

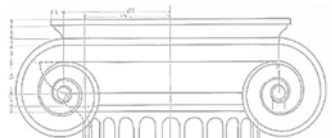
Heritage Impact Assessment

Proposed 11 dwellings, lychgate and Village Green at The Street, Flordon

South Norfolk Council Pre-Application Planning Reference: ENQMIM/2015/0469

Prepared by **contura** on behalf of CLA Architecture

05/10/2018



contura heritage consultancy

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Figure 1 Drawing, 'Flordon' by Bosworth W. Harcourt (1836-1914), watercolour on paper, undated; © Norfolk County Council.

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1 The Proposal

1.1 This Heritage Impact Assessment is provided in support of an application for full planning permission for the development of 11 dwellings, a lychgate for the church and a Village Green at The Street, Flordon.

1.2 The site lies within the wider setting of heritage asset Church of St Michael which is registered as Grade II* listed on the National Heritage List for England (NHLE); its significance is fully recognised and acknowledged¹.

1.3 The proposal has benefitted from considerable pre-planning advice (SNDC ref. ENQMIM/2015/0469); it responds positively to advice given by South Norfolk Council as well as Historic England and addresses concerns in relation to scale and impact on the setting of the asset.

1.4 It is considered that the proposal's potential to cause less than substantial harm to the setting of Church of St Michael has been successfully mitigated as set out below. Please see below for detailed assessment and mitigation.



Figure 2 View of site from the north of the churchyard.

¹ Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I. Grade II* buildings are particularly important buildings of more than special

interest; 5.8% of listed buildings are Grade II*. Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing.

2 Planning background and relevant policies

2.1 National policies and guidance

2.1.1 Section 66.1 of *The Planning (Listed Buildings and Conservation Areas) Act 1990* states “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

2.1.2 Section 72 adds that “with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

2.1.3 The National Planning Policy Framework (NPPF) 16.189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

2.1.4 NPPF 16.192 states that in determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and
- the desirability of new development making a positive contribution to local character and distinctiveness.

2.1.5 NPPF 16.196 states “where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefit of the proposal including, where appropriate, securing its optimum viable use”.

2.1.6 NPPF 16.200 sets out that “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.

2.1.7 The NPPF makes it clear that the setting of a heritage asset² is “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.”

2.1.8 Other relevant documents are the Planning Policy Guidance (PPG) *Conserving and enhancing the historic environment*, April 2014, which advises on enhancing and conserving the historic environment – especially paragraphs 008, 009 and 013 -, *Historic England's Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment*, July 2016 and *Good Practice Advice in Planning 3 – The Setting of Heritage Assets*, December 2017. The latter guidance sets out a stepped approach:

Step 1: Which heritage assets and their settings are affected.

Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance.

Step 4: Explore the way to maximise enhancement and avoid or minimise harm.

Step 5: Make and document the decision and monitor outcomes.

² **Heritage Assets** are defined in Annex 2 of the NPPF as: *a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*. It includes designated

The below assessment uses the first 4 steps of the recommended steps in making an assessment of the impact of the development on the heritage asset.

2.2 Relevant Local Policies

2.2.1 The Joint Core Strategy 2008 – 2026 currently provides the local development policy for Broadland, Norwich and South Norfolk (adopted 2014). Policy 1 – *Addressing climate change and protecting environmental assets* – seeks to conserve and enhance the built environment, heritage assets and the wider historic environment 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.*’

2.2.2 In addition to the Joint Core Strategy, Policy DM 4.10 of the *South Norfolk Local Plan Development Management Policies Document* (adopted October 2015) states the following with regard to 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.*

heritage assets and assets identified by the local planning authority (including local listing).

- *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.*

2.2.3 The Supplementary Planning Guidance document *South Norfolk Place Making Guide (September 2012)* sets out a number of design principles based on recognised best practice and explains the key requirements that the Council will take into consideration when assessing planning proposals.

3 Identifying the heritage assets affected and their settings

3.1 A site visit was undertaken on 6th April 2018 to inspect the site and assess its relationship with designated heritage assets within the vicinity of the site. The site was walked over with views into and from the site from all accessible directions.

3.2 Both the National Heritage List for England (NHLE) and the Norfolk Historic Environment Record (NHER) have been consulted and the following heritage assets have been identified as being the assets within the relevant setting of the development site.

3.2.1 Listed buildings

- Church of St. Michael, Grade II*, very high significance.

Parish church. Mediaeval and later. Flint with stone dressings and C19 brick west wall. Plain tiled roofs. Former round western tower, aisleless nave with south porch and vestry to north; chancel. C11 or C12 nave with 2 double-splayed windows and surviving rubble eastern quoins marking original extent of nave. One C14 2-light cusped Y - traceried window to south and a similar 3-light east window. Other windows probably Victorian. Victorian bell-cote. C15 porch with fine moulded entrance and diagonal buttresses. Surviving rood stair. Jacobean pulpit with blind arcading and carved decoration. Fragments of mediaeval stained glass. Victorian roofs.

The following heritage asset lies in the wider vicinity, but its setting is considered not to be sensitive to the proposed development due to its distance from the site, topography, intervening vegetation and buildings:

- The Old Rectory, The Street, Grade II, high significance.

3.2.2 Archaeology

No archaeology is shown on the Norfolk Heritage Explorer within or around the site; however, due to the proximity to the church, it is likely that trenched evaluation by condition will be recommended.

3.3 Settings and views

3.3.1 The setting of the church is the immediate surroundings with limited views of the surroundings due to intervening vegetation and buildings.

3.3.2 There are no prominent views of the church within the village due to its hidden location and intervening vegetation.

3.3.3 The Victorian bell tower can be seen from Long Lane, but the view is not particularly prominent.

3.3.4 The setting of the site is the immediate surroundings within the village, but with views opening up to the south into the SSI across the river Tas.

3.3.5 Whilst the site takes up a relatively prominent position within the village, views of the site are presently limited due to its overgrown state.

3.4 Historic Map analysis

3.4.1 The Tithe map (ca. 1840) shows the site as Glebe land. There is a narrow strip around the church to the south and east which - already at this point - has tree planting. This can still be seen on

the later maps and in the illustrations (Bosworth), but is probably not that well maintained today.

3.4.2 A footpath is already shown on the first edition OS map (1882) crossing the site diagonally, leading into the churchyard from the South.

3.4.3 No buildings have been on the site in the 19th and 20th century. The lime and chalk pit is now filled in and a 20th dwelling is located on this plot.



Figure 3 Drawing, 'Flordon Ap 11' by Bosworth W. Harcourt (1836-1914), watercolour on paper, 11 Apr 1904; This is a view of the church from southwest with the lime/chalkpit (now filled in) in the foreground.

4 Assessing whether, how and to what degree the settings and views make a contribution to the significance of the heritage assets

4.1 The asset's physical surroundings

4.1.1 Flordon is a small parish located in south Norfolk. It lies directly to the east of Newton Flotman, to the southeast of Wymondham and south of Norwich. Two groups of housing form Flordon village; they are sited in the southeast of the parish, alongside the Newton Flotman to Bracon Ash road. The Norwich to London railway line passes through the eastern part of the village. A few farms and small clusters of houses are scattered elsewhere.

4.1.2 Flordon is recorded in the Domesday Book of 1086 as 'Florenduna'. This is an obscure placename that may mean 'the hill with a tessellated floor or pavement'. In 1086 land in the parish was held by the Bishop of Bayeux, Count Alan, Roger Bigot and Godric the Steward. Some of the land was held as outliers of estates at Costessey and Hethel. A mill is mentioned and this may have stood on the site of Flordon Mill (NHER 9966), a post medieval watermill that was demolished in the late 20th century.

4.1.3 St Michael's Church (NHER 9997) stands in Flordon village and is a mainly medieval church. The earliest section dates to the 11th or 12th century and may include Late Saxon windows. It was extended during the 14th century. There was once a round western tower; a 19th century brick bell cote stands in its place. A 14th or 15th century brooch (NHER 9965) has been found some distance east of the church.

4.1.4 The settlement of Flordon today comprises two physically distinct areas. One is situated around the main Norwich-London

railway line bridge, and the other has developed further to the west around the parish church. The village has experienced limited estate scale housing development in the form of a small housing estate (St Michaels View) together with some more recent infill development.

4.1.5 The village is characterised by good tree and hedge planting together with significant open frontages which contribute towards its rural setting. To the south of The Street is a tributary valley of the River Tas which includes Flordon Common, an SSSI.

4.1.6 Soft and hard landscaping is of a traditional nature (native species hedges and gravel drives) and the landscaping remains traditional except the tarmac road finishes; the general landscaping contributes to the rural and historic character of the area. The setting has a tranquil, rural and remote character.

4.1.7 Both the site as well as the space around the church (mainly churchyard) feel enclosed – the openness that the site had historically as shown in illustration 2 – does not apply at present.

4.2 Experience of the asset and views

4.2.1 Experience of the asset is limited due to restricted as well as overgrown (from the Southeast) access and the lack of prominent views from the village.

4.2.2 There is a great sense of enclosure and seclusion around the church, but the building still forms a central feature within the village.

4.2.3 Accessibility to the church is quite limited and the churchyard is overgrown, especially to the east of the church.

5 Assessing the effect of the proposed development

See also drawings CLA Architecture 1118-Sk03 - 06 and CLA Architecture Design and Access Statement.

5.1 Location and Siting

5.1.1 Whilst some elements of the development are in relative close proximity to the heritage asset and its immediate surroundings, the retention of the churchyard as existing and the provision of the new lychgate help maintain a distinctive separation of the two spaces.

5.1.2 The development is located on the western- and northernmost edges of the site: this is mainly in order to form the new Village Green, but also to respect the openness of the site and to facilitate improved views of and access to the church. The buildings also bound existing development boundaries.

5.1.3 The proposal has a very positive effect on the asset in regards to the fact that it is currently physically or visually isolated: the development helps address this and facilitate better visual and physical access.

5.1.4 Car parking is located to the rear of the dwellings or behind screens so that there is no visual impact on the important new Village Green or the setting of the heritage asset.

5.2 Form and Appearance

5.2.1 The following key design principles as described in the South Norfolk *Place Making Guide* have been applied:

- *Character areas that establish groupings of buildings of distinctive architectural styles and form:*

The relatively uniform, but distinctive style of the houses is inspired by traditional estate cottages around a historic Green. This not only lends the scheme convincing cohesion, but also provides a positive backdrop to the new open space.

Stepped, smaller terrace cottages (plots 1 – 6) give structured definition to the West boundary and provide some visual impact where the Village Green opens up (southwest). This row of dwellings also successfully masks the end elevations of the existing bungalows and garages.

The larger houses to the North (plots 8-11) display a structured 'linked design' to form an orderly backdrop to the open space.

Materials are traditional with red brick and clay pantiles.

- *Consider the impact of new development on skyline views and the sense of 'openness', particularly views from the surrounding lower tributary farmland:*

The openness of the proposed Village Green successfully addresses this point with improved open views from the Tas River valley.

5.3 Scale and massing

Scale and massing are appropriate in this rural context; the building closest to the church (plot 7) has been reduced in scale and style in order to respect the immediate setting of the church, complement the lychgate and have the appearance of a small gatehouse.

5.4 General character

There will be no change to the general character which is that of a small rural village, but the site will be greatly enhanced and will positively introduce a Village Green.

5.5 Views

The proposal introduces much improved visual permeability of the area around the church, especially to the east of the asset, as well as new focussed views as described above and in below section 6.

5.6 Changes to public access, use or amenity

There will be much improved public access to this area of Flordon – the development provides amenity and will facilitate public use with the creation of a Village Green with wildlife and play areas.

6 Explore the way to maximise enhancement and avoid or minimise harm

6.1 The proposal successfully includes enhancement and minimises harm as suggested in the NPPF (see NPPF, paragraph 200).

6.1.1 Restoring or revealing a lost historic feature or view: Views of the church and churchyard from South are currently very overgrown and it is not possible to fully appreciate them – the proposal should reveal a similar view to the historic one as shown in figure 1 above.

6.1.2 Introducing a wholly new feature that adds to the public appreciation of the asset: the proposed lychgate will greatly

enhance access into the churchyard and facilitate better appreciation of the heritage asset and its surroundings.

6.1.3 Introducing new views (including glimpses or better framed views) that add to the public experience of the asset: the lychgate should introduce a better framed view of the church and churchyard.

6.1.4 Improving public access to, or interpretation of, the asset including its setting: Public access to the church and churchyard will be greatly improved from the south via a footpath and the proposed lychgate connecting the churchyard with the new Village Green.

6.1.5 Changes to its design: the design has been amended during pre-application discussions in order to find the best and most sympathetic design solution in this sensitive context.

6.1.6 Screening: Hedges, trees and other wildlife friendly planting will provide some screening from all directions.

7 Conclusion

7.1 'The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings, present no opportunities for change' (English Heritage's *Conservation Principles*): It is considered that this scheme not only embraces this opportunity for change, but also offers a sensitive scheme that will overall be of substantial benefit to the heritage asset and the local community.

7.2 Both significance and setting of the heritage asset are fully acknowledged and have been carefully considered resulting in a sensitive proposal.

7.3 Taking into account the above assessment, due to the important contribution the development site makes to the setting and therefore the significance of the Church of St Michael, it is considered that the development has potential to result in less than substantial harm – considered as medium adverse - to the setting and therefore the significance of the asset. However, the medium adverse level of harm has been successfully mitigated by sensitive and positive design proposal including an exceptional design, sympathetic layout, scale and form of the proposed buildings.

7.4 The impact arising should also be considered in the context of the below listed public benefits that the scheme proposes to deliver.

7.7 The above described potentially medium adverse impact is considered to represent '*less than substantial harm*' in the context of Paragraph 134 of the NPPF and PPG *Conserving and Enhancing*

the Historic Environment 2014 and should be considered in the context of the following public benefits arising from the proposal:

- A new Village Green' and Village Sign.
- Seating and meeting areas with view over river valley.
- An equipped play area is to be provided as agreed with the parish.
- A new trod path will be delivered within the scheme.
- Creation of setting for entry into village.
- Open views and setting for church with adjoining open space in perpetuity.
- Improved 'front door' access to Church for weddings and funerals etc.
- New safe pedestrian route linking upper village and linking the north village via the village green and church.
- Provision of new housing to the village including smaller units for open market or affordable units (RSL) as required by SNC and advised by Housing Enabling subject to current local demand and availability.
- Retention of wildlife/natural area to South.
- Landscaping to include wildflower meadow and restructured South boundary with reinforced hedging /timber rail fencing and promotion/encouragement of individual trees.

7.8 It is considered that the development complies with the requirements of Section 66 (1) of the Planning (LB and CA) Act, section 12 of the NPPF, Historic England's *Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment* July 2016 and *Good Practice Advice in Planning 3 – The Setting of Heritage Assets* December 2017 and Policies DM 1 and 4.10 of the *South Norfolk Local Plan 2015*.

8 Appendices

8.1 Historic Maps



Figure 4 Tithe Map ca. 1840 © Norfolk County Council.

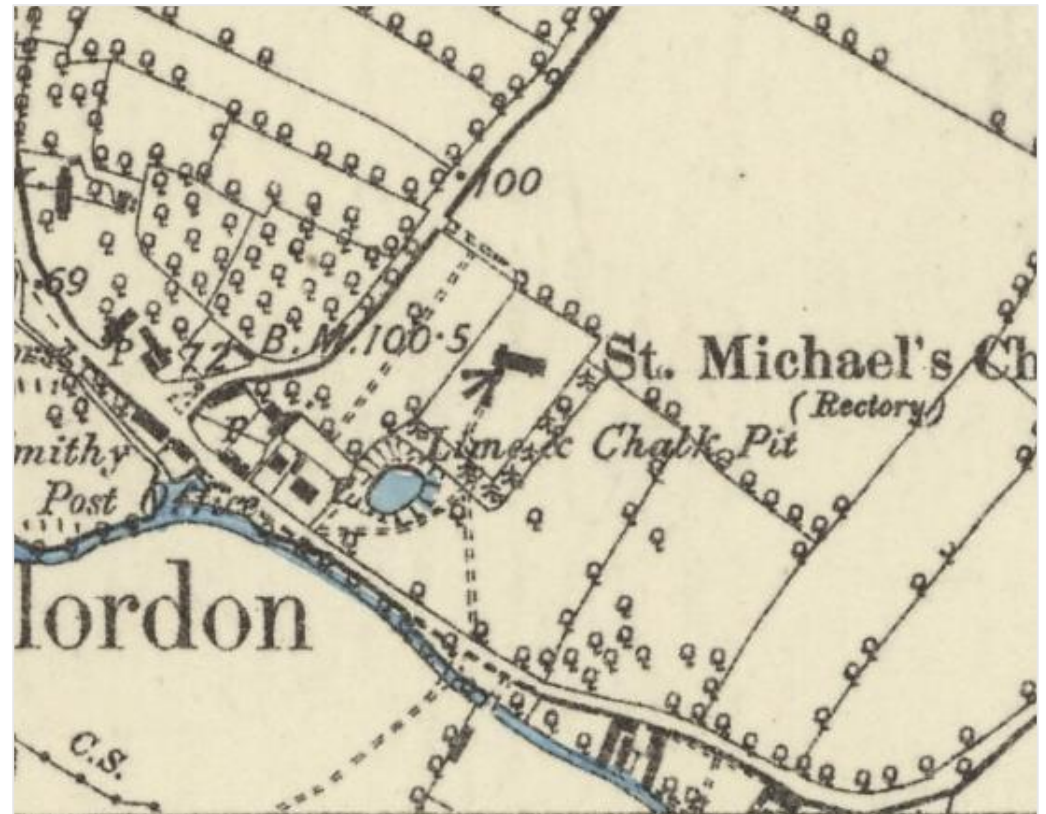


Figure 5 OS Map 1882 © National Library of Scotland.

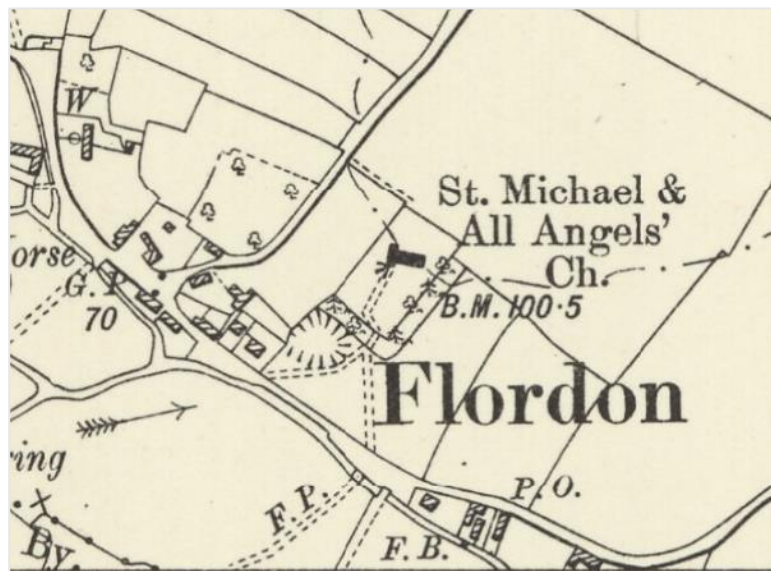


Figure 6 Above Flordon and Common in 1882. Left: OS 1905. Right: OS 1946.
© National Library of Scotland.



8.2 Records

Historic England: The List

Overview

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1172235

Date first listed: 26-Nov-1959

Statutory Address: CHURCH OF ST MICHAEL

County: Norfolk, District: South Norfolk (District Authority)

Parish: Flordon

National Grid Reference: TM 18924 97267

Details

TM 19 NE FLORDON

5/19 Church of 26/11/59 St. Michael

II*

Parish church. Mediaeval and later. Flint with stone dressings and C19 brick west wall. Plain tiled roofs. Former round western tower, aisleless nave with south porch and vestry to north; chancel. C11 or C12 nave with 2 double-splayed windows and surviving rubble eastern quoins marking original extent of nave. One C14 2-light cusped Y - traceried window to south and a similar 3-light east window. Other windows probably Victorian. Victorian bell-cote. C15 porch with fine moulded entrance and diagonal buttresses. Surviving rood stair. Jacobean pulpit with blind arcading and carved decoration. Fragments of mediaeval stained glass. Victorian roofs.

Listing NGR: TM1892497267

Record Details

Norfolk Historic Environment Record

NHER Number: 9997

Type of record: Building

Name: St Michael's Church, Flordon

Summary

St Michael's church is constructed of flint with stone dressings and consists of an aisleless nave with a south porch, a vestry to the north, and a chancel. The nave was constructed in the 11th or 12th century, and the north and south walls feature double splayed Late Saxon style windows. Remains of quoins on these walls mark the eastern extent of the nave prior to the 14th century, when it was extended. The porch was added in the 15th century. At one time this church also featured a round western tower, but this is reputed to have fallen and was replaced with a 19th century brick bell cote. Fragments of medieval stained glass have been preserved within the interior as well as a Jacobean pulpit. A false roof was installed in 1908. In January 2009, repairs to the Victorian roof allowed the earlier roof to be examined for the first time. It was found to be very well preserved and has been dated to the early 13th century.

Images - none

Documents/files/web pages

Related pdf file: S. Heywood Report, Flordon Church

Related pdf file: S. Heywood Report. Building report January 2008

Location

Grid Reference: TM 18 97

Map Sheet: TM19NE

Parish: FLORDON, SOUTH NORFOLK, NORFOLK

Full description

November 1959. Listed Grade II*.

Parish church. Medieval and later. Flint with stone dressings and C19 brick west wall. Plaintiled roofs. Former round western tower, aisleless nave with south porch and vestry to north; chancel. C11 or C12 nave with two double-splayed windows and surviving rubble eastern quoins marking original extent of nave. One C14 2-light cusped Y-traceried window to south and a similar 3-light east window. Other windows probably Victorian. Victorian bell-cote. C15 porch with fine moulded entrance and diagonal buttresses. Surviving rood stair. Jacobean pulpit with blind arcading and carved decoration. Fragments of mediaeval stained glass. Victorian roofs.

Information from (S1).

See (S2) with (S3).

E. Rose (NLA).

No tower. Bell cote brick. In north and south walls of the nave are double splayed Late Saxon style windows and remains of quoins that mark the eastern extent of the nave prior to the 14th century. Information from (S4).

D. Robertson (NLA), 29 November 2005.

Diocesan Advisory Committee note that there is a Gothick clay lump vestry on a brick plinth and that a round west tower fell and was replaced by a brick wall.

E. Rose (NLA), 2 December 2005.

January 2008. Building recording.

The fabric of the church has been left largely untouched following the 1908 restoration and the medieval and later lime renders still survive on the nave. As the roofs are due to be retilled, recommendations have been made to take samples from the early roof of the nave and the possible original chancel roof for dendrochronological analysis.

See (S5).

S. Howard (HES), 29 October 2010.

January 2009.

The wooden beams of the original roof of the church were exposed during repairs to the false ceiling fitted in 1908. The beams have been dated to the early 13th century and are reported to be in good condition, with few repairs having taken place since its construction. The restoration work at the church has been grant aided by English Heritage, and it is hoped that samples will be taken to obtain a date via dendrochronology. See (S6) for further details.

H. Hamilton (NLA), 30 January 2009.

March 2009. Building Survey.

An area of masonry immediately east of the south east quoin of the nave was observed to have a thin facing of flint built against a plastered surface, indicating that the earlier face of the wall was recessed by 12cms, creating an offset. The nave quoin formed the west jamb of an opening into a transept arm or chapel which has since been blocked. The arch is expressed on the interior by a central section of the archway left in situ, forming the head of a window. The window is a re-use of a thirteenth century form before the advent of tracery in the 1240's. The blocking of the arch and the demolition of the chapel probably took place in the later middle ages. A second archway to the west is marked in the plaster of both sides of the wall. The opening is much too large for a simple doorway and it is therefore assumed to be another chapel. The presence of these two archways indicates the probable intention of building an aisle, and that the project was abandoned. The area of fallen masonry has allowed the eastern jamb of the former archway to be located.

See (S7) for further details

H. White (NLA), 29 May 2009.

Inspection 2009.

The nave roof proved to be a complete 13th-century roof of the collar and soulace variety with trusses set very close together. Traces of the earlier Norman roof were found also. The timber proved to be unsuitable for dendrochronology. However, it can confidently dated to the early 13th century + or - 20 years and contemporary with the lengthening of the nave (see S5). S. Heywood (HES), 22 January 2014

Sources and further reading

- Leaflet: Simon Cotton & Roy Tricker. Flordon Saint Michael.
- <S1> Scheduling Record: English Heritage. National Heritage List for England.
- <S2> Article in Serial: Cotton, Simon. Norfolk Archaeology?.
- <S3> Illustration: Ladbrooke.
- <S4> Serial: Pevsner, N. & Wilson, B.. 1989. The Buildings of England. Norfolk 2: North-West and South..
- <S5> Unpublished Document: Heywood, S. 2008. The Church of St Michael and All Angels, Flordon, Humbleyard Deanery: Statement of Significance.. January.
- <S6> Newspaper Article: Wigg, Celia (EDP). 2009. Flordon Ancient Church Roof Revealed.. 29 January 2009.
- <S7> Unpublished Document: Heywood, S.. 2009. Flordon Church, Note on recent fall of masonry at east end of south side of nave.. March.

8.3 References

The following sources have been consulted:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework 2018 (NPPF)
- PPG *Conserving and enhancing the historic environment* 2014
- Historic England's *Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment*, July 2015
- Historic England: *Historic Environment Good Practice Advice in Planning: Note 3 – The Setting of Heritage Assets*, December 2017.
- South Norfolk Council Local Plan 2015.
- South Norfolk Landscape Character Assessment 2001.
- *South Norfolk Place-Making Guide: Supplementary Planning Document* September 2012.
- Pevsner, N. and Wilson, B., *The Buildings of England. Norfolk 2: North-West and South*, 2nd ed. 1999.
- National Planning Policy Framework 2012 (NPPF)
- Norfolk Heritage and Environment Record (NHER)
- <http://www.old-maps.co.uk/index.html>
- <http://www.historicengland.org.uk/listing/the-list>
- <http://www.heritagegateway.org.uk/gateway/>
- <http://archive.historicengland.org.uk/>
- <http://norfolkmuseumscollections.org/collections/objects/object-3861993610.html/#!/q=Flordon>
- [http://www.heritage.norfolk.gov.uk/record-details?TNF85-Flordon-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF85-Flordon-(Parish-Summary))