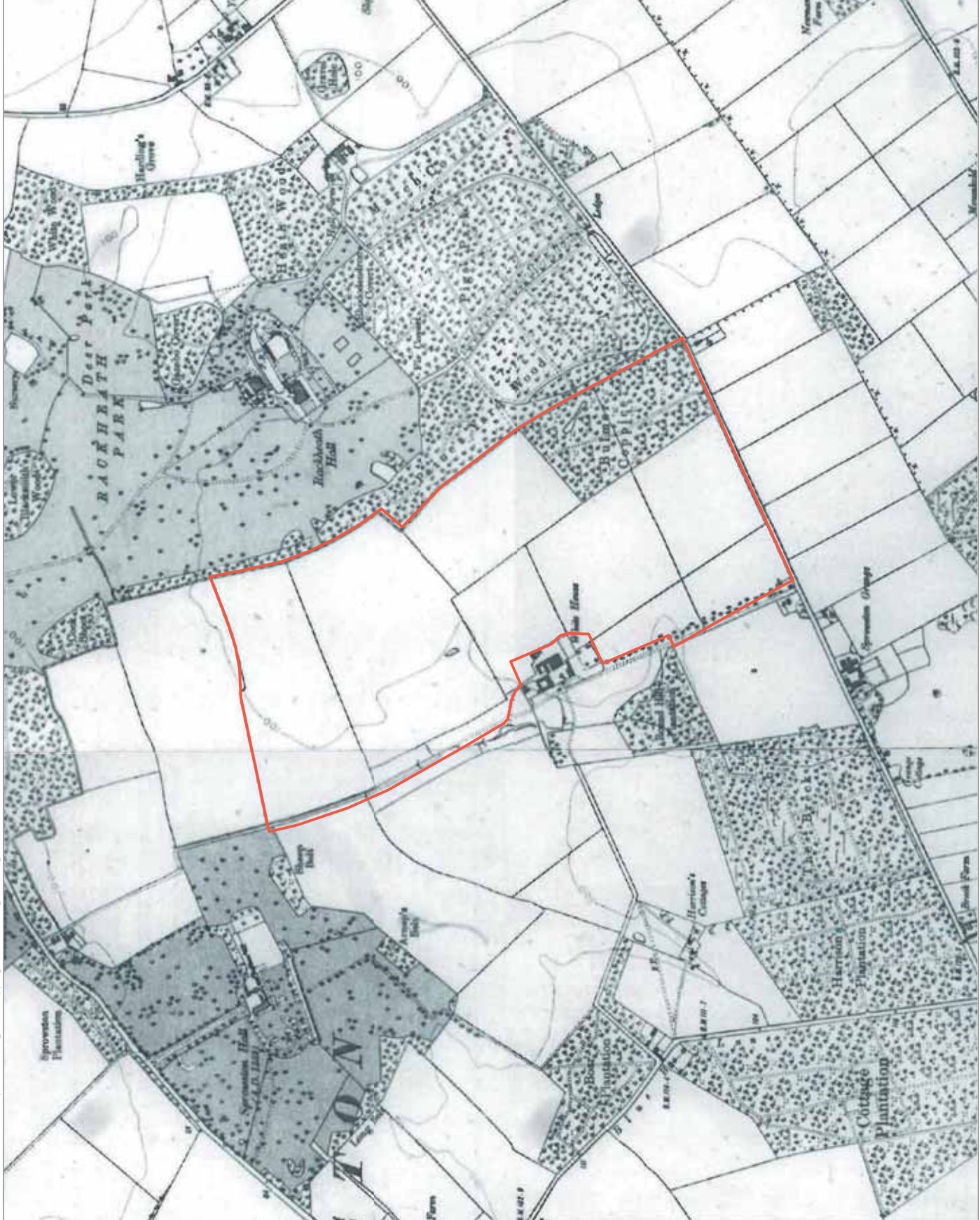


Site Boundary



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Figure 11:
1929 Ordnance Survey
Map 1:10560





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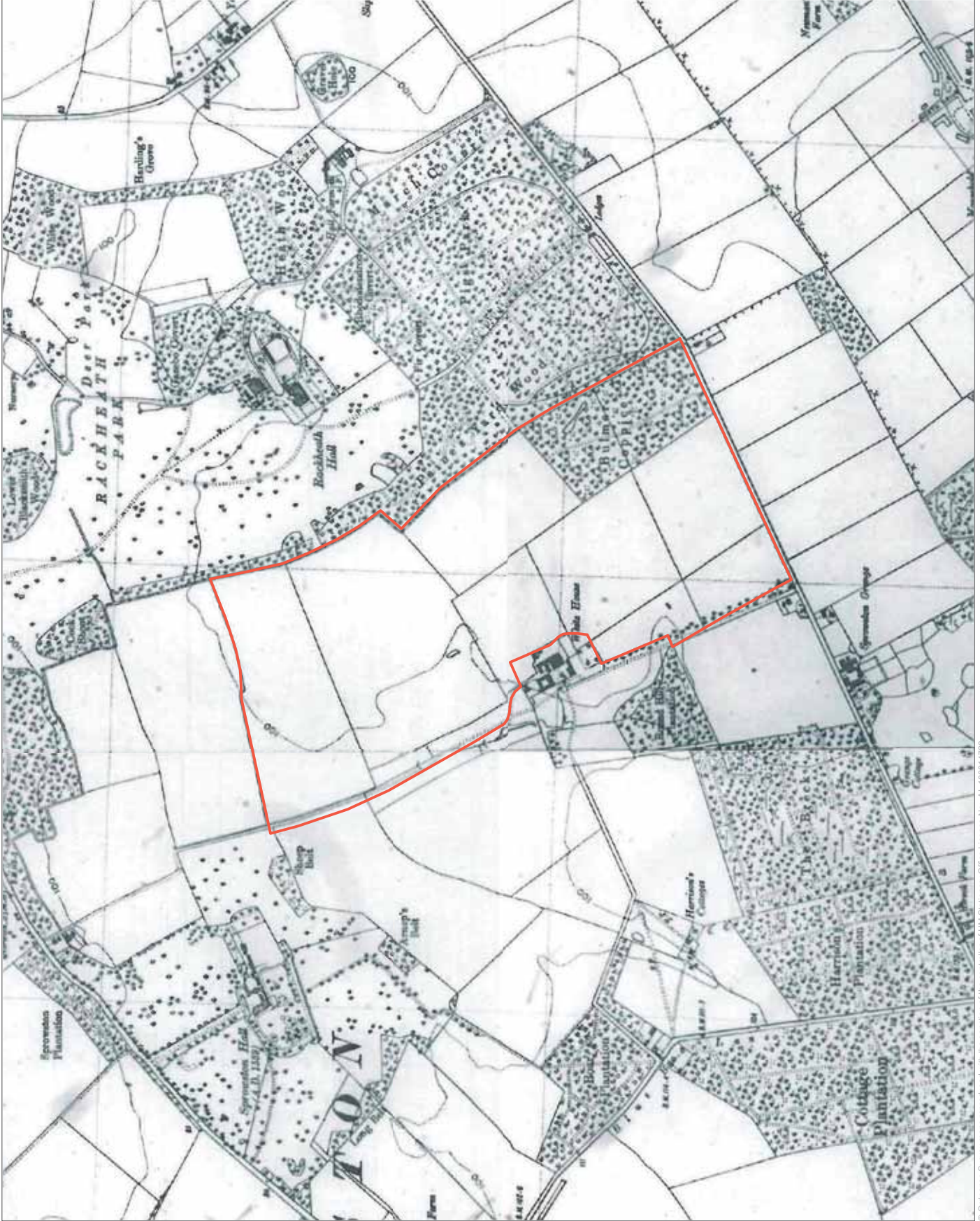


Site Boundary



Not to Scale:
Illustrative Only

Figure 12:
1938 Ordnance Survey
Map 1:10560



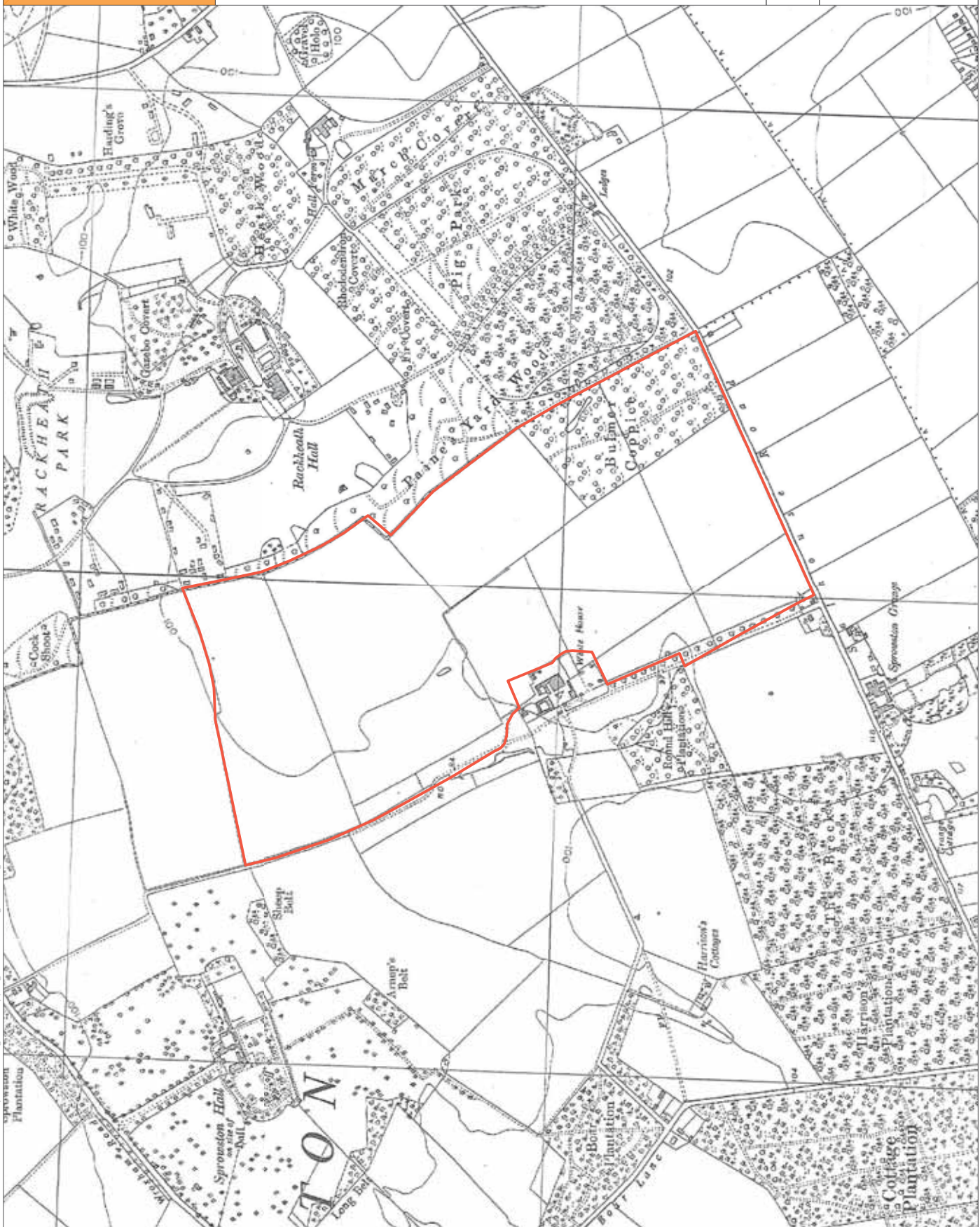


Site Boundary



Not to Scale:
Illustrative Only

Figure 13:
1957 Ordnance Survey
Map 1:10560





Site Boundary



Not to Scale:
Illustrative Only

Figure 14:
1999 Aerial Photograph

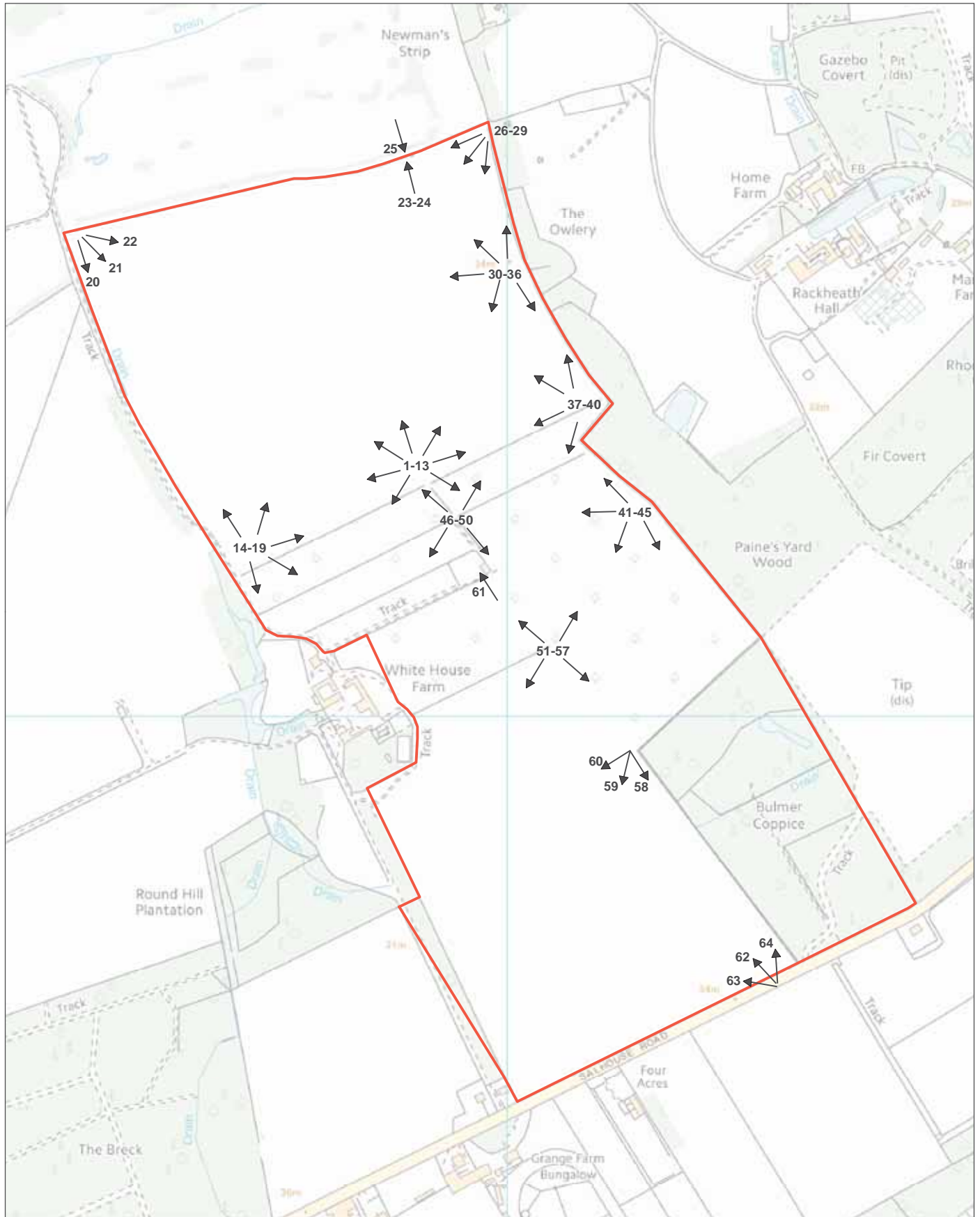


 Site Boundary



Not to Scale:
Illustrative Only

Figure 15:
2011 Aerial Photograph



Site Boundary



Scale at A4: 1:7,000



Sprowston East:
Plates Key



Plate 1: Standing in the northern half of the study site, looking west



Plate 2: As 1, looking further west



Plate 3: As 1, looking northwest



Plate 4: As 1, looking north



Plate 5: As 1, looking northeast



Plate 6: As 1, looking northeast



Plate 7: As 1, looking further northeast



Plate 8: As 1, looking east



Plate 9: As 1, looking southeast



Plate 10: As 1, looking south



Plate 11: As 1, looking southwest



Plate 12: As 1, looking further southwest



Plate 13: Standing a little bit further south, looking west



Plate 14: North facing view from western boundary line



Plate 15: Northeast facing view from western boundary line



Plate 16: Northeast facing view from western boundary line



Plate 17: East facing view from western boundary line



Plate 18: Southeast facing view from western boundary line



Plate 19: South facing view from western boundary line



Plate 20: South facing view from northwest corner of the study site



Plate 21: Southeast facing view from northwest corner of the study site



Plate 22: East facing view from northwest corner of the study site



Plate 23: WWII military structure immediately south of the northern boundary line



Plate 24: As 23

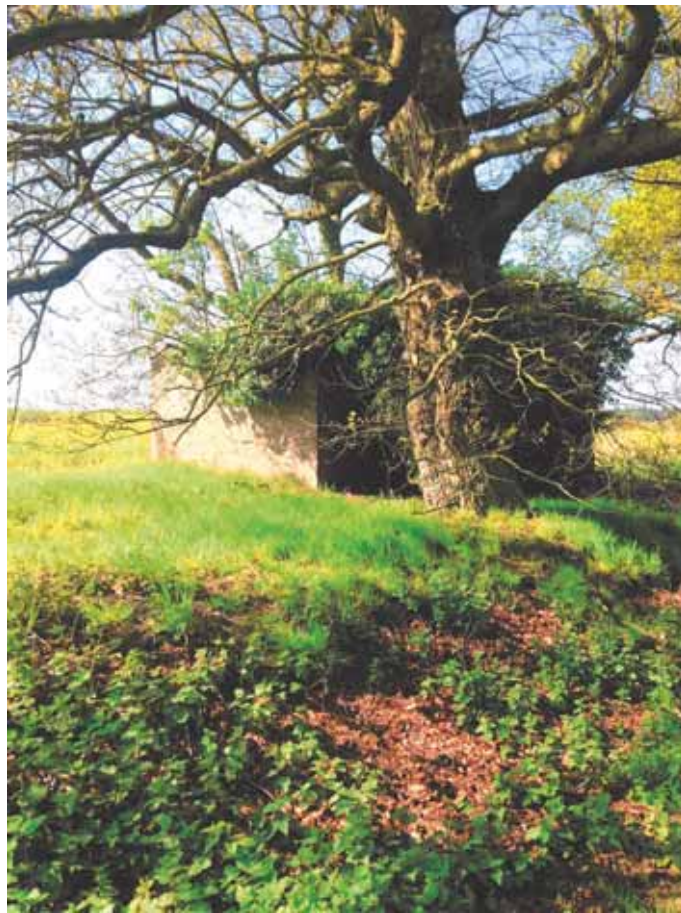


Plate 25: As 23



Plate 26: West facing view form northeast corner of the study site



Plate 27: Southwest facing view from the northeast corner of the study site



Plate 28: South facing view from the northeast corner of the study site



Plate 29: South facing view from northeast corner of the study site



Plate 30: Northwest facing view standing immediately inside the north half of the eastern boundary



Plate 31: Northwest facing view standing immediately inside the north half of the eastern boundary



Plate 32: West facing view standing immediately inside the north half of the eastern boundary



Plate 33: As 32



Plate 34: Southwest facing view standing immediately inside the north half of the eastern boundary



Plate 35: South facing view standing immediately inside the north half of the eastern boundary



Plate 36: South facing view standing immediately inside the north half of the eastern boundary



Plate 37: Standing further south along the eastern boundary, facing north



Plate 38: Standing further south along the eastern boundary, facing northwest



Plate 39: Standing further south along the eastern boundary, facing west



Plate 40: Standing further south along the eastern boundary, facing south



Plate 41: Standing along the eastern boundary line, north of Bulmer Coppice, facing south



Plate 42: As 41, facing southwest



Plate 43: As 41, facing southwest



Plate 44: As 41, facing west



Plate 45: As 41, facing northwest



Plate 46: Standing just north of the study site centre, facing northeast



Plate 47: As 46, facing north



Plate 48: As 46, facing northwest



Plate 49: As 46, facing west



Plate 50: As 46, facing south



Plate 51: Standing just south of the study site centre, facing east



Plate 52: As 51, facing southeast



Plate 53: As 51, facing south



Plate 54: As 51, facing southwest



Plate 55: As 51, facing further southwest



Plate 56: As 51, facing west



Plate 57: As 51, facing further west in the direction of White House Farm



Plate 58: Standing further south, facing south towards Bulmer Coppice and Salhouse Road



Plate 59: As 58, facing southwest



Plate 60: As 58, facing west



Plate 61: Standing in the centre of the study site, facing north towards the wooden structure associated with the production of 'Norfolk Raider Cider'.

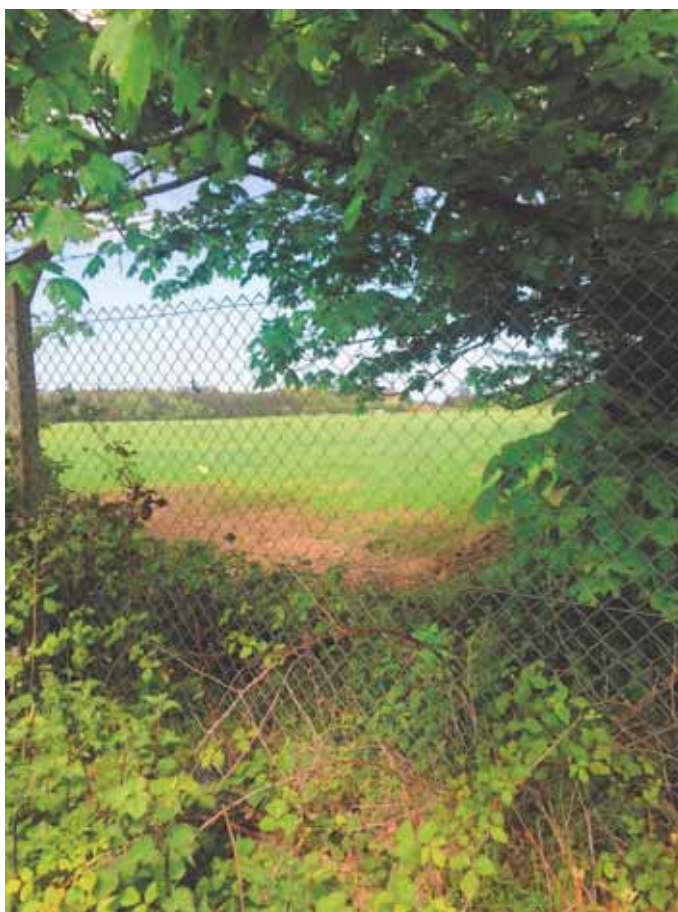


Plate 62: Standing on Salhouse Road, looking northwest into the study site



Plate 63: Standing opposite the study site on Salhouse Road, facing northwest along the southern study site boundary



Plate 64: Standing opposite the study site on Salhouse Road, facing northeast towards Bulmer Coppice

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