

Appendix B: Table of Historic England’s comments on the proposed Allocations in the Draft of the Greater Norwich Local Plan

[Historic England’s comments on the remainder of the Local Plan are set out in Appendix A]

Please note we have not commented on reasonable alternative sites.

Site Ref.	Location	Support/ Object/ Comment	Comments	Suggested Change
	General comment	Comment	We suggest that the bullet points in the site allocations are numbers to make it easier to reference policy and use the Plan	<i>Number bullet points in site allocations</i>
	General comment on site assessment booklets for site allocations	Object	<p>Whilst we have not had the capacity to review every site assessment in the Site Assessments booklet, we have looked at a number of the assessments.</p> <p>We are concerned that there is currently insufficient evidence in relation to the historic environment in terms of site allocations. To that end, we suggest that you review the site assessments to ensure that there is sufficient and robust in its consideration of the historic environment.</p> <p>We refer you to our advice on the Historic Environment and Local Plans and Sites Allocations which is set out in the following documents:</p> <p>HE Good Practice Advice in Planning 1 – the historic environment in local plans: https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/</p> <p>HE Advice Note 3 – site allocations in local plans: https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/</p> <p>Our advice note 3 on site allocations in local plans sets out a suggested approach to assessing sites and their impact on heritage assets (a Heritage Impact Assessment or HIA). It advocates 5</p>	<i>Prepare HIAs for all sites (some brief HIAs and some more detailed assessments)</i>

Site Ref.	Location	Support/ Object/ Comment	Comments	Suggested Change
			<p>steps, including understanding what contribution a site, in its current form, makes to the significance of the heritage asset/s, and identifying what impact the allocation might have on significance. This should be applied to the assessment and selecting of sites within a plan.</p> <p>In essence, it is important that you</p> <ul style="list-style-type: none"> a) Identify any heritage assets that may be affected by the potential site allocation. b) Understand what contribution the site makes to the significance of the asset c) Identify what impact the allocation might have on that significance d) Consider maximising enhancements and avoiding harm e) Determine whether the proposed allocation is appropriate in light of the NPPFs tests of soundness <p>In assessing sites it is important to identify those sites which are inappropriate for development and also to assess the potential capacity of the site in the light of any historic environment (and other) factors. This should be more than a distance based criteria but rather a more holistic process which seeks to understand their significance and value. Whilst a useful starting point, a focus on distance or visibility alone as a gauge is not appropriate.</p> <p>We suggest that a brief Heritage Impact Assessment (HIA) is undertaken for ALL sites in the Plan following the 5 step methodology, with more detailed HIA being undertaken for selected sites where the heritage issues are greater. It is important that the evidence base is proportionate and so the level of detail will vary depending on the site – its size and the number and significance of</p>	

Site Ref.	Location	Support/ Object/ Comment	Comments	Suggested Change
			<p>heritage assets affected. We have identified a number of sites in this table and the covering letter where a more detailed assessment would be required. This is not an exhaustive list and it may be that in preparing the brief HIAs you identify other sites which also warrant a fuller assessment.</p> <p>The findings of the assessments should then be incorporated into the relevant site allocations policies (e.g. site capacity, potential mitigation and enhancements etc.)</p> <p>The assessments could be included either in the Site Assessments or into the Historic Environment Topic Paper. Either way, it is important that they form part of the evidence base for the Local Plan.</p>	
	General Comment on site allocations policy wording	Object	<p>General comments on allocations</p> <p>It is important that policies include sufficient information regarding criteria for development. Paragraph 16d of the NPPF states that policies should provide a clear indication of how a decision maker should react to a development proposal.</p> <p>Development should conserve or where appropriate enhance the significance of heritage assets including <i>[list heritage assets on site and nearby]</i> including any contribution made to their significance by their settings. Appropriate mitigation measure including ... will be required.'</p> <p>As previously advised the policy wording should mention the specific designated heritage assets both on site and nearby.</p> <p>The policy and supporting text should also refer to specific appropriate mitigation measures e.g. landscaping or careful design or maintaining key views or buffer/set back/breathing space etc.</p> <p>Therefore, please revisit the site allocations and ensure that policy wording/supporting text is consistent with the advice above.</p>	<i>Review policy wording for all allocations</i>

Site Ref.	Location	Support/ Object/ Comment	Comments	Suggested Change
			<p>By making these changes to policy wording the Plan will have greater clarity, provide greater protection to the historic environment and the policies will be more robust.</p> <p>Given the inclusion of reference to significance and setting we suggest that these terms (which are quite technical) are included in a glossary.</p>	
GNLP 0068	Land adj to River Wensum and the Premier Inn, Duke St	Object	<p>This site is located within the Norwich City Centre Conservation Area. There are a number of listed buildings in the vicinity of the site including Blackfriars Bridge and 52 Colgate, both listed at grade II. Redevelopment of the site therefore has the potential to affect these heritage assets and their settings.</p> <p>Historic England is broadly supportive of the principle of redevelopment of this site.</p> <p>We welcome the commitment in the policy to an appropriate scale and form of development in bullet point 2.</p> <p>However, there is no mention of the Conservation Area in the policy or supporting text and whilst bullet point 3 mentions the need to conserve and enhance adjoining heritage assets, the Conservation Area is not adjoining (the site lies within it) and other assets are not adjoining but nearby. Therefore, we suggest amending the policy wording to read Conserve and enhance the significance of the City Centre Conservation Area and nearby listed buildings (including any contribution made to their significance by setting).</p> <p>We welcome the commitment to riverside access for walking and cycling in bullet point 5.</p> <p>We note a desire to increase density at the site but emphasise that it is important that this must not cause a greater degree of harm on the historic environment.</p>	<i>Amend the policy wording to read Conserve and enhance the significance of the City Centre Conservation Area and nearby listed buildings (including any contribution made to their significance by setting).</i>
GNLP01	UEA – Land	Object	Earlham Hall is listed at Grade II* with the garden walls and	<i>Reword bullet point 2 to read</i>

Site Ref.	Location	Support/ Object/ Comment	Comments	Suggested Change
33 - B	adjoining the Enterprise Centre, Earlham Hall		<p>dovecote listed at grade II. The whole site lies within the Earlham Conservation Area. Any development of this site has the potential to impact upon the heritage assets and their settings.</p> <p>We suggest that a more detailed HIA be prepared for the campus as a whole.</p> <p>We note bullet point 2 relating to the need to protect and enhance the significance of heritage assets including Earlham Hall and Earlham Conservation Area. It would be helpful to state that Earlham Hall is listed at Grade II* and that there are other grade II listed buildings/structures.</p>	<p><i>Development should protect and enhance the significance of the grade II* Earlham Hall and associated Grade II listed buildings and the Earlham Conservation Area (including any contribution made to that significance by setting), through careful design, massing and appropriate open space and landscaping.</i></p>
GNLP01 33 - C	Land at Cow Drive (the Blackdale Building adjoining Hickling House)	-	No comments	
GNLP01 33-D	Land between Suffolk Walk and Bluebell Road	Object	<p>There are no designated heritage assets within the site boundary but the Earlham Park Conservation lies to the north of the site and the campus includes a number of listed buildings including the grade II* Sainsbury Centre and Norfolk and Suffolk Terraces, together with a number of other grade II listed buildings. Any development of this site therefore has the potential to impact upon the settings of these designated heritage assets.</p> <p>We suggest that a more detailed HIA be prepared for the campus as a whole.</p> <p>We welcome bullet point 2 regarding the heritage significance and setting of buildings within the campus and also the sensitive location adjacent to the University Broad. Careful design will be needed of any development to ensure the protection and enhancement of nearby heritage assets.</p>	<p><i>Amend policy wording in accordance with the advice above.</i></p> <p><i>Prepare a more detailed HIA for the campus as a whole.</i></p>
GNLP01	UEA Land at the	-	Welcome bullet point 1 in relation to heritage assets.	

Site Ref.	Location	Support/ Object/ Comment	Comments	Suggested Change
33	Grounds Depot site – student accommodation (400 student beds)			
Policy GNLPO2 82	Land at Constitution Motors	Support	Welcome bullet point 1 and reference to locally listed building.	
Policy GNLPO3 60	Land at the Deal Ground, Bracondale and Trowse Pumping Station (680 dwellings)	Object	<p>This large cross boundary site for 680 dwellings includes a grade II listed bottle kiln and the southern portion of the site lies within the Trowse Millgate Conservation Area. Any redevelopment of this site has the potential to affect these designated heritage assets and their settings.</p> <p>Historic England is broadly supportive of the principle of redevelopment of this site.</p> <p>There is currently no reference to these designated heritages assets within the policy or supporting text. To that end, we recommend that reference is made both in the policy and the supporting text to the need to Conserve and where appropriate enhance significance of the grade II listed bottle Kiln and Trowse Millgate Conservation Area (including any contribution made to that significance by setting).</p> <p>While there maybe no designated heritage assets in northern most part of the site, any tall structures have the potential to impact on longer views (especially from higher ground) in towards the historic city core (including the castle and cathedral).</p> <p>Although there are no designated heritage assets along this stretch of river bank, this part of the site has a significant potential for archaeology. This should be referenced in the policy</p>	<i>Amend policy and supporting text to reference the designated heritage assets and the need to Conserve and where appropriate enhance significance of the grade II listed bottle Kiln and Towse Millgate Conservation Area (including any contribution made to that significance by setting).</i>
Policy	Former Eastern	Object	This site is located within the Norwich City Centre Conservation	<i>Suggest that a separate bullet point</i>

Site Ref.	Location	Support/ Object/ Comment	Comments	Suggested Change
GNLP04 01	Electricity Headquarters, (Dukes Wharf)		<p>Area. There are a number of listed buildings in the vicinity of the site including St Gregory Church and Strangers Hall Museum, both listed at grade I, 2 Charing Cross listed a grade II* as well as numerous buildings and structures listed at grade II. Redevelopment of the site therefore has the potential to affect these heritage assets and their settings.</p> <p>This site benefits from Planning permission and so the principle of development has already been established on this site. Historic England is broadly supportive of the principle of redevelopment of this site and has provided advice over many years in relation to this site.</p> <p>We welcome the commitment in the policy to an appropriate scale and form of development in bullet point 1</p> <p>We welcome the reference to the conservation area in bullet point 1 but suggest that a separate bullet point is included in relation to the historic environment in relation to the need to Conserve and enhance the significance of heritage assets (including any contribution made to their significance by setting) including the City Centre Conservation Area, Grade I listed St Gregory's Church and Strangers Hall Museum, grade II* listed Charing Cross and other buildings listed at grade II.</p> <p>We welcome the commitment to riverside access for walk in bullet point 4.</p> <p>We note a desire to increase density at the site but emphasise that it is important that this must not cause a greater degree of harm on the historic environment.</p>	<p><i>is included in relation to the historic environment in relation to the need to Conserve and enhance the significance of heritage assets (including any contribution made to their significance by setting) including the City Centre Conservation Area, Grade I listed St Gregory's Church and Strangers Hall Museum, grade II* listed Charing Cross and other buildings listed at grade II.</i></p>
Policy GNLP04 09R	Land at Barrack Street, Whitefriars (resid mixed use for 300	Object	<p>This site includes the grade II listed 77-79 Barrack Lane, part of the City Walls and towers which is a scheduled monument and also the western part of the site lies within the City Centre Conservation Area.</p>	<p><i>Delete ancient</i></p> <p><i>Refer specifically to 77-79 Barrack Street.</i></p>

Site Ref.	Location	Support/ Object/ Comment	Comments	Suggested Change
	dwellings)		<p>This is the immediate setting of part of the Scheduled City wall, the grade I listed St James's Mill, the grade II listed numbers 77-79 Barrack Street and the grade I listed former church of St James. It is also in the wider setting of a number of other heritage assets including Norwich cathedral. Any development of the site has the potential to impact upon these heritage assets and their settings</p> <p>The site was most recently occupied by Jarrold's printing works which incorporated the 1836 textile mill and an abutting modern building which now contains the printing museum. The site has much earlier origins and stands between the river Wensum and the medieval city wall. This section of the wall ran between the tower on Silver Road to another on the waterfront. As well as River Lane, a street running immediately inside the wall, the site featured a number of elongated property boundaries stretching back from the river reflecting the value of waterfront commercial property. Within the walls was a densely built mixture of domestic and commercial property with the part of the application site outside the walls less developed with garden areas surviving through to the 20th century. In the 19th century the commercial property along the waterfront was redeveloped sometimes without heed to the medieval boundaries with more substantial building of which St James' mill is a good example. This tall, elegant building establishes a scale of development on the waterfront which other modern building adjacent has respected.</p> <p>At the northern side of the site the small houses of the 18th and early 19th centuries which characterised parts of Norwich before the Victorian period are represented by numbers 77-79 Barrack Street. These are remarkable survivals and reflect the scale of much of the historic building in this area. The 19th and early 20th century building on the northern side of Barrack Street is also domestic in scale while the former church of St James (the Norwich Puppet Theatre) is a relatively modest building of the 15th century with a low octagonal tower.</p>	<p><i>We suggest a more detailed HIA is prepared for this site.</i></p>

Site Ref.	Location	Support/ Object/ Comment	Comments	Suggested Change
			<p>Historic England is broadly supportive of the principle of redevelopment of this site, providing it is of an appropriate scale and massing and conserves and enhances the heritage assets.</p> <p>We suggest a more detailed HIA is prepared for this site.</p> <p>We welcome the reference to the City wall in bullet point 2 (although delete the word ancient as we would normally refer to these as scheduled monuments now). We suggest that you specially refer to the grade II listed 77-79 Barrack Street.</p>	
Policy GNLP04 51	Land adjoining Sentinel House (St Catherine's Yard) Surrey Street Norwich	Object	<p>The site lies within the City Centre Conservation area and there are a number of grade II listed buildings nearby. Any development of the site has the potential to impact upon these heritage assets and their settings.</p> <p>Historic England is broadly supportive of the principle of redevelopment of this site, providing it is of an appropriate scale and massing and conserves and enhances the heritage assets. This should be reflected in the policy.</p> <p>We welcome the reference to the Conservation Area and other heritage assets in bullet point 1.</p>	<i>We suggest including reference to significance in the policy. Include reference to scale and massing in policy.</i>
Policy GNLP05 06	Land at and adjoining Anglia Square Norwich (1200 dwellings and mixed use)	Object	<p>The site lies within the Norwich City Centre Conservation Area. To the east of the site lies the grade II listed 75 Magdalen Street, to the south lie numerous listed buildings, the nearest of which being Doubty's Hospital also listed at grade II. To the north west lies a collect of listed buildings including the grade I listed Church of St Augustine with a further group of listed buildings along Magdalen Street to the north east of the site.</p> <p>Any development of the site has the potential to impact upon these heritage assets and their settings.</p> <p>Historic England is broadly supportive of the principle of redevelopment of this site, providing it is of an appropriate scale</p>	<p><i>Include reference to the City Centre Conservation Area and other heritage assets in the policy.</i></p> <p><i>Amend policy to reduce indicative dwelling capacity, remove requirement for car parking, and ensure the reinstatement of the historic street pattern and a more appropriate density of development to reflect the grain of the area and to conserve and enhance heritage assets.</i></p>

Site Ref.	Location	Support/ Object/ Comment	Comments	Suggested Change
			<p>and massing and conserves and enhances the heritage assets.</p> <p>However, we object to the allocation as currently proposed. It is our view that the scale of the proposed development would be inconsistent with the council's development management policies, as well as with broad strategic objectives, because it would entail development which would cause severe harm to the character of the city centre conservation area and harm to a variety of other designated heritage assets of the highest significance. The adopted SPD for this site placed a wide range of requirements on the site which we consider would be difficult to achieve at an appropriate density that would conserve and enhance the historic environment</p> <p>In particular, we consider that the indicative capacity of 1200 dwellings cannot be achieved without harm to the historic environment.</p> <p>Instead we suggest that the allocation should be based on the reinstatement of the lost historic street pattern – as envisaged by the policies in the conservation area appraisal. It should rest on an understanding of how mid- to high density development can be accommodated in a manner appropriate to the wider character and grain of the city. Elements fundamentally incompatible with this – notably the provision of c. 600 car parking spaces – should be omitted. Finally the dwelling capacity should be reduced.</p> <p>We commend Ash Sakula's approach https://www.ashsak.com/projects/anglia-square-norwich as a worked illustration of how Anglia Square could be redeveloped so as to provide the facilities required, within a new community in a sustainable manner that conserves and enhances the historic environment and restores the former street pattern of the area.</p> <p>More specifically in relation to the current wording of the allocation, there is currently no mention of the Conservation Area within the policy. We suggest this be amended.</p>	<p><i>The policy will need to be reviewed following the outcome of the Planning Inquiry for this site.</i></p> <p><i>Undertake a tall buildings study to inform an appropriate strategy for such development within the City – see comments in Appendix A.</i></p>

Site Ref.	Location	Support/ Object/ Comment	Comments	Suggested Change
			<p>Bullet point 6 refers to a landmark building or buildings to provide a focal point for the northern city centre. We have concerns regarding this bullet and in particular the lack of clarity regarding an appropriate scale and massing of such development. We do however welcome the need for any such development to be sited to conserve and enhance heritage assets and their setting (although again we would recommend the inclusion of the word significance).</p> <p>However, it is about more than just individual heritage assets and their settings but extends to the character and skyline of the city as a whole.</p> <p>To that end we suggest that further work needs to be done to provide an appropriate evidence base for a tall buildings strategy for the city (see Appendix A comments on tall buildings)..</p> <p>Clearly this site has been the subject of a recent Planning Inquiry in which Historic England objected to a scheme not dissimilar to that envisaged by the proposed allocation. The outcome of the Inquiry will clearly be crucial in determining an appropriate way forward for this site and we suggest that the wording of the allocation will need to be revisited in light of this.</p>	

Site Ref.	Location	Support/ Object/ Comment	Comments	Suggested Change
Policy GNL21 14	Land at and adjoining St Georges Works, Muspole Street	Object	<p>This site lies within the Norwich City Centre Conservation Area and would appear to be immediately adjacent to the grade II listed 47 and 49 Colegate and Woolpack Public House. Any development of this site has the potential to impact upon these designated heritage assets and their settings.</p> <p>Historic England is broadly supportive of the principle of redevelopment of this site, providing it is of an appropriate scale and massing and conserves and enhances the heritage assets. At street level, it will be important for the new development on the rest of the site to reinforce the scale, form and grain of the historic streets around.</p> <p>We welcome the reference to the Conservation Area in bullet point 2. We suggest that specific mention is also made of the adjacent listed buildings. The policy should be amended to read that preserves and enhances the significance City Centre Conservation Area and nearby designated heritage assets including 47 and 49 Colegate and the Woolpack Public House, all listed at grade II including any contribution made to that significance by setting.</p> <p>We welcome the commitment in bullet point 4 to the protection of key views of the tower of St George's Colegate.</p>	<p><i>Specific mention should be made of the adjacent listed buildings. The policy should be amended to read that preserves and enhances the significance City Centre Conservation Area and nearby designated heritage assets including 47 and 49 Colegate and the Woolpack Public House, all listed at grade II including any contribution made to that significance by setting.</i></p>

<p>Policy GNLP21 59</p>	<p>Land at 84-120 Ber Street and Mariners Lane Car Park (mixed use incl150 dwellings)</p>	<p>Object</p>	<p>This site lies within the Norwich City Centre Conservation Area. There is a grade II listed building, the Remains of the Church of St Bartholomew, to the north of the site and a number of grade II listed buildings on the opposite side of Ber Street. The Grade I listed Church of St John de Sepulchre lies to the south of the site and the site forms part of the setting of this church.</p> <p>Any development of the site therefore has the potential to impact upon these designated heritage assets and their settings.</p> <p>Historic England is broadly supportive of the principle of redevelopment of this site, providing it is of an appropriate scale and massing and conserves and enhances the heritage assets. This should be reflected in the policy.</p> <p>We welcome the reference to the Conservation area and heritage assets including the Church of St John within bullet point 1. The policy wording would be further improved by reference to significance.</p>	<p><i>We recommend amending the wording of bullet point 1 to refer to significance.</i></p> <p><i>Include reference to scale and massing in policy.</i></p>
<p>Policy GNLP21 63</p>	<p>Friars Quay Car Park, Colegate</p>	<p>Object</p>	<p>This site lies within the Norwich City Centre Conservation Area. This site is an important one in this part of the Norwich conservation area and is in the setting of several listed buildings. It forms part of the south side of Colegate, the principle historic street of what was once the Norvic settlement and which contains numerous important historic buildings including several listed ones. A group of grade II listed buildings are situated on Colegate at the north end of the site as well as the parish church of St George (grade I listed) and the grade II* listed Bacon's House and numbers 2-9 Octagon Court. The site also lies in an interesting position in the conservation area where the nature of historic building changes.</p> <p>Modern development between Colegate and the river (Friar's Quay) is akin in scale and form to the generally low-rise, domestic scale of development on the north side of the River stretching along Colegate eastwards to Magdalen Street. The Friar's Quay development is a very successful and early example of modern residential development in an historic city which responds to the historic 'grain' of development from a time when development commonly disregarded it. To the west side of the application site is</p>	<p><i>We recommend amending the wording of bullet point 1 to refer to significance.</i></p> <p><i>Include reference to scale, grain and massing in policy.</i></p> <p><i>We also suggest reference to buried archaeology given the former non-conformist chapel on the site.</i></p>

			<p>St Andrew's Street, also characterised by relatively modest, pitched roofed development, both historic (including the grade II listed numbers 22-25 and later infill matching it. This street marks the point at which the character of historic development changes.</p> <p>The western side of St Andrew's Street features a former 19th century factory building filling a corner plot on Colegate. This is similar in form, though smaller than the 19th century Art College building across the river to the south. Upstream from the college is modern development of a similar scale. St Andrew's Street can therefore be seen as a 'hinge' point in this part of the conservation area and the application site being to the east of it falls within the area characterised by more domestic scale development, both old and new.</p> <p>Any development of the site therefore has the potential to impact upon a number of heritage assets and their settings.</p> <p>We consider that there is scope for development of this site, but it will need to be of an appropriate scale and grain for this site. This should be reflected in the policy.</p> <p>We welcome reference to the Conservation Area and heritage assets and their settings in bullet point 1 although again suggest that the wording is slightly amended to include the word significance.</p> <p>The site itself also formerly contained a non-conformist chapel dating from the 18th century. The impact on buried archaeology of the development will need to be given full consideration.</p>	
GNLP 2164	Land west of Eastgate House, Thorpe Road	Support	<p>This site lies just outside of the Thorpe Ridge Conservation Area. Any development of the site therefore has the potential to impact upon the setting of the Conservation Area.</p> <p>We welcome the reference to the Conservation Area in the policy.</p>	
GNLP30 53	Land at Carrow Works ((1200 dwellings)	Object	<p>Part of this site lies within the Bracondale Conservation Area. The site includes the Scheduled Monument, Carrow Priory and grade I listed Carrow Abbey, as well as several grade II listed buildings including Carrow House and several Carrow Works buildings. There</p>	<p><i>We suggest the inclusion of wording referencing the assets and the need to preserve and enhance the significance of these assets</i></p>

			<p>are also a number of grade II buildings nearby on the opposite side of Bracondale. Any development of this site has the potential to affect these designated heritage assets and their settings. Historic England is broadly supportive of the principle of redevelopment of this site, providing it is of an appropriate scale and massing and conserves and enhances the heritage assets.</p> <p>There is however currently no mention of these heritage assets in either the policy or supporting text. We therefore suggest the inclusion of wording referencing the assets and the need to preserve and enhance the significance of these assets (including any contribution made to that significance by setting).</p> <p>We suggest that open space be provided between the Abbey and the river to reconnect the Abbey to the river and to enhance the setting of the abbey.</p> <p>This is a sensitive site in terms of the potential impact upon these multiple heritage assets, some of which are highly graded. We therefore have some concerns about the allocation of this site. In particular we question the capacity of the site.</p> <p>We suggest that a more detailed Heritage Impact Assessment be undertaken to assess the impact of the proposed development upon the significance of these heritage assets, to establish the suitability or otherwise of the site and inform the extent of the developable area (and hence capacity of the site) and to establish appropriate mitigation and enhancement should the site be found suitable. If the site is found suitable, the findings of the HIA should then inform the policy wording.</p>	<p><i>(including any contribution made to that significance by setting).</i></p> <p><i>We suggest that a more detailed Heritage Impact Assessment be undertaken to assess the impact of the proposed development upon the significance of these heritage assets, to establish the suitability or otherwise of the site and to establish appropriate mitigation and enhancement should the site be found suitable. If the site is found suitable, the findings of the HIA should then inform the policy wording.</i></p> <p><i>It might also be helpful to illustrate proposed mitigation in the form of a concept diagram for the site e.g. showing where open space and landscaping would be located.</i></p>
--	--	--	---	--

GNLP30 54	St Marys Works and St Marys House (150 dwellings and hotel)		<p>This site is located within the City Centre Conservation Area. There are a number of listed buildings nearby including St Mary's Church and St Martin at Oak Church, both listed at grade I, and Folly House and Pineapple House listed at grade II.</p> <p>We welcome reference to the City Centre Conservation Area listed buildings and locally listed buildings within the bullet points.</p> <p>We recognise that this site is suitable for redevelopment, but any such development must be of an appropriate design, scale and massing given the sensitivity of this location in heritage terms, between two grade I listed churches.</p> <p>To that end we suggest that we suggest that a more detailed Heritage Impact Assessment be undertaken.</p> <p>We understand that this site has planning consent which broadly established the scale of development for the site.</p>	<p><i>We suggest that a more detailed Heritage Impact Assessment be undertaken.</i></p>
POLICY CC2	147 – 153 Ber Street, Norwich	-	See comments on GNLP2159	
POLICY CC3	10 – 14 Ber Street,	Object	<p>This site lies within the Norwich City Centre Conservation Area. 4 and 8 Ber Street, just to the north of the site are listed at grade II.</p> <p>Any development of the site therefore has the potential to impact upon a number of heritage assets and their settings.</p> <p>There is currently no reference to the City Centre Conservation Area or nearby listed buildings in the policy or supporting text.</p> <p>We consider that there is scope for development of this site, but it will need to be of an appropriate scale and grain for this site. The scale of any new development should reflect that of the neighbouring properties</p>	<p><i>We suggest the inclusion of wording referencing the assets and the need to preserve and enhance the significance of these assets (including any contribution made to that significance by setting).</i></p> <p><i>We also suggest amending bullet point 3 with the addition of the words 'and the scale of any new development should reflect that of the neighbouring properties.'</i></p>
POLICY CC4a	Land at Rose Lane/Mountergate	Object	This site lies within the Norwich City Centre Conservation Area and is close to a number of listed buildings including Norwich Castle (which is also scheduled).	<p><i>Amend bullet point 4 unless there are actually listed buildings within the site boundary.</i></p>

			<p>Any development of the site therefore has the potential to impact upon a number of heritage assets and their settings.</p> <p>The policy refers to on site listed buildings although to our knowledge there are no listed buildings actually on site (perhaps there may be some locally listed). There are however nearby listed buildings. Welcome bullet points 3 and 4.</p>	
POLICY CC4b	Land Mountergate/Prince of Wales Road	Comment	<p>This site is located within the Norwich City Centre Conservation Area and adjacent to the St Matthews Conservation Area. There are several listed buildings on site including St Faiths House and a building fronting Mountergate, both listed at grade II. There are a number of nearby heritage assets including the Station, Foundry Bridge and the Castle and Cathedral.</p> <p>Any development of the site therefore has the potential to impact upon a number of heritage assets and their settings.</p> <p>We welcome bullet points 3, 4 and 5 that reflect these heritage assets.</p>	
POLICY CC7	Hobrough Lane, King Street	Support	<p>This site lies within the Norwich City Centre Conservation Area and includes grade II listed buildings (125-129 King Street).</p> <p>Any development of the site therefore has the potential to impact upon a number of heritage assets and their settings.</p> <p>We welcome bullet point 3 which refers to the Conservation Area and these listed buildings and bullet point 5 in relation to heritage interpretation.</p>	
POLICY CC8	King Street Stores	Object	<p>This site lies within the Norwich City Centre Conservation Area and is adjacent to the grade II listed Ferryboat Inn. Any development of the site therefore has the potential to impact upon the conservation area and the setting of the adjacent listed building.</p> <p>We welcome bullet points 1 and 2 that refer to heritage assets. and the need to retain the locally listed building on site. We consider that there is scope for development of this site, but it will need to be of an appropriate scale and grain for this site. We suggest that specific mention is made of the grade II listed Ferryboat Inn in the policy.</p>	<p><i>We suggest that specific mention is made of the grade II listed Ferryboat Inn in the policy.</i></p> <p><i>Mention should also be made in the policy of the need for appropriate massing and height on this site.</i></p>

POLICY CC10	Land at Garden Street and Rouen Road,	Object	<p>This site lies within the Norwich City Centre Conservation Area.</p> <p>Any development of the site therefore has the potential to impact upon the Conservation Area.</p> <p>There is currently no mention of the Conservation Area in the policy and supporting text.</p>	<i>We suggest the inclusion of wording referencing the Conservation Area and the need to preserve and enhance the significance of the Conservation Area.</i>
POLICY CC11	Land at Argyle Street	Object	<p>This site lies within the Norwich City Centre Conservation Area and adjacent to the grade II listed Remains of St Peter Southgate Church.</p> <p>Any development of the site therefore has the potential to impact upon the Conservation Area and listed building and their settings.</p> <p>There is currently no mention of the Conservation Area in the policy and supporting text. Although bullet point 1 refers to neighbouring listed and locally listed buildings, it would be helpful if the grade II listed building was referenced by name.</p>	<i>We suggest the inclusion of wording referencing the Conservation Area and specifically referencing the remains of St Peter Southgate church (grade II listed) and the need to preserve and enhance the significance of these assets (including any contribution made to that significance by setting).</i>
POLICY CC16	Land adjoining Norwich City Football Club north and east of Geoffrey Watling Way	Object	<p>There are no designated heritage assets within the site boundary but the Bracondale Conservation Area lies to the south west of the site. Carrow Priory (scheduled and listed also lies to the south of the site. Any development of the site therefore has the potential to impact upon the setting of the Conservation Area and the Abbey site.</p> <p>We welcome the reference to the Bracondale Conservation Area in the policy but suggest that mention is also made of Carrow Priory.</p>	<i>We suggest the inclusion of wording referencing Carrow Priory and the need to preserve and enhance the significance of these assets (including any contribution made to that significance by setting).</i>
POLICY CC18	Land at 140-154 Oak Street and 70-72 Sussex Street	Object	<p>This site lies within the Norwich City Centre Conservation Area and the grade II listed Great Hall lies to the north west of the site.</p> <p>Any development of the site therefore has the potential to impact upon these heritage assets and their settings.</p> <p>We welcome the reference in the policy to the Conservation Area but suggest the policy should also reference the nearby grade II listed Great Hall.</p>	<i>We suggest the inclusion of wording referencing the grade II listed Great Hall and the need to preserve and enhance the significance of these assets (including any contribution made to that significance by setting).</i>

POLICY CC24	Land to rear of City Hall	Object	This site lies within the Norwich City Centre Conservation Area and adjacent to the grade II * listed City Hall, 13-17 St Giles Street, also listed at II* and a number of grade II listed buildings. Any development of the highly sensitive site therefore has the potential to impact upon these heritage assets and their settings. WE therefore welcome bullet points 1 and 2 of the policy. The scale and height are crucial in this context. The maximum height should be the same as City Hall.	<i>Add in reference to maximum height to be the same as City Hall.</i>
POLICY CC30	Westwick Street Car Park	Object	This site lies within the Norwich City Centre Conservation Area. The grade II listed pump house lies to the south east of the site and the site forms part of the setting of the City Wall. Any development of the site therefore has the potential to impact upon these heritage assets and their settings. We welcome the inclusion of bullet points 1 and 4 in the policy. There are issues of scale and massing and views into the Conservation Area. These should also be highlighted in the policy.	<i>The grade II listed pump house should also be referenced in the policy. There are issues of scale and massing and views into the Conservation Area. These should also be highlighted in the policy.</i>
Policy R1	Land at The Neatmarket, Hall Road	-	No comments	
POLICY R2	Ipswich Road Community Hub, 120 Ipswich Road,	-	No comments	
POLICY R7	John Youngs Limited, 24 City Road	Support	Whilst there are no designated heritage assets within this site, the grade II listed Church of St Mark lies to the south of the site. Any development of the site therefore has the potential to impact upon the setting of the church. We welcome reference in bullet point2 of the policy to the church and the locally listed residential terraces.	
POLICY	Utilities site,	Support	Whilst there are no designated heritage assets within the site	

R10			boundary, we welcome bullet point 6 that references the heritage significance of the site.	
POLICY R13	Site of former Gas Holder at Gas Hill	Object	<p>Whilst there are no designated heritage assets within the site boundary, the site lies immediately adjacent to the Thorpe Hamlet Conservation Area and close to the scheduled remains of St Leonards Priory. The site lies on rising ground, opposite Cathedral Close across the river. There are also two nearby grade II listed buildings, Bridge House PH and Chalk Hill House. The City Centre Conservation Area lies nearby.</p> <p>Any development of the site therefore has the potential to impact upon these heritage assets and their settings. We accept the principle of development but massing and height will be important considerations. We would expect development to blend in with the existing pattern of development. This should be included in the policy.</p> <p>We welcome the inclusion of bullet point 2 in the policy but suggest that reference should also be made to the City Centre Conservation Area and the nearby grade II listed buildings, Bridge House PH and Chalk Hill House.</p>	<p><i>Reference should also be made to the City Centre Conservation Area and the nearby grade II listed buildings, Bridge House PH and Chalk Hill House.</i></p> <p><i>Reference should be made in the policy to massing and height. Development should blend in with the existing pattern of development.</i></p>
Policy R14/15	Land at Kett's Hill and east of Bishop Bridge Road	Object	<p>Whilst there are no designated heritage assets within the site boundary, the site lies immediately adjacent to the Thorpe Hamlet Conservation Area. The scheduled Blockhouse known as the Cow Tower lies to the west of the site, as does the City Centre Conservation Area.</p> <p>Any development of the site therefore has the potential to impact upon these heritage assets and their settings. We accept the principle of development but massing and height will be important considerations. We would expect development to blend in with the existing pattern of development. This should be included in the policy.</p> <p>We welcome the inclusion of bullet point 2 in the policy but suggest that reference should also be made to the City Centre Conservation Area and the nearby Cow Tower a scheduled monument.</p>	<p><i>Reference should be made in the policy to massing and height. Development should blend in with the existing pattern of development.</i></p>

POLICY R17	Site of former Van Dal Shoes, Dibden Road,	Support	We welcome the reference to the locally listed shoe factory building in the policy.	
POLICY R18	Site of former Start Rite Factory, 28 Mousehold Lane	-	No comments	
POLICY R19	Land north of Windmill Road	-	No comments	
POLICY R20	Land east of Starling Road	Support	<p>Whilst there are no designated heritage assets within the site boundary, this site lies close to the edge of the City Centre Conservation Area. Any development of the site therefore has the potential to impact upon this heritage asset and its setting.</p> <p>We therefore welcome bullet point 2 of the policy that references the Conservation Area and locally listed terraces.</p>	
POLICY R29	Two sites at Hurricane Way, Airport Industrial Estate,	-	No comments	
Policy R30	Land at Holt Road	-	No comments	
POLICY R31	Heigham Water Treatment Works, Waterworks Road	Object	<p>Whilst there are no designated heritage assets within the site boundary, St Bartholomew's Church which is as scheduled monument and listed at grade II lies to the east of the site.</p> <p>Any development of the site therefore has the potential to impact upon these heritage assets and their settings.</p> <p>There is currently no mention of the church in the policy or</p>	<i>Reference should be made in the policy and supporting text to the nearby St Bartholomew's Church (grade II listed and a scheduled monument).</i>

			<p>supporting text.</p> <p>We welcome bullet point 2 and also the reference to the industrial garden.</p>	
POLICY R33	Site of former Earl of Leicester Public House, 238 Dereham Road	Support	<p>Whilst there are no designated heritage assets on this site, the site lies adjacent to the Norwich City (Earlham Road) Cemetery which is a grade II Registered Park and Garden.</p> <p>Any development of the site therefore has the potential to impact upon these heritage assets and their settings.</p> <p>We therefore welcome the reference in bullet point 1 to the Earlham Cemetery.</p>	
POLICY R35	Land at Havers Road,	-	No comments	
POLICY R36	Mile Cross Depot	Support	<p>Whilst there are no designated heritage assets within the site boundary the Mile Cross Conservation Area lies to the north of the site.</p> <p>Any development of the site therefore has the potential to impact upon this heritage asset and its setting.</p> <p>We therefore welcome bullet point 1 of the policy that references the Conservation Area.</p>	
Policy R37	The Norwich Community Hospital site, Bowthorpe Road,	Object	<p>Whilst there are no designated heritage assets within the site boundary the site lies adjacent to the Norwich City (Earlham Road) Cemetery which is a grade II Registered Park and Garden as well as the Jewish Mortuary Chapel listed at Grade II.</p> <p>Any development of the site therefore has the potential to impact upon these heritage assets and their settings.</p> <p>We welcome the reference to Earlham Cemetery in bullet point 2. It would be helpful if the policy also reference the fact that the cemetery was a grade II Registered Park and Garden and also</p>	<p><i>It would be helpful if the policy also reference the fact that the cemetery was a grade II Registered Park and Garden and also referred to the nearby Jewish Mortuary Chapel.</i></p>

			referred to the nearby Jewish Mortuary Chapel.	
POLICY R38	Three Score, Bowthorpe	Support	<p>Whilst there are no designated heritage assets within the site boundary the site lies immediately adjacent to the Bowthorpe Conservation Area and within the setting of Bowthorpe Hall (grade II listed).</p> <p>Any development of the site therefore has the potential to impact upon these heritage assets and their settings.</p> <p>We therefore welcome reference to the Conservation Area and Bowthorpe Hall within bullet point 4 of the policy.</p>	
POLICY R42	Land west of Bluebell Road, and north of Daisy Hill Court/Coral Court, Westfield View	Support	We welcome the reference to the Eaton Conservation Area in bullet point 1.	
		Object	In the last para for settlements, the text states that all new and carried forward allocations...measures to protect the environment. Can you please insert the words historic and natural environment to make it clear that we mean both?	<i>Insert historic and natural before environment.</i>
	COLNEY			
COL1	Land adj to Norwich Research Park	Object	Existing allocation but extended We note that this is an existing allocation. There is a cluster of grade II listed buildings (Old Hall, Rectory and wall) to the north of the site. Any development has the potential to impact upon the setting of these designated heritage assets. There is currently no mention of these assets within the policy or the need to conserve and where appropriate enhance the significance of these nearby heritage assets.	<i>We suggest that the policy be amended to include reference to the heritage assets and the need to conserve and where appropriate enhance them Suggested wording: Development should conserve or where appropriate enhance the significance of nearby heritage assets including Old Hall and its wall, and the Rectory (noting that significance may be harmed by development within the setting of an</i>

				<i>asset) through appropriate landscaping, density and design.</i>
COL2	Colney Strategic Employment Area	Object	Whilst there are no designated heritage assets within the site boundary, the Earlham Conservation Area including associated listed buildings (the grade II* listed Earlham Hall and the grade II dovecote and garden wall) lie to the east of the site. Any development has the potential to impact upon the setting of these designated heritage assets. There is currently no mention of these assets within the policy (or Policy COL1 to which COL 2 refers back to) or the need to conserve and where appropriate enhance the significance of these nearby heritage assets.	<i>We suggest that the policy be amended to include reference to the heritage assets and the need to conserve and where appropriate enhance them Suggested wording: Development should conserve or where appropriate enhance the significance of nearby heritage assets including Earlham Conservation Area and associated listed buildings (noting that significance may be harmed by development within the setting of an asset) through appropriate landscaping, density and design.</i>
BAW 2	Bawburgh and Colney Lakes	Object	We note that this site is allocated for a water based country park and yet on the Colney Inset Map on page 2 the key shows this area as a retail/commercial allocation.	<i>Amend key to show as a recreational allocation</i>
	COSTESSEY			
			No preferred option sites but 2 contingency sites	
COS3	Longwater Employment area	-	No comments	
COS 5		-	No comments	
	CRINGLEFORD			
HOU1	Land north and south of the A11	Support	Whilst there are no designated heritage assets within the site boundary, a grade II listed Round House lies to the south east of the site. However, it would appear that there is an existing commitment between the proposed site and the Round House and so there will be no additional harm to that already permitted,	
KES 2	Land west of Ipswich Road	Object	Whilst there are no designated heritage assets within the site boundary, the grade II listed church of all Saints and remains of the Church of All Saints lies to the west of the site. Any development has the potential to impact upon the setting of these designated heritage assets. There is currently no mention of these assets within the policy or of the need to conserve and where appropriate	<i>Amend policy to include reference to the grade II listed Church and remains of church and the need to conserve and where appropriate enhance the significance of these heritage assets.</i>

			enhance the significance of these nearby heritage assets.	
	DRAYTON			
DRA1	Land east of Cator Road	Object	Whilst there are no designated heritage assets within the site boundary, a grade II listed building, 4 Manor Farm Close (a former C18th red brick farmhouse with pantile roof) lies immediately to the west of the site. Any development has the potential to impact upon the setting of this designated heritage asset. There is currently no mention of the listed building within the policy or supporting text <i>or of the need to conserve and where appropriate enhance the significance of these nearby heritage assets.</i>	<i>We suggest that the policy be amended to include reference to the listed building and the need to conserve and where appropriate enhance them Suggested wording: Development should conserve or where appropriate enhance the significance of the grade II listed 4 Manor Farm Close (noting that significance may be harmed by development within the setting of an asset) through appropriate landscaping, setback and design</i>
	EASTON AND HONINGHAM	.		
GNLP21 76	Land north of Dereham Road Honingham	-	No comments	
EAS1	Land south and east of Easton	Object	We note that this is a carried forward allocation and so the principle of development has already been established. We welcome criteria 7 and 8 which refer to heritage assets. Suggest that the policy is improved by adding the following at the start of criterion 8	<i>Development should conserve or where appropriate enhance the significance of the grade I listed Church of St Peter (noting that significance may be harmed by development within the setting of an asset) and ensure that sufficient open space...</i>
	HELLESDON			
HEL 1	Land at Hospital grounds	Support	Welcome bullet point 4	
HEL2	Land at Royal Norwich Golf Club	-	No comments	
	OLD CATTON	-	No comments	
	RACKHEATH			
Policy GNLP01	Land to the west of Green Lane	Object	We welcome the reference to Rackheath Hall and the need for open space to be provided in the land to the west of the A1270.	<i>Amend policy to state that land to the west of the A1270 should only be</i>

72	West		This requirement should be included in the policy	<i>used for open space to conserve and where opportunities arise enhance the significance of the grade II listed Rackheath Hall and bridge.</i>
Policy GNL03 51	Land at Heathwood Gospel Hall, Green Lane West	-	No comments	
	SPROWSTON			
Policy GNL03 32	Land off Blue Bar Lane/Salhouse Road, White House Farm	Support	Although Rackheath Hall, grade II listed lies to the east of the site, the intervening vegetation should provide a suitable buffer. We welcome the reference to the historic parkland and need for protection of trees in bullet point 5.	
	TAVERHAM			
GNL03 37	Land between FIR Covert Road and Reepham Road	-	No comments	
	TROWSE			
TROW1		Object	This site lies immediately adjacent to the Trowse with Newton Conservation Area. We welcome bullet point 2. The policy would be further improved if specific mention was made of the need to conserve and where opportunities arise enhance the significance of the Trowse Conservation Area.	<i>Make specific mention of the need to conserve and where opportunities arise enhance the significance of the Trowse Conservation Area.</i>
	THORPE ST ANDREW	-	No comments	
	AYLSHAM			
AYL3		-	No comments	
AYL4		-	No comments	
Policy GNL03 11		Object	Although there are no designated heritage assets within the site boundary, the grade II listed Bure Valley Farmhouse lies to the east of the site. Any development has the potential to impact upon the setting of this designated heritage asset. There is currently no mention of the listed building within the policy or supporting text <i>or of the need to conserve and where appropriate enhance the significance of these nearby heritage assets.</i>	<i>We suggest that the policy be amended to include reference to the listed building and the need to conserve and where appropriate enhance them Suggested wording: Development should conserve or where appropriate enhance the</i>

				<i>significance of the grade II listed Bure Valley Farmhouse (noting that significance may be harmed by development within the setting of an asset) through appropriate landscaping, setback and open space and design</i>
	DISS			
GNLP01 02	Land at Frontier Agriculture Ltd, Sandy Lane	-	No comments	
GNLP02 50/0342 /0119/0 291	Land north of the cemetery, west of Shelfanger Rd and East of Heywood Road	-	No comments	
Policy DIS1	Land north of Vince's Road, Diss	-	No comments	
Policy DIS 2	Land off Park Road, Diss	-	No comments	
Policy DIS 3	Land off Denmark Road, Roydon	-	No comments	
Policy DIS 8	Land at Station Road/Nelson Road	-	No comments	
Policy DIS 9	Land at Sandy Lane	-	No comments	
Policy GNLP21 08	Land south or Spirketts Lane	Object	There are no designated heritage assets within the site boundary. To the west of the site, Dove House and its garden wall are both listed at grade II. However, the proposed site is set back from these listed buildings. We suggest that the third bullet point should be amended to include reference to the listed buildings e.g. layout and landscaping to take account of the listed buildings to the west, the River Valley location ...	<i>Amend third bullet point to read 'layout and landscaping to take account of the listed buildings to the west, the River Valley location ...'</i>
Policy	Land at Briar	-	No comments	

GNLP 2136	Farm			
Policy HAR 4	Land at Spirketts Lane	-	No comments	
Policy HAR5	Land off Station Hill	-	No comments	
Policy HAR 6	Land north of Spirketts Lane	-	No comments	
Policy HAR7	Land south of Spirketts Lane	-	No comments	
	HETHEL SEA			
GNLP 2019	South of Hethel Industrial Estate, Bracon Ash	Object	<p>Although there are no designated heritage assets within this site, the grade II listed Little Potash (also known as Brunel House) lies immediately to the south of the site and would be surrounded on two sides by the proposed site. The cottage dates from the late 16th or early 17th century with a timber frame and brick plinth, with rendered brick infill and a pantile roof.</p> <p>There is no mention of the nearby listed building within the policy or supporting text and no provision for appropriate landscaping/setback of development. We are concerned that development of this site would affect the setting of this listed building. We are therefore concerned about the inclusion of this site. We suggest a detailed HIA is undertaken for this site to assess the suitability or otherwise of the site and consider any appropriate mitigation.</p>	<i>We suggest a detailed HIA is undertaken for this site to assess the suitability or otherwise of the site and consider any appropriate mitigation.</i>
Policy HETHE L 1		-	No comments	
Policy HETHE L 2	Land south and south west of Lotus Cars, Hethel	Object	<p>Whilst there are no designated heritage assets within the site boundary, the grade II listed Little Potash/Brunel House and Corporation Farmhouse lie to the east of the site.</p> <p>There is currently no mention of these heritage assets in the policy</p>	<i>We suggest that the policy be amended to refer to these heritage assets and the need to conserve and enhance them and also to the need for appropriate landscaping along the</i>

			or supporting text or of the need to conserve and enhance the significance of the heritage assets (including any contribution made to that significance by setting). We suggest that the policy be amended to refer to these heritage assets and the need to conserve and enhance them and also to the need for appropriate landscaping along the eastern edge of the site.	<i>eastern edge of the site.</i>
	LONG STRATTON	-	No comments	
	WYMONDHAM		We have some concerns about the comment on page 1 that there is contingency for 1000 new homes to be provided on currently unspecified sites. This lack of clarity over such a large number of houses gives rise to concern.	
GNLP03 54	Land at Johnson's Farm	Comment	There are no designated heritage assets within the site boundary. The Wymondham Conservation Area lies to the north of the site though at some distance. We therefore welcome the inclusion of bullet point 3.	
Policy GNLP30 13	Land north of Tuttle Lane	-	No comments	
	ACLE			
GNLP 0378	Land west of Acle/North of Norwich Road	-	No comments	
Policy GNLP 2139	Land west of Acle/North of Norwich Road	-	No comments	
Policy ACL1	Land to the north of Norwich Road	-	No comments	
Policy ACL 2	Land to the south of Acle station	-	No comments	
Policy ACL 3	Land at the former station yard	-	No comments	
	BLOFIELD			
GNLP 2161	Norwich Camping and	-	No comments	

	Leisure			
Policy BL01	Land to the south of the A47 and north of Yarmouth Road	Object	Whilst there are no designated heritage assets within the site boundary, the grade II listed Manor Farm Barn lies to the south of the site. Any development of the site has the potential to affect the setting of this heritage asset. There is currently no mention of the listed building within the policy or supporting text or of the requirement to conserve and enhance the significance of the heritage asset.	<i>Amend the policy and supporting text to make reference to the grade II listed Manor Farm barn and the need to conserve and enhance the significance of the heritage asset (including any contribution made to that significance by setting).</i>
	BRUNDELL	-	No comments	
	HETHERSETT			
Policy HET1	Land north of Hethersett	-	No comments	
	HINGHAM			
GNLP05 03	Land north of Springfield Way and West of Dereham Road	-	No comments	
GNLP05 20	Land south of Norwich Road	Object	Whilst there are no designated heritage assets within the site boundary, there are two grade II listed buildings (Lilac Farmhouse and Blenheim Cottage) to the south of the site. Any development has the potential to impact upon the setting of these heritage assets. There is currently no mention of these listed buildings within the policy or supporting text or of the requirement to conserve and enhance the significance of these heritage assets.	<i>Amend the policy and supporting text to make reference to the grade II listed Lilac Farmhouse and Blenheim Cottage and the need to conserve and enhance the significance of the heritage assets (including any contribution made to that significance by setting). Include reference to the need for landscaping along the southern edge of the site.</i>
Policy HIN2	Land adjacent to Hingham Industrial Estate	Object	Whilst there are no designated heritage assets within this employment allocation, the grade II listed Alexander's Farmhouse lies to the east of the site and White Lodge, also listed at grade II lies to the north of the site. Any development has the potential to impact upon the setting of these heritage assets. There is currently no mention of these listed buildings within the policy or supporting text or of the requirement to conserve and enhance the significance of these heritage assets. We acknowledge the intervening	<i>Amend the policy and supporting text to make reference to the grade II listed Alexander's Farmhouse and White Lodge and the need to conserve and enhance the significance of the heritage assets (including any contribution made to that significance by setting). Include</i>

			vegetation that will serve to reduce the impact of any development.	<i>reference to the need to maintain and reinforce the landscaping along the perimeter of the site.</i>
	LODDON AND CHEDGRAVE			
GNLP03 12	Land to the east of Beccles Road	Object	Whilst there are no designated heritage assets within the site boundary, the Loddon and Chedgrave Conservation Area and its associated listed buildings lies to the north west of the site. Any development has the potential to impact upon the setting of these heritage assets. There is currently no mention of the Conservation Area and listed buildings within the policy or supporting text or of the requirement to conserve and enhance the significance of these heritage assets.	<i>Amend the policy and supporting text to make reference to the Loddon and Chedgrave Conservation Area and associated listed buildings and the need to conserve and enhance the significance of the heritage assets (including any contribution made to that significance by setting).</i>
GNLP04 63	Land off Langley Road, Chedgrave	Object	Whilst there are no designated heritage assets within the site boundary, the Langley Park grade II Registered Park and Garden lies to the west of the site. Any development has the potential to impact upon the setting of this heritage asset. There is currently no mention of the Registered Park and Garden within the policy or supporting text or of the requirement to conserve and enhance the significance of these heritage assets.	<i>Amend the policy and supporting text to make reference to the Langley Park grade II Registered Park and Garden and associated listed buildings and the need to conserve and enhance the significance of the heritage assets (including any contribution made to that significance by setting).</i>
Policy LOD3	Land adjacent to Loddon Industrial Estate, Little Money Road	-	No comments	
	PORINGLAND, FRAMINGHAM EARL AND FRAMINGHAM PIGOT			
POLICY POR3	Ex MOD site, pine like	-	No comments	
	REEPHAM			
REP 1	Land off Broomhill Lane	-	No comments	
REP2	Land at former	-	No comments	

	station yard, Station Road			
	WROXHAM	-	No comments	
	VILLAGE CLUSTERS BROAD-LAND			
	BLOFIELD HEATH AND HEMBLINGTON			
GMLP10 48	Land to the East if Woodbastwick Road	-	No comments	
Policy BLO5	Land to the north of Blofield Corner	-	No comments	
	BUXTON WITH LAMAS AND BRAMPTON			
GMLP02 97	Land east of Aylsham Road	-	No comments	
Policy BUX1	Land east of Lion Road	-	No comments	
	CANTLEY	-	No comments	
	CAWSTON, BRANDISTON AND SWANNINGTO N			
GMLP02 93	Land East of Gayford Road, Cawston	-	No comments	
Policy CAW2	Land east of Gayford Road,	-	No comments	

	Cawston			
	COLTISHALL, HORSTEAD WITH STANNINGHAL L AND BELAUGH			
GNLP20 19	Land at Rectory Road and south of the Bure Valley Railway	-	No comments	
POLICY COL1	Land at Rectory Road,	-	No comments	
POLICY COL2	Land at Jordan's Scrapyard, Coltishall	Object	Whilst there are no designated heritage assets within the site boundary, there is a grade II listed limekiln just to the north east of the site and the Coltishall and Horstead Conservation Area and its associated listed buildings lies to the south of the site. Any development of the site has the potential to impact upon the setting of these heritage assets. There is currently no mention of the Conservation Area and listed buildings within the policy or supporting text or of the requirement to conserve and enhance the significance of these heritage assets.	<i>Amend the policy and supporting text to make reference to the Lime Kiln and Coltishall and Horstead Conservation Area and associated listed buildings and the need to conserve and enhance the significance of the heritage assets (including any contribution made to that significance by setting).</i>
	FOULSHAM AND THEMELTHOR PE			
GNLP06 05	Land west of Foundry Close,	Object	Whilst there are no designated heritage assets within the site boundary, there are a number of grade II listed buildings to the south of the site and the Foulsham Conservation Area lies to the south and east of the site. Any development of the site has the potential to impact upon the setting of these heritage assets. We welcome bullet point 2 which refers to the listed buildings to the	<i>Amend the policy and supporting text to make reference to the Foulsham Conservation Area and associated listed buildings and the need to conserve and enhance the significance of the heritage assets (including any contribution made to</i>

			south. However, there is no mention of the conservation area.	<i>that significance by setting).</i>
POLICY FOU2	Land at Old Railway Yard, Station Road	Object	Whilst there are no designated heritage assets within the site boundary, the Foulsham Conservation Area lies to the north east of the site. Any development of the site has the potential to impact upon the setting of the Conservation Area. There is currently no mention of the conservation area in the policy or supporting text	<i>Amend the policy and supporting text to make reference to the Foulsham Conservation Area and the need to conserve and enhance the significance of the heritage asset (including any contribution made to that significance by setting).</i>
	FREETHORPE, HALVERGATE AND WICKHAMPTON			
GNLP20 34	South of Bowlers Close	-	No comments	
POLICY FRE1	Land north of Palmers Lane,	Object	Whilst there are no designated heritage assets within the site boundary, the grade II listed Walpole Almshouse lie to the north west of the site. Any development of the site has the potential to impact upon the setting of the listed building. There is currently no mention of the listed building in the policy or supporting text. Landscaping along the northern edge of the site would help to mitigate the impact on the heritage asset.	<i>Amend the policy and supporting text to make reference to the grade II listed Walpole Almshouses and the need to conserve and enhance the significance of the heritage assets (including any contribution made to that significance by setting). Mention landscaping along the northern site boundary.</i>
	FRETTENHAM	-	No comments	
	GREAT & LITTLE PLUMSTEAD	-	No comments	
	GREAT WITCHINGHAM, LENWADE, WESTON LONGVILLE, ALDERFORD,			

	ATTLEBRIDGE, LITTLE WITCHINGHAM AND MORTON- ON-THE-HILL			
GNLP06 08	Land at Bridge Farm Field, St Faiths Close, Great Witchingham	Comment	Whilst there are no designated heritage assets within the site boundary, the grade II listed Bridge Public House lies to the south east of the site. Any development of the site has the potential to impact upon the setting of the listed building. We welcome bullet point 4 which refers to the listed building.	
	HAINFORD AND STRATTON STRAWLESS		No comments	
	HEVINGHAM	-	No comments	
	HORSFORD, FELTHORPE AND HAVERINGLAN D			
GNLP02 64	Dog Lane	-	No comments	
	HORSHAM AND NEWTON ST FAITH			

GNLP01 25	Land west of West Lane	Object	<p>This site lies to the east of the Horsham St Faith Conservation Area and its associated listed buildings including the Grade I listed Church of the Blessed Virgin and St Andrew as well as St Faith Priory which is a scheduled monument. Any development of the site has the potential to impact upon the setting of these heritage assets.</p> <p>This is a sensitive site in terms of the potential impact upon these multiple heritage assets, some of which are highly graded. We therefore have some concerns about the allocation of this site.</p> <p>We suggest that a more detailed Heritage Impact Assessment be undertaken to assess the impact of the proposed development upon the significance of these heritage assets, to establish the suitability or otherwise of the site and to establish appropriate mitigation and enhancement should the site be found suitable. If the site is found suitable, the findings of the HIA should then inform the policy wording.</p> <p>We do however note and welcome the reference to the church in the policy and the Conservation Area and listed buildings in the supporting text.</p>	<p><i>We suggest that a more detailed Heritage Impact Assessment be undertaken to assess the impact of the proposed development upon the significance of these heritage assets, to establish the suitability or otherwise of the site and to establish appropriate mitigation and enhancement should the site be found suitable. If the site is found suitable, the findings of the HIA should then inform the policy wording.</i></p> <p><i>The policy wording should also reference the conservation area.</i></p>
POLICY HNF1	Land east of Manor Road,	Object	<p>Whilst there are no designated heritage assets within the site boundary, the grade II listed Middle Farmhouse and Granary lie to the east of the site. Any development of the site has the potential to impact upon the setting of these listed buildings.</p> <p>There is currently no mention of the listed building in the policy or supporting text. Landscaping along the eastern edge of the site would help to mitigate the impact on the heritage asset.</p>	<p><i>Amend the policy and supporting text to make reference to the grade II listed Middle Farmhouse and Granary and the need to conserve and enhance the significance of the heritage assets (including any contribution made to that significance by setting). Mention landscaping along the eastern site boundary.</i></p>
POLICY HNF2/ GNLP04 66R	Land east of the A140 and north of Norwich International Airport	-	No comments	
POLICY HNF3	Land at Abbey Farm	Comment	This site is separated from Horsham St Faith and its Conservation Area and listed buildings by the existing industrial estate.	

	Commercial, Horsham St Faith		Nevertheless, given the proximity of the scheduled St Faith Priory, this area is of archaeological sensitivity. To that end we welcome the reference at bullet point 3 in relation to archaeology.	
	LINGWOOD AND BURLINGHAM, STRUMPSHAW AND BEIGHTON			
POLICY GNLP03 79	Land north of Post Office Road	Object	<p>Whilst there are no designated heritage assets within the site boundary, the grade I listed Church of St Peter, lies to the north of the site. The grade II listed Manor house and East Barn also lie to the north whilst the grade II listed thatched cottage lies to the south east of the site. Any development of the site has the potential to impact upon the setting of these listed buildings.</p> <p>We note that the policy and supporting text refer to the church and a possible linear parkland is mentioned in the supporting text. However, no mention is made of other heritage assets.</p> <p>This is a sensitive site in terms of the potential impact upon these multiple heritage assets, some of which are highly graded. We therefore have some concerns about the allocation of this site.</p> <p>We suggest that a more detailed Heritage Impact Assessment be undertaken to assess the impact of the proposed development upon the significance of these heritage assets, to establish the suitability or otherwise of the site and to establish appropriate mitigation and enhancement should the site be found suitable. If the site is found suitable, the findings of the HIA should then inform the policy wording.</p> <p>It might also be helpful to illustrate proposed mitigation in the form of a concept diagram for the site e.g. showing where open space</p>	<p><i>We suggest that a more detailed Heritage Impact Assessment be undertaken to assess the impact of the proposed development upon the significance of these heritage assets, to establish the suitability or otherwise of the site and to establish appropriate mitigation and enhancement should the site be found suitable. If the site is found suitable, the findings of the HIA should then inform the policy wording.</i></p> <p><i>It might also be helpful to illustrate proposed mitigation in the form of a concept diagram for the site e.g. showing where open space and landscaping would be located.</i></p>

			and landscaping would be located.	
	MARSHAM			
GNLP21 43	Land south of Le Neve Road	Object	<p>Whilst there are no designated heritage assets within the site boundary, there are a number of listed buildings to the east of the site including the grade I listed Church of All Saints and the grade II listed Old Rectory, Colenso Cottage and Marsham War Memorial.</p> <p>We note that the policy and supporting text refer to the church and a possible linear parkland is mentioned in the supporting text. However, no mention is made of other heritage assets.</p> <p>This is a sensitive site in terms of the potential impact upon these multiple heritage assets, some of which are highly graded. We therefore have some concerns about the allocation of this site.</p> <p>We suggest that a more detailed Heritage Impact Assessment be undertaken to assess the impact of the proposed development upon the significance of these heritage assets, to establish the suitability or otherwise of the site and to establish appropriate mitigation and enhancement should the site be found suitable. If the site is found suitable, the findings of the HIA should then inform the policy wording.</p> <p>It might also be helpful to illustrate proposed mitigation in the form of a concept diagram for the site e.g. showing where open space and landscaping would be located.</p>	<p><i>We suggest that a more detailed Heritage Impact Assessment be undertaken to assess the impact of the proposed development upon the significance of these heritage assets, to establish the suitability or otherwise of the site and to establish appropriate mitigation and enhancement should the site be found suitable. If the site is found suitable, the findings of the HIA should then inform the policy wording.</i></p> <p><i>It might also be helpful to illustrate proposed mitigation in the form of a concept diagram for the site e.g. showing where open space and landscaping would be located.</i></p>
	REEDHAM			
POLICY GNLP10 01	Land to East of Station Road	-	No comments	
POLICY	Mill Road,	Comment	We welcome the reference to the non-designated heritage asset.	

GNLP30 03	Reedham			
	SALHOUSE, WOODBASTWI CK AND RANWORTH			
POLICY GNLP01 88	Land adjoining Norwich Road	-	No comments	
	SOUTH WALSHAM AND UPTON- WITH-FISHLEY			
POLICY GNLP03 82	Land north of Chamery Hall Lane	-	No comments	
POLICY SWA1	Land to the rear of Burlingham Road/St Marys Close	--	No comments	
	SPIXWORTH & CROSTWICK	-	No comments	

	SOUTH NORFOLK VILLAGES NON-RESIDENTIAL SITES			
POLICY BKE 3	Brooke Industrial Estate, Brooke	Object	Arlington Hall grade II listed lies to the east of the site. Whilst we welcome reference to landscaping along the southern boundary, the boundary treatment along the north east of the site is also considered important.	<i>Amend bullet point to reference all boundary treatment and setting of listed buildings.</i>