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**CULTURAL HERITAGE  
DESK BASED  
ASSESSMENT**

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**Land North of  
Tuttles Lane East  
Wymondham  
Norfolk**

**March 2018**

**Local Planning Authority:  
South Norfolk Council**

**Site centred at:  
TG 11747 03119**

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**Report Status:  
Final**

**Issue Date:  
March 2018**

**CgMs Ref:  
MP/MS/24099**

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## **EXECUTIVE SUMMARY**

Land North of Tuttlles Lane East, Wymondham, Norfolk has been assessed for its archaeological and heritage interest as part of its promotion through the Greater Norwich Local Plan.

Non designated heritage assets are recorded on the study site.

The study site is considered to have a high archaeological potential for Roman and Bronze Age evidence with remains known to be located within the site. A moderate archaeological potential for Early Prehistoric, Neolithic, Iron Age and Medieval evidence, a low to moderate archaeological potential for Anglo-Saxon evidence and a low archaeological potential for Post-Medieval evidence is also considered.

The development of the site is therefore considered likely to impact on locally significant non designated archaeological remains.

It is considered that the proposed development will not impact on the significance of any designated built heritage assets or the ability to appreciate them.

An assessment of historic field boundaries on the study site might be required and the boundaries themselves respected within any development proposals.

Accordingly, there are no heritage constraints identified which would preclude the promotion of the site through the Greater Norwich Local Plan. The Assessment has established that the archaeological interest identified at the study site could be secured by an implementation of a program of archaeological mitigation measures in advance of redevelopment.

## **1.0 INTRODUCTION AND SCOPE OF STUDY**

- 1.1 This cultural heritage desk-based assessment has been prepared by Manca Petric, and edited by Matthew Smith of CgMs Heritage (part of RPS) on behalf of Welbeck Strategic Land III Ltd.
- 1.2 The subject of this Assessment comprises land north of Tuttlles Lane East Wymondham, Norfolk, also referred to as the study site. The site is c.55ha in extent and is centred at TG 11747 03119 within South Norfolk Council (see Figure 1).
- 1.3 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wrecks lie within the study site or its immediate environs.
- 1.4 Welbeck Strategic Land III Ltd have commissioned CgMs Heritage (part of RPS) to establish the archaeological potential of the study site, and to provide guidance on ways to accommodate any archaeological and heritage constraints identified.
- 1.5 In accordance with central and local government 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 August 2014), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.6 This desk-based assessment comprises an examination of evidence on the Norfolk Historic Environment Record (HER) and other sources. This report also includes the results of a comprehensive map regression exercise.
- 1.7 The assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified. This assessment also considers the development impact upon the designated heritage assets within a 1.25km search buffer surrounding the study site.

## **2.0 DEVELOPMENT PLAN FRAMEWORK**

- 2.1 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.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The NPPF Planning Practice Guidance was published online 6<sup>th</sup> March 2014 (<http://planningguidance.planningportal.gov.uk>). The Planning Practice Guide issued in support of PPS5 is still valid however, and Historic England (formerly English Heritage) have provided documentation translating former PPS5 policy into its NPPF counterpart.
- 2.3 The Planning Practice Guide previously issued in support of PPS5, together with accompanying English Heritage documentation, was cancelled 25 March 2015, to be replaced by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment, and GPA 3: The Setting of Heritage Assets (updated in December 2017).
- 2.4 Section 12 of the NPPF, entitled Conserving and Enhancing the Historic Environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
  - Conservation of England's heritage assets in a manner appropriate to their significance, and
  - Recognition of the contribution that heritage assets make to our understanding of the past.
- 2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that 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. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *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 (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
  - Protects the settings of such designations
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions



- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.12 The 2014 NPPF Planning Practice Guidance reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account and be proportionate to the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.13 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.

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 archaeological heritage assets, as defined above and as shown on Figure 2, the site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck site.
- 2.17 A Scheduled Monument lies c.1km south of the study site. The nearest Listed Building lies c.700m north of the study site and the Wymondham Conservation Area lies c.850m south-west of the study site (Fig. 3).
- 2.18 This desk based assessment therefore aims to meet the national and local policy and policy guidance as set out above, in clarifying the archaeological potential of the study site and other heritage constraints, and the need or otherwise for further mitigation measures.

### **3.0 GEOLOGY AND TOPOGRAPHY**

#### **3.1 Geology**

3.1.1 The solid geology across the study site is Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation (undifferentiated) - Chalk, as shown by the British Geological Survey website (BGS 2018). Lowesoft Formation – (Diamicton) is recorded as a superficial deposit.

3.1.2 Site specific geotechnical information is currently unavailable.

#### **3.2 Topography**

3.2.1 The study site rises gently towards the south from c.36m OD at Kidd's More in the north to c.45mOD at Tuttlles Lane East in the south. The intensive modern ploughing has given the areas of the study site the appearance of being flat.

3.2.2 The study site is an irregularly shaped parcel of land that measures c.55 ha in extent.

3.2.3 A drain runs across the eastern area of the study site and the River Tiffrey runs c.1.5km west of the study site.

#### 4.0 **ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSEMENT OF SIGNIFICANCE**

(Including Historic Map Regression exercise)

##### 4.1 Timescales used in this report:

###### **Prehistoric**

Palaeolithic	900,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

###### **Historic**

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

##### 4.2 **Introduction**

4.2.1 This chapter reviews existing archaeological evidence for the site and the archaeological/historical background of the general area and, in accordance with NPPF, considers the potential for as yet undiscovered archaeological evidence on the site.

4.2.2 What follows comprises a review of archaeological findspots within a 500m search buffer of the study site, 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 18<sup>th</sup> century onwards until the present day.

4.2.3 In terms of designated heritage assets, as defined above and as shown on Figure 2, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck site.

4.2.4 Chapter 5 subsequently considers the site conditions and whether any archaeological potential identified in this chapter is likely to have survived later truncations.

### 4.3 **Early Prehistoric – Palaeolithic and Mesolithic**

4.3.1 A Lower/Middle Palaeolithic flint flakes were recovered during metal detecting between 2002 and 2015 c.150m west (MNF42061) and c.500m west of the study site (MNF24019). Two possible Palaeolithic flint flakes and a Palaeolithic flint axe were also recovered during fieldwalking c.100m north of the study site (MNF23693; MNF23694).

4.3.2 No Mesolithic findspots have been recorded in the study area.

4.3.3 Overall, in considering that the superficial deposits at the study site comprises an extensive sheet of chalky till, together with outwash sands and gravels, silts and clays, it is not unreasonable to identify a moderate archaeological potential for residual and isolated Early Prehistoric findspots.

### 4.4 **Later Prehistoric – Neolithic, Bronze Age and Iron Age**

4.4.1 The majority of Neolithic finds was recovered during various stages of metal detecting and fieldwalking within the study area. Neolithic findspots were recovered c.100m north (MNF23694; MNF23693) and c.500m west of the study site (MNF24019). A Neolithic polished axe was found immediately east of the study site (MNF41227).

4.4.2 In 1976 a thin scatter of Neolithic worked flints was recovered from the ploughed surface alongside of Deep Road c.250m north-west of the study site (MNF11791). Metal detecting in 2014 and 2015 recovered a Neolithic/Bronze Age retouched flake in the same area.

4.4.3 An archaeological evaluation c.450m south-east of the study site (MNF64434) recorded Prehistoric activity that was indicated by a small assemblage of unstratified Early Neolithic worked flint recovered from the southern half of the site.

4.4.4 In 1979 a number of Neolithic and Bronze Age flint scrapers and flakes were recovered from an area c.300m north-east of the study site (MNF18264).

- 4.4.5 Late Neolithic – Early Bronze Age activity was recorded c.400m east of the study site (MNF56676). A part of a possible Neolithic/Bronze Age oval ring ditch, perhaps marking the site of a prehistoric funerary barrow, is visible as a cropmark on aerial photographs c.500m west of the study site (MNF62174).
- 4.4.6 The quantity and distribution of Neolithic flintwork recovered from within the study area indicates that Neolithic activity was taking place in the near vicinity.
- 4.4.7 Fieldwalking and metal detecting in the 1990s recovered a number of Prehistoric worked flints in the northern area of study site, including a Bronze Age ingot (MNF22603).
- 4.4.8 A ring ditch, probably marking the site of a Bronze Age round barrow, is visible as a cropmark on aerial photographs and as a sub-circular anomaly on a geophysical survey undertaken in 2010 in the western area of study site (MNF57459; Appendix 2). A second ring ditch recorded on the HER and visible as a cropmark (MNF57460), also interpreted as a possible Bronze Age round barrow, lies only c.110m to the south, also within the study site boundary.
- 4.4.9 The presence of the ring ditches, complemented by the residual flintwork, suggest the study site is likely to have lain in a developed agricultural and ritual landscape during the Bronze Age.
- 4.4.10 Fieldwalking in 1998 and metal detecting in 2001 recovered Iron Age pottery sherds in the north-eastern area of the study site (MNF24588).
- 4.4.11 An archaeological evaluation c.500m south-east of the study site recorded three charcoal-rich pits exhibiting similarities to those associated with Iron Age settlement elsewhere in the county, but no clear dating evidence was found (MNF64434).
- 4.4.12 Metal detecting c.200m west of the study site was conducted between 2002 and 2015. The metal finds include an Early Iron Age/Roman copper alloy bead (MNF42061). Late Iron Age finds were also recovered during metal detecting c.500m west of the study site (MNF44243).
- 4.4.13 Additionally, a number of Prehistoric flints (MNF24061; MNF22447; MNF23694; MNF23693; MNF22752; MNF22448; MNF22603) have been recovered in the study area and within the study site boundary.

4.4.14 The archaeological potential for the Bronze Age can be defined as high due to the presence of one or possibly two Bronze Age ring ditches within the study site boundary. Neolithic and Iron Age findspots within the study site, together with evidence of Neolithic and Iron Age occupation within the study area indicate a moderate archaeological potential for these periods within the study site.

#### 4.5 **Roman**

4.5.1 The line of a Roman road between Caistor St Edmund (Venta Icenorum) and Crownthorpe (the site of a Roman temple) has been traced, principally through earthworks, soil marks and cropmarks visible on aerial photographs. A cropmark, representing a Roman Road passes east to west bisecting the central area of the study site (MNF19725). Linear anomalies, possibly associated with a silted hollow-way, or perhaps one of the side ditches of the road, were also interpreted within the study site during a geophysical survey in 2010 (Appendix 2).

4.5.2 Roman finds were recovered during fieldwalking and metal detecting within the study site boundary (MNF33080; MNF22603; MNF24588) and within the study area (MNF18264; MNF41227; MNF42061; MNF44243; MNF66611; MNF21588; MNF18586).

4.5.3 A small-scale Roman domestic settlement in the form of a cluster of rubbish pits and possible extraction pits was recorded between 2007 and 2011 c.500m south-east of the study site (MNF56676).

4.5.4 Overall the archaeological potential of the study site for this period must be defined as high. A Roman road alignment is expected to be present. Evidence for agricultural activity and land division is most likely to be represented, particularly field boundaries aligned on the Roman Road, but evidence for rural roadside occupation could potentially occur.

#### 4.6 **Anglo Saxon & Medieval**

4.6.1 Wymondham (*Wimondham*, *Wimundham*, or *Winmuntham*) is possibly of Roman, but certainly of Saxon origin. The settlement name means *the village on the pleasant mount* [win-Munte-ham]. The large parish is a rare survivor of an intact Anglo-Saxon royal or aristocratic estate (Blomfield 1805; NCC 2009).



- 4.6.2 Metal detecting carried out in 2015 immediately north-east of the study site recovered Early Saxon coins and a brooch and a Late Saxon harness fitting (MNF68052).
- 4.6.3 Late Saxon pottery sherds were recovered from the ploughed surface alongside of Deep Road c.500m north-west of the study site (MNF11791). Anglo-Saxon objects were also identified c.350m west (MNF44243; MNF42061), c.500m north-east (MNF21588), and also immediately east of the study site (MNF41227).
- 4.6.4 The archaeological potential for the Anglo-Saxon settlement evidence can be defined as low to moderate. Evidence of land division and drainage could conceivably be present.
- 4.6.5 Wymondham is recorded in the 1086 Domesday Survey as a very large settlement c.1.3km south of the study site (Open Domesday 2018). The settlement comprised 376 households, 6 mills, 99 acres of meadow, 50 men's plough teams and woodland for 96 pigs.
- 4.6.6 A route between the Viking-established Norwich and Thetford passed through Wymondham and brought with it extra trade and prosperity. During the late 11<sup>th</sup> and 12<sup>th</sup> centuries the area was further transformed through the ownership of the d'Aubigny family, who founded the Priory (which became an Abbey later), created two deer parks, and built a castle (NCC 2009).
- 4.6.7 Medieval metal objects were recovered from the eastern area of study site during metal detecting in 1997 (MNF33081; MNF63889). Medieval pottery sherds were also found across the study site during fieldwalking in 1986 (MNF22448; MNF22447; MNF22603).
- 4.6.8 Downham Grove is located c.100m east of the study site. The Grove appears to have originated as a Medieval moated farmstead or manorial complex (MNF9455). The moat is clearly visible on the sequence of historic maps (Figs. 6-9) until it was largely filled in between 1957 and 1973. When the moat was first built (probably between the 12<sup>th</sup> and 14<sup>th</sup> centuries), it may have been positioned just south of the former Roman Road alignment, which could still have been serving as a country lane in this period.
- 4.6.9 An earthwork survey undertaken in 2010 recorded remains of a probable Medieval settlement c.380m north-east of the study site (MNF61825). The surveyed field comprises a number of substantial ditches and banks, some of which were former

water-filled, which run roughly northeast to southwest, back at right angles from the eastern boundary of the field. As the latter was (until the enclosure of Wymondham in 1810) the edge of a common, the earthworks evidently represent a number of Medieval house sites and associated fields.

- 4.6.10 A probable Medieval moat lies c.350m north from the study site (MNF16212). A number of Medieval pottery sherds including Grimston green glazed ware, as well as some iron slag, also thought to be Medieval, was recovered nearby (MNF21577).
- 4.6.11 Further Medieval findspots were identified immediately west of the study site (MNF64401) and c.250m south-west and north-west of the study site (MNF9454; MNF66614; MNF66615).
- 4.6.12 The study site lay in a developed Medieval landscape, probably within agricultural land associated with the nearby settlement areas. The archaeological potential of the study site for the Medieval period can be identified as moderate in the areas adjacent to Downham Grove where deposits associated with the domestic or industrial activity of this fortified sites may be present. Away from these areas, the archaeological potential for the remainder of the study site for the period can be defined as low to moderate. The wider areas are likely to have been woodland or fields at this time and evidence of land division and drainage could be present.

#### 4.7 **Post Medieval and Modern (including map regression exercise)**

- 4.7.1 Post-Medieval pottery sherds and metal objects were recovered during metal detecting and fieldwalking within the study site (MNF22603; MNF22448; MNF24588) and within the study area (MNF63759; MNF63578; MNF41227; MNF18264; MNF23693; MNF11791; MNF42061).
- 4.7.2 Faydens Map of 1797 (Fig. 4) shows the study site as open land, assumed to be agricultural, criss-crossed with various paths and trackways. The route ways in the east are shown lined on either side by common land as they are on the route to Great Melton Common to the north-east and Wymondham Common to the east.
- 4.7.3 The 1817 Ordnance Survey Drawing shows the study site within open agricultural land with a road forming its northern and southern boundary (Fig. 5).

4.7.4 The 1826 Bryant Map (Fig. 6) shows the study site in a similar form. Brick kilns, also recorded on the HER, are shown to the south of the site boundary (MNF15949).

4.7.5 The Wymondham Tithe Map of 1839 (Fig. 7) and the associated Award show the site primarily as agricultural land and records it as being divided between the many ownerships of the farms integrated with the site. Structures are shown along the south-eastern site boundary and the study site occupies the following plots:

86 – Wood	95 - Arable	103 - Arable
87 – Arable	96 – Arable	104 - Arable
88 – Arable	97 – Arable	105 - Pasture
89 – Pasture	98 – Arable	195 - Arable
90 – Pasture	99 – Arable	196 - Arable
91 – Pasture	100 – Arable	361 – Arable
93 – Arable	101 – Arable	363 – Arable
94 – Arable	102 - Pasture	

4.7.6 Many of the historic field boundaries which comprise the site boundary today, and could be of potential interest, are shown at this time (Figs. 7 and 15).

4.7.7 The 1887 First Edition Ordnance Survey (Fig. 8) shows the study site occupied by farmland with a wooded area located to the south of Downham Grove. A reduction in the number of field boundaries can be observed in the northern area of site.

4.7.8 No significant change occurs with the study site for the next 80 years (Figs. 9-12). The 1938 Ordnance Survey mapping to cover the northern part of the site was not available.

4.7.9 A substantial reduction in field boundaries can be observed on the 1986 Ordnance Survey (Fig. 13).

4.7.10 The study site has remained largely unchanged until the present (14-15).

4.7.11 The majority of the study site lay within unremarkable agricultural land in the Post-Medieval period and accordingly, the archaeological potential can reasonably be defined as low. Historic field boundaries observed on the 19<sup>th</sup> century mapping have partially been preserved until present (Figures 7 and 15).

#### 4.8 **Historic Landscape Characterisation**

- 4.8.1 The majority of the study site (HNF48107, HNF48112; HNF48273; Appendix 3) is characterised as an area of 20th century agriculture characterised by recent boundary loss. Field boundary loss and creation have been the most recent and far reaching changes in the rural landscape. This was due to the heady combination of mechanisation and a series of agricultural reforms including the post-war and later subsidies. Despite the degree of boundary loss the surviving residual edges of these often huge fields are the relict remains of their parent historic field systems (NLA 2009).
- 4.8.2 The eastern area of site (HNF48113; HNF48114; Appendix 3) lies in an area of the so called 'Piecemeal enclosure by agreement'. This was the most commonplace type of field in Norfolk, of this period, until the 20<sup>th</sup> century. The fields were formed by informal piecemeal subdivision and enclosure of earlier field systems such as open fields. This type of enclosure has a long history within Norfolk and may have been replacing open fields since the 16<sup>th</sup> century to allow for the rationalisation of field boundaries and the concentration of land holdings into single blocks. These may reflect various earlier episodes of reversion to sheep grazing and pasture in the medieval period (NLA 2009).

#### 4.9 **Assessment of Significance**

- 4.9.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.9.2 Non designated heritage assets, as defined in the NPPF, are recorded on the study site.
- 4.9.3 The study site is considered to have a high archaeological potential for Roman and Bronze Age evidence, a moderate archaeological potential for Early Prehistoric, Neolithic, Iron Age and Medieval evidence, a low to moderate archaeological potential for Anglo-Saxon evidence and a low archaeological potential for Post-Medieval evidence.

- 4.9.4 Certain Early Prehistoric, Bronze Age or Roman remains could be regionally significant, depending on the level of preservation. However, the remains of heavily ploughed barrows and a putative Roman Road within the study site boundary are expected to be locally significant. Any other archaeological remains that may be present at the study site are also expected to be of local significance.

## **5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT**

(Review of potential impact upon Heritage Assets)

### **5.1 Site Conditions**

5.1.1 The study site currently comprises agricultural fields. Former and present field boundaries and ponds can be observed on the LiDAR data plot (Fig. 15). The projected line of the Roman Road is shown on the plot, however no apparent surface archaeological features are visible.

5.1.2 Medieval and Post-Medieval ploughing would have had a widespread but superficially damaging impact on any sub-surface horizons.

5.1.3 Modern ploughing is likely to have had a further negative impact on any archaeological deposits on the study site.

### **5.2 The Proposed Development**

5.2.1 It is understood that the study site is proposed for a promotion through the Greater Norwich Local Plan for a residential development with associated public open space, community uses, infrastructure and a Primary School (Figs. 17 and 18).

### **5.3 Potential Impact on Non-Designated Archaeological Assets**

5.3.1 The proposed development has the potential to impact on locally significant archaeological remains, as regionally significant archaeological remains are unlikely to be present at the study site.

5.3.2 The proposed development could potentially have a archaeological impact within the build areas of the site. In these areas archaeology is unlikely to survive the development process.

5.3.3 Any areas proposed to remain open space at the site are likely to incur low/or no archaeological impact depending on the extent of landscaping and associated works. Consideration and sympathetic design should be applied to the landscaping to ensure that any potential remains in these areas can remain undisturbed and in situ.

5.3.4 In view of the site's archaeological potential and the potential impact of the proposed development a suite of archaeological mitigation measures will require implementation in advance of redevelopment. These are likely to include:

- Archaeological Evaluation
- Archaeological Excavation

#### 5.4 **Potential Impact on Designated Heritage Assets**

5.4.1 No designated heritage assets lie within the 500m search buffer of the study site, but there are some within the 1.25km search buffer of the study site (Figs. 2 and 3).

5.4.2 Moot Hill ring work of a probable Medieval date (SM1003993) lies c.1km south of the study site. The significance of the Scheduled Monument lies in the physical preservation of earthworks, in its research potential and historical association with the Medieval development of Wymondham. The monument lies a wooded area to the south of Kett's Park and is overgrown.

5.4.3 The setting of the Scheduled Monument is considered to make a moderate contribution to the overall significance of the Scheduled Monument.

5.4.4 There is no functional link or indivisibility between the Scheduled Monument and the study site.

5.4.5 The nearest Listed Building lies c.700m north of the study site and the Wymondham Conservation Area lies c.850m south-west of the study site (Fig. 3).

5.4.6 It is therefore considered that the proposed development will not impact on the significance of any designated heritage assets or the ability to appreciate them.

## **6.0 SUMMARY AND CONCLUSIONS**

- 6.1 Land off Tuttlles Lane, Wymondham, Norfolk has been assessed for its archaeological and heritage interest as part of its promotion through the Greater Norwich Local Plan.
- 6.2 Non designated heritage assets are recorded on the study site.
- 6.3 The study site is considered to have a high archaeological potential for Roman and Bronze Age evidence with remains known to be located within the site. A moderate archaeological potential for Early Prehistoric, Neolithic, Iron Age and Medieval evidence, a low to moderate archaeological potential for Anglo-Saxon evidence and a low archaeological potential for Post-Medieval evidence is also considered.
- 6.4 The development of the site is therefore considered likely to impact on locally significant non designated archaeological remains.
- 6.5 It is considered that the proposed development will not impact on the significance of any designated built heritage assets or the ability to appreciate them.
- 6.6 An assessment of historic field boundaries on the study site might be required and the boundaries themselves respected within any development proposals.
- 6.7 Accordingly, there are no heritage constraints identified which would preclude the promotion of the site through the Greater Norwich Local Plan. The Assessment has established that the archaeological interest identified at the study site could be secured by an implementation of a program of archaeological mitigation measures in advance of redevelopment.



## **SOURCES CONSULTED**

### 1. **General**

British Library  
National Archives  
Norfolk Historic Environment Record (HER)  
Historic England National Heritage List for England

### 2. **Internet**

<http://archaeologydataservice.ac.uk>  
<http://www.britainfromabove.org.uk/>  
<http://www.british-history.ac.uk/>  
<https://finds.org.uk/database/>  
<https://www.historicengland.org.uk/listing/the-list>  
<https://opendomesday.org.uk>  
<http://www.pastscape.org.uk>  
<http://planningguidance.planningportal.gov.uk>

### 3. **Bibliographic**

Blomefield, F. 1805. 'Hundred of Forehoe: Windham', in An Essay Towards A Topographical History of the County of Norfolk: Volume 2.

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

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

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

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

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

Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* July 2015 unpublished document (Updated in December 2017)

Mills, A.D. 2011. *A Dictionary of British place names*.

Norfolk County Council. 2009. *Historic Characterisation and Sensitivity Assessment; GNGP preferred option growth areas*.

Norfolk Landscape Archaeology. 2009. Norfolk's Historic Landscape Character: A report on the Norfolk Historic Landscape Characterisation (HLC) Project.

3. **Cartographic**

1797 Faden Map

1817 Ordnance Survey Drawing

1826 Bryant Map

1839 Wymondham Parish Tithe Map

1887 Ordnance Survey

1905 Ordnance Survey

1938 Ordnance Survey

1950 Ordnance Survey

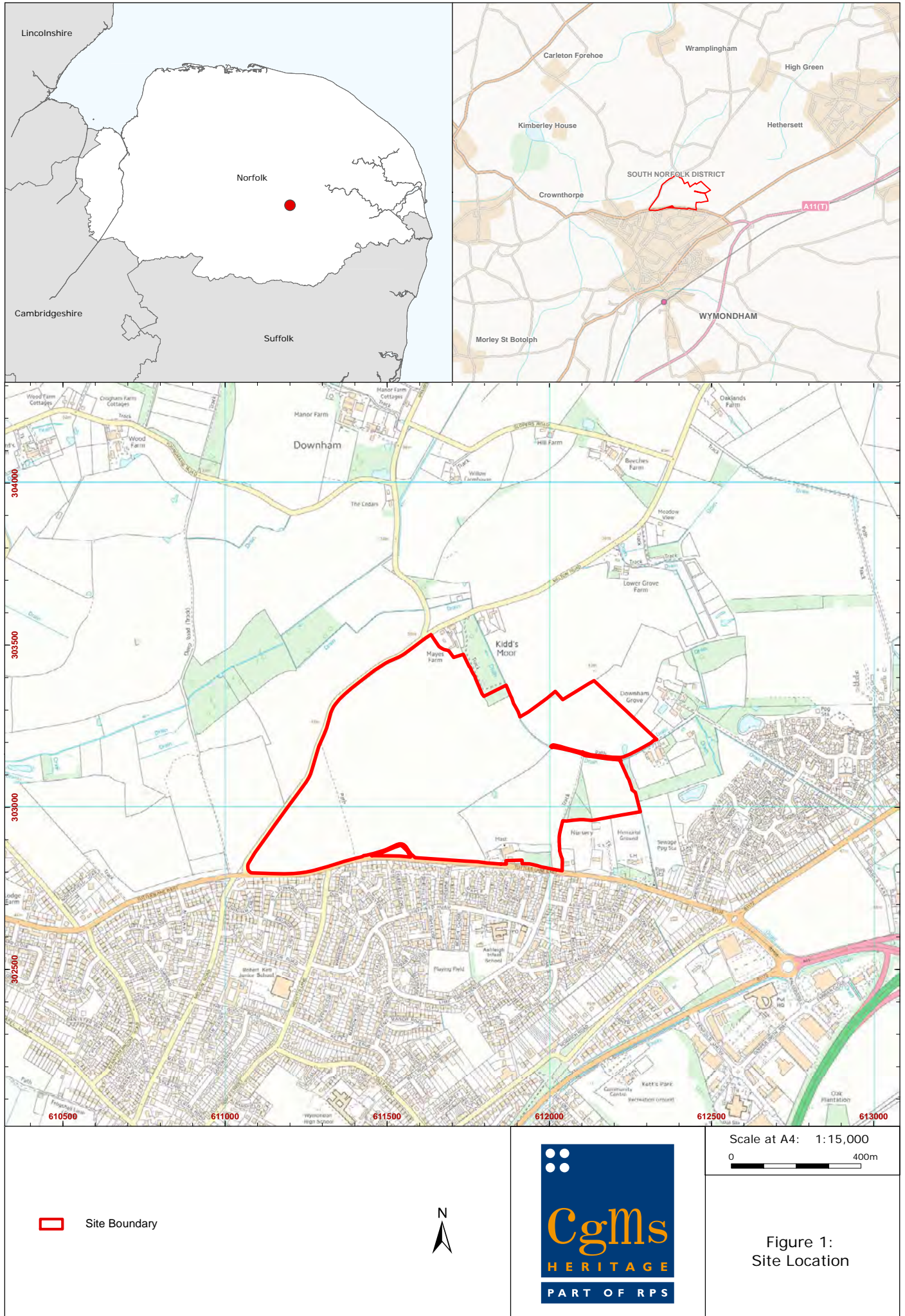
1956 Ordnance Survey

1986 Ordnance Survey

1999 Google Earth Image

2017 Google Earth Image

LiDAR Data Plot

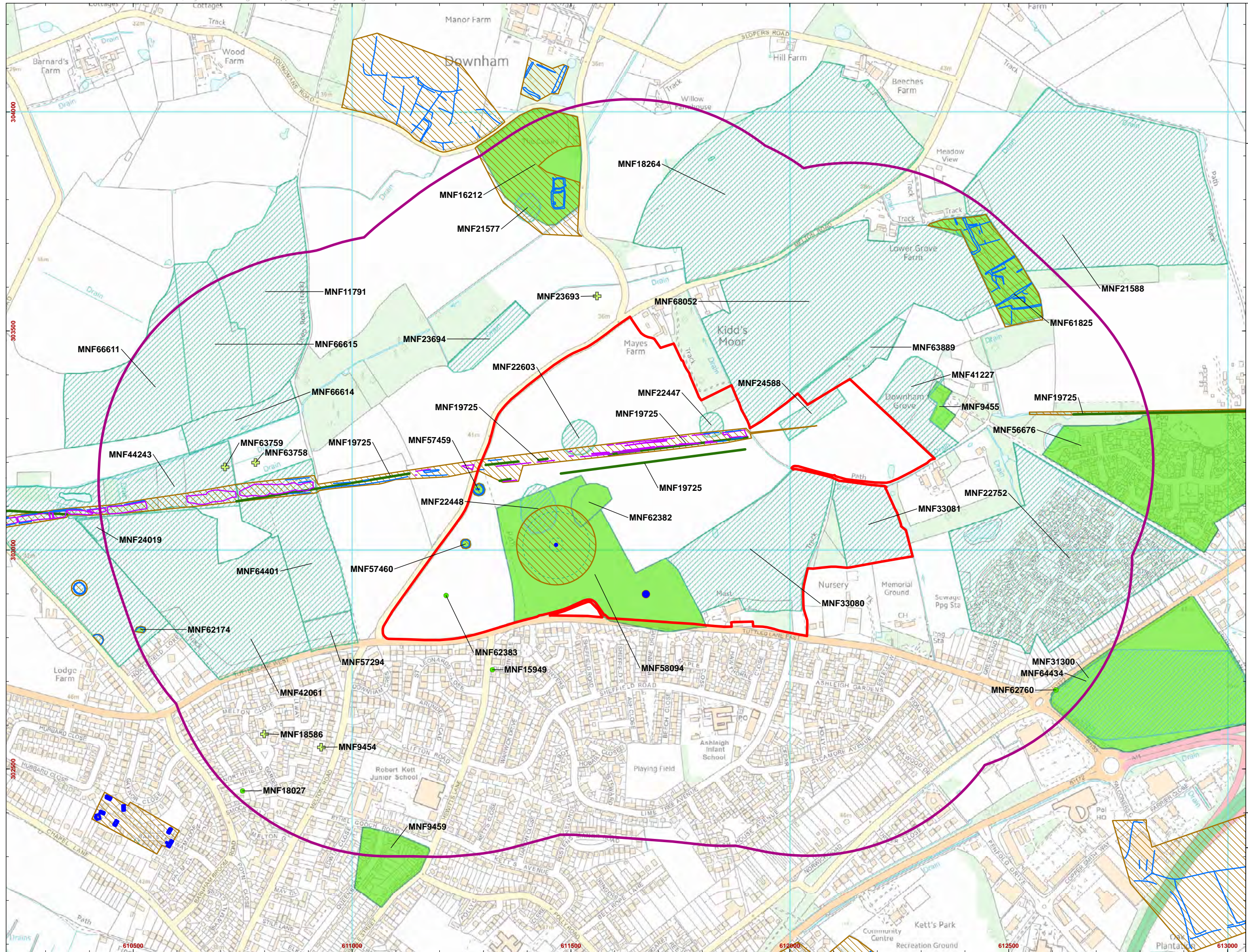


Site Boundary



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

Figure 1:  
Site Location



- Site Boundary
- Search Buffer 500m

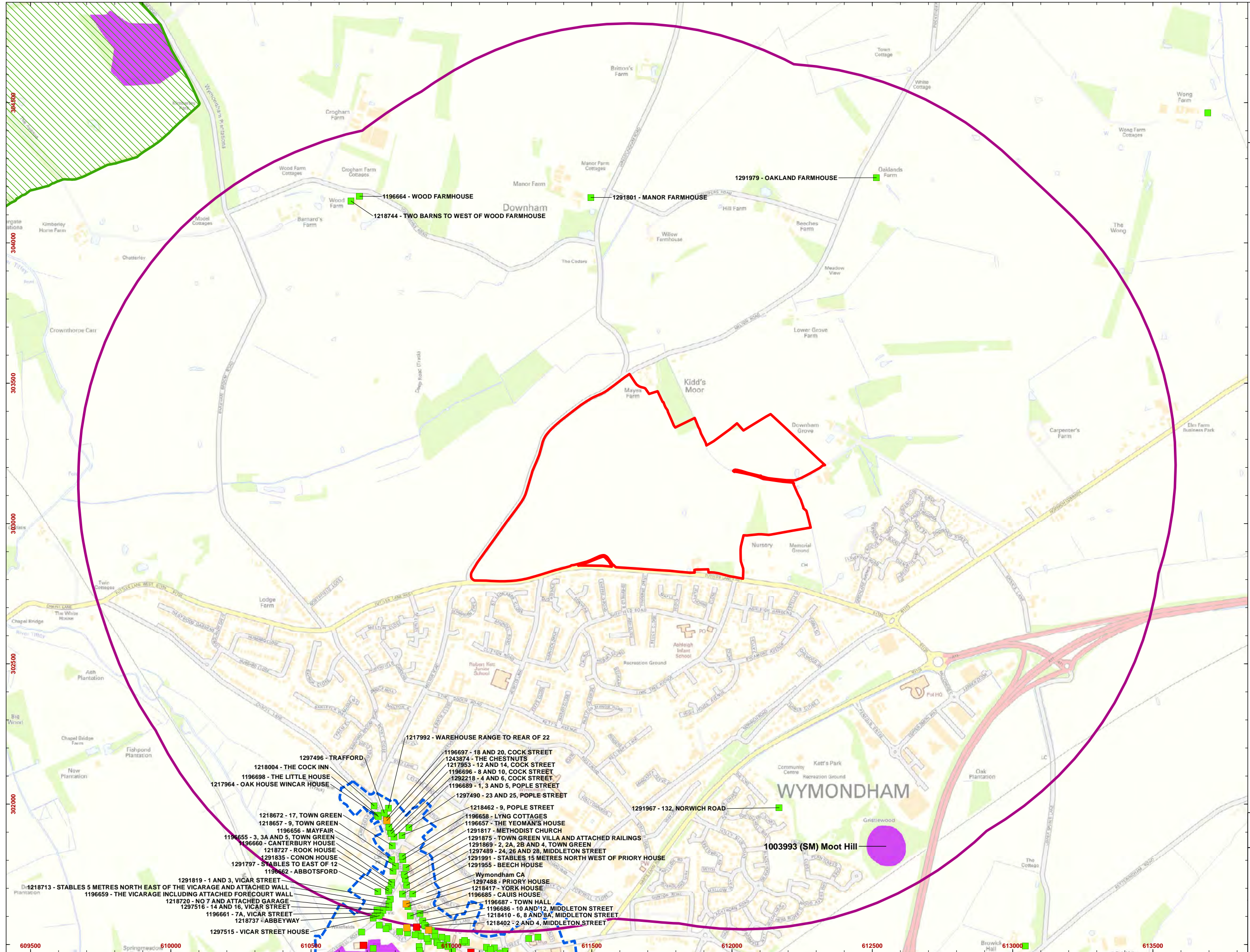
- Non-Designated Heritage Assets:**
- HER Record (Point)**
- Find Spot
  - Monument
- HER Record (Line)**
- Monument
- HER Record (Polygon)**
- Find Spot
  - Monument

- Previous Archaeological Work:**
- NMP Feature**
- Bank
  - Ditch
  - Extent of Area
  - Stonework / Structure
  - NMP Polygon



Scale at A3: 1:8,000

Figure 2:  
Summary of non-designated heritage assets (Norfolk HER)



- Site Boundary
- Search Buffer 1.25km

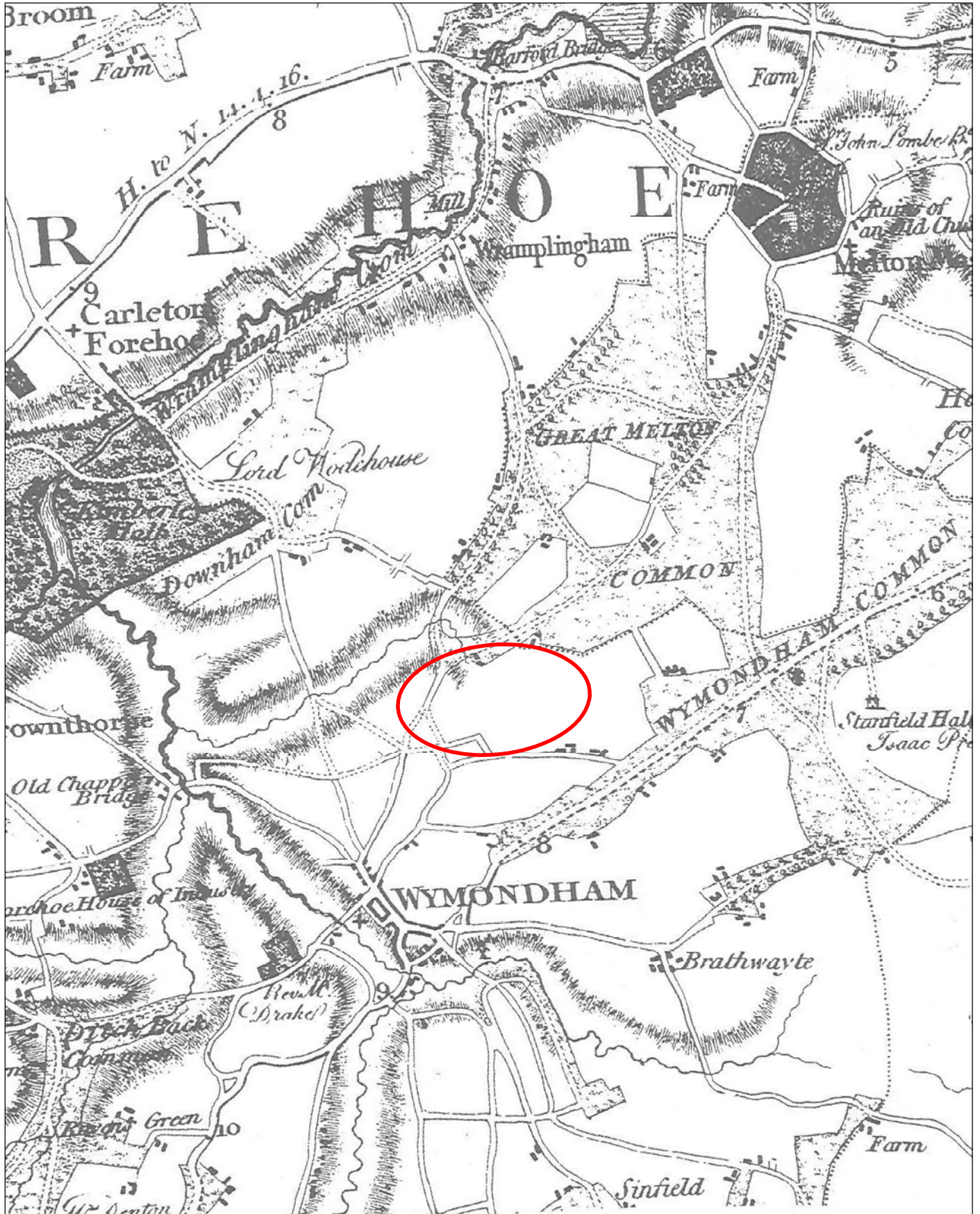
**Designated Heritage Assets:**


- Scheduled Monument
- Registered Park or Garden
- Listed Building Grade I
- Listed Building Grade II\*
- Listed Building Grade II
- Conservation Area



Scale at A3: 1:12,500  
0 400m

Figure 3: Summary of designated heritage assets



 Approximate Site Location



Scale at A4: 1:35,000



Figure 4:  
1797 Faden Map



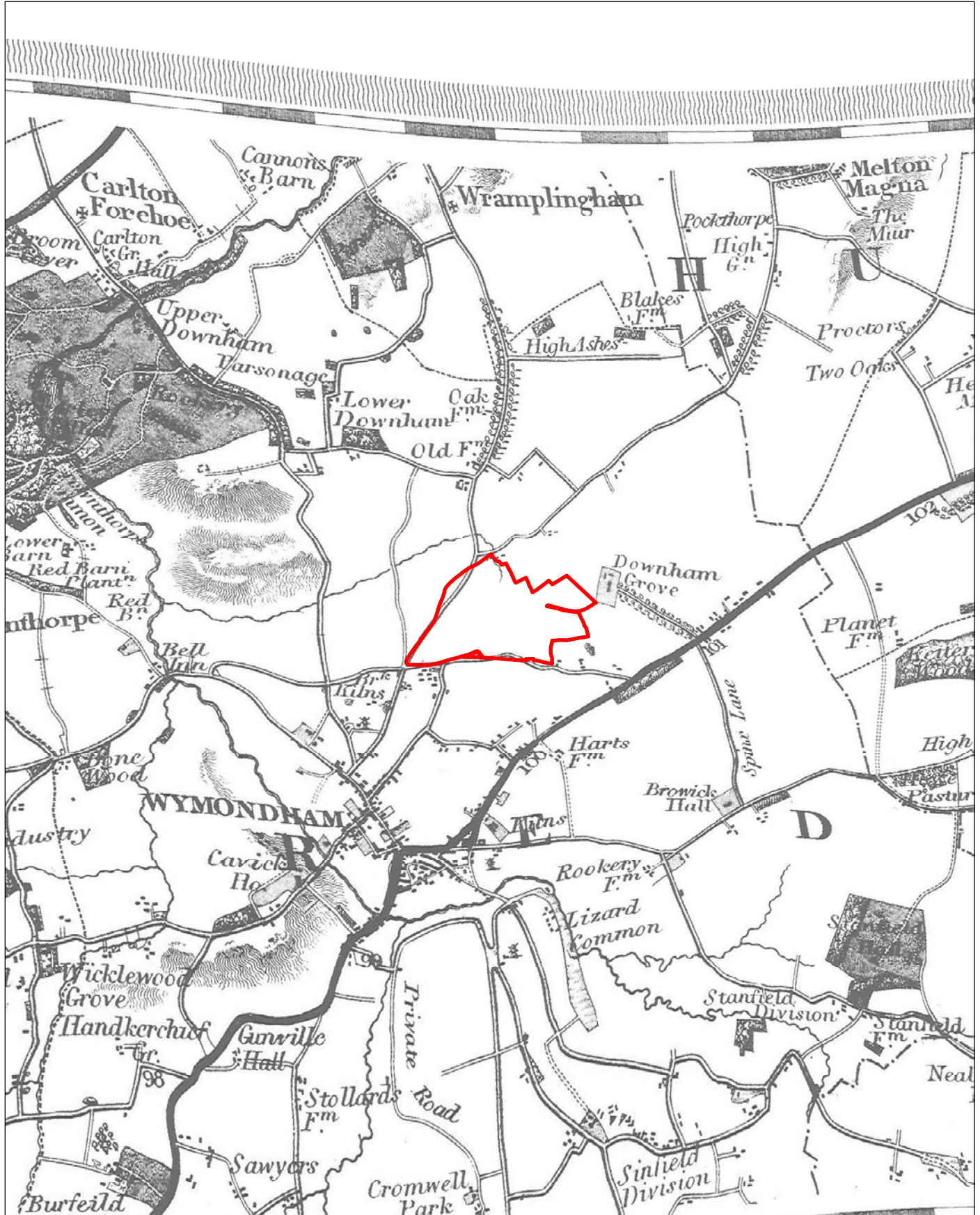
 Approximate Site Location



Scale at A4: 1:15,000



Figure 5:  
1817 Ordnance Survey  
Drawing



 Approximate Site Location





Scale at A4: 1:35,000



Figure 6:  
1826 Bryant Map





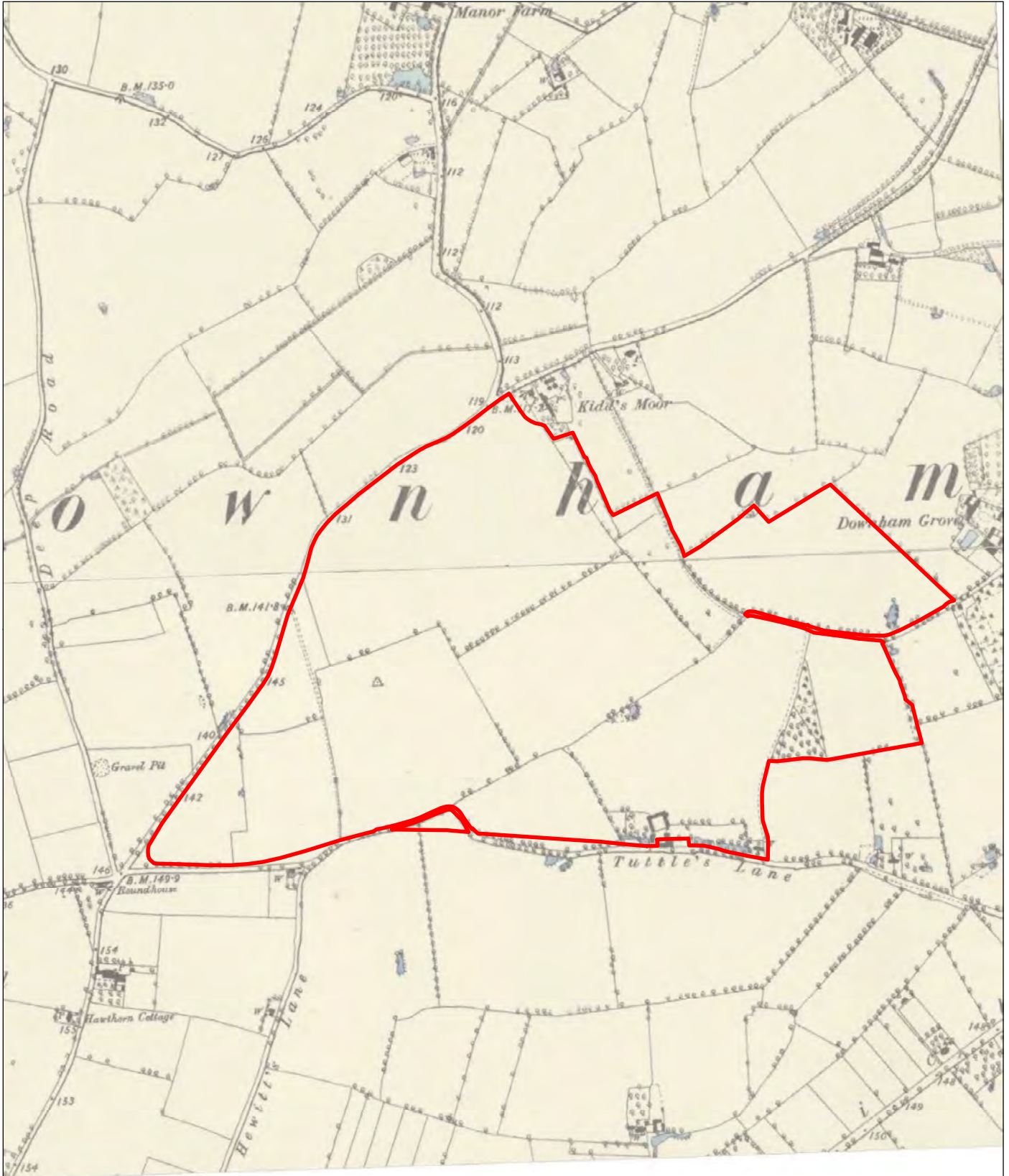
-  Approximate Site Location
-  Historic Boundaries of Potential Interest



Scale at A4: 1:8,500



Figure 7:  
1839 Wymondham  
Parish Tithe Map



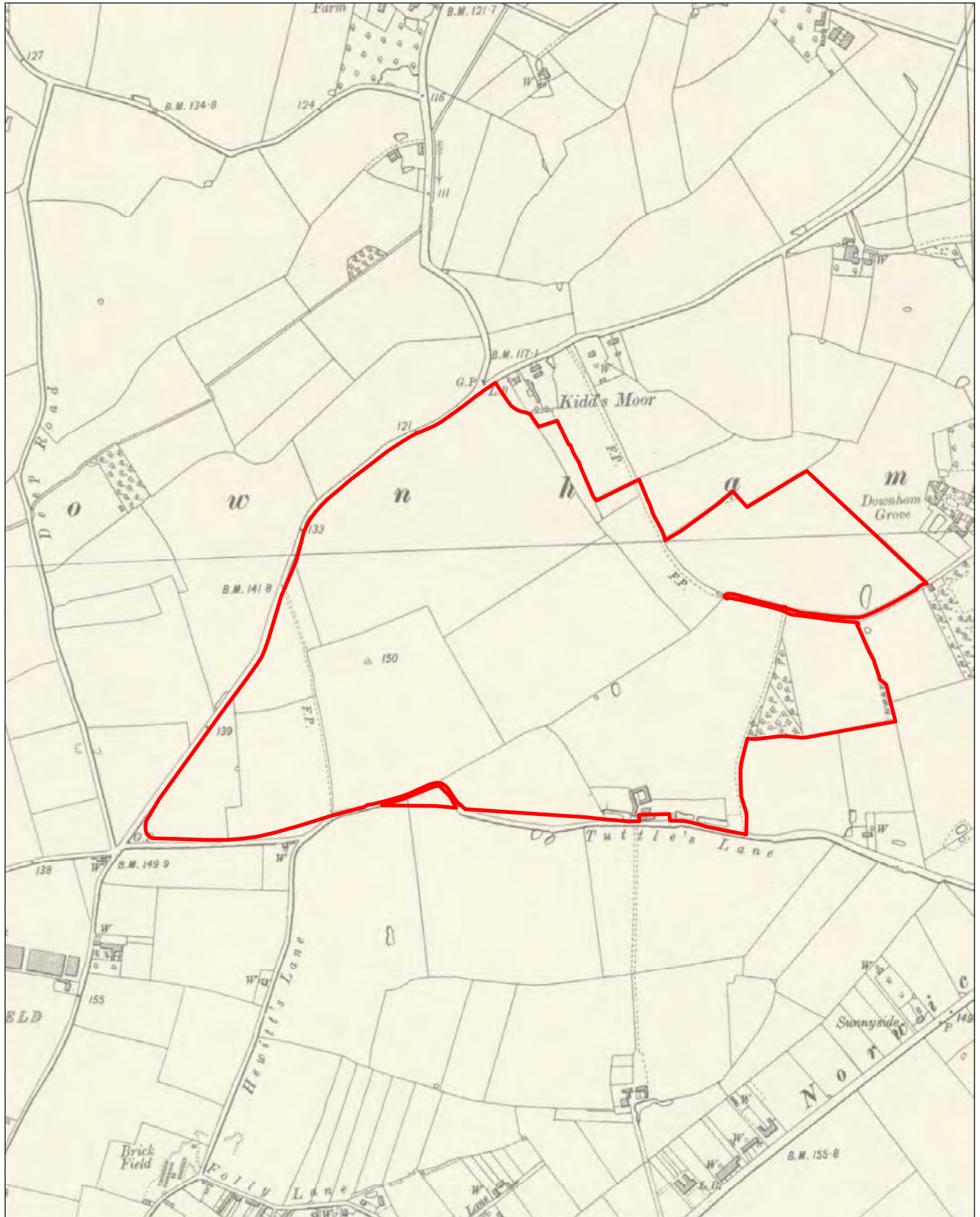
 Site Boundary



Scale at A4: 1:8,500



Figure 8:  
1887 Ordnance Survey



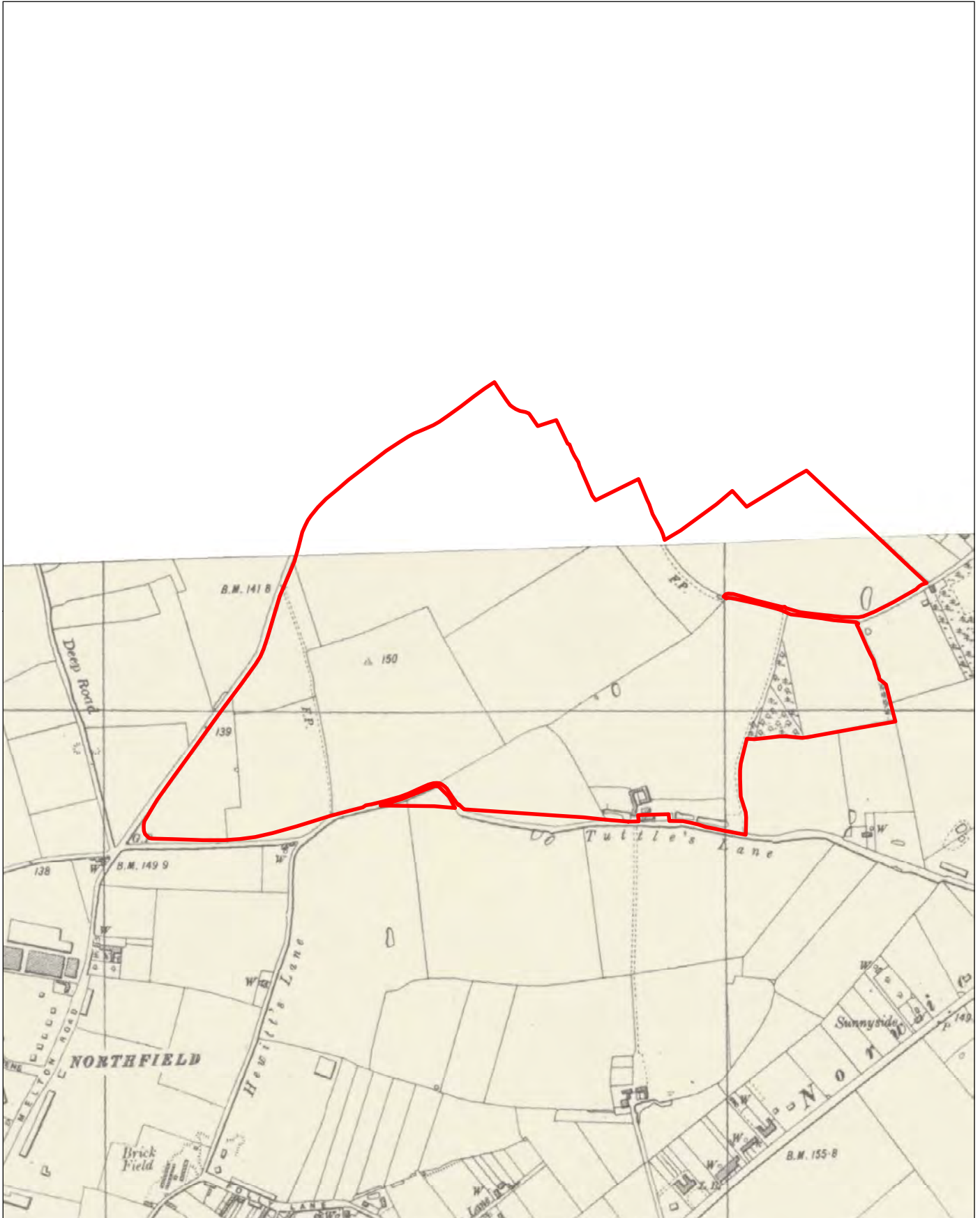
 Site Boundary



Scale at A4: 1:8,500



Figure 9:  
1905 Ordnance Survey



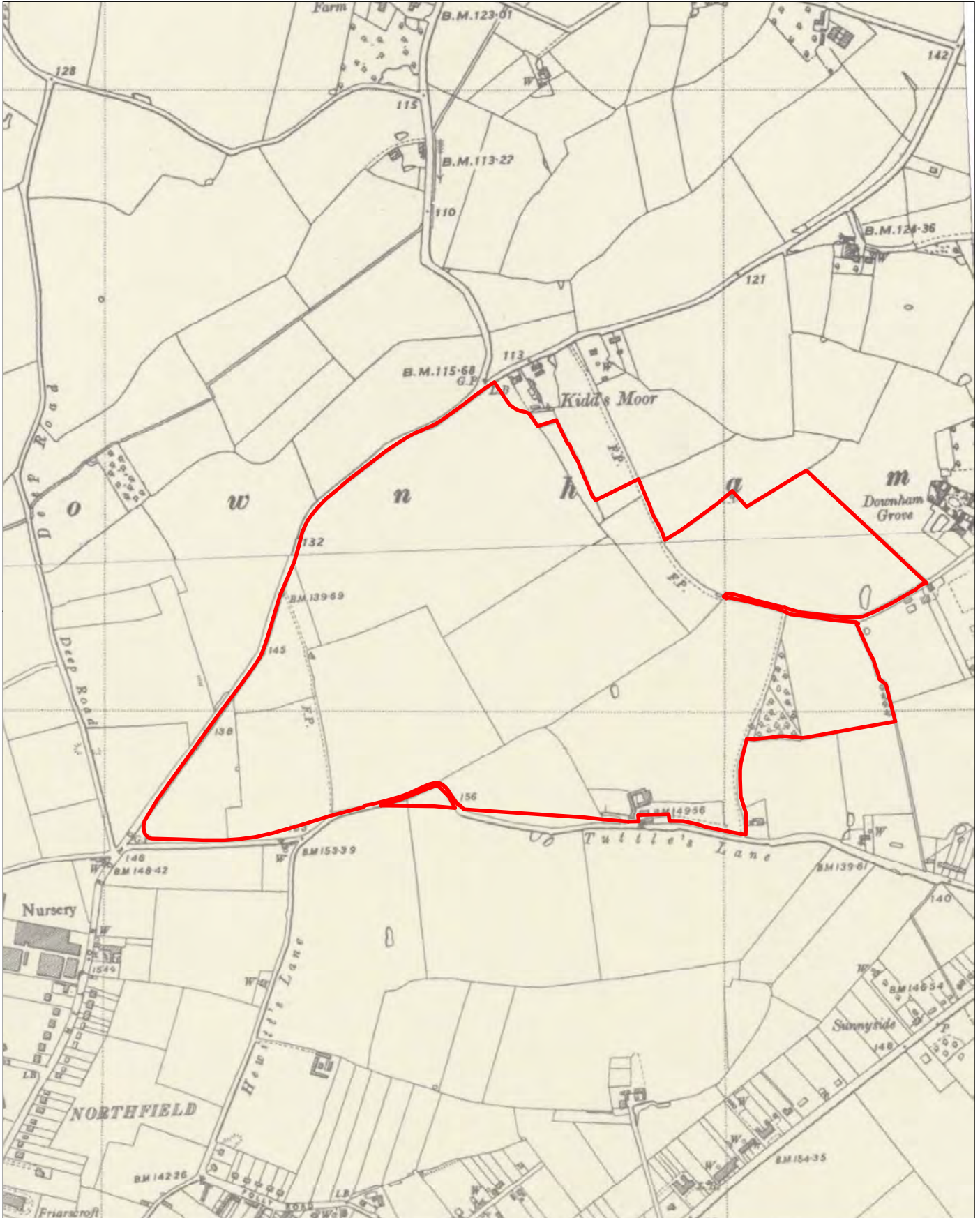
 Site Boundary



Scale at A4: 1:8,500



Figure 10:  
1938 Ordnance Survey



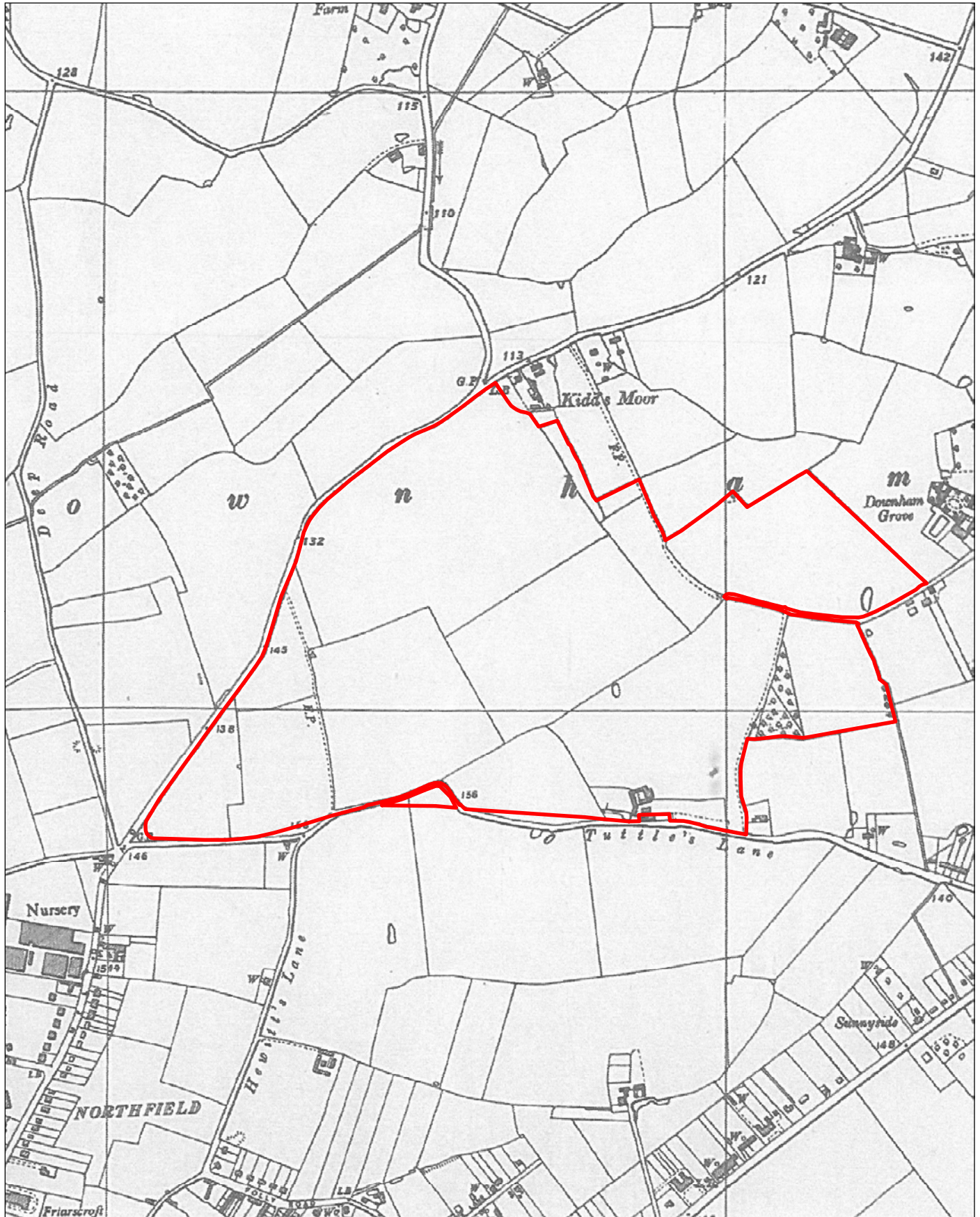
Site Boundary



Scale at A4: 1:8,500



Figure 11:  
1950 Ordnance Survey



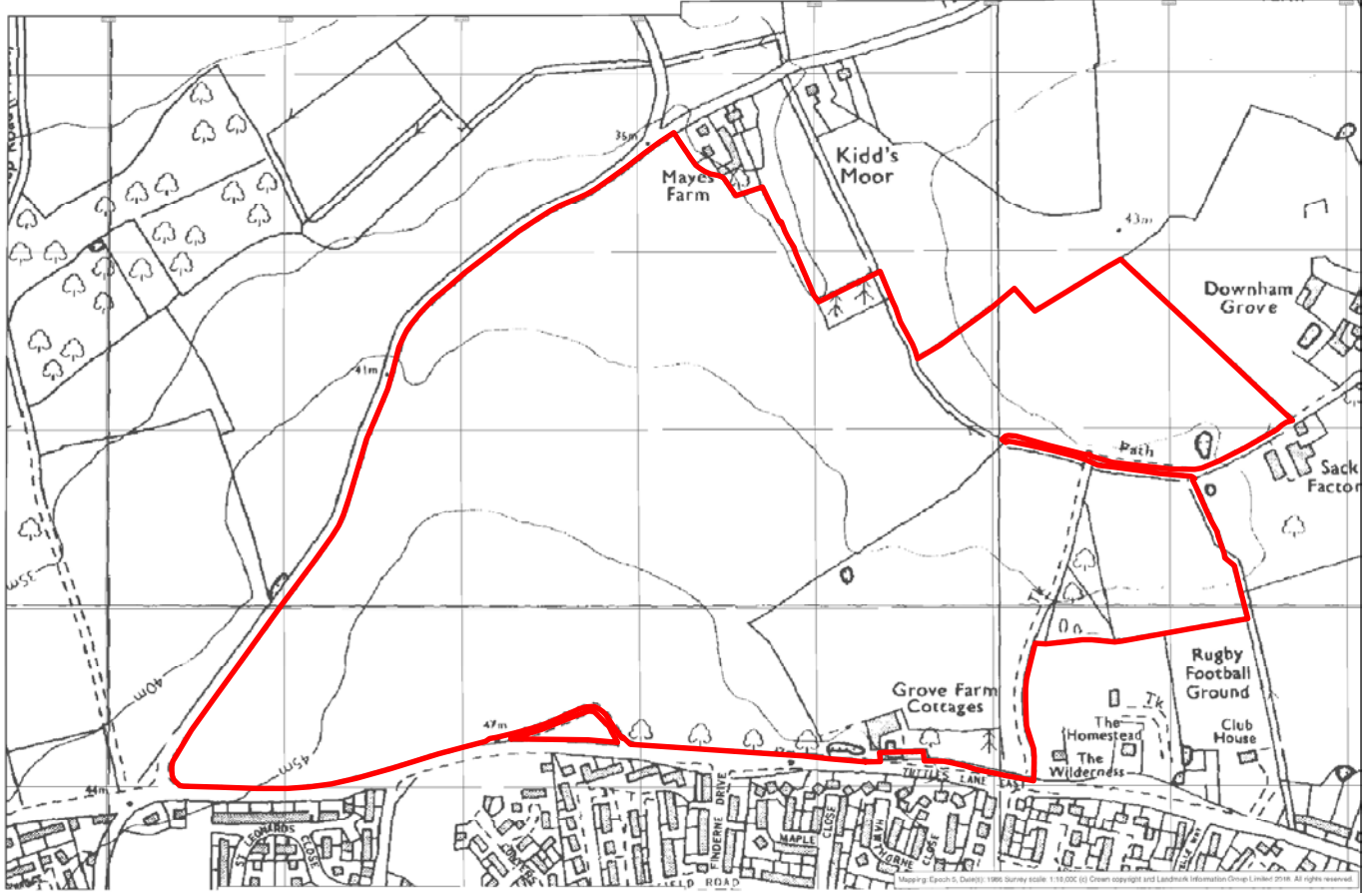
 Site Boundary



Scale at A4: 1:8,500



Figure 12:  
1956 Ordnance Survey



Map by Epoch 5, Data © 1986 Survey scale 1:10,000. © Crown copyright and Landmark Information Group Limited 2016. All rights reserved.

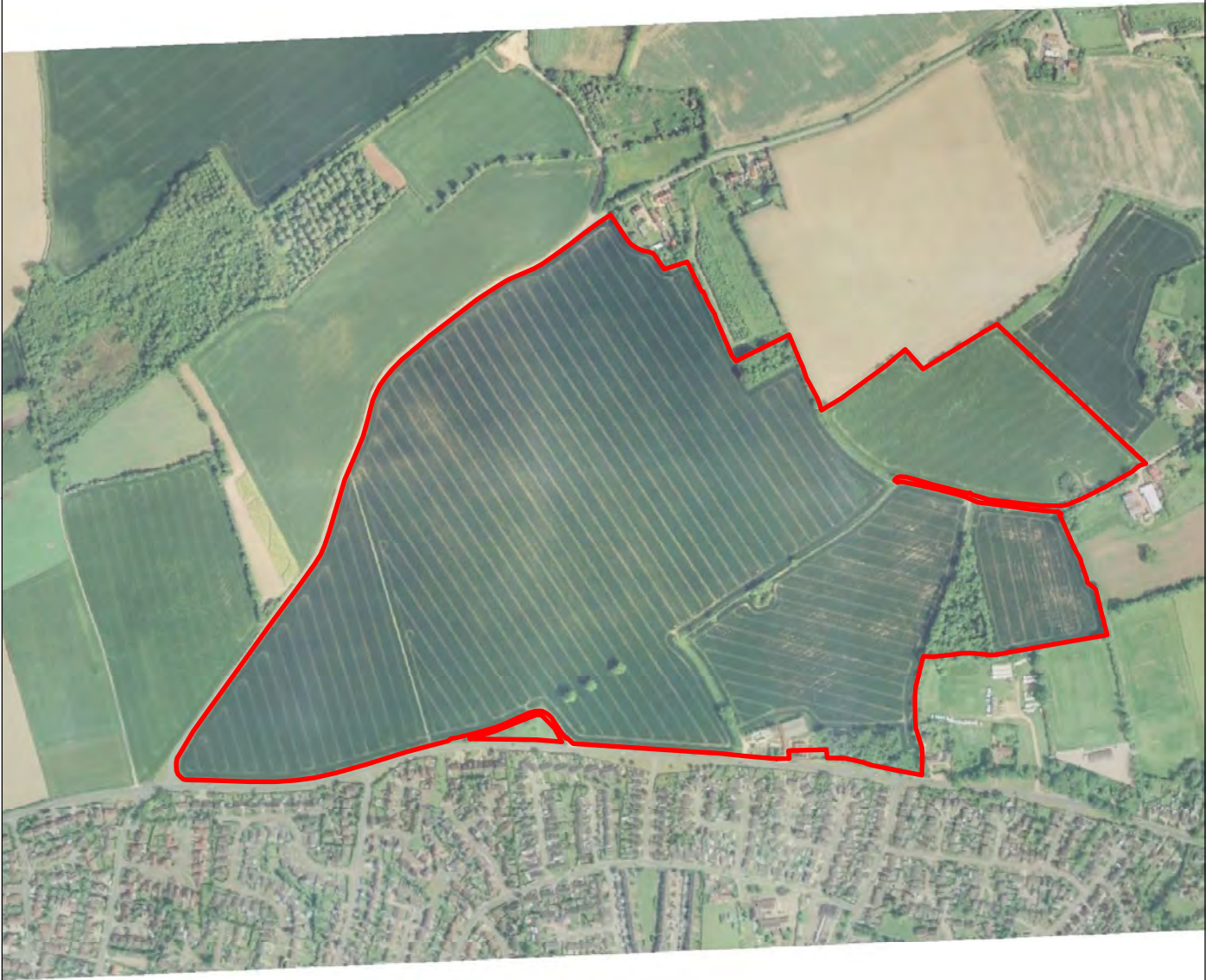
 Site Boundary



Scale at A4: 1:8,500



Figure 13:  
1986 Ordnance Survey



 Site Boundary





Scale at A4: 1:8,500



Figure 14:  
1999 Google Earth  
Image





-  Site Boundary
-  Historic Boundaries of Potential Interest



Scale at A4: 1:8,500



Figure 15:  
2017 Google Earth  
Image



- ▭ Site Boundary
- NMP Feature**
- Bank
- Ditch

LIDAR DATA

Source:  
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:  
11/12/2010

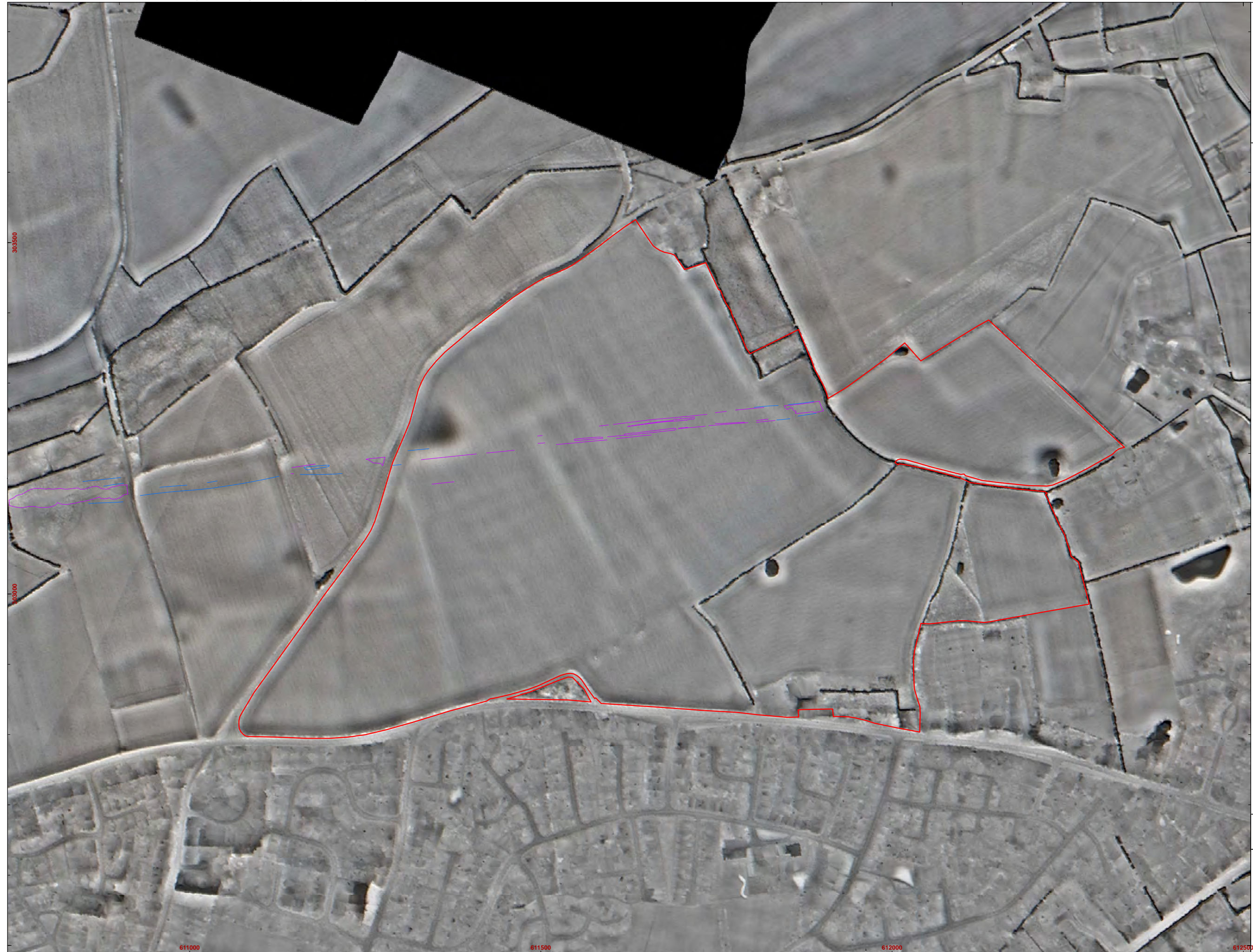
Processing:  
simple Local Relief Model  
overlaid on Multi-direction  
Hillshade

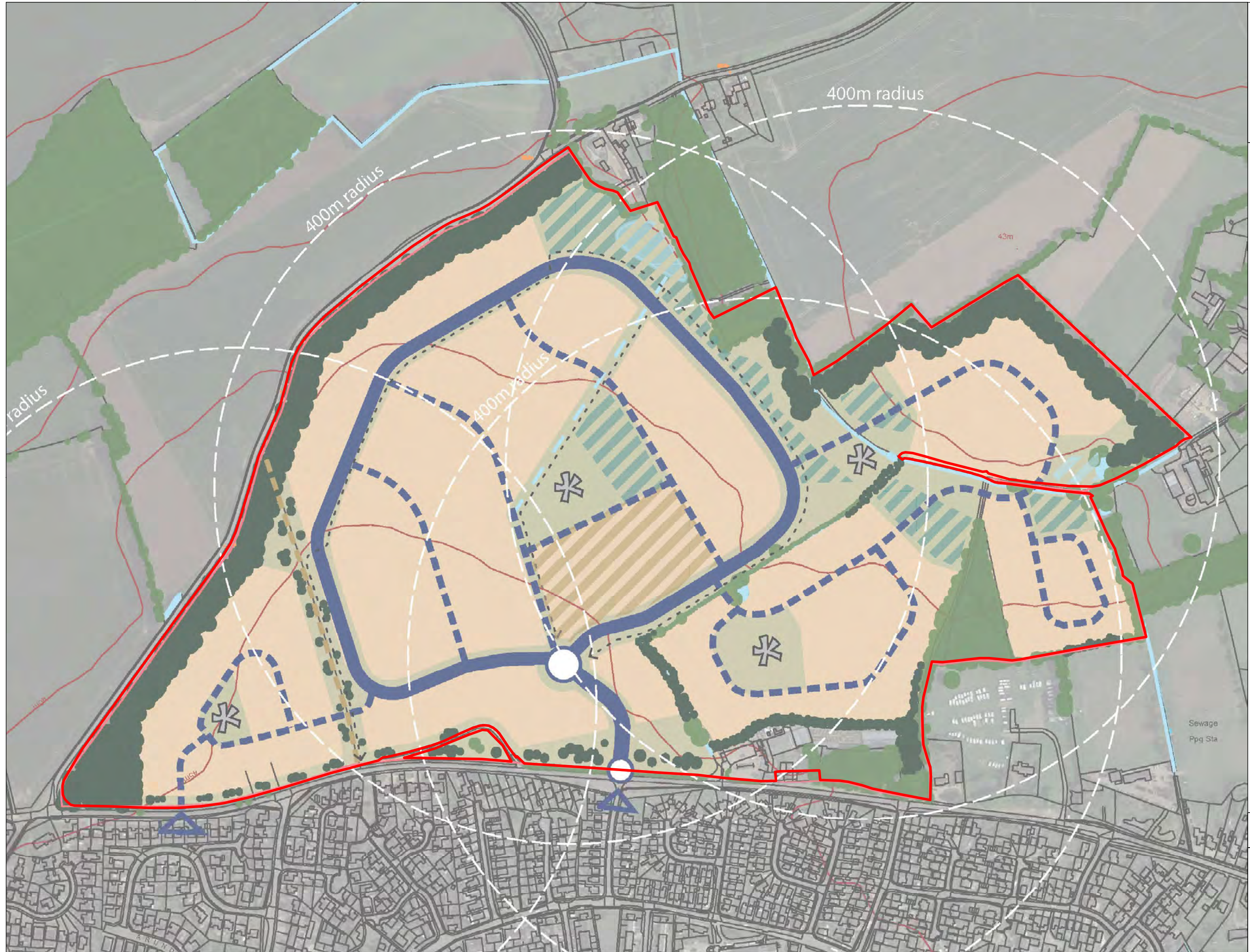


Scale at A3: 1:5,000



Figure 16:  
LIDAR Data Plot





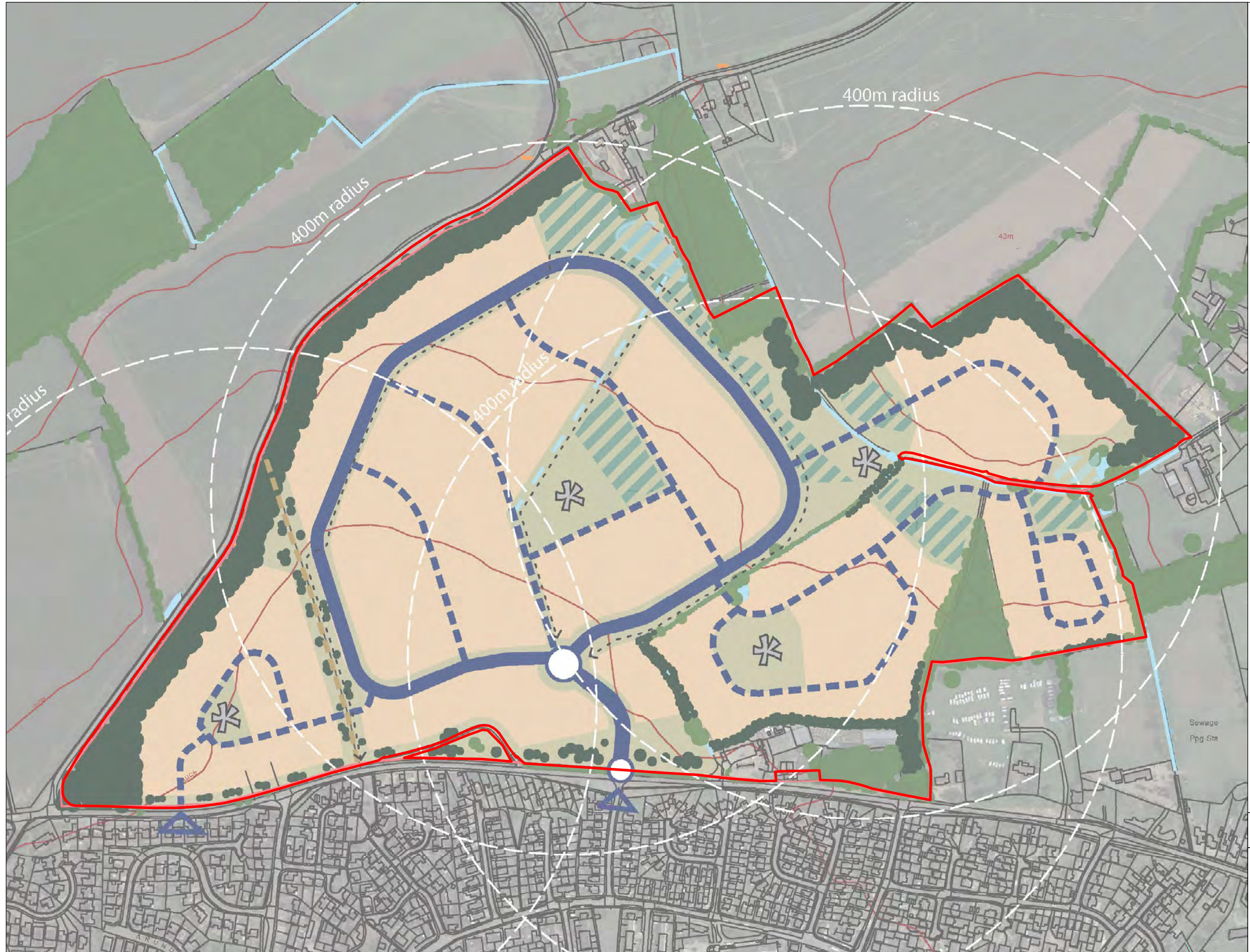
**Site Boundary**

- Site boundary
- Drains / ponds
- Woodland & hedgerows
- PROW
- PROPOSED**
- Site access
- Main roads
- - - Secondary roads
- Buffer planting
- POS
- GI corridors
- Developable area/Primary school
- - - - - Recreational route
- ✱ Children play area NEAP/LEAP (400m walkable distance)
- SuDS**
- Drain/swale
- Attenuation basin / Lower point




Scale at A3: 1:3,918  
 0 100m

Figure 17:  
Proposed Development:  
Masterplan A



- Site Boundary
- Site boundary
- Drains / ponds
- Woodland & hedgerows
- PROW
- PROPOSED**
- Site access
- Main roads
- Secondary roads
- Buffer planting
- POS
- GI corridors
- Developable area
- Recreational route
- Children play area NEAP/LEAP (400m walkable distance)
- SuDS**
- Drain/swale
- Attenuation basin / Lower point

N



Scale at A3: 1:3,918




Figure 18: Proposed Development: Masterplan B

**Appendix 1:**

Gazetteer of HER Records within 500m search buffer surrounding the study site

Appendix 1: Gazetteer of HER Records within 500m buffer around the site boundary

**Monument Records:**

<b>MonUID</b>	<b>Name</b>	<b>Period</b>
MNF11791	Multi-period finds	Early Neolithic to Post Medieval
MNF15949	Site of post medieval brick kiln, east of Hewitt's Lane, Downham	Post Medieval
MNF16212	Site of possible double moat of presumed medieval date	Medieval
MNF18027	Site of Northfield Mill	Post Medieval
MNF18264	Neolithic to Bronze Age, Roman and medieval to post-medieval finds	Early Neolithic to Post Medieval
MNF18586	2nd century Roman coin	Roman
MNF19725	Line of Roman road between Caistor St Edmund and Crownthorpe principally visible as earthworks, soilmarks and cropmarks on aerial photographs	Roman
MNF21577	Medieval pottery sherds and iron slag	Medieval
MNF21588	Roman and Late Saxon to post-medieval finds	Roman to Post Medieval
MNF22447	Prehistoric worked flints, medieval pottery sherd	Lower Palaeolithic to Medieval
MNF22448	Prehistoric worked flints, medieval and post medieval pottery sherds	Lower Palaeolithic to Post Medieval
MNF22603	Prehistoric flints, Roman, medieval and post medieval objects	Lower Palaeolithic to Post Medieval
MNF22752	Prehistoric flint hammerstone, medieval finds	Lower Palaeolithic to Medieval
MNF23693	Prehistoric worked flints and medieval pottery	Lower Palaeolithic to Medieval
MNF23694	Burnt flints, Palaeolithic and Neolithic worked flints and undatable iron slag	Prehistoric
MNF24019	Palaeolithic and Neolithic flint flakes	Lower Palaeolithic to Late Neolithic
MNF24588	Iron Age pottery sherds, Roman, medieval and post medieval objects	Early Iron Age to Post Medieval
MNF31300	Roman and medieval to post medieval finds	Roman to Post Medieval
MNF33080	Roman, medieval and post medieval coins and metal objects	Roman to Post Medieval
MNF33081	Medieval and post medieval coins and metal objects	Medieval to Post Medieval
MNF41227	Neolithic axehead, Roman to post medieval objects	Early Neolithic to Post Medieval
MNF42061	Multi-period finds	Lower Palaeolithic to Post Medieval
MNF44243	Late Iron Age to Roman and medieval to post-medieval finds	Late Iron Age to Post Medieval
MNF56676	Roman features and post medieval field systems	Late Neolithic to Modern
MNF57294	Post-medieval button	Post Medieval
MNF57459	Site of probable Bronze Age round barrow	Bronze Age
MNF57460	Site of probable Bronze Age round barrow	Bronze Age
MNF58094	Site of World War Two Radio Security Service Direction Finding Station	World War Two
MNF61825	Probable medieval to post medieval common-edge settlement at Lower Grove Farm	Medieval to Post Medieval
MNF62174	Site of possible prehistoric ring ditch	Early Neolithic to Late Bronze Age
MNF62382	Large pit of unknown date	Unknown
MNF62383	Possible large buried iron object of unknown date	Undated
MNF62760	19th century milestone marking Norwich 8 miles, Thetford 21 miles, London 101 miles	Post Medieval to Modern
MNF63758	Post-medieval token	Post Medieval
MNF63759	Post-medieval token	Post Medieval
MNF63889	Medieval buckle and a post-medieval coin	Medieval to Post Medieval
MNF64401	Medieval to post-medieval finds	Medieval to Post Medieval
MNF64434	Medieval to post medieval ditches, undated features, and multi-period finds	Early Neolithic to Post Medieval
MNF66611	Roman and medieval to post-medieval finds	Roman to Post Medieval
MNF66614	Medieval and post-medieval finds	Medieval to Post Medieval
MNF66615	Medieval/post-medieval jetton	Medieval to Post Medieval
MNF68052	Roman to Early Saxon and Late Saxon to post-medieval finds	Roman to Post Medieval
MNF9454	Medieval heraldic pendant with peacock	Medieval
MNF9455	Downham Grove, Downham	Medieval to Modern
MNF9459	Site of post medieval brickworks	Post Medieval

**HLC Records:**

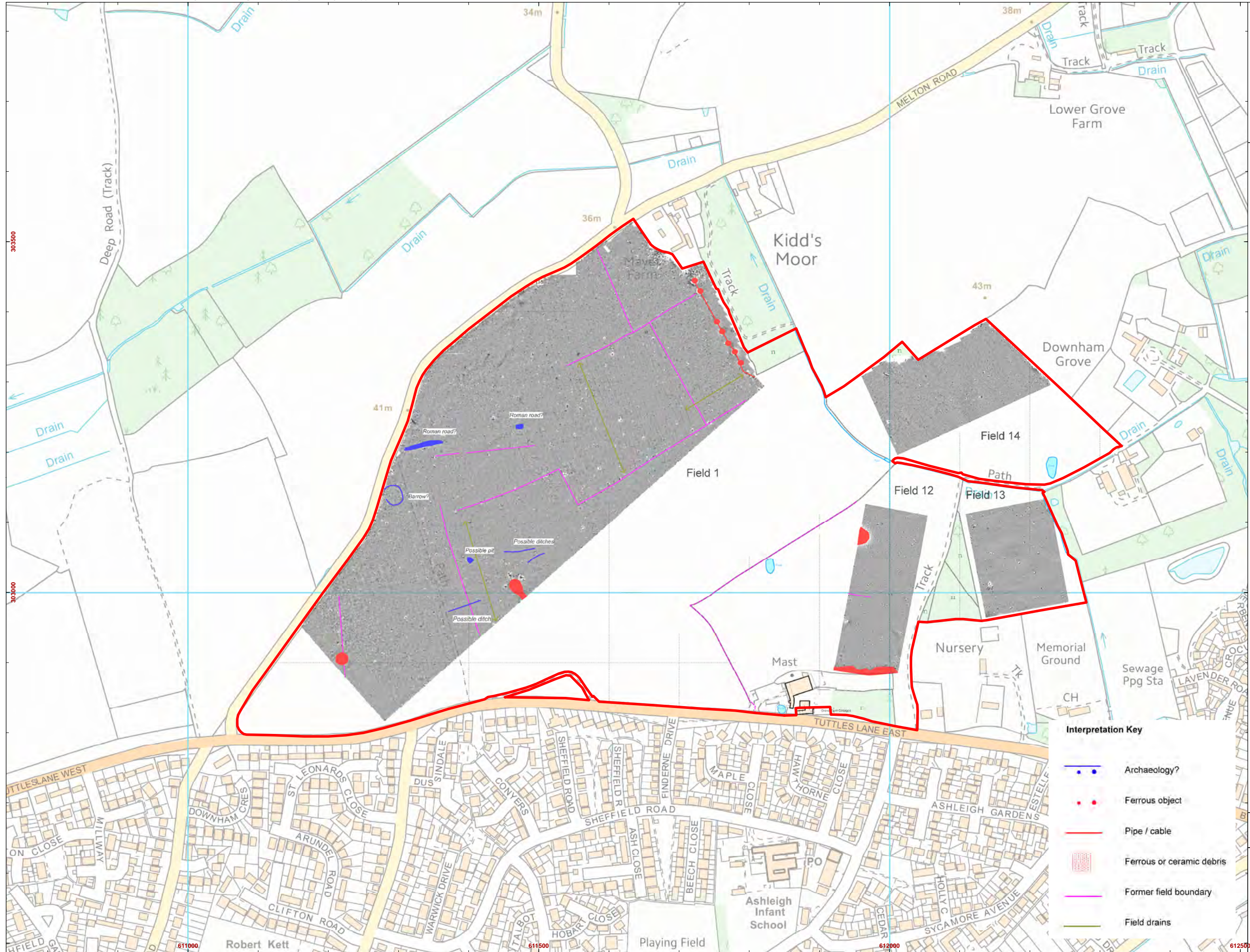
<b>HLCUID</b>	<b>Broad Type</b>	<b>Type Description</b>
HNF48081	20th century agriculture	20th century enclosure
HNF48098	18th-19th century enclosure	Piecemeal enclosure by agreement
HNF48103	Inland - managed wetland	Enclosed meadow
HNF48105	20th century agriculture	Boundary loss - with relict element
HNF48106	20th century agriculture	Boundary loss
HNF48107	20th century agriculture	Boundary loss
HNF48108	20th century agriculture	Boundary loss - with relict element
HNF48109	20th century agriculture	Boundary loss
HNF48110	20th century agriculture	Boundary loss
HNF48112	20th century agriculture	Boundary loss
HNF48113	18th-19th century enclosure	Piecemeal enclosure by agreement
HNF48114	18th-19th century enclosure	Piecemeal enclosure by agreement
HNF48115	20th century agriculture	Boundary loss
HNF48116	20th century agriculture	Boundary loss
HNF48117	20th century agriculture	Boundary loss
HNF48128	20th century agriculture	20th century enclosure
HNF48129	20th century agriculture	20th century enclosure
HNF48269	20th century agriculture	Boundary loss
HNF48270	20th century agriculture	20th century enclosure
HNF48271	20th century agriculture	20th century enclosure
HNF48272	20th century agriculture	20th century enclosure
HNF48273	20th century agriculture	20th century enclosure
HNF48274	Woodland	18th-20th century woodland plantation
HNF48275	Inland - managed wetland	Enclosed meadow
HNF48276	Inland - managed wetland	Enclosed meadow

**Appendix 2:**  
Geophysical Survey (Northamptonshire Archaeology 2010)





Site Boundary



**Interpretation Key**

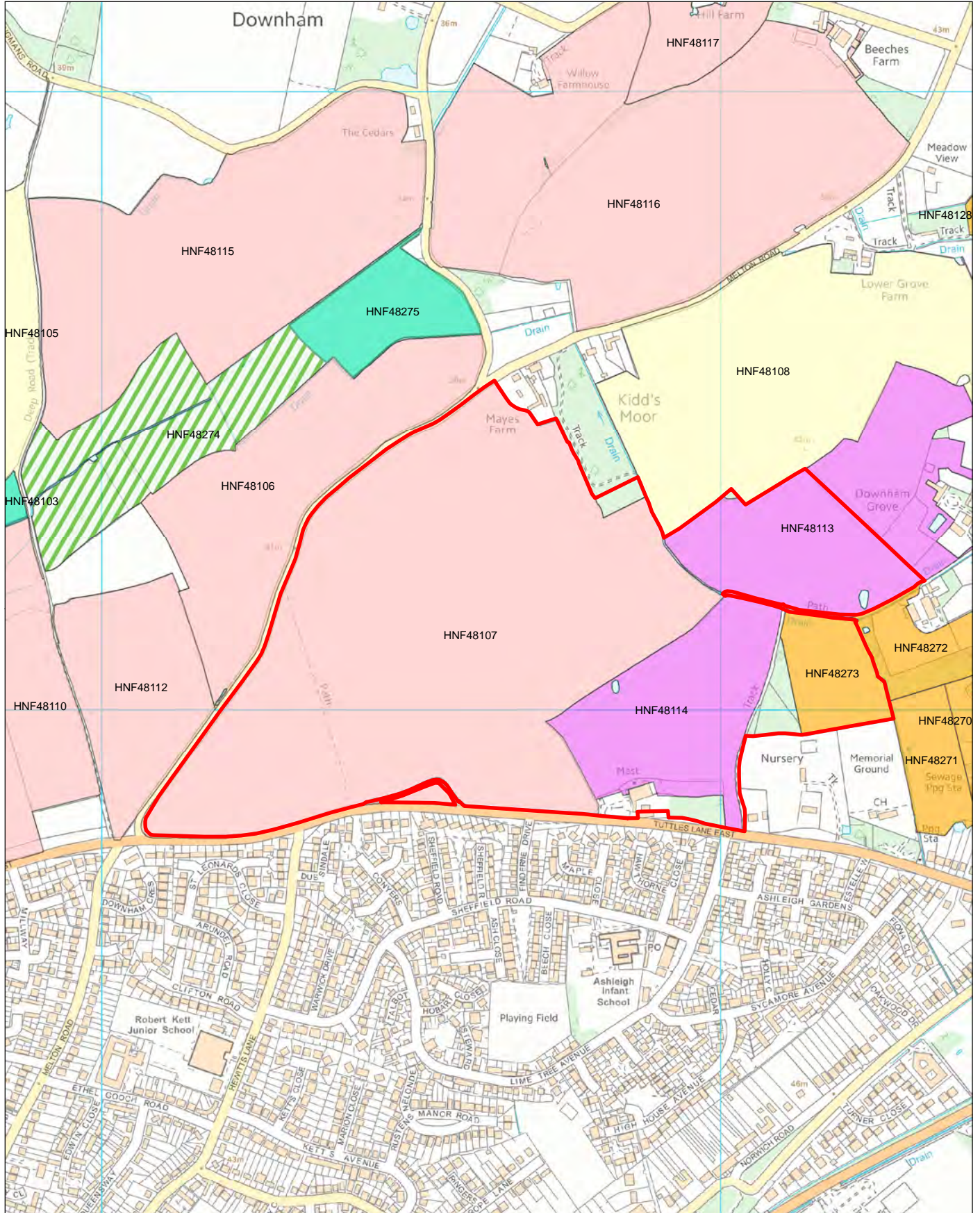
- Archaeology?
- Ferrous object
- Pipe / cable
- Ferrous or ceramic debris
- Former field boundary
- Field drains



Scale at A3: 1:5,000  
0 150m

Appendix 2:  
Geophysical Survey  
(Northamptonshire  
Archaeology 2010)

**Appendix 3:**  
Historic Landscape Characterisation



- Site Boundary
- Historic Landscape Characterisation**
- 20th century enclosure
- 18th-20th century woodland plantation
- Boundary loss
- Boundary loss - with relict element
- Enclosed meadow
- Piecemeal enclosure by agreement



Scale at A4: 1:8,500  
 0 250  
 m

Appendix 3:  
 Historic Landscape  
 Characterisation

**Cgms**

[www.cgms.co.uk](http://www.cgms.co.uk)

Cgms