
ARCHAEOLOGICAL SOLUTIONS LTD

BRECK FARM, TAVERHAM, NORFOLK

**AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT
& HERITAGE ASSESSMENT**

ENF146074

Authors: Peter Thompson MA (Report) Andrew A. S. Newton MPhil (Report) Kath Henry (Graphics)	
NGR: TG 16497 15337	Report No: 5840
District: Broadland	Site Code: n/a
Approved: Claire Halpin MCIfA	Project No: P8020
	Date: 24 May 2019

This report is confidential to the client. Archaeological Solutions Ltd accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.

Archaeological Solutions is an independent archaeological contractor providing the services which satisfy all archaeological requirements of planning applications, including:

Desk-based assessments and environmental impact assessments
Historic building recording and appraisals
Trial trench evaluations
Geophysical surveys
Archaeological monitoring and recording
Archaeological excavations
Post excavation analysis
Promotion and outreach
Specialist analysis

ARCHAEOLOGICAL SOLUTIONS LTD

**Unit 6, Brunel Business Court, Eastern Way,
Bury St Edmunds IP32 7AJ
Tel 01284 765210**

**P I House, Rear of 23 Clifton Road, Shefford,
Bedfordshire, SG17 5AF
Tel: 01462 850483**

**e-mail info@ascontracts.co.uk
www.archaeologicalsolutions.co.uk**



twitter.com/ArchaeologicalS



www.facebook.com/ArchaeologicalSolutions



CONTENTS

PROJECT SUMMARY

SUMMARY

1	INTRODUCTION
2	DESCRIPTION
3	METHODOLOGY
4	THE EVIDENCE
	4.1 Topography, geology & soils
	4.2 Archaeological and historical background
	4.3 Cartographic sources
	4.4 Constraints
5	SITE VISIT
6	DESK-BASED ASSESSMENT DISCUSSION
7	HERITAGE IMPACT ASSESSMENT: HERITAGE ASSETS
8	ASSESSMENT OF SIGNIFICANCE
9	IMPACT OF THE PROPOSED DEVELOPMENT
10	MAGNITUDE AND SIGNIFICANCE OF THE IMPACT OF THE PROPOSED DEVELOPMENT
11	CONCLUSION

ACKNOWLEDGEMENTS

BIBLIOGRAPHY

WEB SITES

PHOTOGRAPHIC INDEX

Appendix 1 Historic Environment Record

Appendix 2 Cartographic sources

PROJECT SUMMARY SHEET

Project details			
Project name	<i>Breck Farm, Taverham, Norfolk</i>		
<p><i>In May 2019 Archaeological Solutions Ltd (AS) carried out an archaeological desk-based assessment & Heritage Assessment on land west of Breck Farm, Taverham, Norfolk (NGR TG 16497 15337; Figs.1-2). The assessment was commissioned by Mr. Graham McCormick of Scott Properties in support of a planning application for the first phase of development of the site building 200 dwellings of 1400 proposed dwellings.</i></p> <p><i>In the past a scattering of multi-period finds from the Mesolithic onwards and inclusive, but mainly dating to the medieval and post-medieval periods, including pottery and coins, have been found within the site. The site also contains cropmarks identified from aerial photography, some of which relate to a denser concentration of cropmarks immediately to the north of the site, which are mainly attributed to the Iron Age and medieval periods. In particular three or four NE-SW aligned cropmarks crossing the site may relate to Iron Age land divisions. There are two known archaeological sites on the Breck Farm site, the foundations of a probable a barn (NHER 7910), and the abandoned line of the former Midland and Great Northern Joint Railway line (NHER 13584).</i></p> <p><i>The site is largely undisturbed and therefore has a high potential for archaeological remains particularly relating to the Iron Age, medieval and post-medieval periods.</i></p> <p><i>In the wider area surrounding the proposed development site are a number of designated and non-designated heritage assets, including locally listed buildings, statutory listed buildings, and scheduled monuments. Due to a combination of factors including distance, topography, arboreal growth, and previous modern development, the proposed development will only have a negligible impact on the settings of the heritage assets in the surrounding area.</i></p>			
Project dates (fieldwork)	<i>n/a</i>		
Previous work (Y/N/?)	<i>N</i>	Future work	<i>n/a</i>
P. number	<i>8020</i>	Site code	<i>n/a</i>
Type of project	<i>Desk-Based Archaeological Assessment & Heritage Assessment</i>		
Site status	<i>None</i>		
Current land use	<i>agricultural fields</i>		
Planned development	<i>Residential</i>		
Main features (+dates)	<i>n/a</i>		
Significant finds (+dates)	<i>n/a</i>		
Project location			
County/ District/ Parish	<i>Norfolk</i>	<i>Broadland</i>	<i>Taverham</i>
HER/ SMR for area	<i>Norfolk Historic Environment Record (NHER)</i>		
Post code (if known)	<i>n/a</i>		
Area of site	<i>Approx. 83ha</i>		
NGR	<i>TG 16497 15337</i>		
Height AOD (min/max)	<i>Approx. 30-40m AOD</i>		
Project creators			
Brief issued by	<i>n/a</i>		
Project supervisor/s (PO)	<i>Archaeological Solutions Ltd</i>		
Funded by	<i>Scott Properties</i>		
Full title	<i>Breck Farm, Taverham, Norfolk: Desk-Based Archaeological Assessment & Heritage Assessment</i>		
Authors	<i>Thompson, P. (Report) & Henry K. (Graphics)</i>		
Report no.	<i>5840</i>		
Date (of report)	<i>May 2019</i>		

BRECK FARM, TAVERHAM, NORFOLK

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT & HERITAGE ASSESSMENT

SUMMARY

In May 2019 Archaeological Solutions Ltd (AS) carried out an archaeological desk-based assessment & Heritage Assessment on land west of Breck Farm, Taverham, Norfolk (NGR TG 16497 15337; Figs.1-2). The assessment was commissioned by Mr. Graham McCormick of Scott Properties in support of a proposed planning application for the first phase of development of the site building 200 dwellings of 1400 proposed dwellings.

In the past a scattering of multi-period finds from the Mesolithic onwards and inclusive, but mainly dating to the medieval and post-medieval periods, including pottery and coins, have been found within the site. The site also contains cropmarks identified from aerial photography, some of which relate to a denser concentration of cropmarks immediately to the north of the site, which are mainly attributed to the Iron Age and medieval periods. In particular three or four NE-SW aligned cropmarks crossing the site may relate to Iron Age land divisions. There are two known archaeological sites on the Breck Farm site, the foundations of a probable a barn (NHER 7910), and the abandoned line of the former Midland and Great Northern Joint Railway line (NHER 13584).

The site is largely undisturbed and therefore has a high potential for archaeological remains particularly relating to the Iron Age, medieval and post-medieval periods.

In the wider area surrounding the proposed development site are a number of designated and non-designated heritage assets, including locally listed buildings, statutory listed buildings, and scheduled monuments. Due to a combination of factors including distance, topography, arboreal growth, and previous modern development, the proposed development will only have a negligible impact on the settings of the heritage assets in the surrounding area.

1 INTRODUCTION

1.1 In May 2019 Archaeological Solutions Ltd (AS) carried out an archaeological desk-based assessment & heritage assessment on land west of Breck Farm, Taverham, Norfolk (NGR TG 16497 15337; Figs.1-2). The assessment was commissioned by Mr. Graham McCormick of Scott Properties in support of a planning application for the first phase of development of the site building 200 dwellings of 1400 proposed dwellings as the first phase of development of the site.

1.2 The assessment was carried out in accordance with a specification compiled by AS (dated 21st December 2018). It followed the procedures outlined in the document Robertson *et al* 2018 *Standards for Development-led Archaeological Projects in Norfolk*, NCC HES and the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessments* (revised 2017).

1.3 The archaeological desk-based assessment provided for the identification of areas of archaeological potential within the site. It also considered the site within its wider archaeological context. The likely extent, nature, condition and importance of the archaeology were described. The context of future development proposals for the site was examined and areas of significant previous ground disturbance identified.

Planning Policy Context

1.4 The National Planning Policy Framework (NPPF 2018) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE

2.1 Taverham is a large village centred on 6km north-west of Norwich. The assessment site is a block of agricultural land made up of seven fields which is located immediately to the north of Taverham. The west side of the site is bordered by Fir Covert Road or by dwellings bordering the road which are mostly

set in spacious land plots. The north end of the site is demarcated by the A1270 Norwich Northern Distributor Road, and the east side borders Thorpe Marriott. Breck Farm is located roughly in the middle of the site. The site extends to some 83ha.

3 METHODOLOGY

Information was sought from a variety of available sources in order to meet the objectives of the assessment.

3.1 Archaeological databases

The standard collation of all known archaeological sites and find spots within Norfolk comes from the Norfolk Historic Environment Record (NHER). The subject area centred on Breck Farm is referred to in the text as the site or the assessment site to distinguish it from other sites that they be mentioned. The 1km radius centred on Breck Farm from which significant entries are recorded is termed the study area or the search area in the text, and the archaeological sites recorded here are listed in Appendix 1 and plotted in Fig. 3. Where relevant, these sites and finds have been discussed in Section 4.2.

3.2 Historical and cartographic sources

The principal sources for this type of evidence were from the Norfolk and Norwich Millennium Library (NNML) and Norwich Record Office (NRO). Relevant documents are listed in Appendix 2 and reproduced in Figs. 8-12.

3.3 Secondary sources

The principal sources of secondary material were AS's own in-house library. Unpublished sources regarding the assessment area, such as previous field evaluation reports, have also been consulted. All sources are listed in the bibliography.

3.4 Geological/geotechnical information

A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 1978) and the Soil Survey of England and Wales (SSEW 1983).

3.5 Site Inspection

3.5.1 In the course of the desk-based assessment the site was visited on 20th May 2019. The inspection had the following purposes:

- to examine the areas of archaeological potential identified during the desk-based assessment; in particular, with a view to gauging the likely survival and condition of archaeological remains; and
- to consider the significance of any above ground structures, historic buildings, and historic landscape features, and their potential impact on the proposed development.

4 THE EVIDENCE

4.1 Topography, Geology and Soils

4.1.1 Taverham parish is located between the valleys of the River Wensum to the south and River Bure to the north. The site lies in gently undulating arable land approximately 1.4km north of the Wensum. It ranges between 30-40m AOD, the highest part at approximately 40m AOD, is the area centre-west of the site, with the land mainly sloping away to the north-west, east and south-east. The lowest point is to the south-east at approximately 30m AOD, where a small stream valley flows from the corner of the site. The site is in an area of 18th-19th century piecemeal enclosure by agreement followed by 20th century boundary loss and enclosure.

4.1.2 The local soils are of two types. The first is of the Newport 4 association comprising deep well-drained sandy soils including some very acid soils. The other is of the Wick 3 association described as deep well drained coarse loamy often stoneless soils. The superficial geology is Lowestoft Formation outwash sands and gravels. The underlying solid geology mainly comprises Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation And Portsdown Chalk Formation (Undifferentiated). However, there is a small area to the north-east that is Crag formation sand and gravel.

4.2 Archaeological and Historical Background

The sites are approximately categorised by time period, but owing to the complex nature of much of the archaeological evidence it is not always possible to keep it within the period divisions. In order to better locate the archaeology in relation to the assessment site, distances are sometimes given in relation to the field numbering of the proposed development as presented in Figure 2 the detailed site location.

Prehistoric – Mesolithic to Bronze Age

4.2.1 In 1998 and 2009 field walking and metal detecting in the fields of the assessment site east of Breck Farm, recovered a polished Neolithic flint axe head and 21 other worked flints including examples a Mesolithic flint blade (NHER 24924); pot boilers were also recovered from the assessment site (NHER 32782). In 1965 a Neolithic polished flint axe head was found in a garden abutting Fir Covert Road 200m south of the site (NHER 7784), and a Neolithic flint awl/borer was found in a garden in Thorpe Marriott 150m east of the site (NHER 40418). Two small features excavated on the northern edge of the site, now beneath the

A1270, contained sherds of Middle Bronze Age pottery, and three more undated pits and a ditch were also identified at this location (NHER 61117).

4.2.2 Fieldwork was carried out ahead of construction of the Norwich Northern Distributor Road in the field immediately to the west of the assessment site known as T2. In 2007 a systematic fieldwalking and metal-detecting survey identified a concentration of burnt flints representing a possible prehistoric 'pot boiler' site, and a small number of prehistoric worked flints were also recovered (NHER 50495). Undated features and possible natural features were then recorded during a geophysical survey in 2012/13 (NHER 63369). The subsequent trial trenching revealed a small number of dispersed features including ditches and pits. The date and nature of activity was unclear although the presence of a fragment of post-medieval brick meant they were not necessarily of great antiquity. Only 10 of the 23 trenches contained archaeology indicating a sparse distribution, with just eight features identified. There was a distinct north-east to south-west and north-west to south-east trend to the ditch and gully alignments, although none appeared to extend to adjacent trenches, but the lack of artefacts (particularly pottery) made their dating unclear. Occasional burnt patches or probable tree throws containing burnt flint further suggest that this was a fairly marginal area away from a focus of settlement, and some of these features were probably the result of post-medieval or modern clearance, rather than prehistoric activity (NHER 63375; Pooley 2015, 25).

4.2.3 Other archaeological trial trenching was carried out during the Norwich distributor road field work in Field D2-3 which borders assessment site Fields 9 and 10. There were 18 features but few finds excepting eight sherds of prehistoric pottery and eight struck flints which were probably residual. The features were neither uniformly distributed across the field nor of any particular density and were impossible to date given the lack of artefactual material, most were thought to be modern but a possible alignment of three large postholes with a small quantity of burnt bone nearby, suggested a possible structure of some antiquity, but this was away from the assessment site (Pooley 2015, 44 & 47).

Iron Age to Romano-British

4.2.4 In 1998 field walking on Field 2 of the assessment site (so just to the east of NHER 63369 and NHER 63375 above) recovered worked flints of Bronze Age or Iron Age date along with prehistoric pot boilers (NHER 33482). The field walking and metal detecting carried out in the 1990s and 2000s on the assessment site recovered a small amount of Iron Age and Romano-British pottery (NHER 24924, 32782). Cropmarks of undated fragmentary ditches and possible enclosure and pit features are visible on aerial photographs of Field 1 of the assessment site (NHER 52386; map 4). However, these features are only really visible on one photographic frame, and therefore not in stereo, and it was suggested that they are more likely to represent underlying geological features, but have been recorded as a precaution. A fragment of a Roman bracelet was found approximately 250m to the south (NHER 31101).

4.2.5 A Roman 'bridge' brooch and two coins were found during metal detecting at an unspecified location north of assessment site Fields 2 and 3 (NHER 35252). Fields 2 and 3 also contain cropmarks of possible Iron Age to Roman field boundaries and fragments of enclosures which continue northwards to cover quite an extensive area, although the cropmark features are fairly dispersed (NHER 52379; Fig. 4). These fragmentary linear cropmarks which vary in alignment may represent more than one phase of activity. However, the majority of features appear to be aligned north-east to south-west, parallel to other possible Iron Age to Roman land divisions (NHER 52376, 52380, 52382 and 52384), and therefore may date to those periods. A geophysical survey undertaken in 2012/2013 beneath and to the north of the A1270 identified a linear anomaly that probably represents a trackway or the line of a former field boundary (NHER 52380). Although it was suggested that this feature may correspond with a 19th century boundary, it appears that it may actually be a continuation westwards of the abovementioned potentially much older group of linear cropmark features NHER 52379.

4.2.6 Cropmarks of another possible Iron Age to Romano-British trackway or boundary, roughly aligned south-west to north-east are located to the north of Breck Farm in the angle where Furze Lane and the former railway line cross (NHER 52382) between site Fields 3 and 8 (Fig. 4). This cropmark is perpendicular to cropmark trackway NHER 52380, and immediately adjacent to it is a small group of cropmarks of further possible Iron Age to Romano-British enclosures or field systems (NHER 52383), which appear to be aligned with those of NHER 52379. Yet another area of dispersed cropmarks, lie to the east of these bordering the east side of Furze Lane and Breck Farm Lane and possibly reaching as far south as Breck Farm (NHER 52384). These cropmarks are aligned at right angles to the parish boundary and so there is also the possibility that they are of medieval origin rather than late Iron Age/Roman.

4.2.7 In 2014 - 2015 field work was undertaken ahead of the Norwich Northern Distributor Road in the area of NHER which was named Field T7. Archaeological trial trenching was carried out where fairly dense cropmarks including the significant boundary or trackway NHER 52382 and other small enclosures were located (NHER 63375). The three trenches from a previous phase of work had already revealed three separate phases of activity here, potentially dated from the Iron Age through to the high medieval period (Pooley 2015, 29). The ten new trenches revealed archaeology in all of them, primarily ditches but also several pits and post-holes. The earliest phase related to the track or boundary which proved to be part of a significant linear earthwork. Research has shown its line to continue in a north-easterly direction, where it forms the parish boundary between Drayton and Felthorpe parishes. It also forms part of the boundary between Taverham and South Erpingham hundreds, and along part of its length it is visible as a low upstanding bank and shallow ditch, but not within the immediate vicinity of the proposed road construction works. Several prehistoric pottery sherds were found on its surface and a fragment of skull was in a pit nearby, and so it was assigned a putative Iron Age date, although an Anglo-Saxon date could not be ruled out. The later phase of activity is described below (4.2.9). To the east of T7, Field T8 which borders assessment site Field 9, produced mixed finds including a prehistoric polished mace head, but the majority

of features although undated were thought to relate to the medieval or post-medieval periods (Pooley 2015, 42).

Anglo-Saxon

4.2.8 Approximately 300m west of the site is the route of Shillgate Way running north to south, which is a trackway or road of possible Anglo-Saxon origin depicted on the Church Commissioner's Map of Taverham Parish dated 1740 (NHER 54172). It is possible that NHER 53243 is an additional section of this route. The metal detecting carried out across the assessment site recovered four pieces of Anglo-Saxon metal work. These were an early Saxon triangular mount and a wrist clasp (NHER 32782), and a late Saxon copper alloy stirrup mount and a late Saxon hinge plate (NHER 24924, 31163). A late Saxon strap end was found during metal detecting to the south of the assessment site, prior to the area being developed (NHER 23867).

Medieval

4.2.9 The etymology of Taverham is 'red-lead homestead or enclosure possibly referring to a red painted building, or to the colour of the soil (Nills 1991). The manor of Taverham has six entries in the Domesday survey of 1086 showing that various estates and parcels of land had six different occupying lords of the manor under six different Tenant-in-Chiefs, including William I (www.opendomesday.com). There was a large population with 63 heads of household so probably equating to somewhere between 240 and 380 people. In total there were eight lords plough teams and 5 and a half men's plough teams (a ploughland was a variable measurement but roughly equated to the area of land able to be ploughed in a year by a team of eight oxen). There were 48 acres of meadow and enough woodland for 40 pigs to forage in. There were also seven cattle, 300 sheep and four cobs. In addition there were two mills and two thirds of a church suggesting that the parish church was shared with another manor.

4.2.10 The 1998 field walking on Field 2 of the assessment site recovered medieval and post-medieval pottery sherds and a post-medieval clay pipe (NHER 33482). In total the field walking and metal detecting across the entire assessment site recovered a moderate to high density of medieval finds; 32 pottery sherds including a glazed import and glazed Grimston ware, 9 coins, 5 buckle fragments, 2 brooches, 2 jettons, a seal matrix and 3 other pieces of metal work (NHER 24924, 32782, 31163). A medieval jetton was found at an unspecified location south of the assessment site (NHER 35029).

4.2.11 In Field T7, between Furze Lane and the former railway line where the probable Iron Age boundary NHER 52382 is located, were further cropmarks of medieval to post-medieval features (NHER 30315). They include cropmarks of two rectilinear enclosures and associated linear features which appear to correspond with an unnamed farm marked on Faden's 1797 Map of Norfolk, which is not depicted on Bryant's Map of 1826, or the Taverham Tithe Map of 1845, suggesting they were part of a medieval to post-medieval farm which was no longer in use by the early 19th century. The Norwich distributor road trial trenching supported this by identifying that the enclosure ditches, one containing a sherd of early medieval pottery, were laid out in relation to Furze Lane and two

other trackways that were also identified, and that they were thought to be of medieval date and related to a wider pattern in the landscape (NHER 63375; Pooley 2015, 34). This group also includes an undated ditch which abuts Field 3 of the assessment site (NHER 50496). However, the ditch does not appear to run into the assessment site as the adjacent area, now beneath the A1270, which underwent geophysical survey revealed no evidence of archaeological features (NHER 63370).

4.2.12 Further to the north is another smaller area of cropmarks also thought to be medieval or post-medieval in origin (NHER 52378). The archaeological trial trenching from Field T8 bordering assessment site Field 9, identified 18 features mainly ditches. There were on alignments suggested as relating to the enclosure/field systems of T7 and were of medieval to post-medieval date (Pooley 2015, 41-43).

Post-medieval

4.2.13 In 1964 undated brick foundations with flint and mortar were uncovered by ploughing in assessment site Field 3 to the north-west of Breck Farm (NHER 7910). The foundations were some 41m long by about 14m wide and may have belonged to a field barn. A post-medieval brick kiln was located at Spring Farm 480m north-west of the site (NHER 7785, NHER 7766). The Midland and Great Northern Joint Railway line which opened in 1882 crossed the assessment site to the east of Breck Farm between Field 5 and Fields 8 and 6, and is now a cycle way (NHER 13584). The field surveys carried out across the site recovered finds including at least 40 sherds of pottery plus fragments of clay pipe, 9 coins, 3 tokens and 6 other pieces of metalwork (NHER 24924, 32782, 31163, 33482).

Modern

4.2.14 The possible site of a WWI airfield is located just beyond assessment site Fields 2 and 3, immediately to the north of the A1270 (NHER 13627). Partially overlying this possible airfield, and extending northwards alongside Fir Covert Road, is an area indicated by aerial photographs, to have contained WWII Nissan hut type military buildings and disturbed ground that might relate to military practice trenches. A possible WWII tower and other structures were located approximately 750m south-east of the assessment site (NHER 54459).

4.3 Cartographic Evidence (Figs. 8-12)

Early maps of Taverham

4.3.1 Faden's 1797 map of Norfolk shows the assessment site is bisected by a road, now named Breck Farm Lane and Furze Lane, and that Breck Farm was then named Heath Farm. The site is otherwise in a large block of agricultural land with no other distinguishing features (Fig. 8). The 1845 Tithe map of Taverham shows that the land layout then is essentially the same as today, but there were more fields and small enclosures. The fields were used mainly for arable, but also some were for pasture (Fig. 9). Plot 13 immediately north-west of Breck Farm is

named Barn Close, but it is not clear if this is alluding to the building foundations of HER 7910 in assessment site Field 3, or whether it is referring to one of the ancillary buildings at Breck Farm itself.

OS maps

4.3.2 The First Edition OS map surveyed in 1881 shows the railway line crossing the site on one map (left) but not on the other (right). The railway opened the following year and so was either only partially built at the time of the survey, or else was subsequently added to one of the OS maps but not the other (Fig. 10). There is a pond shown in Field 8, which is now gone. A small pond is shown to the south-east of Breck Farm and this is in a long irregular shaped meadow which continues towards the south-east corner of the site, and so may be where the stream commences that later becomes visible on the modern OS map in the south-east corner of the assessment site. The buildings of Brick Farm are also visible in the south-east corner of the map.

4.3.3 The Second Edition OS map of 1905 shows no significant change to its predecessor but labels the Midland and Joint Northern Great Railway line (Fig. 11). The 1968 OS map shows that there are less fields on the assessment site than before, and the west side is bordered by Fir Covert Road at its north and south corners, with the area in between divided into property plots fronting onto the road (Fig. 12). Likewise, buildings are appearing on the east side of the site, and Taverham has been developed on the south side.

4.4 Constraints

Listed Buildings – There are no listed buildings within the 1km HER search although there a significant number of listed buildings in the wider area (see Section 8)

Registered Park and Gardens – There are no Registered Park and Gardens within the 1km search area

Area of Archaeological Importance – The site is not in a designated area of Archaeological Importance

Scheduled Monuments – There are no Scheduled Monuments within the 1km search area. There are four Scheduled Monuments in the wider area, however, which are considered as part of the Heritage Impact Assessment (see Section 6).

Conservation Areas – The site is not located in a designated Conservation Area

5 SITE VISIT (DPs 1-37)

5.1 The site is currently in use as agricultural land. The western part of the site is currently in use as pasture (DPs 1-12) while the majority of the rest of it is under arable cultivation. Its margins, and internal boundaries, are marked by mature hedgerows and lines of mature trees. In many cases, these restrict views

into and out of the proposed development site and limit views across its interior. The northern edge of the proposed development site is marked by the embankment which flanks the A1270.

5.2 With the exception of a bridge close to the central northern part of the site (DP 25) which is likely to be related to the former line of the defunct Midland and Great Northern Joint Railway, no landforms indicative of the of the potential archaeology understood to be present within the site were observed during the site visit.

6 DESK-BASED ASSESSMENT DISCUSSION

6.1 Previous Ground Disturbance

6.1.1 The historic maps indicate that the land has been undisturbed since the beginning of the 18th century, with just Breck Farm and Breck Farm/Furze Lane shown on the 1797 map in an otherwise empty landscape.

6.2 Archaeological Potential

6.2.1 Based on the known archaeology the potential of the site may be judged as follows:

Prehistoric – High: Mesolithic to Iron Age finds have been recovered from across the Breck Farm site. There are cropmarks of land divisions and field systems on site which may relate to this date, most notably those running into Fields 2, 3, 9 and 10, 7 and 6 (Fig. 4).

Roman – Moderate: The above cropmarks of features may have continued into this period.

Anglo-Saxon – Low: The above cropmarks may be of Anglo-Saxon origin, rather than Iron Age, but only four metal objects of this period have been recovered from the site.

Medieval – High: Fifty four medieval finds have been recovered from the Breck Farm site, and some of the cropmarks of enclosures and field systems immediately to the north are medieval in origin, lending to the probability of some medieval features also being present on the Breck Farm site.

Post-Medieval – High: Fifty eight post-medieval finds have been recovered from the Breck Farm site. The foundations of a building, probably a barn, were identified in Field 3 (NHER 7910). The line of the defunct Midland and Great Northern Joint Railway crosses the site (NHER 13584).

Modern – Low: The possible site of a WWI and WWII airfield is located to the north of Fields 2 and 3, but there is no certain evidence for them appearing on the Breck Farm site.

7 HERITAGE IMPACT ASSESSMENT: HERITAGE ASSETS

7.1 This element of the document serves to assess the impact of the proposed development on heritage assets in the surrounding landscape. It considers heritage within the proposed development site, within the 1km HER search area examined in the desk-based assessment element of the document, and within the wider landscape which may be considered to be affected by the proposed development (Fig. 15). These heritage assets are listed below.

7.2 In light of the nature of the proposed development, and its location in relation to these heritage assets, with the exception of the potential subsurface archaeological remains within the proposed development site, the mostly likely impact of the proposed development on each of these heritage assets will be upon their settings. Setting is defined in the glossary of the NPPF (2018), as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

7.3 As is noted in the Historic England good practice advice note on planning (Historic England 2015b), setting is separate from the concepts of *curtilage*, *character*, and *context*.

Spring Farm Barn. Locally listed building

NHER 7786

A post-medieval barn with a date on the gable of 1767. Some of the brickwork was reused from a nearby brick kiln (NHER 7785).

Parish Church of St. Margaret. Grade II*

List Entry No. 1051539

C14, restored in 1878. Flint with stone dressings and pantiled roofs. West tower, north aisle, north porch, south aisle, north vestry, nave and chancel. West tower rectangular in plan. Diagonal buttresses with knapped flint panels. 2 light west window with flowing tracery. Single light sound holes. C17 bell opening to west with semi-circular brick arch. Bell openings on other facts formerly with 2 traceried lights. C17 brick parapet with obelisk pinnacles. North aisle 3 bays with C14 traceried 2 light windows with hood moulds. C19 north porch with re-set medieval doorway with attached octagonal colonnettes. North door with wave moulding. C19 south aisle with diagonal buttress tower and 3 re- set two light Decorated and Perpendicular windows. C19 vestry, with re-set medieval door and doorway. Diagonal buttresses to mainly C19 chancel, with knapped flint panels. C19, 3 light Perpendicular style east window. Interior mainly C19. Double chamfered tower arch with attached shafts. 4 bay arcades with octagonal piers, bases and capitals. North arcade probably C14, south arcade probably C19. Single chamfered chancel arch. C17 arch braced chancel roof on pendant corbels. Restored piscina with C14 cusped ogee head and bowl.

Listing NGR: TG1698017318

Old Rectory, Bilney Lane. Grade II

List Entry No. 1170646

Former Rectory, mainly C19 but with C18 core. Colourwashed and rendered brick with black pantiled roof. 2 storeys with 2 storey outshut at rear, and single storey extension to east. Principal facade to south, a C19 addition to C18 house. 4 windows, with 3 canted bays with moulded cornices to flat roofs. Outer bays wider than inner bay. First floor oriel window at east end. 3 light casement windows with transoms on ground floor, all with diagonal glazing bars forming lattice pattern. Off centre entrance door with fanlight with lattice glazing bars. Stepped gables. Off centre axial stack with C19 octagonal pots. Included for group value.

Listing NGR: TG1704517334

Corn Mill 32m N of Mill House. Grade II

List Entry No. 1051547

Derelict corn wind mill, built 1860, of red brick with internal lead flat roof. Circular tapering brick tower, originally of 5 storeys. Ground floor entrance to west with segmental brick arch and stable door. Entrance to first floor above with segmental brick arch and door frame. First, second and third floor windows to north, the lower window with cast iron casement. First, second, third and fourth floor windows to south, the lower 2 retaining cast iron casements. All windows, single light with segmental brick arches. Tall blocked opening to east on ground and first floor level now containing inserted opening at first floor level with segmental brick arch. Remains of shot curb on parapet. Internal floors and floor beams intact. Internal machinery includes upright drive shaft, sack hoist, crown wheel, great spur wheel and some tentering gear. One pair of stones remain from the original set. Stored within the mill, the remains of the cap frame, including sprattle beam, weatherbeam and tail beam. The cast iron windshaft lies stored, 20 metres to the west of the mill.

Listing NGR: TG1903816711

Poplars Farm House, Horsford Dog Lane. Grade II

List Entry No. 1051546

Farm house. C17 wing of larger house, with C19 additions, of rendered and rough cast brick, with red and black pantiled roofs. L-shaped plan of 2 storeys. The higher central section has Dutch gable to south and curved gable to north with gable stack. Brick plinth, plat-bands at first floor level to south and east visible under the rough cast. C20 casement windows. Single storey C19 gothic brick porch with battlemented parapet to south west. Lower C19 extensions to south, to north and north east not of special interest.

Listing NGR: TG1859015836

Two roundbarrows on Horsford Heath. Scheduled Ancient Monument

Two Bronze Age barrows are recorded in this pine plantation. These could not be found when the site was visited in 1976. However, it was possible to distinguish one possible round barrow earthwork on aerial photographs, and a possible ring ditch, visible as a vegetation mark and recorded separately as NHER 52450.

Listing NGR: TG 184 177

Roundbarrow N of Sandy Lane, Felthorpe. Scheduled Ancient Monument

List Entry No. 1003960

A Bronze Age round barrow, discovered in 1936. Prehistoric flint flakes were found on the site in 1938. A sub-circular earthwork mound, with a maximum diameter of approximately 19m, is visible as on aerial photographs through the trees of a young plantation. Tumulus found on the north side Sandy Lane, southwest of Swannington Bottom Plantation. 91cm high, about 16m diameter. No visible ditch.

Listing NGR: TG 1517 1760

Horsford Castle. Scheduled Ancient Monument

List Entry No. 1003998

The earthworks of this Norman motte and bailey castle can be seen on aerial photographs and on the ground. The castle went out of use soon after 1431. A circular ditched motte and a bailey to the south can be seen at the site. There may have been a 12th century stone keep on the motte and a barbican or fortified entranceway between the motte and bailey. These and other features have been identified as earthworks on aerial photographs of the site.

Listing NGR: TG 2053 1567

The Dog PH, Holt Road. Grade II

List Entry No. 1305890

Public House, early C17 and later of colourwashed brick with pantiled roof. 'T'-shaped plan. 2 storey range on east-west axis of 3 windows, with higher 2 storey cross wing to east. 1½ storey extension to west. Lean-to extensions to north and south. Cross wing east facade has blocked C17 window with rendered pediment and quoining. Inserted in this window is a C19 4-light casement. Above 2 former openings, that to right now has C20 casement. Northern gable wall as ½-glazed C19 door with C20 porch. Above a C19 3-light casement with segmental brick arch. Stepped gables, with moulded brick kneelers and end stack to south. 2 storey range and 1½ storey extension to west may contain C17 fabric. North facade has C20 lean-to extension and C19 3-light casement windows with segmental 'brick arches, brick dentil eaves, parapet gables and central axial stack. Inside, early C17 stepped and chamfered transverse beams in both wings. Open brick fireplace with timber bressumer. Butt purlin roof in cross wing.

Listing NGR: TG1943115636

The Lindens, Drayton Lane. Grade II

List Entry No. 1051543

House, early C18 but with early C16 core. Built of red brick with glazed headers, and with red pantile roof. 'L'-shaped plan of 2 storeys in 2 sections, with single storey outshut to north. House, probably in the C16 a Lobby entrance type, which was part timber framed. The western section is of 1 window, with the entrance door to left, opposite the chimney stack. The brickwork of the western section is continuous with the eastern section at plinth level. 6 panel part glazed entrance door with C20 gabled porch. Inserted sash windows with glazing bars. Plat-band at first floor level with western parapet gable with brick kneelers and tumbling in. Central section of 2 windows, all but sash window, C20 casements. Eastern wing has C20 casements. Its south gable is partially rebuilt, the C18 work indicated by a first floor level plat-band. Eaves and roof pitch lower than that of west section. Central axial stack in eastern section. Western chimney of fused diagonal shafted type with corbelled cap. Interior mainly C20. Open brick fireplace to west with splayed back and ogee stopped and chamfered bressumer. Close spaced joists and axial beam in kitchen.

Listing NGR: TG1943215342

Parish Church of All Saints. Grade II*

List Entry No. 1170781

Parish Church, medieval and later. Flint, flint and brick render, with stone dressings. Roofs of pantiles and thatch. West tower, north aisle, south porch, nave and chancel. 3 stage tower of 1456 with diagonal buttresses and stair turret to north east. 2-light Perpendicular west window. Squared traceried sound holes with hood moulds. 2-light bell openings with Reticulated tracery. Battlemented flushwork parapet. North aisle, 1869, gabled to east and west. 3 bays. Rectangular headed windows of 2 and 3 lights with Reticulated style tracery. Parapet gables. C20 boiler house at its west end. C13 doorway to north at west end of nave. C19 south porch in Perpendicular style. 4 bay nave with 3-light Perpendicular windows with rectangular heads, and flowing tracery containing central quatrefoil. The outer windows appear heavily restored. One bay chancel, mostly rendered, but with the date 1705 in the flintwork of the gable. Double lancet to north, and 3-light stepped lancets to east. Central southern priest's door with small rectangular chamfered window to its west. Parapet gables. Interior mainly C19. The tower arch has 3 components, from probably at least 2 builds. C15 stair tower door with studded cover strips. Stoup to east of south door. C19, 3 bay north arcade. C19 scissor trussed roofs. C19 chancel arch. Tomb recess in north chancel wall. C13 piscina with cusped head. Stone battlemented candle holder on north wall. Heavily restored C15 screen. C20 altar rails using late C17 stair balusters. C12 font. Rectangular bowl of Purbeck Marble with blind arcade, on 5 columns on modern base. Medieval glass fragments in south nave window. South east nave window by Zettler of Munich c.1893. Wall monument to Jane Maria Day, died 1777 by J. Wilton. Urn on plinth with a wreath. Bequests of 1447, 1457, 1471 and 1473 for "Reparation of Church and Tower". Norfolk Archaeology. Vol. XXXVIII part III.

Listing NGR: TG1968415379

Horsford War Memorial. Grade II

List Entry No. 1450480

First World War memorial, with additions for later conflicts.

DESCRIPTION: Horsford War Memorial is located in the churchyard to the south of the Parish Church of All Saints (Grade II*-listed). It is situated to the east of the path leading to the church; the Grade II-listed Horsford Hall is to the opposite side of the road.

The memorial is of polished, grey granite and takes the form of a square pillar surmounted by a two-tiered pyramidal cap. The pillar has a band of roll moulding just below the cap. It rises from a square plinth with moulded cap upon a single-step chamfered base. The whole stands on a narrow stone block.

The inscriptions and names are in leaded lettering, painted black, on rough-finished sections inset into the polished surfaces of the memorial. The principal inscription is to the south face of the lower-tier of the pyramidal cap and reads IN SACRED AND LOVING MEMORY OF THOSE WHO/ FELL IN THE DEFENCE OF JUSTICE AND RIGHT/ IN THE GREAT WAR. 1914 – 1919. The south face of the plinth carries the words “THEIR NAMES LIVETH FOR EVERMORE.”, with the following written directly below to the base THIS MEMORIAL WAS ERECTED BY THE/ RELATIVES, FRIENDS AND PARISHIONERS/ OF HORSFORD.

The 26 names of those who died in the First World War are listed to south and west faces of the pillar, including their date of death; the names of the seven casualties from the Second World War are also to the west face and set out in a similar fashion under the dates 1939 – 1945. To the east face of the pillar is the name of the single casualty from a later C20 conflict with the words REMEMBERING ALSO OTHERS/ KILLED SERVING THEIR COUNTRY directly above to the pyramidal cap.

Listing NGR: TG1968215354

Horsford Hall. Grade II

List Entry No.: 1051544

Former manor house, mainly C18, but with evidence of earlier core. Built of red brick, colourwashed brick and rendered brick, with pantiled roof. Symmetrical plan with double pile 2 storey wing linked to single storey hipped pavilion. North facade to road, 5 bays with central door. Existing doors and windows inserted over earlier 6 bay facade when the building was stuccoed in the early C19. The stucco has been removed c.1975 revealing the gauged brick arches of the earlier windows, and possibly some early C17 brickwork. Present sash windows have glazing bars, timber architraves and rendered lintels in the form of skewback arches. 6 panel entrance door with semi-circular fanlight with radial glazing bars and timber doorcase with panelled reveals, fluted frieze and cornice. Plain eaves cornice and stuccoed parapet. Rear elevation 5 bays with central door with open pedimented doorcase on consoles. Semi-circular fanlight with Reticulated tracery. Part glazed entrance door. Sash windows with glazing bars and flat gauged brick arches. Timber modillion cornice and brick parapet eaves. Double parapet gables, each with end stack. Links to north have single semi-circular arched recesses to plinth level now with semi-circular casement windows. Pavilion have blind semi-circular arches facing each other to east and west. Each pavilion at the rear has 3 storey height openings with gauged brick semi-circular arches,

containing central double glazed doors, flanked by windows, all with glazing bars. Fine panelled drawing room. Lean-to buildings attached at east, not of special interest.

Listing NGR: TG1969015321

Little Orchard, Church Street, Horsford. Grade II

List Entry No. 1051545

Former farm house, C18 but with C17 core. Brick over timber frame with thatched roof. 2 bays of 2 storeys, with continuous 1½ storey outshut at rear, and 1½ storey C20 extension to south. C17 house had brick gable walls with parapet gables and end stacks, flanking timber framed walls. Some of the timber framing and roof remain inside. Principal facade to east, 2 windows with brick plinth, and shallow buttresses at the junction of the C18 and C17 brickwork ends. Central C20 door with gabled porch. C19 casement windows of 3 lights on ground floor. C20 windows to first floor. Blocked double reveal window in C17 brickwork at the northern end. Moulded brick kneelers to parapet gables and end stacks. Open brick fireplaces with timber bressumers. Stopped and chamfered axial and transverse beams with ogee stops. Butt purlin roof. C20 wing to south not of special interest.

Listing NGR: TG1984115317

The Stower Grange, Drayton. Grade II

List Entry No. 1170619

Former rectory, now restaurant and hotel. Mainly C18 and C19, but with C17 central core. Built of flint and brick, red brick, gault brick and colourwashed brick. Pantiled and slate roofs. Central section, 2½ storeys with collar. Extension to east, extension to west, additional parallel pile to north west, and 2 projecting northern wings, 2 storeys. Facade has central section of 5 windows, 3 windows to west and 3 windows to east, with entrance doors adjacent to the central section. Sash windows with glazing bars and flat brick arches. Door to right C19, 6 panels with fanlight and moulded timber doorcase with projecting pediment on consoles. Door to left, C19, double leaf 3 panel with fanlight, moulded timber doorcase with projecting pediment on consoles. Central section has steep pitched roof with timber modillion eaves, 2 gabled dormers with casement windows with glazing bars. Parapet gables to west with gable stack. Section to east has lower roof, with timber modillion eaves, and the line of an earlier gable, centrally, marked by a parapet and axial stack. C17 fabric can be seen in the central section, continuing to the centre of the eastern section. Western section in gault brick has hipped roof and end stacks. Blind boxes to first floor windows. At the rear to east, C17 moulded brick kneeler projects at first floor sill height. Early C18, double gabled wing of 3 windows with plat-band at first floor level. Cross windows with wrought iron casements, and segmental brick arches. Interior mainly C19 and C20. Axial beam and close spaced joists in east end. Good C19 dogleg stair with square balusters and hard wood handrail terminating with a scroll.

Listing NGR: TG1808413918

The Manor Farmhouse. Grade II

List Entry No. 1372664

Farm house, altered and extended in early C20, but containing 2 bays of original lobby entrance house dated 1666. Built of red brick and pantiles. L-shaped plan of 2 storeys. Original wing to east. Facade now symmetrical, with central oval window at first floor level with square modelled brick surround. C20 window below in blocked lobby entrance. Flanking window openings on both floors have brick architraves and aprons with flat arches and brick hood moulds. Inserted windows in north gable. Brick oculus between first floor windows. Blocked attic window, with carved brick monogram in gable peak. Stepped gable with moulded brick kneelers and tie irons. Spandrels to east oval window contain the date. Gable monogram with inscription below is lost.

Listing NGR: TG1813513884

4 Manor Farm Close. Grade II

List Entry No. 1170605

Former farmhouse, later divided into two dwellings. In 2014 a single dwelling. C18, of red brick with pantiled roofs. Double pile plan of two storeys. 6 windows to west with inserted C20 entrance doors. 2-light windows with wrought iron casements and at ground floor level, transoms and segmental brick arches. At rear, 3 light C19 windows with central casements at first floor level. Inserted C20 windows on ground floor. Brick plinth. Parapet gables with brick kneelers and tumbling in.

Listing NGR: TG1818113835

Church of St Margaret. Grade II*

List Entry No. 1306000

Parish Church, with medieval fabric, though mainly rebuilt in C19. Tower c.1852, nave and aisles 1860, chancel 1866. Built of flint with stone dressings. Nave roof thatch, aisle roofs lead, chancel roof tile. West tower, north aisle, north vestry, south porch, nave, north chancel chapel and chancel. Square tower, with 2 light west window, lancet sound holes and single light bell openings. Battlemented parapet. 4 bay north aisle with paired lancets between buttresses. Central lancets could be C13. Door and 2 light window at east end. C20 brick and flint vestry. Apsidal projection in angle of north aisle and north chancel chapel. C15 south porch with doorway with attached octagonal shafts. 2 light windows to east and west. 3 lancet windows in nave and one C19 2 light window. One bay north chancel chapel with 1 light east window and 2 light north window. 2 bay chancel, with priest's door and 2, 2 light south windows, re-set lancet to north and C19, 3 light Curvilinear style east window. Parapet verges. Interior mainly C19. 3 bay arcade. Fragment of C15 Rood Screen stair remains adjacent to east respond of north arcade. C19 arch braced roofs. Plain octagonal font bowl on two halved Norman colonnettes and centre support. 2 panels of C17. Glass in south east nave window.

Listing NGR: TG1804413741

Tombstone, 60cm west of south porch of the Parish Church of St. Margaret.
Grade II

List Entry No. 1051538

Re-positioned coffin lid, C14, of stone. Tapered rectangular plan. Central inscribed cross with fleur-de-lys terminals. Inscribed round its perimeter, though the northern edge is now missing.

Listing NGR: TG1803813733

Drayton War Memorial, St Margaret's Churchyard, School Road, Drayton. Grade
II

List Entry No. 1454117

First World War memorial with later additions for the Second World War.

The aftermath of the First World War saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across England. This was the result of both the huge impact on communities of the loss of three quarters of a million British lives, and also the official policy of not repatriating the dead: therefore the memorials provided the main focus of the grief felt at this great loss. One such memorial was raised at Drayton as a permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.

The inscription reads: TO THE GLORY OF GOD/ AND IN GRATEFUL MEMORY OF THE/
DRAYTON MEN/ WHO DIED ON ACTIVE SERVICE/ 1914 - 1918/ (NAMES)/ The epitaph reads
"GREATER LOVE HATH NO MAN THAN THIS"/ IN MEMORY OF/ THE FALLEN/1939 – 1945
WAR.

The memorial is set within a raised square enclosure of knapped flint walling with shallow flat stone copings. The enclosure takes up the slope of the higher ground to the rear of the memorial.

Listing NGR: TG1805713726

The Red Lion PH, Drayton. Grade II

List Entry No. 1051537

Public house dated 1678 of colourwashed brick and flint with pantiled roof. Northern section of 3 windows, 2 storeys and attics, extended to south with 4 windows of 2 storeys. 1½ storey rear outshut and single storeyed C20 extension. Facade to road, has 2 C20 hipped roofed porches flanking long canted bay window with hipped roof. 4 and 2-light C18 windows on first floor with wrought iron casements. Steep pitched roof at north end, with 2 gabled dormers at rear, and

parapet gable with brick kneelers, tie irons and date plaque in peak. Side stacks at rear, north and south, and front to south. Interior mainly C20. C20 extensions not of special interest.

Listing NGR: TG1801613615

Village Cross, Drayton High Road. Grade II & Scheduled Ancient Monument

List Entry No. 1372662

Remains of C14 cross, restored 1879. Reeded stone shaft bearing the faintest traces of an inscription, set on chamfered stone base. Attached to the base, C19 bronze plaques, bearing the original inscription in English. Ancient monument, county number 139.

The monument includes the remains of a standing stone cross, located on the village green, 160m south of the parish church of St Margaret's. The cross, which is Listed Grade II, is principally 14th century in date with some later additions. It includes the two stepped base, socket stone and the remains of the shaft.

The steps are square in plan and are orientated north east-south west by north west-south east. The base step measures 1.78m square by 0.1m high. The top step measures 1.29m square by 0.15m in height. The socket stone, which is mortared to the top step is 0.48m in height and measures 0.56m square at the base, rising through worn chamfered corners with stop angles to a roughly octagonal section on the surface. The shaft, which is mortised diagonally into the socket stone and bonded with lead, is square in section and is decorated with roll and fillet moulding. It measures 0.34m square by 1.92m high and has been broken and remortared at a height of 0.54m. The full height of the cross in its present form is approximately 2.65m.

Bronze plaques attached to the north west and south east faces of the socket stone are each inscribed with the words: 'You who pray for the souls of William Beaumont and Joanna his wife saying a Paternoster and an Ave Maria will earn a number of days pardon'. This is thought to have been a translation of a French inscription carved into the shaft which, although no longer visible, was recorded in 1735 by Tom Martin and Blomefield in 1739. The bronze plaques are thought to have been added when the cross was restored by Canon Hinds-Howell in 1873. There were originally two further plaques on the north east and south west sides but now only the nails and lead which held them up survive.

The pathway to the north west of the cross where it falls within the monument's protective margin is excluded from the scheduling, although the ground beneath it is included.

Listing NGR: TG1804613581

Valley Farm, Pond Lane. Grade II

List Entry No. 1170570

Former C18 farm house with early C19 facade. Rendered and colourwashed brick with pantiled roof. 2 storeys with 1½ storey outshut at rear. 5 bays, with central ½ glazed entrance door, with timber door surround and projecting cornice. 3 windows at first floor level. Sash windows with glazing bars. Flint plinth, stepped up at the northern end. Plat- band on south gable at first floor level. Parapet gables with brick kneelers and end stacks.

Listing NGR: TG1783413798

Cold War Private Underground Nuclear Shelter 73A Fakenham Road, Taverham.
Grade II

List Entry No. 1425917

The nuclear shelter at Taverham, constructed in 1982, is listed at Grade II for the following principal reasons: * Rarity: a rare surviving example of private, domestic, nuclear or fall out shelter. The number of private shelters constructed during the Cold War is not known, but very few indeed are recorded as having survived; * Design and construction: the design of the shelter is very carefully considered, both in terms of levels of protection and the provision of domestic comfort, and its construction is of a high standard; * Historic interest: it vividly illustrates public anxiety during a period of heightened tension towards the end of the Cold War, and its construction was well documented by local newspapers at the time.

The Cold War shelter at Taverham was constructed in an area of private woodland (part of the garden of the owner) in 1982, a period of heightened Cold War tension following Russia's invasion of Afghanistan in 1979. The nuclear threat must have been particularly felt in Norfolk, with its numerous airfields (including a USAF presence), a constant reminder of the fact that the eastern counties were on the front line during the Cold War, as they had been in World War II. Anxiety about the nuclear threat must have been further exacerbated by the release, in 1980, of the government pamphlet, *Protect and Survive*, a document produced in 1976 but not intended for dissemination unless and until war was considered imminent. Leaks about its existence seem to have forced the government to change its mind, but it was received by the public with incredulity at the inadequacy of its advice to citizens on how to protect themselves against a terrifyingly destructive force. Presumably because the government's intention had been not to release it until an attack was threatened, the document contains no reference to or recommendations about the construction of domestic nuclear fall out shelters, although commercial shelters were already available; the publication the following year of a Home Office Guide, *Domestic Nuclear Shelters*, may have been in recognition of this omission.

These events were the background and context of the construction of the nuclear shelter at Taverham, but although the owner felt the threat of attack was real, and enough to justify his actions, neither these nor his design were influenced by government advice. An awareness that local authorities, (including Broadland District Council) had constructed shelters, provided inspiration, an existing World War II Anderson Shelter in the garden was an ideal location, while time spent working at the USAF base at Sculthorpe in the 1960s may have suggested ideas about the use of reinforced concrete; the remodelling, enhancement and enlargement of the existing shelter went far beyond anything recommended by the Home Office.

The construction of the shelter was almost wholly undertaken by the owner, using mainly second hand materials, but he was also aware of the importance of using the correct strength of concrete, which was delivered ready mixed to the site. Where help was needed, this was provided mainly by friends who had worked as builders, and from other relevant trades. The work took almost six months of mostly week-end working to complete. As the shelter was nearing completion, the local planning authority became aware of its existence, and the following conflict over whether or not planning permission was required became something of a local cause celebre, with local press interest revived by a suggestion, in 2002, that it should be listed; however, as it was then too young, and not under threat, to be considered for listing the application was shelved until after the necessary 30 years had elapsed. The Cold War ended finally in 1991, with the collapse of the Soviet Union, but the shelter at Taverham has been well maintained ever since.

Nuclear fall out shelter; 1982; designed and built by private individual; reinforced concrete, steel, brick and polythene with timber panelling.

EXTERIOR: from the outside, the shelter appears simply as a leaf and bluebell covered mound: the only visible structural elements are four vents, small metal cylindrical structures rising about a foot above the ground surface; and the entrance, a steel door sunk below ground level, shielded to the left by a concrete structure nearly 1m wide and about 1m deep, which slopes out, beside the steps that lead down to the entrance. The roof is corrugated iron, largely concealed beneath evergreen shrubs that frame the entrance. Outside the entrance is a square concrete slab set into the ground. The mound overall is about 14m long, and 4m wide, and the earth cover over the shelter is said to be about 2.5m deep. Below ground, the outer walls of the shelter consists of a layer of polythene followed by shuttered reinforced concrete, which is followed by more polythene, and finally the interior wall panelling described below. The roof structure consists of reinforced steel joists, which support steel rods with steel mesh laid on top. Above the steel structure is concrete to a depth of about 0.40m, with earth over.

INTERIOR: concrete steps lead down to the entrance, with its steel door, and then down into a corridor. At this point it is 1m below ground level. The corridor has concrete block walls, but the lower part of the wall is shuttered concrete with a corrugated edge. This projects forward slightly to the right of the corridor, but to the left forms a wide shelf which holds a generator, contemporary with the construction of the shelter. At the end of this corridor, a pair of timber doors opens into a second corridor, which contains a boiler that heats the water for a spa bath in the main room of the shelter. This corridor is also lined with concrete blocks, and slopes down to another set of double doors, of an institutional kind, with metal kick plates and hand plates. These open into the shelter itself, but just before the threshold is a removable section of the floor, a narrow board the width of the corridor. The board lifts up to reveal a trench, into one end of which is set a metal top-opening safe. The rest of the trench contains sand and gravelly earth, removable to create a soakaway toilet. There is another area of soil and sand near the entrance where water could soak away in the event of flooding. The depth of concrete to the floor here is about 0.20m, and deeper in the main room. This is a rectangular space, lined with unpainted plywood and lit by strip lighting. The floor is carpeted, laid over tiles above scree, the carpet rising up the side of the spa bath, which occupies the whole of the width of the far end of the room from the entrance. Plywood panels surrounding the spa bath are removable to allow access to water pipes and controls, while a well padded two part cover provided a sleeping platform. Additional bunks would have been located in the space outside the main room. Just to the right of the entrance is a kitchen sink unit, with a matching wall cupboard unit above. Next to the kitchen units is gym equipment to allow for exercise in confinement, wall bars and a wide plank. Approximately at the centre of this wall, close to the wall bars, is a gas fire.

Listing NGR: TG1743113863

Parish Church of St Edmund. Grade I

List Entry No. 1372667

Parish Church, medieval and later. Flint with stone dressings and roofs of pantile, slate and thatch. West tower, nave, south aisle, south porch and chancel. 2 stage CII round tower. Semi-circular headed lancet window to west and single light opening to south. C15 octagonal second stage, with 2-light Perpendicular bell openings. Gargoyles and grotesques at angles level with string course. Battlemented flushwork parapet with cross finials. North nave wall has western doorway possibly CII, with semi-circular head and impost blocks. To its east a 3 light Perpendicular window and a C14 2-light window with 'Y' tracery. South aisle c.1863, of 4 bays with south door and 2-light Geometric style windows, stepped buttresses and Ballflower and Dogtooth ornament on eaves cornice. C19 south porch with diagonal buttresses, stone kneelers and parapet gable. 2 bay chancel with restored 2 light Decorated windows to south with C14 priest's door with ovolo and hollow chamfered reveals. Two 2-light Decorated windows to north. Decorated 3 light east window with petal tracery. Parapet gables with cross finials. Interior contains much of the C19. Possible CII opening in east tower wall to west gallery. Medieval single

framed scissor truss roof, probably C14. C19, 3 bay south arcade. Decorated chancel arch. Fragment of dropped-sill sedilia with cusped ogees in spandrels and Piscina and Aumbry with cusped head in south chancel wall. Blocked door opening in north chancel wall. Stained glass, c.1450 of Crucifixion and attendant effigies in north west nave window. 6 bay medieval timber screen with ogee Perpendicular tracery. Altar rails constructed with C14 Reticulated tracery, probably salvaged from upper part of a Rood Screen. Medieval choir stalls with traceried frontals. Poppyheads and animals on the arms. Bench with poppyheads in choir loft. Chalice brass to John Thorp, rector, died 1515, in chancel floor.

Listing NGR: TG1608413816

Taverham War Memorial, Churchyard of the Church of St Edmund, Taverham. Grade II

List Entry No. 1456088

First World War memorial, erected around 1920, with Second World War additions.

MATERIALS: grey granite

DESCRIPTION: Taverham War Memorial is located in the churchyard of St Edmund's Church, Taverham Lane, Taverham, Norfolk. It is prominently situated to the left of the church porch on the south side of the building. It comprises a 1.8m tall rough-hewn Latin cross on a plinth with a single-stepped base. There is a dedication on the cross bar of the cross and First World War inscriptions are on the face of the plinth. The Second World War inscriptions are on the granite step forming the base.

The inscription is incised and blacked and reads: TO THE GLORY OF GOD/ IN MEMORY OF THOSE WHO/ FELL IN THE GREAT WAR/ 1914 – 1918/ (NAMES)/ 1939 – 1945/ (NAMES).

Listing NGR: TG1606413811

Taverham Hall, Forecourt Balustrades and Gates. Grade II

List Entry No. 1051509

Country house now school. 1858-59 by David Brandon. Built of red brick with stone dressings and decorations with slate roofs. 3 storeyed gabled wings, ranged round central light well over staircase hall, forming an asymmetric block, with a lower 2 storey service wing projecting to north. Neo-Jacobean design of 2 and 3 light sash windows sliding behind stone mullions and transoms. Brick plinths, stone string courses at first and second floor levels. Curved gables to each wing. Asymmetric entrance facade of 8 windows, with off-centre porch under gable. Octagonal turret, on rectangular ground floor base, with slate spire to left. 3 bay projecting stone porch with pilasters, semi-circular arches and pierced strapwork balustrade with ball finials. ½ glazed double entrance doors within. Achievement in gable above, topped by Lion finial supported by corbel head. Wild beasts support turret eaves. Symmetrical south facade, with projecting wings at each end with achievements in the gables. 2 storey rectangular bays below, with pierced strapwork balustrades and urn finials. Central canted bay with engaged columns, entablature and pierced strapwork parapet with urn finials. Clustered polygonal chimneys with moulded caps and bases. East forecourt, semi-circular in plan, enclosed by stone balustrade with urn shaped balusters. Stone gate piers with pyramidal tops. Wrought iron gates with monogram and overthrow to north, south and east. Good interior detail. Entrance hall with 3 bay arcade with semi-circular arches at south

end. Window above fireplace, with semi-circular head, lights the staircase hall. Hall arcaded on 2 sides with semi-circular arches. Asymmetric ½ turn stair with landings. Twisted balusters and pierced strapwork strings. Wood grained simulated inlaid doors. Living and dining rooms with much plasterwork. Panelled walls, scrolled pedimented over doors with central medallions. Strapwork ceilings. Gilt buffet with mirror. 6 panel doors with relief decoration. Gilt pelmets. Marble fireplaces. Good marble fireplaces elsewhere on ground and first floors, mostly with C19 cast iron grates.

Listing NGR: TG1506513802

Barn 50m NW of Low Farmhouse. Grade II

List Entry No. 1051550

Three-stead threshing barn, C17. Timber frame on brick and flint plinth; partly weatherboarded, partly rendered wattle and daub. Thatched roof, steeply pitched. Later brick gable to west, truncating original frame. Large double doors on south-west side, smaller winnowing door on north east. Brick threshing floor. Jowled posts supporting arch-braced tie beams; straight wind braces from principal posts to wall plate. Butt purlin roof with straight wind bracing. Later lean-to at north east gable.

Listing NGR: TG1378415160

Pond Farm Barn, Ringland. Grade II

List Entry No. 1051515

Barn, possibly a conversion from domestic use. 1671 with early C18 and late C19 refurbishments. Brick, flint with pantile roof. Rectangular in plan with later accretions to south side not of special interest. West gable-end in flint with occasional brick headers and keyed brick quoins. Datestone of moulded brick in gable indicating 1671 with initials I.H. Crowstepped gable parapet C19. North wall retains traces to western end of the 1671 work but consists mainly of fine early C18 chequer pattern brickwork of vitrified headers in Flemish bond. 2 blocked window openings with segmental heads. Shaped eaves sprockets. East gable-end C19. 3-centred archway with ashlar keystone, oculus above and crowstepped gable. Interior. 2-bay roof belonging to 1671 phase with a queen post truss.

Listing NGR: TG1385313950

Ringland School and attached schoolmaster's house, Ringland. Grade II

List Entry No. 1031568

School and attached school master's house. c1873. For G Duckett Berney of Morton Hall. Red brick. Some stone dressings. Slate roofing in 2 shades forming diaper pattern. Brick coped gables with kneelers and finials. Ornamental brick stacks with single and paired octagonal flues with star tops. Complex plan with house to rear right. Tudor style with diagonal buttresses and elaborate dressings, most of the special bricks featured in the catalogue of the nearby Costessey brickworks. Single and 2 storeys. Main range has 2 facing projecting gables with 3- and 5-light windows with cusped lights and hoodmoulds, the right gable projecting further. The left gable has bellcote on top. 3-light window to far left; Tudor-arched doorway between the gables. Right side

has the school house to rear with doorway in porch and similar 2- and 3-light windows. Rear has C20 single-storey extension. A finely-detailed school of the period.

Listing NGR: TG1365113982

Church of St Peter, Ringland. Grade I

List Entry No. 1171129

Parish church. C13 west tower. Remainder of fabric C14 and C15. Flint with limestone dressings. Lead roofs over nave and aisles; slate roof on chancel. West tower, south porch, nave, north and south aisles and chancel. Square west tower with staged angle buttresses at north-west and south west corners. Embattled parapet with flushwork panels and bases for corner pinnacles. 2-light Decorated bell openings; single lancet in west wall. C15 south porch in knapped flint with flushwork gable; flushwork panels in plinth of east and west walls. Arched doorway under a square label with angels carved in the spandrels. Head stops. Three south aisle windows with C19 restored heads; staged buttresses divide bays. Fine Perpendicular clerestorey of seven 2-light windows. Blocked window in nave east gable. Staged buttresses to chancel walls with flushwork panels and shield motif in plinths. 2 and 3-light Decorated windows, some much restored. In the north wall of the north aisle, adjoining the doorway, a quatrefoil window possibly surviving from an earlier clerestorey range and now reset. Aisle east windows, 3-light inter-secting and cusped tracery under a four-centred head. C14 north and south arcades; double chamfered arches on octagonal piers and capitals. Very fine C15 hammer beam roof over nave : roll-moulded principals; arch-braces from hammer beams concealed by rib-vaulted timber coving on wall posts with attached shafts rising from carved wall corbels. Vertical ashlar panels decorated with quatrefoil panels and castellated crest. Bosses at intersection of principals. Aisle roofs much restored : arch braces to principals with pierced spandrels. Aisles contain some re-used bench ends and C17 rails with turned balusters and posts with acorn finials. Old iron-bound door to tower set in restored opening. Remains of C15 screen: two sections of two panels with eight painted figures of Apostles. Octagonal font with carved bowl panels, stem with four pilaster buttresses and four seated beasts, all on octagonal plinth. Much medieval glass remains in clerestorey windows.

Listing NGR: TG1338014068

8 ASSESSMENT OF SIGNIFICANCE

8.1 Significance is defined in the glossary of the NPPF (2018) as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

8.2 Paragraph 132 of the NPPF (2018) states that "as heritage assets are irreplaceable, any harm or loss [due to a proposed development] should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should

be wholly exceptional.” This statement carries the implication that the significance of a heritage asset may be seen to be directly proportional to, and is indicated by, the level of heritage designation it has received. On this basis and following the standards expected under the Chartered Institute for Archaeologists’ (CIfA) *Standards and Guidance for Historic Environment Desk-based Assessments* (1994, revised 2014) and the relevant sections in the Department for Communities and Local Governments’ *Amended Circular Environmental Impact Assessment* (1996) the criteria for assessing significance or importance of a heritage asset are outlined in Table 1.

Significance/Importance of Heritage Asset	Equivalent or Comparable to
Very High	World Heritage Sites, certain Scheduled Monuments
High	Scheduled Monuments, Grade I or II* listed building, scheduled monument, Grade I or II* historic park and garden or historic battlefield, Conservation Areas, assets included on the Historic Environment Record of national importance
Medium	Important sites on a district level, assets with a district-level importance associated with educational purposes or cultural appreciation, assets included on the Historic Environment Record of regional importance. Examples are a Grade II listed building, Grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource
Low	Important sites on a local level, assets with a parish-level importance associated with educational purposes or cultural appreciation, assets included on the Historic Environment Record of local importance
Very Low	Heritage assets with no significant value or interest, assets that are so damaged as not to merit inclusion at a higher grade
Uncertain	Heritage assets for which there is not sufficient information to determine importance, e.g. isolated findspots, unconfirmed cropmark sites, sites known only from documentary references with no physically confirmed location

Table 1. Criteria for determining Significance of a Heritage Asset

8.3 Therefore, in accordance with Paragraph 132 of the NPPF (2012) and in line with the criteria outlined above, the significance of each of the designated heritage assets likely to be affected by the proposed development is as follows:

Heritage Asset	Grade/ranking	Assessed Significance
Potential sub-surface archaeological features and deposits		
Spring Farm Barn	Locally listed	Low
Parish Church of St Margaret, Felthorpe	Grade II*	High
Old Rectory, Felthorpe	Grade II	Medium
Corrmill	Grade II	Medium
Poplars Farmhouse	Grade II	Medium
Two Roundbarrows on Horsford Heath	Scheduled Monument	High
Roundbarrow N of Sandy Lane	Scheduled Monument	High
Horsford Castle	Scheduled Monument	High
The Dog PH, Horsford	Grade II	Medium
The Lindens, Horsford	Grade II	Medium
Church of All Saints, Horsford	Grade II*	High

Horsford War Memorial	Grade II	Medium
Horsford Hall	Grade II	Medium
Little Orchard, Horsford	Grade II	Medium
The Stower Grange, Drayton	Grade II	Medium
Manor Farmhouse	Grade II	Medium
4 Manor Farm Close, Drayton	Grade II	Medium
Church of St Margaret, Drayton	Grade II*	High
Tombstone adj. Church of St Margaret, Drayton	Grade II	Medium
Drayton War Memorial	Grade II	Medium
The Red Lion PH	Grade II	Medium
Drayton Village Cross	Grade II/Scheduled Monument	High
Valley Farm, Drayton	Grade II	Medium
Cold War Private Underground Nuclear Shelter	Grade II	Medium
Church of St Edmund, Taverham	Grade I	High
Taverham War Memorial	Grade II	Medium
Taverham Hall	Grade II	Medium
Barn 50m NW of Low Farmhouse	Grade II	Medium
Pond Farm Barn, Ringland	Grade II	Medium
Ringland School and attached School Master's House	Grade II	Medium
Church of St Peter	Grade I	High

Table 2. Assessment of Significance of the designated heritage assets

9 IMPACT OF THE PROPOSED DEVELOPMENT

9.1 Sub-surface archaeological remains

Cropmarks indicating the presence of land divisions and enclosures/field systems have been recorded within the Breck Farm site. Finds of prehistoric date and of medieval date, recovered from across the proposed development site, indicate that the cropmarks present within the site are most likely to be of these dates. Archaeological remains of post-medieval date are also understood to exist within the proposed development site. These relate to the remains of a former barn and the line of the defunct Midland and Great Northern Joint Railway. The site is considered to have a high potential to contain prehistoric, medieval, and post-medieval archaeology and a moderate potential to contain medieval archaeology.

The proposed development will require groundworks associated with landscaping and the excavation of foundation trenches and drainage/service runs. Any such groundworks are highly likely to truncate any archaeological features or deposits which exist within the proposed development site. This will constitute a significant adverse impact on the potential sub-surface archaeological remains within the proposed development site. This can be considered to be a short-term impact as it will be onset with the commencement of construction but can also be considered to be a long term impact due to the permanency of the impact. This impact will cease once construction is complete.

9.2 Barn at Spring Farm. Locally listed building

The locally listed Barn at Spring Farm lies approximately 720m to the north-west of the proposed development site. Due to the topography of the surrounding area, the embankment flanking the recently constructed A1270, which forms the north-western boundary of the site, and mature tree growth, the building is not visible from any of the locations from which photographs were taken within the proposed development site (DPs 6, 12, 18, 24, 31 & 37). Furthermore, no part of the site was clearly visible from Fir Covert Road adjacent to Spring Farm (DP 38). There will, therefore, be no visual change to the setting of this heritage asset.

The area to the north of the proposed development site, within which the proposed development site lies, is largely rural in character. The proposed development will cause the encroachment of the sub-urban areas which currently exist immediately adjacent to its southern and eastern boundaries further into this rural area. This will cause some degree of change to the character of the area within which the heritage asset lies although its position and the degree of more recent development (i.e. other farm buildings) within its immediate vicinity mean that the proposed development is unlikely to alter the context in which it is understood.

The construction process may cause increased noise (from machinery etc) and may alter the character and density of traffic utilising Fir Covert Road, adjacent to which this heritage asset lies, causing temporary change to its setting.

9.3 The Parish Church of St Margaret and the Old Rectory, Felthorpe: listed buildings

These listed buildings (Grade II* and Grade II respectively) lie towards the south-eastern extent of the village of Felthorpe, approximately 1.63km to the north of the proposed development site. The distance between the two locations, along with topographical and arboreal obstacles, means that the heritage assets are not visible from the proposed development site (DPs 5, 11, 17, 23 & 30), even from its highest point (DP 31), and the proposed development site is not visible from locations adjacent to these heritage assets (DP 39), meaning that the proposed development will not alter views of them. It can therefore be stated that the proposed development will have no visual impact on the setting of these heritage assets.

Felthorpe itself, and the area surrounding these heritage assets, retains a rural character. Currently the suburban/built up area of Drayton/Taversham lies, at closest, 1.75km from these heritage assets. The proposed development will push this suburban area closer to the heritage assets, diminishing the rural landscape and increasing the density of suburban land use to their south. However, the physical separation of these heritage assets from the proposed development site, both in terms of distance and in terms of topographical/geographical factors, suggests that the proposed development will have only a negligible impact on their settings.

Temporary impacts associated with the construction process are likely to be limited to slight increases in noise. This area is unlikely to experience impacts such as increases in traffic.

9.4 Corn Mill 32m N of Mill House: listed building

The 19th century corn mill close to Mill Lane, Horsford (DP 40), lies approximately 2.1km to the north-east of the proposed development site. The settlement of Horsford is not visible from within the proposed development site (DPs 4, 10, 16, 22, 29 & 35) and the proposed development site is not visible from Mill Lane (adjacent to which this heritage asset lies; DP 41) and it does not appear in views of the heritage asset from this location (DP 40). There will, therefore, be no visual impact of the proposed development.

This heritage asset sits within an area which has been subject to fairly extensive later 20th and early 21st century development. This has had a much more immediate impact on the setting of this heritage asset and so the proposed development is unlikely to have an impact of the same magnitude as this earlier development. The cumulative effect of increased suburbanisation of this area can, however, be considered to further remove this heritage asset from the rural setting in which it would have originally been constructed.

The distance that this heritage asset lies from the proposed development site suggests that temporary changes in noise levels and changes in traffic type and density accessing the proposed development site will largely go unnoticed in its vicinity.

9.5 Poplars Farmhouse, Dog Lane, Horsford: listed building

This heritage asset lies c. 1.4km to the east-north-east of the north-eastern part of the proposed development site. It is not visible in any views taken from the proposed development site in a north-easterly direction (DPs 4, 10, 16, 22, 29 & 35). The proposed development site is not visible from Dog Lane due to the embankment flanking the new A1270. This suggests that there will be no intervisibility between the proposed development and Poplars Farmhouse and that it is unlikely that the proposed development will alter views of the heritage asset, as long as the height of the various elements of the proposed development does not extend above the height of the embankment.

Poplars Farmhouse, which is of 17th century date, was originally built in a rural area. Modern development in Horsford has diminished this character to some extent, although Dog Lane retains some rural character. The proposed development will not change the character of Dog Lane itself but will increase the density of suburban development in the surrounding area, further reducing the rural character of the surrounding area. Therefore, the immediate setting of the heritage asset may be considered to be largely unaffected but its wider setting will be altered to some extent.

Like the corn mill to the north-east, the distance that this heritage asset lies from the proposed development site suggests that temporary changes in noise levels and changes in traffic type and density accessing the proposed development site will largely go unnoticed in its vicinity. The presence of the A1270 is likely to generate sufficient noise for construction noise to go unnoticed.

9.6 Two Roundbarrows on Horsford Heath: Scheduled Monument

This scheduled monument lies 2.39km to the north-east of the proposed development site. Views in this direction taken from a variety of points within the proposed development site do not contain these heritage assets (DPs 4, 10, 16, 22, 29 & 35). Current cartographic sources show that these heritage assets lie within what is currently a heavily wooded area suggesting that views of them will not incorporate the proposed development.

The physical separation of these heritage assets from the proposed development suggests that the more permanent impacts of the proposed development, rendering the surrounding area more suburbanised, and the temporary impacts brought about through the construction process are unlikely to have an impact on these heritage assets.

9.7 Roundbarrow north of Sandy Lane; Scheduled Monument

This scheduled monument lies 1.9km to the north-west of the proposed development site. Views taken towards the north-west from within the proposed development site do not incorporate this heritage asset (DPs 6, 12, 18, 24, 31 & 37). The area immediately surrounding this heritage asset is currently heavily wooded so, like the roundbarrows on Horsford Heath, it is unlikely that there will be any visual impact on the setting of this heritage asset from the proposed development.

The proposed development will cause the wider area in which the heritage asset lies to become more suburbanised. However, the historic context of this prehistoric roundbarrow has been altered from that in which it was originally conceived anyway through changes in the way that the land was divided and through the growth of settlements in the landscape. The proposed development is unlikely to alter the way in which this barrow is understood and the physical separation of the two suggests that any changes to the surrounding area caused by the proposed development are unlikely to be noticeable within the vicinity of the roundbarrow anyway. This physical separation also suggests that any temporary impacts associated with the construction process will be negligible.

9.8 Horsford Castle: Scheduled Monument

Horsford Castle is a Scheduled Monument lying 3.3km to the east of the proposed development site. Due to the topography and landscape of the area, Horsford Castle is not clearly visible from the proposed development site and

images taken from further to the west of Horsford Castle (DPs 41-43 & 45) indicate that the proposed development site is not visible from the heritage asset.

The castle lies to the east of Horsford, which has been subject to significant modern development and similar such development has taken place in closer proximity at locations such as Drayton and the Hellesdon area of north Norwich. The proposed development will, therefore, not substantially alter the character of the area within which this heritage asset lies although it will contribute to further suburbanisation of the wider area, which would have been substantially more rural when the castle was built.

The distance between the proposed development site and the castle and the degree of development in the intervening area suggest that temporary increases in noise from the construction process is unlikely to alter the way in which this heritage asset is experienced. Other temporary changes brought about by the construction process, such as changes to traffic density, flow, and type in the surrounding area, are unlikely to impact on this heritage asset as it does not lie on any of the likely routes that will be used by such traffic to access the proposed development site.

9.9 The Dog PH, The Lindens, Church of All Saints, Horsford War Memorial, Horsford Hall, and Little Orchard; listed buildings

These listed buildings lie at the southern extent of Horsford approximately 2.5km from the proposed development site. No part of the settlement of Horsford is visible from the proposed development site (DPs 4, 10, 16, 22, 29 & 35). Similarly, the proposed development site does not appear in views of heritage assets in this group such the Church of All Saints, Horsford War Memorial, Horsford Hall or along Church Street (DPs 43-45). It may, therefore, be stated that the proposed development will have no visual impact on the settings of these heritage assets.

At the time of their construction, all of these heritage assets would have lain within a rural landscape. Development in the surrounding area, most pressingly within Horsford itself but also at Drayton and Taverham and the northern edges of Norwich have eroded this rural character. The proposed development will cause the wider area in which these heritage assets lie to become more suburbanised but this is a process that has already been started meaning that the proposed development itself is unlikely to have significant impact on these heritage assets, and its distance from them further reduces this impact, but it does represent part of a cumulative impact fundamentally changing the character of this area over time.

Distance, physical separation (topography, arboreal growth, intervening development), and location suggest that the temporary impacts of development during the construction process are unlikely to have a significant impact on these heritage assets.

9.10 The Stower Grange, Manor Farmhouse, 4 Manor Farm Close, Church of St Margaret, Tombstone adjacent to Church of St Margaret, Drayton War Memorial, The Red Lion PH, Drayton Village Cross, Valley Farm, Cold War Private Underground Nuclear Shelter: listed buildings and Scheduled Monument

These heritage assets are considered together as they all lie within a similar area in Drayton around the junction of the A1067 Fakenham Road, Taverham Road, and Costessy Lane. The proposed development site lies approximately 1.8km to the north-west. These heritage assets are not clearly visible from locations within the proposed development site (DPs 3, 9, 15, 21, 28 & 34) and is not itself visible from locations within the vicinity of these heritage assets (DPs 47-49).

With the exception of the Cold War Private Underground Nuclear Shelter, the majority of these heritage assets would have been constructed in an area of mainly rural character. This rural character has been eroded over time, particularly in the later 20th and early 21st centuries, with the area becoming increasingly suburbanised. Residential development stretches from the area in which these heritage assets lie right up to the western and southern edges of the proposed development site. The change in use from agricultural land to residential use that the proposed development will bring about will not, therefore, substantially alter the setting of any of these heritage assets beyond their current conditions. The proposed development will, however, contribute to the cumulative impact of residential development in this wider area which brings increasing suburbanisation to this part of Norfolk.

Distance, physical separation (topography, arboreal growth, intervening development), and location suggest that increased noise from the construction process is unlikely to have any kind of impact on the settings of these heritage assets. However, their position close to the A1067 Fakenham Road suggests that this area might see temporary changes in the density and type of traffic passing through this area which has the potential to constitute a minor temporary change to the way in which these heritage assets are experienced.

9.11 Church of St Edmund, Taverham and Taverham War Memorial: listed buildings

The Grade I listed Church of St Edmund and the war memorial that lies within its grounds are located c. 1.3km to the south of the proposed development site. Lying between the two is an area which has been subject to significant late 20th and 21st century development. This has removed these heritage assets from the rural setting in which they would have originally been constructed. The proposed development, in itself, will not therefore serve to cause significant change to the character of the area in which they lie and will therefore only have a minor impact on their setting. It will, however, form part of the cumulative impact of development in this area which is gradually eroding the rural character of this part of Norfolk.

Due to this modern development and due to other landscape factors, these heritage assets are not visible from the proposed development site (DPs 2, 8, 14, 20, 27 & 33). For the same reasons, the proposed development site is not visible from the grounds of the Church of St Edmund (DP 50), suggesting that, once constructed, it will not alter views of either of these heritage assets.

The distance and physical separation of the heritage assets from the proposed development site suggests that temporary increases in noise brought about by the proposed development are unlikely to alter the way in which these heritage assets are experienced. Their position immediately adjacent to Costessy Road/Sandy Lane, which constitutes one of the most direct routes from the A47 Norwich Southern Bypass to the proposed development suggests, however, that the proposed development might bring about a temporary increase in and change to the volume and type of traffic passing along this route. This has the potential to have a minor impact on the way in which these heritage assets are experienced.

9.12 Taverham Hall: listed building

Taverham Hall lies 1km to the west of the Church of St Edmund and the Taverham war memorial and 1.75km to the south-west of the proposed development site. Like the church and the war memorial, lying between this heritage asset and the proposed development site is an area which has been subject to significant modern development. Although Taverham Hall lies within its own grounds and is fairly secluded from this modern development, the area to its north is now significantly suburbanised. The proposed development, in itself, will not therefore serve to cause significant change to the character of this and will therefore only have a minor impact on their setting. It will, however, form part of the cumulative impact of development in this area which is gradually eroding the rural character of this part of Norfolk. Due to this modern development and due to other landscape factors, these heritage assets are not visible from the proposed development site (DPs 2, 8, 14, 20, 27 & 33) suggesting that views of Taverham Hall will not be altered and that the proposed development will have no visual impact on this heritage asset.

The distance and physical separation of the heritage assets from the proposed development site suggests that temporary increases in noise brought about by the proposed development are unlikely to alter the way in which these heritage assets are experienced. Unlike the Church of St Edmund and Taverham war memorial, Taverham Hall is located away from the main routes through the area and is therefore unlikely to be subject to changes to its setting from temporary increases in and changes to the volume and type of traffic passing through the area in order to access the proposed development site during the construction process.

9.13 Barn 50m NW of Low Farmhouse: listed buildings

This heritage asset lies 2km to the west of the proposed development site. There is no intervisibility between the two, suggesting that there be no visual impact on

these heritage assets (DPs 1, 7, 13, 19, 26, 32). The distance between the site and this heritage asset suggests that the immediate setting of the heritage asset will be largely unaffected by the proposed development. Indirectly, however the wider landscape within which this listed building lies will be becoming increasingly suburbanised by the proposed development, although this a process which has been ongoing for much of the later part of the 20th century.

The location of this barn in relation to the proposed development site suggests that the temporary impacts of the proposed development, brought about by the construction process, will have little to no impact on the heritage asset.

9.14 Pond Farm Barn, Ringland School and the attached school master's house, and the Church of St Peter: listed buildings

These listed buildings are located in Ringland which lies approximately 2.5km to the south-west of the proposed development site. Significant modern development has already occurred in the area between Ringland and the proposed development site. The landscape, particularly the valley of the river Wensum, also provides significant physical separation of the heritage assets and the proposed development site. The proposed development may, therefore, be considered to have little direct impact on the settings of these heritage assets. Indirectly, however, the proposed development adds to the increasing suburbanisation of the wider area to the north-west of the Norwich within which the listed buildings in Ringland lie.

The Ringland area is not visible from any location within the proposed development site (DPs 1, 7, 13, 19, 26, 32) suggesting that the proposed development site will not alter views of the heritage assets in this area.

The distance between Ringland and the proposed development site suggests that temporary increases in noise arising from the construction process will have no impact on the settings of these heritage assets. It is, however, possible, depending on the route taken by construction site traffic, that the area in which these heritage assets lie might experience an increase in the density and change in the character of the traffic passing through the area. This would constitute a minor adverse temporary impact on the way which these heritage assets are experienced.

10 MAGNITUDE AND SIGNIFICANCE OF THE IMPACT OF THE PROPOSED DEVELOPMENT

10.1 The magnitude of an effect of the proposed development is based on the extent to which heritage assets will be changed by the scheme. Effects can be positive (beneficial) or negative (adverse) and can be assessed on a scale from major to 'no change' as outlined in Table 3. The magnitude of effects is separate and distinct from the significance of the heritage asset (the receptor) in question. Consideration is also given to whether effects are direct or indirect, temporary or

permanent, although in terms of subsurface archaeological remains effects are usually direct and permanent.

Magnitude	Definition
Major/High	Change to most or all of the archaeological resource/heritage asset, such that the resource is totally altered
Moderate/Medium	Changes to many key elements of the archaeological resource/heritage asset, such that the resource is clearly modified
Minor/Low	Change to key elements of the archaeological resource/heritage asset, such that the asset is slightly altered
Negligible	Very minor changes to the archaeological resource/heritage asset
No change	No change to the archaeological resource/heritage asset

Table 3. Magnitude of effects

10.2 Significance of effects is considered to be the combination of the significance/importance of the receptor (Table 2) and the magnitude of the effect of the proposed development (Table 3). With specific regard to subsurface archaeological remains, it can be summarised as follows:

Magnitude	High	Medium	Low	Negligible	No Change
Significance					
Very High	Major	Major	Major	Moderate	None
High	Major	Major	Moderate	Minor	None
Medium	Major	Moderate	Minor	Negligible	None
Low	Moderate	Minor	Negligible/ Minor	Negligible	None
Very Low	Minor	Negligible	Negligible	Negligible	None
Uncertain	Unknown	Unknown	Unknown	Unknown	None

Table 4. Significance of effects

10.3 The magnitude and significance of effects, based on the impact of the proposed development is summarised below (Table 5). Rankings of magnitude and significance of the effects is based upon the criteria presented in Tables 3 and 4.

Heritage Asset	Assessed Significance of Heritage Asset/s	Summary of Impact/s	Magnitude of Impact	Significance of Impact
Potential sub-surface archaeological features and deposits	Unknown	The site is considered to have a high potential to contain prehistoric, medieval, and post-medieval archaeology and a moderate potential to contain medieval archaeology. Artefactual evidence has been recovered from the proposed development site and cropmarks are recorded within its boundaries. The proposed development will entail intrusive groundworks which are likely to truncate the potential archaeological features and deposits. This would constitute a significant adverse impact.	High	Unknown
Spring Farm Barn	Low	This locally listed building is the closest heritage asset (aside from the potential subsurface archaeological remain) to the proposed development site. The site is considered to have a high potential to contain prehistoric, medieval, and post-medieval archaeology and a moderate potential to contain medieval archaeology. Increased suburbanisation of the area in which the site lies will have some impact on the setting of this heritage asset but as the barn is surrounded by more recent development the proposed development is unlikely to alter the way in which the heritage asset is understood. The construction process may cause increased noise (from machinery etc) and may alter the character and density of traffic utilising Fir Covert Road, adjacent to which this heritage asset lies, causing temporary change to its setting.	Low	Negligible
Parish Church of St Margaret, Felthorpe	High	Distance and topographical factors mean that there will be no visual change to the setting of these heritage assets as a result of the proposed development.	Negligible	Minor
Old Rectory, Felthorpe	Medium	The proposed development will only have a negligible direct impact on the proposed development through the changes (increased suburbanisation and density of housing) caused by the proposed development. Temporary impacts associated with the construction process are likely to be limited to slight increases in noise. This area is unlikely to experience impacts such as increases in traffic.	Negligible	Negligible

Corn Mill	Medium	The settlement of Horsford is not visible from within the proposed development site and the proposed development site is not visible from adjacent to this heritage asset and it does not appear in views of the heritage asset. There will, therefore, be no visual impact of the proposed development. Previously development in the vicinity of this heritage asset has had a more immediate impact on the setting of this heritage asset and so the proposed development, due to its distance and the physical separation of the two, is unlikely to have an impact of the same magnitude as this earlier development. The cumulative effect of increased suburbanisation of this area can, however, be considered to further remove this heritage asset from the rural setting in which it would have originally been constructed. There will be little to no impact from the temporary increases in noise and traffic type/volume brought about by the construction process.	Negligible	Negligible
Poplars Farmhouse	Medium	The proposed development will not change the character of Dog Lane upon which this heritage asset lies, and so there will be little direct change to the setting of this heritage asset, although the rural character of the wider area will be further eroded by the proposed development. The proposed development is not visible from Dog Lane, suggesting that there will be no visual impact on Poplars Farmhouse. There will be little to no impact from the temporary increases in noise and traffic type/volume brought about by the construction process.	Negligible	Negligible
Two Roundbarrows on Horsford Heath	High	Cartographic sources and photos taken from within the proposed development site suggest that there will be no visual impact on these heritage assets from the proposed development. The distance between the proposed development site and these roundbarrows suggests that the increase in housing density and increased suburbanisation that the proposed development will bring about will not substantially alter the setting of these heritage assets.	Negligible	Low
Roundbarrow N of Sandy Lane	High	The proposed development will cause the wider area in which the heritage asset lies to become more suburbanised. However, the historic context of this prehistoric roundbarrow has been altered from that in which it was originally conceived anyway through changes in the way that the land was divided and through the growth of settlements in the landscape. The proposed development is unlikely to alter the way in which this barrow is understood and the physical separation of the two suggests that any changes to the surrounding area caused by the proposed development are unlikely to be noticeable within the vicinity of the roundbarrow anyway. This physical separation also suggests that any temporary impacts associated with the construction process will be negligible.	Negligible	Low
Horsford Castle	High	Due to the topography and landscape of the area, Horsford Castle is not clearly	Negligible	Low

		visible from the proposed development site and images taken from further to the west of Horsford Castle indicate that the proposed development site is not visible from the heritage asset. Significant modern development has occurred in closer proximity to this heritage asset than the proposed development site. The changes to the landscape that the proposed development site will bring about are therefore unlikely to significantly alter the setting of this heritage asset, although the wider landscape will become increasingly suburbanised. Distance and location suggest that the temporary impacts of the construction process element of the proposed development will have little impact on this heritage asset.		
The Dog PH, Horsford	Medium	These listed buildings lie at the southern extent of Horsford approximately 2.5km from the proposed development site. The proposed development itself is unlikely to have significant impact on these heritage assets as modern development has occurred in much closer vicinity to them previously. No part of the settlement of Horsford is visible from the proposed development site. Similarly, the proposed development site does not appear in views of heritage assets in this area. There will, therefore, be no visual impact upon them. Distance and location suggest that the temporary impacts of the construction process element of the proposed development will have little impact on these heritage assets.	Negligible	Negligible
The Lindens, Horsford	Medium		Negligible	Negligible
Church of All Saints, Horsford	High		Negligible	Low
Horsford War Memorial	Medium		Negligible	Negligible
Horsford Hall	Medium		Negligible	Negligible
Little Orchard, Horsford	Medium		Negligible	Negligible
The Stower Grange, Drayton	Medium	There will be no visual impact on these heritage assets as the proposed development site is not visible in proximity to them. It therefore cannot alter views of these heritage assets.	Negligible	Negligible
Manor Farmhouse	Medium		Negligible	Negligible
4 Manor Farm Close, Drayton	Medium	Residential development stretches from the area in which these heritage assets lie right up to the western and southern edges of the proposed development site. The change in use from agricultural land to residential use that the proposed development will bring about will not, therefore, substantially alter the setting of any of these heritage assets beyond their current conditions. Distance, physical separation (topography, arboreal growth, intervening development), and location suggest that increased noise from the construction process is unlikely to have any kind of temporary impact on the settings of these heritage assets. Their position close to the A1067 Fakenham Road suggests that there will be potentially be temporary changes in the density and type of traffic passing through this area. Any such change would constitute a minor temporary alteration to the way in which these heritage assets are experienced and	Negligible	Negligible
Church of St Margaret, Drayton	High		Negligible	Low
Tombstone adj. Church of St Margaret, Drayton	Medium		Negligible	Negligible
Drayton War Memorial	Medium		Negligible	Negligible
The Red Lion PH	Medium		Negligible	Negligible
Drayton Village Cross	High		Negligible	Low

Valley Farm, Drayton	Medium	therefore a change to their setting.	Negligible	Negligible
Cold War Private Underground Nuclear Shelter	Medium		Negligible	Negligible
Church of St Edmund, Taverham	High	Lying between these heritage assets and the proposed development site is an area which has been subject to significant late 20 th and 21 st century development. This has removed these heritage assets from the rural setting in which they would have originally been constructed. The proposed development, in itself, will not therefore serve to cause significant change to the character of the area in which they lie and will therefore only have a minor impact on their setting. For similar reasons, there will be no visual impact. Location also suggests that noise generated during the construction process is unlikely to have any impact on these heritage assets. Their position immediately adjacent to Costessy Road/Sandy Lane, which constitutes one of the most direct routes from the A47 Norwich Southern Bypass to the proposed development suggests, however, that the proposed development might bring about a temporary increase in and change to the volume and type of traffic passing along this route. This has the potential to have a minor impact on the way in which these heritage assets are experienced.	Negligible	Low
Taverham War Memorial	Medium		Negligible	Negligible
Taverham Hall	Medium	Like the church and the war memorial, lying between this heritage asset and the proposed development site is an area which has been subject to significant modern development. Although Taverham Hall lies within its own grounds and is fairly secluded from this modern development, the area to its north is now significantly suburbanised. The proposed development, in itself, will not therefore serve to cause significant change to the character of this and will therefore only have a minor impact on its setting. The distance and physical separation of the heritage assets from the proposed development site suggests that temporary increases in noise brought about by the proposed development are unlikely to alter the way in which this heritage asset is experienced. Taverham Hall is located away from the main routes through the area and is therefore unlikely to be subject to changes to its setting from temporary increases in and changes to the volume and type of traffic passing through the area.	Negligible	Negligible
Barn 50m NW of Low Farmhouse	Medium	The location of this barn in relation to the proposed development site suggests that the temporary impacts of the proposed development, brought about by the construction process, will have little to no impact on the heritage asset.	Negligible	Negligible

		The distance between the proposed development site and this heritage asset suggests that the immediate setting of the heritage asset will be largely unaffected by the proposed development.		
Pond Farm Barn, Ringland	Medium	Significant modern development has already occurred in the area between Ringland and the proposed development site. The landscape, particularly the valley of the river Wensum, also provides significant physical separation of the heritage assets and the proposed development site. The proposed development may, therefore, be considered to have little direct impact on the settings of these heritage assets. The distance between Ringland and the proposed development site suggests that temporary increases in noise arising from the construction process will have no impact on the settings of these heritage assets. It is, however, possible, depending on the route taken by construction site traffic that the area in which these heritage assets lie might experience an increase in the density and change in the character of the traffic passing through the area.	Negligible	Negligible
Ringland School and attached School Master's House	Medium		Negligible	Negligible
Church of St Peter	High		Negligible	Low

Table 5. Assessment of Significance of Impacts.

11 CONCLUSION

11.1 Due to the relatively large area of the site the archaeological evidence has been divided into a) the known archaeological remains and b) interpretation of the cropmarks of potential archaeological remains. Where possible these are described in relation to Field Numbers as indicated on the proposed site plan, to more closely locate them (Fig. 2).

Archaeological Finds and Structures

11.2 Fieldwork carried out mainly to the east of Breck Farm (Fields 5-10) recovered a polished Neolithic flint axe head and 21 other worked flints of Mesolithic to Neolithic date, undated pot boilers (although these are most frequently of Bronze Age date), and a small amount of Iron Age and Romano-British pottery (NHER 24924, 32782). Field walking on Field 2 recovered worked flints of Bronze Age or Iron Age date along with pot boilers, while medieval and post-medieval pottery sherds and fragments of clay pipe were also recovered from there (NHER 33482).

11.3 Two early Anglo-Saxon and two late Anglo-Saxon pieces of metalwork were found on the assessment site (NHER 32782, 24924, 31163). The field surveys across the overall assessment site recovered a sparse density of finds comprising 32 medieval pottery sherds, 9 coins, and 13 other finds, plus 40 sherds of post-medieval pottery, pieces of clay pipe, 9 coins and 9 other finds (NHER 24924, 32782, 31163, 33482). Additionally, building foundations of brick and mortar were identified in Field 3 (NHER 7910), which may relate to a post-medieval barn indicated on the 1845 Tithe map apportionment. The Midland and Great Northern Joint Railway line which opened in 1882 crossed the assessment site to the east of Breck Farm, between Field 5 and Fields 8 and 6, and is now converted to a cycle way (NHER 13584).

The cropmarks

11.4 Field 1 contains possible cropmarks of fragmentary linear ditches and pits and at least one possible enclosure, however, it is possible these may be geological anomalies (NHER 52386). Fields 2 and 3 contain sparse fragmentary linear features visible as cropmarks on aerial photographs which may represent possible Iron Age to Roman land divisions (NHER 52379). In particular, Field 2 has a long linear feature crossing much of its length on a south-west to north-east alignment, with two short linears on either side of it (Fig. 4). Field 3 has four possible fragmentary ditches on its east side on varying alignments (Fig. 4). To the north of Field 3, a major boundary of Iron Age or possible Anglo-Saxon date has been identified (NHER 52382) on a south-west to north-east alignment, which if it continued as seems likely, would have crossed Field 3, and it does appear to be approximately in line with one of the cropmark linear features evident on the assessment site. Just to their north another NW-SE aligned possible major boundary or trackway underlay what is now the A1270 (NHER 52380; Fig. 4), which passes just to the north-east corner of Field 3. If the feature continued it would cross Fields 8 and 7, but it is not apparent as a cropmark.

11.5 Field 5 contains cropmarks of two short sections of ditch on differing alignments near its north-eastern boundary (Fig. 4). Field 9 contains the southern end of a cropmark excavated in Field T8 (which is part of NHER 52384), and was aligned with other possible Iron Age cropmarks along the assessment site (in Fields 2 and 3). This ditch was present in Trench 15 as Ditch 1479, but failed to materialise where predicted in Trenches 19 and 22 further to the north-east (Figs. 4 and 7). Where this ditch/cropmark runs onto Field 9, it is joined obliquely by another short ditch. Fragmentary cropmarks of two possible curvilinear ditches or a trackway are visible in Field 10, which total 55m in length, although there is a possibility that these are geological features (NHER 52385; Fig. 4). Cropmarks of a long linear ditch cross much of Fields 10, 7 and 6 on a south-west to north-eastern alignment similar to Field 2 and so may also be of a putative Iron Age/Anglo-Saxon date (NHER 52384; Fig. 4).

Archaeological potential

11.6 Based on the evidence above, the site has a high potential for archaeological remains particularly relating to the Iron Age, medieval and post-medieval periods, but at a low density. The overall potential for preservation is also likely to be good as the land appears to have been largely undisturbed since the medieval period, although the acidic nature of the sandy soils is not conducive to preservation of bone. The density of finds across the site is sparse with the distribution seemingly fairly even with no notable concentrations flagged. Likewise, when looking at the cropmark and excavated evidence from neighbouring sites, the number of archaeological features on the Breck Farm site is not likely to be high, and some of their dating may be uncertain.

Impact of the proposed development

11.7 Without appropriate mitigation (which will be determined by the local authority planning archaeologist), the proposed development has the potential to truncate or disturb any archaeological features or deposits which may exist within the proposed development site.

11.8 In the wider area surrounding the proposed development site are a number of designated and non-designated heritage assets, including locally listed buildings, statutory listed buildings, and scheduled monuments. This report has demonstrated that, due to a combination of factors including distance, topography, arboreal growth, and previous modern development, the proposed development will not cause the way in which these heritage assets are experienced or understood to be significantly changed. In short, the proposed development will only have a negligible impact on the settings of the heritage assets in the surrounding area.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Mr. Graham McCormick of Scott Properties for commissioning the project.

AS is also pleased to acknowledge the staff of the Norwich and Norfolk Millennium Library and Norfolk Record Office, as well as Mr Peter Watkins of the Norfolk County Council Historic Environment Service for providing the HER information

BIBLIOGRAPHY

Chartered Institute for Archaeologists 2017 *Standard and Guidance for Historical Desk-Based Assessments*. ClfA, Reading

HLC 2009 *Norfolk Historic Landscape Character A Report on the Norfolk Historic Landscape Characterisation (HLC) Project* Norfolk Landscape Archaeology

Mills, A.D. 1991 *The Popular Dictionary of English Place Names* Oxford University Press

Ministry of Housing, Communities and Local Government 2018, *National Planning Policy Framework*, Ministry of Housing, Communities and Local Government

Pooley, A. 2015 Norwich Northern Distributor Road (NNDR) and Heath Farm Archaeological Evaluation Report Volume 1: Text *Oxford Archaeology East Report No: 1779*

SSEW 1983 *Soil Survey of England and Wales: Soils of South East England (sheet 4)*. Harpenden, Rothamsted Experimental Station/Lawes Agricultural Trust

SSEW 1983 *Soil Survey of England and Wales: Legend for the 1:250,000 Soil Map of England and Wales* Harpenden, Rothamsted Experimental Station/Lawes Agricultural Trust

Web resources

www.opendomesday.org/place/TG1613/taverham/ - Taverham at Domesday

APPENDIX 1 HISTORIC ENVIRONMENT RECORD DATA (Fig. 3a)

The following sites are those that lie within a 1km radius of the assessment site. The table has been compiled from data held by the Norfolk Historic Environment Record (NHER).

HER	NGR TM	Description
8378	TG 174 144	Prehistoric flint flake: prehistoric flint flake and a prehistoric pot boiler have been found at this site.
50495	TG 15732 15693	Possible prehistoric 'pot boiler' site and prehistoric worked flints: A systematic fieldwalking and metal-detecting survey of part of this field undertaken in 2007 identified a concentration of burnt flints that could represent the remains of a prehistoric 'pot boiler' site. A small number of prehistoric worked flints were the only other finds of note recovered
Neolithic		
7784	TG 1573 1502	Neolithic polished flint axehead, Fir Covert Road: In 1965 a partly polished Neolithic chipped flint axehead was dug up in the garden of this property.
40418	TG 17248 15300	Neolithic flint borer/awl, garden of 10 Freeland Close: Sometime before February 2004 a Neolithic flint borer or awl was recovered from the ground surface at this location.
Bronze Age		
Romano-British		
31101	TG 15 14	Roman bracelet and decorated mount: Metal detecting in 1994 recovered a fragment of a copper alloy Roman bracelet. The fragment had grooved as well as ring-and-dot decoration, and was dated to the 3rd to 4th century. A possible decorated mount was found accompanying the bracelet, and this piece showed signs that it was once enamelled.
35252	TG 16 16	Roman brooch and coins: Metal detecting here during 2000 recovered a Roman 'bridge' brooch and two Roman coins.
52379	TG 1627 1598	Cropmarks of possible Iron Age-Roman field boundaries and possible fragment of enclosure: several fragmentary linear features are visible as cropmarks on aerial photographs. These vary in alignment, and may well represent more than one phase of activity. However, the majority of features appear to be aligned northeast-southwest, parallel to possible Iron Age to Roman land divisions (NHER 52376, 52380, 52382 and 52384), and may therefore date to the Iron Age to Roman period

52380	TG 1620 1594	Cropmarks of possible Iron Age to Roman linear trackway or boundary: A possible linear trackway is visible as cropmarks on aerial photographs, running southeast-northwest, on land either side of Fir Covert Road, Taverham. It shares an alignment with a similar trackway or boundary ditch feature to the north (NHER 52377), and prehistoric flints have been recovered from the south of the field (NHER 50495), hence an Iron Age-Roman date has been postulated for the feature. However, it should also be noted that it runs parallel to the Felthorpe/Taverham parish boundary, approximately 300m to the north-east, and may therefore be medieval to post medieval in origin.
52382	TG 1659 1576	Cropmarks of possible Iron Age to Roman linear trackway or field boundary: A possible Iron Age to Roman trackway or field boundary is visible as a cropmark on aerial photographs, on land to the west of Furze Lane, Taverham. It is still traceable in the extant landscape as a field boundary to the north east. It also runs parallel to several other linear features in the area (NHER 52376, 52379 and 52384), and perpendicular to two trackways (NHER 52377 and 52380), and may form part of a reasonably extensive field system, such as that recorded in the Broadland area of Norfolk (NHER 6096). Trial trenching in 2007 found that this features relates to a particularly substantial ditch, although unfortunately no dating evidence was recovered. Interestingly a small pit containing a human skull was found nearby.
52383	TG 1662 1576	Cropmarks of possible Iron Age to Roman field boundaries: Several fragmentary linear features are visible as cropmarks on aerial photographs. These vary in alignment, and may well represent more than one phase of activity. However, at least one of the features is aligned northeast-southwest, parallel to possible Iron Age to Roman land divisions (NHER 52376, 52379, 52382 and 52384), and may therefore date to the Iron Age to Roman period
52384	TG 1691 1556	Cropmarks of possible Iron Age to Roman and medieval to post medieval field boundary ditches and possible trackway. Several possible Iron Age to Roman field boundaries are visible as cropmarks on aerial photographs, on land to the east of Furze Lane, Taverham. They run parallel to several other linear features in the area (NHER 52376, 52379 and 52382), and perpendicular to two trackways (NHER 52377 and 52380), and may form part of a reasonably extensive field system, such as that recorded in the Broadland area of Norfolk (NHER 6096). However, it should be noted that these linear features are also aligned at rightangles to the parish boundary, which may suggest that they are medieval to post medieval in origin. Medieval to post medieval features may also be visible in the area, as well as fragments of a possible undated trackway. Finds from the south of the area include Late Neolithic or Mesolithic and undated prehistoric worked flints, pot boilers. Roman, medieval and post medieval pottery sherds (NHER 24924).
Anglo-Saxon		

23867	TG 16 14	Late Saxon strap end: Metal detecting here in 1987 recovered part of a Late Saxon copper alloy strap end with zoomorphic decorations.
54172	TG 1553 1552	The route of Shillgate Way: The Shillgate Way is a trackway or road of possible Anglo-Saxon origin which is depicted on the Church Commissioner's Map of Taverham Parish dated 1740. It is possible that NHER 53243 is an additional section of this route.
Medieval		
30315	TG 1655 1584	Cropmarks of medieval to post medieval enclosures and associated linear features: The cropmarks of two rectilinear enclosures and associated linear features are visible on aerial photographs on land to the west of Furze Lane, Taverham. The enclosures appear to correspond with an unnamed farm marked on Faden's 1797 Map of Norfolk, which is not depicted on Bryant's Map of 1826, or the Taverham Tithe Map of 1845, suggesting they were part of a medieval to post medieval farm which was no longer in use by the early 19th century. Possible earlier linear features on a different alignment (NHER 52383) and a later trackway or field boundary (NHER 52382) are also visible in this area.
35029	TG 15 14	Medieval jetton: In 1997 a medieval jetton was found on the ground surface at this location
52378	TG 1679 1634	Cropmarks of possible medieval to post medieval linear ditches and rectilinear enclosure: Linear ditches and a possible rectilinear enclosure are visible as cropmarks on aerial photographs to the south east of Brands Farm, Felthorpe. The fact that the alignment of both these features appears to echo the modern field pattern, and that the linear ditch corresponds with the edge of a possible medieval to post medieval enclosure ditch 290m to the north (NHER 52370) has led to a tentative medieval to post medieval date for the site.
Post-medieval		
7785	TG 1560 1608	Post medieval brick kiln at Spring Farm, Felthorpe: In 1969 a post medieval brick kiln was uncovered here. Some of bricks the kiln was built from have been used in Spring Farm.
7786	TG 1555 1610	Spring Farm Barn: post medieval barn with a date on the gable of 1767. Some of the brickwork was reused from a nearby brick kiln
13584	no grid reference	Midland and Great Northern Joint Railway (Norwich to Cromer via Holt), North Norfolk Railway: This is the route of a 19th century railway from Norwich to Cromer via Holt. The section from Norwich to Melton Constable opened in 1882, with the extension to Holt opened in 1884 and the continuation to Cromer opened in 1887. All but the Cromer to Sheringham section (which is now part of the Bittern Line) closed to trains in 1964. The stretch between Sheringham and Weybourne reopened as the North Norfolk Railway in the 1970s, with the Weybourne to Holt section added during the 1980s. The Norwich to Reepham section is now part of the Marriott's Way, a footpath and cycle track. 19 th century stations, signal boxes, bridges and embankments survive in a number of locations. In 2009 the station at Whitwell (Reepham) reopened.

33656	TG 16 16	Post medieval metalwork: A post medieval coin, coin weight and a grotesque human head made of lead, found by metal detecting
56411	TG 1652 1446	19th century milestone marking Fakenham 19 miles and Norwich 5 miles: One of 12 surviving milestones along the former Norwich to Fakenham turnpike. The turnpike was created in 1823 and disturnpiked in 1880.
Modern		
13627	TG 161 159	Possible site of World War One airfield: This is the possible site of a military airfield that was established in late 1916. Several possible buildings and military practice trenches in the vicinity that are visible on aerial photographs from 1942-45 have been recorded separately as NHER 52381.
52381	TG 1604 1614	Site of possible military buildings, and World War Two practice trenches: An area of possible military structures, a possible Nissen hut type structure, and an area of disturbed ground which appears to relate to military practice trenches, are visible on aerial photographs on land to the south of the railway line and to the east of Fir Covert Road, Taverham.
54459	TG 1643 1425	Possible World War Two tower and structures: The site of a tower of unknown function is visible on aerial photographs of Taverham in the late 1940s. This has been suggested as being a radar or observation tower, but this is uncertain. The tower is clearly visible on an undated (1950s?) oblique aerial photograph, where it was described as an 'observation/radar tower'. The lack of major accompanying structures would probably suggest that this is not a radar tower. Consultation of the wartime aerial photographs would suggest that this tower is not constructed until 1947, although it is feasible that it is not visible prior to this date due to it being obscured by tree cover – as the structure is located on the edge of an area of trees – however the structure shows sign of having been newly constructed in 1947. To the east of tower is a pair of huts, which potentially pre-date the tower itself and exhibit no obvious sign of being military in origin.
Multi-period		
24924	TG 16 15	Multi-period finds, East of Breck Farm: In 1988 part of a Neolithic polished flint axehead was found in this field. Subsequent fieldwalking in 1998 and metal-detecting in 2009 recovered a Mesolithic and undatable (but potentially Late Neolithic) prehistoric worked flints; ?Roman, medieval, medieval/post-medieval and post-medieval pottery sherds; medieval and post-medieval coin; medieval/post-medieval and post-medieval jettons; a Late Saxon stirrup strap terminal; a post-medieval button and undatable iron slag.
28167	TG 15 14	Middle Saxon strap union and World War Two grenade, 16 Beechlands: In 1990 a Middle Saxon strap union decorated with silver wire was found in the garden here. In addition, a live World War Two hand grenade was also discovered and subsequently safely deactivated by a bomb disposal team
31163	TG 16 15	Multi-period finds: Metal detecting here in 1995 recovered a Middle Saxon to Late Saxon hinge-plate with possible Borre style decoration. Further metal-detecting in 2009 recovered medieval and post-

		<p>medieval coins and a post-medieval token and jetton, as well as medieval and post-medieval metal objects including a medieval brooch, medieval/post-medieval trade weight and vessel leg fragments and post-medieval coin weights. A geophysical survey undertaken in 2012/2013 identified no clear evidence for archaeologically significant remains in this area</p>
32782	TG 16 15	<p>Prehistoric pot boilers and multi-period pottery sherds: Fieldwalking here in 1997 recovered sherds of Iron Age, Roman, Late Saxon, medieval and post medieval pottery and parts of a post medieval tobacco pipe. Two prehistoric pot boiler concentrations were also noted. Further metal-detecting before 2005 and in 2009 recovered medieval and post-medieval coins, a medieval jetton and post-medieval tokens as well as Early Saxon, medieval, medieval/post-medieval and post-medieval metal objects including and Early Saxon triangular mount and wrist clasp; a medieval seal matrix and dress accessories; medieval/post-medieval key, purse bar and lead token and post-medieval buckles.</p>
33482	TG 160 155	<p>Multi-period objects and pottery sherds: Fieldwalking here in 1998 recovered worked flints of Bronze Age or Iron Age date along with prehistoric pot boilers, medieval and post medieval pottery sherds and parts of a post medieval clay tobacco pipe.</p>
63375	TG 1659 1574	<p>2007 Trial Trenching. Evaluation of site on proposed line of Norwich Northern Distributor Road (Phase 1). Three trenches excavated in order to investigate the previously identified cropmark features. The first trench was positioned to investigate an extensive linear cropmark thought to represent some form of trackway or boundary (NHER 52382). The corresponding feature was found to be a substantial ditch that was at least 1.30m deep (possibly up to 1.70m). Unfortunately no dating evidence was recovered. A small pit located 5.10m to the east of the ditch contained part of a human skull belonging to a middle-aged (35-50 year old) male. Due to plough damage it was impossible to determine whether this individual had been deliberately decapitated or whether the skull had been reburied following its removal from a primary burial. A second ditch aligned north-south did not correspond with any cropmarks but the alignment suggested that it could relate to the cropmark enclosure to the east. Two cropmark enclosures (NHER 30315) were also found to be associated with surviving ditches, both of which contained medieval pottery sherds of 11th- to 14th-century date. A cluster of small pits located to the south of the ditches also contained medieval pottery, an iron nail and two prehistoric flints. Other features included two intercutting ditches, one of which produced a sherd of Roman pottery and may therefore have been associated with an earlier phase of activity (particularly given the absence of medieval finds). Other finds recovered included a small assemblage of Late Prehistoric (late Neolithic to early Iron Age) worked flints and three joining fragments of Early Neolithic or Iron Age flint-tempered pottery recovered from an unstratified context. <TO BE COMPLETED>:</p>

Undated		
50496	TG 1636 1572	Undated possible ditch: A fieldwalking and metal-detecting survey undertaken in 2007 recovered no diagnostic finds. A subsequent geophysical survey of this area identified a single probable ditch that appears to continue the line of a series of linear cropmarks recorded to the north-west (NHER 52380). These cropmarks are thought to represent the remains of a trackway of possible Iron Age or Roman date
52385	TG 1715 1553	Cropmarks of two undated curvilinear ditches or a possible trackway are visible as cropmarks on aerial photographs, on land to the south of Reepham Road, Taverham.
52386	TG 1596 1532	Cropmarks of undated fragmentary linear and possible enclosure and pit features: Several fragmentary linear ditches and pits and one or more possible enclosures are visible as cropmarks on aerial photographs, on land to the east of Fir Covert Road, Taverham. These features are only really visible on one photographic frame, and therefore not in stereo, and it was felt that they are likely to represent underlying geological features, but they have been recorded anyway with a note of caution. Fieldwalking to the north of here recovered worked flints of Bronze Age or Iron Age date (NHER 33482), a Middle Saxon to Late Saxon hinge-plate was recovered to the north west (NHER 31163), and a fragment of a Roman bracelet was found approximately 250m to the south (NHER 31101), so it is not possible to suggest any clear date for these possible features.
52387	TG 1521 1547	Cropmarks of undated linear ditch and bank: A fragmentary linear ditch and possible bank feature are visible as cropmarks on aerial photographs (S1), on land to the north of Fakenham Road, Taverham. These features run parallel to the eastern edge of the field and the Attlebridge/Taverham parish boundary, which may suggest that they are medieval to post medieval in date, however they are also on a similar northeast-southwest alignment to various linear features to the northwest (NHER 52379, 52382 and 52384) which may relate to a suggested Iron Age-Roman field system, therefore this is also a possibility. The fact that the features are only visible on one photographic frame makes it difficult to be certain of their nature. Finds from the area to the northwest included small quantities of worked flint and single sherds of medieval and post medieval pottery (NHER 50493)
53243	TG 1570 1617	Trackway of probable post-medieval date, former Taverham/Attlebridge parish boundary: A trackway of probable post medieval date is visible as an earthwork on aerial photographs. It appears to relate to the former course of the Taverham/Attlebridge parish boundary, visible on the 1st edition Ordnance Survey map, but which had moved to the north by 1964. It may also form part of the possible Iron-Age to Roman coaxial field system represented by NHER 52376, 52377, 52379, 52380, 52382 and 52384.

61117	TG 1691 1582	A geophysical survey undertaken in 2009 identified no clear evidence for archaeologically significant features in this area. This result coupled with the available cropmark evidence suggested that the relatively dense remains identified to the west of Furze Lane (NHER 63375) do not extend into this field. Subsequent intrusive work did however identify a number of archaeologically significant features. A trial trench evaluation here in 2010 did however reveal a small number of archaeologically significant features, including two adjacent small features that both produced Middle Bronze Age pottery sherds. A ditch and three other pits were also excavated in this field, although none produced any clear dating evidence. <TO BE COMPLETED>
7910	TG 164 155	Undated building foundations, Breck Farm: In 1964 brick foundations were uncovered by ploughing at this location. The foundations were some 41m long by about 14m wide. They may have belonged to a field barn of unknown date; Brick foundations - flint and mortar and some bricks uncovered by plough some 41m (45yds) long by about 14m (15yds) wide probably a field barn walls around 0.9m (3ft) wide.
61138	TG 1603 1573	Undated ditch: A geophysical survey undertaken in 2012/2013 identified a linear anomaly that probably represents the line of a former field boundary. Although it was suggested that this feature may correspond with a 19th-century boundary it appears that it may actually be a continuation of a potentially much older feature represented by a linear cropmark previously identified in the field to the north (NHER 52379).
63369	TG 1574 1576	Undated ditches, pits and possible natural features: Geophysical surveys undertaken in 2009 and 2012/2013 identified no clear evidence for archaeologically significant remains at this site. Subsequent trial trenching revealed a small number of features, including ditches/gullies, pits and a posthole. These dispersed remains were though generally unremarkable and produced few datable finds. Three hollows interpreted as possible tree throws were also found to contain burnt flints and patches of burnt material. The date of these features and the nature of any associated activity is unclear, although one produced a fragment of post-medieval brick fragment suggesting that they were not necessarily of great antiquity.
Negative		
53766	TG 1539 1643	Site with no archaeological features, Attlebridge Landfill extension: Geophysical surveys undertaken in 2008 and 2012/2013 indicate that this site has low archaeological potential.
61123	TG 1548 1571	Site with no evidence for archaeological features: A geophysical survey undertaken in 2012/2013 identified no clear evidence for archaeologically significant remains in this field.

61124	TG 1703 1591	Site with no evidence for archaeologically significant remains: Magnetometer survey on proposed line of Norwich Northern Distributor Route (Block 9). This survey revealed little clear evidence for sub-surface archaeological remains. Although a range of anomalies were detected these were thought to be of predominantly agricultural or geological origin. A number of discrete dipolar anomalies are typical of the responses caused by modern ferrous debris.
61125	TG 1719 1583	Geophysical survey undertaken at this location in 2012/2013 identified no evidence for archaeologically significant features. Magnetometry survey on proposed line of Norwich Northern Distributor Route (Blocks 10 and 11). This survey revealed little clear evidence for sub-surface archaeological remains. Although a range of anomalies were detected these were thought to be of predominantly agricultural or geological origin. A number of discrete dipolar anomalies are typical of the responses caused by modern ferrous debris. See report for further details. <TO BE COMPLETED>
63370	TG 1629 1570	Site with no evidence for archaeologically significant remains: Magnetometry survey on proposed line of Norwich Northern Distributor Road (Block 7). This survey revealed no evidence for sub-surface archaeological remains. Although a range of anomalies were detected these were thought to be of predominantly agricultural or geological origin. See report for further details.

APPENDIX 2 CARTOGRAPHIC INFORMATION

Fig. No.	Map	Date	Scale	Ref.
1	Site location	-	1:25,000	OS
2	Detailed site location – Client	-	1:5,000	Client
3	HER information	-		Norfolk HER
4	Cropmarks	-		Norfolk HER
5	Location of Sites T2, T7, T8 and D203 along the Norwich Distributor Road			Pooley 2015
6	Plan of Site T7 evaluation			Pooley 2015
7	Plan of Site T8 evaluation			Pooley 2015
8	Faden's map of Norfolk	1797		Sheet 39
9	Taverham Tithe map	1845		Norfolk Record Office
10	OS First Edition	1881	1:2500	L.12
11	OS Second Edition	1905	1:2500	L.12
12	Ordnance Survey	1968	1:2500	TG1415-1515
Fig. 13	Phase 1 Proposed Development			Client

Plot	Owner	Occupier	Name	Use	Area
8	Nathaniel Micklethwaite	Himself	Furze Covert	Pasture	42-3-16
9	Nathaniel Micklethwaite	Executors of John Reeve	Furze Piece	Arable	21-1-11
10	Nathaniel Micklethwaite	Executors of John Reeve	Spring Breck	Arable	37-2-30
11	Nathaniel Micklethwaite	Executors of John Reeve	Spring Breck	Arable	97-3-34
12	Nathaniel Micklethwaite	Executors of John Reeve	Ten Acres	Arable	11-1-24
13	Nathaniel Micklethwaite	Executors of John Reeve	Barn Close	Arable	6-0-22
14	Nathaniel Micklethwaite	Executors of John Reeve	Thirteen Acres	Arable	17-0-30
15	Nathaniel Micklethwaite	Executors of John Reeve	Upper Breck	Arable	19-3-35
16	Nathaniel Micklethwaite	Executors of John Reeve	Fourteen Acres	Arable	23-3-33
17	Nathaniel Micklethwaite	Executors of John Reeve	Little Smooth Breck	Arable	17-1-31
18	Nathaniel Micklethwaite	Himself	Plantation	Wood	2-2-10
19	Nathaniel Micklethwaite	Executors of John Reeve	Great Smooth Breck	Arable	39-3-17
20	Nathaniel Micklethwaite	Executors of John Reeve	Nine Acres	Arable	10-0-15

21	Nathaniel Micklethwaite	Executors of John Reeve	Farm House and Premises	Pasture	1-2-19
22	Nathaniel Micklethwaite	Executors of John Reeve	Home Close	Arable	10-0-11
23	Nathaniel Micklethwaite	Executors of John Reeve	Fifteen Acres	Arable	15-3-35
24	Nathaniel Micklethwaite	Executors of John Reeve	Galley Hill Breck	Arable	39-1-32
25	Nathaniel Micklethwaite	Executors of John Reeve	Seventeen Acres	Pasture	20-0-32
26	Nathaniel Micklethwaite	Executors of John Reeve	Hatcher Piece	Arable	17-3-14
27	Nathaniel Micklethwaite	Executors of John Reeve	Upper Witchells	Arable	14-2-32
28	Nathaniel Micklethwaite	Executors of John Reeve	Lower Witchells	Arable	13-0-4
29	Nathaniel Micklethwaite	Executors of John Reeve	Pightle	Arable	11-1-5
30	Nathaniel Micklethwaite	Executors of John Reeve	Meadow	Pasture	10-1-30
31	Nathaniel Micklethwaite	Executors of John Reeve	Meadow	Pasture	1-3-29
32	Nathaniel Micklethwaite	Executors of John Reeve	Six Acres	Arable	7-0-26
33	Nathaniel Micklethwaite	Executors of John Reeve	Five Acres	Arable	4-2-21
34	Nathaniel Micklethwaite	Executors of John Reeve	Twenty Acres	Arable	19-3-6
35	Nathaniel Micklethwaite	Executors of John Reeve	Sixteen Acres	Arable	16-0-26
36	Nathaniel Micklethwaite	Himself	Plantation	Wood	2-3-36
37	Nathaniel Micklethwaite	Executors of John Reeve	Old Warren	Arable	57-2-15
38	Nathaniel Micklethwaite	Executors of John Reeve	Meadows	Pasture	16-2-22
39	Nathaniel Micklethwaite	Himself	Plantation	Wood	3-0-37
40	Nathaniel Micklethwaite	Executors of John Reeve	Further Warren Close	Arable	29-3-20
41	Nathaniel Micklethwaite	Himself	Plantation	Wood	7-1-37

DIGITAL PHOTOGRAPHS



DP 1. View towards the heritage assets at Ringland from the SW sector of the proposed development site



DP 2. View in the direction of the heritage assets S of Taversham from the SW sector of the proposed development site



DP 3. View towards the heritage assets in Drayton from the SW sector of the proposed development site



DP 4. View towards the heritage assets in Horsford from the SW sector of the proposed development site



DP 5. View towards the heritage assets in Felthorpe from the SW sector of the proposed development site.



DP 6. View towards Spring Farm from the SW sector of the proposed development site



DP 7. View towards heritage asset at Ringland from the NW sector of the proposed development site



DP 8. View towards heritage assets S of Taverham from the NW sector of the proposed development site



DP 9. View towards heritage assets in Drayton from the NW sector of the proposed development site



DP 10. View towards heritage assets in Horsford from the NW sector of the proposed development site



DP 11. View towards heritage assets in Felthorpe from the NW sector of the proposed development site



DP 12. View towards Spring Farm from the NW sector of the proposed development site



DP 13. View towards heritage assets in the Ringland area from the central eastern part of the proposed development site.



DP 14. View towards heritage assets S of Taverham from the central eastern part of the proposed development site.



DP 15. View towards heritage assets in Drayton from the central eastern part of the proposed development site.



DP 16. View towards heritage assets in Horsford from the central eastern part of the proposed development site



DP 17. View towards heritage assets in Felthorpe from the central eastern part of the proposed development site



DP 18. View towards Spring Farm from the central eastern part of the proposed development site



DP 19. View towards heritage assets in Ringland from the central part of the proposed development site



DP 20. View towards heritage assets S of Taverham from the central part of the proposed development site



DP 21. View towards heritage assets in Drayton from the central part of the proposed development site



DP 22. View towards heritage assets in Horsford from the central part of the proposed development site



DP 23. View towards heritage assets in Felthorpe from the central part of the proposed development site



DP 24. View towards Spring Farm from the central part of the proposed development site



DP 25. View west of former railway bridge within the proposed development site.



DP 26. View towards heritage assets in Ringland from the NE sector of the proposed development site



DP 27. View towards heritage assets S of Taverham from the NE sector of the proposed development site



DP 28. View towards heritage assets in Drayton from the NE sector of the proposed development site



DP 29. View towards heritage assets in Horsford from the NE sector of the proposed development site



DP 30. View towards heritage assets in Felthorpe from the NE sector of the proposed development site



DP 31. View towards Spring Farm from the NE sector of the proposed development site



DP 32. View towards heritage assets in Ringland from the highest point of the proposed development site



DP 33. View towards heritage assets S of Taverham from the highest point of the proposed development site



DP 34. View towards heritage assets in Drayton from the highest point of the proposed development site



DP 35. View towards heritage assets in the Horsford area from the highest point of the proposed development site



DP 36. View towards heritage assets in Felthorpe from the highest point of the proposed development site



DP 37. View towards Spring Farm from the highest point of the proposed development site



DP 38. View towards the proposed development site from Fir Covert Road adjacent to Spring Farm



DP 39. View towards the proposed development site from Felthorpe Church



DP 40. View incorporating the listed corn mill in Horsford



DP 41. View from Mill Lane, Horsford towards the proposed development from adjacent to the Grade II listed corn mill



DP 42. View towards the proposed development site from adjacent to The Dog PH, Horsford



DP 43. View towards the proposed development site from adjacent to Horsford Hall



DP 44. View towards the proposed development site incorporating the Grade II listed Horsford War Memorial



DP 45. View towards the proposed development site incorporating Horsford Church and Horsford War Memorial



DP 46. View towards the proposed development site from Dog Lane, the road on which Poplars Farmhouse is located



DP 47. View towards the proposed development site incorporating the Red Lion, Drayton



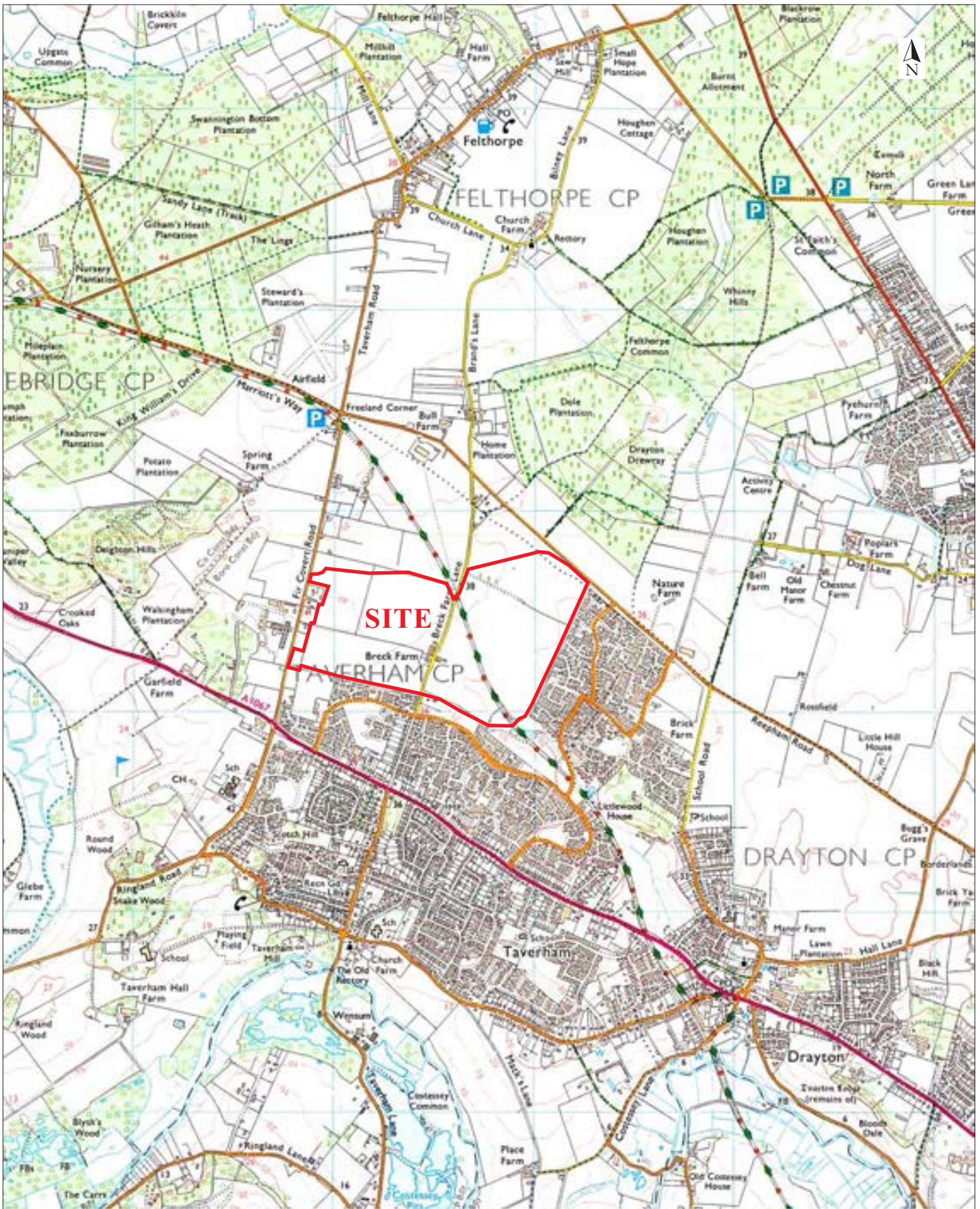
DP 48. View towards the proposed development site incorporating the Grade II listed and Scheduled Monument of the Market Cross, Drayton



DP 49. View towards the proposed development site from the grounds of Drayton Church



DP 50. View towards the proposed development site from the grounds of and incorporating the Grade I listed Church of St Edmund, Taverham



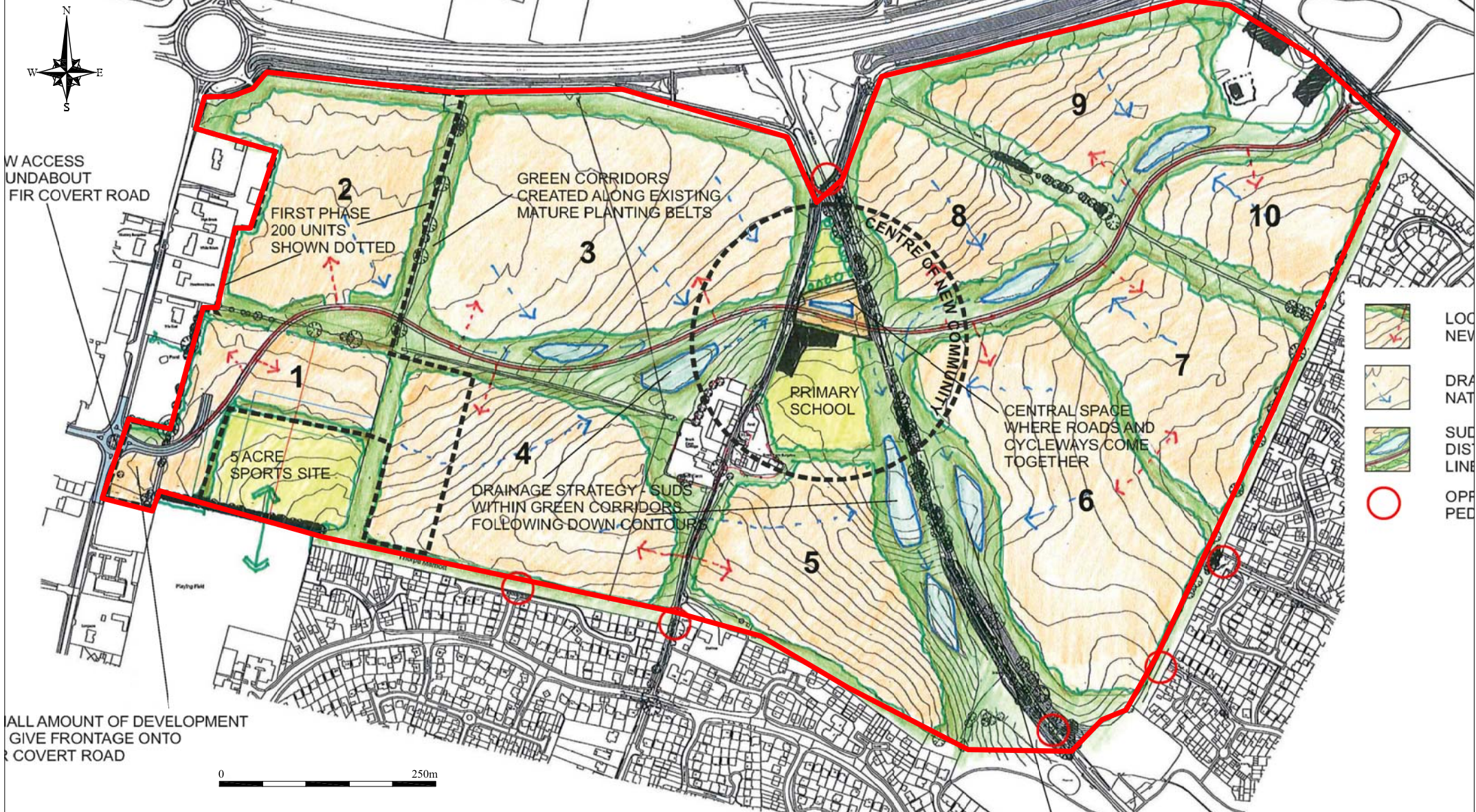
Reproduced from the 2009 Ordnance Survey 1:25000 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

Archaeological Solutions Ltd
Fig. 1 Site location plan
 Scale 1:25,000 at A4
 Breck Farm, Taverham, Norfolk (P8020)

CREATE A SENSE OF PLACE AT THE CENTRE OF THE NEW COMMUNITY

CREATE LINKS AND PERMEABILITY TO THE EXISTING COMMUNITY AND FACILITIES

IMPROVE MARRIOTS WAY WHERE IT PASSES THROUGH THE SITE



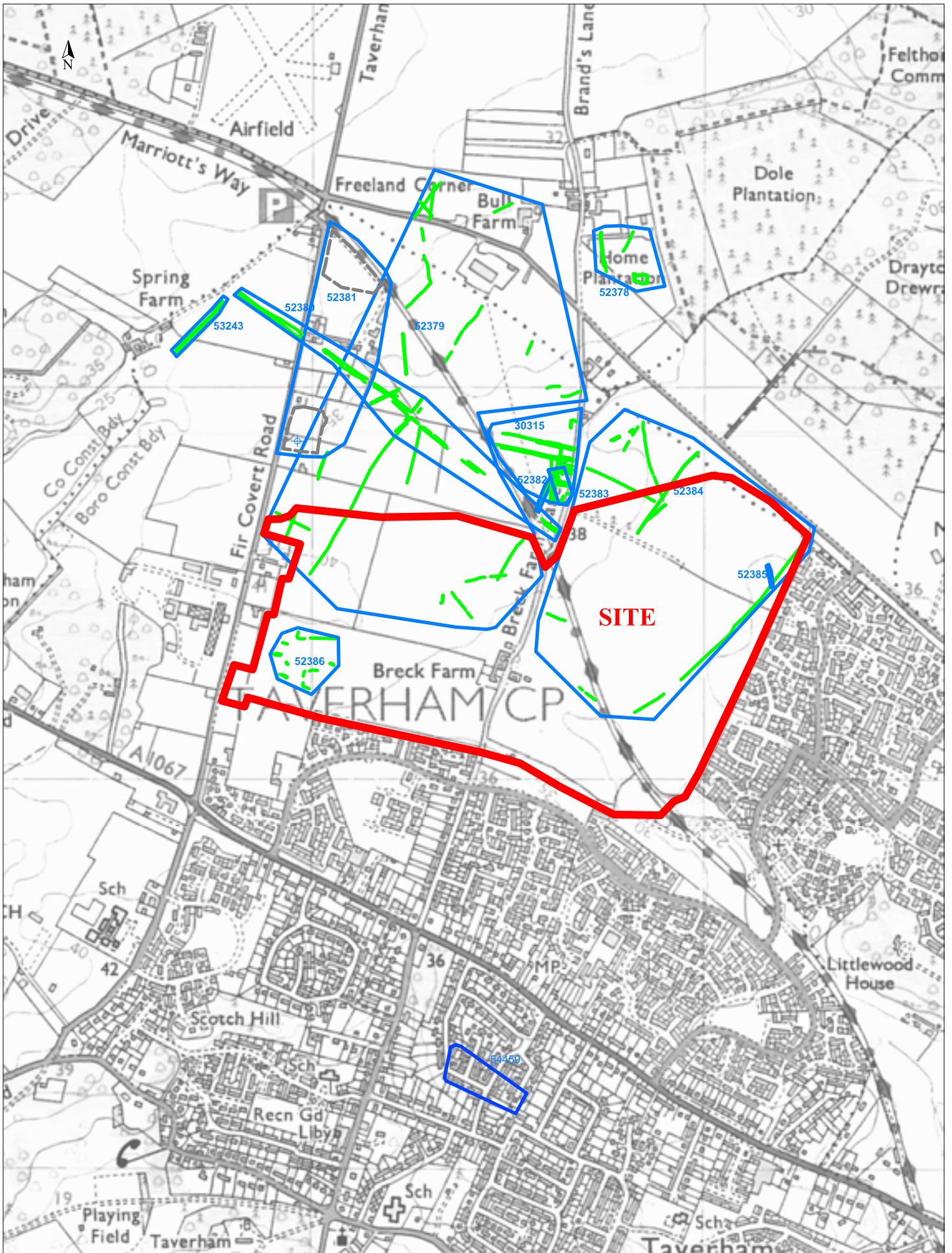
MAXIMUM AMOUNT OF DEVELOPMENT
GIVE FRONTAGE ONTO
FIR COVERT ROAD

Archaeological Solutions Ltd

Fig. 2 Detailed site location plan

Scale 1:6000 at A4

Breck Farm, Taverham, Norfolk (P8020)



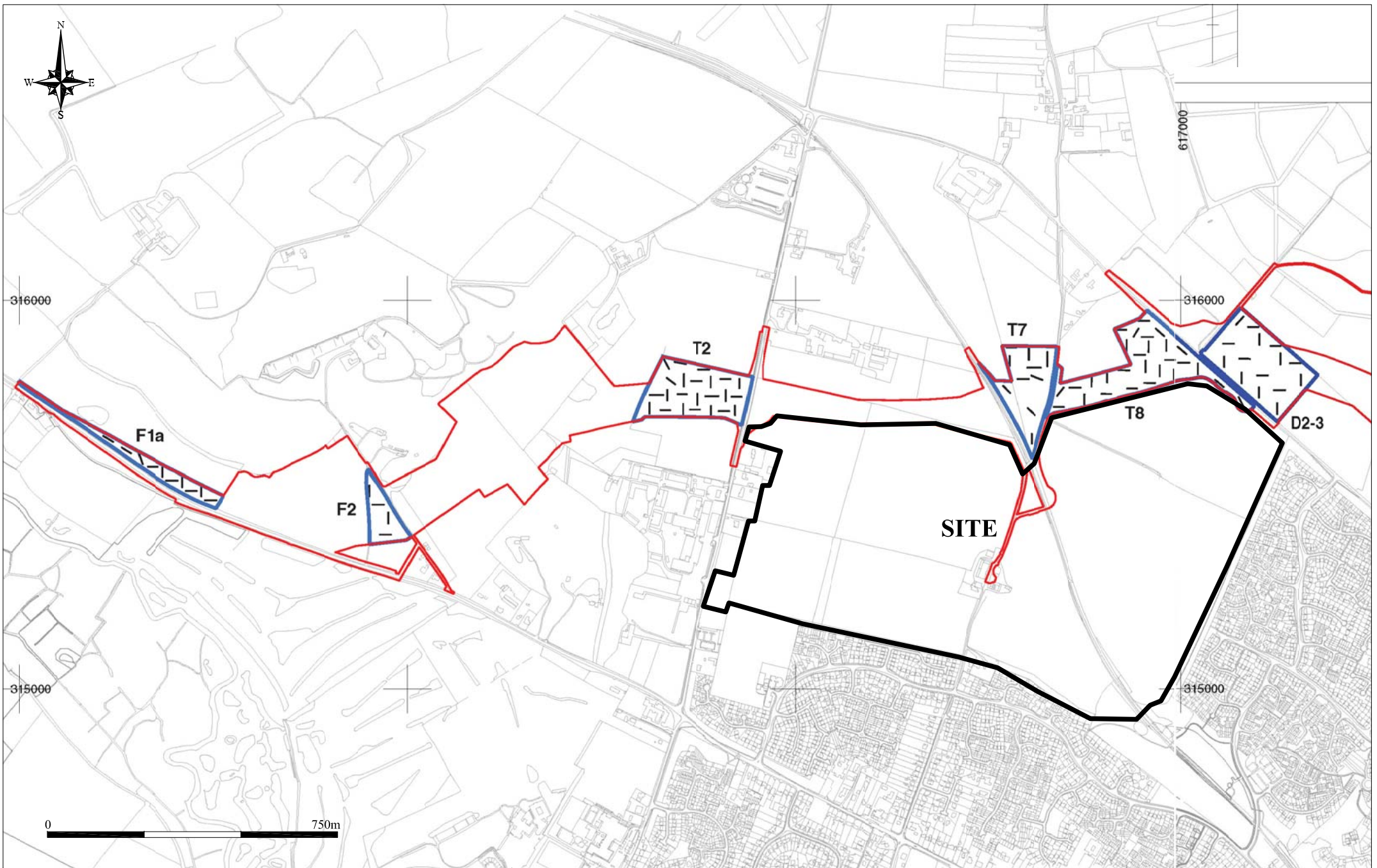
Reproduced from the 1999 Ordnance Survey 1:25000 map with the permission of Her Majesty's Stationery Office. Crown copyright Archaeological Solutions Ltd. Licence No. 100036680

Archaeological Solutions Ltd

Fig. 4 Cropmark data

Scale 1:12,500 at A4

Breck Farm, Taverham, Norfolk (P8020)

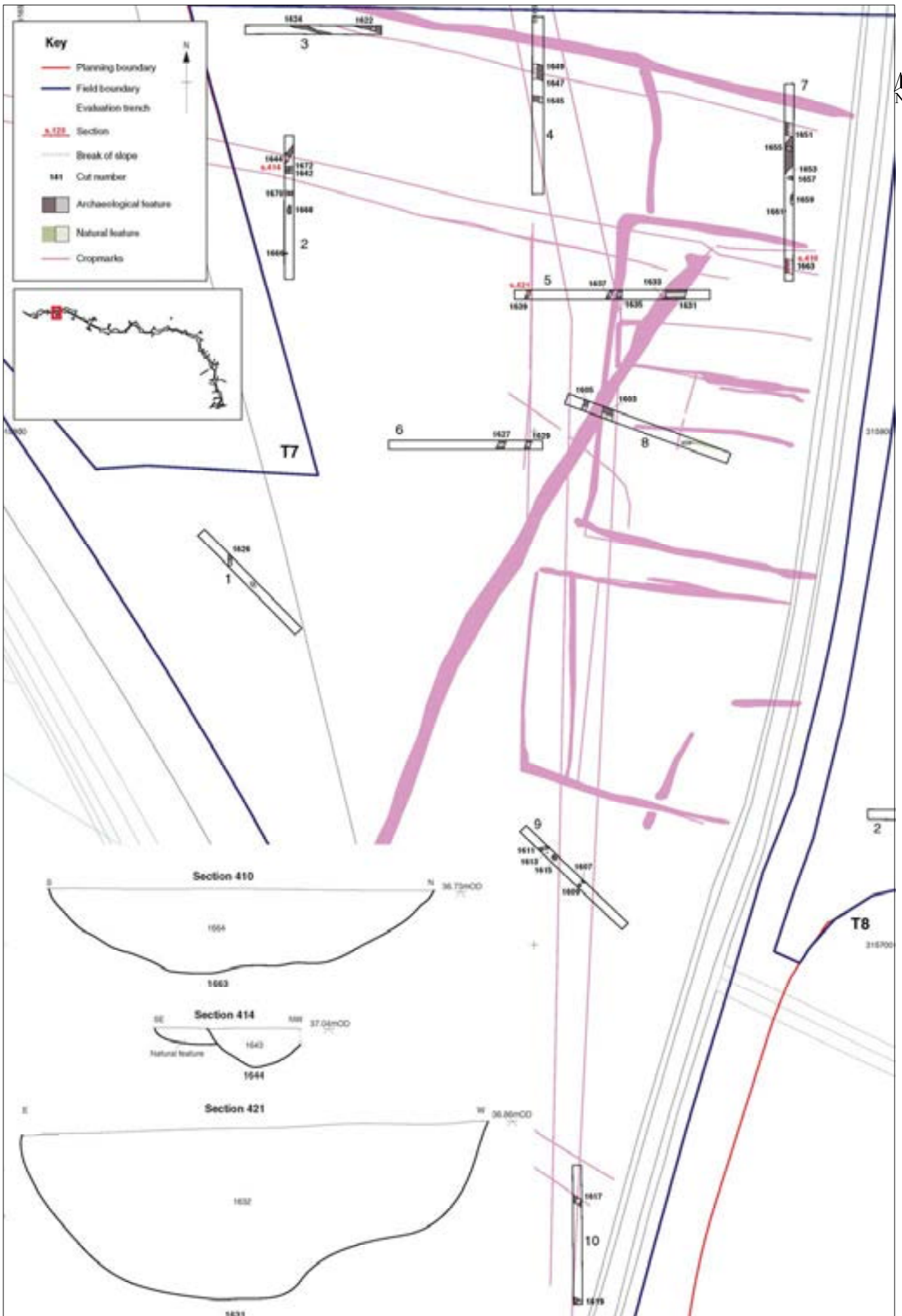


Archaeological Solutions Ltd

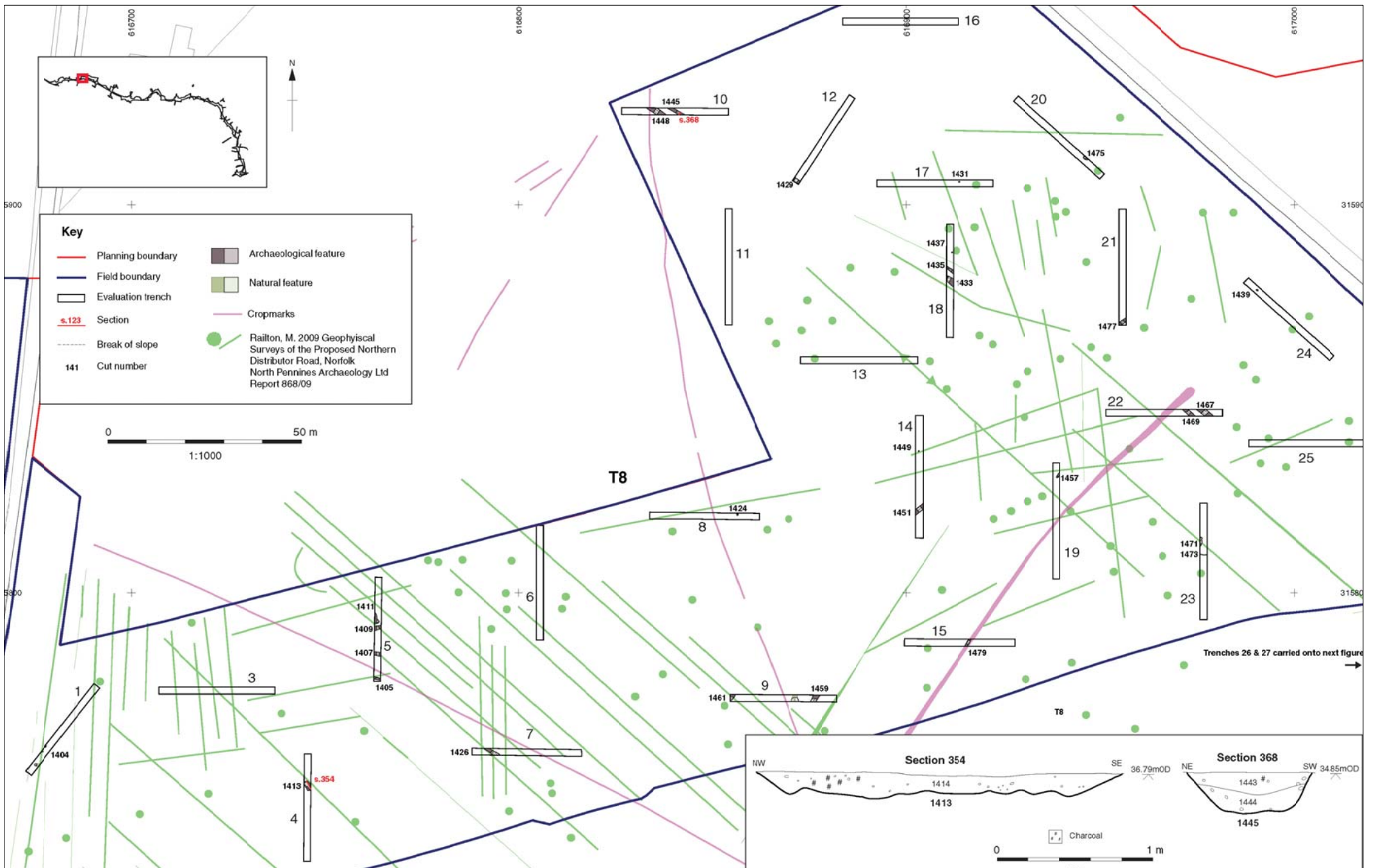
Fig. 5 Sites T2, T7, T8 and D2-3 with evaluation trenches in black

Scale 1:12,500 at A4

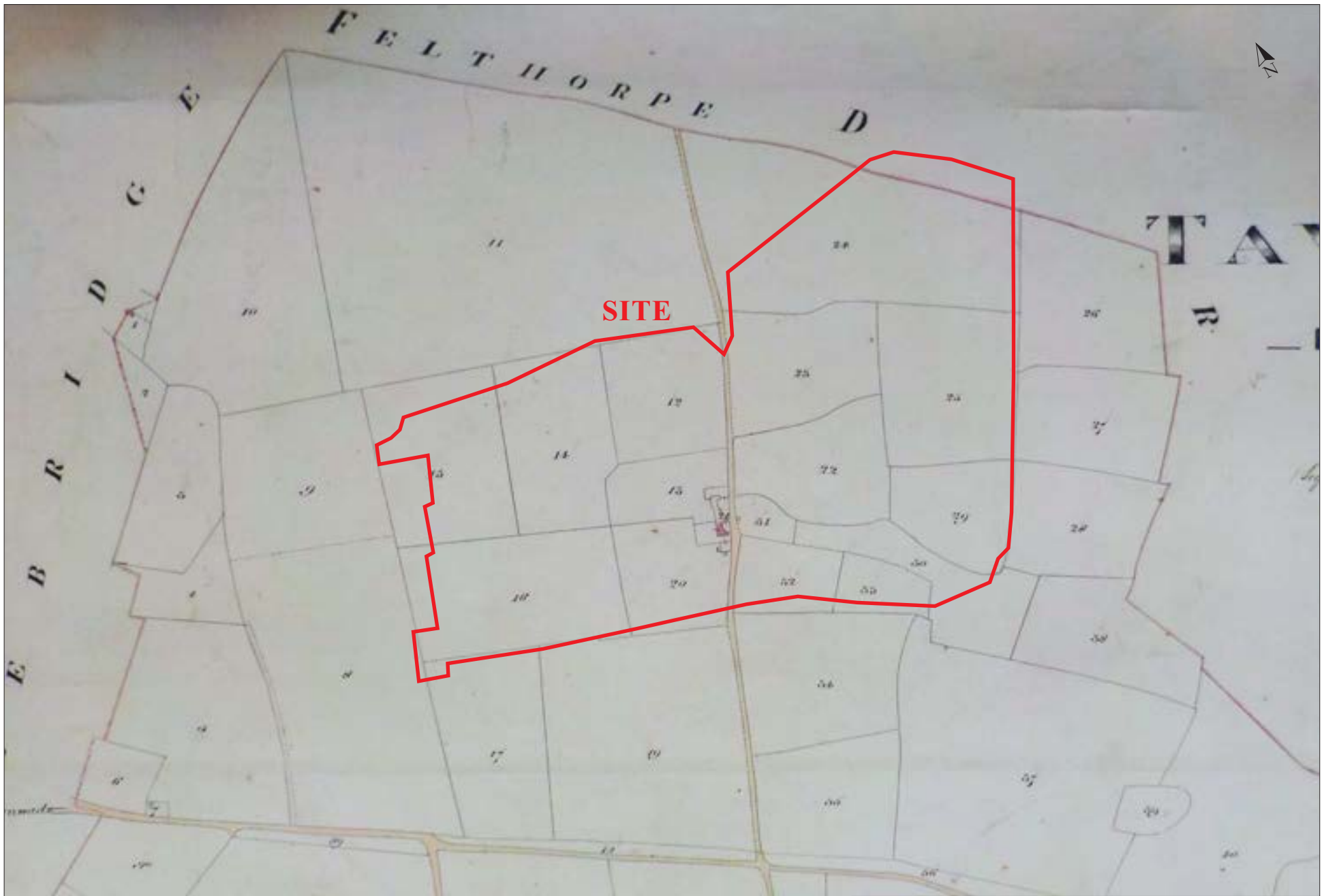
Breck Farm, Taverham, Norfolk (P8020)



Archaeological Solutions Ltd
Fig. 6 Site T7
 Scale 1:1000 at A4
 Breck Farm, Taverham, Norfolk (P8020)



Archaeological Solutions Ltd
Fig. 7 Site T8
 Scale 1:1000 at A4
 Breck Farm, Taverham, Norfolk (P8020)

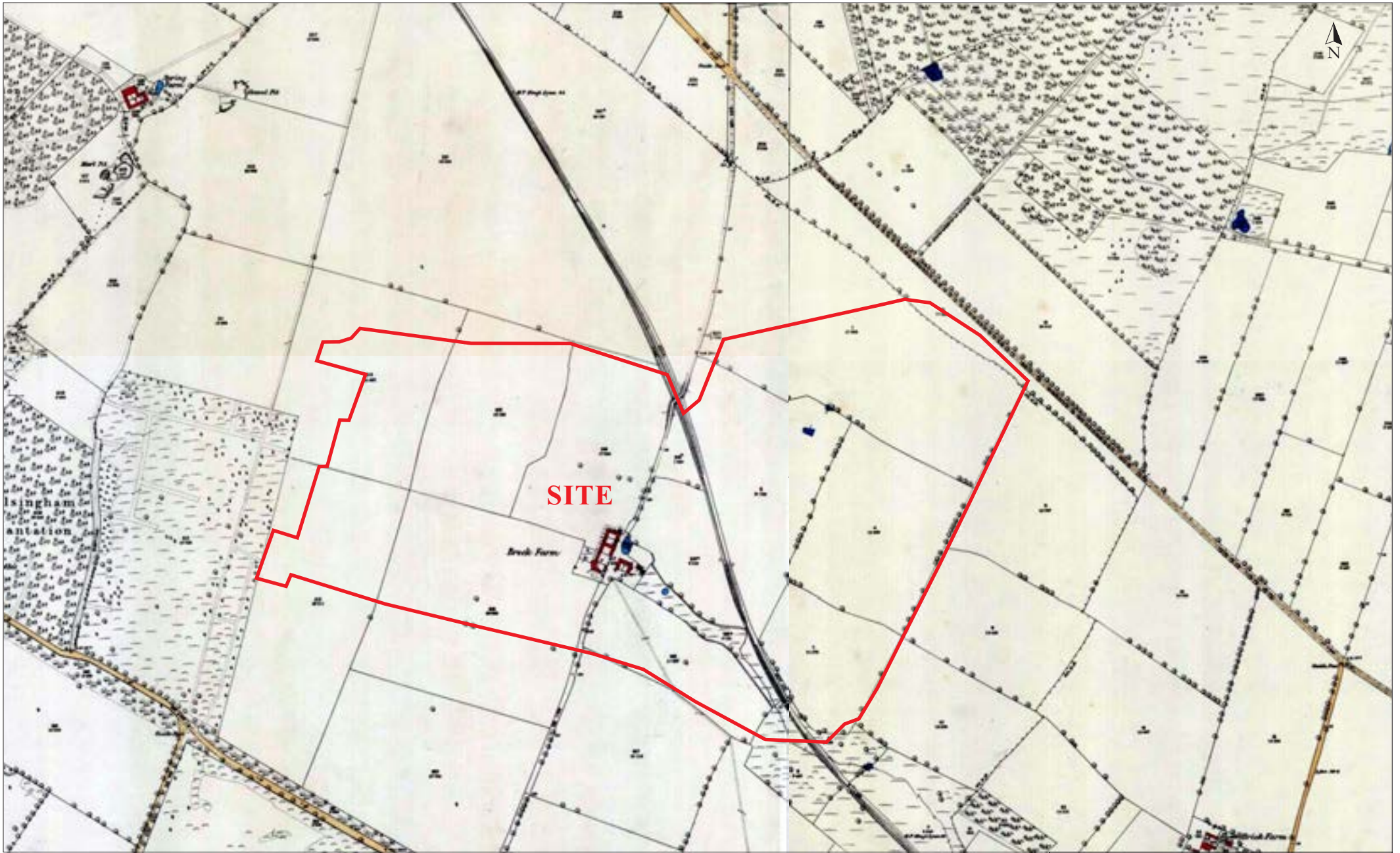


Archaeological Solutions Ltd

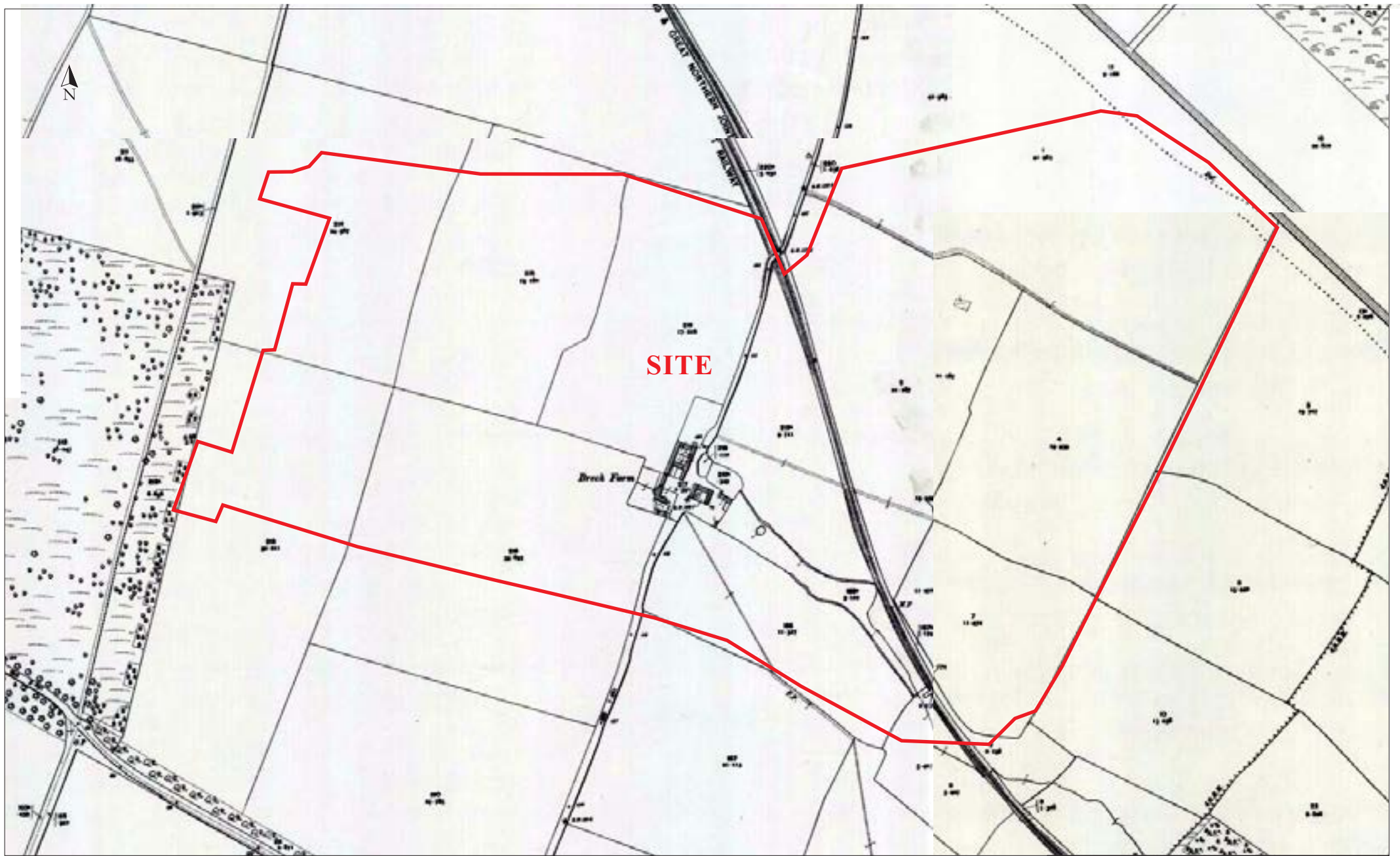
Fig. 9 Taverham tithe map, 1845

Not to scale

Breck Farm, Taverham, Norfolk (P8020)



Archaeological Solutions Ltd
Fig. 10 OS map, 1881
Not to scale
Breck Farm, Taverham, Norfolk (P8020)



Archaeological Solutions Ltd

Fig. 11 OS map, 1905

Not to scale

Breck Farm, Taverham, Norfolk (P8020)



Archaeological Solutions Ltd
Fig. 12 OS map, 1968
Not to scale
Breck Farm, Taverham, Norfolk (P8020)



Archaeological Solutions Ltd

Fig. 13 Proposed development (Phase 1)

Scale 1:2,500 at A4

Breck Farm, Taverham, Norfolk (P8020)

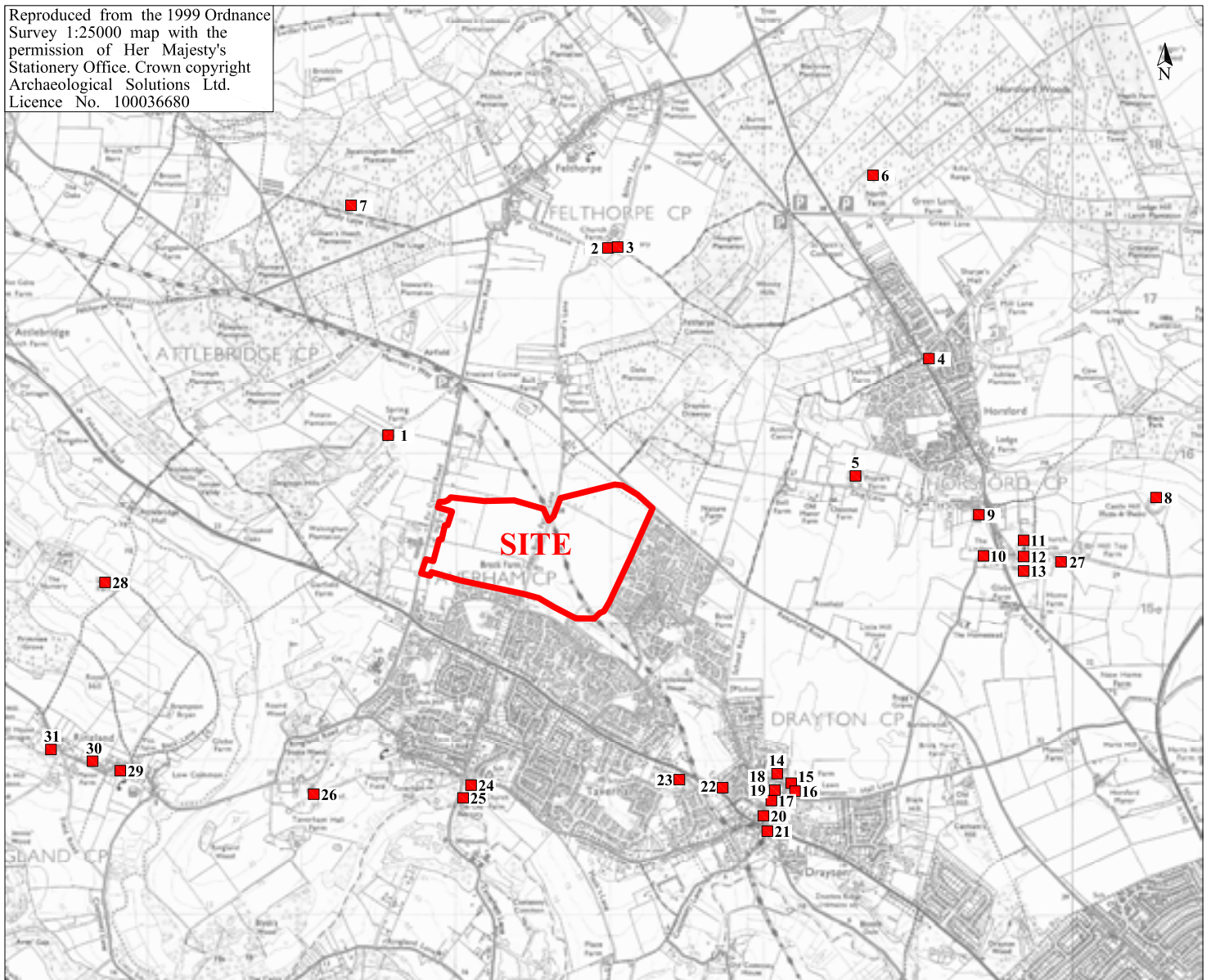


Archaeological Solutions Ltd

Fig. 14 Photo locations within proposed development site

Not to scale

Breck Farm, Taverham, Norfolk (P8020)



- | | | |
|---|---|---|
| <ul style="list-style-type: none"> 1 Spring Farm Barn, locally listed 2 Parish Church of St Margaret, GII 3 Old Rectory, GII 4 Cornhill, GII 5 Poplars Farmhouse, GII 6 2 Roundbarrows on Horsford Heath, SAM 7 Roundbarrow north of Sandy Lane, SAM 8 Horsford Castle, SAM 9 The Dog Public House, GII 10 The Lindens, GII | <ul style="list-style-type: none"> 11 Church of All Saints, GII* 12 Horsford War Memorial, GII* 13 Horsford Hall, GII 14 The Stower Grange, GII 15 Manor Farmhouse, GII 16 4 Manor Farm Close, GII 17 Church of St Margaret GII* 18 Tombstone, GII 19 Drayton War Memorial, GII 20 The Red Lion GII | <ul style="list-style-type: none"> 21 Village Cross, GII SAM 22 Valley Farm, GII 23 Cold War Private Underground Nuclear Shelter, GII 24 Church of St Edmund, G1 25 Taversham War Memorial, GII 26 Taversham Hall, GII 27 Little Orchard, GII 28 Barn 50m NW of Low Farmhouse 29 Pond Farm Barn, GII 30 Ringland School & Attached School Masters House, GII 31 Church of St Peter |
|---|---|---|

<i>Archaeological Solutions Ltd</i>
Fig. 15 Heritage assets
Scale 1:40,000 at A4
Breck Farm, Taverham, Norfolk (P8020)