

Cultural Heritage Desk-Based
Assessment (RPS)

SILFIELD GARDEN VILLAGE, WYMONDHAM, NORFOLK

CULTURAL HERITAGE DESK-BASED ASSESSMENT

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Prepared by:

RPS

Thomas Copp
Director

Alistair Robertson
Associate Director

20 Farringdon Street, London, EC4A 4AB

T 020 3691 0500

Prepared for:

Orbit Homes and Bowbridge Strategic Land

EXECUTIVE SUMMARY

Land proposed for Silfield Garden Village at Wymondham, Norfolk has been assessed to identify any cultural heritage constraints and opportunities, in order to support its allocation for future residential development.

In terms of relevant designated heritage assets, no Scheduled Monuments or Listed buildings are located within the study site.

The Grade I-Listed and Scheduled Monument 'Abbey Church of St Mary and St Thomas of Canterbury' (Wymondham Abbey) is located 950m north of the site and represents the key heritage constraint to future development. This assessment has established that development would have an impact on its setting; however, with appropriate mitigation and design, it is believed this impact can result in less than substantial harm. The current masterplan presents opportunities to provide new public views of the Abbey both from within the residential parcels and the new public open space to the west.

There are seven Grade II listed buildings located proximate to the south and east boundaries of the site, but any impact arising from the proposed development to their significance is likely to be limited.

The study site is located in an area of archaeological interest, with evidence for land-use and settlement from the Prehistoric period onwards recorded in the wider landscape. The limited archaeological survey/investigation to date on the site itself have identified an Iron Age settlement on the route of the A11 motorway, while south of the A11 much of the land comprised a Medieval deerpark with a central moated site at Lowerpark Farm. Metal detecting has also retrieved artefacts of Prehistoric to Post Medieval origin across the fields within the site boundary. There is therefore the potential for further archaeological remains to be present.

The significance of any such remains is not yet tested, therefore it is recommended that a programme of non-invasive geophysical survey is undertaken as a primary stage of investigation, followed by trial trench evaluation, to better characterise the archaeological resource on the site. Direct development impacts on any archaeological remains can be mitigated through a combination of archaeological investigation, appropriate design measures and preservation in situ where necessary.

With respect to designated heritage assets, the NPPF directs that less than substantial harm should be weighed against the public benefits of the proposal, taking into account the statutory duty placed upon the decision maker by Section 66 of the Planning (Listed Building and Heritage Assessment Conservation Areas) Act 1990; whilst harm to non-designated assets should be taken into account when determining planning applications. The degree of harm to the identified designated and non-designated heritage assets relevant to the site, offset through a programme of sensitive design and archaeological works, should therefore be weighed against the demonstrable public benefits of the delivery of housing in Wymondham.

With appropriate mitigation measures in place, it is considered that heritage assets do not present a constraint upon the allocation of the site for residential development.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This cultural heritage desk-based assessment has been prepared by RPS group on behalf of Orbit Homes and Bowbridge Strategic Land.
- 1.2 The subject of this assessment, also known as the study site, comprises 451 hectares of land which lies north and south of the A11 adjacent to Wymondham in South Norfolk. The study site is centred at National Grid Reference TM 111 983 and currently comprises enclosed agricultural land set around Park Farm (Fig. 1).
- 1.3 In terms of relevant designated heritage assets, the Grade I listed and Scheduled Monument 'Abbey Church of St Mary and St Thomas of Canterbury' (Wymondham Abbey), is located 950m north of the study site. There are seven Grade II listed buildings located proximate to the south and east boundaries of the site.
- 1.4 In terms of Local designations, the study site is not located within any conservation areas as defined by South Norfolk Council.
- 1.5 Orbit Homes and Bowbridge Strategic Land have commissioned RPS Group to establish the cultural heritage potential of the study site, and to provide guidance on ways to accommodate any heritage constraints identified, in support of future residential allocation of the study site.
- 1.6 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists January 2017), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.7 This desk-based assessment comprises an examination of evidence on the Norfolk Historic Environment Record (HER) and other sources. The report also includes the results of a comprehensive map regression exercise which charts the development of the study site from the 18th century until present day.
- 1.8 This assessment enables relevant parties to assess the significance of any designated or non-designated Cultural Heritage Assets relevant to the Study Site, assess the potential for as yet to be discovered archaeological evidence within the Study Site and enables potential impacts on Cultural Heritage Assets within the Study Area to be identified, along with the need for design, civil engineering or heritage solutions.
- 1.9 As the proposals progress, more detailed assessments will be required to evaluate effects on relevant heritage assets. These will include a detailed setting assessment that follows Historic England guidance *GPA3: The Setting of Heritage Assets* .

2 PLANNING BACKGROUND & DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In June 2019, the government published the latest update of the National Planning Policy Framework (NPPF). The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 22 October 2018 (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 The relevant Local Development Framework (LDF) is currently provided by the Joint Core Strategy for Broadlands, Norwich and South Norfolk that was adopted in March 2011 with amendments in January 2014 and contains the following relevant policy:

POLICY 1: ADDRESSING CLIMATE CHANGE AND PROTECTING ENVIRONMENTAL ASSETS

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

POLICY 8: CULTURE, LEISURE AND ENTERTAINMENT

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

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

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

- 2.15 The South Norfolk Local Plan Development Management Policies Document (October 2015) set out the following policies relating to historic environment:

POLICY DM 4.10 HERITAGE ASSETS

ALL DEVELOPMENT PROPOSALS MUST HAVE REGARD TO THE HISTORIC ENVIRONMENT AND TAKE ACCOUNT OF THE CONTRIBUTION WHICH HERITAGE ASSETS MAKE TO THE SIGNIFICANCE OF AN AREA AND ITS SENSE OF PLACE, AS DEFINED BY REFERENCE TO THE NATIONAL AND LOCAL EVIDENCE BASE RELATING TO HERITAGE. CHANGE OF USE, ALTERATIONS AND EXTENSIONS AFFECTING THE SIGNIFICANCE OF A DESIGNATED HERITAGE ASSET, INCLUDING ITS SETTING, MUST HAVE REGARD TO AND POSITIVELY RESPOND TO, THAT SIGNIFICANCE. PROPOSALS MUST SUSTAIN, AND WHERE POSSIBLE ENHANCE AND BETTER REVEAL THE SIGNIFICANCE OF THE ASSET AND MAKE A POSITIVE CONTRIBUTION TO LOCAL DISTINCTIVENESS.

PROPOSALS MUST SHOW HOW THE SIGNIFICANCE OF THE HERITAGE ASSET HAS BEEN ASSESSED AND TAKEN INTO ACCOUNT BY REFERENCE TO THE HISTORIC ENVIRONMENT RECORD, SUITABLE EXPERTISE AND OTHER EVIDENCE/RESEARCH AS MAY BE NECESSARY.

CONSIDERABLE IMPORTANCE AND WEIGHT MUST BE GIVEN TO THE DESIRABILITY OF PRESERVING LISTED BUILDINGS, THEIR SETTINGS AND THE CHARACTER AND APPEARANCE OF CONSERVATION AREAS. DEVELOPMENT SHOULD AVOID CAUSING ANY LOSS TO A HERITAGE ASSET, OR HARM TO IT. SUBSTANTIAL HARM OR TOTAL LOSS WILL ONLY BE JUSTIFIED WHERE IT CAN BE DEMONSTRATED THAT IT IS NECESSARY TO ACHIEVE SUBSTANTIAL BENEFITS OR WHERE THE RETENTION OF THE ASSET IS UNSUSTAINABLE, NO VIABLE ALTERNATIVES CAN BE IDENTIFIED AND THE HARM OR LOSS IS OUTWEIGHED BY THE BENEFITS OF BRINGING THE SITE BACK INTO USE. LESS THAN SUBSTANTIAL HARM WILL ONLY BE JUSTIFIED WHERE THERE ARE PUBLIC BENEFITS THAT OUTWEIGH THE HARM. IN CARRYING OUT THIS PLANNING BALANCE, LESS THAN SUBSTANTIAL HARM WILL BE AFFORDED CONSIDERABLE IMPORTANCE AND WEIGHT. PROPOSALS WHICH ADVERSELY AFFECT THE SIGNIFICANCE OF A HERITAGE ASSET WILL ONLY EXCEPTIONALLY BE PERMITTED WHERE CLEAR AND CONVINCING JUSTIFICATION IS PROVIDED.

POLICY DM 2.12 TOURIST ACCOMMODATION

...

(4) IN ALL CASES OF PROPOSALS FOR THE CHANGE OF USE OF LAND, PARTICULAR CONSIDERATION WILL BE GIVEN TO:

C) THE PROPOSED ONGOING MANAGEMENT OF THE SITE TO PROTECT THE AMENITY OF THE LOCALITY AND PROTECT NATURE CONSERVATION, LANDSCAPE AND ARCHAEOLOGICAL VALUE; AND

D) ENSURING THAT GOOD QUALITY AGRICULTURAL LAND IS NOT TAKEN OUT OF PRODUCTION.

- 2.16 In terms of relevant designated heritage assets, the Grade I-Listed and Scheduled Monument 'Abbey Church of St Mary and St Thomas of Canterbury' (Wymondham Abbey- ref: 1003992/386100), is located 950m north of the study site. A further seven 7 Grade II listed buildings are located proximate to the south and east boundaries of the site that may be affected by the proposed allocation (Fig. 2a).
- 2.17 In terms of Local designations, the study site is not located within any conservation areas as defined by South Norfolk Council.
- 2.18 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's cultural heritage potential, likely direct and indirect effects from future development on the site and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geology Survey (BGS Online 2019) records the underlying geology of the site as Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation and Culver Chalk Formation. The overlying superficial deposits are Lowestoft Formation diamicton, except in the location of a tributary stream crossing the site where Alluvium (Clay, Silt, Sand And Gravel) is recorded.
- 3.2 No geotechnical data is currently available for the study site.

Topography

- 3.3 The study site is located on a west-facing river valley slope that rises very gently from approximately 35m Above Ordnance Datum (AOD) at its western boundary to approximately 57m AOD at its eastern boundary (Fig. 3b; Plates 1-6).
- 3.4 A tributary stream crosses the study site, draining into the Bays River that flows northwards along the western site boundary. In turn, the Bays River drains into the River Tiffey that flows westwards through Wymondham.

4 ARCHAEOLOGICAL ASSESSMENT

Timescales:

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter provides a summary review of the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figs. 1 & 2), also referred to as the study area, held on the Norfolk Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 In terms of Local designations, the study site is not located within any conservation areas as defined by South Norfolk District Council.
- 4.4 The study site is generally recorded as `20th century agriculture` on the Norfolk Historic Landscape Characterisation database.

Designated Assets

- 4.5 In terms of relevant designated archaeological assets, no World Heritage Sites, Scheduled Monuments or Historic Battlefields are located on the study site (Fig. 2b).
- 4.6 The Abbey Church of St Mary and St Thomas of Canterbury (Wymondham Abbey) is located 950m north of the study site (Fig. 2a- ref: 1003992/386100). The Benedictine Abbey Church site was

originally founded in 1107 by William d'Aubigny as a priory, before being granted the right to become an abbey in 1448. The extant, twin-towered abbey buildings are Grade I listed, while the wider grounds that contain surface and sub-surface remains of earlier structures are designated as a Scheduled Monument. An assessment of the effects of development on the study site to the setting of the Grade I listed abbey building is presented in the Built Heritage Assessment chapter (5) below.

Previous Archaeological Work

- 4.7 There has been very little invasive archaeological fieldwork carried out on the study site. On the basis of surface finds identified during fieldwalking in 1990 and 1993 by Norfolk Archaeology Unit, subsequent excavations identified the presence of an Iron Age settlement and/or industrial site on the route of the A11 carriageway (Fig. 2c; ENF98773). Features excavated included pit groups, four-post structures, quarries, and evidence for bone or antler working. Other industrial activities were also noted, comprising flint working, iron smelting, and the quarrying of natural boulder clay.
- 4.8 Fieldwalking and metal detecting has been undertaken across the study site sporadically since the late 20th century and recovered a wide array of multi-period finds, extending from the Prehistoric to Modern eras.
- 4.9 Aerial photographs of the study site have also been reviewed as part of the National Mapping Programme (NMP) for Norfolk, which has been mapping potential archaeological sites in Norfolk since 1991. The NMP has identified a number of linear cropmarks within the study site indicative of Prehistoric and historic activity; concentrated on its northern and eastern fringes (Fig. 2c).

Archaeological Potential

- 4.10 The lack of invasive archaeological investigation on the study site limits an analysis of its archaeological potential, however the fieldwork and metal detecting to date indicates a general level of activity from most past periods of human activity. The following provides key findings by period.

Prehistoric

- 4.11 The earliest finds recorded from the study site are Mesolithic blades, a blade core and core burin recovered during the A11 excavation (Fig. 2b- MNF25887). As noted above, the excavation also identified an Iron Age settlement/industrial site. The remaining evidence for Prehistoric activity derives from cropmarks recorded via the NMP, along with fieldwalking and metal-detected finds.
- 4.12 Cropmarks of note are those of two possible ring ditches, which could represent the remains of Bronze Age round barrows, located in the northern and northeastern portions of the study site (Fig. 2b- MNF63764 & MNF63765).
- 4.13 The fieldwalking and metal-detected finds include an array of pottery and metal artefacts that indicate Prehistoric activity took place on the study site, but the nature of their recovery does not allow for greater than field-wide accuracy in identifying potential settlement/activity zones.
- 4.14 There is therefore known Prehistoric settlement activity on the site, and the available evidence suggests a moderate potential for further remains to be present.

Roman

- 4.15 Various Roman artefacts have been retrieved from the study site through fieldwalking and metal detecting, but no direct evidence of settlement has been recorded.
- 4.16 Roman material often appears in HERs because of the volume of cultural material relative to most other periods and because much of that material is readily identifiable. There is not sufficient evidence to establish if the finds retrieved from the site represent a “background noise” of general activity in the wider landscape, or directly derive from settlement within the site. On balance, there is a low to moderate potential for such remains to be present.

Saxon & Medieval

- 4.17 Anglo-Saxon finds have been retrieved from the study site through fieldwalking and metal detecting, but no direct evidence of settlement has been recorded.
- 4.18 The majority of the study site to the south of the A11 comprised a Medieval deer park established by William d’Aubigny II, with some assistance from the monastery in Wymondham. The park covered 200 hectares and measured 2km from north to south. The park was known as Oxehaghe, and the eastern boundary is still visible as cropmarks in some places (Fig. 2c- 9945).
- 4.19 At Lower Park Farm, located centrally within the deer park footprint, are the remains of a moat that may have sited a hunting lodge and manor house for the d’Aubignys (Fig. 2b-MNF9944; Plates 5 & 6).
- 4.20 Cropmarks indicating a series of building platforms and field boundaries are also located on the eastern edge of the deer park (Fig. 3c; 57364). It is thought that these date to the Medieval period and are likely related to common-edge enclosures and settlement.
- 4.21 A further concentration of cropmarks of former enclosures, fields and boundaries of probable Medieval date is present in the northeastern part of the study site (Fig. 3c; 17143, 54689, 54690, 54702, 54687, 54707).
- 4.22 Medieval finds have also been recovered during fieldwalking and metal detecting across the fields within the study site.
- 4.23 There can be considered an overall moderate potential for further significant remains from these periods to be present. The potential is raised around the Lower Park Farm moat and the cropmark concentrations in the northeastern part of the site.

Post Medieval & Modern

- 4.24 The cropmarks concentrations on the site noted above in the northern and eastern portions of the site may also incorporate Post Medieval settlement remains.
- 4.25 Activity at the Lower Park moated site would also have continued throughout these periods, with the current phase of buildings seemingly dating from the late 18th century. Park Farm to the north was established by the late 18th century (Plate 6).
- 4.26 Our understanding of settlement and utilisation of the study site and wider landscape during these periods is enhanced by cartographic and documentary evidence.

- 4.27 The earliest map reviewed for this assessment, the 1797 Faden Map (Fig. 4), shows the study site as predominantly open land set around the 'Park Farm' farmsteads, with trackways providing routes between the farms and extending north and eastwards. 'Sinfield Common' is labelled in the eastern portion of the site. The buildings at the eastern site boundary likely represent extant structures that have been specifically excluded from the site.
- 4.28 Subsequent mapping and satellite imagery (Figs. 5-12) shows that the character of the site has changed little over ensuing centuries up to the present day, aside from revisions to field boundaries and areas of woodland.
- 4.29 Based on the above, a generally low archaeological potential for significant remains can be determined for these periods at the study site. Evidence of demolished farmstead buildings, former field boundaries and agricultural activity may be present.

Assessment of Significance

- 4.30 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.31 The currently known archaeological assets within the study site can be considered of local to regional significance.
- 4.32 The evidence to date derived from the HER, LiDAR data and other relevant sources does not suggest the presence of currently unrecorded archaeological remains on the site of a significance that would prohibit or constrain development. They would, in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS2013), most likely be of local to regional significance.
- 4.33 In accordance with the NPPF and Local Planning policies, it is considered that the archaeological interest in the site as a whole can be appropriately safeguarded through staged mitigation. The most appropriate first stage of mitigation, in order to refine the baseline and understand any elevated risk associated with the masterplan, would be to undertake a programme of geophysical survey which would be followed by targeted trial trenching.

5 BUILT HERITAGE ASSESSMENT

Introduction

- 5.1 There are no designated heritage assets (scheduled monuments, listed buildings, conservation areas, registered parks and gardens) located within the site (Fig. 2a). However, the Norfolk Historic Environment Record identifies two historic farmsteads: Park Farm and Lower Park Farm within the site. These farmsteads comprise a range of buildings and may be considered as non-designated heritage assets by the local planning authority through the allocation process. Initial assessment has been provided by David Lock Associates, with more detailed consideration given to these buildings below.
- 5.2 In addition, there are a number of listed buildings within the vicinity of the site. This includes 7 Grade II listed buildings located proximate to the south and east boundaries of the site that may be affected by the proposed allocation and which are considered below. However, the key built heritage constraint is likely to be the presence of the Abbey Church of St Mary and St Thomas of Canterbury (Wymondham Abbey), a Grade I listed with a broad setting. This building sits in an elevated position within Wymondham and is visible from most of the northern part of the site (the land north of the A11). Its high significance, and prominent setting, means that it represents a key constraint and the design of the proposed development must give due regard to the setting and significance of this heritage asset.
- 5.3 The following section provides an initial assessment of the significance of all built heritage assets potentially affected by the proposed development. In accordance with Historic England guidance in GPA3: The Setting of Heritage Assets it assesses their significance, with consideration given to how, and to what extent, their settings contribute to that significance. This allows the heritage constraints and opportunities presented by the site to be understood and has informed the constraints heat map at Appendix 1. All designated heritage assets are identified in Figure 2a of this report and identified below:
- The Abbey Church of St Mary and St Thomas of Canterbury Grade I; NHLE 1297494)
 - Silfield Old Hall (Grade II; NHLE 1297512)
 - Mariners Inn (Grade II; NHLE 1297513)
 - Chestnut Farmhouse (Grade II; NHLE 1196724)
 - Wattlefield Hall and associated Barn and Stables (Grade II; NHLE 1196725, NHLE 1208316 and NHLE 1196726)
 - Park Farm (non-designated)
 - Lower Park Farm (non-designated)

Assessment of Significance

Wymondham Abbey

- 5.4 The Abbey Church of St Mary and St Thomas of Canterbury was founded in 1107 as a Benedictine Abbey. It retains some Norman fabric but has undergone substantial alterations in the 14th and 15th centuries. It was substantially demolished following the Dissolution of the Monasteries in the 16th century, presenting the unusual form that is now experienced of a nave with a tall west tower and a slender, former crossing tower marking the east end.
- 5.5 The building is located on a slightly raised site above the valley of the River Tiffey and much of the surrounding countryside. The generally flat topography surrounding Wymondham means that long-distance views are afforded of the building from the surrounding countryside, with the two towers a distinctive landmark, clearly visible on the skyline from the local area. This surrounding countryside would have historically provided much of the wealth for the Abbey, while the elevated location was likely chosen to provide a prominent setting for the building. Its high visibility and link with the surrounding landscape is therefore an important element of the listed building's setting which contributes to both the architectural and historic interest of the Abbey.
- 5.6 The site is located approximately 950 metres south of the Abbey at its nearest point. Although there is intervening built form and vegetation the local topography means that clear views are provided of both the west tower and crossing tower from the northern field parcels of the site (the land north of the A11). The towers form a prominent landmark and are frequently experienced alongside one another from this land. Although planting partly obscures some views, the site does allow for an experience of the abbey from within its wider agricultural hinterland. This element of the site is therefore considered to contribute to the significance of the listed building and careful consideration must be given to the form, location and layout of any development here. The remainder of the site is visually distinct and its development is unlikely to affect the significance of Wymondham Abbey.
- 5.7 The Abbey is also located within the Wymondham Conservation Area, itself a designated heritage asset. However, the towers of the listed building are the only visible elements of the conservation area from the site and therefore the proposed allocation will not affect the significance of the wider conservation area.

Silfield Old Hall

- 5.8 The Old Hall is a large house of mid-17th century origins which was altered in the later 17th century to provide the current cruciform plan. Further alterations were undertaken in the 20th century when the building was divided into 2 dwellings. It is a timber-framed construction, finished in brick and weatherboarding and has a mixture of fenestration. The building is an important example of local, post-medieval vernacular, executed on a grand scale, and the building possesses historic and architectural interest.
- 5.9 Silfield Old Hall now has an enclosed and clearly defined immediate setting, comprising its large garden plot and driveway. This plot is bound by Silfield Road to the east and Verdon's Lane to the south, with all boundaries defined by dense, mature planting. This immediate setting reflects the significance of the building as a large gentry house. However, it does provide visual enclosure, even

in winter months, and means there is little visual connection with the surrounding agricultural land, including the site.

- 5.10 The site lies immediately outside of these private grounds to the northwest and southwest. Despite the proximity, views of the listed building are restricted by the surrounding planting and there is little, to no appreciation of the architectural interest of the listed building from the majority of the site. However, the site does provide the wider rural context to the listed building and reflects its historic isolation, contributing to the historic interest of Silfield Old Hall and making a limited contribution to its overall significance.

Mariners Inn

- 5.11 The Mariners Inn was originally constructed as a public house in the 17th century, before being converted to residential use in the late 20th century. The building includes a 2-storey range with a long single-storey range to the north which was added in the 19th century, possibly as stabling. Although the building is set well back from Silfield Road, its principal east elevation looks towards the road and this connection would have historically been important with the public house capitalising on passing trade. The change of use of the building has led to a more domesticated appearance both to the building and this immediate setting, which is now largely enclosed on all sides, limiting the visibility of the building from the public realm.
- 5.12 The site is located to the north, south and west of the listed building's immediate grounds, although views of it are limited by the intervening planting which forms the boundaries of the grounds. These views and the rural context provided by the site make a limited contribution to the building's significance, particularly when considering the building's principal historic use as a public house and its consequent relationship with the road to the east.

Chestnut Farmhouse

- 5.13 Chestnut Farmhouse was constructed in the early eighteenth century. It is a 2-storey red-brick building of 3 bays. The building possesses historic interest as an agricultural building constructed during the agricultural revolution in England, with additional architectural interest provided by its simple, yet elegant façade.
- 5.14 The building is located within an enclosed farmyard, with ancillary buildings to the southwest and a small cottage to the northeast. The private garden is enclosed by planting, although a visual relationship with the historic barns to the southwest is provided. These buildings demonstrate the historic role of the listed building and contribute to its significance as an 18th century agricultural building.
- 5.15 The surrounding buildings and planting do, however, restrict views from the farmhouse to the surrounding land. The site forms part of the historic landholding of the farm and therefore provides important rural context which contributes to its historic interest, with those parts of the site in closest proximity of the building considered to positively contribute to the farmhouse's significance. Care should therefore be given to the development of this eastern extent of the site.

Wattlefield Hall, Barn and Stables

- 5.16 Wattlefield Hall was originally constructed in the late e18th century, before being remodelled and extended in the 19th century. It is a grand building, incorporating a neo-Elizabethan frontage and possesses architectural, including artistic, interest and historic interest. The Barn and Stables are separately listed and were constructed in the late 18th and early 19th centuries respectively. The buildings together form a coherent group representing a gentry house and ancillary buildings. Their settings are overlapping and the buildings share group value, with each of them contribution to the significance of the others. The buildings are located in an isolated area, and are set within substantial grounds surrounded by planting. A Lodge building is located to the east at the junction between the private approach road and Wattlefield Road. This building, which is also constructed in a neo-Tudor style further contributes to the significance of Wattlefield Hall by reflecting its historic use as a grand, country residence.
- 5.17 The wider setting of the buildings includes the surrounding agricultural land, parts of which form the historic landholding of the house and comprise the wider manor. Although the link between the buildings and this agricultural land has now ceased, it continues to provide rural context and contributes to their historic interest.
- 5.18 Views of the buildings from the site are limited by intervening planting, while the buildings are now experienced as well-contained and isolated. The site makes a very limited contribution to their significance as part of the wider rural surrounds.

Park Farm

- 5.19 Park Farm was originally developed in the late 18th or early 19th century. It now comprises a large farmhouse, set to the north within a now domesticated setting, and a much-altered farmyard to the south. This includes a flint and red-brick granary and barn, which is now incorporated into a much larger structure, but retains significance. The remaining buildings date from the 20th century and are of no architectural or historic interest. Together the pre-20th century building represent a farmyard of some grandeur and possess historic interest and, to a lesser extent, architectural interest.
- 5.20 The buildings together are likely to be considered by the local planning authority as non-designated heritage assets and the retention of these historic elements, coupled with the demolition of the later unsympathetic additions, is encouraged.
- 5.21 The setting of the farmyard has also been much altered in the 20th century, although the views from the farmhouse to the west retain a sense of its agricultural and rural setting, while also allowing the architectural interest of the building to be experienced.

Lower Park Farm

- 5.22 The current buildings at Lower Park Farm appear to date from the late 18th century, and likely replaced an earlier farmstead within this moated site. The buildings comprise a large barn and a smaller series of buildings arranged around a modest courtyard. They are constructed of timber framing, with brick and some flint used. Every building has seen considerable alteration recently, with the reconstruction

of the upper stages, including roof, of the Barn, while the other buildings have been rebuilt, with a 2-storey range added to them.

- 5.23 Despite these changes the buildings remain recognisable as a post-medieval farmyard and they retain limited significance, including historic interest. Their retention is encouraged and there should be opportunities to convert the buildings to residential or community uses and retained as part of the proposed development.

6 PROPOSALS AND DESIGN RESPONSE

- 6.1 The purpose of this section is to identify any notable heritage opportunities and constraints, discuss the current masterplan and how it responds to the settings and significance of the relevant heritage assets assessed in Section 4 and 5 of this report.
- 6.2 The key built heritage constraint is the presence of Wymondham Abbey, with views of this prominent, Grade I listed building permitted from most of the northern section of the site. It will therefore be important to integrate this building with the proposed development, by retaining views where possible and softening the visual impact of the proposed dwellings through the strengthening of existing tree belts and provision of open space within the site.
- 6.3 The current masterplan (Fig. 13) retains much of the northern area of the site as formal and informal open space, including open space within the schools, playing fields and the river parkland. This will retain a number of views towards the listed building from this area of the site, with the prominence of the Abbey retained. The built form within the northern field parcel, which includes school buildings and residential development, is concentrated to the east adjacent to existing built form. This will minimise the visual impact of the proposed development and ensure it relates more strongly to the existing built form, rather than the more open, rural setting provided by the land to the west.
- 6.4 The proposed allocation and subsequent development of the site will alter views to the Abbey from within the site and the neighbouring Silfield Road. Although this will limit the experience of the Abbey and slightly reduce its wider rural setting, any impact to the overall significance of the listed building would remain limited and 'less than substantial' in magnitude. As the design process evolves there will also be opportunities to maintain and direct views to the Abbey through the careful alignment of built form, open spaces and roads. This will assist in maintaining views of the Abbey which can be used as a focal point of the new development.
- 6.5 The remainder of the surrounding designated heritage assets are generally well-screened in views from the site due to their enclosed, well-treed settings. They do not therefore present as strong constraints to development although the current masterplan includes measures to strengthen this existing planting and minimise the visual impact of the proposed development. The proposals will also lead to the loss of some rural context, but any impact arising from the proposed development to their significance is likely to be limited, especially if a development buffer and additional planting is provided.
- 6.6 The redevelopment of land surrounding Park Farm offers important opportunities for enhancement. The farmstead has seen considerable development during the 20th century, including the subsuming of the historic granary within a much larger structure, while later buildings have altered the relationship with the principal farmhouse. The demolition of these 20th century agricultural structures, which are of no architectural or historic interest is encouraged and would provide opportunities for enhancement. The construction of replacement buildings in an agricultural style, utilising flint and red brick, will help to replicate the historic farmyard and allow the historic use of the principal farmhouse and wider farmyard to be experienced. However, further development immediately surrounding the farmyard,

particularly to the west and northwest should be restricted to maintain the views from the building and its immediate, now domesticated setting.

- 6.7 Lower Park Farm should also be retained and integrated into the new development. Although the buildings have seen considerable recent redevelopment, the layout of the farmstead and surviving 18th century fabric means they retain significance. The moat provides a clear enclosed setting which allows the historic function and relationship of the different buildings within the farmyard to be experienced. An offset of development around this should be retained to maintain views to and from the farmyard and some of the surrounding agricultural land.
- 6.8 This assessment has also established that, in terms of below-ground archaeology, the evidence to date does not indicate remains of a significance that would prohibit development are present on the site. The current masterplan indicates there is potential for localised direct development impacts on archaeological remains (Fig. 14), however these can be mitigated through a combination of archaeological investigation, appropriate design measures and preservation in situ where necessary.
- 6.9 Such measures can contribute to the place-making of any future development and assist in developing its historical narrative. In addition, there will be an opportunity to enhance heritage assets on the site (e.g. the Lower park moat) through dissemination of the additional data retrieved from archaeological investigation.

7 CONCLUSIONS

- 7.1 Land proposed for Silfield Garden Village at Wymondham, Norfolk has been assessed to identify any cultural heritage constraints and opportunities, in order to support its allocation for future residential development.
- 7.2 In terms of relevant designated heritage assets, no Scheduled Monuments or Listed buildings are located within the study site.
- 7.3 The Grade I-Listed and Scheduled Monument 'Abbey Church of St Mary and St Thomas of Canterbury' (Wymondham Abbey) is located 950m north of the site and represents the key heritage constraint to future development. This assessment has established that development would have an impact on its setting; however, with appropriate mitigation and design, it is believed this impact can result in less than substantial harm.
- 7.4 There are seven Grade II listed buildings located proximate to the south and east boundaries of the site, but any impact arising from the proposed development to their significance is likely to be limited.
- 7.5 The study site is located in an area of archaeological interest, with evidence for land-use and settlement from the Prehistoric period onwards recorded in the wider landscape. The limited archaeological survey/investigation to date on the site itself have identified an Iron Age settlement on the route of the A11 motorway, while south of the A11 much of the land comprised a Medieval deerpark with a central moated site at Lowerpark Farm. Metal detecting has also retrieved artefacts of Prehistoric to Post Medieval origin across the fields within the site boundary. There is therefore the potential for further archaeological remains to be present.
- 7.6 The significance of any such remains is not yet tested, therefore it is recommended that a programme of non-invasive geophysical survey is undertaken as a primary stage of investigation, followed by trial trench evaluation, to better characterise the archaeological resource on the site. Direct development impacts on any archaeological remains can be mitigated through a combination of archaeological investigation, appropriate design measures and preservation in situ where necessary.
- 7.7 With respect to designated heritage assets, the NPPF directs that less than substantial harm should be weighed against the public benefits of the proposal, taking into account the statutory duty placed upon the decision maker by Section 66 of the Planning (Listed Building and Heritage Assessment Conservation Areas) Act 1990; whilst harm to non-designated assets should be taken into account when determining planning applications. The degree of harm to the identified designated and non-designated heritage assets relevant to the site, offset through a programme of sensitive design and archaeological works, should therefore be weighed against the demonstrable public benefits of the delivery of housing in Wymondham.
- 7.8 With appropriate mitigation measures in place, it is considered that heritage assets do not present a constraint upon the allocation of the site for residential development.

Sources Consulted

General

British Library
Norfolk Historic Environment Record
The National Archive

Internet

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Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>
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Margary, ID 1967 *Roman Roads in Britain*
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Cartographic

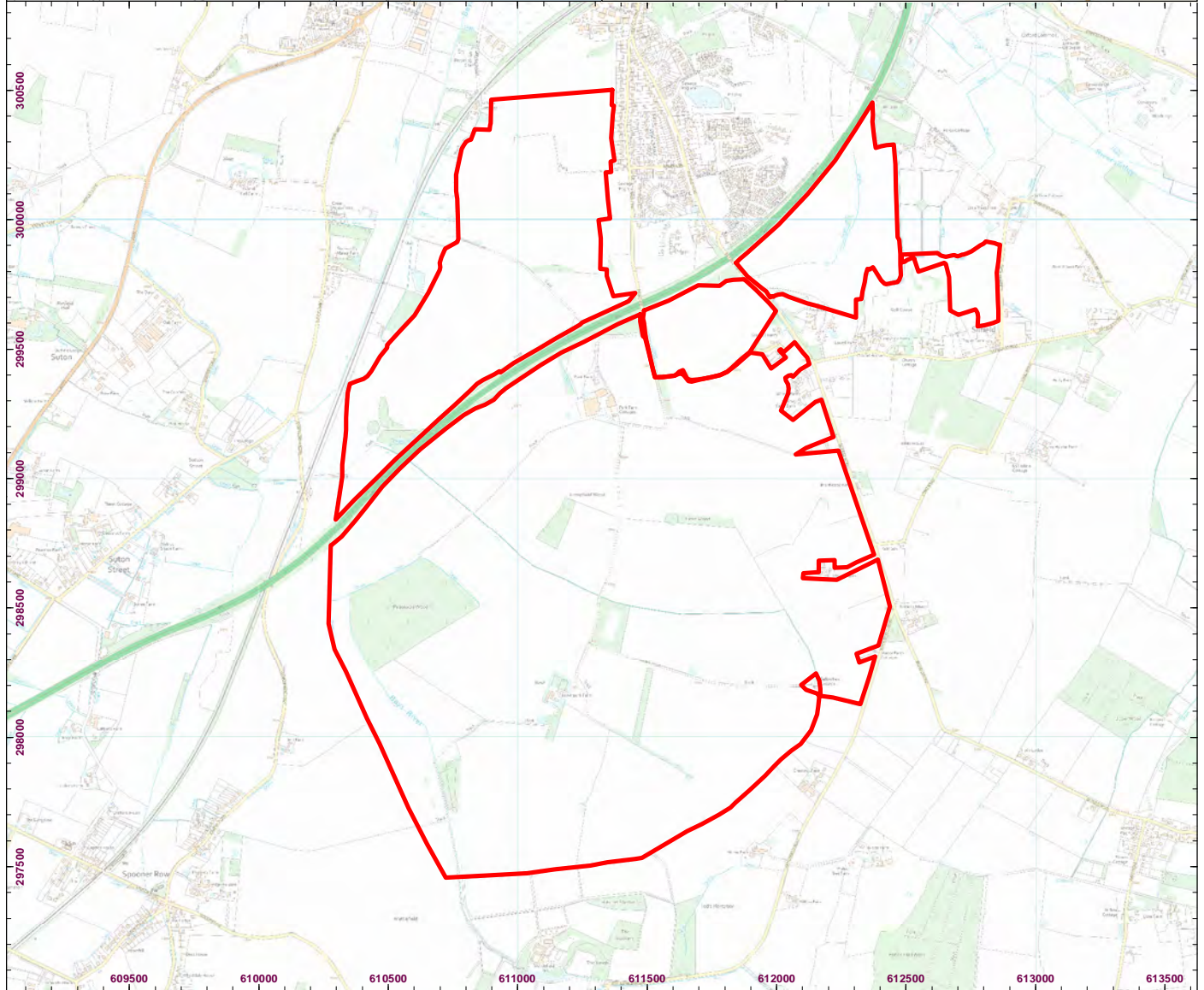
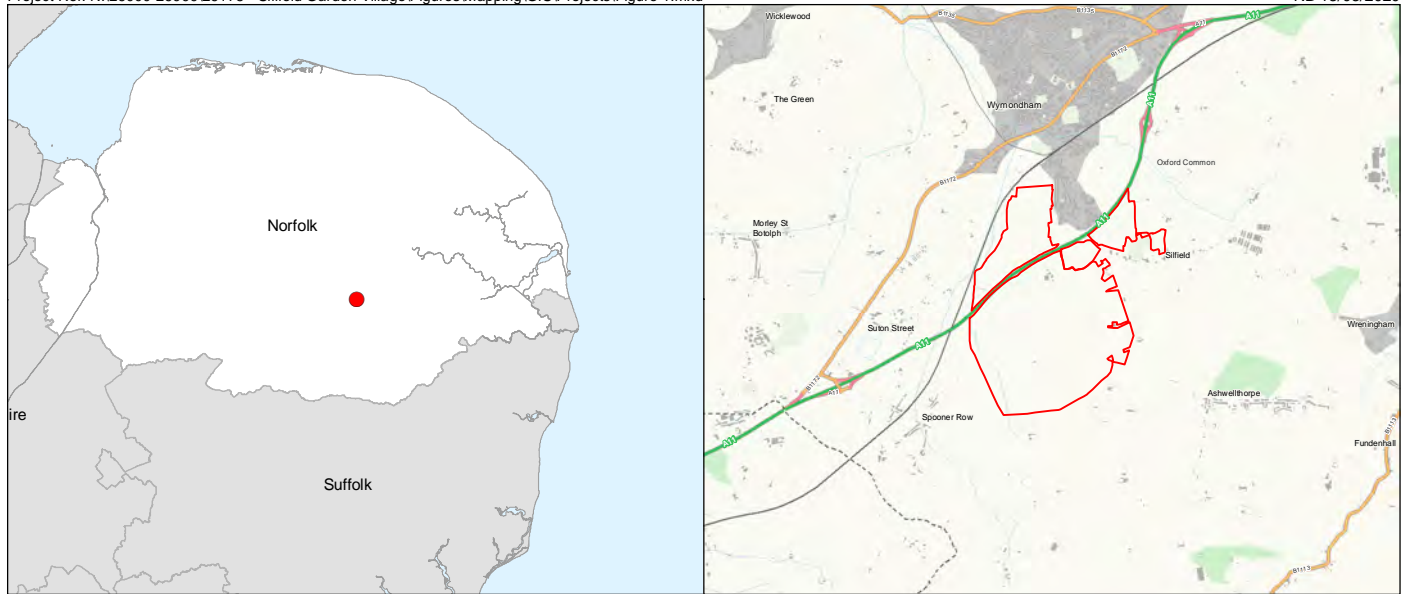
1797 Faden Map
1818 Ordnance Survey Drawing
1839 Wymondham Tithe Map
1882 Ordnance Survey Map
1905-07 Ordnance Survey Map
1950 Ordnance Survey Map

SILFIELD GARDEN VILLAGE, WYMONDHAM, NORFOLK

1977 Ordnance Survey Map

2001 Ordnance Survey Map

2019 Aerial Photograph (Google Earth)



 Site Boundary

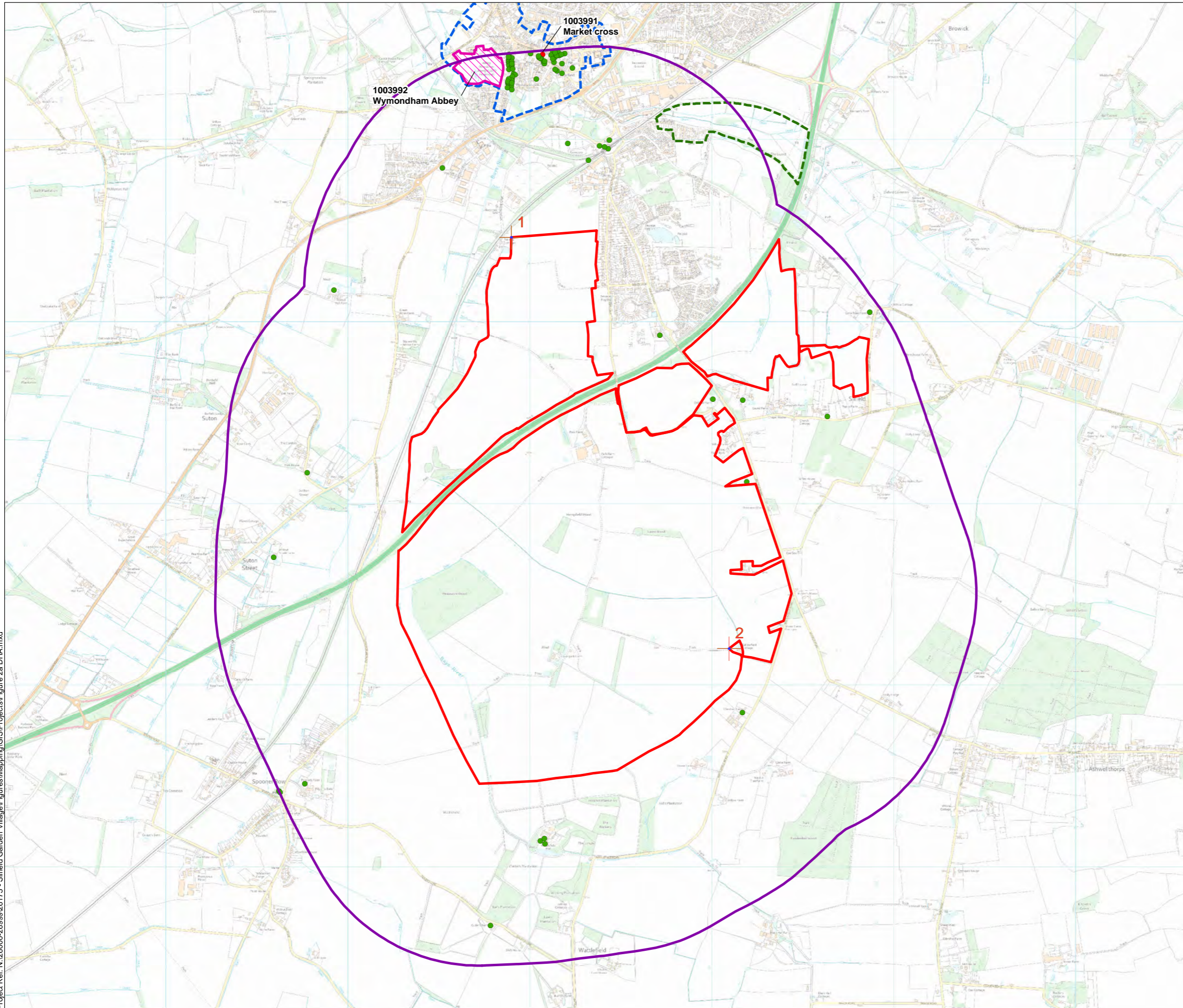


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Figure 1
Site Location

Project Ref: N:\26000-26999\26175 - Silfield Garden Village\Figures\Mapping\GIS\Projects\Figure 2a DHA.mxd



Legend

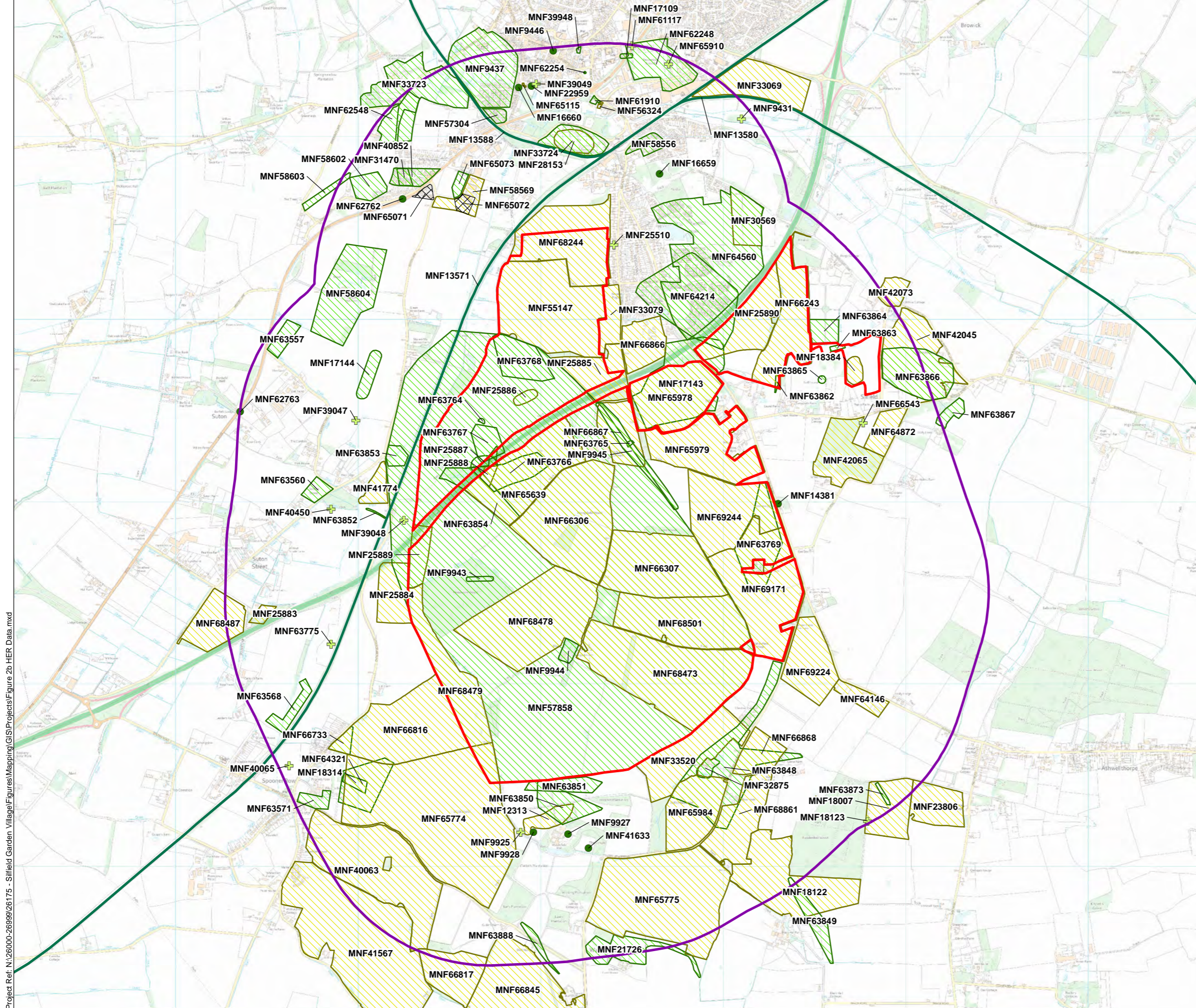
- Site Boundary
- 1km search radius
- Designated Heritage Assets:**
- Listed Buildings**
- Grade**
- Grade I Listed Building
- Grade II Listed Building
- Scheduled Monuments
- Conservation Areas**
- Wymondham
- Wymondham, The Lizard

N

 0 200 400m
 Scale at A3: 1:20,000



Figure 2a
 Designated Heritage Assets



Legend

- Site Boundary
- 1km search radius

Non-designated Heritage Assets:

HER Record Point

- Monuments
- + Findspots

HER Record Line

- Monuments

HER Record Polygon

- Monuments
- Findspots
- Negative evidence

N

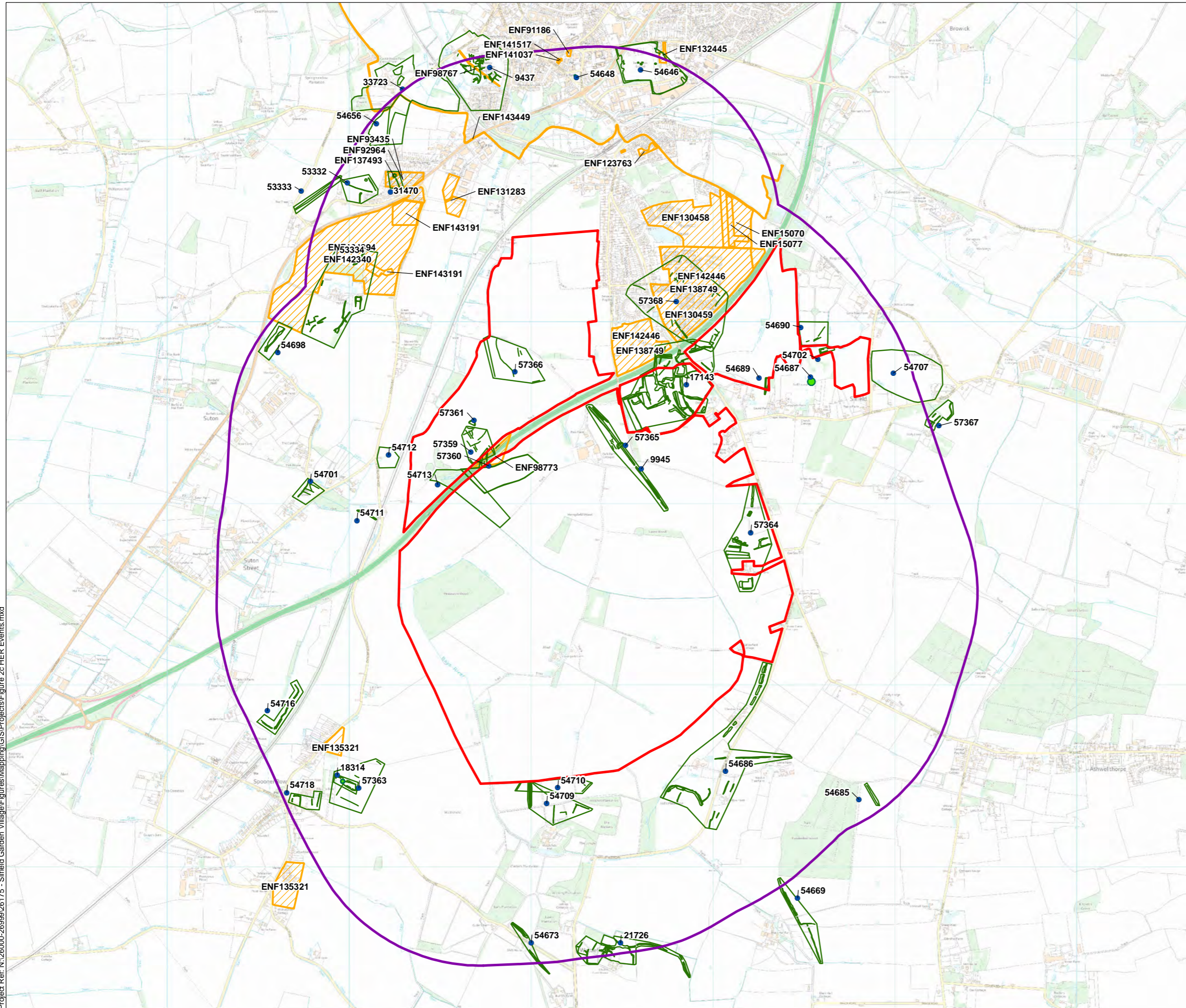
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Figure 2b
Non-Designated Heritage Assets

Project Ref: N:\26000-26999\26175 - Silfield Garden Village\Figures\Mapping\GIS\Projects\Figure 2b HER Data.mxd



Legend

- Site Boundary
- 1km search radius

Non-designated Heritage Assets:

- NMR Point
- NMR Polygon

Previous Archaeological Work:

- HER Events



0 200 400m
Scale at A3: 1:20,000



Figure 2c:
HER Events and NMR Data

Project Ref: N:\26000-26999\26175 - Silfield Garden Village\Figures\Mapping\GIS\Projects\Figure 2c-HER Events.mxd



Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DSM

Resolution: 2m

Date Captured:
26/11/2001

Processing:
simple Local Relief Model overlaid on
Multi-direction Hillshade

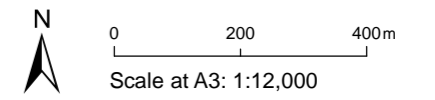



Figure 3

LiDAR Data



 Site Boundary (approximate)

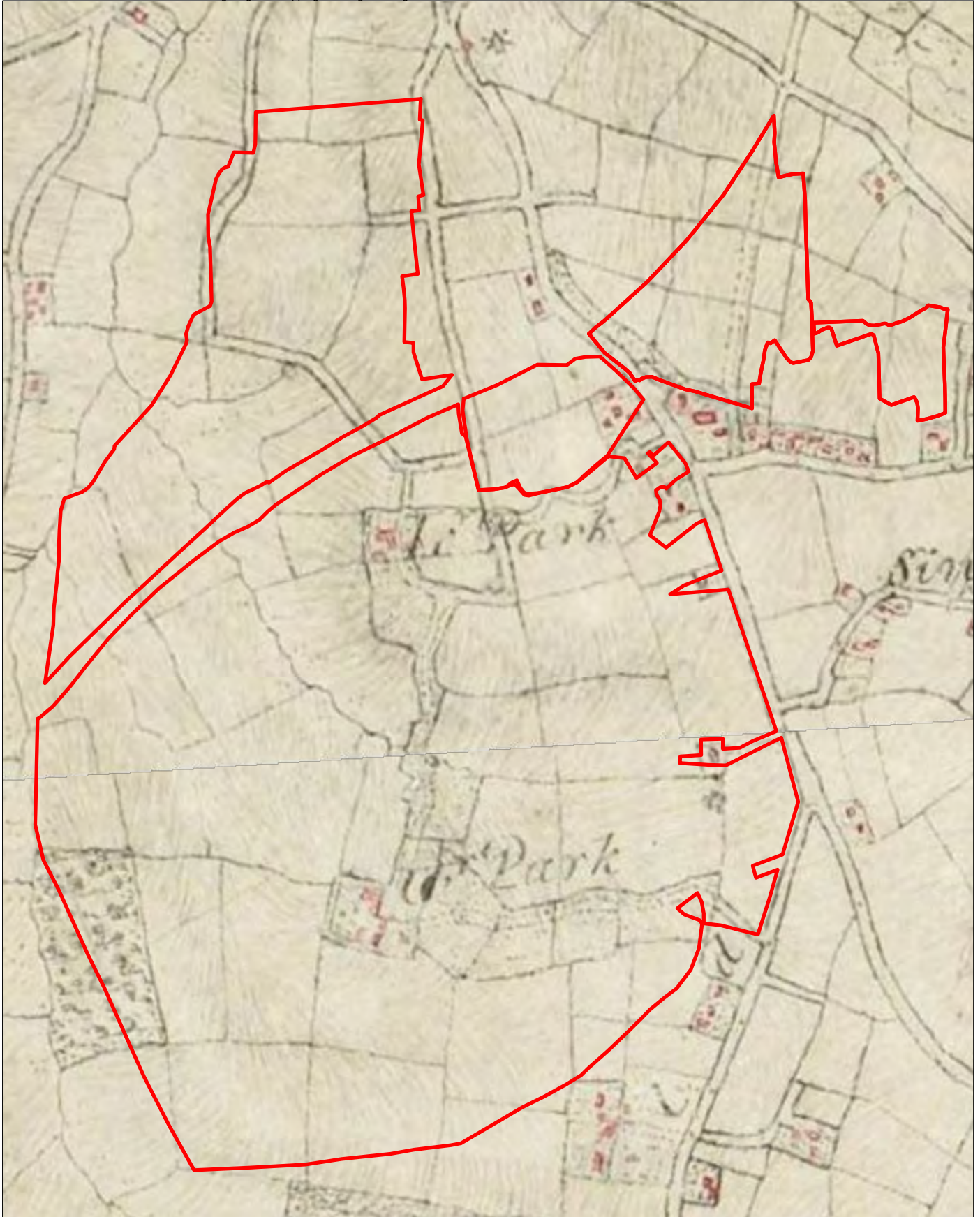


Not to Scale:
Illustrative Only



Figure 4

1797 Faden Map



 Site Boundary (approximate)

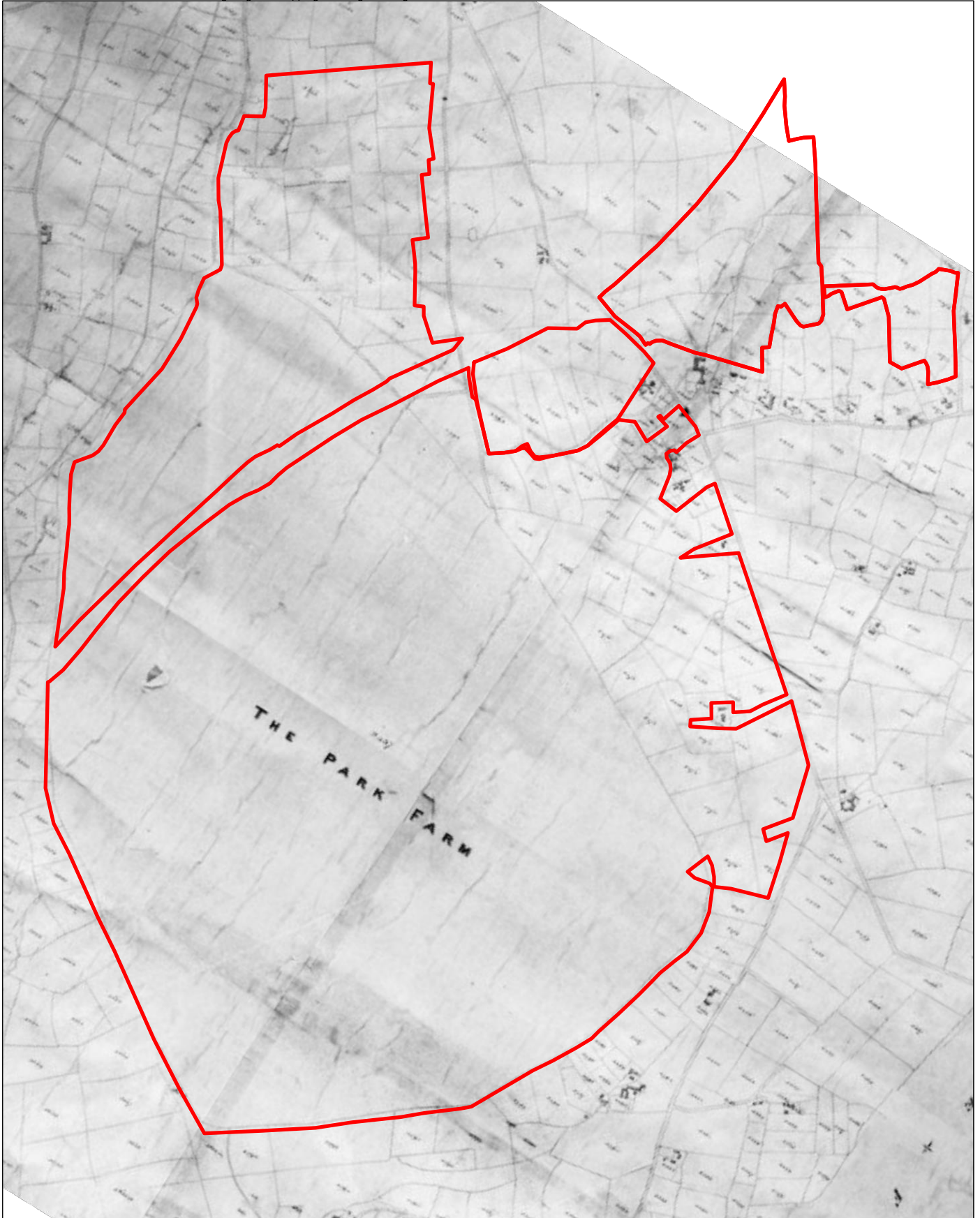


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Scale at A4: 1:15,000
(approx.)



Figure 5

1818 Ordnance Survey
Drawing



 Site Boundary

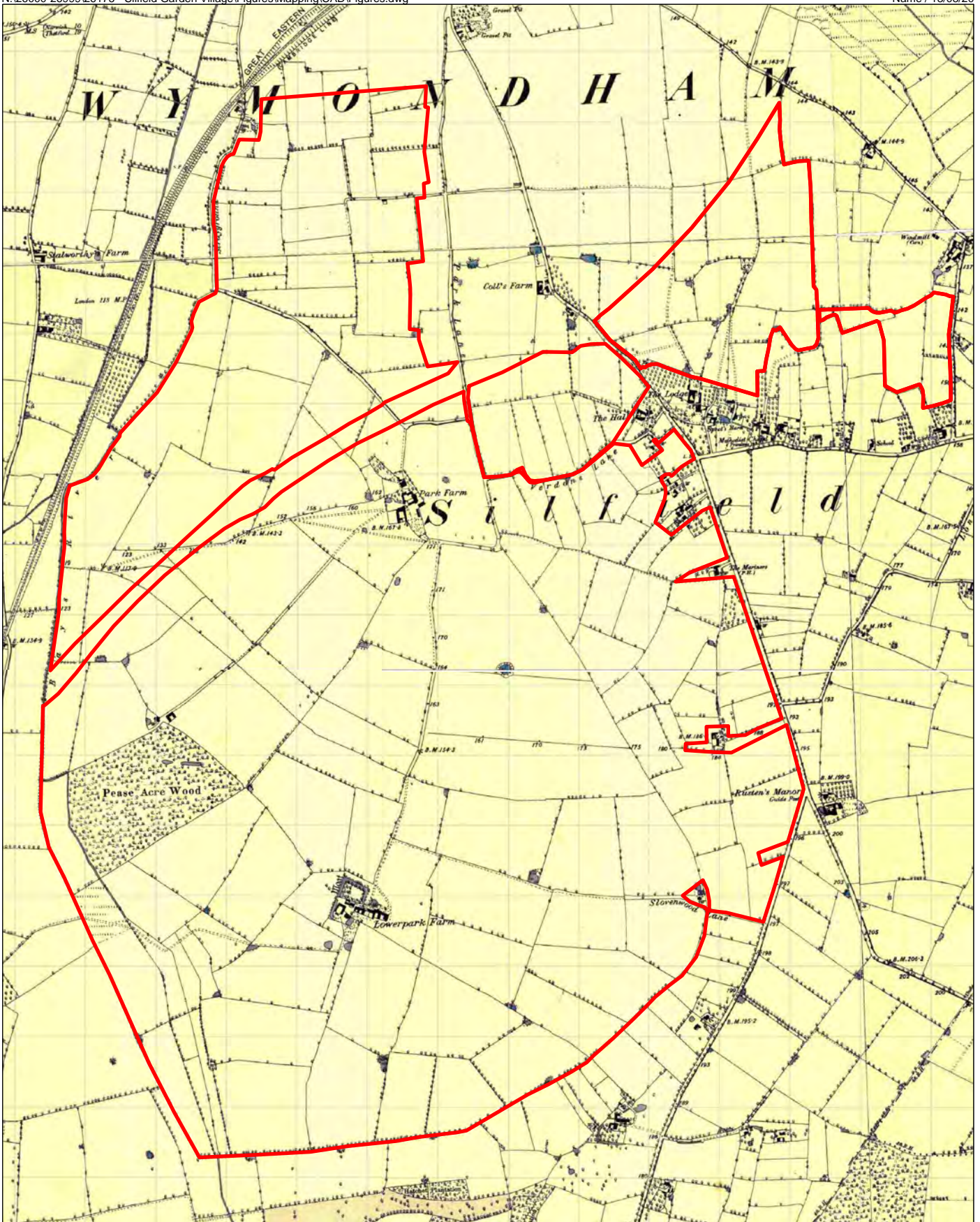


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Scale at A4: 1:15,000



Figure 6

1839 Wymondham Tithe Map



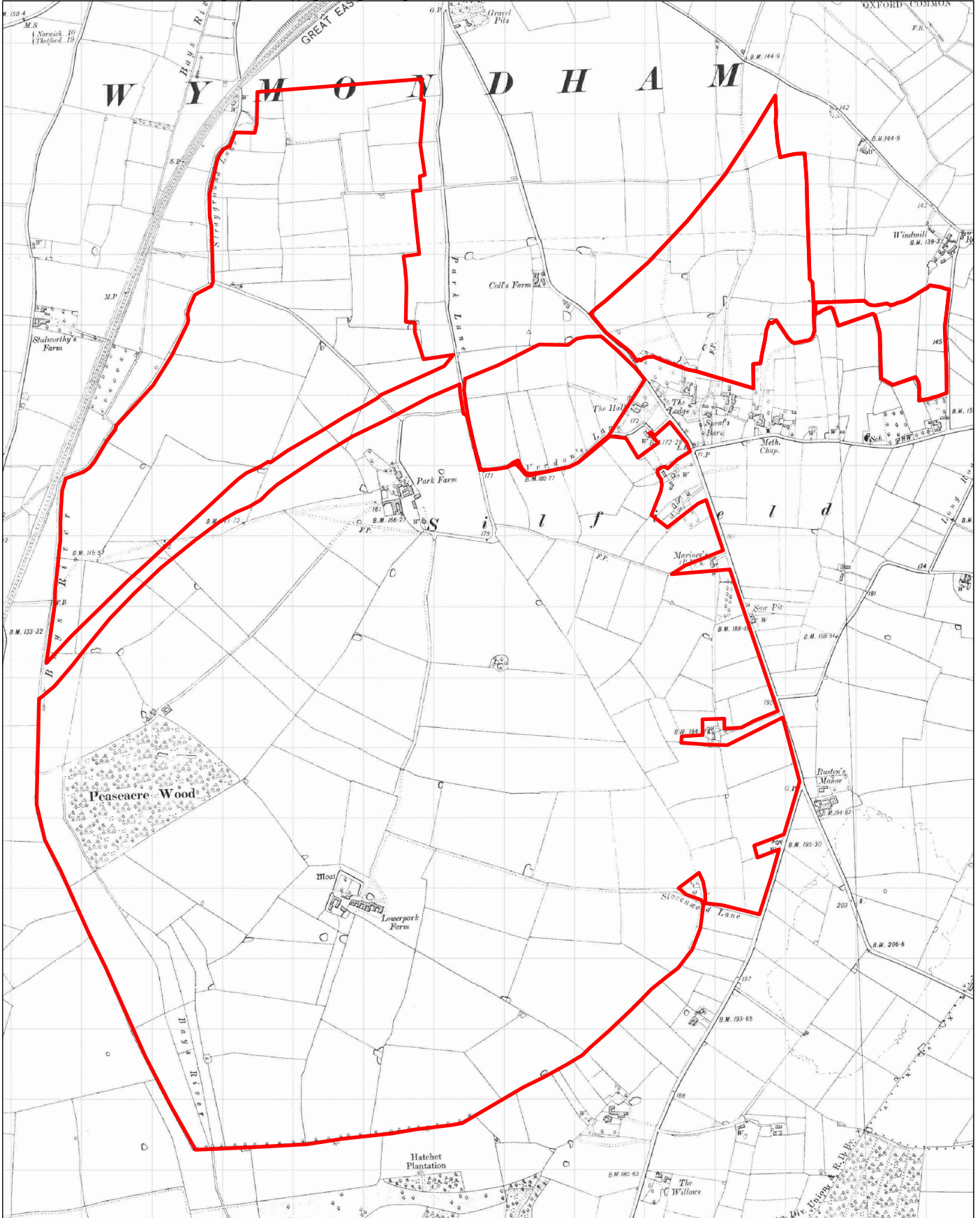
 Site Boundary



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Scale at A4: 1:15,000



Figure 7
1882 Ordnance Survey Map



 Site Boundary

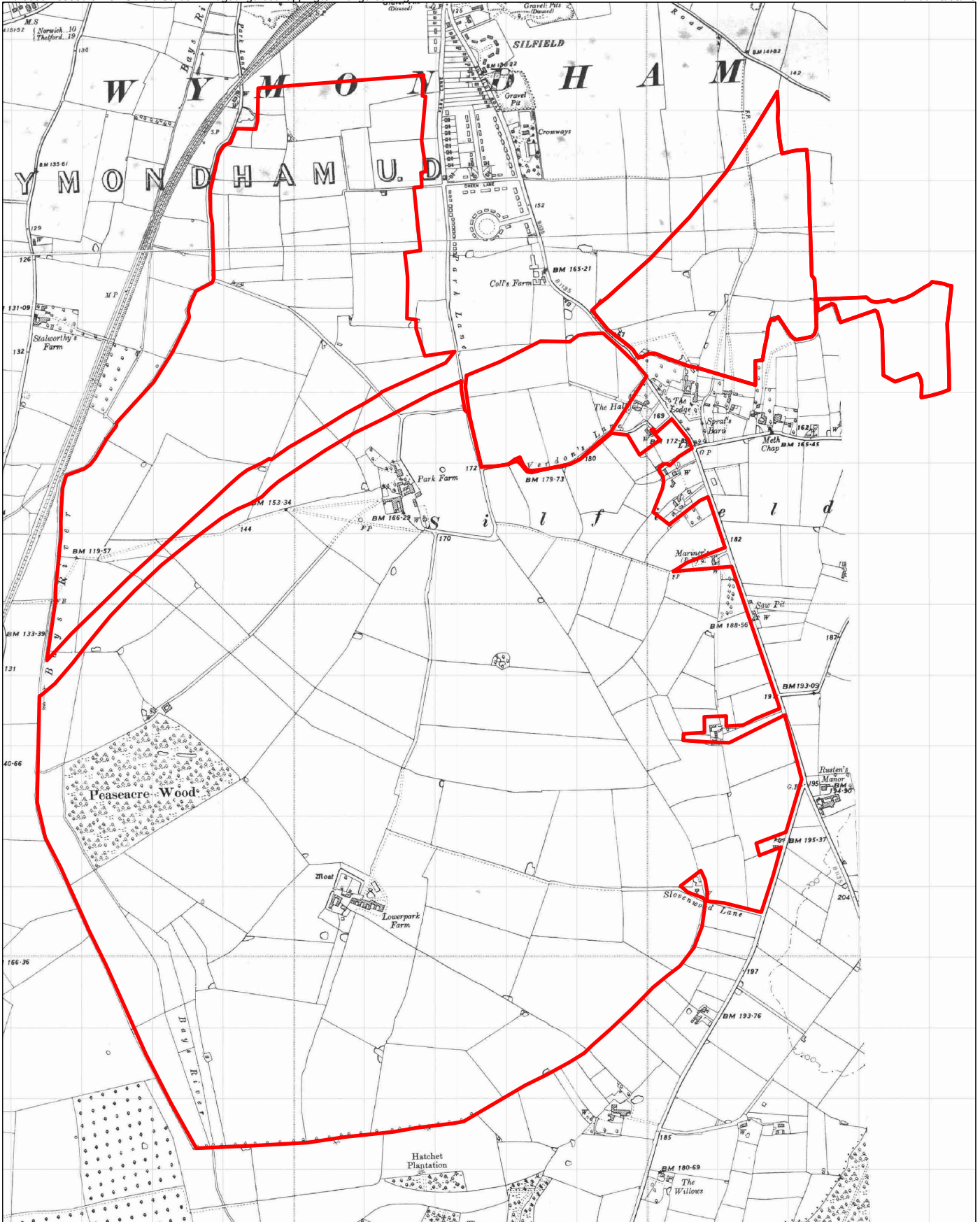


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Scale at A4: 1:15,000



Figure 8

1905-1907 Ordnance Survey Map



 Site Boundary

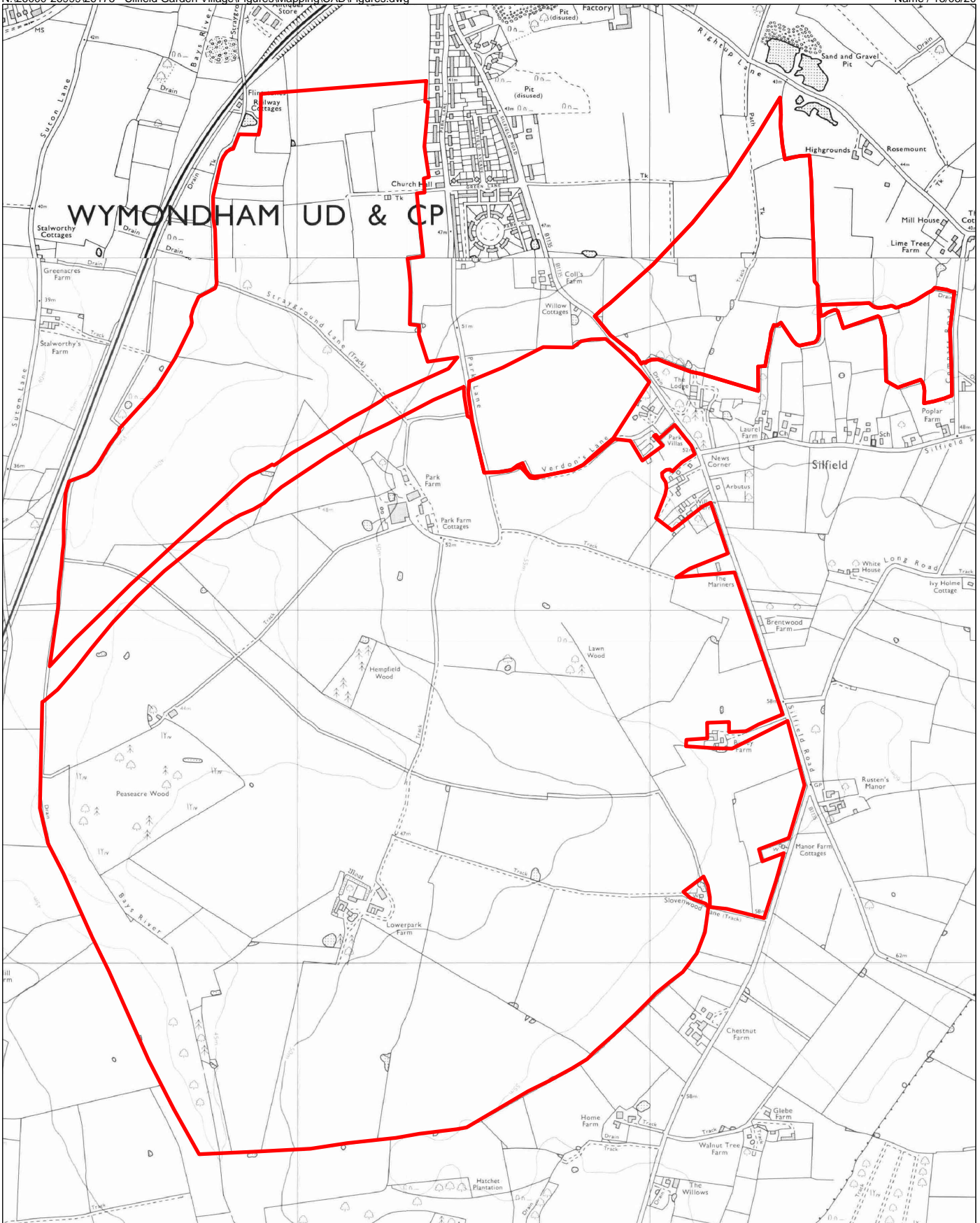


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Scale at A4: 1:15,000



Figure 9

1950 Ordnance Survey Map



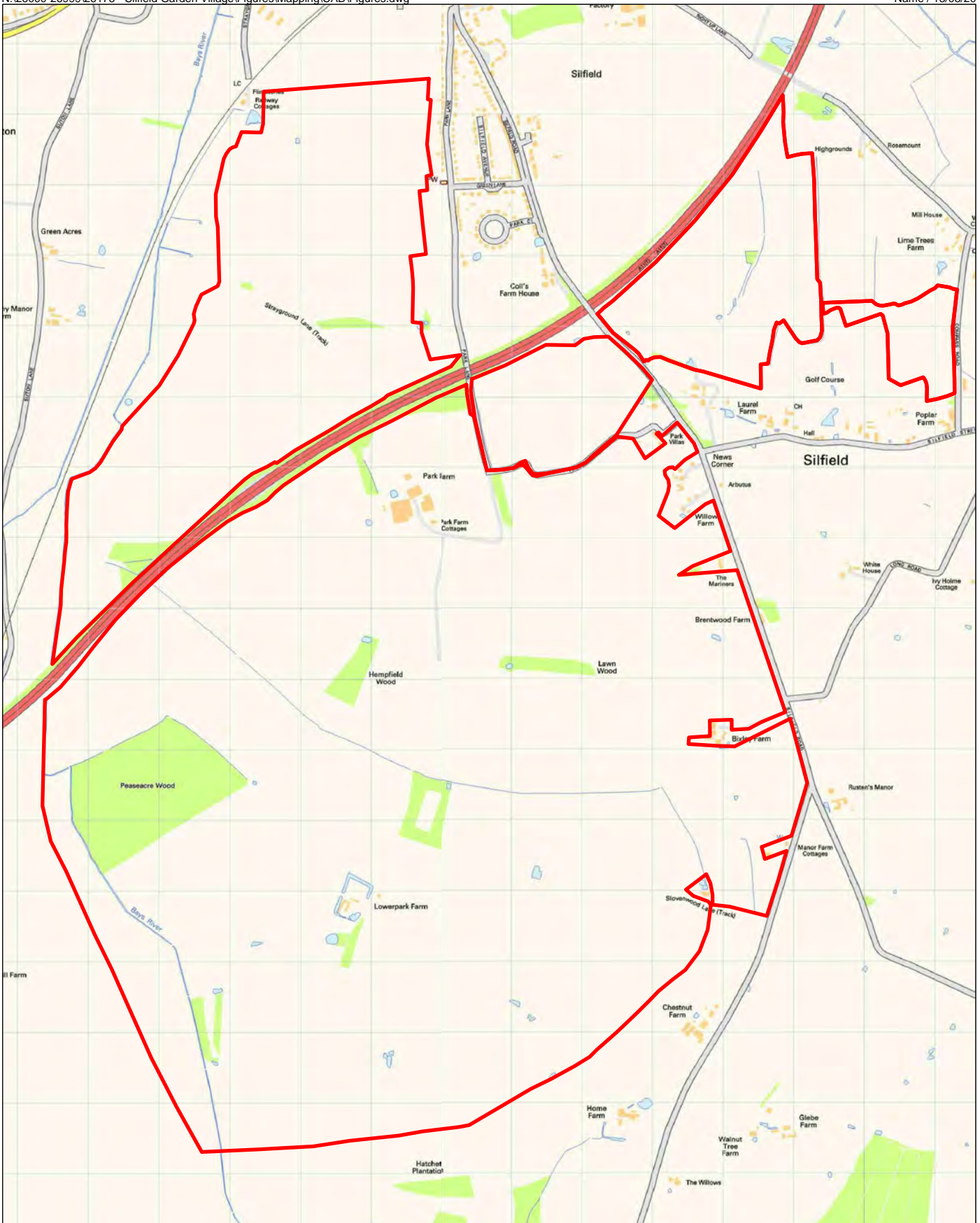
 Site Boundary



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Figure 10
1977 Ordnance Survey Map



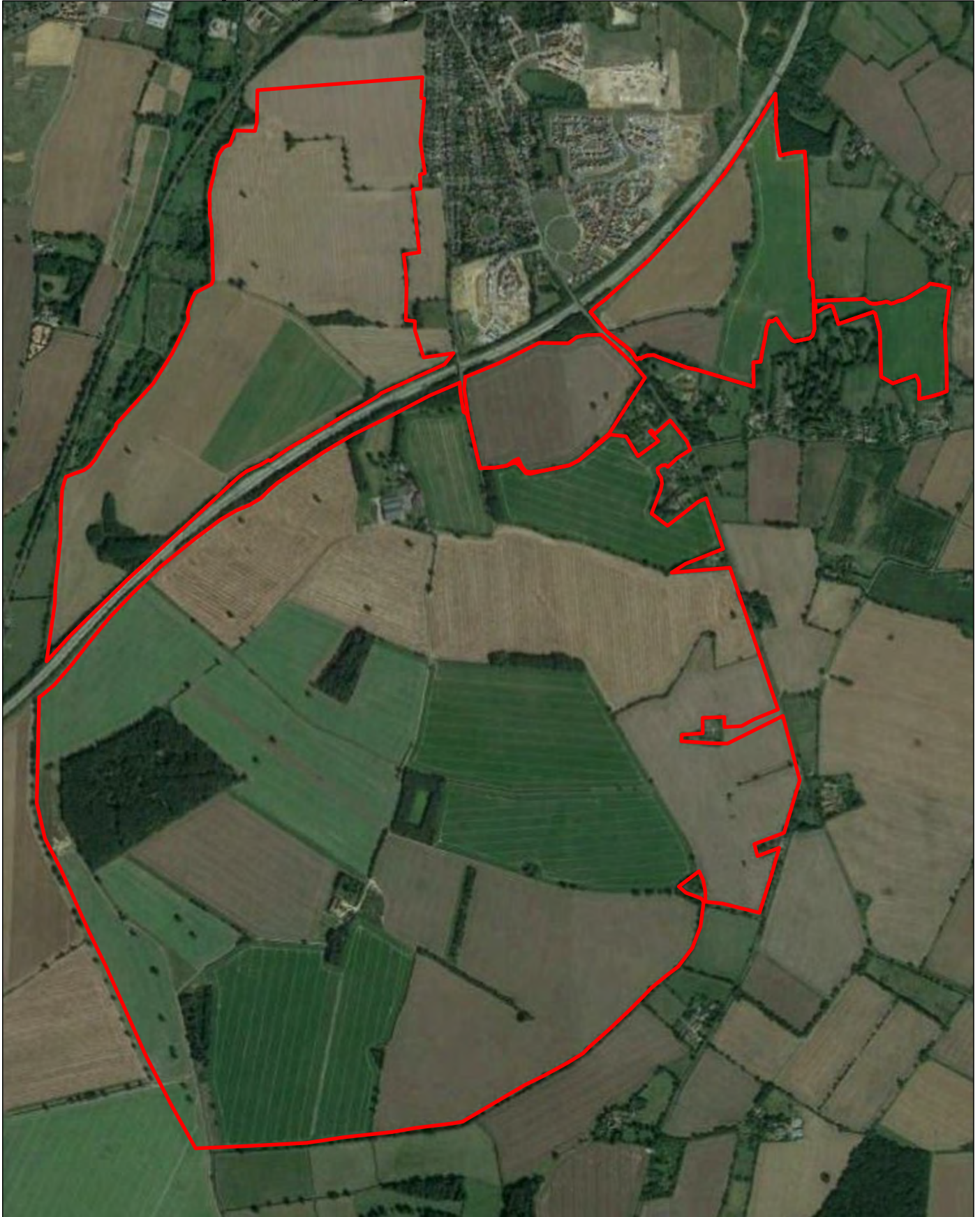
 Site Boundary



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Figure 11
2001 Ordnance Survey Map



 Site Boundary

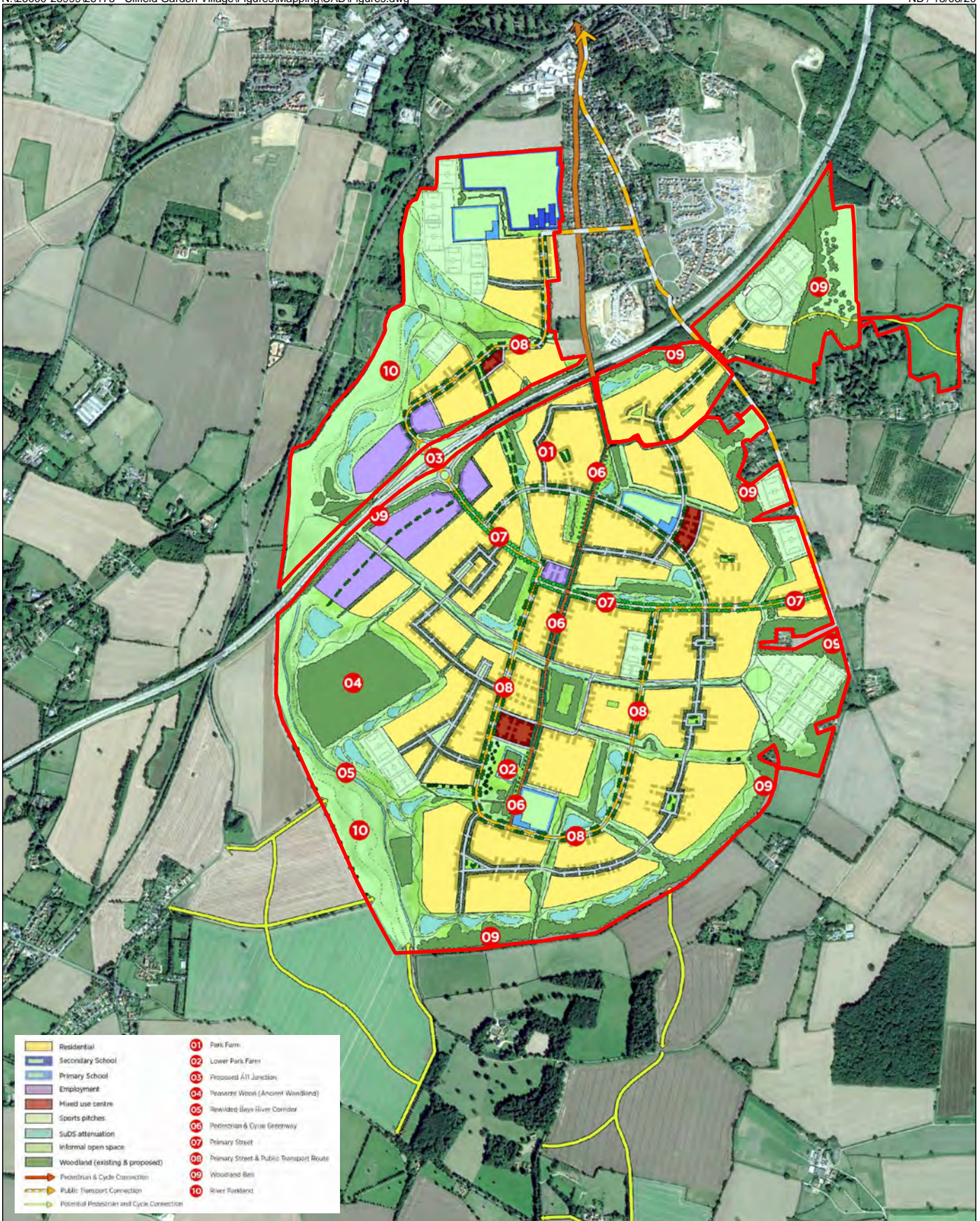


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Figure 12

2019 Google Earth Image



Site Boundary

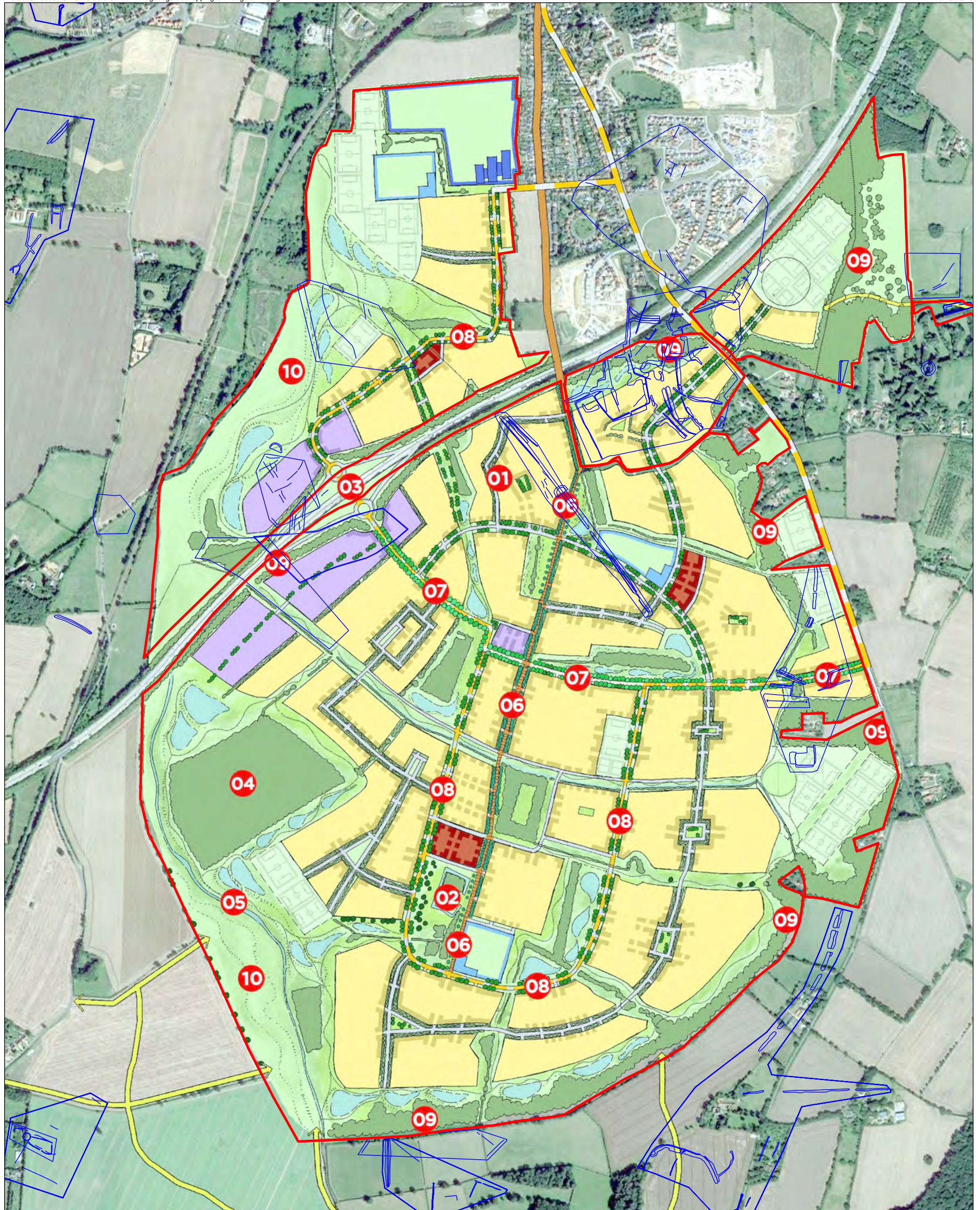




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Figure 13

Development Masterplan



-  Site Boundary
-  Cropmarks



0 100 200m
Scale at A3: 1:10,000



Figure 14

Masterplan Overlaid with
Cropmark Data



Plate 1:



Plate 2:



Plate 3:



Plate 4:



Plate 5:



Plate 6:

