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LAND OFF MENDHAM LANE, HARLESTON, NORFOLK

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT & HERITAGE ASSESSMENT

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NGR: TM 25347 83105		Report No: 5861
District: South Norfolk		Site Code: -
Approved: Claire Halpin MCIfA		Project No: 8063
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OASIS SUMMARY SHEET

Project details			
Project name	<i>Land off Mendham Lane, Harleston, Norfolk</i>		
<p><i>In June 2019, Archaeological Solutions Ltd carried out an archaeological desk-based assessment and heritage assessment on land off Mendham Lane, Harleston, Norfolk. The project was carried out to provide information in support of a proposed application for residential redevelopment of the site. The site is judged to have a low potential for archaeological remains dating to the Romano-British and Anglo-Saxon periods and a low to moderate potential for post-medieval and later finds and features associated with the early 19th century and possibly earlier Briar Farm, which stands at the centre of the site. The site also has a moderate to high potential for prehistoric and medieval remains on the basis of known finds recorded along the course of the A143 trunk-road and bypass.</i></p> <p><i>A number of prehistoric flint implements, a fragment of a medieval cauldron, medieval pottery sherds and a number of post medieval objects were recorded in 1979 during topsoil removal in the southern section of the site (HER 15528-MNF15528). Furthermore, in 1980, five sherds of late medieval pottery, including one handle, were also recovered from the ploughed surface of the site's eastern boundary, specifically in the south-eastern corner of the site's northern field (HER 16123-MNF16123). Historic cartographic sources consistently depict the majority of the site as undeveloped agricultural land, although Briar Farm is shown within the central section of the site from 1845 onwards.</i></p> <p><i>Previous ground disturbance at the site is not judged to be significant and is limited to the cultivation of the site as agricultural land. In contrast, the centre of the site is known to have been occupied by the extant Briar Farm from at least 1845 onwards. Its presence indicates that the centre of the site will have been subject to truncation during the early 19th century and possibly earlier. The proposed development will comprise an extensive, multi-scheme residential development, predominantly of family housing. It will therefore have a variable and extensive impact on any archaeological remains within the site.</i></p> <p><i>Its impact upon designated heritage assets in the vicinity is likely to be very limited. This is in part due to its distance from those heritage assets, physical and visual separation caused by local topographical and geographical factors, and by previous modern development in much closer proximity to the heritage assets serving to reduce its impact.</i></p>			
Project dates (fieldwork)	<i>n/a</i>		
Previous work (Y/N/?)	<i>N</i>	Future work	<i>n/a</i>
P. number	<i>8063</i>	Site code	
Type of project	<i>Desk-Based Archaeological Assessment & Heritage Assessment</i>		
Site status	<i>None</i>		
Current land use	<i>Agricultural land</i>		
Planned development	<i>Residential redevelopment</i>		
Main features (+dates)	<i>n/a</i>		
Significant finds (+dates)	<i>n/a</i>		
Project location			
County/ District/ Parish	<i>Norfolk</i>	<i>South Norfolk</i>	<i>Redenhall with Harleston & Wortwell</i>
HER/ SMR for area	<i>Norfolk Historic Environment Record (NHER)</i>		
Post code (if known)	<i>n/a</i>		
Area of site	<i>c. 26 ha.</i>		
NGR	<i>TM 25347 83105</i>		
Height AOD (min/max)	<i>c. 38 - 45m AOD</i>		
Project creators			
Brief issued by	<i>n/a</i>		
Project supervisor/s (PO)	<i>Archaeological Solutions Ltd</i>		
Funded by	<i>Scott Properties</i>		
Full title	<i>Land off Mendham Lane, Harleston, Norfolk: Desk-Based Archaeological Assessment & Heritage Assessment</i>		
Authors	<i>Thompson, P., Higgs, K. (Report) & Henry K. (Graphics)</i>		
Report no.	<i>5861</i>		
Date (of report)	<i>June 2019</i>		

LAND OFF MENDHAM LANE, HARLESTON, NORFOLK AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT & HERITAGE ASSESSMENT

SUMMARY

In June 2019, Archaeological Solutions Ltd carried out an archaeological desk-based assessment and heritage assessment on land off Mendham Lane, Harleston, Norfolk. The project was carried out to provide information in support of a proposed application for residential redevelopment of the site. The site is judged to have a low potential for archaeological remains dating to the Romano-British and Anglo-Saxon periods and a low to moderate potential for post-medieval and later finds and features associated with the early 19th century and possibly earlier Briar Farm, which stands at the centre of the site. The site also has a moderate to high potential for prehistoric and medieval remains on the basis of known finds recorded along the course of the A143 trunk-road and bypass, which forms the southern and eastern boundaries of the site.

A number of prehistoric flint implements, a fragment of a medieval cauldron, medieval pottery sherds and a number of post medieval objects were recorded in 1979 during topsoil removal in the southern section of the site (HER 15528 - MNF15528). Furthermore, in 1980, five sherds of late medieval pottery, including one handle, were also recovered from the ploughed surface of the site's eastern boundary, specifically in the south-eastern corner of the site's northern field (HER 16123 - MNF16123). Historic cartographic sources consistently depict the majority of the site as undeveloped agricultural land, although Briar Farm is shown within the central section of the site from 1845 onwards.

Previous ground disturbance at the site is not judged to be significant and will be limited to the cultivation of the site as predominantly agricultural land. In contrast, the centre of the site is known to have been occupied by the extant Briar Farm from at least 1845 onwards. Its presence indicates that the centre of the site will have been subject to truncation during the early 19th century and possibly earlier construction of the farm. The proposed development will comprise an extensive, multi-scheme residential development, predominantly of family housing, yet with small areas of bungalows. It will therefore have a variable and extensive impact on any archaeological remains within the site.

1 INTRODUCTION

1.1 In June 2019, Archaeological Solutions Ltd (AS) carried out an archaeological desk-based assessment and heritage assessment on land off Mendham Lane, Harleston, Norfolk (NGR TM 25347 83105; Figs. 1 & 2). The project was commissioned by Mr. Graham McCormick of Scott Properties to provide information in support of a proposed application for residential redevelopment of the site (Fig. 10). It was also carried out in accordance with a specification compiled by AS (dated 24th May 2019).

1.2 The archaeological desk-based assessment and heritage assessment followed the procedures outlined in the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessments* (revised 2017). It was also undertaken according to the relevant parts of the document Robertson *et al.* 2018 *Standards for Development-led Archaeological Projects in Norfolk*, NCC HES. The report also provided for the identification of areas of archaeological potential within the site. It also considered the site within its wider archaeological context. The likely extent, nature, condition and importance of the archaeology were described. The context of future development proposals for the site was examined and areas of significant previous ground disturbance identified.

Planning policy

1.3 The National Planning Policy Framework (NPPF 2019) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

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

2 DESCRIPTION OF THE SITE

2.1 The site lies within the parish of Redenhall with Harleston, which lies within the district of South Norfolk and the county of Norfolk (Fig. 1). The county boundary between Norfolk and Suffolk follows the course of the river Waveney, which flows 1.2km to the south. The site also lies to the immediate south-east of the small market town of Harleston, whilst the village of Redenhall lies 2km to the north-east. The village of Mendham lies 1.8km to the east, Wortwell is situated 3km to the north-east and the village of Pulham St Mary 5km to the north-west.

2.2 The site is also located along the northern frontage of the A143 trunk-road, which bypasses the market town of Harleston on its south-west to north-eastern aligned route between Scole and Bungay. Historic landscape characterisation describes the site as broadly 20th century agriculture and enclosure. The main and northern section of the site comprises 20th century enclosure (HLC No. HNF35914), as does the central western section (HLC No. HNF35945) and southern section along the A143 trunk-road (HLC No. HNF36043). In contrast, the south-western section to the site comprises 20th century agriculture affected by boundary loss (HLC No. HNF36044).

2.3 The site comprises an irregularly shaped plot of land, which covers an area of approximately 26 hectares (Fig. 2). It is bounded to the south and east by the south-west to north-eastern aligned route of the A143. To the immediate north of the site lies the west to east aligned Green Lane, with residential dwellings and agricultural land beyond. To the west of the site stand further residential properties along Martin Road and Howard Close and, to the south, the north to south aligned course of Mendham Lane.

2.4 At the centre of the site stands the small farm complex of Briar Farm, which is connected by means of a metalled lane to join the curve of Mendham Lane (Fig. 2). In contrast, the majority of the site comprises undeveloped agricultural land, consisting of a single large field in the site's northern section, and four irregularly shaped field within the southern section of the site. The southernmost field, which is triangular in plan and bound by both the A143 trunk-road and Mendham Lane, is currently in use as allotment gardens. A public footpath also runs west to eastwards across the centre of the site, specifically along the route of Green Lane and through Briar Farm.

3 METHODOLOGY

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

3.1 Archaeological Databases

The standard collation of all known archaeological sites and find spots within Norfolk comes from the Norfolk Historic Environment Record (HER). Significant entries within an approximate 1km radius of the site are listed in Appendix 1 and plotted in Fig. 3. Where relevant, these sites and finds have been discussed in Section 4.2.

3.2 Historical and Cartographic Sources

The principal sources for this type of evidence were from the Norfolk and Norwich Millennium Library (NNML) and Norwich Record Office (NRO). Relevant documents are listed in Appendix 2 and reproduced in Figs. 4 - 9.

3.3 Secondary Sources

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

3.4 Geological/Geotechnical Information

A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 2015) and the Soil Survey of England and Wales (SSEW 1983).

3.5 Site Inspection

3.5.1 In the course of the desk-based assessment the site was visited on 12th June 2019. The inspection had the following purposes:

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

4 THE EVIDENCE

4.1 Topography, Geology and Soils

4.1.1 Both the site and Harleston lie on the northern valley slope of the River Waveney, which flows roughly west to eastwards 1.2km to the south of the site (Fig. 1). The surrounding relief therefore slopes down to the south and south-east towards the River Waveney. The site itself occupies a gently sloping relief, which ranges in height from 45m AOD along its northern boundary down to c. 38m AOD at its centre and in the vicinity of the site. The site's southern section also lies slightly to the south upon a small outcrop that rises to 41m AOD.

4.1.2 The solid geology of the Harleston area comprises Crag Group Sand, which is overlain by a drift geology of Lowestoft Formation chalky till (BGS 2015). Local soils comprise those of the Beccles 1 Association, which are described as slowly permeable seasonally waterlogged fine loamy over clayey soils, associated with similar clayey soils (SSEW 1983).

4.1.3 The area surrounding the site has been subject to only moderate previous ground disturbance, including part of the Gissing to Harleston replacement water main, which terminated 800m to the south-west of the site (HER ENF109840). Furthermore, the land to the immediate west of the site, which is now occupied by a residential development, has been subject to both a geophysical survey (HERs

ENF127885 & 56767 - MNF63180; Walford 2011) and trial trench evaluation (HER ENF132199; Clements 2013).

4.1.4 The geophysical survey consisted of a detailed magnetometer investigation of the two arable fields to the immediate west of the site, including the same field (Field 2) as the central western section of the site (Walford 2011). It revealed one possible pit of indeterminate date, located in Field 2 to the east and close to the lane leading to Briar Farm. The survey also revealed a north to south aligned former field boundary, which is consistent with that depicted on the Harleston tithe map, as well as areas of disturbance associated with recent ponds and buildings.

4.1.5 The trial trench evaluation consisted of 18 trenches concentrated in the western and central sections of the two arable fields to the immediate west, rather than the section nearest to the current site (Clements 2013). However, it identified no archaeological features, but modern field drains and a former field boundary were observed. The underlying geology comprised silty clay encountered between 0.3 - 0.4m below ground level (b.g.l.). The subsoil was dark orange brown sandy loam c. 0.1m deep. The topsoil was dark grey-brown sandy loam c. 0.25m deep.

4.2 Archaeological and Historical Background

Prehistoric

4.2.1 The site lies on the northern valley slope of the River Waveney, and it is known that the watercourse would have been conducive to early exploitation and settlement from the Palaeolithic period onwards. Prehistoric remains have been found with the site, specifically its southern section along the A143 trunk-road. During the construction of the bypass and following the removal of topsoil, a large number of objects were recovered, including a number of prehistoric flint implements, a fragment of a medieval cauldron, medieval pottery sherds and a number of post medieval objects (HER 15528 - MNF15528). Fieldwalking in the area of the A143 trunk-road to the immediate north-east of the site also revealed flints implements, medieval pottery and brick sherds, and a number of post-medieval objects (HER 15529 - MNF15529).

Romano-British

4.2.2 Romano-British occupation of the Harleston area is attested by the presence of a small Roman settlement recorded along the northern bank of the river Waveney c. 2.5km to the south-west (Galley 2011). Margary has also suggested that a Roman road passed through Harleston close to the site of the Roman settlement, aligned towards the Roman Pye Road, which was the Roman road from Chelmsford to Norwich c. 7km to the north-west (Margary 1955). Roman evidence from the vicinity of the site comprises a copper alloy Roman coin recovered from 950m to the north-north-west of the site (HER 21164 - MNF21164).

4.2.3 Metal detecting has also revealed a number of Roman findspots from the Harleston area, including five Roman coins, minted between AD 268 and the late 4th century AD (HER 31938 - MNF31938), two Roman brooches and later artefacts

(HER 31946 - MNF31946) and a Roman finger-ring, also found in association with medieval and later finds (HER 56931 - MNF64159). Within the wider area, a hoard of 144 Roman copper alloy coins is also recorded, and may potentially date to the late 5th century and thus may also present new evidence for the discussion of early England.

Anglo-Saxon

4.2.4 Anglo-Saxon remains are generally scarce in the Harleston area, yet a metal detecting rally undertaken to the east of the site recovered a middle Saxon key, as well as medieval pottery and medieval and post medieval metal artefacts (HER 49795 - MNF54661). Place-name evidence suggests a Saxon origin for Harleston, which probably derived from the Old English name *Heoruwulf* (Mills 1991; SNC 2016). By 1086, the Domesday Book recorded Harleston as a small hamlet held by the Abbey of St Edmunds, yet noticeably inferior to the neighbouring settlement of Redenhall (Morris 1975).

Medieval

4.2.5 By the medieval period, the settlement of Harleston had been established near the bridging point across the river Waveney in order to carry the main road from London to Great Yarmouth. Harleston was a deliberate creation, probably in the 13th century, when the lords of the small manor of Harleston, the Earls of Norfolk, realised the potential of the location, and obtained in 1259 the right to hold a fair (SNC 2016). Documentary research indicates that a chapel dedicated to St John the Baptist stood in the Market Place from as early as the 15th century to 1873 (HER 11093 - MNF11093). Very little is known of the original medieval structure as it was completely rebuilt in 1726, yet it had no burial ground and was merely a chapel-at-ease to Redenhall. Harleston also had a fair on Midsummer Day commemorating John the Baptist to whom the chapel is dedicated (Penn 1994, 70).

4.2.6 The historic core of Harleston, which lies 800m to the north-west of the site, incorporates a significantly large number of medieval standing structures, many of which are Grade II or II* listed (Appendix 1). However, the site lay beyond the medieval settlement of Harleston. As noted previously, during the construction of the bypass and following the removal of topsoil in the southern section of the site, a large number of objects were recovered, including a fragment of a medieval cauldron and medieval pottery sherds (HER 15528 - MNF15528). Furthermore, in 1980 five sherds of late medieval pottery, including one handle, were recovered from the ploughed surface of the site's eastern boundary, specifically in the south-eastern corner of the site's northern field (HER 16123 - MNF16123).

4.2.7 A large number of medieval findspots are also recorded in the vicinity of the site, many of which are related to the construction of the A143 trunk-road and bypass. Fieldwalking in advance of its construction recovered medieval and post-medieval pottery sherds, and a fragment of unidentified glass almost 1km to the south-west (HER 16956 - MNF16956), whilst some clay pipe fragments and late medieval pottery were recorded 800m to the south-west. To the north-west of the site were recorded nine sherds of medieval pottery (HER 16122 - MNF16122) and a possible medieval moated site (HER 60634 - MNF67382), whilst 1km to the north-

east lies the site of a double moated vicarage at Redenhall, which was documented in 1349 (HER 13066 - MNF13066).

Post-medieval & early modern

4.2.8 The market town of Harleston expanded significantly throughout the post-medieval and early modern periods, yet confusingly the southern section of the town, up to Exchange Street and The Magpie, remained within the Suffolk parish of Mendham until the late 19th century (SNC 2016). Nonetheless, by 1800 the cattle market in Harleston was judged to be the largest in Norfolk and Suffolk (*ibid.*). Further expansion followed the arrival of the Waveney Valley Branch Line, which linked Harleston to the main line at Tivetshall from 1855 onwards, but closed in 1966 (HER 13577 - MNF13577). The historic core of Harleston, which is a designated Conservation Area (CA), incorporates a vast number of Grade II listed buildings (Appendix 1), whilst St John the Baptist's Church in the Market Place was constructed in 1872 (HER 11092 - MNF11092).

Modern

4.2.9 The modern period in Harleston witnessed suburban expansion to the north and south with 'villa' type housing in the late 19th and early 20th century (SNC 2016), and subsequently, from the mid 20th century onwards, expansion to the east and thus the encroachment of the town towards the site. A number of modern findspots are recorded in the vicinity of the site, yet all refer to the 20th century development of the town to the north-west (Appendix 1), else comprise WWII defence features (HERs 32722 - MNF32722 & 35394 - MNF39521).

The site

4.2.10 Relatively little is known about the development of the site, particularly given that no relevant documents could be found in either the Norfolk and Norwich Millennium Library (NNML) or Norwich Record Office (NRO). As mentioned previously, a small number of artefacts have been found within the site or close to its boundaries and are all associated with the construction of the A143 trunk-road and bypass. They include a number of prehistoric flint implements, a fragment of a medieval cauldron, medieval pottery sherds and a number of post medieval objects recorded in 1979 during topsoil removal in the southern section of the site (HER 15528 - MNF15528).

4.2.11 Furthermore, fieldwalking in the area of the A143 trunk-road to the immediate north-east of the site also revealed prehistoric flints implements, medieval pottery and brick sherds, and a number of post-medieval objects (HER 15529 - MNF15529). In 1980, five sherds of late medieval pottery, including one handle, were also recovered from the ploughed surface of the site's eastern boundary, specifically in the south-eastern corner of the site's northern field and along the route of the A143 trunk-road and bypass (HER 16123 - MNF16123). Although not within the site itself, the HER database reveals that in 1967 a short tunnel, lined with bricks, was found only 40m beyond the site's northern boundary, yet the exact purpose and date of this tunnel remains unclear (HER 11099 - MNF11099).

4.2.12 Historic cartographic sources (Section 4.3) confirm that the central section of the site has been occupied by the extant Briar Farm since at least 1845 (Fig. 5). However, very little is known about the history or development of Briar Farm. Furthermore, the parish of Harleston tithe apportionment, which dates to 1845 (Appendix 3), describes the farmstead only as a '*premises*', which, consistent with the surrounding land, was owned by George Grout but tenanted to William Daudrey.

4.3 Cartographic Evidence

Fadden's map of Norfolk, 1797

4.3.1 The earliest historic cartographic source to depict the site comprises Fadden's map of Norfolk, which dates to 1797 (Fig. 4). In the late 18th century, the market town of Harleston lay towards the southern extent of Norfolk and close to the northern bank of the river Waveney, and consisted of a sizable settlement centred upon its Market Place. In contrast, the site lay to the south-east of Harleston, specifically to the immediate south of Green Lane, which was depicted as a west to east aligned road running between Harleston and Redenhall. A small hamlet of *Jays Green* lay along Green Lane to the north-west of the site, whilst the lane leading to Briar Farm appeared to terminate at the southern extent of Harleston. In 1797, the site was depicted only as undeveloped agricultural land although two buildings are depicted at or close to the northern boundary of the site.

Parish of Harleston tithe map, 1845

4.3.2 The parish of Harleston tithe map, which dates to 1845 (Fig. 5), depicts only the northern section of the site and thus confirms that the southern section of Harleston lay not within the parish with Redenhall, but that of the Suffolk parish of Mendham until the late 19th century. As previously, the site lay to the south-east of Harleston, specifically to the immediate south of Green Lane. The small hamlet of *Jays Green* lay to the north-west of the site, whilst by 1845 the lane leading to Briar Farm extended almost to the western boundary of the site. The 1845 tithe map also depicts the presence of Briar Farm within the central section of the site.

4.3.3 The 1845 tithe map also depicts the presence of Briar Farm within the central section of the site (#406), although the accompanying parish of Harleston tithe apportionment (Appendix 3) describes the farmstead only as a '*premises*'. The tithe apportionment also reveals that the northern section of the site consisted of six adjoining fields (#399, #401, #402, #403, #404 & #405), which now form the single large field within the site. They consisted of arable and pasture fields under the same ownership and occupation of George Grout and William Daudrey respectively. The central western section of the site also incorporated another pasture field (#407) under the same tenure.

1st edition Ordnance Survey map, 1885

4.3.4 The 1st edition Ordnance Survey map, which dates to 1885 (Fig. 6), is consistent with the previous cartographic source of 40 years earlier, yet also depicted the site's southern section. As previously, the site lay to the south-east of Harleston, specifically to the immediate south of Green Lane. The small hamlet of *Jay's Green* lay to the north-west of the site, whilst in 1885 the lane leading to Briar Farm extended to the farmstead and then extended eastwards in the form of a narrower pathway. Although unnamed, in 1885, Briar Farm stood at the centre of the site and consisted of an E-shaped range of farm buildings on the northern side of the lane, with the main farmhouse and five secondary structures to the south. As previously, the site consisted of sections of no less than 14 agricultural fields, as well as an orchard to the immediate south of the farmhouse. In 1885, a benchmark (*B.M.*) of 137.9 feet (42m AOD) also lay in the south-western corner of the site.

2nd edition Ordnance Survey map, 1905

4.3.5 The 2nd edition Ordnance Survey map, which dates to 1905 (Fig. 7), was issued only 20 years after the previous cartographic source and thus depicts only limited change and development within the site and its immediate vicinity. As previously, the unnamed Briar Farm stood at the centre of the site and still consisted of an E-shaped range of farm buildings on the northern side of the lane, with the main farmhouse and other structures to the south. In 1905, the site still consisted of sections of no less than 14 agricultural fields, as well as an orchard to the immediate south of the farmhouse.

Revised edition Ordnance Survey map, 1957

4.3.6 Revised edition Ordnance Survey map, which dates to 1957 (Fig. 8), was issued 52 years after the previous cartographic source, yet nevertheless confirms that the site remained separate from the market town of Harleston and relatively unaffected by early to mid 20th century development although development in the *Jay's Green* area appears to have been creeping closer. As previously, the unnamed Briar Farm stood at the centre of the site and still consisted of a range of farm buildings, albeit enlarged and extended, on the northern side of the lane, with the main farmhouse and secondary structures to the south. In 1957, the site still consisted of sections of no less than 14 agricultural fields, as well as the remnant of the orchard to the immediate south of the farmhouse. By 1957, a public footpath had been established along the eastern boundary of the site's northern section, and turned into the extension of the lane leading to Briar Farm.

Ordnance Survey map, 1975

4.3.7 The final historic cartographic source to depict the site comprises the 1975 Ordnance Survey map (Fig. 9), which was issued only 18 years after the previous cartographic source. The 1975 map pre-dates the construction of the A143 trunk-road and bypass, work for which is known to have begun in 1979. However, by 1975, the market town of Harleston was clearly encroaching upon the site from the north and north-west, although the fields forming the northern section of the site remained unaltered. The 1975 map is also notable for being the only historic

cartographic source to name Briar Farm, which by then boasted a number of large agricultural sheds to the north. In contrast, the southern section of the site also remained unaltered, remaining as agricultural land.

4.4 Constraints

Listed Buildings – No listed buildings are recorded within the site, yet a number of post-medieval farmhouses and residential dwellings are recorded in the vicinity of the site.

Registered Park and Gardens – The site does not lie within a registered park and garden, and none are recorded in the vicinity of the site.

Area of Archaeological Importance – The site does not lie within a designated Area of Archaeological Importance (AAI), and none are recorded in the vicinity of the site.

Scheduled Ancient Monuments – The site is not within a designated Scheduled Ancient Monument (SAM) and none are recorded in the vicinity of the site.

Conservation Areas – The site does not lie within a designated conservation area, although Harleston's Conservation Area (CA) lies 800m to the north-west.

5 SITE VISIT

5.1 A site visit was undertaken on the 12th June 2019. This confirmed that the majority of the site consisted of agricultural land (DPs 1 & 5-18). To the north, this was mostly under arable cultivation (DPs 10-18) but to the south of Briar Farm it appeared to in use as pasture land, although it was not being grazed at the time of the site visit (DPs 5, 6 & 9, 10).

5.2 The site visit confirmed the presence of the extant Briars Farm and associated outbuildings. It was noted that a pond was present to the west of Briars Farm (DP 6); this is visible on cartographic sources. Farm buildings to the north of the trackway running towards Briars Farm from the west appeared to be of modern (mid-late 20th century onwards) but those on the southern side and in closer proximity to the farmhouse at Briars Farm appeared to be of some antiquity and indeed to be earlier indeed than the extant farmhouse (DP 8). Beyond this, there were no clearly visible earthworks or landforms that might indicate the presence of significant archaeological remains within the site

6 DISCUSSION

6.1 The Proposed Development

6.1.1 The archaeological desk-based assessment and heritage assessment was undertaken to provide information in support of a proposed application for residential

redevelopment of the site. The proposed development will necessitate the demolition of the farm buildings associated with Briar Farm and located along the northern frontage of the lane, yet the retention of the farmhouse itself to the south. The public footpath, which runs west to eastwards across the centre of the site, would also remain unaltered.

6.1.2 The proposed development will comprise an extensive, multi-scheme residential development, predominantly of family housing, yet with small areas of bungalows. The proposed dwellings will be accessed via Mendham Lane to the south-west, with secondary access from Jay's Green to the north-west and further pedestrian access from the west and Barley Close. The proposed dwellings will also be located in the western and central sections of the site, leaving the eastern section as public open space to act as a buffer along the course of the A143 trunk-road and bypass. A tree belt is also proposed along the edge of the A143 trunk-road. In contrast, the southern section of the site is earmarked for employment and commercial use, as well as the retention and possible extension of the existing allotments

6.2 Previous Ground Disturbance

6.2.1 Previous ground disturbance at the site is not judged to be significant and will be limited to the cultivation of the site as predominantly agricultural land. It will be limited to small-scale agricultural truncation caused by early farming practices and the former orchard, arable or pasture usage of the site, as attested by the historical cartographic sources. Based on the lack of development of the landscape between Harleston and Redenhall as indicated by historic cartographic sources, the site has remained as agricultural land, presumably arable or pasture fields, throughout the post-medieval, early modern and modern periods.

6.2.2 In contrast, the centre of the site is known to have been occupied by the extant Briar Farm from at least 1845 onwards. Although the history and development of the farm remains unknown, its presence indicates that the central section will have been subject to truncation during the early 19th century, and possibly earlier, construction of the farm, as well as subsequent extension and alteration. However, any future archaeological investigation targeting the centre of the site has the potential to reveal significant information about the history and significance of Briar Farm, particularly given that the farmhouse will be retained as part of the proposed development.

6.3 Archaeological Potential

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

Prehistoric – Moderate to High. A number of prehistoric flint implements, along with later finds, were recorded in the southern section of the site (HER 15528 - MNF15528) during the construction of the A143 trunk-road and bypass, with further prehistoric flints implements found to the immediate north-east.

Roman – Low. Roman evidence from the vicinity of the site comprises a copper alloy Roman coin recovered from 950m to the north-north-west and a number of metal detecting finds from unspecified locations.

Anglo-Saxon – Low. Anglo-Saxon remains are generally scarce in the Harleston area, yet a metal detecting rally undertaken to the east of the site recovered a middle Saxon key, as well as medieval pottery and medieval and post-medieval metal artefacts (HER 49795 - MNF54661).

Medieval – Moderate to High. A large number of medieval findspots are recorded in the vicinity of the site, many of which are related to the construction of the A143 trunk-road and bypass. They include five sherds of late medieval pottery, including one handle, recovered from the ploughed surface of the site's eastern boundary (HER 16123 - MNF16123).

Post-Medieval – Low to Moderate. Historic cartographic sources consistently depict the majority of the site as undeveloped agricultural land, although Briar Farm is shown within the central section of the site from 1845 onwards.

7 HERITAGE IMPACT ASSESSMENT: HERITAGE ASSETS

7.1 Introduction

7.1.1 This element of the document serves to assess the impact of the Proposed Development on heritage assets in the surrounding landscape. It considers heritage within the proposed development site, within the 1km HER search area examined in the desk-based assessment element of the document, and within the wider landscape which may be considered to be affected by the proposed development (Fig. 10). These heritage assets are listed below.

7.1.2 In light of the nature of the proposed development, and its location in relation to these heritage assets, with the exception of the potential subsurface archaeological remains within the proposed development site, the mostly likely impact of the proposed development on each of these heritage assets will be upon their settings. Setting is defined in the glossary of the NPPF (2019), as follows:

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

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

7.2 Sub-surface archaeological remains

7.2.1 There are no known significant archaeological remains within the Proposed Development Site but evidence from the immediate vicinity has led to the site being assessed as having a moderate to high potential to contain prehistoric and medieval archaeology, a low to moderate potential to contain post-medieval archaeology, and low potential to contain Romano-British or Anglo-Saxon archaeology.

7.3 Statutory Listed Buildings

THE POUND HOUSE, 37, REDENHALL ROAD. Grade II

TM 24953 83943

List Entry Number: 1050139

C18 house. Stuccoed. Slate roof with gabled ends, and overhanging eaves. Two storeys. Three windows. first floor sashes with glazing bars. Ground floor French windows with glazing bars, all in exposed casing. Central panelled door in moulded architrave with cornice. Brick chimney stacks at ends.

FACTORY CLOSE, 1 AND 3, REDENHALL ROAD. Grade II

TM 24902 83896

List Entry Number: 1303045

Early C19. Red brick. Low pitched hipped slate roof. Brick dentil eaves. Three storeys. Two windows. Sashes with glazing bars in segmental headed openings, No 3's replaced by modern top-opening-light windows. Central fielded panel door. No 3's door is at side. Brick chimney stacks.

52-64, REDENHALL ROAD. Grade II

TM 24948 83879

List Entry Number: 1373366

Early/mid C19 terrace of cottages. Clay-lump on a flint base with roughcast front. Pantile roof with gabled ends and overhanging eaves. Two storeys. Seven windows. Small two-light casements with glazing bars, No 52's replaced by modern casements, No 60 and 62's ground floor casements, glazing bars missing. Simple boarded doors in moulded casing. Seven brick chimney stacks.

42 AND 44, REDENHALL ROAD. Grade II

TM 24838 83770

List Entry Number: 1050102

Early C19 pair. Yellow brick with low-pitched hipped slate roof. Plain brick pilaster at centre and corners. Two storeys. Four windows, sashes with glazing bars, flat brick arches. Round-headed doorways with semi-circular fanlights, No 42 has panelled door, No 44 modern glazed door. Two brick chimney stacks. No 42 has wing set back slightly on right, two storeys one window.

37, STATION ROAD. Grade II

TM 24703 83786

List Entry Number: 1156073

Circa 1855, former Harleston Station on the Waveney Valley Line. Waveney Valley Railway was begun in 1851 and opened in 1855, taken over by Great Eastern Railway in 1863 and closed in 1960. Italianate. Grey brick. low-pitched slate roof with large shaped eaves brackets. Two storeys, 1:2:1 windows, outside bays pedimented with brick pilasters. First floor round-headed windows, centre small, ground floor flat-headed windows, the outside ones with brick architraves with cornices. Central round-headed doorway with cornice over approached by flight of steps. Brick chimney stacks. Canopy over platform on north side demolished.

RICHMOND HOUSE, REDENHALL ROAD. Grade II

TM2474483652

List Entry Number: 1050101

C17 timber-framed encased in painted brick in late C19. Interior has chamfered beams. Steeply pitched black glazed pantile roof with gabled ends. Two storeys and attic (attic window in gabled end). Six windows, left of centre a two storeyed projection with doorway. Mood mullion/transom windows. Parapet and dentilled cornice. Brick chimney stacks. Late C19 addition at rear.

34, REDENHALL ROAD. Grade II

TM2472683626

List Entry Number: 1050100

Mid C19 red brick house. Black glazed pantile roof with gabled ends and overhanging eaves. Plain brick corner pilasters. Two storeys and attic. Three windows (left hand

narrow). Sashes without glazing bars, centre right with margin lights, stone heads with key blocks. Off centre pilastered doorway with open pediment on console brackets, semi-circular fanlight with intersecting glazing bars and fielded panel double doors. Three flat-roofed dormers. Brick chimney stack.

32, REDENHALL ROAD. Grade II

TM2472183614

List Entry Number: 1050143

Early C19. Red brick. Low pitched black glazed pantile roof with gable ends. Two storeys. Three windows. Right hand first floor blind. Sashes with glazing bars in exposed casing. Ground floor left, doorway with reeded pilasters, cornice and fluting in frieze and glazed door. Brick chimney stack. Adjoins north of Candler's House.

CANDLER'S HOUSE, REDENHALL ROAD. Grade II*

TM 24718 83605

List Entry Number: 1156043

Fine early C18 house, red brick, with hipped tiled roof. Moulded brick string course at first floor level. Two storeys and attic. Seven windows, sashes with glazing bars in exposed casing, flat rubbed brick arches with keyblocks, centre first floor is moulded brick architrave with volutes and keyblock with head. Good central doorway with fluted Corinthian pilasters, broken segmental pediment, moulded doorcase with fielded panel door. Four flat-roofed dormers with glazing bars, left-hand dormer with leaded panes. Brick chimney stack. C19 and C20 wings at rear.

THE FLAT (HADDISCOE LODGE), REDENHALL ROAD. Grade II

TM2469283614

List Entry Number: 1050138

C13. Painted brick. Left hand side stuccoed. Steeply pitched black glazed pantile roof with gabled ends. Two storeys. Three windows. First floor two-light wood mullion/transom windows in moulded cases. Ground floor one three-light casement and one modern three-light casement. Central fielded panel door with rectangular fanlight with glazing bars in moulded architrave with cornice. Brick chimney stacks at ends.

28, REDENHALL ROAD. Grade II

TM 24705 83590

List Entry Number: 1050142

Timber-framed building entirely encased in C19 red brick. Black glazed pantile roof with gable ends. Two storeys. Three first floor two and three-light casements. Ground floor two modern three-light casements with glazing bars. Central modern doorway. Brick chimney stacks.

MILL HOUSE, 1, STATION ROAD. Grade II

TM 24659 83586

List Entry Number: 1373369

Early C19. Red brick, right hand end painted brick. Black glazed pantile roof with gabled ends. Two storeys and attic. Four irregularly spaced windows. Right hand ground and first floor sashes with glazing bars. Remainder of first floor two and three-light metal frame casements with leaded panes, ground floor two modern semi-circular bay windows with leaded panes, modern door with modern pediment hood. Two flat-roofed dormers with three-light casements.

18, REDENHALL ROAD. Grade II

TM2468083564

List Entry Number: 1156041

C18 painted brick, moulded brick eaves cornice. Low-pitched pantile roof with gable ends. Two storeys. Three windows. Sashes with glazing bars in moulded casing. Victorian shop front with pilasters, fascia and cornice.

5, REDENHALL ROAD. Grade II

TM 24645 83552

List Entry Number: 1156021

C17 timber-framed building with steeply pitched gable-ended roof of black glazed pantiles. Refronted in C18 with red brick front with moulded brick cornice and brick chamfered quoins, and parapet. Three storeys. Five windows. Second floor five sashes with glazing bars all above the cornice. First floor five sashes with glazing bars, flat rubbed brick arches, two on left replaced by modern casements. Ground floor good central doorway with engaged fluted Composite columns supporting entablature, large semi-circular fanlight with radial bars and keyblock and wide

fielded panel door. To left a small C20 shop window, to right projecting early C20 shop with slated roof. into wings at rear, one stuccoed C17 timber-framed, the other C18 red brick. Interior of main block hall with fielded panelling with fluted pilasters and moulded cornice, staircase with plain balusters and slim column newels, and fielded panel door.

8 AND 10, REDENHALL ROAD. Grade II

TM 24666 83536

List Entry Number: 1050141

Early C19. Red brick. Low pitched black glazed pantile roof with coped gable ends and overhanging eaves. Two storeys. Four windows. Sashes with glazing bars and margin panes, in flush casing. Ground floor two segmental headed recessed doorways with moulded architraves and segmental-headed fanlights with glazing bars and panelled doors.

3, REDENHALL ROAD. Grade II

TM 24629 83544

List Entry Number: 1050137

C17 timber-framed with C18 red brick front with high parapet, and modillion cornice. Three storeys. Three windows. Second floor three small sashes, with glazing bars, above cornice, first floor three sashes with glazing bars, two with margin lights. Ground floor central doorcase with fluted pilasters, dentilled cornice on console brackets, moulded architrave, rectangular fanlight with tracery, but modern glazed door. Ground floor has two large modern bowed windows with glazing bars. Steeply pitched black glazed pantile roof with gable ends. Carriageway to right with old joists and pointer head to casement with leaded panes above. Long plastered C17 wing at rear.

HANLITH HOUSE, 4, REDENHALL ROAD & WOODROW HOUSE, 6, REDENHALL ROAD. Grade II

TM 24661 83526

List Entry Number: 1303050

C18 red brick front with low parapet, possibly earlier origin behind. Steeply pitched black glazed pantile roof with gable ends. Two flat-headed dormers with sashes with glazing bars. Two storeys and attic. Five windows. Sashes with glazing bars in exposed casing. Central round-headed doorway with semi-circular fanlight with glazing bars and glazed and panelled door. Entrance to Woodrow House at side with moulded shouldered architrave.

REYDON HOUSE, 1, REDENHALL ROAD. Grade II*

TM 24623 83529

List Entry Number: 1156016

House. Late C15/early C16 with C17 extension and C18 and later alterations. Timber-framed, stuccoed and with C18 fenestration. Steeply pitched slate roof to front slope, otherwise pantile. Two storeys and attic with attic window in left gable end. Plan of main range facing street with adjoining parallel rear wings. Front is of five windows, 6/6 sashes in exposed casing. Central doorway with moulded case with pulvinated frieze and moulded cornice, flush panelled and glazed door, good porch of wood fretwork with tent-shaped roof, and approached by five moulded stone steps. Wood string course at first floor level. Rear has large two-storeyed wings, plastered timber-framing, with steeply pitched pantile roof with gabled end, casement windows. Brick chimney stacks. The later C17 inner wing is of brick with a fine chequerwork brick front and has mullion and transom windows and also 4 probably original 9/9 sashes with crown glass and thick glazing bars. INTERIOR. The very interesting interior includes a considerable amount of late C15/early C16 timber framing. This is visible or is partly so under floor boards. In the main range above the present ground floor plastered ceilings survive the beamed ceilings of the early high status house. These have moulded and possibly carved bridging beams and moulded joists and the rooms are both high and large. The roof above the main range appears to have been renewed in the C17. The longer and outer rear wing, however, retains its original crown post roof with coupled rafters, and 4 simple crown posts supporting the collar purlin. In this wing is visible close studded framing of heavy scantling on both floors and above the present plastered ceilings the original bridging beams and joists survive, reported as unmoulded. Moreover an unusual low pitched ceiling has recently been further revealed on the first floor. This has moulded beams and joists and is unusual because it appears to be a consciously designed ceiling inserted under the tie beams of the crown post roof as if for a study or cabinet. The back stairs are also reported as surviving intact. Another ceiling at present revealed has closely spaced flat-faced joists. The beams and joists also survive in the inner wing which is probably late C17. The front left reception retains fine complete panelling in C17 style but which appears to have been installed in the 1860's. The front right reception room has an early C19 fireplace. On the first floor the right gable end has a jowled post with curved braces visible. A rear wing main reception room has an open fireplace with moulded bressumer. Many 2-panel doors and cupboard doors. HISTORY. Percy Millican in op. cit., p.342, links this house with the Gawdy family, prominent in Norfolk and Suffolk in the late C15 and C16/C17. Robert Gawdy died at nearby Redenhall in 1459. His descendent, Thomas Gawdy, born c.1476, died 1556, is described as Bailiff of Harleston in 1509. His eldest son was Thomas, Recorder of Norwich and Lynn mid C16, and his other two sons, Sir Thomas Gawdy, Justice of the Queen's Bench and Sir Francis Gawdy, Chief Justice of the Common Pleas.

This significant house retains a considerable amount of the structure of a high status house of the late C15/early C16 as well as good features of later periods.

GAZEBO IN GARDEN AND TO WEST OF REYDON HOUSE, 1, REDENHALL ROAD. Grade II

TM2458283532

List Entry Number: 1050777

Summerhouse. c. 1830. Built of brick with conical thatch roof. Octagonal plan. Picturesque style. One storey. Pointed brick arches over 4-panelled door and Gothick-style casement windows. Interior: decorative plaster roof with foliate and quilloche motifs.

2, REDENHALL ROAD/1, WILSON'S SQUARE. Grade II

TM2465583515

List Entry Number: 1050140

Includes No 1 Wilson's Square. C18 (possibly earlier origin). Roughcast. Black glazed pantile roof with gabled ends. Two storeys. Two windows, modern top-opening-light windows replace the original. Central doorcase with pilasters and entablature with fluted frieze, moulded architrave and rectangular fanlight with glazing bars and flush panelled door. Wing at rear (no 1 Wilson's Square), C18 painted brick, pantile roof with gabled end, two storeys, sash with glazing bars, casement, moulded doorcase with cornice.

30 AND 32, BROAD STREET. Grade II

TM2464983502

List Entry Number: 1155645

Probably C17 encased in C18 painted brick. Steep pantile roof with gable ends. Two storeys and attic (attic windows in gable ends). First floor three modern casements. Ground floor various modern windows and glazed doors. Remains of large brick chimney stack on south end wall.

2, WILSONS SQUARE. Grade II

TM2465783502

List Entry Number: 1050270

Early C19 (adjoining rear of No 32 Broad Street). Red brick cottage. Pantile roof with gable ends and overhanging eaves. Two storeys. Two windows. Three-light casements, ground floor with segmental heads. Right hand panelled door, blocked doorway on left. Included for group value.

PHILOMEL, 5, WILSONS SQUARE. Grade II

TM2466583499

List Entry Number: 1303882

Small C17 cottage. Plastered with painted brick faced north end wall. Steeply pitched pantile roof with gabled ends. One storey and attic. Small casements. Attic window in gable end. East side has modern single-storey addition and modern dormer. Chimney stack at south end.

OULTON HOUSE, 39 AND 41, THE THOROUGHFARE. Grade II

TM 24618 83507

List Entry Number: 1154190

Early C19. Stuccoed. Low pitched slate roof with gabled ends. Moulded eaves. Two storeys. Three windows. Sashes with glazing bars in exposed moulded casing. Ground floor central pilastered doorcase with cornice, rectangular fanlight and fielded panel door. Left hand Victorian shop front with pilasters, fascia and moulded cornice, 8 large panes and glazed door with fanlight.

27 AND 29, BROAD STREET. Grade II

TM2463183495

List Entry Number: 1373348

C17. Painted brick front. Steep pantile roof with gabled ends. Two storeys. Four windows. All modern casements with glazing bars. Modern glazed doors. Brick chimney stacks. Cat slide roof at rear facing The Thoroughfare.

37, THE THOROUGHFARE. Grade II

TM 24612 83499

List Entry Number: 1050265

C17 timber-framed refronted in early/mid C19, painted brick front with parapet. Two storeys. Two windows. Sashes with glazing bars, stone heads with keyblocks. Ground floor Victorian shop with large sash and fascia over, doorway to right with hood on shaped brackets. Steeply pitched pantile roof with gabled ends. Interior: chamfered beams.

35, THE THOROUGHFARE. Grade II

TM 24610 83491

List Entry Number: 1050111

Probably timber-framed C17 encased in mid C19, painted brick. Black glazed pantile roof with gabled ends. Two storeys. Three windows, sashes without glazing bars, stone heads with keyblocks, ground floor, altered Victorian shop front with cornice, on left hand return modern glazed door. Included for group value.

33, THE THOROUGHFARE. Grade II

TM 24603 83479

List Entry Number: 1156115

C17 or earlier with steeply pitched gable-ended roof of black glazed pantiles. Refronted in 1882 in grey brick with parapet surmounted by ball finials and eagle over datestone at centre. Two storeys. First floor 3 widely spaced 3-light sashes without glazing bars, stone lintels with keyblocks. Ground floor large late C19 pilastered shop front with cornice. At rear C17 stuccoed timber-framed wing, 2 storeys, 3-light casements, gable-ended pantile roof.

29, THE THOROUGHFARE. Grade II

TM 24588 83452

List Entry Number: 1373372

Probably C16. Timber-framed with steeply pitched black glazed pantile roof with gabled ends. Refronted in late C19 red brick with terracotta parapet with pierced guilloche ornament. Two storeys. Two windows. Sashes without glazing bars, stone lintels. Small C19 or C20 shop on corner with modern canopy. Side gabled wall facing bullock Fair is also late C19 brick faced with barge boards and finial.

ANCIENT HOUSE, 27, THE THOROUGHFARE. Grade II

TM 24584 83446

List Entry Number: 1373371

C16 timber-framed with plastered front. Steeply-pitched black glazed pantile roof with gable ends. Two storeys and attic. Two windows. Three-light mullion/transom casements. First floor overhangs on moulded brackets and carved bressumer. Ground floor late C19 pilastered shop front with cornice and blind case, moulded

doorcase on left with late C19 panelled door. Later wedge-shaped dormer. Large brick chimney with four diagonally set brick flues. Interior: moulded ceiling beams.

25, THE THOROUGHFARE. Grade II

TM 24580 83440

List Entry Number: 1156084

Probably C16. Timber-framed with C19 red brick front. Steeply pitched black glazed pantile roof with gable ends. Two storeys. First floor four small C19 or C20 casements. Ground-floor large late C19 pilastered shop front with fascia.

CARDINAL'S HAT INN, THE THOROUGHFARE. Grade II

TM 24578 83432

List Entry Number: 1050110

C16 and later. Rendered timber-framing. Steeply pitched black glazed pantile roof with gabled ends. Two storeys. Four windows. C18 sashes with glazing bars (ground floor restored). C19 pilastered doorcase to left with entablature and cornice, and modern glazed door. Two gables at rear and C18 painted brick wing.

21, THE THOROUGHFARE. Grade II

TM 24562 83412

List Entry Number: 1156098

C17 or earlier. Timber-framed with C19 stuccoed front with parapet, heavy moulded cornice and chamfered quoins. Two storeys. First floor two sashes without glazing bars, round-headed architraves with panelled tympana. Ground floor Victorian shop front with pilasters, entablature and blind case, two shop windows with elliptical headed panes and central double doors with round-headed panes and rectangular fanlight. The rear and side are stuccoed. Steeply pitched pantile roof with gable at side jettied.

SWAN HOTEL, THE THOROUGHFARE. Grade II*

TM2455483401

List Entry Number: 1050109

C17 timber-framed, and C18 with fine C18 red brick front with stuccoed ground floor, parapet and moulded brick string course at second floor level. Large building of three

storeys and nine windows wide. Sashes with glazing bars in moulded casing, flat brick arches, centre second floor blind, centre first floor opens on to fine wrought iron balcony which forms hood over central carriageway with segmental arch and double doors. The rear is plastered and the first and second floors are divided up by slender wooden Tuscan pilasters, and Venetian window over carriageway. Hipped tile roof. At rear forming two sides of courtyard are two long C17 two-storeyed wings, plastered timber frame, with steeply pitched black glazed pantile roof with gable ends, the south wing with the original first floor windows, the others are later casements and sashes with glazing bars. On the front over the balcony is a large ornate wrought iron bracket from which hangs the inn sign.

17, THE THOROUGHFARE. Grade II

TM 24538 83385

List Entry Number: 1050108

C18. Roughcast. Steeply pitched black glazed pantile roof with gabled ends. Slightly moulded eaves. Two storeys and attic (attic windows in gable ends). Three windows. Sashes in exposed casing without glazing bars, ground floor left replaced by plate glass. Central fielded panel door in moulded case with reeded transom and rectangular fanlight. Ground floor right a pilastered Victorian shop front with fascia and blind case. Front wall onto Swan Lane late C19 brick faced. At rear wings with wood mullion/transom windows.

OUTBUILDING AT REAR OF NO 17, THE THOROUGHFARE. Grade II

TM 24524 83387

List Entry Number: 1303032

Probably C17. Timber-framed, stuccoed and roughcast. Steep gable-ended pantile roof. Two storeys. Small fixed-light windows and double doors onto Swan Lane. Probably originally a barn.

LABURNHAM HOUSE, OLD POST OFFICE COURT. Grade II

TM 24514 83389

List Entry Number: 1155975

Early C18 house. Plastered timber-framing. Steep gable-ended pantile roof with coved eaves. Two storeys and attic. Three windows. Sashes with glazing bars. Modern brick porch at centre. Three old gabled dormers with two-light casements. Central brick chimney stack.

9, 11, 15, THE THOROUGHFARE. Grade II

TM2453283367

List Entry Number: 1373370

CI7. Originally one. Timber-framed. No 9 stuccoed, Nos 11 and 15 roughcast. Steeply pitched tiled roof. Gable at each end facing road (with gabled wings at rear and shorter wing at centre forming E-shaped plan). Front: Victorian shaped bargeboards with finials and pediments. Two storeys and attic. Five windows. Sashes, some with glazing bars, attic windows in gables. Ground floor three late Victorian shop windows with cornices, console brackets and blind cases. Brick chimney stacks.

3, 5 AND 7, THE THOROUGHFARE. Grade II

TM 24520 83353

List Entry Number: 1303028

Probably C17. Stuccoed. Steeply pitched pantile roof with gabled ends. Two storeys. No 3 is now one storey with large Victorian shop window almost to eaves and projecting slightly with cornice. Nos 5 and 7, two small first floor casements, and two small ground floor canted shop windows, with two-glazed doors between.

1 AND 2, OLD CHAPEL YARD. Grade II

TM 24495 83366

List Entry Number: 1050128

Early C19. Red brick. Black glazed pantile roof with gabled ends. Overhanging moulded eaves. Wide plain brick pilaster at centre of front. Two storeys. Two sashes with glazing bars on each floor in moulded casing, plus one first floor casement with glazing bars. Panelled doors in segmental-headed openings. Central brick chimney stack.

PAIR OF COTTAGES ADJOINING WEST OF NOS 1 AND 2, OLD CHAPEL YARD.
Grade II

TM 24478 83370

List Entry Number: 1373339

CI7 timber framed, roughcast with brick plinth. Steep pantile roof with gabled ends. One storey and attic. Two gabled dormers. Later wood mullion/transom casements.

Flush-panelled doors. Right hand end roof slightly higher level and with first floor horizontal sliding sash with glazing bars. Rebuilt brick chimney stack.

G DENNY AND SONS, 1, THE THOROUGHFARE. Grade II

TM 24512 83341

List Entry Number: 1050107

Probably C17 with C19 red brick front with parapet and brick cornice. Steeply pitched pantile roof with gable ends. Two storeys and attic (attic window in gable end). First floor three windows, three-light wood mullion/transom with flat brick arches. Ground floor large probably early C20 shop on entire front and continuing around corner.

1, 3 AND 5, MARKET PLACE. Grade II

TM2449683312

List Entry Number: 1050165

Probably early C18. Front faced in sham timber-framing. Moulded eaves cornice. Hipped roof of black glazed pantiles. Two storeys. Seven first floor sashes with glazing bars. Ground floor: No 1 has modern double doors, No 3 has large Victorian shop front with console brackets, and No 5 has small modern shop window.

SELBOURNE HOUSE, 2, LONDON ROAD. Grade II

TM 24468 83304

List Entry Number: 1155772

Large late C19 and of little architectural interest, but with C17/18 wing at rear: plastered timber-framing, partly brick faced, two storeys and attic, sashes with glazing bars, gabled dormer, red brick chimney stack. The late C19 front is grey brick, two storeys, three bays two, two-storeyed splayed bays and central doorcase, slate roof with bracketed eaves.

THE MALTHOUSE, RECREATION WALK. Grade II

TM 24399 83304

List Entry Number: 1373345

Circa mid C19, malthouse. large two storey red brick range with gable-ended pantile roof. Widely spaced small two-light windows, ground floor with segmental heads, three ground floor doors and 2 loft doors. At west end the cooler unit, square on plan

with very steep slated roof with lead-rolled hips. Beyond this, adjoining west the stables, also red brick, with gable-ended pantile roof, two storeys, double doors, and loft doors, segmental headed doorway and window.

4, 6 AND 8, LONDON ROAD. Grade II

TM2446483272

List Entry Number: 1050161

C17 timber-framed range, No 4 late C19 brick faced, Nos 6 and 8 roughcast, No 8 with red brick end wall. Steep gable ended black glazed pantile roof. Two storeys. Seven windows. Three-light casements, Nos 4 and 6 with Victorian shop fronts. No 8 has panelled door, the top panels glazed. Brick chimney stacks.

10 AND 12, LONDON ROAD. Grade II

TM2445083253

List Entry Number: 1155784

C17, altered. Rendered. Black glazed pantile roof with gabled ends. Two storeys. First floor, four small widely spaced two-light casements. Ground floor No 10 has Victorian shop front on corner and C19 sash, No 12 has C19 pilastered doorcase and modern glazed tile shop front. C17 plastered timber frame wing at rear of No 12 with steep gable-ended roof of pantiles, two storeys.

16 AND 18, LONDON ROAD. Grade II

TM2442983217

List Entry Number: 1050162

C17 timber-framed, plastered. Steep black glazed pantile roof with gabled ends. Two storeys. First floor No 16 sash without glazing bars. No 18 modern metal-frame casements. Ground floor No 16 has mid C19 window with glazing bars, central glazed door and cornice on console brackets. No 18 altered mid C19 shop window with cornice on console brackets. Brick chimney stack.

20, 22 AND 24, LONDON ROAD. Grade II

TM2442383207

List Entry Number: 1050163

C16/17 timber-framed building faced in later C19 red brick. Steep gable-ended black glazed pantile roof. Two storeys. Four windows. C19 sashes with vertical glazing bars only. Plain panelled doors, No 24's doorway blocked. No 24 has timber-framed wing at rear which has been brick-faced.

58 AND 60, LONDON ROAD. Grade II

TM 24310 82984

List Entry Number: 1303167

C17. Roughcast. Steep gable-ended black glazed pantile roof with brick coping to south gable. Two storeys and attic (attic window in gable end). Two windows. Three-light casements, No 58's modern and with modern glazed door. No 60 has simple plank door and modern gabled porch. Brick chimney stack at each end.

26 AND 28, BROAD STREET. Grade II

TM 24647 83484

List Entry Number: 1050152

C16 with C17 or probably earlier origin. Roughcast front. South end wall is red brick. Low pitched slated roof with gable ends. Three storeys. Three widely spaced windows. Ground and first floor sashes with vertical glazing bars only, second floor small three-light casements. Two doorways in moulded architraves with cornices and fielded panel doors. Large brick chimney stack off centre with four engaged diamond-shaped shafts.

25, BROAD STREET. Grade II

TM 24626 83476

List Entry Number: 1050148

C18. Rendered. Pantile roof with gable ends. Three storeys. Three windows. Modern casements, ground floor three lights, above two-light casements. Central fielded panel door in pilastered case with entablature. Including wing on right (north) two storeys, pantile roof, two modern casements and modern glazed door.

23, BROAD STREET. Grade II

TM 24619 83468

List Entry Number: 1373347

C17. Roughcast. Steep pantile roof with gable ends. Two storeys. Two windows. Two and three-light casements. C19 glazed door. Brick chimney stack. Gabled wing at rear facing The Thoroughfare.

20, 22 AND 24, BROAD STREET. Grade II

TM 24644 83464

List Entry Number: 1155640

Probably C17. Timber-framed, with stuccoed first floor with sham- timber framing and red brick ground floor. Two storeys and attic (attic windows in gable ends). Steeply pitched black glazed pantile roof with gable ends. First floor, four, two and one-light casements. Ground floor: No 24 has early C20 shop with entablature, No 22 has sash, and No 20 a small modern shop window. Rendered end walls, and rendered chimney stack.

21, BROAD STREET. Grade II

TM 24618 83463

List Entry Number: 1050147

C17 or C18. Roughcast. Steep pantile roof with gable ends. Two storeys. into windows. Modern two-light casements with glazing bars. Modern glazed door.

34, THE THOROUGHFARE. Grade II

TM 24614 83459

List Entry Number: 1373288

Front facing The Thoroughfare is of no architectural interest. Rear wing facing Broad Street: probably C17, plastered, steep pantile roof with gabled ends. Two storeys. One window. Two and 3-light casements, plain boarded door, modern one-storey brick porch. Brick chimney stack.

19, BROAD STREET. Grade II

TM 24611 83451

List Entry Number: 1050146

C15 or earlier. Painted brick. Steep pantile roof with gabled ends. Two storeys. Two windows, first floor two-light casements, ground floor two modern three-light casements with keyblocks, central modern glazed door. Central brick chimney stack.

14, 16 AND 18, BROAD STREET. Grade II

TM2464283444

List Entry Number: 1373350

C17 range refronted in late C19 red brick. Steeply pitched pantile roofs with gabled ends, No 14's roof slightly higher. No 18 projecting gable. Two storeys. Five windows. Two and three-light casements with stone heads with keyblocks, ground floor No 18 a splayed bay, glazed and panelled doors. No 14 has elliptical headed carriageway through with joists exposed inside. Brick chimney stacks. Part plastered at rear.

28 AND 30, THE THOROUGHFARE. Grade II

TM 24602 83442

List Entry Number: 1154249

C18 or early C19 with mid-later C19 stuccoed front with later painted brick parapet. Chamfered quoins. Two storeys. Four windows, right hand projects, sashes without glazing bars, in moulded architraves with cambered heads with keyblocks. Ground floor large altered Victorian shop front. On right a doorway with cornice on console brackets and moulded architrave. At rear facing Broad Street, 2 wings, each with hipped roofs, one pantiles the other slates, No 23's wing has wider moulded doorcase and 3-light window above, No 30's wing is flint with brick dressings, the ground floor has central doorway and flanking fixed-light windows with glazing bars all in reeded architrave, above, a 2-light casement.

26, THE THOROUGHFARE. Grade II

TM2459383432

List Entry Number: 1050268

C17 or earlier. Timber-framed with steeply-pitched pantile roof with gable ends, right hand section has steeper pitched roof. Stuccoed. Two storeys. First floor right hand 2 small 2-light casements, left hand 4-light casement at eaves level with gable over with Victorian ornate barge boards with finial and penLant. Ground floor 2 small Victorian shop fronts with pilasters and entablatures with moulded cornices.

15 AND 17, BROAD STREET. Grade II

TM 24601 83422

List Entry Number: 1373346

C18 or earlier. Painted brick front, roughcast at rear. Pantile roof with gabled ends. Two storeys and attic. Two windows. Three-light wood mullion/transom windows in segmental headed openings. Modern glazed doors. No 15 has gabled dormer and later one storey projecting wing on left. No 17 has red brick early C19 wing projecting on right with ground floor double doors and loft door above.

20, 22 AND 24, THE THOROUGHFARE. Grade II

TM2458783420

List Entry Number: 1154227

Early C19, with earlier origin. Stuccoed. Low pitched black glazed pantile roof with gabled ends. Two storeys. First floor 3 sash windows with glazing bars in exposed casing. Ground floor No 20 has moulded doorcase with cornice and small modern fixed-light window. Nos 22 and 24 have modern boarded shop fronts. Interior: chamfered beam.

18, THE THOROUGHFARE. Grade II

TM 24583 83410

List Entry Number: 1373287

Included for the timber-framed wing at rear, probably C17, stuccoed, steeply pitched pantile roof, 2 storeys. The late C19 red brick front is of little architectural interest, parapet with moulded brick dentilled cornice, 2 storeys, 3 windows, ground floor Victorian shop front with pilasters and entablature with moulded cornice.

16, THE THOROUGHFARE. Grade II

TM2457683401

List Entry Number: 1154212

C18. Painted brick. Steeply pitched hipped slate roof. Heavy undecorated cornice. Two storeys and attic. Two attic dormers with flat heads and sashes with glazing bars. Five first floor sashes with glazing bars. Ground floor large projecting Victorian shop front with pilasters, moulded cornice and blind case, shop continues around right hand return facing Union Street, with 3 windows above, 2 blind. Brick chimney stacks.

11, BROAD STREET. Grade II

TM2459183403

List Entry Number: 1050145

Westernmost part only at rear. C17, plastered timber-framing. Steeply pitched pantile roof with gabled ends. Two storeys and attic flat roofed dormer, one first floor sash without glazing bars in moulded case, ground floor later lean-to. Gable on right from which late C19 red brick wing projects into street.

9, BROAD STREET. Grade II

TM2459183396

List Entry Number: 1050144

C17 timber-framed, stuccoed. Steeply pitched pantile roof with gable end facing road. One storey and attic. Small attic window in gable, one first floor two-light casement. Ground floor modern brick shop front with boarded fascia. Brick chimney stack.

9, UNION STREET. Grade II

TM 24591 83391

List Entry Number: 1050269

C17. Stuccoed. Black glazed pantile roof with gable ends, overhanging eaves. Two storeys and attic. Union street front first floor 4-light wood mullion/transom window, ground floor modern projecting shop. Gabled end elevation facing Broad Street, first and second floor casements, ground floor modern brick faced with modern glazed door. Brick chimney stack. Interior: chamfered beams.

3 AND 5, UNION STREET. Grade II

TM 24583 83394

List Entry Number: 1303902

C18 or earlier. Stuccoed. Black glazed pantile roof with gabled ends. Overhanging eaves. Two storeys. First floor, 3, 3-light casements, ground floor 2 modern windows, No 5 has modern door and modern outbuilt shop, No 3 has pilastered doorcase and panelled door. Interior: chamfered beam.

14, THE THOROUGHFARE. Grade II

TM2456783385

List Entry Number: 1050267

Includes Nos 2 and 4 Union Street. C18 red brick front to earlier timber-framed building. Steeply pitched black glazed pantile roof with gable ends, left hand end facing Union Street has Dutch gable. Front: 2 storeys, first floor 3 windows wood mullion/transom casements, centre blocked. Ground floor large early C20 shop window with pilasters and dentilled cornice, corner entrance, continued around left hand return, with 2 first floor wood mullion/transom casements above with segmental heads with keystones, similar blind window above in gable. At rear and facing Union Street - Nos 2 and 4 Union Street, C18 red brick -front to earlier timber-framed structure, steeply pitched black glazed pantile roof with gabled ends, 2 storeys and attic, attic windows in gable end, 3 windows, first floor 2 wood mullion/transom casements and large sash with glazing bars, ground floor 2 doorways in reeded architraves one a modern glazed door, the other panelled and glazed, large fixed-light window between, all with flat rubbed brick arches, to left small early C19 splayed shop window with glazing bars and moulded cornice.

12, THE THOROUGHFARE. Grade II

TM2456283379

List Entry Number: 1154195

C16 timber-framed with C18 red brick front. Steeply pitched black glazed pantile roof with gabled ends. Coved eaves cornice. Two storeys and attic (attic windows in gable ends) 3 first floor sashes in moulded casing without glazing beams. Ground floor C19 shop front with narrow pilasters and cornice with cast iron cresting over, to left a moulded doorcase with modern glazed door. Brick chimney stack. The cellar has 2 small niches one with pointed head, the other cusped, and brick arched recesses.

3 AND 5, BROAD STREET. Grade II

TM 24574 83374

List Entry Number: 1050187

C18. Red brick. Moulded brick eaves cornice. Tiler hipped roof. Two stores and attic. No 3 has three windows, sashes with glazing bars in exposed casing, central pilastered doorcase with entablature, rectangular fanlight with glazing bars and fielded panel door. Flat-roofed dormer. No 5 has two first floor casements, ground floor sash with glazing bars, fielded panel door and Victorian pilastered shop front with entablature. Right hand return of No 5 facing Union Street has splayed shop window with glazing bars and modillion cornice.

6 AND 8, THE THOROUGHFARE. Grade II

TM 24554 83364

List Entry Number: 1373286

C18. Painted brick. Steeply pitched nipped pantile roof with overhanging eaves. Two storeys and attic. Six windows. Sashes without glazing bars. Moulded string course at floor level. Ground floor doorway off centre in moulded case with rectangular fanlight and moulded pertinent and fielded panel door, 2 sashes to right in exposed casing, to left late C19/early C20 large strop front on corner with fascia with cornice. Two small flat-roof dormers. Central brick chimney stack.

2 AND 4, THE THOROUGHFARE. Grade II

TM 24544 83342

List Entry Number: 1050266

C17 timber-framed, stuccoed. The entire ground floor front outbuilt with large C20 shop front. Two storeys. Steeply pitched black glazed pantile roof. Gable on right with Victorian shaped barge boards and 3-light casement. Gabled dormer on left with casements and Victorian shaped barge boards. Far left a mid C19, 3-storeyed addition, grey brick, with 2 second floor sashes with glazing bars, and modern first floor window, the shop front continues in front of this section, low-pitched pantile roof.

TOWER HOUSE, 7 AND 9, MARKET PLACE. Grade II

TM 24536 83324

List Entry Number: 1050122

Includes Nos 1 and IA Church Street. 1873. Grey brick with stuccoed dressings large building of three storeys. Six windows facing Market Place, three windows and tower facing The Thoroughfare, with splayed corner. Chamfered quoins. Moulded architraves to windows, first floor with cornices and pulvinated friezes. Sashes without glazing bars. Parapet and heavy moulded cornice. Ground floor horizontal rustication with dentilled cornice, No 7 has large windows with fluted pilasters, No 9 has modern ground floor windows. On the north-west corner facing The Thoroughfare is tall thin tower, Italianate style, rusticated quoins heavy moulded cornice with modillion brackets over clock stage, with ornate iron balcony railings, surmounted by tall octagonal cupola with lead-clad dome and weather vane. Round-headed doorway at base of tower with iron grille in arch.

MAGPIE HOTEL AND STABLES ADJOINING EAST, MARKET PLACE. Grade II

TM 24506 83289

List Entry Number: 1050124

Early C18, core probably earlier. Plastered brick. Hipped roof of black glazed pantiles. Two storeys. Five windows. Sashes with glazing bars in moulded casing, first floor right of centre, sash partly with thick glazing bars. Ground floor with side-lights to windows. Two pilastered doorcases with entablatures and fielded panel doors. Two C18 painted brick wings at rear, the westernmost fronts London Road and is stuccoed, two storeys, four windows, sashes with glazing bars, at the end of this wing is C19 red brick addition, two storeys, 2 sashes with glazing bars. On the corner is ornate wrought iron inn sign. On east end of front a carriageway through, one sash above with thick glazing bars, and gable ended roof. Adjoining this a long C18 stable range with stuccoed wall facing Exchange Street, on the south side facing yard there are loft and stable doors.

1, LONDON ROAD. Grade II

TM 24481 83265

List Entry Number: 1373314

C17 or earlier timber-framed with mid C19 painted brick front. Black glazed pantile roof with gabled ends. Two storeys. Three windows. Three-light casements with drip moulds. Ground floor central projecting brick porch with drip mould over glazed door. Ground floor windows altered. Brick chimney stacks.

3, LONDON ROAD. Grade II

TM 24476 83256

List Entry Number: 1303186

C17 (altered). Pebble-dash. Pantile roof with gabled ends. Two storeys. First floor three, three-light wood mullion/transom casements. Ground floor sash and two small early C20 splayed shop windows with door between. Late C19 panelled door on left. Rebuilt brick chimney stack.

5, LONDON ROAD. Grade II

TM 24470 83243

List Entry Number: 1050158

Early C19. Rendered. Hipped roof of black glazed pantiles. Two storeys. First floor two sashes with glazing bars in moulded cases. Ground floor large Victorian shop front with moulded cornice.

9, LONDON ROAD. Grade II

TM 24452 83210

List Entry Number: 1373315

Early/mid C19. Red brick. Slate roof with coped gable end. Two storeys. Three windows (centre first floor narrow). Sashes with glazing bars. Central panelled door with semi-circular fanlight with radial bars. North end two Victorian square bay windows.

ST GEORGE'S HOUSE, 11, LONDON ROAD. Grade II

TM 24448 83203

List Entry Number: 1155755

Early C19 front to possibly earlier building. Painted brick. Black glazed pantile roof with gabled ends. Two storeys and attic (attic windows in gable ends). Three windows. Sashes without glazing bars, with keyblocks. Central moulded doorcase with cornice and panelled door. Corner plain brick pilasters.

THE BEECHES, LONDON ROAD. Grade II

TM 24448 83161

List Entry Number: 1050159

Said to have been built in 1817. Early C19. Large stuccoed house with slate hipped roof and bracketed eaves. Two storeys. Three windows. Sashes with glazing bars, and hoods on console brackets. Central doorway with moulded architrave and cornice on console brackets and glazed door.

15, LONDON ROAD. Grade II

TM 24426 83161

List Entry Number: 1303194

C17/18. (At right angles to road). Painted brick. Pantile roof with coped gable ends. Long range. Originally cottage and stables. One storey and attic. Two gabled dormers. Two three-light casements and sash with glazing bars, and simple plank door. Garage lean-to on right. End facing road, ground floor sash with glazing bars, first floor casement, lean-to porch on right with doorcase with reeded pilasters and flush panelled door.

17, LONDON ROAD. Grade II

TM 24416 83151

List Entry Number: 1050160

C17 timber-framed, encased in early C19 painted brick. Hipped roof of black glazed pantiles with wide eaves. Plain brick corner pilasters. Two storeys. Four windows. Sashes with glazing bars. Centre right doorcase with reeded pilasters and cornice, glazed and panelled door. Rebuilt brick chimney stack. Interior stop-chamfered beams.

HARLESTON WAR MEMORIAL, BROAD STREET. Grade II

TM2462383412

List Entry Number: 1445129

First World War memorial, erected 1920, with later additions for the Second World War.

MATERIALS: Cornish grey granite.

DESCRIPTION: Harleston war memorial is prominently located within a modest roadside memorial green to the E of Broad Street, Harleston and adjacent to the Church of St John (Grade II). The memorial faces W/NW onto Broad Street and is accessed from the public footpath by a set of two steps flanked by two low granite posts. It stands centrally on a cruciform-plan concrete path flanked by freestanding timber benches. There is a modern flagpole behind the memorial.

The memorial itself comprises a tall decorated cross in the Celtic style, set atop a tapering rectangular-plan monolith plinth standing on a low-level single-stone base. The cross shaft rises from the plinth having a high degree of decorative relief carving to its front composed of dot motifs encircled by, and interlaced with, stylised snakes and foliage forming an intricate design. The cross head has a large central raised boss with additional, but less pronounced, single bosses to each arm, the top arm of the cross head also features zoomorphic figures - possibly lambs - beneath which are the heads of four preying serpents or snakes. The cross ring has knotwork carving. The plinth is of rough-hewn granite having large smooth-dressed rectangular fields to each of its four sides which carry the inscriptions in black lettering.

The main dedicatory inscription is to the front and reads:

TO THE GLORIOUS MEMORY/ OF THE/ REDENHALL HARLESTON WORTWELL
MEN/ WHO FELL IN THE WAR/ 1914-1918. / AND THE WAR 1939-1945. /
FAITHFUL UNTO DEATH.

The remaining sides of the base record the fallen of the First World War: (NAMES).

A granite slab taking the form of a wide scrolled parchment, has been added to the front of the memorial's plinth, sitting atop a narrow ledge formed by the memorial's base, it records the 24 names of the fallen from the Second World War.

A small additional slate plaque has been attached to the front of the memorial, on a smooth-dressed section at the base of the cross shaft, this reads: NORFOLK'S
FIRST VC / PTE HENRY WARD / 78TH REGIMENT / 1823-1867.

This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 6 June 2017.

CALTOFTS, BROAD STREET. Grade II

TM 24669 83405

List Entry Number: 1050151

Large house, largely late C19 but incorporates part of C16 timber-frame house. Brick stuccoed and sham timber-framing. Black glazed pantile roof. Gabled. Asymmetrical

plan. Two storeys and attic. Interior: some exposed timber-framing, ornamented plaster pilasters to stair window, ground floor panelled room. Brick chimney stack.

PAIR OF K6 TELEPHONE KIOSKS, BROAD STREET. Grade II

TM2461383398

List Entry Number: 1050776

Pair of telephone kiosks. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Squat. kiosks with domed roofs Unperforated crowns to top panels and margin glazing to window and doom.

CHURCHYARD WALL IN FRONT AND WEST OF CHURCH OF ST JOHN, BROAD STREET. Grade II

TM2461183389

List Entry Number: 1155633

1872. Contemporaneous with St John's Church by R. M. Phipson. In front of church's west end. Low, flint with stone dressings, piers at intervals with cast iron railings between.

CHURCH OF ST JOHN THE BAPTIST, BROAD STREET. Grade II

TM 24640 83377

List Entry Number: 1373349

1872 by R. M. Phipson. Gothic style. Flint with stone dressings. Steep slated roof. Nave with clerestory, north and south aisles, chancel with polygonal apse, north and south transepts, south transept with stone bellcote. Large tranceried west window with portal below with moulded arch.

OLD BANK HOUSE, BROAD STREET. Grade II

TM 24614 83361

List Entry Number: 1050150

C17 with C16 front. Roughcast front. Steep black glazed pantile roof with gable ends. Two storeys and attic. Four first floor windows. Six ground floor windows, all

sashes with glazing bars. Good wide Doric doorcase on right with fluted pilasters and entablature with triglyphs, moulded architrave, rectangular fanlight with bars, and wide panelled double doors. Left hand doorcase with moulded architrave and cornice, rectangular fanlight with bits and fielded panel door and reveals. Three modern flat-roofed dormers with casements with glazing bars. Rear plastered four gables, south end with three-light ovolo moulded mullion window. Interior: panelled front window shutters.

9, CHURCH STREET. Grade II

TM 24575 83358

List Entry Number: 1373351

C17. Red brick faced in C18/early C19, plastered at rear. Black glazed pantile roof with gable ends. Two storeys and attic. Two widely spaced windows, sashes with glazing bars. Central pilastered doorcase with panelled door. Flat roofed dormers. Brick chimney stack. North end wall has ground floor twelve-pane fixed-light window.

7, CHURCH STREET. Grade II

TM 24568 83349

List Entry Number: 1303254

Probably C17, refronted in painted brick. Steep black glazed pantile roof with gable ends. Two storeys. First floor three, three-light casements. Ground floor three small C19 shop fronts. Right hand with narrow pilasters, centre splayed, left hand plain with three large panes.

5, CHURCH STREET. Grade II

TM 24563 83340

List Entry Number: 1050153

Early C19. Brick. Black glazed pantile roof with gable ends. Two storeys. First floor two sashes without glazing bars. Ground floor sash replaced by plate glass and shop front with two small canted bays and central door. Wing at rear with pilastered doorcase and three-light casements. Included for group value.

17, OLD MARKET PLACE. Grade II

TM 24590 83349

List Entry Number: 1050149

Includes No 17 Old Market Place. C18. Stuccoed. Gable-ended roof of black glazed pantiles. Overhanging eaves with dentil cornice. Two storeys. Three windows, sashes with glazing bars. Good central doorway with Ionic fluted columns supporting dentilled pediment in deep frieze with cornice over, and fielded panel door. Victorian shop on right hand corner with cornice and pilasters. Left hand return facing Old Market Place brick faced, four windows, sashes without glazing bars, vermiculated keyblocks, doorway with hood on console brackets, attic window in gable over right hand end.

10, CHURCH STREET. Grade II

TM 24585 83344

List Entry Number: 1050155

C17/18 origin, Rendered. Black glazed pantile roof with gabled ends, Two storeys. Two windows. Modern three-metal casements. Central pilastered doorway with panelled and glazed door, late C19 entablature over entire ground floor which was once a shop.

8, CHURCH STREET. Grade II

TM 24581 83338

List Entry Number: 1373352

Probably C17, encased in C19 grey brick, plastered at rear. Black glazed pantile roof with gabled ends. Two storeys. Two windows. First floor small two-light casements. Ground floor modern metal three-light casements and central plank door, ground floor openings with stone heads, with keyblocks.

6, CHURCH STREET. Grade II

TM 24576 83328

List Entry Number: 1155725

C17 timber-framed cottage. Roughcast. Steep pantile roof with gabled ends. Two storeys. Two windows. Two and three-light casements, ground floor left, a C19/20 wide splayed bay of sashes without glazing bars. Two simple plank doors. At rear plastered timber-frame wing with steep pantile gable-ended roof and three-light casements.

LANTERN COTTAGE, 4B, CHURCH STREET. Grade II

TM 24570 83322

List Entry Number: 1050154

C17 or early C18 origin, much altered. Painted brick, north side partly faced in later brick. Steeply pitched black glazed pantile roof with gabled ends. Two storeys. End facing road, one window, first floor C19 sash without glazing bars, ground floor C19/20 splayed bay of sashes without glazing bars, modern doorway to right. Right hand return (north), small sashes without glazing bars. Modern brick chimney stack.

MARKET HOUSE, 4A, CHURCH STREET. Grade II

TM 24565 83317

List Entry Number: 1155720

C17. Rendered, first floor front with sham timber-framing. Pantile roof with gabled ends. Two storeys. Three windows. C19 sashes without glazing bars. Ground floor central brick splayed porch with moulded doorcase and cornice, wide splayed bay to left with cornice and three sashes. Two late C19 brick chimney stacks. Interior stop-chamfered beams.

11, MARKET PLACE. Grade II

TM2453583303

List Entry Number: 1050123

C18/early C19. Stuccoed. Low pitched hipped pantile roof. Corner pilasters. Three storeys. Two widely spaced windows in moulded architraves, sashes without glazing bars. Large Victorian shop window, with pilasters, large console brackets and cornice. Left hand return: one window and ground floor continuation of shop front projects. Right hand return: two windows and small ground floor shop with cornice.

6 AND 8, EXCHANGE STREET. Grade II

TM 24544 83296

List Entry Number: 1050156

Early C19. Roughcast. Low-pitched black glazed pantile hipped roof, with overhanging eaves. Two storeys. Three windows. Sashes with glazing bars. At centre a wide two-storeyed canted bay of sashes without glazing bars. No 6 has plain flush-panelled door, No 8 has reeded doorcase and glazed door. Included for group value.

PUBLIC CONVENIENCES IMMEDIATELY WEST OF CORN EXCHANGE, EXCHANGE STREET. Grade II

TM 24546 83276

List Entry Number: 1373313

C17 or early C18 timber-framed building entirely encased in C19 red brick with stuccoed gable facing street with shaped bargeboards with finial. Two storeys. First floor one four-light wood mullion window with dripmould, ground floor two modern windows.

9, EXCHANGE STREET. Grade II

TM 24539 83269

List Entry Number: 1303183

Probably early C18. Plastered timber-framing. Pantile roof with gabled ends. Two storeys. Two windows. Three-light casements. Central fielded-panel door. End brick chimney stack. In poor condition.

CORN EXCHANGE, EXCHANGE STREET. Grade II

TM2455383272

List Entry Number: 1303219

Built 1849. Large stuccoed classical building. The front has massive entablature projecting at centre supported on two pairs of giant Tuscan three-quarter columns, with pilasters at the ends, Moulded architrave to wide central entrance with double doors with six panels each and rectangular fanlight over. Rectangular panel above in moulded architrave. The building behind the front is brick with a slate roof. Very plain interior with roof lights.

ILFORD COTTAGE, 15, OLD MARKET PLACE. Grade II

TM 24591 83333

List Entry Number: 1050131

Mid C19. Grey brick. Slate roof with gabled ends, overhanging eaves. Two storeys. Three windows, sashes with glazing bars in exposed cases, stone lintel with vermiculated keystones. Central doorway with cornice on console brackets rectangular fanlight and panelled door. Included for group value.

11, OLD MARKET PLACE. Grade II

TM 24588 83326

List Entry Number: 1155908

C18/early C19. Grey brick. Slate roof with coped gable ends, overhanging eaves. Two storeys. Three windows with flat rubbed brick arches, sashes with glazing bars in exposed cases. Central moulded wood doorcase with cornice hood, narrow Rectangular fanlight and flush-panelled door. Wing at rear, rendered and roughcast, probably early C18 (or C17?) timber frame.

7 AND 9, OLD MARKET PLACE. Grade II

TM 24587 83311

List Entry Number: 1050130

Early C19/late C18. Red brick front. Slate roof with gable ends. Overhanging eaves. Two storeys and attic. Three windows, sashes with glazing bars, rubbed flat brick arches. Two doorways with moulded wood cases with cornices, small rectangular fanlights and panelled doors. No 9 has what was once a small shop window with fluted pilaster and cornice but modern glazing. Attic casement with leaded panes in gable end. Roughcast side wall and lower two storey timber-framed wing at rear with sash windows and pantile roof, stop chamfered beams inside.

3 AND 5, OLD MARKET PLACE. Grade II

TM2458183302

List Entry Number: 1155895

Early C19. Red brick with low-pitched slate hipped roof. Small paired brackets to eaves. Two storeys. Five windows. Left hand three project. Sashes with glazing bars, flat rubbed brick arches, centre left first floor is blind, ground floor right replaced by modern top-opening-light window. Large early/mid C19 shop with fluted narrow pilasters, entablature with cornice, and central entrance. To right, a doorway in round-headed recess, with semi-circular fanlight with radial bars and panelled door.

POST OFFICE, OLD MARKET PLACE. Grade II

TM2457283287

List Entry Number: 1373340

Early/mid C19. Large red brick house, austere but rather stylish. Low-pitched hipped black glazed pantile roof with overhanging eaves. Small pediment over central projection. Three storeys. Three windows, centre projects and windows in recesses, full height paired plain brick pilasters. Sashes with glazing bars. Central pilastered doorway with entablature, rectangular fanlight and panelled.

20, 22 AND 24, OLD MARKET PLACE. Grade II

TM 24616 83337

List Entry Number: 1050133

C17 timber-framed encased in red brick circa 1913. Steeply pitched black glazed pantile roof with gabled ends. Two storeys. Three windows. Two-light moulded brick mullion/transom windows, No 20's windows modern top-opening-light type. Three doorways with rectangular fanlights. Three dormers with cambered heads. Interior stop-chamfered beams.

16 AND 18, OLD MARKET PLACE, HARLESTON. Grade II*

TM 24612 83322

List Entry Number: 1303092

Circa late C16 timber-frame with C18 red brick front, forming crossing to wing at rear which is circa late C14/early C13 railed asiled hall with a cambered tie-beam supporting a crown post with braces to the collar purlin and collar. The roof timbers are heavily smoke blackened. Black glazed pantile roof with gable ends. Two storeys and attic. Three windows. No 16 has first floor sash with glazing bars and projecting late C19 shop front. No 18 has two first floor sashes with cambered heads without glazing bars, and two stall C19 shop windows with pilasters and central pilastered doorway with continuous entablature over, with cornice. Two flat roof dormers. To right of No 16 roof at higher level, one first floor sash, below is carriageway with elliptical arch, inside archway are exposed beams on curved brackets and joists. Catslide roof at rear. The C14/15 rear wing is stuccoed This its said to be the only brown raised aisle hall in Norfolk but there are others in Essex and Suffolk.

14, OLD MARKET PLACE. Grade II

TM 24608 83314

List Entry Number: 1373342

C17 timber-framed with plastered front. Gable-ended black glazed pantile roof. Right hand end slightly lower and set back. Two storeys and attic. Left hand first floor two cambered head sashes without glazing bars, modern dormer. No first floor right hand

windows. Entire ground floor has large projecting early C20 shop with splayed ends, cornice and blind case.

10 AND 12, OLD MARKET PLACE. Grade II

TM2460483302

List Entry Number: 1050132

Mid C19 pair of houses. Stuccoed. Black glazed pantile roof with gable ends, Quoins. Two storeys. Four windows in moulded architraves with drip moulds sashes without glazing bars. Doorways with moulded architraves with drip moulds, panelled doors with rectangular fanlights. Included for group value.

7, 8 AND 9, SHIPPS CLOSE. Grade II

TM2461983310

List Entry Number: 1050103

Probably C17/18. Ground floor painted brick, plastered first floor. Steeply-pitched pantile roof with gabled ends. (Adjoins rear of No 14 Old Market Place). Two storeys and attic. Three widely-spaced windows. Sashes with glazing bars, right hand ground floor, three-light wood mullion/transom casement. Two panelled doors in moulded doorcases. Wedge-shaped and modern flat roofed dormer.

1, BRIAR WALK. Grade II

TM2461983298

List Entry Number: 1303278

Early C19. Red brick. Pantile roof with gable ends. Brick dentil eaves. Three storeys. Two windows. Original three-light metal frame casements with glazing bars. Flush-panelled and glazed door to right. Left hand doorway blocked. Ground and first floor openings with segmental brick heads. Single storey lean-to on right end. Brick chimney stack.

THE DELFT HOUSE, OLD MARKET PLACE. Grade II

TM2460983288

List Entry Number: 1303086

Includes Nos 2 and 4 Briar Walk. C19. Long brick building with end to road. Stuccoed end with Dutch gable. Two storeys and attic. Two windows. First floor and attic

window are sashes without glazing bars with cambered drip moulds over. Ground floor central doorway with pediment and panelled and glazed door, to right a small C18/19 canted shop window with glazing bars, to left a sash without glazing bars. Steeply pitched pantile roof. Side wall (Nos 2 and 4 Briar Walk) is faced in yellow brick and with casement windows and panelled doors.

4 AND 6, OLD MARKET PLACE. Grade II

TM 24599 83276

List Entry Number: 1373341

C17-18. Roughcast. Moulded eaves cornice. Black glazed pantile roof with gable ends. Two storeys and attic. Five windows, sashes with glazing bars in exposed casing. Central doorway with moulded architrave and pediment, fielded-panel door top panels glazed. Three old gabled dormers the outer two with horizontal sliding sashes with glazing bars, the centre a casement with glazing bars. Brick chimney stacks. The doorway to No 4 on right with fluted pilasters, simple hood on shaped brackets, rectangular fanlight and panelled door.

NO 2 AND ADJOINING HOUSE TO SOUTH, OLD MARKET PLACE. Grade II

TM2459283270

List Entry Number: 1155920

C17 timber-frame, stuccoed. Steeply pitched black glazed pantile roof with gable ends. Two storeys. Three windows. Later sashes with and without glazing bars, casement first floor centre. No 2 has modern shop window with perspex fascia sign. Carriageway through centre with exposed joists inside. Plastered C17 wing at rear of house to south.

THE OLD HOUSE, OLD MARKET PLACE. Grade II

TM 24574 83261

List Entry Number: 1050129

Large C18 red brick house, probably C16 origin with some stop chamfered ceiling beams. Steeply pitched tiled hipped roof. Modillion eaves cornice. Two storeys and attic. Six windows. Sashes with glazing bars, flat rubbed brick arches. Central doorway with moulded doorcase with fielded reveals, frieze and cornice on console brackets, fielded panel door. Front mutilated by C20 brick recessed ground floor bay with moulded brick cornice over. Three dormers with sashes and pediments (centre segmental pediment). Side walls painted. Rear: central gabled wing and tower roughcast wing with pantile roof.

1 AND 3, MENDHAM LANE. Grade II

TM2459083257

List Entry Number: 1373336

Probably C17. Plastered. Steep gable-ended roof of black glazed pantiles. Two storeys. Four windows, left hand first floor blocked. Sashes with glazing bars in moulded cases. Ground floor No 1 has mid C19 five-light shop window with entablature with cornice and flanking doorways. No 3 has doorcase with panelled pilasters and entablature and panelled door. Low two-storeyed plastered wing at rear of No 3.

1, KEELEY'S YARD. Grade II

TM 24616 83269

List Entry Number: 1050157

Early C19 house. Grey brick. Pantile roof with gable ends. Three storeys. Symmetrical front, three windows wide, centre blind. Sashes in exposed cases with glazing bars, flat brick arches. Central doorway in round-headed recess with plain semi-circular fanlight and panelled door. Brick chimney stacks.

BUILDING ADJOINING AND IMMEDIATELY EAST OF NO 1, KEELEY'S YARD.
Grade II

TM2462483268

List Entry Number: 1155739

Early C19 red brick. Said to have been used for stocking manufacture. Pantile roof with gabled ends with coping. Brick dentil eaves. Three storeys. Five windows. Small segmental headed casements with glazing bars. Ground floor windows blocked or partly blocked. On right double doors (now partly glazed) to ground floor and first floor. Panelled ground floor door to left with rectangular fanlight. The rear (north side) ground floor is open with elliptical arched arcade on brick piers.

STABLES IMMEDIATELY SOUTH OF THE OLD HOUSE, OLD MARKET PLACE.
Grade II

TM 24574 83233

List Entry Number: 1155893

Early C19. Like two lodges on either side of gateway to Mendham Lane. Painted brick with low pitched slate roofs, the gable ends facing road each with round-headed loft door. Stable entrances on garden side.

GRIFFONS, 15, MENDHAM LANE. Grade II

TM 24586 83223

List Entry Number: 1050125

Mid C19. Red brick cottage, with pantile roof with gable ends. Two storeys. Three windows. Two and three-light casements., Ground floor right, small mid C19 shop window with pilasters and cornice and glazing bars. Panelled door. Brick chimney stack.

HARLESTON UNITED REFORMED CHURCH. Grade II

TM2456083204

List Entry Number: 1444399

Congregational chapel, built 1819, refronted and extended by Edward Boardman in 1886. Associated church hall to rear, built 1906.

MATERIALS: Red brick walls laid in Flemish bond, hipped slate roofs.

PLAN: The church is roughly rectangular in plan, laid out on an east-west axis facing east towards Mendham Lane, containing a double-height nave overlooked by a gallery. There are three late-C19 extensions to the west elevation of the church: two single-storey extensions to the north-west and south-west corners, and a canted apse. The church hall to the rear (west) is roughly L-shaped in plan, comprising a double-height hall laid out on an east-west axis, a two-storey classroom in the north-east corner, and a range of single-storey rooms running west.

EXTERIOR: The church was constructed of red brick laid in Flemish bond in 1819 and refronted by Boardman in 1886, as is evidenced by the colour change in brickwork on the side elevations. The church has a symmetrical five-bay two-storey elevation to Mendham Lane, the central three bays of which have channelled brickwork to the ground floor, and a moulded red brick stringcourse and modillioned pediment over, having a central oeil-de-boeuf window with hexafoil tracery. The front and side elevations have single-pane timber sash windows with margins, and moulded brick surrounds at ground and first floor levels. The outer bays of the front elevation have double-height round-headed timber sash windows with margins illuminating the internal stair halls. The front elevation has a central square-headed double-leaf timber-panelled door, with a moulded brick surround and pediment over. The rear (west) elevation has two late-C19 single-storey extensions and a canted apse, the south bay of which has a blocked window opening. The church hall to the rear (west) of the church was built in 1906, and constructed of red brick laid in

Flemish bond, with pitched slate roofs. The L-plan building comprises a double-height hall and range of single-storey rooms on an east-west axis, a perpendicular two-storey classroom in the north-east corner and single-storey porch to the east elevation. The north and east elevations each have timber-framed casement windows, larger casement windows to the south elevation, and a large pointed-arch tracery window to the west elevation. The gabled porch has a double-leaf timber-panelled door in a pointed-arch surround. The south-east corner of the church hall was infilled with a single-storey toilet extension in the late C20.

INTERIOR: The church has a central reception hall at its east end, with symmetrical stair halls opening north and south, each providing access to the ground-floor nave and first-floor gallery. The nave possesses late-C19 fixed pews, arranged in a wide central aisle and narrow side aisles, with an early-C20 organ by Norman and Beard Limited in the south-west corner. The west wall has a canted apse in a segmental-headed opening on foliated pilasters, illuminated by a late-C20 rooflight. A late-C19 pulpit with an integrated clock stands at the junction of the church and apse on a stepped carpeted dais, which is bounded to the east by a timber communion rail on scrolled cast-iron supports. The canted U-plan gallery has a cast-iron, pierced, foliated balustrade under a timber handrail, and is fitted with late-C19 raked timber benches. The balcony is supported over the nave by cast-iron columns, with two cast-iron columns supporting a corniced beam over the gallery at the junction of the 1819 building and 1886 extension. The church retains late-C19 timber panelling, ornate tiling and timber-framed half-glazed doors throughout. The church hall is a large double-height space, with an ornate cast-iron fireplace in the north-west corner, and four half-glazed doors along the north wall (some boarded over), granting access to smaller single-storey rooms. The north-east room is two storeys in height, with a replacement handrail to the ground floor section of the stairs, original balusters and handrail to the first floor, and a cast-iron fireplace in the south-west corner at ground and first floor levels. The hall retains early-C20 timber flooring and wall panelling throughout, and some integrated timber cupboards.

SUBSIDIARY FEATURES: To the north of the church, an C18 red-brick wall extends east to Mendham Lane, against which 15 gravestones stand, dated between 1802 and 1865. This wall forms the southern boundary of the Old House and its associated stable block (both listed at Grade II), and therefore is excluded from this listing. To the front of the church, a late-C20 red brick plinth wall runs parallel to Mendham Lane, having late-C20 metal railings and gates, and is excluded from the listing due to its late date and lack of special architectural and historic interest. A section of late-C18 or early-C19 red brick wall extends from the south-east corner of the church to Mendham Lane, and is included in the listing. An early-C20 toilet block stands north-west of the church hall, and two timber-boarded outbuildings stand to the west of the church hall. The toilet block and timber outbuildings are excluded from the listing, as they are comparatively later in date and do not possess special architectural or historic interest.

THE CHESTNUTS, MENDHAM LANE. Grade II

TM 24555 83190

List Entry Number: 1373337

Late C13/early C19. Red brick house. Hipped roof of black glazed pantiles, with overhanging eaves. Two storeys. Two windows. Sashes with glazing bars and flat brick arches. Right-hand doorway with fluted pilasters, semi-elliptical in section, entablature with fluted frieze and cornice, rectangular fanlight with bars and panelled door. Modern one storey addition to right.

7.4 Harleston Conservation Area

7.4.1 Much of the historic core of Harleston forms a designated Conservation Area. The character of the Conservation Area and its key features are described as follows:

“Harleston is a small historic market town with a rich architectural heritage. The settlement provides local facilities for the surrounding area and has many independent shops, some of which have been established in the town for generations.

Within the town there is a rich tapestry of different styles and use of building materials, with many interesting decorative features. There are many hidden treasures: houses have earlier medieval fabric hidden behind rendered frontages or later Georgian brick facades. A walk through a carriage archway often reveals an historic yard with picturesque charm.

Even with the arrival of the railway in the mid C19 the town remained relatively compact around the historic core, only beginning to rapidly expand during the later C20. As a result, higher status houses within the centre, such as Caltofts, have retained their landscaped gardens; and side roads, such as Candler Lane, retain a very rural character.” (South Norfolk Council 2016, 3).

Key Characteristics

- Market town with market square, coaching inns, local shops and historic shop fronts
- Medieval buildings behind later C18 and C19 facades
- Historic enclosed yards off main streets with artisan dwellings and workshops
- Variety of Georgian and Victorian doors and door surrounds
- Variety of civic architecture” (South Norfolk Council 2016, 3).

7.4.2 In addition to the numerous statutory listed buildings the Harleston Conservation Area also included approximately 100 locally listed buildings or, as described in the Conservation Area character appraisal document (SNC 2016, 32), ‘unlisted Buildings in Harleston Conservation Area which are of townscape

significance'. For the purposes of the HIA, these buildings are considered to be a constituent part of the Conservation Area and the impacts of the proposed development on them are discussed as impacts on the overall Conservation Area.

8 ASSESSMENT OF SIGNIFICANCE

8.1 Significance is defined in the glossary of the NPPF (2019) as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

8.2 Paragraph 132 of the NPPF (2019) states that "as heritage assets are irreplaceable, any harm or loss [due to a proposed development] should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional." This statement carries the implication that the significance of a heritage asset may be seen to be directly proportional to, and is indicated by, the level of heritage designation it has received. On this basis and following the standards expected under the Chartered Institute for Archaeologists' (CIfA) *Standards and Guidance for Historic Environment Desk-based Assessments* (1994, revised 2017) and the relevant sections in the Department for Communities and Local Governments' *Amended Circular Environmental Impact Assessment* (1996) the criteria for assessing significance or importance of a heritage asset are outlined in Table 1.

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

Table 1. Criteria for determining Significance of a Heritage Asset

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

Heritage Asset	Grade/ranking	Assessed Significance
Potential sub-surface archaeological features and deposits	-	Unknown
THE POUND HOUSE, 37, REDENHALL ROAD	Grade II	Medium
FACTORY CLOSE, 1 AND 3, REDENHALL ROAD	Grade II	Medium
52-64, REDENHALL ROAD	Grade II	Medium
42 AND 44, REDENHALL ROAD	Grade II	Medium
37, STATION ROAD	Grade II	Medium
RICHMOND HOUSE, REDENHALL ROAD	Grade II	Medium

34, REDENHALL ROAD	Grade II	Medium
32, REDENHALL ROAD	Grade II	Medium
CANDLER'S HOUSE, REDENHALL ROAD	Grade II*	High
THE FLAT (HADDISCOE LODGE), REDENHALL ROAD	Grade II	Medium
28, REDENHALL ROAD	Grade II	Medium
MILL HOUSE, 1, STATION ROAD	Grade II	Medium
18, REDENHALL ROAD	Grade II	Medium
5, REDENHALL ROAD	Grade II	Medium
8 AND 10, REDENHALL ROAD	Grade II	Medium
3, REDENHALL ROAD	Grade II	Medium
HANLITH HOUSE, 4, REDENHALL ROAD & WOODROW HOUSE, 6, REDENHALL ROAD	Grade II	Medium
REYDON HOUSE, 1, REDENHALL ROAD	Grade II*	High
GAZEBO IN GARDEN AND TO WEST OF REYDON HOUSE, 1, REDENHALL ROAD	Grade II	Medium
2, REDENHALL ROAD/1, WILSON'S SQUARE	Grade II	Medium
30 AND 32, BROAD STREET	Grade II	Medium
2, WILSONS SQUARE	Grade II	Medium
PHILOMEL, 5, WILSONS SQUARE	Grade II	Medium
OULTON HOUSE, 39 AND 41, THE THOROUGHFARE	Grade II	Medium
27 AND 29, BROAD STREET	Grade II	Medium
37, THE THOROUGHFARE	Grade II	Medium
35, THE THOROUGHFARE	Grade II	Medium
33, THE THOROUGHFARE	Grade II	Medium
29, THE THOROUGHFARE	Grade II	Medium
ANCIENT HOUSE, 27, THE THOROUGHFARE	Grade II	Medium
25, THE THOROUGHFARE	Grade II	Medium
CARDINAL'S HAT INN, THE THOROUGHFARE	Grade II	Medium
21, THE THOROUGHFARE	Grade II	Medium
SWAN HOTEL, THE THOROUGHFARE	Grade II*	High
17, THE THOROUGHFARE	Grade II	Medium
OUTBUILDING AT REAR OF NO 17, THE THOROUGHFARE	Grade II	Medium
LABURNHAM HOUSE, OLD POST OFFICE COURT	Grade II	Medium
9, 11, 15, THE	Grade II	Medium

THOROUGHFARE		
3, 5 AND 7, THE THOROUGHFARE	Grade II	Medium
1 AND 2, OLD CHAPEL YARD	Grade II	Medium
PAIR OF COTTAGES ADJOINING WEST OF NOS 1 AND 2, OLD CHAPEL YARD	Grade II	Medium
G DENNY AND SONS, 1, THE THOROUGHFARE	Grade II	Medium
1, 3 AND 5, MARKET PLACE	Grade II	Medium
SELBOURNE HOUSE, 2, LONDON ROAD	Grade II	Medium
THE MALTHOUSE, RECREATION WALK	Grade II	Medium
4, 6 AND 8, LONDON ROAD	Grade II	Medium
10 AND 12, LONDON ROAD	Grade II	Medium
16 AND 18, LONDON ROAD	Grade II	Medium
20, 22 AND 24, LONDON ROAD	Grade II	Medium
58 AND 60, LONDON ROAD	Grade II	Medium
26 AND 28, BROAD STREET	Grade II	Medium
25, BROAD STREET	Grade II	Medium
23, BROAD STREET	Grade II	Medium
20, 22 AND 24, BROAD STREET	Grade II	Medium
21, BROAD STREET	Grade II	Medium
34, THE THOROUGHFARE	Grade II	Medium
19, BROAD STREET	Grade II	Medium
14, 16 AND 18, BROAD STREET	Grade II	Medium
28 AND 30, THE THOROUGHFARE	Grade II	Medium
26, THE THOROUGHFARE	Grade II	Medium
15 AND 17, BROAD STREET	Grade II	Medium
20, 22 AND 24, THE THOROUGHFARE	Grade II	Medium
18, THE THOROUGHFARE	Grade II	Medium
16, THE THOROUGHFARE	Grade II	Medium
11, BROAD STREET	Grade II	Medium
9, BROAD STREET	Grade II	Medium
9, UNION STREET	Grade II	Medium
3 AND 5, UNION STREET	Grade II	Medium
14, THE THOROUGHFARE	Grade II	Medium
12, THE THOROUGHFARE	Grade II	Medium
3 AND 5, BROAD STREET	Grade II	Medium
6 AND 8, THE THOROUGHFARE	Grade II	Medium
2 AND 4, THE THOROUGHFARE	Grade II	Medium
TOWER HOUSE, 7 AND 9, MARKET PLACE	Grade II	Medium
MAGPIE HOTEL AND STABLES	Grade II	Medium

ADJOINING EAST, MARKET PLACE		
1, LONDON ROAD	Grade II	Medium
3, LONDON ROAD	Grade II	Medium
5, LONDON ROAD	Grade II	Medium
9, LONDON ROAD	Grade II	Medium
ST GEORGE'S HOUSE, 11, LONDON ROAD	Grade II	Medium
THE BEECHES, LONDON ROAD	Grade II	Medium
15, LONDON ROAD	Grade II	Medium
17, LONDON ROAD	Grade II	Medium
HARLESTON WAR MEMORIAL, BROAD STREET	Grade II	Medium
CALTOFTS, BROAD STREET	Grade II	Medium
PAIR OF K6 TELEPHONE KIOSKS, BROAD STREET	Grade II	Medium
CHURCHYARD WALL IN FRONT AND WEST OF CHURCH OF ST JOHN, BROAD STREET	Grade II	Medium
CHURCH OF ST JOHN THE BAPTIST, BROAD STREET	Grade II	Medium
OLD BANK HOUSE, BROAD STREET	Grade II	Medium
9, CHURCH STREET	Grade II	Medium
7, CHURCH STREET	Grade II	Medium
5, CHURCH STREET	Grade II	Medium
17, OLD MARKET PLACE	Grade II	Medium
10, CHURCH STREET	Grade II	Medium
8, CHURCH STREET	Grade II	Medium
6, CHURCH STREET	Grade II	Medium
LANTERN COTTAGE, 4B, CHURCH STREET	Grade II	Medium
MARKET HOUSE, 4A, CHURCH STREET	Grade II	Medium
11, MARKET PLACE	Grade II	Medium
6 AND 8, EXCHANGE STREET	Grade II	Medium
PUBLIC CONVENIENCES IMMEDIATELY WEST OF CORN EXCHANGE, EXCHANGE STREET	Grade II	Medium
9, EXCHANGE STREET	Grade II	Medium
CORN EXCHANGE, EXCHANGE STREET	Grade II	Medium
ILFORD COTTAGE, 15, OLD MARKET PLACE	Grade II	Medium
11, OLD MARKET PLACE	Grade II	Medium
7 AND 9, OLD MARKET PLACE	Grade II	Medium

3 AND 5, OLD MARKET PLACE	Grade II	Medium
POST OFFICE, OLD MARKET PLACE	Grade II	Medium
20, 22 AND 24, OLD MARKET PLACE	Grade II	Medium
16 AND 18, OLD MARKET PLACE	Grade II*	High
14, OLD MARKET PLACE	Grade II	Medium
10 AND 12, OLD MARKET PLACE	Grade II	Medium
7, 8 AND 9, SHIPPS CLOSE	Grade II	Medium
1, BRIAR WALK	Grade II	Medium
THE DELFT HOUSE, OLD MARKET PLACE	Grade II	Medium
4 AND 6, OLD MARKET PLACE	Grade II	Medium
NO 2 AND ADJOINING HOUSE TO SOUTH, OLD MARKET PLACE	Grade II	Medium
THE OLD HOUSE, OLD MARKET PLACE	Grade II	Medium
1 AND 3, MENDHAM LANE	Grade II	Medium
1, KEELEY'S YARD	Grade II	Medium
BUILDING ADJOINING AND IMMEDIATELY EAST OF NO 1, KEELEY'S YARD	Grade II	Medium
STABLES IMMEDIATELY SOUTH OF THE OLD HOUSE, OLD MARKET PLACE	Grade II	Medium
GRIFFONS, 15, MENDHAM LANE	Grade II	Medium
HARLESTON UNITED REFORMED CHURCH	Grade II	Medium
THE CHESTNUTS, MENDHAM LANE	Grade II	Medium
Harleston Conservation Area	Conservation Area	High

Table 2. Assessment of Significance of the designated heritage assets

9 IMPACT OF THE PROPOSED DEVELOPMENT

9.1 Sub-surface archaeological remains

9.1.1 The site is considered to have a low potential for archaeological remains dating to the Romano-British and Anglo-Saxon periods and a low to moderate potential for post-medieval and later archaeology (mainly associated with the early 19th century and possibly earlier Briar Farm). The site has a moderate to high potential for prehistoric and medieval archaeology on the basis of finds recorded along the course of the A143 trunk-road and bypass, which forms the southern and

eastern boundaries of the site. Previous ground disturbance at the site is not considered to be significant and will be limited to the cultivation of the site as predominantly agricultural land although the approximate centre of the site will have suffered some disturbance from building activity associated with the extant Briar Farm.

9.1.2 The proposed development will comprise an extensive, multi-scheme residential development, predominantly of family housing, yet with small areas of bungalows. This will require groundworks associated with landscaping and the excavation of foundation trenches and drainage/service runs. Any such groundworks are likely to truncate any archaeological features or deposits which exist within their footprint. This will constitute a significant adverse impact on the potential sub-surface archaeological remains within the proposed development site. This can be considered to be a short-term impact as it will be onset with the commencement of construction but can also be considered to be a long term impact due to the permanency of the impact. This impact will cease once construction is complete.

9.1.3 As the full character and extent of any archaeological remains which may exist within the site remains indeterminate, the significance of the potential sub-surface archaeology is currently unknown.

9.2 Statutory Listed Buildings

9.2.1 There are 125 statutory listed buildings within Harleston which have been considered in relation to the impact that the proposed development will have on their setting. These are listed in Section 7.3 (Fig. 10). All of these listed buildings lie within the Harleston Conservation Area (see Sections 7.4 and 9.3).

9.2.2 The closest that any of these listed buildings lies to the proposed development site is 440m. The area between the historic core of Harleston (i.e. that area which forms the Conservation Area) and the proposed development site has been subject to extensive development. This includes industrial buildings (DP 2) and 20th century and 21st century residential development, which is still ongoing in immediate proximity to the proposed development site (DPs 3 & 4). Indeed, the area to the immediate east of the Conservation Area and west of the proposed development site can be considered to be characterised by this more recent residential development.

9.2.3 In views taken across the proposed development site (DPs 6, 7 & 10-16) and from its western/north-western margins (where accessible; DPs 3, 4 & 17) none of the statutory listed buildings under consideration are clearly visible. Only buildings characteristic of the 20th and 21st century development to the east of the town centre/Conservation Area occur in these views.

9.2.4 The proposed development site is not visible in views taken off/from listed buildings to the north-west of the proposed development site. Including The Pound House (DP 19, 52-64 Redenhall Road (DP 20), Factory Close (DP 21) and 42 & 44 Redenhall Road (DP 22). These buildings are at a slightly higher elevation than listed buildings further to the south-west but this is not sufficient to provide views

over the proposed development site. Slightly to the west and south-west of these heritage assets is the Grade II listed 37, Station Road (DP 23) which was formerly the railway station on the Waveney Valley line. It is possible from a location immediately to the front of 37, Station Road to see a small portion of the proposed development site (DP 24). Parts of the proposed development will, therefore, occur in views of this heritage asset from the west-north-west. Much of this will be obscured by intervening buildings and will be in the far distance, having only a negligible impact on the setting of this heritage asset. DP 23 demonstrates that late 20th/21st century buildings have been constructed in much closer proximity to the heritage asset, on Station Road, and these will have had a far greater impact on the setting of this listed building. 37, Station Road is the only of the listed buildings in this area which will be visually impacted by the proposed development.

9.2.5 Moving further south-west down Redenhall Road the proposed development site is not visible due to the local topography and the presence of buildings towards the east of the town centre, views of listed buildings such as Richmond House (DP 25) and the Grade II* listed Candler's House (DP 26) will not be altered by the proposed development and neither will views of listed buildings on the western side of Redenhall Road. The same may be said for the listed buildings clustered around the point at which Redenhall Road splits to become The Thoroughfare (to the west) and Broad Street (to the east) (DP 27), including the Grade II* listed Reydon House. The proposed development site remains screened from view from the entrance to Bullock Fair Close (DP 28) and from further west on Bullock Fair Close, despite the increased elevation of the western end of this road (DP 29). Views of listed buildings on the adjacent part of The Thoroughfare will, therefore, be unaltered by the proposed development. Similarly views from close to the entrance to Swan Lane (DP 30) and further to the west on Swan Lane (DP 31) demonstrate that the proposed development will have no visual impact on the Grade II* listed Swan Inn or adjacent Grade II listed buildings such as Nos. 21 and 17, The Thoroughfare or the outbuilding to the rear of No. 17. Photographs taken in the vicinity of the marketplace (DPs 32 & 33) demonstrate that views of the listed buildings on Church Street, Union Street, and clustered around the market place will remain unaffected. The same is the case for listed buildings in the vicinity of the Grade II listed Magpie Hotel and Magpie Court (DP 34) and further south in the vicinity of The Beeches (DP 35) and No. 17, London Road (DP 36).

9.2.6 Even further to the east, and therefore closer to it, the proposed development site is not visible in views of listed buildings at the northern end of Mendham Lane (DP 37), from Green Dragon Lane (DP 38), or from the southern end of Old Market Place (DP 39). Similarly, the proposed development site cannot be seen from Broad Street (DPs 40-42), indicating that the proposed development will not have any impact on listed buildings and other heritage assets in this part of Harleston.

9.2.7 The proposed development will consist of extensive, multi-scheme residential development, predominantly of family housing, yet with small areas of bungalows. Development of this type has the potential to create noise from machinery and other factors during the construction process. This has the potential to alter the way in which heritage assets, such as the various listed buildings in the historic core of Harleston, are experienced. However, the distance between these heritage assets and the proposed development site is well over 400m, suggesting that any noise

created during construction is unlikely to be particularly noticeable. It should be noted that construction was ongoing at new development sites to the immediate west of the proposed development site during the site visit undertaken to inform this document and construction noise was not audible within the vicinity of the listed buildings at this time.

9.2.8 Another factor associated with the construction process which has the potential to have an impact on the setting of the listed buildings in the historic core of Harleston is construction traffic. The construction process is likely to require an increase in the volume of traffic accessing Harleston and this traffic will be of a character different to that usually accessing the town. However, the location of the proposed development site, away from the town centre and immediately adjacent to the A143, indicates that construction traffic will not have to pass through the town centre in proximity to the listed buildings. Construction traffic should not, therefore, have any impact on the setting of any of these listed buildings.

9.2.9 The proposed development will increase the quantity of housing in Harleston and consequently increase the population of the town. This is likely to lead to greater volumes of both foot and vehicular traffic accessing the town centre. This has the potential to have a minor impact on the way in which the listed buildings in the town centre are experienced. Increasing the size and population of the town will alter its character which has the potential to remove the historic listed buildings from their original historic context. This would constitute a minor change to the setting of these buildings. Development from the mid 20th century onwards has, however, already started eroding this historic context suggesting that any such impact caused by the proposed development would be minimal.

9.3 Harleston Conservation Area

9.3.1 At their closest points, the proposed development site lies 235m from the Harleston Conservation Area. The proposed development will not, therefore, have a physical impact on the Conservation Area. Overall, the impacts of the proposed development on the Harleston Conservation Area will be similar to those of the proposed development on the various listed buildings.

9.3.2 As demonstrated by DPs 2-4, 6 & 7, and 10-42, the Proposed Development will not alter views or the visual appearance of the Conservation Area. Indeed, the Conservation Area character appraisal notes that there are no extensive views into the town itself from the outskirts and views of the surrounding landscape are not possible from the town centre (South Norfolk Council 2016, 6). The historical context of the Conservation Area, which has a street plan originating in the 13th century and buildings dating from the 16th century onwards, will be affected by the expansion of the town that the proposed development will bring about. However, this historic context has been gradually eroded throughout the 20th century and into the 21st century through residential development, predominantly to the east of the Conservation Area. Although the proposed development will contribute to this erosion of the historic context in which the Conservation Area lies, forming a cumulative impact along with other modern residential developments in the area, the impact of the proposed development, in its own right, will not cause a major change

from the current context within which the Conservation Area can be understood and therefore may be considered to have only a minimal impact on this aspect of the Conservation Area.

9.3.3 The Conservation Area character appraisal indicates that some parts of the conservation area can feel dominated by vehicles (South Norfolk Council 2016, 16) and some junctions within the town centre can be difficult for vehicles to negotiate (South Norfolk Council 2016, 17). The increase in population that the Proposed Development will bring about has the potential to increase the volume of both vehicular and foot traffic accessing the town centre. This in turn has the potential to increase the sense that the Conservation Area is dominated by vehicles and exacerbating problems at junctions. In this respect the proposed development has the potential to impact the way in which the Conservation Area is experienced, constituting an adverse effect.

9.3.4 Temporary impacts associated with the processes of construction have the potential to change the way in which the Conversation Area is experienced. These temporary impacts will consist primarily of an increase in noise, brought about by factors such as construction machinery, and increased levels, and changes in the character, of traffic passing through the town. The position of the proposed development site, however, suggests that any construction traffic would be able to access it directly from the A143 and would not need to pass through the town centre or the Conservation Area. Such traffic would, therefore, have little to no impact on the Conservation Area. Similarly, as the closest points of the Conservation Area and the proposed development site lie 235m from one another, it is likely that the majority of construction noise would be inaudible from the majority of the Conservation Area which, as a fairly busy town centre, would generate sufficient noise to mask the majority of construction noise. As noted above, construction was ongoing at a site to the west of the proposed development site during the site visit conducted to inform this document and no noise associated with this construction was audible within the Conservation Area.

9.3.5 The most significant impact of the proposed development on Harleston Conservation Area will be the effect it has on the character of the town. The proposed development will serve to increase the physical size of the town, the quantity of housing within the town and, therefore, the population of the town. This will serve to further remove Harleston from its original character as a small market town. This process has, however, been ongoing from the middle of the 20th century at least as cartographic (Figs. 8-9) sources demonstrate. Modern residential development, which appears to have gathered pace to the east of the Conservation Area recently, will cumulatively serve to erode the character of historic Harleston although their positioning outside of the Conservation Area means that it will not be physically altered. The proposed development in its own right, however, will only add to this overall change and will not represent a marked departure from current conditions, meaning that its impact can be assessed, in this regard as minor.

10 MAGNITUDE AND SIGNIFICANCE OF THE IMPACT OF THE PROPOSED DEVELOPMENT

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

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

Table 3. Magnitude of effects

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

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

Table 4. Significance of effects

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

Heritage Asset	Assessed Significance of Heritage Asset/s	Summary of Impact/s	Magnitude of Impact	Significance of Impact
Potential sub-surface archaeological features and deposits	Unknown	The Proposed Development has been assessed as having a moderate to high potential to contain prehistoric and medieval and medieval archaeology on the basis of finds of this date recovered along the route of the A143 bypass which lies immediately adjacent. It is also considered to have low to moderate potential to contain post-medieval and later archaeological remains, mainly on the basis of the presence of Briar Farm at its approximate centre. Its potential to contain Romano-British and Anglo-Saxon archaeology is considered to be low. The proposed development is likely to require intrusive groundworks for a variety of purposes and these have the potential to truncate or destroy any archaeological remains that may exist within their footprint. This would constitute an impact of high magnitude. The significance of this impact, however, remains unknown at this date as, despite the assessed archaeological potential of the site, the presence, character, and extent of any potential archaeological remains is, at this stage, unknown meaning that the significance of these remains as a heritage are equally unknown.	High	Unknown
THE POUND HOUSE, 37, REDENHALL ROAD	Medium	Located to the NNW of the Proposed Development Site. No physical impact. No visual impact. Proposed development may bring about increased in foot and vehicular traffic in the town which potentially might have a minor impact on the setting of this asset. Overall impact, however, negligible	Negligible	Negligible
FACTORY	Medium	Located to the NNW of the Proposed Development Site on the	Negligible	Negligible

CLOSE, 1 AND 3, REDENHALL ROAD		NNW side of Redenhall Road. No intervisibility between the two indicating no visual impact and due to distance clearly no physical impact. Some possible minor impact in terms of changes in character to town/increased vehicular/foot traffic within the town. Overall impact, negligible		
52-64, REDENHALL ROAD	Medium	Located to the NNW of the Proposed Development Site on the SSE side of Redenhall Road but the Proposed Development Site is not visible in views of this heritage asset. The Proposed Development may bring about increased in foot and vehicular traffic in the town and which potentially might have a minor impact on the setting of this asset and some minor changes to the character of the town. Overall impact, however, negligible	Negligible	Negligible
42 AND 44, REDENHALL ROAD	Medium	Located to the NW of the Proposed Development site at the far end of School Lane. The Proposed Development site does not occur in views of this heritage asset. The most pressing impact on this heritage asset will be related to changes in the character of the town and increases in foot and vehicular traffic accessing it. This can be considered a minor impact. The overall impact will be negligible.	Negligible	Negligible
37, STATION ROAD	Medium	Photographic evidence gathered as part of a site visit to inform this document demonstrates that a small part of the Proposed Development is likely to be visible in the far distance in views of this heritage asset from the WNW. This constitutes a very minor visual impact. Aside from this, the only impact on this heritage asset caused by the Proposed Development will be related to changes in the character of the town and increases in foot and vehicular traffic accessing it. This can be considered a minor impact. The overall impact can be assessed as low/negligible	Low/ Negligible	Minor/ Negligible
RICHMOND	Medium	Located to the WNW of the Proposed Development Site. The	Negligible	Negligible

HOUSE, REDENHALL ROAD		Proposed Development Site does not occur in views of this heritage asset and so there is no visual impact. Changes to the character of the town and a potential increase in foot and vehicular traffic can be considered to constitute a minor impact on the setting of this heritage asset. Overall impact will be negligible		
34, REDENHALL ROAD	Medium	There will be no visual impact as the Proposed Development Site is not visible from the area of the town in which this heritage asset lies. Possible changes to the character of the town and the volume of foot and vehicular traffic accessing it might constitute a minor impact of the proposed development. Overall impact can be assessed as negligible.	Negligible	Negligible
32, REDENHALL ROAD	Medium	The Proposed Development site does not occur in views of this heritage asset. The most pressing impact on this heritage asset will be related to changes in the character of the town and increases in foot and vehicular traffic accessing it. This can be considered a minor impact. The overall impact will be negligible.	Negligible	Negligible
CANDLER'S HOUSE, REDENHALL ROAD	High	There will be no visual impact on this heritage asset as the Proposed Development Site is not visible in views of this heritage asset. Changes to the character of the town and a potential increase in foot and vehicular traffic can be considered to constitute a minor impact on the setting of Candler's House. The overall impact can be assessed as negligible.	Negligible	Minor
THE FLAT (HADDISCOE LODGE), REDENHALL ROAD	Medium	There will be no visual impact from the Proposed Development as there is no intervisibility between it and the heritage asset. As with other heritage assets, the most significant impact on the setting of this heritage asset will relate to changes in the character of the town and increases in the volume of foot and vehicle traffic accessing the part of the town centre within which this asset lies. The overall impact can be assessed as negligible.	Negligible	Negligible

28, REDENHALL ROAD	Medium	There will be no visual impact on this heritage asset as the Proposed Development Site is not visible in views of this heritage asset. Changes to the character of the town and a potential increase in foot and vehicular traffic can be considered to constitute a minor impact on its setting. The overall impact can be assessed as negligible.	Negligible	Negligible
MILL HOUSE, 1, STATION ROAD	Medium	There will be no visual impact as the Proposed Development Site is not visible from the area of the town in which this heritage asset lies. The Proposed Development may bring about increased foot and vehicular traffic in the town and some minor changes to the character of the town centre which potentially might have a minor impact on the setting of this asset. Overall impact, however, negligible	Negligible	Negligible
18, REDENHALL ROAD	Medium	The Proposed Development Site does not occur in views of this heritage asset and so there is no visual impact. Changes to the character of the town and a potential increase in foot and vehicular traffic can be considered to constitute a minor impact on the setting of this heritage asset. The overall impact of the Proposed Development can, however, be assessed as negligible.	Negligible	Negligible
5, REDENHALL ROAD	Medium	There will be no visual impact on this heritage asset as the Proposed Development Site is not visible from this part of Harleston. The Proposed Development may bring about increased foot and vehicular traffic and cause some minor changes to the character of the town centre which may have a minor impact on the setting of this asset. The overall impact is assessed as negligible.	Negligible	Negligible
8 AND 10, REDENHALL ROAD	Medium	As noted in the Conservation Area character appraisal, there are no extensive views into the town itself from the outskirts and views of the surrounding landscape are not possible from the town centre (South Norfolk Council 2016, 6). There will therefore be no visual	Negligible	Negligible

		impact from the Proposed Development. An increase the population of the town, caused by the Proposed Development, is likely to lead to greater volumes of both foot and vehicular traffic accessing the town centre. This has the potential to have a minor impact on the way in which the listed buildings in the town centre, including this one, are experienced. The overall impact is assessed as negligible.		
3, REDENHALL ROAD	Medium	There will be no visual impact on this heritage asset as the Proposed Development Site is not visible from this part of Harleston. Increased traffic and changes to the character of the town can be considered to have minor impact but looking at the overall effect that the Proposed Development is likely to have on this heritage asset, it is likely to have negligible impact on the way in which the heritage asset is experienced.	Negligible	Negligible
HANLITH HOUSE, 4, REDENHALL ROAD & WOODROW HOUSE, 6, REDENHALL ROAD	Medium	Views of the surrounding landscape are not possible from the town centre (South Norfolk Council 2016, 6) and so the Proposed Development Site will not alter views of this heritage asset. It is located close to the core of the town centre and as such the way in which it is experienced may be altered slightly by increased foot and vehicular traffic accessing this area due to the increase in the town's population that the Proposed Development will bring about. This increase in population and overall size of the town may serve to have a minor impact on its character, also serving to potentially slightly alter the way in which this heritage asset is experienced. This will constitute only a minor impact. When all potential impacts of the proposed development are considered, however, the overall impact can be assessed as negligible.	Negligible	Negligible
REYDON HOUSE, 1,	High	There will be no visual impact on this heritage asset as the Proposed Development Site is not visible from this part of	Negligible	Minor

REDENHALL ROAD		Harleston (nor is this heritage asset visible from the Proposed Development Site) and will therefore not alter views of this heritage asset. As with other heritage assets in this part of the town, the most significant impacts will to relate increased foot and vehicular traffic accessing this area due to the increase in the town's population and changes to the character of the town cause by this increase in both population and size of the settlement. Despite this, the overall impact can be assessed as negligible.		
GAZEBO IN GARDEN AND TO WEST OF REYDON HOUSE, 1, REDENHALL ROAD	Medium	The impacts on this heritage asset will be similar to those on the adjacent Reydon House although as this is further to the west and therefore further removed from publically accessible location, it will be less impacted by factors such as increased foot and vehicular traffic brought about by increases in population in Harleston.	Negligible/ No change	Negligible/ None
2, REDENHALL ROAD/1, WILSON'S SQUARE	Medium	The surrounding landscape is not visible from the town centre (as photographs taken to support this document demonstrate) therefore the Proposed Development will have no impact on this heritage asset. The most significant impacts of the Proposed Development will to relate potential increased foot and vehicular traffic accessing the town centre. The overall impact is likely to be negligible.	Negligible	Negligible
30 AND 32, BROAD STREET	Medium	As is the case with other heritage assets in the town centre, the Proposed Development will not alter views of this heritage asset. The Proposed Development may lead to an increase in foot and vehicular traffic which might cause a minor change to the way in which this, and other, listed buildings are experienced. As with the other listed buildings in this area, the overall impact of the Proposed Development is likely to be negligible.	Negligible	Negligible

2, WILSONS SQUARE	Medium	The Proposed Development will not occur in views of this heritage asset and so there will be no visual impact. An increase in foot and vehicular traffic might be considered to constitute a minor impact on the setting of this heritage asset but it is set back slightly from the road and so such impacts might be considered to be lessened in relation to this heritage asset.	Negligible	Negligible
PHILOMEL, 5, WILSONS SQUARE	Medium	The Proposed Development will be visible from the town centre and so views of this heritage will be unaltered. This building is located away from the main thoroughfares in the town centre and so potential impacts such increases in foot and vehicular traffic accessing or passing through the town centre are likely to be reduced in comparison to other listed buildings in this area.	Negligible/ No change	Negligible/ None
OULTON HOUSE, 39 AND 41, THE THOROUGHFARE	Medium	This heritage asset lies to the west of The Thoroughfare. Due to its location and the local topography, it will be visually unaffected by the Proposed Development. Slight changes in the character of the town and the potential for increased traffic/volumes of people utilising and accessing the town centre may have limited impact on the way in which this heritage asset is experienced. The overall impact on the building and its setting will, however, be negligible.	Negligible	Negligible
27 AND 29, BROAD STREET	Medium	This building lies close to the point at which Redenhall Road separates to become The Thoroughfare to the west and Broad Street to the East. There will be no visual impact from the Proposed Development, which is not visible from this location. Indirect impacts, such as slight changes in the character of the town and the potential for increased traffic/volumes of people utilising and accessing the town centre, are likely to be the most significant impact of the Proposed Development. Overall, the impact will be negligible magnitude.	Negligible	Negligible
37, THE	Medium	These listed buildings all lie on the western side of The	Negligible	Negligible

THOROUGHFARE		Thoroughfare and, as such, will be subject to similar impacts. They will be visually unaffected by the Proposed Development as the most significant views of them will be from an angle which does not incorporate the Proposed Development Site and which is not visible from this location anyway. The Proposed Development may lead to an increase in foot and vehicular traffic accessing the town centre, which these buildings lie close to the heart of, and which might cause a minor change to the way in which these listed buildings are experienced. This might be considered to constitute a minor impact on these heritage assets but the overall impact, when all potential impacts are taken into consideration, can be considered to be negligible.		
35, THE THOROUGHFARE	Medium		Negligible	Negligible
33, THE THOROUGHFARE	Medium		Negligible	Negligible
29, THE THOROUGHFARE	Medium		Negligible	Negligible
ANCIENT HOUSE, 27, THE THOROUGHFARE	Medium		Negligible	Negligible
25, THE THOROUGHFARE	Medium		Negligible	Negligible
CARDINAL'S HAT INN, THE THOROUGHFARE	Medium		Negligible	Negligible
21, THE THOROUGHFARE	Medium		Negligible	Negligible
SWAN HOTEL, THE THOROUGHFARE	High	The Proposed Development is not visible from the town centre nor is it visible from further to the west of the Swan Hotel on Swan Lane, which is at a slightly higher elevation than the heritage asset itself. There will, therefore, be on visual impact on the Swan Hotel	Negligible	Minor

		from the Proposed Development. This heritage asset lies at the corner of The Thoroughfare and Swan Lane. This is a tight junction with the potential for traffic to become slightly congested. The potential for the Proposed Development to increase traffic accessing the town centre means that this junction might be a location at which this impact is particularly noticeable and might constitute a minor impact on the way in which the heritage asset is understood and experienced. Overall, however, the impact of the Proposed Development on the setting of this heritage asset is likely to be negligible		
17, THE THOROUGHFARE	Medium	Like Nos 21, 23 (Cardinal's Hat), 25, 27, 29, 33, 35 & 37 The Thoroughfare, this heritage asset lie on the western side of The Thoroughfare and, as such, will be subject to similar impacts to them. There will be no visual impact but the Proposed Development might cause a minor change to the way in which this heritage asset is experienced through an increase in foot and vehicular traffic accessing the town centre. The proximity of this heritage asset to the junction of The Thoroughfare and Swan Lane might mean that any such change will be particularly noticeable at this location, although this will only constitute a minor impact. Overall the impact of the Proposed Development on this heritage asset is likely to be negligible.	Negligible	Negligible
OUTBUILDING AT REAR OF NO 17, THE THOROUGHFARE	Medium	As with the majority of the listed buildings within the town centre, the Proposed Development will not have any visual impact on this heritage asset. Its position to the rear of No. 17 and shielded from the main routes the through the town suggest that other factors will not have an impact on it either.	No change/ Negligible	None/ Negligible
LABURNHAM HOUSE, OLD	Medium	The location of this heritage asset suggests that the impacts of the Proposed Development on it will be very similar to those on the	No change/	None/ Negligible

POST OFFICE COURT		outbuilding to the rear of No. 17 The Thoroughfare	Negligible	
9, 11, 15, THE THOROUGHFARE	Medium	Like Nos 17, 21, 23 (Cardinal's Hat), 25, 27, 29, 33, 35 & 37 The Thoroughfare, these heritage asset lie on the western side of The Thoroughfare and, as such, will be subject to similar impacts to them. There will be no visual impact but the Proposed Development might cause a minor change to the way in which these heritage assets are experienced through an increase in foot and vehicular traffic accessing the town centre. Overall the impact of the Proposed Development is likely to be negligible.	Negligible	Negligible
3, 5 AND 7, THE THOROUGHFARE	Medium		Negligible	Negligible
1 AND 2, OLD CHAPEL YARD	Medium	These heritage assets are located in a position to the rear of the main frontage of The Thoroughfare and as such will be less affected by factors such as increased utilisation of the town centre.	No change/ Negligible	None/ Negligible
PAIR OF COTTAGES ADJOINING WEST OF NOS 1 AND 2, OLD CHAPEL YARD	Medium	As with the other listed buildings, there will be no visual impact.	No change/ Negligible	None/ Negligible
G DENNY AND SONS, 1, THE THOROUGHFARE	Medium	There will be no visual impact on this heritage asset as the Proposed Development Site is not visible from this part of Harleston. The Proposed Development may bring about increased foot and vehicular traffic and cause some minor changes to the character of the town centre which may have a minor impact on the setting of this asset. The overall impact is assessed as negligible.	Negligible	Negligible
1, 3 AND 5, MARKET PLACE	Medium	The Proposed Development may lead to an increase in foot and vehicular traffic accessing the town centre, which this building lies close to the heart of, and which might cause a minor change to the way in which it is experienced. This might be considered to	Negligible	Negligible

		constitute a minor impact. The surrounding landscape is not visible from the town centre (as photographs taken to support this document demonstrate) therefore the Proposed Development will have no impact on this heritage asset. The overall impact of the Proposed Development is likely to be negligible.		
SELBOURNE HOUSE, 2, LONDON ROAD	Medium	Due to its location on the western side of London Road and the local topography, this building will be visually unaffected by the Proposed Development. An increase in foot and vehicular traffic might be considered to constitute a minor impact on the setting of this heritage asset but it is set back slightly from the road and so such impacts might be considered to be lessened in relation to this heritage asset. The overall impact of the Proposed Development is likely to be negligible.	Negligible	Negligible
THE MALTHOUSE, RECREATION WALK	Medium	This heritage asset lies in a position distinctly set back from, and to the rear of, the main frontage of London Road meaning that it will be less affected by factors such as increased utilisation of the town centre and associated increases in foot and vehicular traffic. The Proposed Development will have no visual impact on this heritage asset.	No change/ Negligible	None/ Negligible
4, 6 AND 8, LONDON ROAD	Medium	Due to its position on the western side of London Road and the local topography, this building will be visually unaffected by the Proposed Development. The Proposed Development may bring about increased foot and vehicular traffic and cause some minor changes to the character of the town centre which may have a minor impact on the setting of this asset.	Negligible	Negligible
10 AND 12, LONDON ROAD	Medium	Due to its position on the western side of London Road and the local topography, this building will be visually unaffected by the Proposed Development. An increase in foot and vehicular traffic might be considered to constitute a minor impact on the setting of	Negligible	Negligible

		this heritage asset but the overall impact of the Proposed Development is likely to be negligible.		
16 AND 18, LONDON ROAD	Medium	Due to its location on the western side of London Road and the fact that the Proposed Development Site is not visible from this part of Harleston there will be no visual impact on this heritage asset. The increased population that the Proposed Development is likely to bring about may lead to an increase in foot and vehicular traffic passing this heritage asset which may have a minor impact on its setting. Overall, the impact on this heritage asset can be assessed as negligible.	Negligible	Negligible
20, 22 AND 24, LONDON ROAD	Medium	The Proposed Development Site is not visible from this part of Harleston and the most significant views of it will be from an angle which does not incorporate the Proposed Development Site. Therefore, there will be no visual impact. The increased population that the Proposed Development is likely to bring about may lead to an increase in foot and vehicular traffic passing this heritage asset which may have a minor impact on its setting. Overall, the impact on this heritage asset can be assessed as negligible.	Negligible	Negligible
58 AND 60, LONDON ROAD	Medium	This heritage asset lies some distance to the south of the main part of the town centre. Impacts such as increased foot and vehicular traffic may be less noticeable at this location. There will be no visual impact.	No change/ Negligible	None/ Negligible
26 AND 28, BROAD STREET	Medium	The Proposed Development Site does not occur in views of this heritage asset and so there is no visual impact. The Proposed Development may lead to an increase in foot and vehicular traffic accessing the town centre, which this building lies close to the heart of, and which might cause a minor change to the way in which it is experienced. The overall impact is likely to be negligible.	Negligible	Negligible
25, BROAD	Medium	The Proposed Development site cannot be seen from the vicinity of	Negligible	Negligible

STREET		this building and will not alter views of it from any angle. Changes to the character and volume of traffic in the town centre as a result of the increase in population that the Proposed Development will cause may have a minor impact on the setting of this building but the overall impact is likely to be of negligible magnitude.		
23, BROAD STREET	Medium	The Proposed Development Site does not occur in views of this heritage asset and so there is no visual impact. Changes to the character and volume of traffic in the town centre as a result of the increase in population that the Proposed Development will cause may have a minor impact on the setting of this building but the overall impact is likely to be of negligible magnitude	Negligible	Negligible
20, 22 AND 24, BROAD STREET	Medium	The Proposed Development site does not occur in views of this heritage asset. The most pressing impact on this heritage asset will be related to changes in the character of the town and increases in foot and vehicular traffic accessing it. This can be considered a minor impact. The overall impact will be negligible.	Negligible	Negligible
21, BROAD STREET	Medium	The Proposed Development site cannot be seen from the vicinity of this building and will not alter views of it from any angle. Changes to the character and volume of traffic in the town centre as a result of the increase in population that the Proposed Development will cause may have a minor impact on the setting of this building but the overall impact is likely to be of negligible magnitude.	Negligible	Negligible
34, THE THOROUGHFARE	Medium	There will be no visual impact from the Proposed Development, which is not visible from this location. Indirect impacts, such as slight changes in the character of the town and the potential for increased traffic/volumes of people utilising and accessing the town centre, are likely to be the most significant impact of the Proposed Development. Overall, the impact will be of negligible magnitude.	Negligible	Negligible
19, BROAD	Medium	The Proposed Development Site does not occur in views of this	Negligible	Negligible

STREET		heritage asset and so there is no visual impact. Slight changes in the character of the town and the potential for increased traffic/volumes of people utilising and accessing the town centre, are likely to be the most significant impact of the Proposed Development. The overall impact will be negligible.		
14, 16 AND 18, BROAD STREET	Medium	The Proposed Development Site does not occur in views of this heritage asset and so there is no visual impact. As with other heritage assets, the most significant impact on the setting of this heritage asset will relate to changes in the character of the town and increases in the volume of foot and vehicle traffic accessing the part of the town centre within which this asset lies. The overall impact can be assessed as negligible.	Negligible	Negligible
28 AND 30, THE THOROUGHFARE	Medium	This heritage asset lies on the eastern side of The Thoroughfare. The most significant views of it will be from an angle looking in the direction of the Proposed Development site. This will, however, not be visible from this location, or from locations to the west from the heritage asset might be viewed, due to the local topography and the configuration of other buildings in the town, so there will be no visual impact. . Changes to the character of the town and a potential increase in foot and vehicular traffic can be considered to constitute a minor impact on the setting of this heritage asset. Overall impact will be negligible	Negligible	Negligible
26, THE THOROUGHFARE	Medium	Although located on the eastern side of The Thoroughfare the Proposed Development will not alter views of this heritage asset. Changes to the character and volume of traffic in the town centre, the heart of which this building lies within, as a result of the increase in population that the Proposed Development will cause may have a minor impact on the setting of this building but the overall impact is likely to be of negligible magnitude.	Negligible	Negligible

15 AND 17, BROAD STREET	Medium	The Proposed Development Site does not occur in views of this heritage asset and so there is no visual impact. Slight changes in the character of the town and the potential for increased traffic/volumes of people utilising and accessing the town centre, are likely to be the most significant impact of the Proposed Development. The overall impact will be negligible.	Negligible	Negligible
20, 22 AND 24, THE THOROUGHFA RE	Medium	There will be no visual impact on this heritage asset as the Proposed Development Site is not visible in views of it. Changes to the character of the town and a potential increase in foot and vehicular traffic can be considered to constitute a minor impact on the setting of this heritage asset. The overall impact can be assessed as negligible.	Negligible	Negligible
18, THE THOROUGHFA RE	Medium	The Proposed Development will not alter views of this heritage asset. The Proposed Development might cause a minor change to the way in which this heritage asset is experienced through an increase in foot and vehicular traffic accessing the town centre. The proximity of this heritage asset to the junction of The Thoroughfare and Swan Lane might mean that any such change will be particularly noticeable at this location, although this will only constitute a minor impact. Overall the impact of the Proposed Development on this heritage asset is likely to be negligible.	Negligible	Negligible
16, THE THOROUGHFA RE	Medium	The proximity of this heritage asset to the junction of The Thoroughfare and Swan Lane might mean that any increase in foot and vehicular traffic accessing the town centre could be particularly noticeable, constituting a minor impact on its setting. There will, however, be no visual impact from the Proposed Development. The overall impact can be considered to be negligible.	Negligible	Negligible
11, BROAD STREET	Medium	The Proposed Development Site does not occur in views of this heritage asset and so there is no visual impact. Changes to the	Negligible	Negligible

		character and volume of traffic in the town centre as a result of the increase in population that the Proposed Development will cause may have a minor impact on the setting of this building but the overall impact is likely to be of negligible magnitude.		
9, BROAD STREET	Medium	There will be no visual impact on this heritage asset as the Proposed Development Site is not visible in views of it. . Changes to the character and volume of traffic in the town centre, the heart of which this building lies within, may have a minor impact on the setting of this building. The overall impact is likely to be negligible.	Negligible	Negligible
9, UNION STREET	Medium	The Proposed Development Site is not visible from the town centre. There will, therefore, be no visual impact on this heritage asset. The Proposed Development may lead to an increase in foot and vehicular traffic accessing the town centre, which this building lies close to the heart of, and which might cause a minor change to the way in which it is experienced. The overall impact will be negligible.	Negligible	Negligible
3 AND 5, UNION STREET	Medium	The Proposed Development will not have any visual impact on this heritage asset but might cause changes to the character of the town in terms of the size of its population which could lead to increased utilisation of the town centre. This, in turn, might have an impact on the way that the listed buildings within the town centre are experienced. Any such impact will only be minor and the overall impact, when all factors are considered, is likely to be only of negligible magnitude.	Negligible	Negligible
14, THE THOROUGHFARE	Medium	The proximity of this heritage asset to the junction of The Thoroughfare and Swan Lane might mean that any increase in foot and vehicular traffic accessing the town centre could be particularly noticeable, constituting a minor impact on its setting. There will, however, be no visual impact from the Proposed Development.	Negligible	Negligible

		The overall impact can be considered to be negligible.		
12, THE THOROUGHFARE	Medium	The Proposed Development will not alter views of this heritage asset. The Proposed Development might cause a minor change to the way in which this heritage asset is experienced through an increase in foot and vehicular traffic accessing the town centre. The proximity of this heritage asset to the junction of The Thoroughfare and Swan Lane might mean that any such change will be particularly noticeable at this location, although this will only constitute a minor impact. Overall the impact of the Proposed Development on this heritage asset is likely to be negligible.	Negligible	Negligible
3 AND 5, BROAD STREET	Medium	The Proposed Development Site does not occur in views of this heritage asset and so there is no visual impact. Changes to the character and volume of traffic in the town centre as a result of the increase in population that the Proposed Development will cause may have a minor impact on the setting of this building. The overall impact can be assessed as negligible.	Negligible	Negligible
6 AND 8, THE THOROUGHFARE	Medium	This heritage asset lies on the eastern side of The Thoroughfare. The most significant views of it will be from an angle looking in the direction of the Proposed Development Site. This will, however, not be visible from this location, or from locations to the west from the heritage asset might be viewed, due to the local topography and the configuration of other buildings in the town, so there will be no visual impact. Changes to the character of the town and a potential increase in foot and vehicular traffic can be considered to constitute a minor impact on the setting of this heritage asset. Overall impact will be negligible	Negligible	Negligible
2 AND 4, THE THOROUGHFARE	Medium	As 6 & 8 The Thoroughfare, the Proposed Development will have no visual impact on the heritage asset. Changes to the character and volume of traffic in the town centre as a result of the increase	Negligible	Negligible

		in population that the Proposed Development will cause may have a minor impact on the setting of this building. The overall impact can be assessed as negligible.		
TOWER HOUSE, 7 AND 9, MARKET PLACE	Medium	The tower is considered to be the most significant landmark in the town with the market place remaining as the main focal point (SNC 2016). However, the Proposed Development will have no visual impact on this heritage asset. It is likely to be impacted to a minor extent by any increase in foot and vehicular traffic accessing the town centre that the Proposed Development generates, particularly in this key focal point of the town. The overall impact of the proposed development is, however, likely to be negligible.	Negligible	Negligible
MAGPIE HOTEL AND STABLES ADJOINING EAST, MARKET PLACE	Medium	This heritage asset is located on the opposite side of the Market Place to the Tower House. There will be no visual impact from the Proposed Development but there may be some impact in this key focal point of the town, where several roads meet, from increases in foot and vehicular traffic. The overall impact of the Proposed Development can be assessed as negligible.	Negligible	Negligible
1, LONDON ROAD	Medium	Although this heritage asset lies on the western side of London Road and is therefore most likely to be viewed from an angle looking from London Road in the direction of the Proposed Development, there will be no visual impact as the latter is not visible from this location. An increase in the population, brought about by the Proposed Development, might lead to an increase in foot and vehicular traffic accessing the town centre and which may be witnessed at this location. This could potentially constitute a minor impact on the setting of this heritage asset. The overall impact, when all factors are considered, is likely to be only of negligible magnitude.	Negligible	Negligible
3, LONDON	Medium	Located on the western side of London Road but there will be no	Negligible	Negligible

ROAD		visual impact. An increase in foot and vehicular traffic could potentially affect this part of the town, constituting a minor impact on the setting of this heritage asset. The overall impact of the proposed development is, however, likely to be negligible.		
5, LONDON ROAD	Medium	Located on the western side of London Road but there will be no visual impact. An increase in foot and vehicular traffic could potentially affect this part of the town, constituting a minor impact on the setting of this heritage asset. Overall impact can be assessed as negligible.	Negligible	Negligible
9, LONDON ROAD	Medium	Located on the western side of London Road but there will be no visual impact. An increase in foot and vehicular traffic could potentially affect this part of the town, constituting a minor impact on the setting of this heritage asset. Overall impact can be assessed as negligible.	Negligible	Negligible
ST GEORGE'S HOUSE, 11, LONDON ROAD	Medium	Located adjacent to 9 London Road. No visual impact. Some possible minor impact in terms of changes in character to town/increased vehicular/foot traffic within the town. Overall impact, negligible	Negligible	Negligible
THE BEECHES, LONDON ROAD	Medium	Located adjacent to St George's House, 11 London Road. No visual impact. Some possible minor impact in terms of changes in character to town/increased vehicular/foot traffic within the town. Overall impact, negligible	Negligible	Negligible
15, LONDON ROAD	Medium	Located adjacent to The Beeches on the western side of London Road. No visual impact. Some possible minor impact in terms of changes in character to town/increased vehicular/foot traffic within the town. Overall impact, negligible	Negligible	Negligible
17, LONDON ROAD	Medium	Located adjacent to 9 London Road. No visual impact. Some possible minor impact in terms of changes in character to town/increased vehicular/foot traffic within the town. Overall impact	Negligible	Negligible

		can be assessed as negligible.		
HARLESTON WAR MEMORIAL, BROAD STREET	Medium	Located on the western side of Broad Street. The Proposed Development Site is not visible from this location so will have no visual impact on this heritage asset. Changes to the character and volume of traffic in the town centre as a result of the increase in population that the Proposed Development will cause may have a minor impact on the setting of this structure. The overall impact can be assessed as negligible.	Negligible	Negligible
CALTOFTS, BROAD STREET	Medium	Located on the western side of Broad Street. The Proposed Development Site is not visible from this location so will have no visual impact on this heritage asset. The increased population that the Proposed Development is likely to bring about may lead to an increase in foot and vehicular traffic passing this heritage asset which may have a minor impact on its setting. Overall, the impact on this heritage asset can be assessed as negligible.	Negligible	Negligible
PAIR OF K6 TELEPHONE KIOSKS, BROAD STREET	Medium	Also located on the western side of Broad Street so the angle that these are most likely to be viewed from is in the direction of the Proposed Development Site. This, however, is not visible from this location so will have no visual impact on these telephone kiosks. Possible changes to the character of the town and a potential increase in foot and vehicular traffic can be considered to constitute a minor impact on the setting of this heritage asset. It was notable during the site visit undertaken for this assessment, however, that Broad Street was somewhat quieter than The Thoroughfare and may, therefore, remain relatively so even with an increased overall population. Overall, the impact of the Proposed Development on the setting of these telephone kiosks is likely to be negligible.	Negligible	Negligible
CHURCHYARD	Medium	Immediately adjacent to the K6 telephone kiosks and so impacts	Negligible	Negligible

WALL IN FRONT AND WEST OF CHURCH OF ST JOHN, BROAD STREET		will be the same. The overall impact can be assessed as negligible.		
CHURCH OF ST JOHN THE BAPTIST, BROAD STREET	Medium	Located on the western side of Broad Street so the angle that this building is most likely to be viewed from is in the direction of the Proposed Development Site. This, however, is not visible from this location so will have no visual impact on the church. The building lies in close proximity to the K6 telephone kiosks and (obviously) to the wall in front of it; impacts associated with changing character of the town and increases in traffic are therefore similar to those on these heritage assets. The overall impact is likely to constitute one of negligible magnitude.	Negligible	Negligible
OLD BANK HOUSE, BROAD STREET	Medium	Located to the west of Broad Street. The Proposed Development site is not visible from this location so it will have no visual impact on the heritage asset. Other impacts are likely to be similar to those on other heritage assets located on Broad Street but as this is set back slightly from the street frontage they may be slightly less apparent. Overall impact will be negligible	Negligible	Negligible
9, CHURCH STREET	Medium	Church Street lies close Market Place at the heart of Harleston town centre. There may be some impact in this key focal point of the town, where several roads meet, from increases in foot and vehicular traffic. Like the vast majority of these listed buildings, this building will be visually unaffected by the Proposed Development. The overall impact is likely to constitute one of negligible magnitude.	Negligible	Negligible
7, CHURCH STREET	Medium	Church Street lies close to Market Place at the heart of Harleston town centre. There may be some impact in this key focal point of	Negligible	Negligible

		the town, where several roads meet, from increases in foot and vehicular traffic. The Proposed Development will not have any visual impact on this heritage asset. Overall impact will be negligible		
5, CHURCH STREET	Medium	The Proposed Development Site does not occur in views of this heritage asset and so there is no visual impact. Church Street lies close to the heart of Harleston town centre. There may be some impact in this key focal point of the town, where several roads meet, from increases in foot and vehicular traffic but this is likely to cause only a minor impact. The overall impact can be assessed as negligible.	Negligible	Negligible
17, OLD MARKET PLACE	Medium	The Proposed Development Site does not occur in views of this heritage asset and so there is no visual impact. Changes to the character and volume of traffic in the town centre as a result of the increase in population that the Proposed Development will cause may have a minor impact on the setting of this building which lies close to the key focal area of the town centre where such impacts may be most obvious. Despite this, the overall impact of the Proposed Development on this heritage asset is likely to be negligible.	Negligible	Negligible
10, CHURCH STREET	Medium	Church Street lies close to Market Place at the heart of Harleston town centre. There may be some impact in this focal point of the town, where several roads meet, from increases in foot and vehicular traffic. The Proposed Development will not have any visual impact on this heritage asset. Overall impact will be negligible	Negligible	Negligible
8, CHURCH STREET	Medium	Like other heritage assets on Church Street, increases in foot and vehicular traffic might be particularly noticeable at this location. The Proposed Development will not have any visual impact on this	Negligible	Negligible

		heritage asset. The overall impact is likely to constitute one of negligible magnitude.		
6, CHURCH STREET	Medium	As with 8 Church Street and the other heritage assets on Church Street, increases in foot and vehicular traffic might be particularly noticeable at this location. The Proposed Development will not have any visual impact on this heritage asset. The overall impact is likely to constitute one of negligible magnitude.	Negligible	Negligible
LANTERN COTTAGE, 4B, CHURCH STREET	Medium	The Proposed Development will not have any visual impact on this heritage asset. Like other heritage assets on Church Street, increases in foot and vehicular traffic might be particularly noticeable at this location. The overall impact is likely to constitute one of negligible magnitude.	Negligible	Negligible
MARKET HOUSE, 4A, CHURCH STREET	Medium	Church Street lies close to Market Place at the heart of Harleston town centre. There may be some notable impact in this part of the town from increases in foot and vehicular traffic. The Proposed Development will not have any visual impact on this heritage asset. Overall impact will be negligible	Negligible	Negligible
11, MARKET PLACE	Medium	The Proposed Development may lead to an increase in foot and vehicular traffic accessing the town centre, which this building lies close to the heart of, and which might cause a minor change to the way in which it is experienced. This might be considered to constitute a minor impact. The surrounding landscape is not visible from the town centre therefore the Proposed Development will have no impact on this heritage asset. The overall impact of the Proposed Development will be negligible.	Negligible	Negligible
6 AND 8, EXCHANGE STREET	Medium	Exchange Street lies close to the Market Place, the focal point of the town centre, and so increases utilisation of the area might be particularly noticeable here. The surrounding landscape is not visible from the town centre therefore the Proposed Development	Negligible	Negligible

		will have no impact on this heritage asset. The overall impact is likely to constitute one of negligible magnitude.		
PUBLIC CONVENIENCE S IMMEDIATELY WEST OF CORN EXCHANGE, EXCHANGE STREET	Medium	The Proposed Development will not have any visual impact on this heritage asset. Exchange Street lies close to the Market Place, the focal point of the town centre, and so increases utilisation of the area might be particularly noticeable here. Overall impact will be negligible.	Negligible	Negligible
9, EXCHANGE STREET	Medium	The Proposed Development will not have any visual impact on this heritage asset. Exchange Street lies close to the Market Place, the focal point of the town centre, and so increases utilisation of the area might be particularly noticeable here. Overall impact will be negligible.	Negligible	Negligible
CORN EXCHANGE, EXCHANGE STREET	Medium	Exchange Street lies close to the Market Place, the focal point of the town centre, and so increases utilisation of the area might be particularly noticeable here. The Proposed Development will not have any visual impact on this heritage asset. Overall impact will be negligible.	Negligible	Negligible
ILFORD COTTAGE, 15, OLD MARKET PLACE	Medium	There will be no visual impact on this heritage asset as the Proposed Development Site is not visible from this part of Harleston. The Proposed Development may bring about increased foot and vehicular traffic and cause some minor changes to the character of the town centre which may have a minor impact on the setting of this asset. The overall impact is assessed as negligible.	Negligible	Negligible
11, OLD MARKET PLACE	Medium	There will be no visual impact as the Proposed Development Site is not visible from the area of the town in which this heritage asset lies. Possible changes to the character of the town and the volume of foot and vehicular traffic accessing it might constitute a minor	Negligible	Negligible

		impact of the proposed development. Overall impact can be assessed as negligible.		
7 AND 9, OLD MARKET PLACE	Medium	The Proposed Development Site does not occur in views of this heritage asset and so there is no visual impact. Changes to the character and volume of traffic in the town centre as a result of the increase in population that the Proposed Development will cause may have a minor impact on the setting of this building. The overall impact can be assessed as negligible.	Negligible	Negligible
3 AND 5, OLD MARKET PLACE	Medium	There will be no visual impact from the proposed development. Changes to the character and volume of traffic in the town centre caused by the Proposed Development may have a minor impact on the setting of this building. The overall impact can be assessed as negligible.	Negligible	Negligible
POST OFFICE, OLD MARKET PLACE	Medium	There will be no visual impact from the Proposed Development as there is no intervisibility between it and the heritage asset. As with other heritage assets, the most significant impact on the setting of this heritage asset will relate to changes in the character of the town and increases in the volume of foot and vehicle traffic accessing the part of the town centre within which this asset lies. The overall impact can be assessed as negligible.	Negligible	Negligible
20, 22 AND 24, OLD MARKET PLACE	Medium	There will be no visual impact from the proposed development. As with other heritage assets, the most significant impact on the setting of this heritage asset will relate to changes in the character of the town and increases in the volume of foot and vehicle traffic accessing the part of the town centre within which this asset lies. Overall impact will be negligible.	Negligible	Negligible
16 AND 18, OLD MARKET PLACE	High	This building is located on the western side of Old Market Place so the angle that this building is most likely to be viewed from is in the direction of the Proposed Development Site. The Proposed	Negligible	Minor

		Development Site is, however, not visible from this location so will have no visual impact on this building. Changes to the character and volume of traffic in the town centre as a result of the increase in population that the Proposed Development will cause may have a minor impact on the setting of this building but the overall impact is likely to be of negligible magnitude.		
14, OLD MARKET PLACE	Medium	There will be no visual impact from the proposed development. Changes to the character and volume of traffic in the town centre caused by the Proposed Development may have a minor impact on the setting of this building. The overall impact can be assessed as negligible.	Negligible	Negligible
10 AND 12, OLD MARKET PLACE	Medium	The Proposed Development Site does not occur in views of this heritage asset and so there is no visual impact. Changes to the character and volume of traffic in the town centre as a result of the increase in population that the Proposed Development will cause may have a minor impact on the setting of this building. The overall impact is likely to be of negligible magnitude.	Negligible	Negligible
7, 8 AND 9, SHIPPS CLOSE	Medium	The Proposed Development Site does not occur in views of this heritage asset and so there is no visual impact. Changes to the character of the town and a potential increase in foot and vehicular traffic can be considered to constitute a minor impact on the setting of this heritage asset. Overall impact will be negligible	Negligible	Negligible
1, BRIAR WALK	Medium	There will be no visual impact from the proposed development. Changes to the character and volume of traffic in the town centre caused by the Proposed Development may have a minor impact on the setting of this building. The overall impact can be assessed as negligible.	Negligible	Negligible
THE DELFT HOUSE, OLD	Medium	This building is located on the western side of Old Market Place so the angle that this building is most likely to be viewed from is in the	Negligible	Negligible

MARKET PLACE		direction of the Proposed Development Site. The Proposed Development Site is, however, not visible from this location so will have no visual impact on this building. Changes to the character and volume of traffic in the town centre as a result of the increase in population that the Proposed Development will cause may have a minor impact on the setting of this building but the overall impact is likely to be of negligible magnitude.		
4 AND 6, OLD MARKET PLACE	Medium	Like the Delft House, this heritage asset is located on the western side of Old Market Place so the angle that this building is most likely to be viewed from is in the direction of the Proposed Development Site but this is not visible so there will be no visual impact. The most significant impact on the setting of this heritage asset will relate to changes in the character of the town and increases in the volume of foot and vehicle traffic accessing the part of the town centre within which this asset lies. Overall impact will be negligible.	Negligible	Negligible
NO 2 AND ADJOINING HOUSE TO SOUTH, OLD MARKET PLACE	Medium	Like the Delft House and 4-6 Market Place, this building is located on the western side of Old Market Place. There will be no visual impact. The Proposed Development may bring about increased foot and vehicular traffic and cause some minor changes to the character of the town centre which may have a minor impact on the setting of this asset. The overall impact is assessed as negligible.		
THE OLD HOUSE, OLD MARKET PLACE	Medium	The Proposed Development site cannot be seen from the vicinity of this building and will not alter views of it from any angle. Changes to the character and volume of traffic in the town centre as a result of the increase in population that the Proposed Development will cause may have a minor impact on the setting of this building but the overall impact is likely to be of negligible magnitude.	Negligible	Negligible
1 AND 3,	Medium	There will be no visual impact as the Proposed Development Site	Negligible	Negligible

MENDHAM LANE		is not visible from the area of the town in which this heritage asset lies. The Proposed Development may bring about increased foot and vehicular traffic in the town and some minor changes to the character of the town centre which potentially might have a minor impact on the setting of this asset. Overall impact, however, negligible		
1, KEELEY'S YARD	Medium	No visual impact as the Proposed Development Site is not visible is not visible from the town centre. The Proposed Development may bring about increased foot and vehicular traffic in the town and some minor changes to the character of the town centre which potentially might have a minor impact on the setting of this asset. The overall impact is assessed as negligible.	Negligible	Negligible
BUILDING ADJOINING AND IMMEDIATELY EAST OF NO 1, KEELEY'S YARD	Medium	Due to the proximity of this building to 1 Keeley's Yard, the impact of the Proposed Development on this heritage asset is likely to be the same as that on 1 Keeley's Yard itself. The impact can be considered to be negligible	Negligible	Negligible
STABLES IMMEDIATELY SOUTH OF THE OLD HOUSE, OLD MARKET PLACE	Medium	The proximity of this heritage asset to The Old House, suggests that the impact of the Proposed Development on this heritage asset will be similar and, therefore, of negligible magnitude.	Negligible	Negligible
GRIFFONS, 15, MENDHAM LANE	Medium	The Proposed Development Site does not occur in views of this heritage asset and so there is no visual impact. Changes to the character and volume of traffic in the town centre as a result of the increase in population that the Proposed Development will cause may have a minor impact on the setting of this building. The overall	Negligible	Negligible

		impact can be assessed as negligible.		
HARLESTON UNITED REFORMED CHURCH	Medium	The Proposed Development will not have any visual impact on this heritage asset but might cause changes to the character of the town in terms of the size of its population which could lead to increased utilisation of the town centre. This, in turn, might have an impact on the way that the listed buildings within the town centre are experienced. Any such impact will only be minor and the overall impact, when all factors are considered, is likely to be only of negligible magnitude.	Negligible	Negligible
THE CHESTNUTS, MENDHAM LANE	Medium	The surrounding landscape is not visible from the town centre (as photographs taken to support this document demonstrate) therefore the Proposed Development will have no impact on this heritage asset. The most significant impacts of the Proposed Development will to relate potential increased foot and vehicular traffic accessing the town centre. The overall impact is likely to be negligible.	Negligible	Negligible
Harleston Conservation Area	High	The Proposed Development will not alter views or the visual appearance of the Conservation Area. Indeed, the Conservation Area character appraisal notes that there are no extensive views into the town itself from the outskirts and views of the surrounding landscape are not possible from the town centre. The Proposed Development has the potential to increase the volume of both vehicular and foot traffic accessing the town centre. This in turn has the potential to increase the sense that the Conservation Area is dominated by vehicles and exacerbating problems that already exist at junctions. The most significant impact of the proposed development on Harleston Conservation Area will be the effect it has on the character of the town. The proposed development will serve to increase the physical size of the town, the quantity of	Negligible	Minor

		<p>housing within the town and, therefore, the population of the town. This process has already been started by development from the mid 20th century onwards in the area between the Proposed Development Site and the Conservation Area rendering the impact of the Proposed Development on the Conservation Area as only of minor magnitude. When all factors are considered the overall impact of the Proposed Development can be assessed as Negligible.</p>		
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7 CONCLUSION

7.1 The site is judged to have a low potential for archaeological remains dating to the Romano-British and Anglo-Saxon periods and a low to moderate potential for post-medieval and later finds and features associated with the early 19th century and possibly earlier Briar Farm, which stands at the centre of the site. The site also has a moderate to high potential for prehistoric and medieval remains on the basis of known finds recorded along the course of the A143 trunk-road and bypass, which forms the southern and eastern boundaries of the site.

7.2 A number of prehistoric flint implements, a fragment of a medieval cauldron, medieval pottery sherds and a number of post medieval objects were recorded in 1979 during topsoil removal in the southern section of the site (HER 15528 - MNF15528). Furthermore, in 1980, five sherds of late medieval pottery, including one handle, were also recovered from the ploughed surface of the site's eastern boundary, specifically in the south-eastern corner of the site's northern field (HER 16123 - MNF16123). Historic cartographic sources consistently depict the majority of the site as undeveloped agricultural land, although Briar Farm is shown within the central section of the site from 1845 onwards.

7.3 Previous ground disturbance at the site is not judged to be significant and will be limited to the cultivation of the site as predominantly agricultural land. In contrast, the centre of the site is known to have been occupied by the extant Briar Farm from at least 1845 onwards. Its presence indicates that the centre of the site will have been subject to truncation during the early 19th century (and possibly earlier) construction of the farm. The proposed development will comprise an extensive, multi-scheme residential development, predominantly of family housing, yet with small areas of bungalows.

Impact of the Proposed Development

7.4 The proposed development will have a variable and extensive impact on any archaeological remains within the site. The construction of the proposed new dwellings and employment and commercial area will require extensive, albeit localised, groundworks. It will thus have an extensive and negative impact on the underlying stratigraphy within the site. In contrast, the proposed public open space, tree belt and allotments will have a minimal impact. The proposed development will have a destructive impact on any archaeological remains, should they exist, through the excavation of building foundations and service trenches, scraping of topsoil and subsoil, and tracking of heavy machinery. In short, without appropriate mitigation (which will be determined by the local authority planning archaeologist), the proposed development has the potential to truncate or disturb any archaeological features or deposits which may exist within the proposed development site. Although the Proposed Development Site has been assessed as having a moderate to high potential to contain archaeology of certain time periods, the

presence, character and extent of that potential archaeology is, at this time, unknown. While the magnitude of this impact may be high, its significance remains unknown as the significance of this particular heritage asset(s) is currently unknown.

7.5 Harleston contains in excess of 125 statutory listed buildings. The majority of these are located in the town centre, some distance from the Proposed Development Site. As such, the Proposed Development will have no direct physical impact on them. Due to the local topography and the configuration of buildings within the town centre, these listed buildings are not visible from the Proposed Development Site and the Proposed Development Site cannot be seen from the vicinity of the listed buildings, indicating that it will have no visual impact on them and will not change the way in which they are viewed. The exception to this is the Grade II listed No. 37 Station Road, which was formerly Harleston Railway Station. A small portion of this Proposed Development Site is visible from the vicinity of this heritage asset but it is unlikely to change the way in which this heritage asset is experienced as it will only be seen in the far distance through a gap between other buildings. Further tempering this impact on No. 37 Station Road is that modern buildings have been constructed in much closer proximity which are likely to have had a far greater impact on its setting than those of the Proposed Development will. The greatest impact that the Proposed Development will have on the listed buildings in Harleston will relate to changes in the character of the town. The Proposed Development will serve to increase the size of the town and to increase its population, further removing it from its historic origins as a small, fairly rural, market town and potentially increasing the number of people and vehicles that will access the town centre and the areas in which these listed buildings are located. This might potentially have some impact on the way in which these listed buildings are experienced and this can be considered to represent a minor impact on their setting. However, when all of the potential impacts of the Proposed Development are considered, the overall impact on each of these listed buildings can be assessed as being of no greater than negligible magnitude. The significance of this impact will vary from building to building depending on the significance of the buildings themselves.

7.6 The Conservation Area character appraisal notes that there are no extensive views into the town itself from the outskirts and views of the surrounding landscape are not possible from the town centre (South Norfolk Council 2016, 6). The Proposed Development will, therefore, not alter the visual aspects of the Conservation Area and, in this regard, can be considered to have no impact on it. As is the case with the listed buildings (most of which occur within the Conservation Area), the greatest impact that the Proposed Development will have will relate to changes in the character of the town. The proposed development will serve to increase the physical size of the town, the quantity of housing within the town and, therefore, the population of the town. This will serve to further remove Harleston from its original character as a small market town. The increase in population that the Proposed Development will bring about has the potential to increase the volume of both vehicular and foot traffic accessing the town centre. The

Conservation Area character appraisal notes that some parts of it can feel dominated by vehicles (South Norfolk Council 2016, 16) and some junctions within the town centre can be difficult for vehicles to negotiate (South Norfolk Council 2016, 17). In this respect, the effects of the Proposed Development might exacerbate these conditions, having a minor impact on the way in which the Conservation Area as a whole is experienced.

7.7 Change to the character of Harleston is, however, a process that was begun in the second half of the 20th century when residential developments of notable size were started in the area to the east of the town centre and west of the Proposed Development Site. Indeed, residential development was ongoing to the west of the Proposed Development Site at the time that the site visit to inform this document was undertaken. While the Proposed Development will lead to the further suburbanisation of Harleston, further removing it from its origins as a small market town, this can be considered to be a cumulative impact which has already been initiated through earlier schemes of development, and as the proposed development will not substantially alter the character of the Conservation Area itself, other than contributing to a possible increase in foot and vehicular traffic accessing the commercial parts of Harleston, this aspect of the Proposed Development can be assessed as having a minor impact on the Conservation Area. When all factors are taken into consideration, however, it is considered that the Proposed Development will have only a negligible impact on the Conservation Area.

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WEB RESOURCES

<http://www.ads.ahds.ac.uk>

<http://www.british-history.ac.uk>

APPENDIX 1 HISTORIC ENVIRONMENT RECORD (HER) DATA

The following sites are those that lie within a 1km radius of the site. The table has been compiled from data held by the Norfolk Historic Environment Record (HER; Fig. 3).

HER	NGR TM	Description
Prehistoric		
15528 - MNF15528	253 827	Following the removal of topsoil for the Harleston Bypass a large number of objects were recovered, including a number of flint implements, a fragment of a medieval cauldron, medieval pottery sherds and a number of post medieval objects
15529 - MNF15529	256 837	Fieldwalking by the Norfolk Archaeological and Historical Rescue Group in the area of the Harleston bypass in 1979 recovered a number of objects, including flints implements, medieval pottery and brick sherds, and a number of post medieval objects
Romano-British		
21164 - MNF21164	2490 8396	Around 1974 a copper alloy Roman coin was recovered from a building site in this area
31938 - MNF31938	25 83	Metal detecting in 1996 recovered five Roman coins, minted between AD 268 and the end of the 4th century AD
31946 - MNF31946	25 83	Metal detecting in 1996 and 1998 recovered a number of objects from the Roman to post medieval periods. This includes two Roman brooches, a Late Saxon brooch, and a possible medieval finger ring
56931 - MNF64159	25 83	Metal-detecting in 2012 recovered a medieval coin as well as Roman, medieval and post-medieval metal objects. The metal finds include a Roman finger-ring; a medieval buckle and mount or binding strip from a piece of furniture and a postmedieval harness mount and furniture handle escutcheon plate
Anglo-Saxon		
49795 - MNF54661	26 83	A metal detecting rally recovered a middle Saxon key, as well as medieval pottery and medieval and post medieval metal objects
Medieval		
11093 - MNF11093	24536 83324	Documentary research indicates that a chapel dedicated to St John the Baptist stood on this site from as early as the 15th century to 1873. Very little is known of the original medieval structure as it was completely rebuilt in 1726 and enlarged in 1823. Contemporary accounts from the 18th and 19th century indicate that it was a small building, consisting of a Gothicstyle nave and apsidal chancel with a stained glass window at the west end

11918 - MNF11918	2513 8212	Grade II listed Shotford Hall and barn stand on the site of Shotford deserted settlement, and both date to the 17th or 18th century. The barn is a timber framed building clad in weatherboarding, whilst the Hall is brick built
12475 - MNF12475	2453 8341	Grade II* listed The Swan Hotel is an undecorated 16th or 17th century timber framed inn of three storeys, with a carriage arch through the middle. The timber framing has been disguised with an 18th century brick skin and pilasters at the rear
12476 - MNF12476	2466 8340	Caltofts on Broad Street was originally built in 1460, on the foundations of an earlier house of 1375, the remaining house dates largely to the late 19th century and has been used as a school. A large house, part of the 16th century timber frame remains, the rest being brick, stucco and sham timber-framing with a black glazed pantile roof
13066 - MNF13066	263 838	An historical source states that in 1349 there was a double moated vicarage at Redenhall, which was divided in two by a wall to separate the vicar's portion from that of the rector appointed by Bungay nunnery. This is the nearest known moated site to Redenhall church, and there are cropmarks of a moated site with inner and outer moats, as well as a portion of what may be a second moat
14405 - MNF14405	24612 83327	Grade II* listed Nos 16 and 18 Old Market Place is a late 16th century timber-framed building with an 18th century red brick front, forming a crossing with a ring at the rear. Interestingly this wing dates to the 14th or early 15th century and is a raised aisled hall with a cambered tie-beam supporting a crown post with braces to the collar purlin and collar
15527 - MNF15527	2462 8236	In 1979 research work on the line of the Harleston bypass recovered some clay pipe fragments and some sherds of late medieval pottery
16122 - MNF16122	2474 8262	In 1980 nine sherds of medieval pottery were recovered on the surface of a ploughed field
16123 - MNF16123	2553 8324	In 1980 five sherds of late medieval pottery, including one handle, were recovered from the ploughed surface of a field
16956 - MNF16956	2435 8224	Fieldwalking in advance of the construction of the Harleston bypass recovered medieval and post medieval pottery sherds, and a fragment of unidentified glass
22962 - MNF22962	2441 8327	In 1986 during construction on this site a large backfilled pit, some 8m by 3m across and 2m deep, was discovered. The pit contained an iron knife, large quantities of leather offcuts and shoe fragments, huge amounts of animal bone, withies tapered at one end and either wattles or thatching

		pins, straw and 15th and 16th century pottery sherds
28454 - MNF28454	246 833	Grade II listed Nos 10 and 12 Old Market Place form a pair of two storey houses with a 19th century exterior and roof. The houses, which may have begun life as a single building, contain beams of around 1550 and a timber framed wall of the same date or possibly earlier
38179 - MNF42399	24613 83362	Grade II listed The Old Bank House, situated on the right before the church, has an 18th century façade, but is a 17th century house with Doric doorcases and irregularly spaced sash windows. The Norfolk Historic Buildings Group survey of Merchant's House postulates that it is part of a high status 16th century three cell building
38189 - MNF42409	24558 83445	Grade II listed Cardinal's Hat Inn dates to the 16th century and later, and is of rendered timber-framing with a steeply pitched black glazed pantile roof with gabled ends. There is a 19th century pilastered doorcase to the left with an entablature and cornice, and an 18th century painted brick wing
40087 - MNF43943	24562 83381	Grade II listed No 12 The Thoroughfare is a two storey 16th century timber framed house with an 18th century red brick front and a black glazed pantile roof with gabled ends and coved eaves cornice. The building has a 19th century shop front with pilasters and cornice with cast iron cresting and a brick chimney. Interestingly the cellar has brick arched recesses and two small niches, one with a pointed head, the other cusped, and may pre date the current building
40101 - MNF43956	2460 8352	Grade II* listed Reydon House is a complex L-shaped timber framed building, the rear wing of which is apparently a medieval first floor hall with a crownpost roof. The front range escaped the brick skin that many of the buildings of Reydon received in the 18th century, so the first floor jetty remains. Inside there are very elaborate ceilings, probably a remodelling of around 1500 when similar ceilings were also put into the rear range. The house was reduced in size around 1600, and an extra block added around 1700 when the interior was altered, and further alterations took place in the 19th century
45687 - MNF50723	24647 83484	Grade II listed Nos 26 and 28 Broad Street form a single three storey 16th century building with a 17th century or probably earlier origin. The building has a roughcast front, a south end wall in red brick, and a low pitched slated roof with gable ends. There is a large brick chimney stack off centre, with four engaged diamond-shaped shafts

48564 - MNF53600	24580 83440	Grade II listed No 25 The Thoroughfare is a two-storey timber-framed house with 19th century red brick front, probably dating to the 16th century. The building has a steeply pitched black glazed pantile roof with gable ends, and the ground-floor has a large late 19th century pilastered shop front with fascia
60634 - MNF67382	2490 8340	A linear pond shown on historic maps may be the remains of a medieval moated site
61639 - MNF68973	2456 8338	Grade II listed No 14 The Thoroughfare, incorporating Nos 2 and 4 Union Street is a two-storey building with an 18th-century red brick façade encasing an earlier timber-framed structure. This property has a steeply pitched black glazed pantile roof with gable ends and the left-hand end facing Union Street has Dutch gable. The ground floor features a large, early 20th century shop window with pilasters and dentilled cornice and a corner entrance
62911 - MNF70603	2439 8318	A medieval pottery sherd was found at this location in 1970
Post-medieval & early modern		
11070 - MNF11070	2469 8221	A bridge, referred to as Shotford Bridge, was present on this site until the 1960s
11092 - MNF11092	24638 83380	St John the Baptist's Church was constructed in 1872 to replace the small 18th-century chapel (HER 11093) which had been located in the Market Place
12474 - MNF12474	24873 83467	Known as Jays Green Harleston mill, this tower mill was first recorded in 1830, last used in 1912, and demolished around 1918, although the associated house survives
13577 - MNF13577	2896 8788	The Tivetshall to Beccles line was opened by the Waveney Valley Railway from the Norwich to Diss line (NHER 13578) on 1 December 1855, at that point reaching only as far as Harleston. In 1860 it reached Bungay, and in 1863 it reached Beccles. Some stations closed early, but the final passenger service ran on 5 January 1953, with the line closing to freight on 18 April 1966
16396 - MNF16396	2488 8370	A post mill, known as 'School Lane Harleston mill', was present on this site. The mill was built in 1824, and last used in 1856
17518 - MNF17518	2464 8345	In 1981 on a wall on the east side of Broad Street an inscription of black-letter text was discovered, probably dating to the 16th or 17th century
24392 - MNF24392	24325 82457	Grade II listed Dove House on Shotfold Road is a late 18th century grey brick building with black glazed pantiled hipped roof and modillioned eaves. The house has five bays, the centre one projecting slightly with an upper arched recess containing

		<p>window. There is a central Tuscan porch, now glazed. The north wing dates to the 17th century or earlier, and is plastered with a steep gabled roof. There is also a lower 18th century two storeyed wing across the end, and a garden wall and gateway in red brick to the south. Dove House also has a surprisingsly elaborate stables in the same style as the main house, dating to the early 18th century, with a later 18th to 19th century east addition</p>
30306 - MNF30306	2446 8327	<p>Grade II listed Nos 4, 6 and 8 London Road is a 17th century two storey timber-framed range, very probably derived from a late medieval hall with an inserted floor, or a first floor hall, although the details are obscured. No 4 has a late 19th century brick facing, and Nos 6 and 8 are roughcast. No 8 also has a red brick end wall, and all share a steep gable ended black glazed pantile roof. Nos 4 and 6 have Victorian shop fronts</p>
30985 - MNF30985	2474 8364	<p>Grade II listed Richmond House is a 17th century timber-framed two storey house encased in late 19th century painted brick with a steeply pitched black glazed pantile roof with gabled ends. The building has a parapet and dentilled cornice, brick chimney stacks and a late 19th century addition at rear</p>
33885 - MNF33885	2457 8326	<p>Grade II listed The Old House is a large 18th century red brick house, probably of 16th century origin with an unusual plan and some stop chamfered ceiling beams. The building has a steeply pitched tiled hipped roof, two storeys and an attic, and may have been an inn in the past. The front has been mutilated by a 20th century brick recessed ground floor bay. The side walls are painted, and there is a central gabled wing to the rear</p>
38176 - MNF42396	24599 83265	<p>Grade II listed No 2 Old Market Place, and adjoining house to south is a two storey 17th century timber-framed and stuccoed building with a steeply pitched black glazed pantile roof with gable ends</p>
38177 - MNF42397	24567 83212	<p>Along the north boundary of the yard of the Congregational Chapel is a row of very fine carved headstones, one dated 1817, which are believed to be from an older chapel</p>
38178 - MNF42398	24575 83112	<p>Despite not being listed by English Heritage, the White House has a 17th century core with ceiling beams, and was extended in the 18th century and Regency period and altered in the 19th century with Gothic revival fireplace</p>
38180 -	24607	<p>Grade II listed The Delft House is listed as 18th</p>

MNF42400	83286	century building with a Dutch gable to the west. However a survey by the Norfolk Historic Buildings Group suggests that the rear section, Delft Cottage, is a high quality early 17th century timber frame of three cells behind a later brick skin
38187 - MNF42407	24563 83412	Grade II listed No 21 The Thoroughfare is a 17th century timber framed house opened out as a shop in the 19th century and given a Victorian shop front. The current building is probably only part of the original, the remainder having been subsumed into the Swan Inn
38188 - MNF42408	24534 83383	Grade II listed No. 17 The Thoroughfare dates to the 18th century, and is a gabled brick house covered in roughcast with two storeys in three bays. To the right of the centre is a pilastered shop front dating to the 19th century. Listed separately is a two storey rear timber framed extension in Swan Lane, dating to the 17th century and thought to originally have been a barn
39401 - MNF43285	24705 83589	Grade II listed No. 28 Redenhall Road is a two storey timber framed building entirely encased in 19th century brick, with a black glazed pantile roof. The building has 19th century casements and brick stacks
40064 - MNF43918	24584 83393	Grade II listed Nos. 3 and 5 Union Street form a single two storey building dating to the 18th century or earlier, stuccoed and with a black glazed pantile roof with gabled ends and overhanging eaves. No 5 has a modern door and modern outbuilt shop and No 3 has a pilastered doorcase and panelled door
40065 - MNF43919	24591 83389	Grade II listed No 9 Union Street is a two storey 17th century stuccoed house with black glazed pantiles on a gabled roof. There are four first floor mullioned and transomed windows above a modern shop, and a gable wall on the left hand side onto Broad Street, with recent openings
40102 - MNF43957	24629 83546	Grade II listed No 3 Redenhall Road is a three storey 17th century timber frame building with an 18th century red brick front with high parapet and modillion cornice. There is a carriage arch to the right with old joists, and a long plastered 17th century wing at the rear
40357 - MNF44034	24580 83304	Grade II listed Post Office is a severe and restless two storey early 19th century red brick house with a slate hipped roof and paired eaves brackets. The building is in two sections; the north section of the east façade has a round-arched door with fanlight, and the south section projects forward with a pilaster at each end
40358 -	24588	Grade II listed Nos 7 and 9 Old Market Place form a

MNF44035	83315	single two storey late 18th to early 19th century building with a red brick façade to the east, and a gabled slate roof with overhanging eaves. No 9 has what was once a shop window with fluted pilasters, and at the rear of the north end there is a two storey timber framed wing with stop chamfered beams inside, possibly dating to before the 18th century
40717 - MNF44811	24450 83255	Grade II listed Nos 10 and 12 London Road form a single two storey 17th century house, altered in later periods, with a black glazed pantiles. No 10 has a 19th century shop front and sash window, No 12 has a 19th century pilastered doorcase and 20th century shop front
40721 - MNF44893	24474 83256	Grade II listed No 3 London Road is a two storey 17th century altered pebble-dash building with a pantile roof with gabled ends. On the ground floor there are two small early 20th century splayed shop windows with a door between, and a late 19th century panelled door to the left
40722 - MNF44894	24469 83244	Grade II listed No 5 London Road is an early two storey 19th century rendered building with a hipped roof of black glazed pantiles. On the ground floor is a large Victorian shop front with moulded cornice
40723 - MNF44895	24448 83210	Grade II listed No 9 London Road is an early to mid 19th century two storey red brick building with a slate roof with coped gable end. The north end has two Victorian square bay windows, and there is a greenhouse at the house which is almost entirely a 20th century rebuild, and now derelict
40927 - MNF45270	24550 83265	Grade II listed Corn Exchange was built in 1849 by John Bunn, and is a large stuccoed building in the Classical style, now partitioned into shops. The windowless front façade has a massive entablature projecting at the centre and supported on two pairs of giant Tuscan three-quarter columns, with pilasters at the ends, a moulded architrave, and double doors with six panels each
40928 - MNF45271	24547 83281	Grade II listed two storey public convenience on Exchange Street were made by encasing a 17th or 18th century timber framed building in 19th century red brick
40929 - MNF45272	24538 83269	Grade II listed No 9 Exchange Street probably dates to the early 18th century, and is a plastered timber-framed building with a pantile roof with gabled ends. The two storey building has an end brick chimney stack, and was in poor condition when assessed by English Heritage in 1976
41134 - MNF45693	24603 83429	Grade II listed Nos 15 and 17 Broad Street have a clad in brick under a pantiled roof and is adjoined either side by brick-clad houses. The building is on

		the north side of Broad Street and is part of the market place infill, and it may be part of a seventeenth century single-cell arrangement, but the other half would need to be seen to confirm this. Decorative features indicate a 17th century date of construction
41216 - MNF45820	24536 83302	Grade II listed Nos 10 and 11 Market Place form a single 18th to early 19th century building in three storeys, with a pantile hipped roof and corner pilasters. There is a large Victorian shop window with pilasters and consoles on the ground floor, and the left hand wall has a continuation of this shop, whereas the right hand wall has a smaller shop window
41239 - MNF45869	24619 83298	Grade II listed No 1 Briar Walk is a three storey early 19th century red brick building with a pantile roof and brick dentils. Two window bays on the first and second floors have original metal frame casements, and the building has a brick chimney stack
41368 - MNF46402	24581 83339	Grade II listed No 8 Church Street probably dates to the 17th century, although like many similar buildings in Harleston all but the rear is encased in 19th century grey brick. The buildings has two storeys and black glazed pantiles, and a door on the ground floor set between two reproduction Georgian shop windows
42029 - MNF47506	24701 83785	Grade II listed Harleston Station was part of the Waveney Valley line, operating between 1855 and finally closing in 1960. Built in an Italianate style in yellow brick, the two storey building has large shaped eaves brackets and outside bays with brick pilasters
44712 - MNF50481	24592 83582	The former maltings on Station Road dates to after 1780 and before 1840. The building is largely brick, with iron columns and a kingpost roof. The malt kilns were removed and part of the roof altered in the 20th century, and there are other ancillary buildings dating to between 1840 and 1880
45527 - MNF50563	2458 8344	Grade II listed Ancient House is a two storey 16th century timber-framed house with a plastered front and a steeply-pitched black glazed pantile roof with gable ends. The first floor overhangs on moulded brackets and has a carved bressumer. The ground floor has a late 19th century pilastered shop front, and a moulded doorcase to the left with a late 19th century panelled door. The building has a large brick chimney with four diagonally set brick flues
45563 - MNF50599	2495 8394	Grade II listed Pound House is a two storey 18th century stuccoed house with a slate roof with gabled

		ends and overhanging eaves. On the ground floor there are French windows with glazing bars, all in exposed casing, a central panelled door, and brick chimney stacks at the ends
45564 - MNF50600	2465 8351	Grade II listed No 2 Redenhall Road is a two storey 18th century, or possibly earlier, roughcast building with a black glazed pantile roof with gabled ends. The building has a central doorcase with pilasters and entablature with fluted frieze, and a moulded architrave and rectangular fanlight with glazing bars and flush panelled door. No 1 Wilson's Square forms the two storey rear wing, constructed in 18th century painted brick with a pantile roof with gabled end
45565 - MNF50601	2458 8339	Grade II listed No 9 Broad Street is a one storey 17th century timber-framed and stuccoed house with a steeply pitched pantile roof with gable end facing road. The building has an attic with a small window in the gable, a ground floor modern brick shop front with boarded fascia, and a brick chimney stack
45566 - MNF50602	2459 8340	Grade II listed No 11 Broad Street has a two storey 17th century, plastered timber-framing section at the rear, with a steeply pitched pantile roof with gabled ends. The building has a ground floor later lean-to, and a gable on the right from which a late 19th century red brick wing projects onto the street
45607 - MNF50643	2469 8356	Grade II listed Nos 20, 22 and 24 The Thoroughfare is an early 19th century house with a probable earlier origin. This two storey house is stuccoed and has a low pitched black glazed pantile roof with gabled ends. Nos 22 and 24 have modern boarded shop fronts
45609 - MNF50645	2457 8332	Grade II listed No 6 Church Street is a two storey 17th century timber-framed and roughcast cottage with a steep pantile roof with gabled ends. At the rear there is a plastered timber-frame wing with a steep pantile gable-ended roof
45610 - MNF	2457 8323	Grade II listed Stables immediately south of The Old House is an early 19th century building similar to the two lodges on either side of gateway to Mendham Lane. Built in painted brick with low pitched slate roofs, the gable ends face the road, each with a round-headed loft door. The stable entrances are on the garden side
45611 - MNF50647	2451 8338	Grade II listed Laburnham House is an early two storey 18th century plastered timber-framed house with a steep gable-ended pantile roof with coved eaves. The house has a modern brick porch at the centre, and a central brick chimney stack

45612 - MNF50648	2471 8360	Grade II* listed Candler's House is a fine two storey early 18th century house of red brick, with a hipped tiled roof and a moulded brick string course at first floor level. The building has a good central doorway with fluted Corinthian pilasters, a broken segmental pediment, and a moulded doorcase with fielded panel door. There is a brick chimney stack, and 19th and 20th century wings at the rear
45648 - MNF50684	2461 8345	Grade II listed No 34 The Thoroughfare facing Broad Street is probably of 17th century origin, and is plastered with a steep pantile roof with gabled ends
45650 - MNF50686	2447 8337	Grade II listed pair of cottages adjoining west of Nos 1 and 2 Old Chapel Yard dates to the 17th century and is timber framed and roughcast with a brick plinth and a steep pantile roof with gabled ends
45651 - MNF50687	2459 8327	Grade II listed Nos 4 and 6 Old Market Place form a single two storey 17th or 18th century roughcast building with moulded eaves cornice and a black glazed pantile roof with gable ends. The doorway to No 4, on the right, has fluted pilasters, a simple hood on shaped brackets, and a rectangular fanlight and panelled door
45652 - MNF50688	2461 8346	Grade II listed No 23 Broad Street is a two storey 17th century roughcast house with a steep pantile roof with gable ends. The building has a brick chimney stack and a gabled wing at the rear facing The Thoroughfare
45653 - MNF50689	2494 8387	Grade II listed even Nos 52 to 64 Redehall Road form an early to mid 19th century terrace of cottages constructed in clay lump on a flint base with a roughcast front. The building has a pantile roof with gabled ends and overhanging eaves, two storeys, and seven brick chimney stacks
45654 - MNF50690	2452 8336	Grade II listed Nos 9, 11 and 15 The Thoroughfare is a two storey 17th century building that originally formed a single house. Timberframed, No 9 is stuccoed, whilst Nos 11 and 15 are roughcast, and they share a steeply pitched tiled roof. At the front there are Victorian shaped bargeboards with finials and pediments., and the ground floor also has three late Victorian shop windows with cornices, console brackets and blind cases
45686 - MNF50722	24512 83341	Grade II listed No 1 The Thoroughfare is a probable 17th century building with a 19th century red brick front, parapet and brick cornice. The two storey building has a steeply pitched pantile roof with gable ends, and the ground floor has a large, probably early, 20th century shop on the entire front and continuing around the corner

45747 - MNF50783	24644 83464	Grade II listed Nos 20, 22 and 24 Broad Street form a single two storey timber framed building, probably dating to the 17th century, with a stuccoed first floor and sham timber framing and red brick ground floor. The building has an attic and a steeply pitched black glazed pantile roof with gable ends. The ground floor of No 24 has an early 20th century shop with entablature, and No 20 has a small modern shop window
45783 - MNF50819	24589 83251	Grade II listed Nos 1 and 3 Mendham Lane form a single two storey plastered building probably dating to the 17th century, with a steep gable-ended roof of black glazed pantiles. The ground floor of No 1 has a mid 19th century five-light shop window, and No 3 has a doorcase with panelled pilasters and panelled door
45786 - MNF50822	24588 83452	Grade II listed No 29 The Thoroughfare is a two storey timber framed building probably dating to the 16th century, with a steeply pitched black glazed pantile roof with gabled ends. The building was refronted in late 19th century red brick with a terracotta parapet with pierced guilloche ornament. There is a small 19th or 20th century shop on the corner with a modern canopy
45817 - MNF50853	24537 83328	Grade II listed Nos 7 and 9 Market Place and Nos 1 and 1A Church Street form a large, three-storey, grey brick building with stuccoed dressings, which was constructed between 1873 and 1876. There are six windows facing the Market Place, and three windows and a tower facing The Thoroughfare
45819 - MNF50855	24563 83340	Grade II listed No 5 Church Street is an early 19th century two storey brick house with a black glazed pantile roof with gable ends. The ground floor sash has been replaced by plate glass and a shop front with two small canted bays and central door
45820 - MNF50856	24448 83161	Grade II listed The Beeches is said to have been built in 1817, and is a large two storey stuccoed house with a slate hipped roof and bracketed eaves. The central doorway has a moulded architrave and cornice on console brackets, and a glazed door
45821 - MNF50857	24487 83310	Grade II listed Nos 1, 3 and 5 Market Place form a single two storey building probably dating to the early 18th century. The front of the building is faced in sham timber-framing, and it has a hipped roof of black glazed pantiles. No 1 has modern double doors, No 3 has a large Victorian shop front with console brackets, and No 5 has a small modern shop window
45823 - MNF50859	24574 83374	Grade II listed Nos 3 and 5 Broad Street form a single two storey 18th century red brick building with

		moulded brick eaves and a tiled hipped roof. No 5 has a Victorian pilastered shop front with an entablature and the right hand return facing Union Street has a splayed shop window
45830 - MNF50866	24612 83499	Grade II listed No 37 The Thoroughfare is a 17th century two storey timber-framed house refronted in the early to mid 19th century, with a painted brick front with parapet. The building has a ground floor Victorian shop with a doorway to the right with a hood on shaped brackets
45874 - MNF50910	24593 83469	Grade II listed No 16 The Thoroughfare is an 18th century two storey house of painted brick with a steeply pitched hipped slate roof. On the ground floor there is a large projecting Victorian shop front with pilasters, moulded cornice and blind case, and the shop continues around right hand return facing Union Street
47849 - MNF52885	24481 83265	Grade II listed No 1 London Road is a 17th century or earlier two storey timber-framed house with a mid 19th century painted brick front and a black glazed pantile roof with gabled ends. The ground floor has a central projecting brick porch with a drip mould over a glazed door, and there are brick chimney stacks
47856 - MNF52892	24555 83190	Grade II listed The Chestnuts is a late 18th or early 19th century two storey red brick house with a hipped roof of black glazed pantiles and overhanging eaves. The right-hand doorway has fluted pilasters, semi-elliptical in section, an entablature with a fluted frieze and cornice and a rectangular fanlight with bars and a panelled door. There is a modern one storey addition to the righthand side
47857 - MNF52893	24608 83314	Grade II listed No 14 Old Market Place is a 17th century timber-framed house with a plastered front and a gable-ended black glazed pantile roof, the right hand end of which is slightly lower and set back. The building has two storeys and an attic, and the entire ground floor has a large projecting early 20th century shop front with splayed ends
47859 - MNF52895	24399 83304	Grade II listed The Malthouse was constructed around the mid 19th century, and is a large two storey red brick range with a gable-ended pantile roof. There are widely spaced small two-light windows, three ground floor doors, and two loft doors. At the west end is the cooler unit, square in plan with very a steep slated roof with lead-rolled hips
47860 - MNF52896	24632 83491	Grade II listed Nos 27 and 29 Broad Street form a single two storey 17th century building with a painted brick front and a steep pantile roof with

		gabled ends. The building has brick chimney stacks and a cat slide roof at the rear facing The Thoroughfare
47861 - MNF52897	24651 83432	Grade II listed Nos 14, 16 and 18 Broad Street form a two storey 17th century range refronted in late 19th century red brick, with steeply pitched pantile roofs with gabled ends. No 14's roof is slightly higher, No 18 has a projecting gable, and a splayed bay on the ground floor. No 14 also has an elliptical headed carriageway through with joists exposed inside
47862 - MNF52898	24575 83358	Grade II listed No 9 Church Street is a 17th century house faced in red brick during the 18th or early 19th century, and plastered at the rear. The building has a black glazed pantile roof with gable ends, two storeys and an attic. There is a central pilastered doorcase with a panelled door and brick chimney stack
48372 - MNF53408	24730 83624	Grade II listed No 34 Redenhall Road is a mid 19th century red brick house with a black glazed pantile roof with gabled ends and overhanging eaves. The two storey house has plain brick corner pilasters and an off centre pilastered doorway with an open pediment on console brackets
48373 - MNF53409	24629 83306	Grade II listed Nos 7, 8 and 9 Shipp's Close probably dates to the 17th or 18th century, and has a ground floor of painted brick and a plastered first floor. The two storey building has a steeply-pitched pantile roof with gabled ends, and adjoins the rear of No 14 Old Market Place
48374 - MNF53410	24610 83491	Grade II listed No 35 The Thoroughfare is a probable timber-framed 17th century house encased in mid 19th century painted brick. The two storey building has a black glazed pantile roof with gabled ends, and on the ground floor there is an altered Victorian shop front with cornice
48377 - MNF53413	24495 83366	Grade II listed Nos 1 and 2 Old Chapel Yard form a single two storey early 19th century red brick building with a black glazed pantile roof with gabled ends and overhanging moulded eaves. The building has a wide plain brick pilaster at the centre of the front, panelled doors in segmental-headed openings, and a central brick chimney stack
48378 - MNF53414	24591 83333	Grade II listed Ilford Cottage is a two storey mid 19th century grey brick house with a slate roof with gabled ends and overhanging eaves. The building has a central doorway with a cornice on console brackets, a rectangular fanlight, and a panelled door
48379 - MNF53415	24616 83337	Grade II listed Nos 20, 22 and 24 Old Market Place form a single two storey 17th century timber-framed

		building encased in red brick circa 1913. The building has a steeply pitched black glazed pantile roof with gabled ends, three doorways with rectangular fanlights, and three dormers with cambered heads
48380 - MNF53416	24666 83536	Grade II listed Nos 8 and 10 Redenhall Road form a single two storey early 19th century red brick building with a low pitched black glazed pantile roof with coped gable ends and overhanging eaves. The ground floor has two segmental headed recessed doorways with moulded architraves, segmental-headed fanlights with glazing bars, and panelled doors
48381 - MNF53417	24618 83463	Grade II listed No 21 Broad Street is a two storey 17th or 18th century roughcast building with a steep pantile roof with gable ends
48382 - MNF53418	24626 83476	Grade II listed No 25 Broad Street is a three storey 18th century rendered house with a pantile roof with gable ends. The building has a central fielded panel door in a pilastered case with an entablature, and includes the two storey wing on the right which has a pantile roof and a modern door
48383 - MNF53419	24590 83349	Grade II listed No 12 Broad Street and No 17 Old Market Place form a two storey 18th century stuccoed brick building with a gable-ended roof of black glazed pantiles. There is a good central doorway with Ionic fluted columns supporting a dentilled pediment in deep frieze, and fielded panel door. There is a Victorian shop on the right hand corner with a cornice and pilasters
48384 - MNF53420	24567 83318	Grade II listed Lantern Cottage is a two storey building of 17th century or early 18th century origin, much altered. The house is constructed of painted brick, the north side partly faced in later brick, and has a steeply pitched black glazed pantile roof with gabled ends and a modern brick chimney stack
48385 - MNF53421	24585 83344	Grade II listed No 10 Church Street is a two storey house of 17 or 18th century origin, rendered with a black glazed pantile roof with gabled ends. The building has a central pilastered doorway with a panelled and glazed door, and there is a late 19th century entablature over the entire ground floor which was once a shop
48386 - MNF53422	24544 83296	Grade II listed Nos 6 and 8 Exchange Street form a single two storey early 19th century roughcast building with a low-pitched black glazed pantile hipped roof with overhanging eaves. No 6 has a plain flush-panelled door, and No 8 has a reeded doorcase and a glazed door
48387 -	24616	Grade II listed No 1 Keeley's Yard is a three storey

MNF53423	83269	early 19th century house in grey brick with a pantile roof with gable ends and brick chimney stacks. The building has a central doorway in a round-headed recess with a plain semi-circular fanlight and panelled door
48388 - MNF53424	24416 83151	Grade II listed No 17 London Road is a two storey 17th century timber-framed house encased in early 19th century painted brick, with a hipped roof of black glazed pantiles with wide eaves. The centre right doorcase has reeded pilasters and cornice and glazed and panelled door, and there is a rebuilt brick chimney stack
48389 - MNF53425	24426 83223	Grade II listed Nos 16 and 18 London Road form a single two storey 17th century plastered timber-framed building with a steep black glazed pantile roof with gabled ends. No 18 has an altered mid 19th century shop window, with cornice on console brackets
48390 - MNF53426	24424 83215	Grade II listed Nos 20, 22 and 24 London Road form a single two storey 16th or 17th century timber-framed building faced in later 19th century red brick with a steep gable-ended black glazed pantile roof. No 24 has a timber-framed wing at the rear which has been brick-faced
48414 - MNF53450	24595 83431	Grade II listed No 26 The Thoroughfare is a two storey 17th century or earlier stuccoed timber-framed house with a steeply-pitched pantile roof with gable ends. On the ground floor there are two small Victorian shop fronts with pilasters and entablatures with moulded cornices
48415 - MNF53451	24660 83510	Grade II listed No 2 Wilsons Square adjoins the rear of No 32 Broad Street, and is a two storey early 19th century red brick cottage with a pantile roof with gable ends and overhanging eaves
48540 - MNF53576	24618 83507	Grade II listed Oulton House is a two storey early 19th century stuccoed house with a low pitched slate roof with gabled ends and moulded eaves. The ground floor has a central pilastered doorcase with cornice, rectangular fanlight and fielded panel door. On the left hand side is a Victorian shop front with pilasters, eight large panes, and a glazed door with fanlight
48541 - MNF53577	24602 83442	Grade II listed Nos 28 and 50 The Thoroughfare form a single two storey 18th century or early 19th century building with a mid to later 19th century stuccoed front with later painted brick parapet. On the ground floor there is a large altered Victorian shop front, and to the right a doorway with cornice on console brackets and moulded architrave

48554 - MNF53590	24651 83496	Grade II listed Nos 30 and 32 Broad Street form a single two storey building, probably dating to the 17th century but encased in 18th century painted brick. The building has a steep pantile roof with gable ends, and the remains of a large brick chimney stack on the south end wall
48555 - MNF53591	24567 83318	Grade II listed Market House is a two storey 17th century rendered building, with sham timber framing on the first floor. On the ground floor there is a central brick splayed porch with moulded doorcase and cornice, and a wide splayed bay to the left. There are two late 19th century brick chimney stacks
48556 - MNF53592	24646 83283	Grade II listed building adjoining and immediately east of No 1 Keeley's Yard is an early 19th century red brick building said to have been used for stocking manufacture. The three storey building has a pantile roof with gabled ends with coping, and the ground floor windows are blocked or partly blocked. On the right there are double doors, now partly glazed, to ground floor and first floor
48557 - MNF53593	24448 83203	Grade II listed No 11 London Road, St George's House, is an early 19th century fronted house, which may be based on an older building. The building is of painted brick, with two storeys, an attic, and a black glazed pantile roof with gabled ends. There is a central moulded doorcase with a cornice, a panelled door, and plain brick pilasters in the corners
48558 - MNF53594	24468 83304	Grade II listed No 2 London Road, Selbourne House, is largely late 19th century in date and of little architectural interest, but it does possess a 17th or 18th century wing at the rear. This wing is constructed from plastered timber-framing, partly brick faced, and has two storeys and attic and a red brick chimney stack. The late 19th century two storey front is grey brick, with a central doorcase and a slate roof with bracketed eaves
48559 - MNF53595	24572 83293	Grade II listed Nos 3 and 5 Old Market Place form a single two storey red brick building with low-pitched slate hipped roof and dating to the early 19th century. There is a large early to mid 19th century shop with fluted narrow pilasters, entablature with cornice, and a central entrance
48560 - MNF53596	24588 83326	Grade II listed No 11 Old Market Place is an 18th or early 19th century two storey grey brick house with a slate roof with coped gable ends and overhanging eaves. The building has a central moulded wood doorcase with a cornice hood, narrow rectangular fanlight, and a flush-panelled door

48562 - MNF53598	24645 83552	Grade II listed No 5 Redenhall Road is a three storey 17th century timber-framed building with a steeply pitched gable-ended roof of black glazed pantiles. It was refronted in 18th century with a red brick front with moulded brick cornice and brick chamfered quoins and parapet
48563 - MNF53599	24685 83562	Grade II listed No 18 Redenhall Road is a two storey 18th century painted brick house with moulded brick eaves cornice and a low-pitched pantile roof with gable ends. The building has a Victorian shop front with pilasters, fascia and cornice
48565 - MNF53601	24603 83479	Grade II listed No 33 The Thoroughfare is a two storey 17th century or earlier house with a steeply pitched gable-ended roof of black glazed pantiles. It was refronted in 1882 in grey brick with a parapet surmounted by ball finials and an eagle over the datestone at the centre. The ground floor has a large late 19th century pilastered shop front with cornice, and there is a 17th century stuccoed timber-framed wing of two storeys at the rear
48644 - MNF53680	24520 83353	Grade II listed Nos 3, 5 and 7 The Thoroughfare form a single two-storey building, probably dating to the 17th century. The exterior is stuccoed, and the building has a steeply pitched pantile roof with gabled ends. No 3 is now a one storey building with a large Victorian shop window almost to the eaves which projects slightly and has a cornice. Nos 5 and 7 have two small first floor casements and two small ground floor canted shop windows, with two glazed doors between
48646 - MNF53682	24426 83161	Grade II listed No 15 London Road dates to the 17 or 18th century, and is a long range at right angles to road. Constructed of painted brick, with a pantile roof with coped gable ends, the building was originally a one storey cottage and stables
48647 - MNF53683	24568 83349	Grade II listed No 7 Church Street probably dates to the 17th century, although it has been refronted in painted brick. The building has a steep black glazed pantile roof with gable ends and two storeys. On the ground floor there are three small 19th century shop fronts, the right hand one with narrow pilasters, the one centre splayed, and the left hand plain with three large panes
48651 - MNF53687	24671 83496	Grade II listed No 5 Wilsons Square, Philomel, is a small one storey 17th century plastered cottage with a painted brick faced north end wall and a steeply pitched pantile roof with gabled ends
48711 - MNF53747	24554 83364	Grade II listed Nos 6 and 8 The Thoroughfare form a single two storey 18th century painted brick

		building with a steeply pitched nipped pantile roof with overhanging eaves. The building has a moulded string course at the floor level, and a ground floor doorway off centre in a moulded case with a rectangular fanlight and moulded pertinent and fielded panel door. To the left there is a late 19th or early 20th century large strop front on the corner with a fascia with cornice
48712 - MNF53748	24583 83410	Grade II listed No 18 The Thoroughfare is of importance due to the timber-framed wing at the rear, which is probably of 17th century date. The wing is stuccoed, with a steeply pitched pantile roof, and has two storeys. The late 19th century red brick front is of little architectural interest, though it has a parapet with a moulded brick dentilled cornice
48722 - MNF53758	24659 83586	Grade II listed No 1 Station Road, Mill House is a two storey early 19th century red brick house, of which the right hand end has been painted. The building has a black glazed pantile roof with gabled ends. A number of the first floor windows have two and three-light metal frame casements with leaded panes
48790 - MNF53826	24838 83770	Grade II listed Nos 42 and 44 Redenhall Road are an early 19th century pair of two storey buildings in yellow brick with low-pitched hipped slate roof. There are plain brick pilasters at the centre and corners, round-headed doorways with semi-circular fanlights, and two brick chimney stacks
48791 - MNF53827	24506 83289	Grade II listed The Magpie Hotel is a two storey early 18th century building in plastered brick, although the core of the building is probably of an earlier date. The Hotel has a hipped roof of black glazed pantiles, and two pilastered doorcases with entablatures and fielded panel doors. There are two 18th century painted brick wings at the rear, the westernmost of which fronts London Road and is stuccoed. At the end of this wing is a 19th century red brick addition of two storeys
48792 - MNF53828	24586 83223	Grade II listed No 15 Station Road, The Griffons, is a two storey mid 19th century red brick cottage, with a pantile roof with gable ends. On the right hand side of the ground floor is a small mid 19th century shop window with pilasters and a cornice and glazing bars
48793 - MNF53829	24696 83615	Grade II listed Haddiscoe Lodge is a two storey 18th century, painted brick building, the left hand side of which has been stuccoed. The building has a steeply pitched black glazed pantile roof with gabled ends, and a central fielded panel door with a rectangular fanlight with glazing bars in a moulded

		architrave with cornice. There are brick chimney stacks at the ends
48794 - MNF53830	24729 83623	Grade II listed No 32 Redenhall Road is a two-storey early 19th century red brick building with a low pitched black glazed pantile roof with gable ends. On the ground floor, to the left, is a doorway with reeded pilasters, cornice and fluting in the frieze and a glazed door. The building has a brick chimney stack, and adjoins north of Candler's House
48804 - MNF53840	24544 83342	Grade II listed Nos 2 and 4 The Thoroughfare form together a two storey 17th century stuccoed timber-framed building, with a steeply pitched black glazed pantile roof. The entire ground floor front is outbuilt with a large 20th century shop front. There is a gable on the right with Victorian shaped barge boards, and a gabled dormer on the left with Victorian shaped barge boards
48865 - MNF53901	24661 83526	Grade II listed Hanlith House and Woodrow House form a single two-storey building with an 18th century red brick front with a low parapet, although there may be materials of an earlier origin behind. The building has a steeply pitched black glazed pantile roof with gable ends. There is a central round-headed doorway to Hanlith House, with a semi-circular fanlight with glazing bars and a glazed and panelled door
Modern		
32722 - MNF32722	24428 83177	A common 1940 type 22 pillbox is situated on the left-hand side of the drive to The Beeches, 13 London Road, and is partially demolished
35394 - MNF39521	2562 8264	A Royal Observer Corps post was present on this site, and in use between March 1958 and October 1969. The site was completely demolished in 1990, and no traces remain today
37606 - MNF41954	24540 83288	A fine example of an early 20th century weighbridge with panelled control cabin has been preserved in situ when the works previously situated here was demolished and the estate constructed
48463 - MNF53499	24613 83396	Grade II listed pair of K6 telephone kiosks on Broad Street, of the type designed in 1935 by Sir Giles Gilbert Scott and made by various contractors. The kiosks are of cast iron, squat in shape and with domed roofs
49780 - MNF56881	24665 83336	Brick coach house of two storeys in tower form with slate roof. Possibly served Caltofts House to the north, but demolished in 1999
55689 - MNF62096	2462 8326	Late 19th to early 20th century hosiery factory situated in Keely's Yard

57228 - MNF63518	2479 8375	A post-medieval milestone positioned along the Scole to Harleston road
58217 - MNF64360	2455 8320	Congregational Chapel built in 1819 then altered and re-fronted by Edward Boardman in 1886
60853 - MNF68040	24 83	Metal-detecting in 2015 recovered a post-medieval finger ring
<i>Undated remains</i>		
11081 - MNF11081	2456 8336	Harold's or Herolf's Stone, or 'King Harold's mounting block' is said to be the stone on which the Danish chieftain Harold/Herolf stood to apportion land to local guides. Local stories suggest that the town of Harleston is named after this stone
11099 - MNF11099	25388 83611	In 1967 a short tunnel, lined with bricks, was found during the ploughing of a field. The exact purpose and date of this tunnel is unclear
56767 - MNF63180	2513 8319	Site of negative survey off Mendham Lane

APPENDIX 2 CARTOGRAPHIC SOURCES

Date	Description	Fig. No.	Scale	Location
1797	Fadden's map of Norfolk	4	n/a	NRO
1845	Parish of Harleston tithe map	5	n/a	NRO
1885	Norfolk sheet CVI.SE; 1 st edition Ordnance Survey map	6	6": 1 mile	NRO
1905	Norfolk sheets CVI.11 & CVI.12; 2 nd edition Ordnance Survey map	7	25":1 mile	NRO
1957	Norfolk sheet CVI.SE; revised edition Ordnance Survey map	8	6":1 mile	NRO
1975	Plan TM 2583 - 2684; Ordnance Survey map	9	25":1 mile	NRO

APPENDIX 3 PARISH OF HARLESTON TITHE APPORTIONMENT, 1845

Plot	Owner	Occupier	Name	Use	Area
399	George Grout	William Daudrey	Field	Arable	3-1-14
400	George Grout	William Daudrey	Field	Arable	2-3-15
401	George Grout	William Daudrey	Field	Arable	7-3-16
402	George Grout	William Daudrey	Field	Arable	8-3-6
403	George Grout	William Daudrey	Field	Arable	11-3-3
404	George Grout	William Daudrey	Field	Pasture	4-3-22
405	George Grout	William Daudrey	Field	Pasture	5-2-38
406	George Grout	William Daudrey	?Premises	Pasture	0-2-10
407	George Grout	William Daudrey	Field	Pasture	6-2-12
408	George Grout	William Daudrey	Field	Pasture	6-0-36
409	George Grout	William Daudrey	Field	Pasture	7-3-0
410	George Grout	William Daudrey	Field	Pasture	4-1-21W
415	George Grout	James Christopher	Field	Pasture	2-2-9
416	George Grout	Charled Gibb	Field	Pasture	1-0-10
417	William Barber	Himself	House, mill and yard	Pasture	0-1-11
418	William Barber	Himself		Pasture	0-0-35
419	William Barber	Himself		Pasture	0-1-23
420	William Barber	Henry Gibbs Senior	Cottage & Garden	Pasture	0-1-14
421	Trustees of Harleston Parish John Gedney and James Aldous	Themselves	Workhouse		0-0-24
422	Trustees of Harleston Parish John Gedney and James Aldous	Themselves	Garden		0-0-12
423	Philip Bryant	John Chambers	Cottage Garden	Pasture	0-0-33

DIGITAL PHOTOGRAPHS



DP 1. View east-north-east across the southern part of the proposed development site



DP 2. View west-north-west towards Harleston town centre from the same location as DP 1



DP 3. View west from the western edge of the proposed development site towards Harleston town centre



DP 4. View north-west towards Harleston town centre from the same location as DP 3



DP 5. View south-west across the southern part of the proposed development site from the track/footpath running across its approximate centre



DP 6. View south-west from slightly to the east of DP 5 demonstrating the presence of the pond depicted on cartographic sources



DP 7. View north across the proposed development site from the same location as DP 5



DP8. View south-east of farm buildings located within the centre of the proposed development site



DP 9. View south-west from eastern edge of the proposed development site, adjacent to the gated access leading directly on to the A143



DP 10. View-west south-west across the proposed development site from the same location as DP 9. The farm complex at the approximate centre of the proposed development site is clearly visible



DP 11. View north-west across the proposed development site from the same location as DP 9



DP 12. View north-north-west across the proposed development site from the same location as DP 9



DP 13. View west across the northern half of the proposed development towards the town centre from the eastern boundary adjacent to the A143



DP 14. View south-west from the north-eastern corner of the proposed development site



DP 15. View west towards the town centre from the north-eastern corner of the proposed development site



DP 16. View south across the proposed development site from its northern boundary



DP 17. View west towards the town centre along the northern boundary of the proposed development site



DP 18. View south-east across the proposed development site from Green Lane/Jay's Green



DP 19. View towards the proposed development site from adjacent to the Grade II listed The Pound House



DP 20 View towards the proposed development site from Redenhall Road incorporating the Grade II listed 52-64 Redenhall Road



DP 21. View towards the proposed development site from Factory Close



DP 22. View towards the proposed development site from Redenhall Road incorporating the Grade II listed 42 & 44 Redenhall Road



DP 23. View towards the proposed development site from adjacent to the Grade II listed 37 Station Road (visible to left of photograph)



DP 24. A further image from the same location demonstrating that part of the proposed development site is incorporated in views of 37 Station Road from the west of this building



DP 25. View towards the proposed development site from Redenhall Road incorporating the Grade II listed Richmond House



DP 26. View of the Grade II* listed Candles House, demonstrating that the proposed development site will not alter views of this heritage asset



DP 27. View towards the proposed development site from the junction of The Thoroughfare and Broad Street, incorporating heritage assets in this area.



DP 28. View towards the proposed development site from the eastern end of Bullock Fair Close



DP 29. View towards the proposed development site from Bullock Fair Close



DP 30. View towards the proposed development site from Swan Lane, incorporating the Swan Hotel (to the left) and listed buildings on The Thoroughfare



DP 31. View towards the proposed development site from Swan Lane, looking across the town centre



DP 32. View towards the proposed development site from the junction of Church Street and The Thoroughfare



DP 33. View across the Marketplace towards the proposed development site



DP 34. View across Magpie Court, incorporating the Grade II listed Magpie Hotel (to left of picture), towards the proposed development site



DP 35. View towards the proposed development site from London Road, incorporating views of the Grade II listed The Beeches.



DP 36. View towards the proposed development site from London Road, incorporating views of the Grade II listed 17, London Road.



DP 37. View towards the proposed development site from the junction of Exchange Street with Old Market Place and Mendham Lane, incorporating the Grade II listed No. 2 Old Market Place



DP 38. View across Old Market Place from Green Dragon Lane with the Grade II listed Post Office on the right of the image and the Grade II listed 3 & 5 Old Market Place on the left of the image



DP 39. View towards the proposed development site incorporating No. 14 and Nos. 16 & 18 Old Market Place



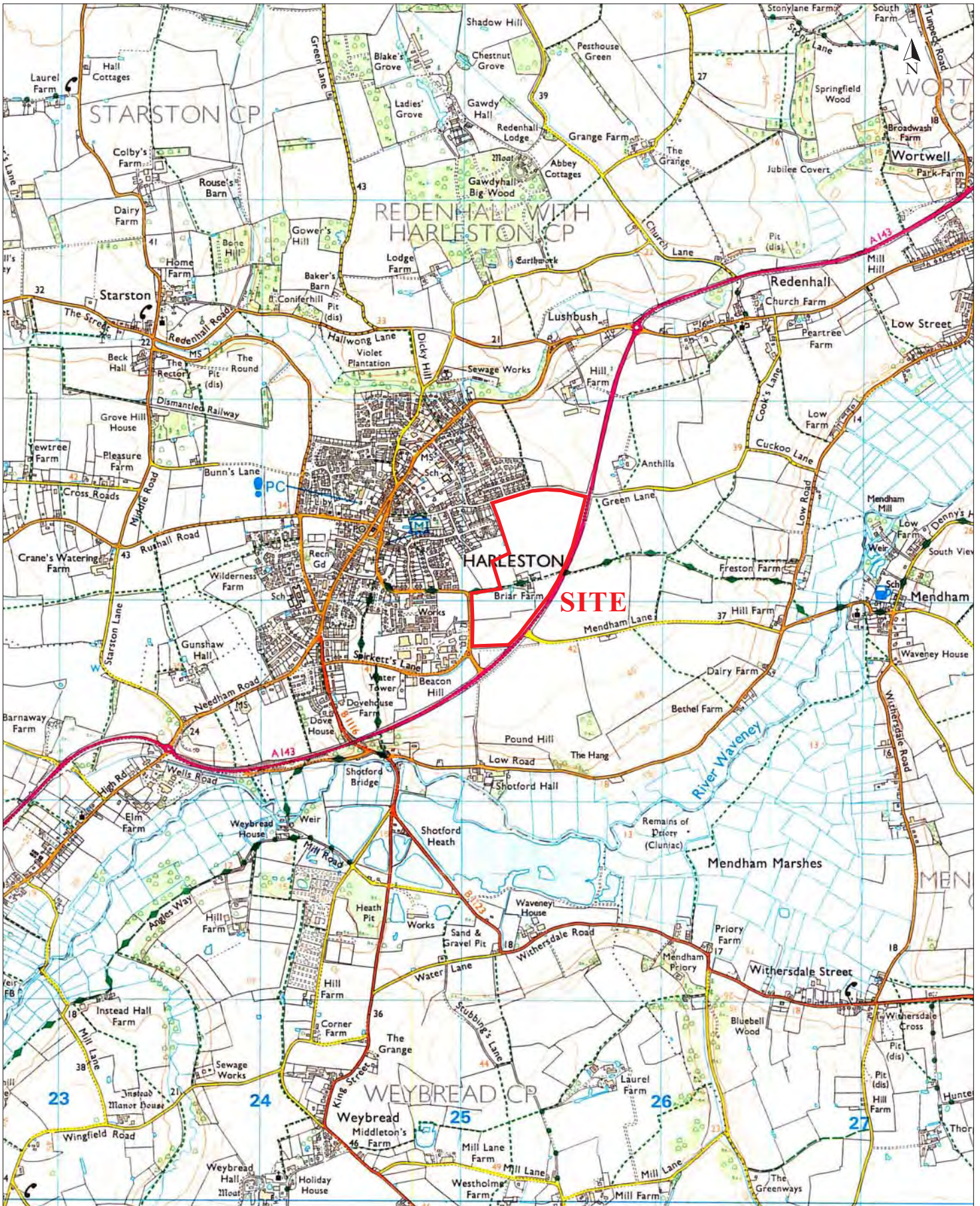
DP 40. View towards the proposed development site from Broad Street, incorporating the Grade II listed Church of St John the Baptist



DP 41. View towards the proposed development site from Broad Street showing the Grade II listed War Memorial and the Grade II listed K6 telephone kiosks

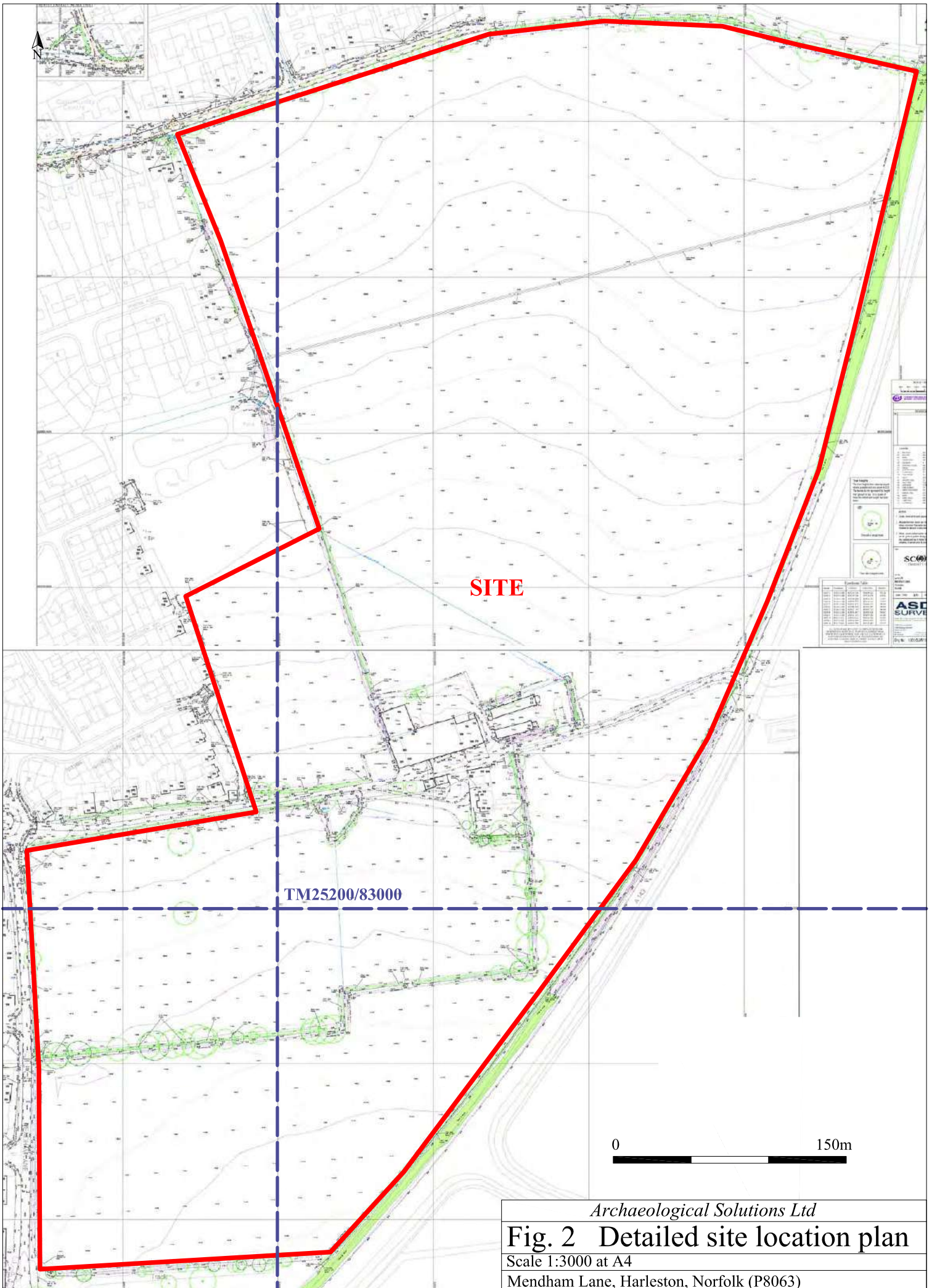


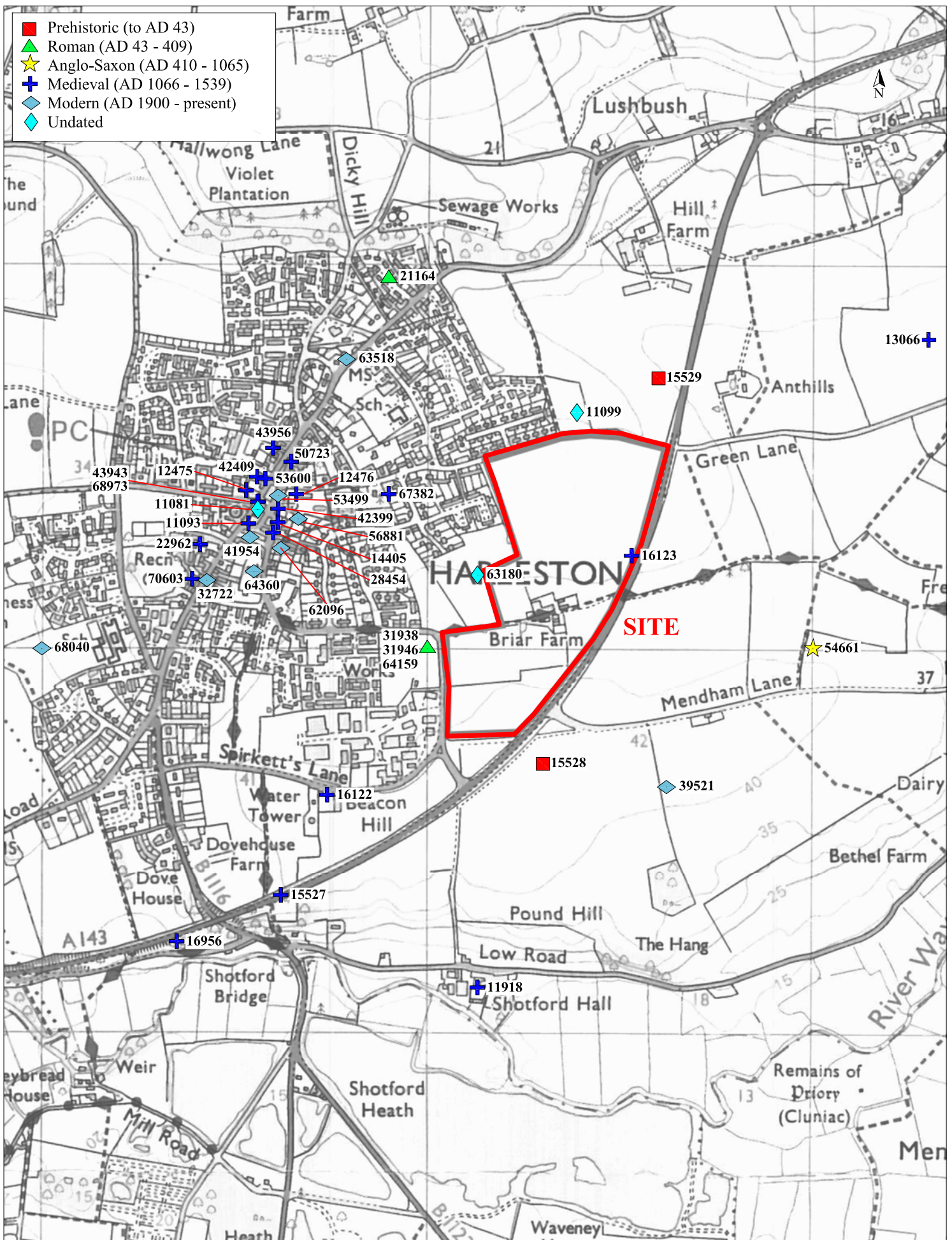
DP 42. View of the Grade II listed 20, 22, 24 Broad Street, looking towards the proposed development site



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Fig. 1 Site location plan
 Scale 1:25,000 at A4
 Mendham Lane, Harleston, Norfolk (P8063)





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ALL HER NOS PREFIXED WITH MNF

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Fig. 3 HER information

Scale 1:12,500 at A4

Mendham Lane, Harleston, Norfolk (P8063)



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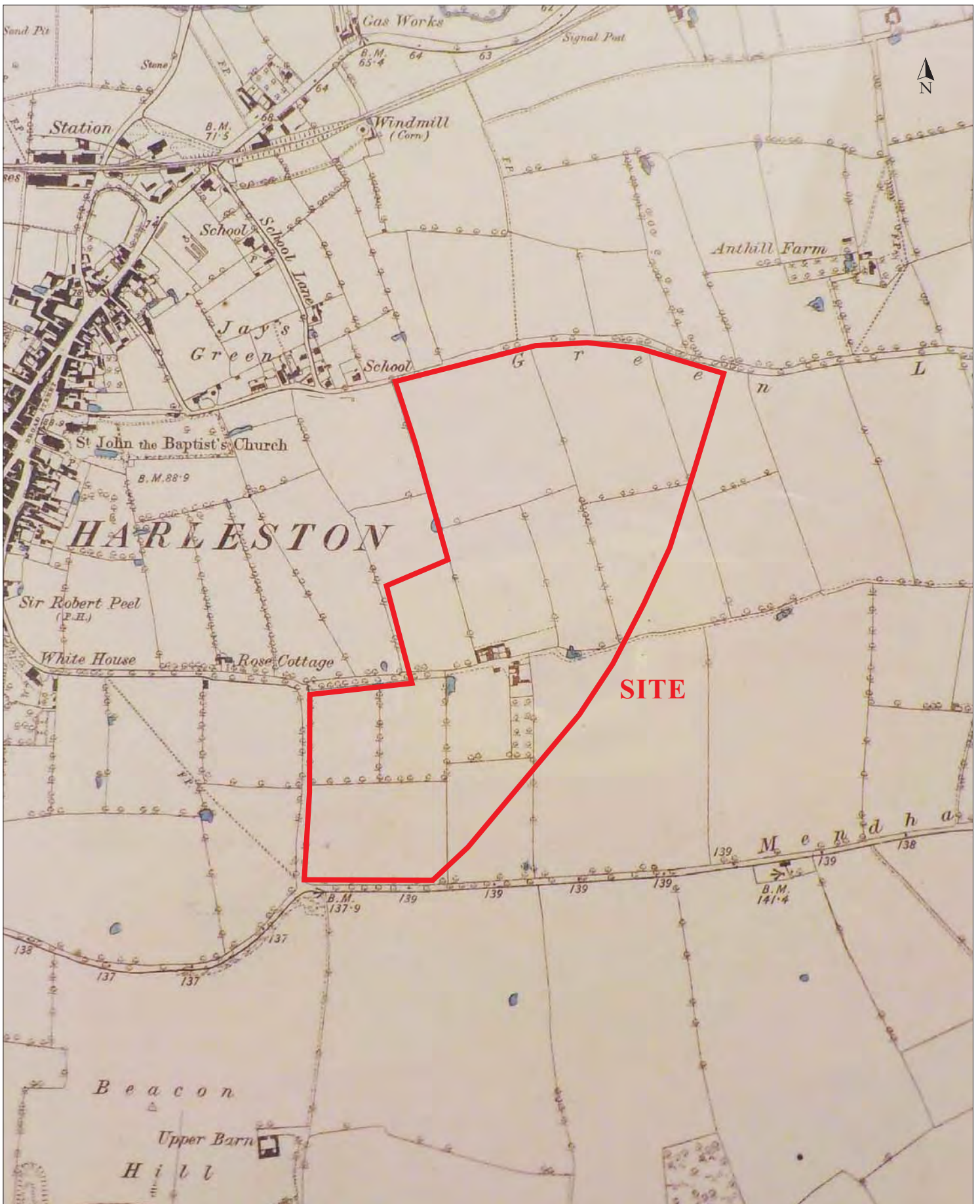
Fig. 4 Faden's map, 1797

Not to scale

Mendham Lane, Harleston, Norfolk (P8063)



<i>Archaeological Solutions Ltd</i>
Fig. 5 Tithe map, 1845
Not to scale
Mendham Lane, Harleston, Norfolk (P8063)

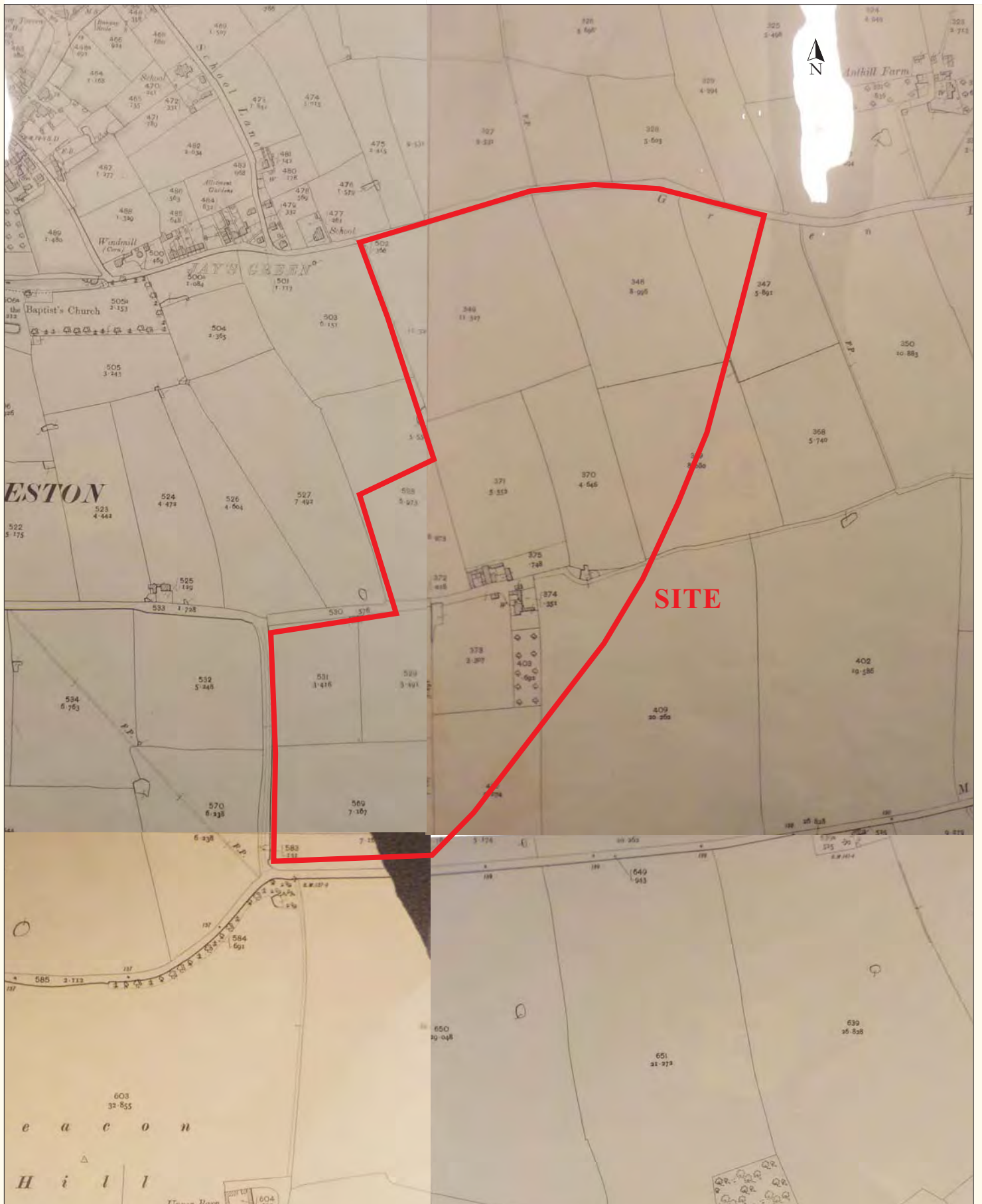


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Fig. 6 OS map, 1885

Not to scale

Mendham Lane, Harleston, Norfolk (P8063)



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Fig. 7 OS map, 1905
 Not to scale
 Mendham Lane, Harleston, Norfolk (P8063)

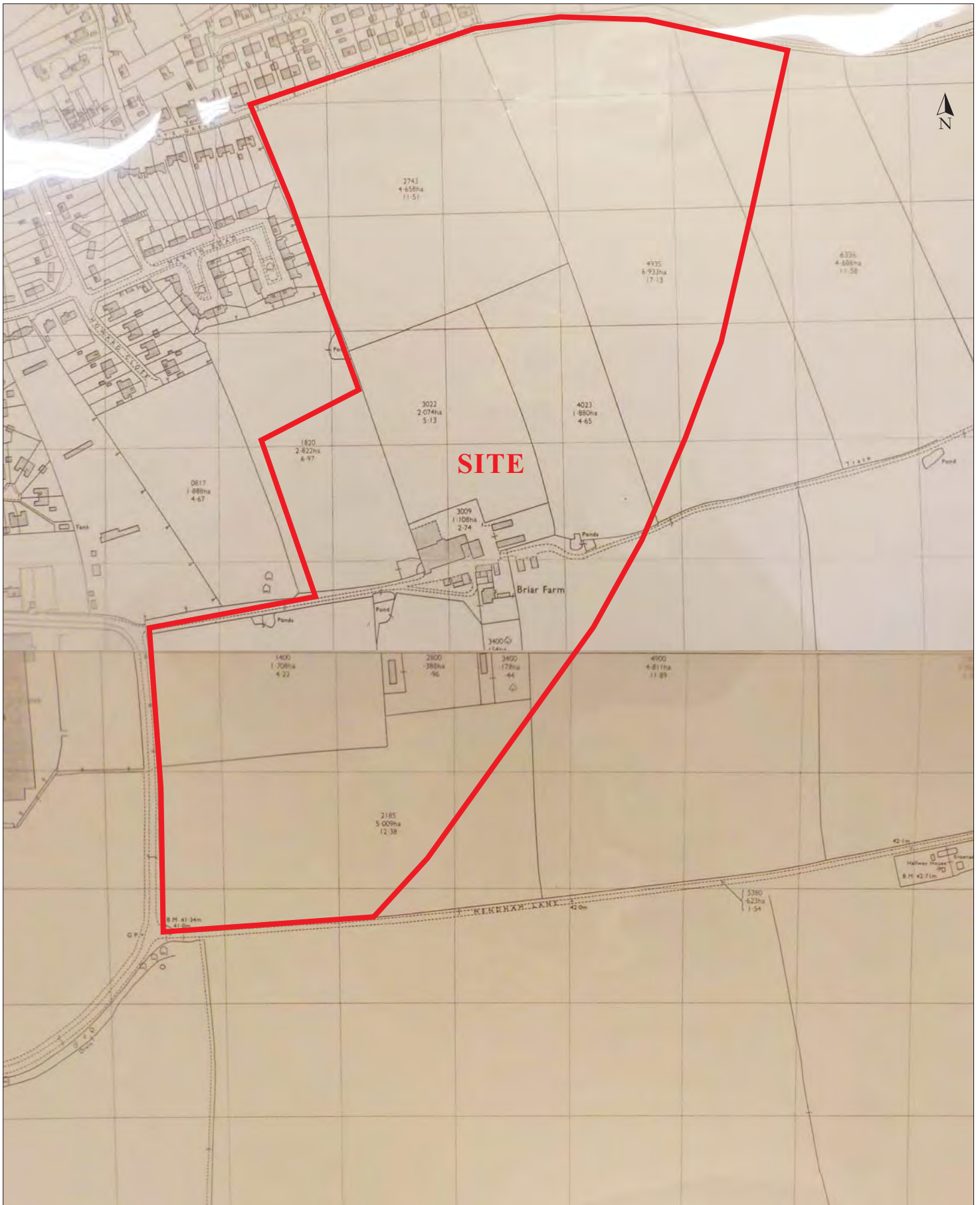


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Fig. 8 OS map, 1957

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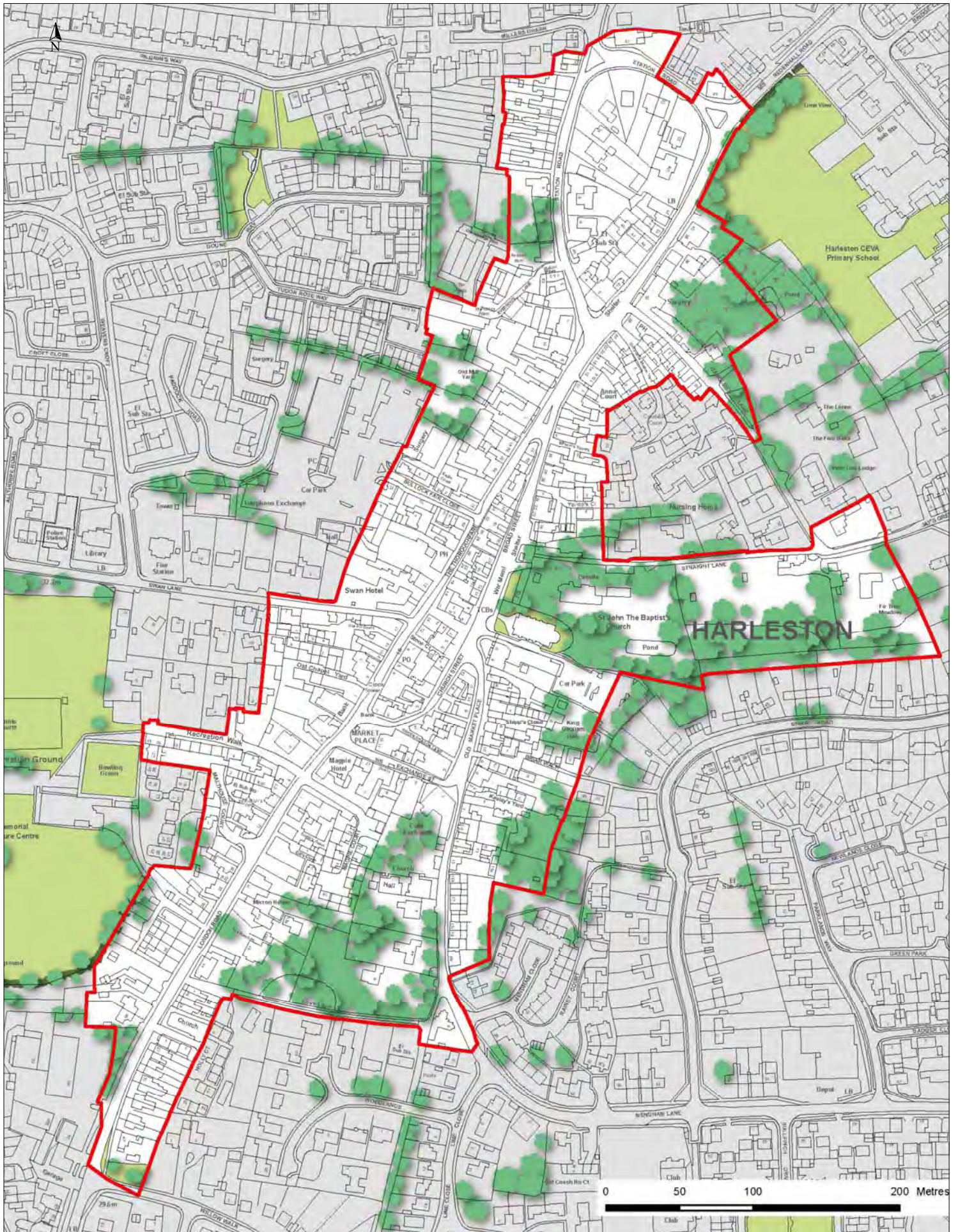
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Fig. 9 OS map, 1975
 Not to scale
 Mendham Lane, Harleston, Norfolk (P8063)



1. The Pound House GII
2. Factory Close GII
3. 52-64 Redenhall Road GII
4. 42 & 44 Redenhall Road GII
5. 37 Station Road GII
6. Richmond House GII
7. 34 Redenhall Road GII
8. 32 Redenhall Road GII
9. Candler's House GII*
10. The Flat (Haddiscoe Lodge) GII
11. 28 Redenhall Road GII
12. Mill House GII
13. 18 Redenhall Road GII
14. 5. Redenhall Road GII
15. 8 & 10 Redenhall Road GII
16. 3 Redenhall Road GII
17. Hanlith House, Woodrow House GII
18. Reydon House GII*
19. 2 Redenhall Road GII
20. Gazebo in Garden W of Reydon House GII
21. 30 & 32 Broad Street GII
22. 2 Wilson's Square GII
23. Philomel GII
24. Oulton House GII
25. 27 & 29 Broad Street GII
26. 37 The Thoroughfare GII
27. 35 The Thoroughfare GII
28. 33 The Thoroughfare GII
29. 29 The Thoroughfare GII
30. Ancient House GII
31. 25 The Thoroughfare GII
32. Cardinal's Hat Inn GII
33. 21 The Thoroughfare GII
34. The Swan Hotel GII*
35. 17 The Thoroughfare GII
36. Outbuilding at rear of 17 The Thoroughfare GII
37. Laburnham House GII
38. 9, 11, 15 The Thoroughfare GII
39. 3, 5, 7 The Thoroughfare GII
40. 1 & 2 Old Chapel Yard GII
41. Pair of Cottages GII
42. G. Denny & Sons GII
43. 1, 3 & 5 Market Place GII
44. Selbourne House GII
45. The Malthouse GII
46. 4, 6 & 8 London Road GII
47. 10, 12 London Road GII
48. 16, 18 London Road GII
49. 20, 22, 24 London Road GII
50. 58 & 60 London Road GII
51. 26, 28 Broad Street GII

52. 25 Broad Street GII
53. 23 Broad Street GII
54. 20, 22, 24 Broad Street GII
55. 21 Broad Street GII
56. 34 The Thoroughfare GII
57. 19 Broad Street GII
58. 14, 16, 18 Broad Street GII
59. 28 & 30 The Thoroughfare GII
60. 26 The Thoroughfare GII
61. 15, 17 Broad Street GII
62. 20, 22, 24 The Thoroughfare
63. 18 The Thoroughfare GII
64. 11 Broad Street GII
66. 9 Broad Street GII
67. 9 Union Street GII
68. 3, 5 Union Street GII
69. 14 The Thoroughfare GII
70. 12 The Thoroughfare GII
71. 3, 5 Broad Street GII
72. 6, 8 The Thoroughfare GII
73. 2, 4 The Thoroughfare GII
74. Tower House GII
75. Magpie Hotel GII
76. 1 London Road GII
77. 3 London Road GII
78. 5 London Road GII
79. 9 London Road GII
80. St George's House GII
81. The Beeches GII
82. 15 London Road GII
83. 17 London Road GII
84. War Memorial GII
85. Caltofts GII
86. Pair of K6 Telephone Kiosks GII
87. Churchyard Wall GII
88. Church of St John the Baptist GII
89. Old Bank House GII
90. 9 Church Street GII
91. 7 Church Street GII
92. 5 Church Street GII
93. 17 Old Market Place GII
94. 10 Church Street GII
95. 8 Church Street GII
96. 6 Church Street GII
97. Lantern Cottage GII
98. Market House GII
99. 11 Market Place GII
100. 6, 8 Exchange Street GII
101. Public Conveniences GII
102. 9 Exchange Street GII
103. Corn Exchange GII

104. Ilford Cottage GII
105. 11 Old Market Place GII
106. 7 & 9 Old Market Place GII
107. 3 & 5 Old Market Place GII
108. Post Office GII
109. 20, 22, 24 Old Market Place GII
110. 16, 18 Old Market Place GII*
111. 14 Old Market Place GII
112. 10, 12 Old Market Place GII
113. 7, 8, 9 Shipps Close GII
114. 1 Briar Walk GII
115. The Delft House GII
116. 4, 6 Old Market Place GII
117. No. 2 Old Market Place and adj. House to the S GII
118. The Old House GII
119. 1, 3 Mendham Lane GII
120. Keeley's Yard GII
121. Building adjoining and E of No. 1 Keeley's Yard GII
122. Stables immediately S of The Old House GII
123. Griffons GII
124. United Reformed Church GII
125. The Chestnuts GII



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Fig. 11 Conservation area

Scale - As scale bar

Mendham Lane, Harleston, Norfolk (P8063)



SCOTT PROPERTIES LIMITED

**PROPOSED MIXED USE DEVELOPMENT
HARLESTON, NORFOLK**

NOISE ASSESSMENT

SEPTEMBER 2019



the journey is the reward

SCOTT PROPERTIES LTD

**PROPOSED MIXED USE DEVELOPMENT
HARLESTON, NORFOLK**

NOISE ASSESSMENT

SEPTEMBER 2019

Project Code:	SPHarleston(N).9
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Issue Date:	September 2019
Status:	Ver 1.1

**Proposed Mixed Use Development
Harleston, Norfolk
Noise Assessment**

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Appendices

- APPENDIX A: Glossary of Acoustic Terminology
- APPENDIX B: Noise Monitoring Results

1 Introduction

- 1.1 Mayer Brown Ltd has been instructed by Scott Properties Limited to prepare this Noise Assessment to accompany an outline planning application for a proposed mixed-use development on land to the south-east of Harleston, Norfolk.
- 1.2 The application seeks to deliver new housing; approximately 2.61 hectares of employment uses; associated open space; sustainable drainage and landscaping.
- 1.3 The scope of this report is structured as follows:
- **Section 2** describes the location of the site in relation to the existing transport infrastructure and neighbouring land uses.
 - **Section 3** outlines the development proposals.
 - **Section 4** discusses national and local planning policy and ‘industry standard’ design guidance relevant to noise.
 - **Section 5** presents the results of environmental noise monitoring at the site to determine existing noise levels.
 - **Section 6** presents an initial risk assessment of noise conditions at the site in line with “Stage 1” of ProPG guidance;
 - **Section 7** presents a detailed “Stage 2” assessment of the development proposals in line with ProPG guidance;
 - **Section 8** assesses the operational (traffic) noise impacts of the scheme;
 - **Section 9** considers how potential noise effects on existing and future residential receptors from the proposed employment uses can be controlled;
 - **Section 10** discusses how the temporary construction impacts of the scheme will be controlled; and
 - Conclusions are presented in **Section 10**.

A glossary of the acoustic terminology and nomenclature used in this report is attached at **Appendix A**.

2 Site Location

- 2.1 The site forms part of wider development opportunity on land to the west of the A143, to the south-east of Harleston. The location of the proposed development in relation to the local highway network is shown in **Figure 2.1** below:



Figure 2.1: Site in Relation to the Local Highway Network

- 2.2 The site is located off Mendham Lane and Jays Green and is currently predominantly in agricultural use (open fields).
- 2.3 The site is bordered to the east by the A143 road with the northern site boundary formed of a combination of existing dwellings on Jays Green and open fields, currently in agricultural use.
- 2.4 To the west, the site is predominantly bordered by existing residential use, including new build dwellings currently under construction. To the south-west, there is an industrial/commercial trading estate off Mendham Lane (Harleston Industrial Estate).

Noise Assessment

3 Proposed Development

3.1 The illustrative masterplan for the wider development site is shown in **Figure 3.1** below:



Figure 3.1: Illustrative Masterplan for Site

Noise Assessment

3.2 It is proposed to bring the development forward in two phases, as shown in **Figure 3.2** below.

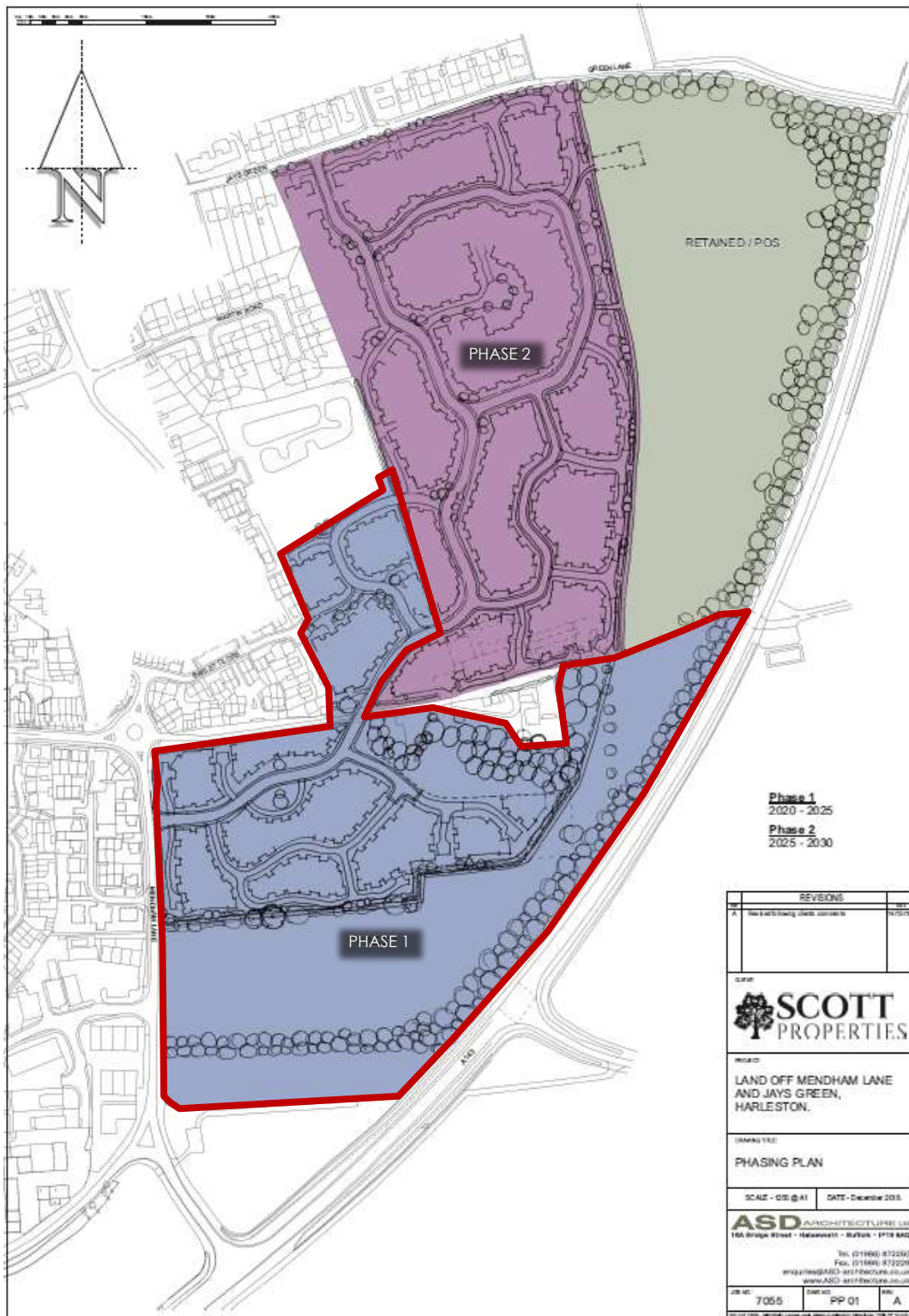


Figure 3.2: - Proposed Phasing Plan

3.3 This assessment only considers noise in relation to the Phase 1 land edged in red.

4 Planning Policy Context

National Planning Policy

National Planning Policy Framework, (NPPF, 2019)

4.1 Current governmental guidance for the determination of planning applications is given in the revised “National Planning Policy Framework” (NPPF), published in February 2019.

4.2 Paragraph 170 of the NPPF advises:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

..... e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.”

4.3 With specific regard to noise, paragraph 180 of the NPPF states:

““Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

4.4 Paragraph 182 of the NPPF draw specific attention to the need to ensure that new development is compatible with existing businesses and community facilities and introduces an “agent of change” principle:

“Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of

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development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.”

- 4.5 With regard to ‘adverse’ impacts and ‘significant adverse’ impacts, the NPPF directs the reader to the advice contained in DEFRA’s “*Noise Policy Statement for England*” (NPSE). This Policy Statement introduces the concept of a “*Significant Observed Adverse Effect Level*” (SOAEL), “*Lowest Observed Adverse Effect Level*” (LOAEL) and “*No Observed Adverse Effect Level*” (NOAEL). These are concepts aligned with toxicology outcomes derived from guidance given by the World Health Organisation.

[Noise Policy Statement for England](#)

- 4.6 Whilst the intent of the NPSE in relation to the NPPF is clear, the NPSE does not, at this time, provide any quantitative threshold values for each identified level of “*effect*”. Indeed, the NPSE carefully highlights that:

“It is not possible to have a single objective noise-based measure that defines SOAEL that is applicable to all sources of noise in all situations. Consequently, the SOAEL is likely to be different for different noise sources, for different receptors and at different times. It is acknowledged that further research is required to increase our understanding of what may constitute a significant adverse impact on health and quality of life from noise. However, not having specific SOAEL values in the NPSE provides the necessary policy flexibility until further evidence and suitable guidance is available.”

[National Planning Practice Guidance](#)

- 4.7 The application of national planning is amplified in the government’s “*National Planning Practice Guidance*” (NPPG) (July 2019). This seeks to help clarify understanding the perception of noise effects, outcomes and actions that should be taken to align decision making with the NPPF. In line with the NPPF concept of basing decision making on the identification of “*adverse*” or “*significant adverse*” impacts on health and quality of life, the NPPG aligns its guidance with the NPSE.

- 4.8 The table below summarises this guidance:

Noise Assessment

Perception	Examples of Outcomes	Increasing Effect Level	Action
Not noticeable	No Effect	No Observed Effect	No specific measures required
No Observed Adverse Effect Level (NOAEL)			
Present not intrusive	Noise can be heard, but does not cause any change in behaviour, attitude or other physiological response. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No specific measures required
Lowest Observed Adverse Effect Level (LOAEL)			
Present and intrusive	Noise can be heard and causes small changes in behaviour, attitude or other physiological response, e.g. turning up volume of television; speaking more loudly; closing windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a small actual or perceived change in the quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
Significant Observed Adverse Effect Level (SOAEL)			
Noticeable and disruptive	The noise causes a material change in behaviour, attitude or other physiological response, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid
Noticeable and very disruptive	Extensive and regular changes in behaviour, attitude or other physiological response and/or an inability to mitigate effect of noise leading to psychological stress or physiological stress, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory	Unacceptable Adverse Effect	Prevent

Table 4.1: NPPG “Noise Exposure Hierarchy Table”

Noise Assessment

4.9 Whilst the NPPF and associated planning practice guidance sets out stringent imperatives to ensure the satisfactory development of land in relation to possible noise impacts, this policy and guidance does not provide any specific technical guidance defining what may be considered to constitute an “adverse” or “significant adverse” impact. The guidance does, however, make reference to a number of ‘industry standard’ guidance documents. Where available, technical noise standards supporting local planning policies can also be used to inform the assessment of potential noise effects.

Local Planning Policy

4.10 South Norfolk District Council’s adopted Local Plan was formed as part of the Greater Norwich Development Partnership, which includes Broadland District Council, Norwich City Council and Norfolk County Council. The Local Plan includes:

- Joint Core Strategy (Adopted 2011);
- Site Specific Allocations and Policies document (Adopted 2015); and
- Development Management Policies (Adopted 2015).

4.11 The Council is also progressing to towards a new Greater Norwich Local Plan to guide development across South Norfolk, Broadland and Norwich to 2036. It is not anticipated that this will be adopted until 2021 and thus planning applications will be determined in accordance with the current plan.

4.12 Policies relevant to noise include:

[The South Norfolk, Broadland and Norwich Joint Core Strategy \(2011\)](#)

4.13 There are no specific policies related to noise.

[Development Management Policies \(Adopted 2015\)](#)

4.14 Policy DM 3.13 – *Amenity, noise and quality of life.*

(1) *“Development should ensure a reasonable standard of amenity reflecting the character of the local area. In all cases particular regard will be paid to avoiding:*

- a. Overlooking and loss of private residential amenity space*
- b. Loss of day light, overshadowing and overbearing impact*
- c. Introduction of incompatible neighbouring uses in terms of noise, odour, vibration, air, dusts, insects, artificial light pollution and other such nuisances.*

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Planning permission will be refused where proposed development would lead to an excessive or unreasonable impact on existing neighbouring occupants and the amenity of the area or a poor level of amenity for new occupiers.

- (2) *In considering applications which may result in an increase in noise exposure, account will be taken of the operational needs of the proposed and neighbouring businesses, the character and function of the area including background noise levels at different times of day and night and the need to protect areas of rural tranquillity.*
- (3) *Development will not be permitted where the proposed development would generate noise or artificial light which would be significantly detrimental to the amenity of nearby residents or the occupants of other noise sensitive uses. Proportionate mitigating measures including limiting conditions will be used to reduce the potential noise or artificial light impact to an appropriate level whenever practical to do so”*

Supplementary Planning Guidance

- 4.15 In addition to above-mentioned policy measures the South Norfolk Place-Making Guide provides further design advice to assist developers in achieving compliance with relevant policies.
- 4.16 Relevant to this proposal is the guidance provided at paragraph 3.2.2 on mixed use development, which states;

“For all mixed use schemes, the uses must have no adverse environmental impact upon each other. This includes noise or vibration from services or between different uses; visual and other impacts from refuse storage, service or plant areas or security lighting”.

Other Design Guidance

BS 8233: 2014; “Sound Insulation and Noise Reduction for Buildings

- 4.17 BS 8233: 2014 “Sound Insulation and Noise Reduction for Buildings” offers the following design guidance for indoor ambient noise levels within dwellings:

Noise Assessment

Activity	Location	07.00 to 23.00 hours	23.00 to 07.00 hours
Resting	Living Room	35dB $L_{Aeq,16hour}$	--
Dining	Dining Room/Area	40dB $L_{Aeq,16hour}$	--
Sleeping (daytime resting)	Bedroom	35dB $L_{Aeq,16hour}$	30dB $L_{Aeq,8hour}$

Table 4.2: BS 8233 Indoor Ambient Noise Level Design Guidance

4.18 A note accompanying the above Table states:

“Regular individual noise events (for example, scheduled aircraft or passing trains) can cause sleep disturbance. A guideline value may be set in terms of SEL or $L_{Amax,F}$ depending on the character and number of events per night. Sporadic noise events could require separate values.”

4.19 Despite identifying that maximum values ‘may’ be set, guidance values for differing types of noise/frequency of events is not given. It can, however, be noted that the recommendations of BS8233 are aligned with guidance set out in the World Health Organisation’s “Guidelines for Community Noise”. On that basis, it would seem appropriate to seek to limit night-time noise intrusion such that maximum noise levels do not normally exceed a maximum internal value of 45dB $L_{Amax,fast}$. Section 3.4 of the WHO guidelines implies that ‘not normally’ would be an occurrence of more than 10-15 times per night.

4.20 A further note to the above Table indicates that where “development is considered necessary or desirable”, the above guideline values can be relaxed by 5dB and “reasonable” internal conditions still be achieved.

4.21 With regard to external amenity spaces, Section 7.7.3.2 of BS 8233: 2014 states:

“For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB $L_{Aeq,T}$, with an upper guideline value of 55 dB $L_{Aeq,T}$ which would be acceptable in noisier environments. However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such

Noise Assessment

a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited.

[BS 4142: 2014: “Methods for Rating and Assessing Industrial and Commercial Sound”](#)

- 4.22 BS 4142 provides a rating and assessment methodology for assessing the potential adverse impact of industrial and commercial noise sources on neighbouring dwellings.
- 4.23 The assessment procedure initially compares the ‘**Rating Level**’ of the source with the ‘**Background Noise Level**’ when the source is not present.
- 4.24 The ‘**Rating Level**’ (L_{Ar}) referred to is the specific noise level of the noise source under investigation (in terms of the L_{Aeq} noise index), to which corrections are applied if the noise has certain audible characteristics. **Table B.1** below summarises the corrections to be applied based on a subjective assessment of noise source characteristics.

Character Correction				
Feature / Perception	Tonality	Impulsivity	Intermittency	Other acoustic characteristics
Just Perceptible	+2dB	+3dB	When the specific sound has identifiable On/Off conditions that are readily distinctive. +3dB	+3dB
Clearly Perceptible	+4dB	+6dB		
Highly Perceptible	+6dB	+9dB		

Table 4.3: BS4142 Character Correction for Rating Level

- 4.25 The ‘**Background Noise Level**’ (L_{A90}) represents the noise level that is exceeded for 90% of the stated measurement period. For assessment purposes, the background noise level needs to be determined without the noise source under investigation operating.
- 4.26 The time of operation needs to be taken into account. During the day (normally taken to be 07.00 to 23.00 hours) a one hour measurement period is considered appropriate. During the night (normally taken to be 23.00 – 07.00 hours) a 15 minute time period is normally used.
- 4.27 The following guidance is then offered based on the outcome of this initial assessment:
 - A difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context.

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- A difference of around +5 dB is likely to be an indication of an adverse impact, depending on the context.
- The lower the rating level is relative to the measured background sound level, the less likely it is that the specific sound source will have an adverse impact or a significant adverse impact. Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context.

4.28 A note accompanying the above guidance states:

“Adverse impacts include, but are not limited to, annoyance and sleep disturbance. Not all adverse impacts will lead to complaints and not every complaint is proof of an adverse impact.”

4.29 The initial estimate of the impact should then be modified to account for its context. Such considerations include:

- The absolute level of the sound - the magnitude of the overall impact might be greater for an acoustic environment where the residual sound level is high than for an acoustic environment where the residual sound level is low. Where background sound levels and rating levels are low, absolute levels might be as, or more, relevant than the margin by which the rating level exceeds the background. This is especially true at night.
- Where residual sound levels are very high, the residual sound might itself result in adverse impacts or significant adverse impacts, and the margin by which the rating level exceeds the background might simply be an indication of the extent to which the specific sound source is likely to make those impacts worse.
- The character and level of the residual sound compared to the character and level of the specific sound.
- The sensitivity of the receptor and whether dwellings or other premises used for residential purposes will already incorporate design measures that secure good internal and/or outdoor acoustic conditions.

Noise Assessment

[“Guidelines for Community Noise” \(World Health Organisation, 1999\)](#)

4.30 The criteria outlined in this document provide a summary of research regarding the effects of noise on the community. Section 2 of the Guidelines presents a general discussion regarding the types of noise affecting communities and their measurement. The guidelines promote the use of the $L_{Aeq,T}$ noise index. However, where there are distinct events to the noise, such as with aircraft or railway noise, the guidelines recommend that measures of the individual events should be obtained (using, for example, L_{Amax} or L_{AE}), in addition to $L_{Aeq,T}$ measurements.

4.31 The guidelines identify three critical effects of noise on residential dwellings – speech interference, annoyance and sleep disturbance.

4.32 With regard to ‘**speech intelligibility**’, section 4.2 of the Guidelines identifies that:

“Speech in relaxed conversation is 100% intelligible in background noise levels of about 35dB(A) and can be understood fairly well in background levels of 45dB(A).

Speech with more vocal effort can be understood when the background sound pressure level is about 65dB(A).”

4.33 With regard to ‘**annoyance**’, section 3.8 of the Guidelines states:

“Annoyance in populations exposed to environmental noise varies not only with the acoustical characteristics of the noise (source, exposure), but also with many non-acoustical factors of social, psychological, or economic nature. These factors include fear associated with the noise source, conviction that the noise could be reduced by third parties, individual noise sensitivity, the degree to which an individual feels able to control the noise (coping strategies) and whether the noise originates from important economic activity.”

4.34 Section 4.2.7 of the Guidelines further states that:

“The annoyance response to noise is affected by several factors, including the equivalent sound pressure level and the highest sound pressure level of the noise, the number of such events, and the time of day. Methods for combining these effects have been extensively studied. The results are not inconsistent with the simple, physically based energy equivalent energy theory, which is represented by the L_{Aeq} noise index.

.....

Noise Assessment

During the daytime, few people are seriously annoyed by activities with L_{Aeq} levels below 55dB; or moderately annoyed with L_{Aeq} levels below 50dB”.

4.35 With regard to ‘**sleep disturbance**’, Section 3.4 of the guidelines states:

“If negative effects on sleep are to be avoided the equivalent sound pressure level should not exceed 30dB(A) indoors for continuous noise. If the noise is not continuous, sleep disturbance correlates best with L_{Amax} and effects have been observed at 45dB or less. This is particularly true if the background noise level is low. Noise events exceeding 45dB(A) should therefore be limited if possible. For sensitive people an even lower limit would be preferred. It should be noted that it should be possible to sleep with a bedroom window slightly open (a reduction of outside to inside of 15dB). To prevent sleep disturbance, one should thus consider the equivalent sound pressure level and the number and level of sound events. Mitigation targeted to the first part of the night is believed to be effective for the ability to fall asleep”.

4.36 In section 4.3.1, the above guidelines are presented in terms of external noise levels incident on buildings:

“At night, sound pressure levels at the outside facades of the living spaces should not exceed 45dB L_{Aeq} and 60dB L_{Amax} , so that people may sleep with windows open”.

ProPG: Planning and Noise

4.37 ProPG: Planning & Noise was published in May 2017.

4.38 The ProPG guidance document was authored by representatives from the Chartered Institute of Environmental Health (CIEH), Institute of Acoustics (IOA) and Association of Noise Consultants (ANC).

4.39 ProPG seeks to consolidate and standardise existing industry best practice in order to expedite the planning process with regard to the consideration of noise.

4.40 The ProPG document suggests a two stage methodology for the acoustic assessment of a proposed residential development.

4.41 Stage 1 involves an “Initial Site Risk Assessment”, to identify the likely risk of adverse effects from noise, were no subsequent mitigation to be included as part of the development proposal. This assessment is to be based on measurement or prediction (or a combination), as appropriate. Figure 1 of ProPG is reproduced below:

Noise Assessment

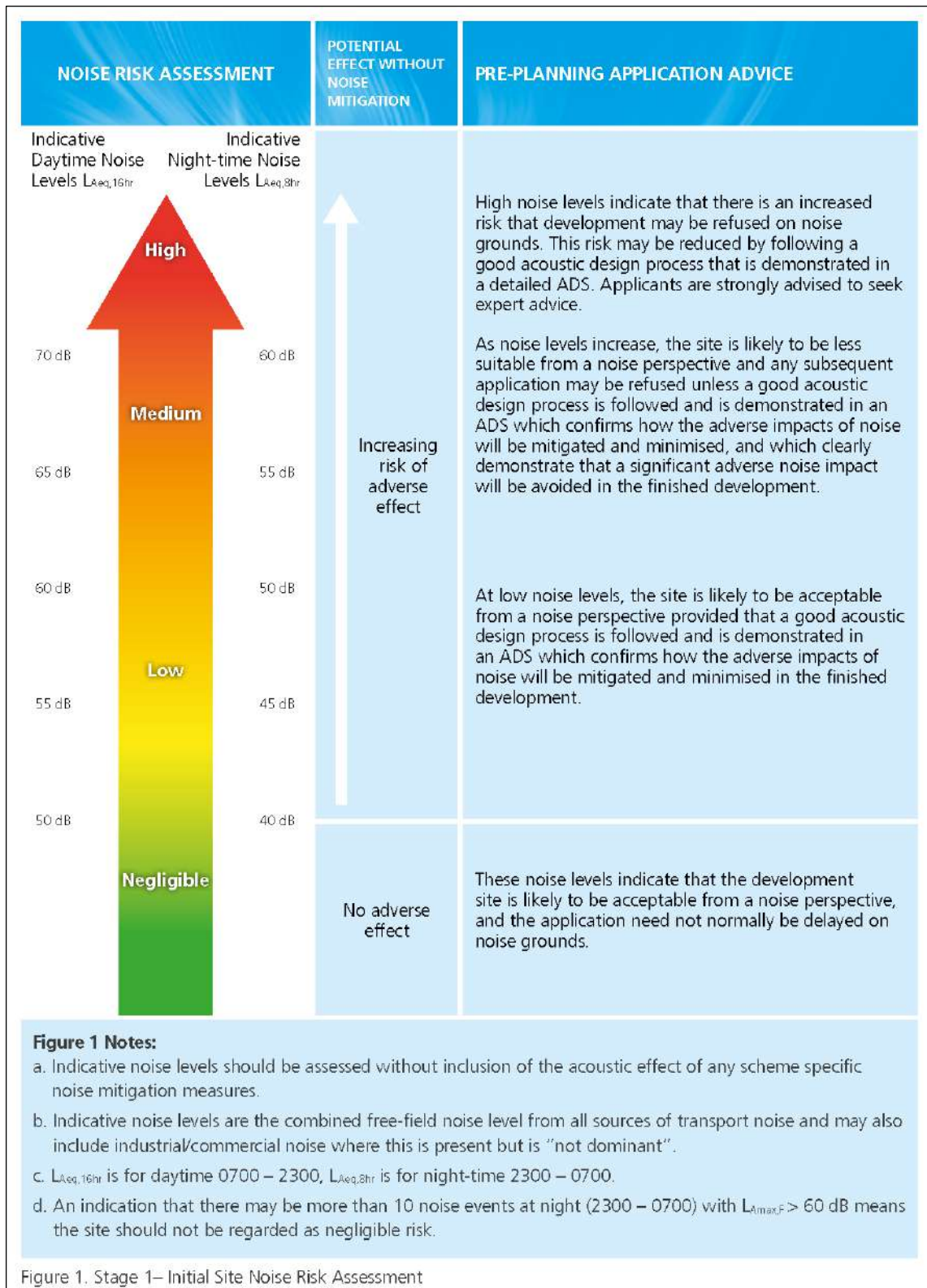


Figure 4.1: ProPG Stage 1 Initial Site Noise Risk Assessment

4.42 Where the Stage 1 assessment indicates that there is a potential for adverse effect, a Stage 2 “Full Assessment” should then be undertaken.

Noise Assessment

4.43 Figure 4 of ProPG summarising this process and the Stage 2 elements to be considered and recommendation to the decision maker are reproduced below:

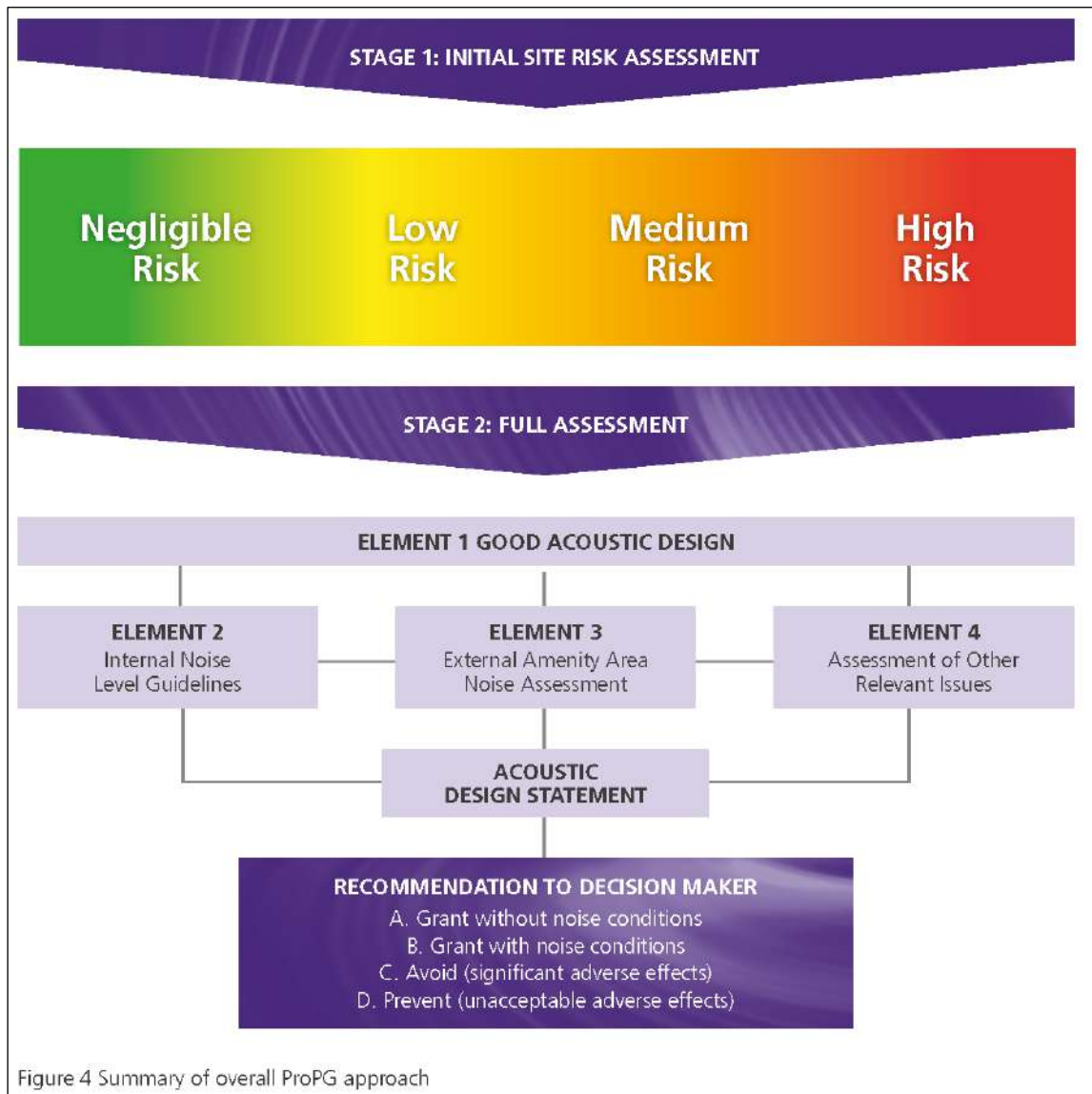


Figure 4 Summary of overall ProPG approach

Figure 4.2: ProPG Stage 2 Initial Site Noise Risk Assessment

5 Baseline Conditions

- 5.1 Existing baseline noise conditions at the site have been established using a combination of automated and manned noise surveys.

Automated Noise Monitoring

- 5.2 Automated noise monitoring was undertaken over a one-week period between 12.00 hours on Thursday 11th July 2019 to 13.45 hours on Thursday 18th July 2019.
- 5.3 Noise levels were monitored at two measurement locations close as shown in **Figure 5.1** below.

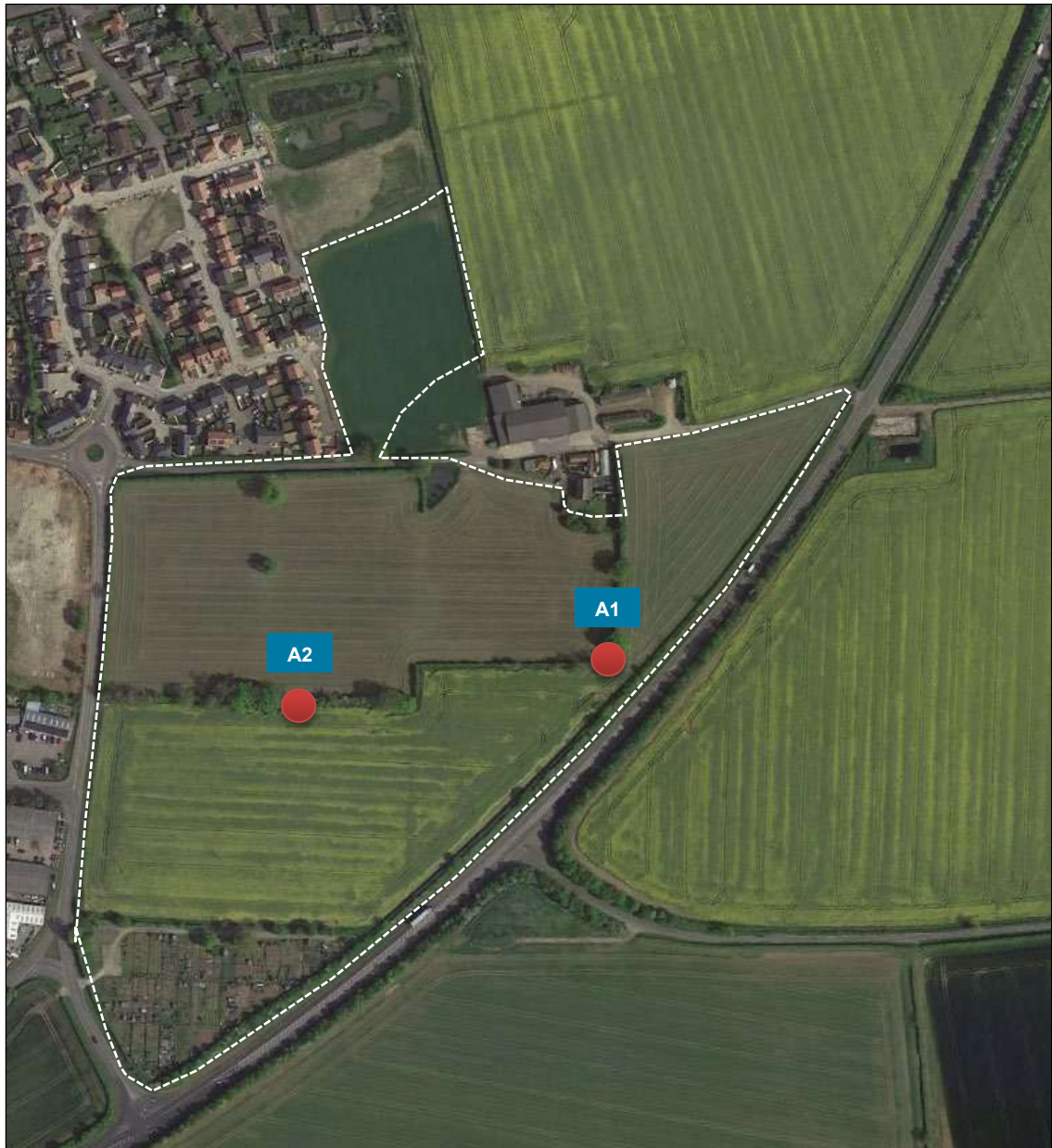


Figure 5.1: Automated Noise Monitoring Locations

Noise Assessment

5.4 The measurement locations are described in more detailed in **Table 5.1** below.

Monitoring Location	Description
A1	Located along the eastern boundary of the eastern extent of the proposed residential development area, closest to the A143. The microphone was at approximately 1.5 m above the ground in a free field position away from reflecting surfaces. The microphone was fitted with the manufacturer's windshield.
A2	Located towards the centre of the site, close to an existing hedgerow, contiguous with the southern extent of the proposed residential development area. The microphone was at approximately 1.5 m above the ground in a free field position away from reflecting surfaces. The microphone was fitted with the manufacturer's windshield.

Table 5.1: Automated Noise Survey Locations

Survey Procedure

5.5 The sound level analysers were configured to record the L_{A90} , L_{Aeq} , and $L_{Amax,fast}$ sound levels over consecutive 15 minute time periods to show the diurnal fluctuations in noise levels, together with higher resolution (1 second profiling) and real-time contemporaneous audio recordings to assist in identifying the source of specific higher magnitude noise "events".

Instrumentation

5.6 The following instrumentation was used for the surveys:

Position	Description	Make	Model	Serial No.	Calibration Date
A1	Sound Level Analyser	Svantek	SVAN971	72536	23/04/2019
	Microphone	ACO Pacific	7052E	68260	
	Preamplifier	Svantek	SV18	72232	
	Outdoor Microphone Kit	Svantek	SA271U	--	--
A2	Sound Level Analyser	Svantek	SVAN971	72535	23/04/2019
	Microphone	ACO Pacific	7052E	68261	
	Preamplifier	Svantek	SV18	72235	
	Outdoor Microphone Kit	Svantek	SA271U	--	--
All	Calibrator	Norsonic	Nor 1251	34058	08/02/2019

Table 5.2: Instrumentation Details

Noise Monitoring Results

5.7 Measured noise levels (over consecutive 15-minute periods) are presented in full on **Time History Graphs A1** and **A2** attached at **Appendix B**.

Noise Assessment

Weather

5.8 Due to the nature of the survey, i.e. unmanned, it is not possible to accurately comment on the weather conditions throughout the entire survey period. However, observations at the time of site attendances and publicly available historic online data, suggest that weather conditions were typically characterised as set out in **Table 5.3** below:

2019	Temp. (°C)		Humidity (%)		Wind Speed (km/h)	Wind Direction	Pressure (hPa)		Rainfall (mm)
	high	low	high	low	avg		high	low	sum
10	25	15	84	56	6.0	WNW	1010	1006	0
11	25	25	84	56	6.0	WNW	1010	1006	0
12	23	14	85	58	9.0	NW	1014	1006	1.02
13	22	13	85	62	9.0	NNW	1019	1014	0
14	20	13	85	62	10.0	N	1019	1018	0
15	20	9	89	59	5.0	WSW	1019	1017	0
16	27	6	86	45	4.0	WSW	1017	1013	0.25
17	26	14	85	43	9.0	SSW	1013	1006	0

Table 5.3: Weather Conditions during the Survey Period

5.9 The weather records indicate periods of rainfall on the 12 and 16 July 2019, however analysis of the data does not indicate significantly elevated noise levels during these periods, with the measured results being consistent with periods where rainfall was absent.

Manned Noise Measurements

5.10 To assist in validating computational modelling of the site and possible traffic impacts that may be associated with operational traffic generated by the development, short-term manned noise measurements were also undertaken at the site on 11 July 2019. Measurements at Positions M1 and M2 shown overleaf in **Figure 5.2** and described in **Table 5.4** were made in accordance with the ‘shortened measurement procedure’ of the “*Calculation of Road Traffic Noise*”¹. Single ‘spot check’ measurements were undertaken at Position M3, M4 and M5.

¹ Department of Transport. (1998) Calculation of Road Traffic Noise (CRTN). HMSO. London.

Noise Assessment



Figure 5.2: Manned Noise Survey Locations

Location	Description
M1	On the north-western side of the site, approximately 8m from the A143 Road. The measurement microphone was positioned approximately 15m from the kerb of the road, in free-field conditions at a height of approximately 1.5m above ground level.
M2	On the western boundary of the site, adjacent to Mendham Lane with line of sight view of Harleston Industrial Estate. The measurement microphone was positioned on a tripod in free field conditions at a height of approximately 1.5m above ground level.
M3	On the southern boundary of the site approximately 14m from the A143 Road close to the existing hedge rows. The microphone was positioned on a tripod in field conditions at a height of approximately 1.5m above ground level.
M4	Towards the centre of the site close to the existing hedge rows, the microphone was positioned on a tripod in field conditions at a height of approximately 1.5m above ground level.
M5	On the western boundary of the site, approximately 10m from Mendham Lane. The microphone was positioned on a tripod in field conditions at a height of approximately 1.5 meters above ground level.

Table 5.4: Description of Manned Noise Survey Locations

Noise Assessment

Instrumentation

5.11 The following instrumentation was used for the survey:

Position	Description	Make	Model	Serial No.	Calibration Date
M1 M2	Sound Level Analyser	Svantek	SVAN971	72536	23/04/2019
	Microphone	ACO Pacific	7052E	68260	
	Preamplifier	Svantek	SV18	72235	
	Outdoor Microphone Kit	Svantek	SA271U	--	--
M3 M4 M5	Sound Level Analyser	Svantek	SVAN971	72535	23/04/2019
	Microphone	ACO Pacific	7052E	68261	
	Preamplifier	Svantek	SV18	72235	
	Outdoor Microphone Kit	Svantek	SA271U	--	--
All	Calibrator	Norsonic	Nor 1251	34058	08/02/2019

Table 5.5: Instrumentation Details

5.12 The sound level analysers were calibrated prior to the surveys and the calibration was checked upon completion. No drift in calibration was observed.

Survey Procedure

5.13 The sound level analyser was configured to measure the L_{A90} , L_{A10} , L_{Aeq} and $L_{Amax,fast}$ noise indices over a notional 15 minute time period. The measured value is taken to be representative of the hour in which the measurement was made.

Noise Monitoring Results

5.14 Measured noise levels are summarised in **Table 5.4** overleaf:

Noise Assessment

Measurement Location	Time	Measured Sound Level, dB re 20µPa			
		LA90,15mins	LAeq,15mins	LA10,15mins	LAm _{ax} ,fast
M1	11.00 – 12.00	41	64	69	79
	12.00 – 13.00	42	65	70	79
	13.00 – 14.00	41	65	70	80
M2	11.00 – 12.00	38	54	58	73
	12.00 – 13.00	38	55	59	69
	13.00 – 14.00	38	56	60	79
M3	12.00 – 13.00	47	68	73	84
M4	13.00 – 14.00	42	49	53	63
M5	13.00 – 14.00	46	54	56	71

Table 5.6: Noise Measurement Results for Manned Survey Locations

Weather

5.15 Weather conditions during the survey were not measured, but were fine and dry with light south-easterly winds, and suitable for conducting environmental noise measurements.

Observations and Discussion

5.16 Noise levels across the development site are dominated by local and distant road traffic, with occasional vehicular activity on Briar farm and intermittent noise from the adjacent industrial estate close to the south-western boundary.

5.17 Construction noise from a residential development currently under construction adjacent to Mendham Lane was also audible along the western boundary. Additionally, utility works were being carried out in the same area of Mendham Lane. These additional noise sources constrained any further short-term measurements being carried out in this area of the site.

5.18 Intermittent noise was also audible from GM Autotech, a vehicle servicing business, located on the industrial estate off Mendham Lane, in a unit closest to the boundary of the site.

5.19 Whilst intermittently audible at Position M2 the additional noise sources were not considered to be dominant in the context of general ambient noise levels with the highest noise levels measured closest to A143 Road.

Noise Assessment

5.20 The lowest noise levels are typically measured towards the western boundary of the site, due to the natural attenuation of traffic noise with distance.

Analysis of Data

5.21 The measurement data has been processed to determine typical daytime ($L_{Aeq,16hour}$) and night-time ($L_{Aeq,8hour}$) values.

5.22 For Positions A1 and A2, values have been calculated for each complete day/night time period during the automated monitoring and averaged to provide typical daytime and night-time values.

5.23 For Position M1 and M2, daytime and night-time values have been estimated from the short term L_{A10} measurement results. Daytime values have been determined in accordance with the shortened measurement procedure of CRTN² to yield an estimated $L_{A10,18hour}$ value from which the $L_{Aeq,16hour}$ and $L_{Aeq,8hour}$ values have been estimated using the procedures developed by TRL/Casella Stanger for DEFRA³.

5.24 Calculated values are summarised in **Tables 5.7**;

Measurement Location	Calculated Noise Level	
	Daytime Noise Level, $L_{Aeq,16hour}$ (dB)	Night-time Noise Level, $L_{Aeq,8hour}$ (dB)
A1	60.4	55.2
A2	47.1	44.8
M1	66.7	58.0
M2	56.0	48.4

Table 5.7: Calculated Daytime and Night-time Noise Levels

² Department of Transport. (1988) "Calculation of Road Traffic Noise". HMSO, London.

³ TRL/Casella Stanger (2006) for DEFRA. Method for Converting the UK Road Traffic Noise Index $L_{A10,18h}$ to the EU Noise Indices for Road Noise Mapping.

6 Acoustic Modelling

- 6.1 Based on the measurement data detailed in Section 5, a baseline computational noise model of the site has been developed.
- 6.2 The model has been created using the Datakustic CadnaA® noise modelling software, and implements OS map data, digital (LIDAR) terrain mapping, site observations and has been validated against the noise monitoring data.
- 6.3 The output of the daytime noise model is shown in **Figures 6.1** below:

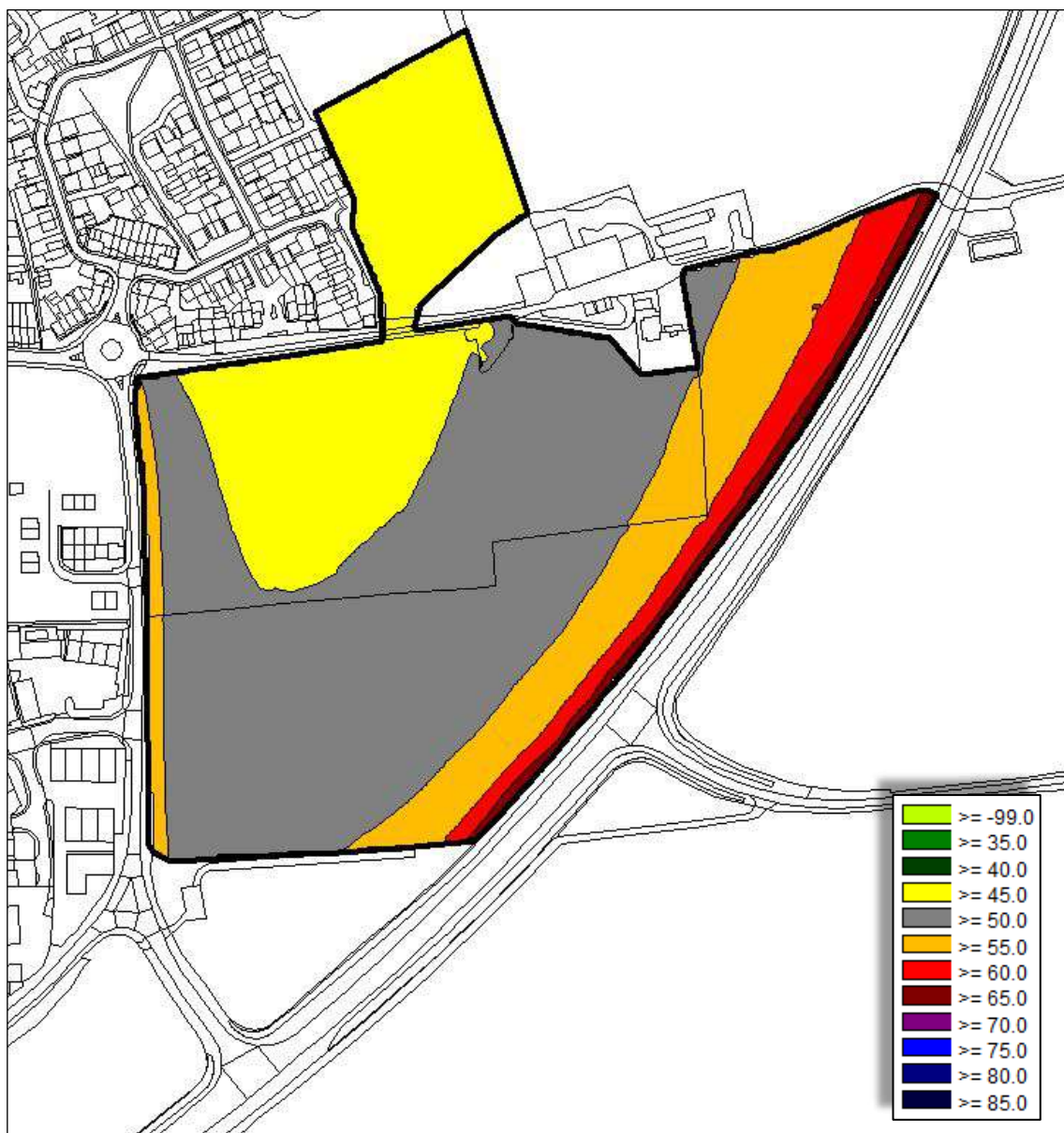


Figure 6.1: Daytime Baseline Noise Model

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6.4 The output of the night-time model is shown in **Figure 6.2** below:

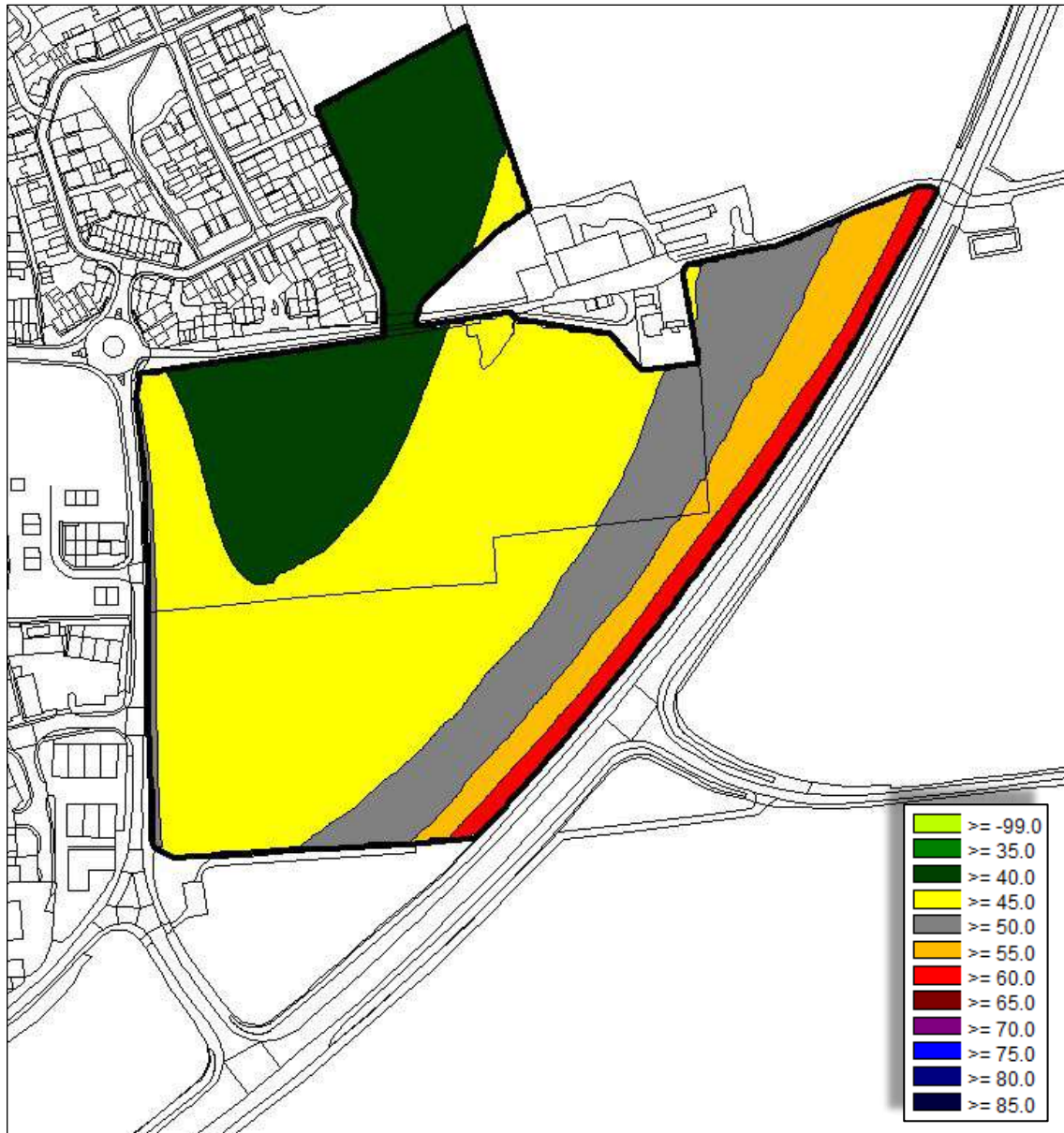


Figure 6.2: Night-time Baseline Noise Model

6.5 The baseline measurement data indicates that the highest noise levels are experienced at measurement locations on the south-eastern boundary of the site adjacent to the A143, with noise levels reducing in a north-westerly direction across the site (with increasing distance from the A143).

7 Site Suitability – ProPG Stage 1 Assessment

7.1 Based on the output of the noise model, an initial noise risk assessment of the site has been undertaken in accordance with ProPG guidance. For presentation purposes, the site has been classified into four “noise risk” bands – “Negligible”, “Low”, “Medium” and “High” – in line with the following semantic boundaries.

Time Period	Negligible	Low	Medium	High
Daytime 07.00 – 23.00	≤50dB	51-62 dB	63-68 dB	>69 dB
Night-time 23.00 – 07.00	<45dB	40-54 dB	55-59 dB	>60 dB

Table 7.1: ProPG Initial Site Risk Assessment Categorisation

7.2 It is, however, important to stress that ProPG guidance is not intended to provide “absolute” boundaries of noise impact. The guidance is intended to be applied flexibly and is a concept supported by governmental Planning Practice Guidance, e.g. Paragraph: 007 Reference ID: 30-007-20190722 cautions that “*Care should be taken, however, to avoid these [noise standards] being implemented as fixed thresholds as specific circumstances may justify some variation being allowed*”.

7.3 Notwithstanding this, the use of semantic boundaries is considered to provide a useful means of providing an initial, broad visual characterisation of the noise risk at the site.

7.4 Initial risk assessments of daytime and night-time noise are shown in **Figure 7.1** and **7.2** overleaf.

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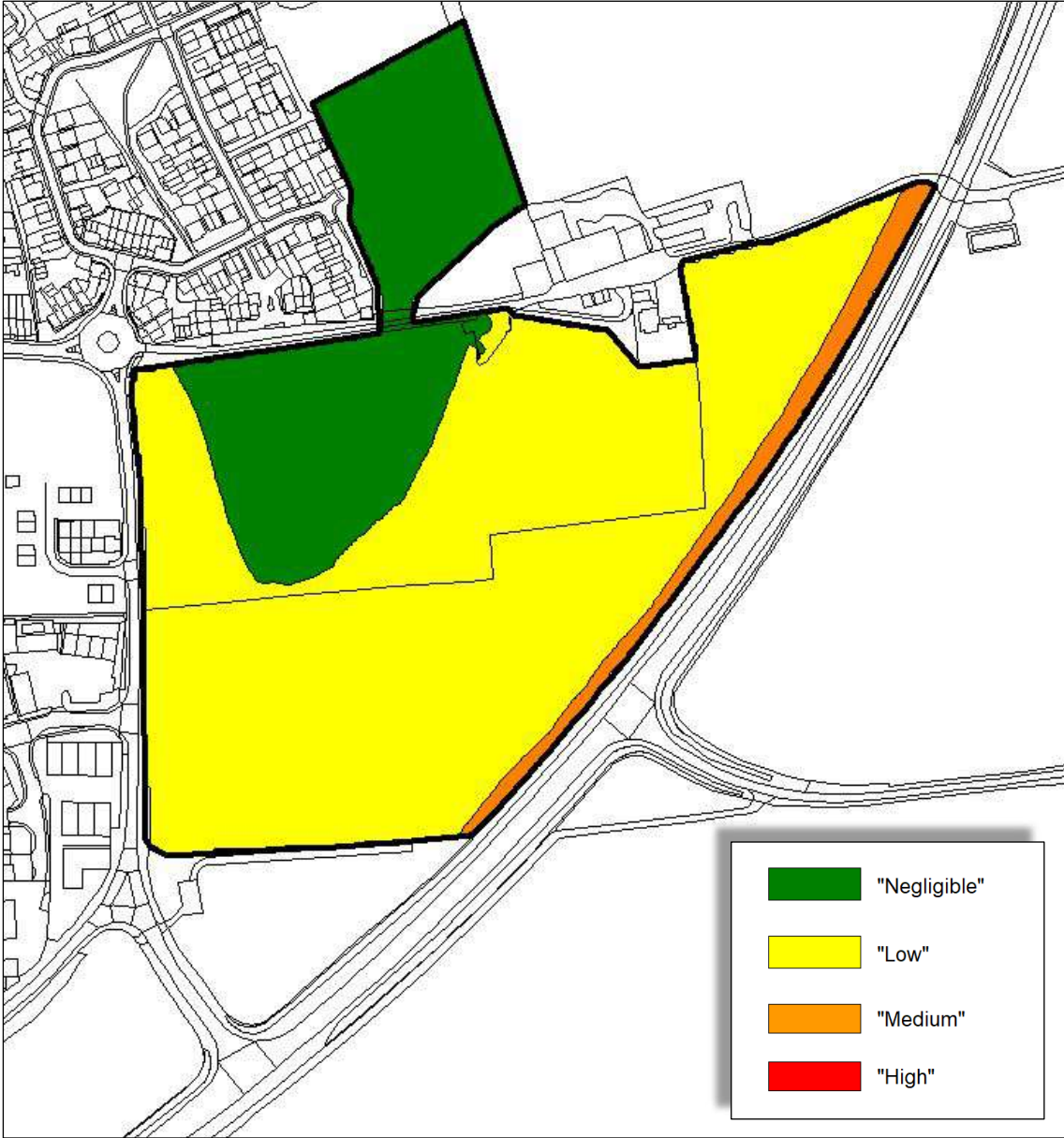


Figure 7.1: Daytime Initial Site Noise Risk Assessment

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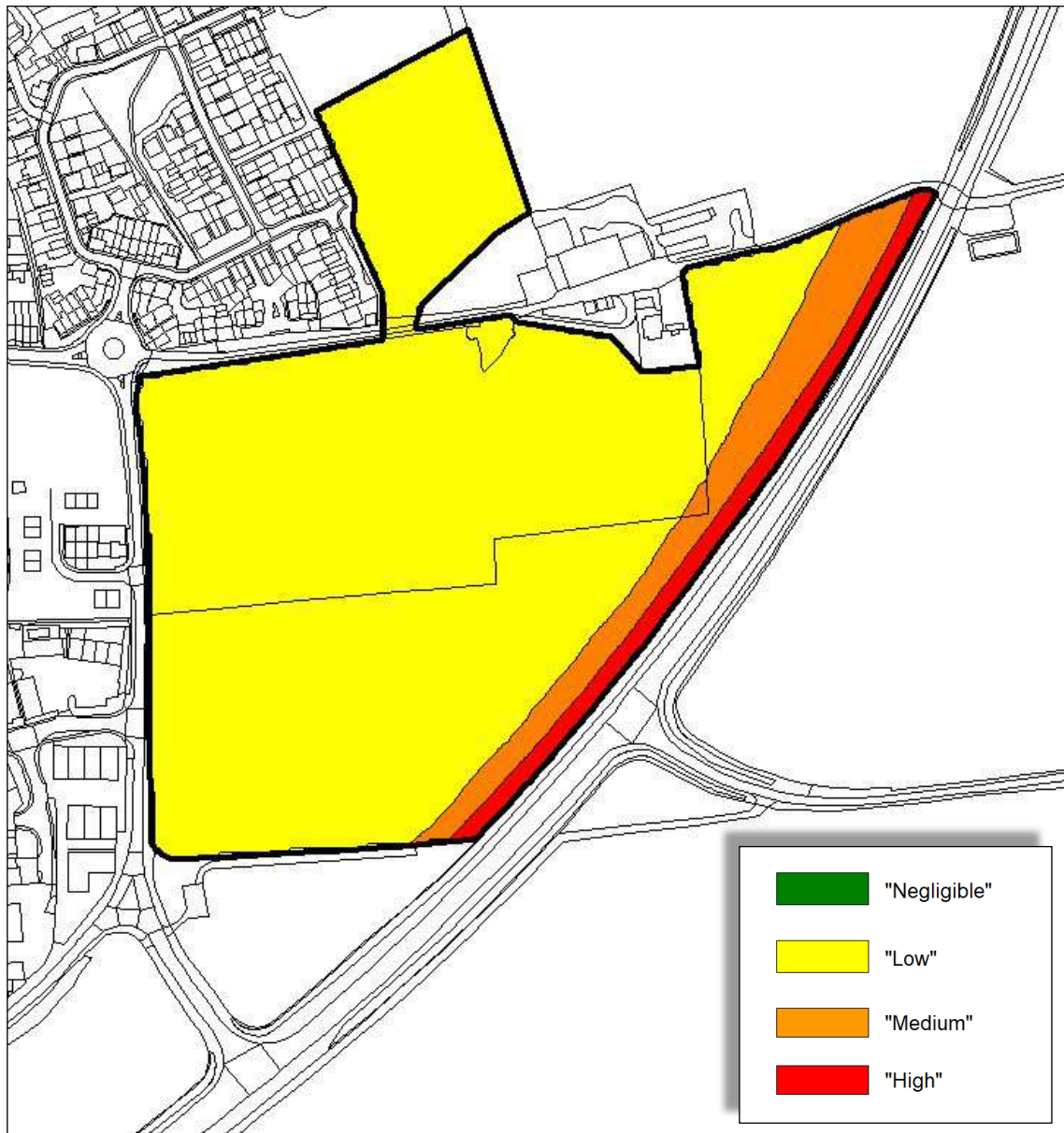


Figure 7.2: Night-Time Initial Noise Risk Assessment

7.5 The above figures show the unmitigated classification of noise risk. This shows that the a “medium” daytime noise risk adjacent to the boundary of the site with the A143, reducing to a “low” or “negligible” risk in areas furthest from the road. During the night-time, the area immediately adjacent to the A143 is classified as a “high” risk, but reduces in a north-westerly direction to a “low” risk across the majority of the site.

7.6 For low risk sites, ProPG states:

“At low noise levels, the site is likely to be acceptable from a noise perspective provided that a good acoustic design process is followed and is demonstrated in

Noise Assessment

an ADS which confirms how the adverse impacts of noise will be mitigated and minimised in the finished development”

7.7 For medium risk sites, ProPG states:

“As noise levels increase, the site is likely to be less suitable from a noise perspective and any subsequent application may be refused unless a good acoustic design process is followed and is demonstrated in an ADS which confirms how the adverse impacts of noise will be mitigated and minimised, and which clearly demonstrate that a significant adverse noise impact will be avoided in the finished development.

7.8 ProPG also advises:

“As noise levels increase, the site is likely to be less suitable from a noise perspective and any subsequent application may be refused unless a good acoustic design process is followed and is demonstrated in an ADS which confirms how the adverse impacts of noise will be mitigated and minimised, and which clearly demonstrate that a significant adverse noise impact will be avoided in the finished development. The above initial risk assessment concludes that, subject to adherence to a “good acoustic design process”, the site should be suitable for residential development.”

and

“High noise levels indicate that there is an increased risk that development may be refused on noise grounds. This risk may be reduced by following a good acoustic design process that is demonstrated in a detailed ADS. Applicants are strongly advised to seek expert advice.”

7.9 In light of the above a more detailed consideration of noise impacts for the site and potential mitigation strategies, in line with a ProPG “Stage 2” assessment has been undertaken.

8 ProPG Stage 2 “Full Assessment”

8.1 A ProPG Stage 2 “Full Assessment” requires consideration of four key elements:

- **Element 1** – Good Acoustic Design Process
- **Element 2** – Internal Noise Level Guidelines
- **Element 3** – External Amenity Area Noise Assessment
- **Element 4** – Assessment of Other Relevant Issues

8.2 Each of these elements is considered below and constitute an “Acoustic Design Statement” in line with ProPG guidance.

Element 1 – “Good Acoustic Design”

8.3 A preferred hierarchy of strategies constituting a “good acoustic design process” for mitigating noise impacts is set out below:

- Reducing noise “at source”;
- Providing “buffer” zones to limit noise exposure;
- Reducing noise propagation across site (e.g. through the use of barriers);
- Developing the layout of the site to optimise acoustic protection (e.g. through the use of “barrier” blocks to help further limit noise propagation and the use of courtyard style development to protect external amenity areas);
- The orientation/general internal arrangement of buildings (e.g. by locating non-habitable rooms on ‘noisier’ facades and more sensitive uses on acoustically screened facades); and
- Providing buildings with appropriate sound insulation through the specification of appropriate external fabric constructions (in particular windows) and providing appropriate alternative means of ventilation if acceptable internal noise levels cannot be achieved if windows are open.

Reducing Noise “At Source”

8.4 As noted earlier in this report, noise levels at the site are dominated by noise from the A143. Clearly, such noise cannot be “removed” and options for providing quietening (e.g. the possible use of “low noise” road surfaces) would not be within the gift of the developer.

8.5 It is therefore not considered feasible to provide any “at source” mitigation.

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Buffer Zones

- 8.6 Sound energy naturally decreases with increasing distance from a source. Effective noise mitigation can therefore be implemented through the introduction of “buffer zones” to avoid development in areas most significantly exposed to noise.
- 8.7 This approach is followed in the development of the master planning proposals for the application scheme. In particular, it can be seen that the proposed masterplan seeks to create a landscape buffer zone adjacent to the A143, as well as using the potential employment land to increase separation to the central residential development area of the scheme, as shown in **Figure 8.1** below.

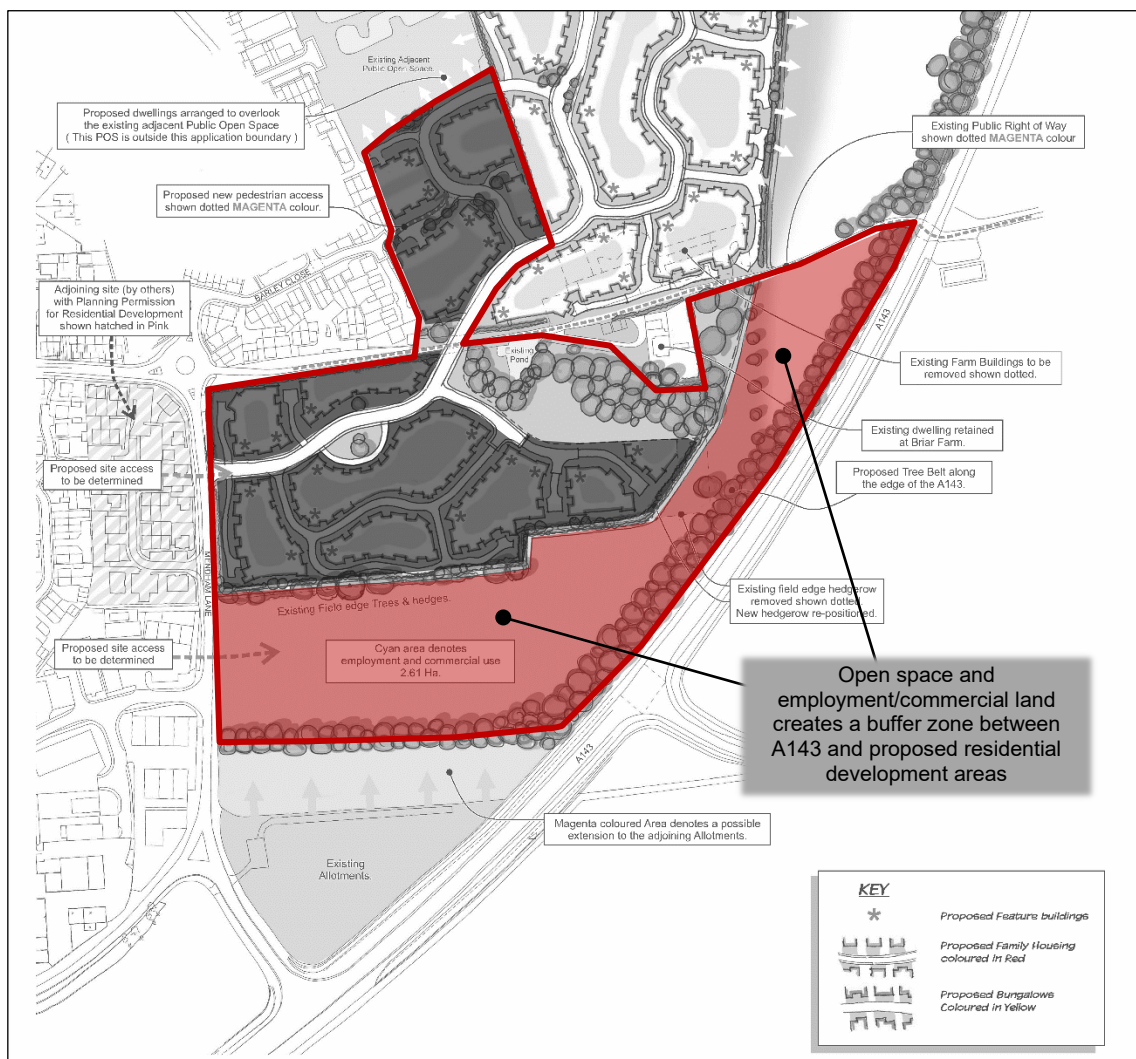


Figure 8.1: Buffer Zone to Eastern Site Boundary

Acoustic Screening

- 8.1 Acoustic screens (e.g. noise barriers, bunds, etc.) can usefully reduce noise propagation across the site. In order for a barrier to be effective, it must obviate the direct line of sight

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between a noise source and receptor location. The amount of acoustic screening provided is dependent on the geometric relationship between the “direct” path noise would travel (without the barrier in place), and the “indirect” path sound would need to travel “up and over” the barrier bund. The greater this path difference, the greater the attenuation provided, as shown in **Figure 8.2** below:

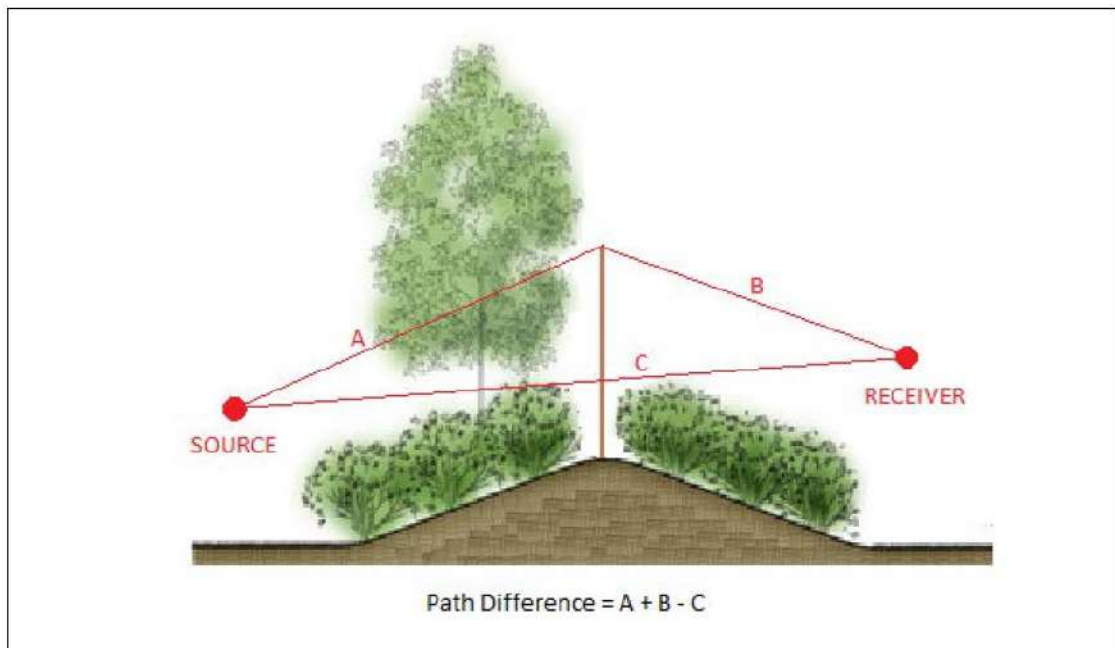


Figure 8.2: Calculation of Barrier Path Difference

8.2 It is also possible to limit noise propagation across a site through the judicious spacing and massing of buildings along the boundaries with adjacent noise sources to help act as “barrier blocks”, (i.e. using buildings themselves to provide some degree of acoustic screening). The largest benefit can be achieved where buildings are orientated “parallel” to the noise sources to be protected against (rather than “normal” to the noise source), as shown in **Figure 8.3** below. Protection can be further enhanced by creating ‘courtyard’ type arrangements:

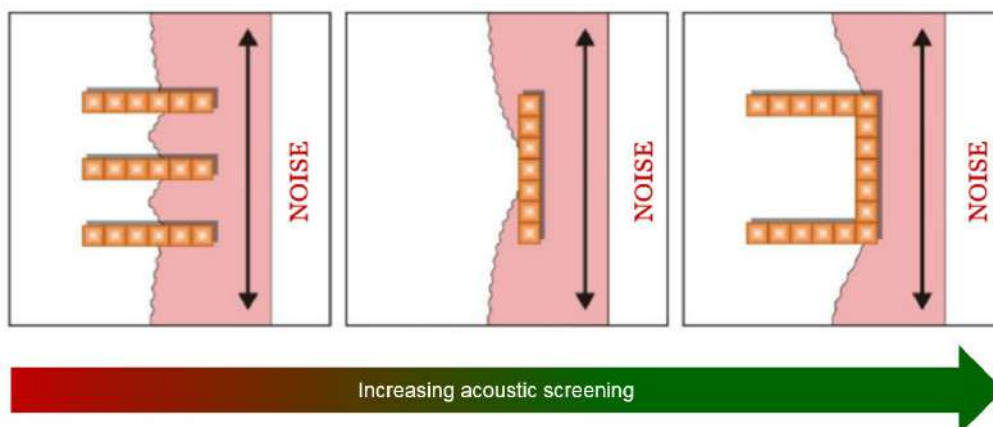


Figure 8.3: Effectiveness of Barrier Blocks

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8.3 Barrier blocks do not necessarily have to be “continuous” to provide a benefit – individual blocks can also prove effective if the gaps between the houses are minimised, as shown in **Figure 8.4**⁴ below:

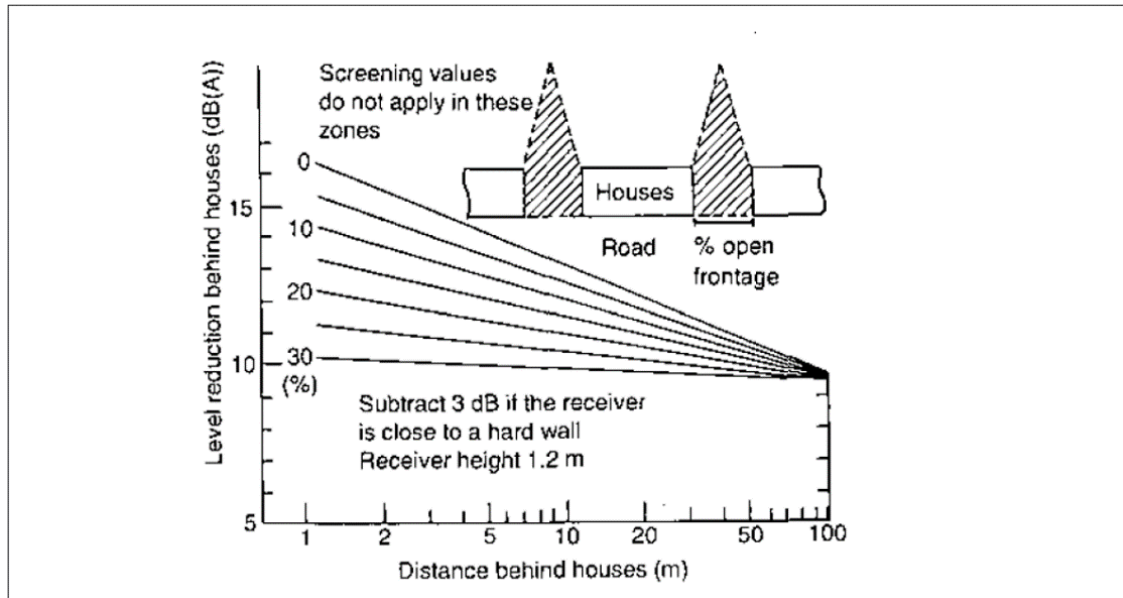


Figure 8.4: Screening from Individual Rows of Buildings

8.4 The above shows that even if the gaps between the houses amount to as much as 30% of the frontage length, a sound reduction of 10dB(A) (subjectively, a halving in sound level) should still be achievable over much of the site.

8.5 The masterplan for the site has been developed in line with these principles. In particular, the development proposals intend to use commercial buildings along the southern boundary of the residential areas, to help minimise noise propagation to the more northerly areas of the site, as shown in **Figure 8.5** below:

⁴ Reproduced from “*Sound Control for Homes*” (BRE Report 238 / CIRIA Report 127), Building Research Establishment / Construction Industry Research and Information Association (1993)

Noise Assessment

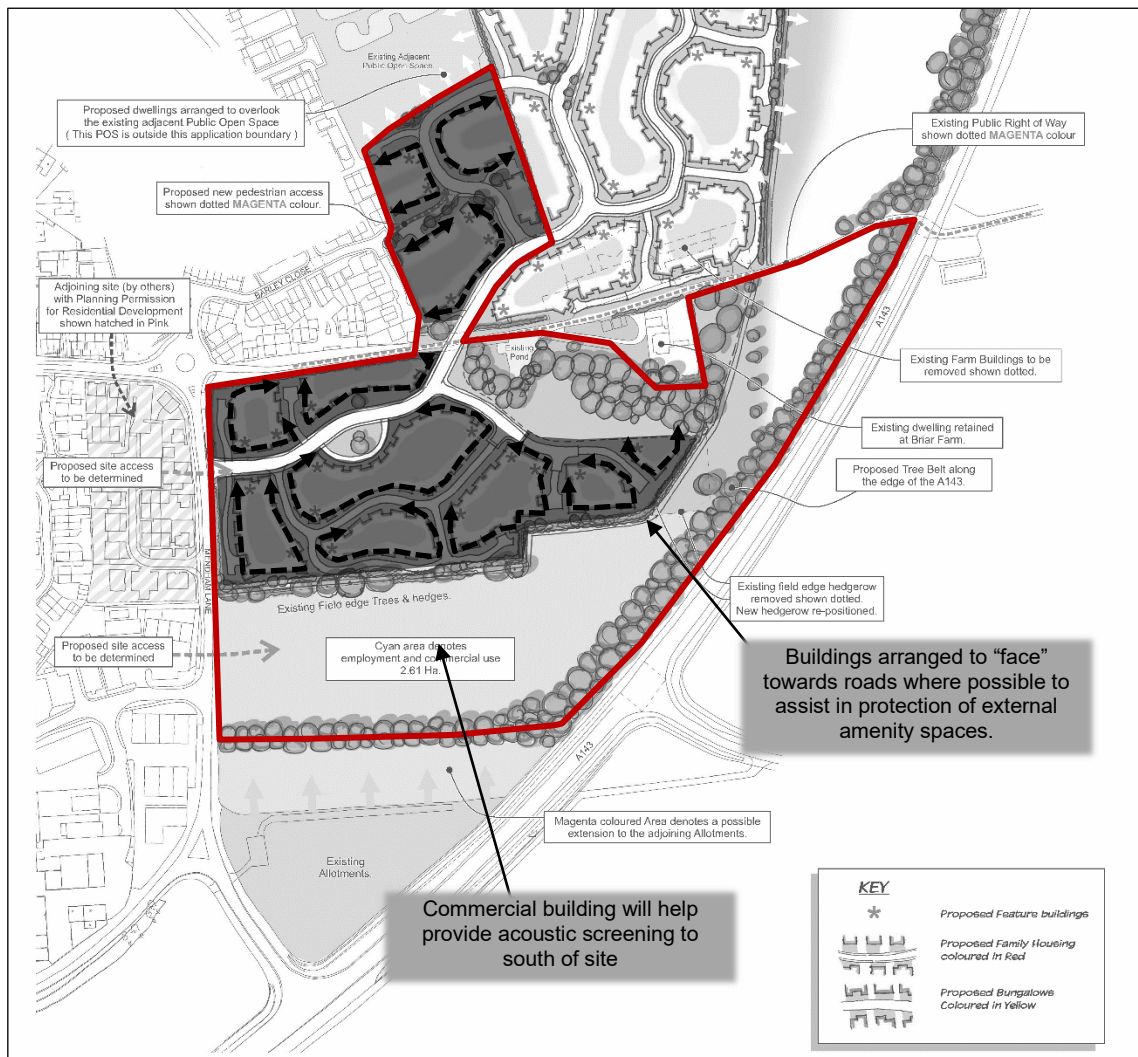


Figure 8.5: Use of Buildings as Barrier Blocks

8.6 The proposed arrangement of buildings enables dwellings to face towards the road which will give residents access to a “quiet” façade (in accordance with governmental planning practice guidance⁵), whilst the massing of buildings will help enclose and protect private amenity areas behind.

⁵ Paragraph: 011 Reference ID: 30-011-20190722 of PPG states:

Are there further considerations relating to mitigating the impact of noise on residential developments?

Yes – the noise impact may be partially off-set if residents have access to one or more of:

- a relatively quiet facade (containing windows to habitable rooms) as part of their dwelling ;
- a relatively quiet external amenity space for their sole use, (eg a garden or balcony). Although the existence of a garden or balcony is generally desirable, the intended benefits will be reduced if this area is exposed to noise levels that result on significant adverse effects;
- a relatively quiet, protected, nearby external amenity space for sole use by a limited group of residents as part of the amenity of their dwellings, and/or;
- a relatively quiet, protected, external publically accessible amenity space (eg a public park or a local green space designated because of its tranquillity) that is nearby (e.g. within a 5 minutes walking distance).

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Sound Insulation

8.7 Noise intrusion into dwellings can normally be readily controlled through the appropriate specification of external building fabric elements - windows normally being the “weakest” component, in addition to consideration being given to the internal general arrangement of dwellings, such that non-habitable rooms are located on more noise exposed building elevations and with more noise-sensitive habitable rooms located on quieter (acoustically screened) elevations.

8.8 It is, however, important to appreciate that the sound insulation of windows will only be effective when they are closed. As such, it will also be necessary to ensure that, where properties cannot achieve acceptable internal noise levels when windows are open, properties are provided with appropriate (acoustically treated) alternative means of ventilation.

Conclusions

8.9 It is concluded that the proposed master planning for the site follows a good acoustic design process and includes embedded mitigation which helps minimise noise impacts, in line with the spirit of ProPG, the NPPF, NPSE and NPPG.

Element 2 - Internal Noise Level Guidelines

8.10 Figure 2 of ProPG sets out the following internal acoustic design recommendations for dwellings:

Activity	Location	07.00 to 23.00 hours	23.00 to 07.00 hours
Resting	Living Room	35 dB L _{Aeq,16hour}	--
Dining	Dining Room/Area	40 dB L _{Aeq,16hour}	--
Sleeping (daytime resting)	Bedroom	35 dB L _{Aeq,16hour}	30 dB L _{Aeq,8hour} 45 dB L _{Amax,fast}

Table 8.1: ProPG Indoor Ambient Noise Level Design Guidance

8.11 Achieving the above internal noise levels will be dependent on a number of factors including:

- **The noise levels incident on a particular area of façade.** In the case of this development, it is clear that higher levels of sound insulation will be required for facades looking “towards” neighbouring roads, than for units facing away from such sources.

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- **The sound insulation capabilities of the constituent building elements.** For windows set within masonry external walls, noise intrusion will generally be determined by the acoustic performance of the windows.
- **The relative proportion of building elements.** The sound insulation required will increase as the façade area to a room increases. The sound insulation required of weaker performing elements (e.g. windows) will also increase when the proportional area of these is increased.
- **The acoustic conditions of the receiving room.** Noise intrusion into acoustically hard (reverberant) rooms, will increase sound insulation requirements.

8.12 Most of the above (e.g. general arrangement of buildings, the detailed elevational design and internal arrangements of dwellings) will not be finalised at an outline application stage. Whilst it is not therefore possible to finalise a sound insulation scheme for the development, an assessment of the potential noise risk (i.e. areas of the site which may require an enhanced specification of glazing or pose a greater risk of noise intrusion if there is reliance on natural ventilation to overcome potential overheating) can be undertaken.

Operational Noise Model

8.13 To assist with this a preliminary operational noise model of the site has been developed based on the illustrative masterplan for the development. This helps provide a preliminary indication of how the presence of future buildings may modify sound propagation across the site and whether an enhanced specification of glazing/ventilation may be necessary to control the resultant levels of noise intrusion into the proposed dwellings.

8.14 **Figure 8.6** and **8.7** below show the expected variation of daytime and night-time noise levels across the site based on the current illustrative masterplan proposals.

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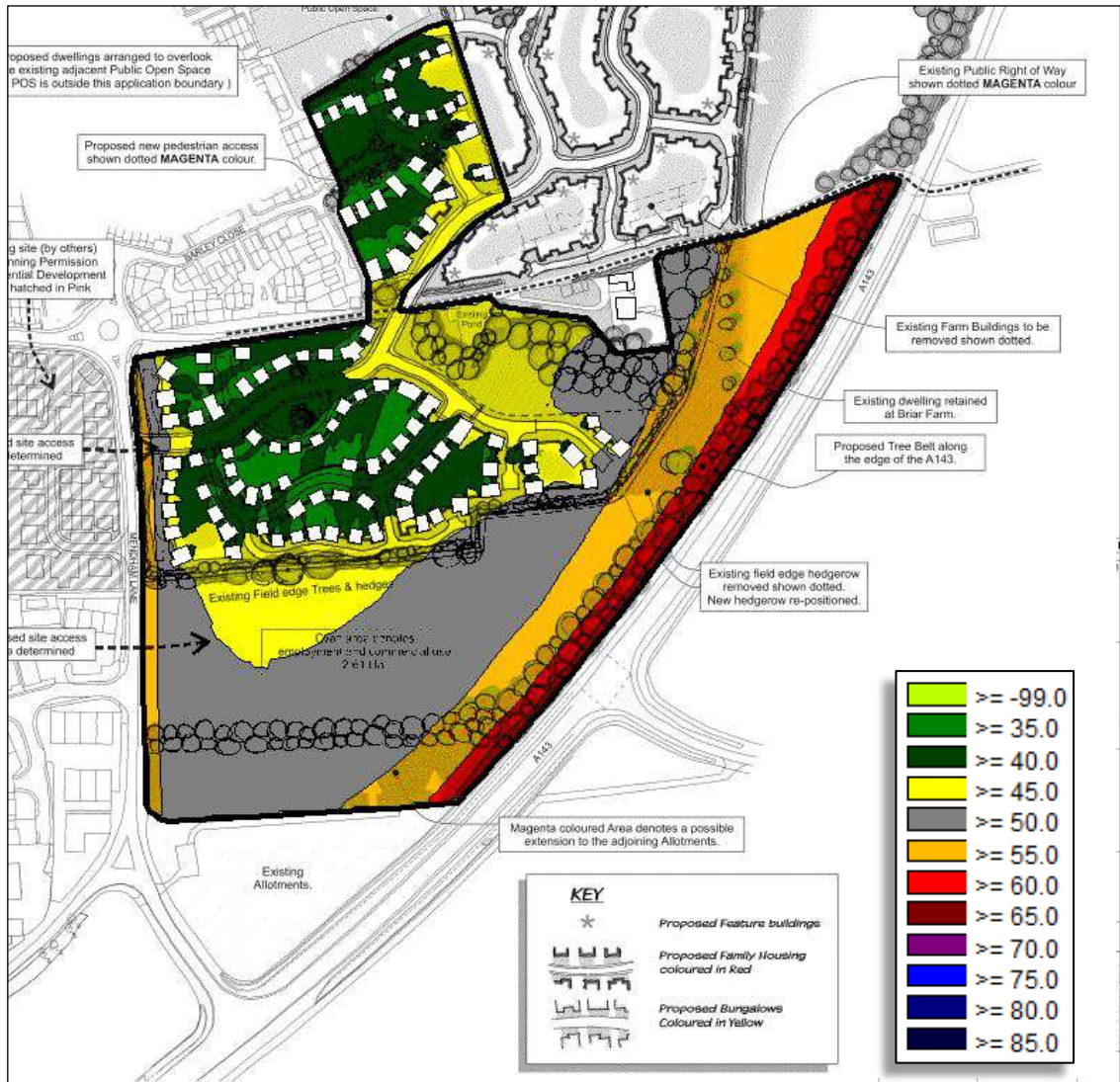


Figure 8.6: Illustrative Development Noise Model: Daytime

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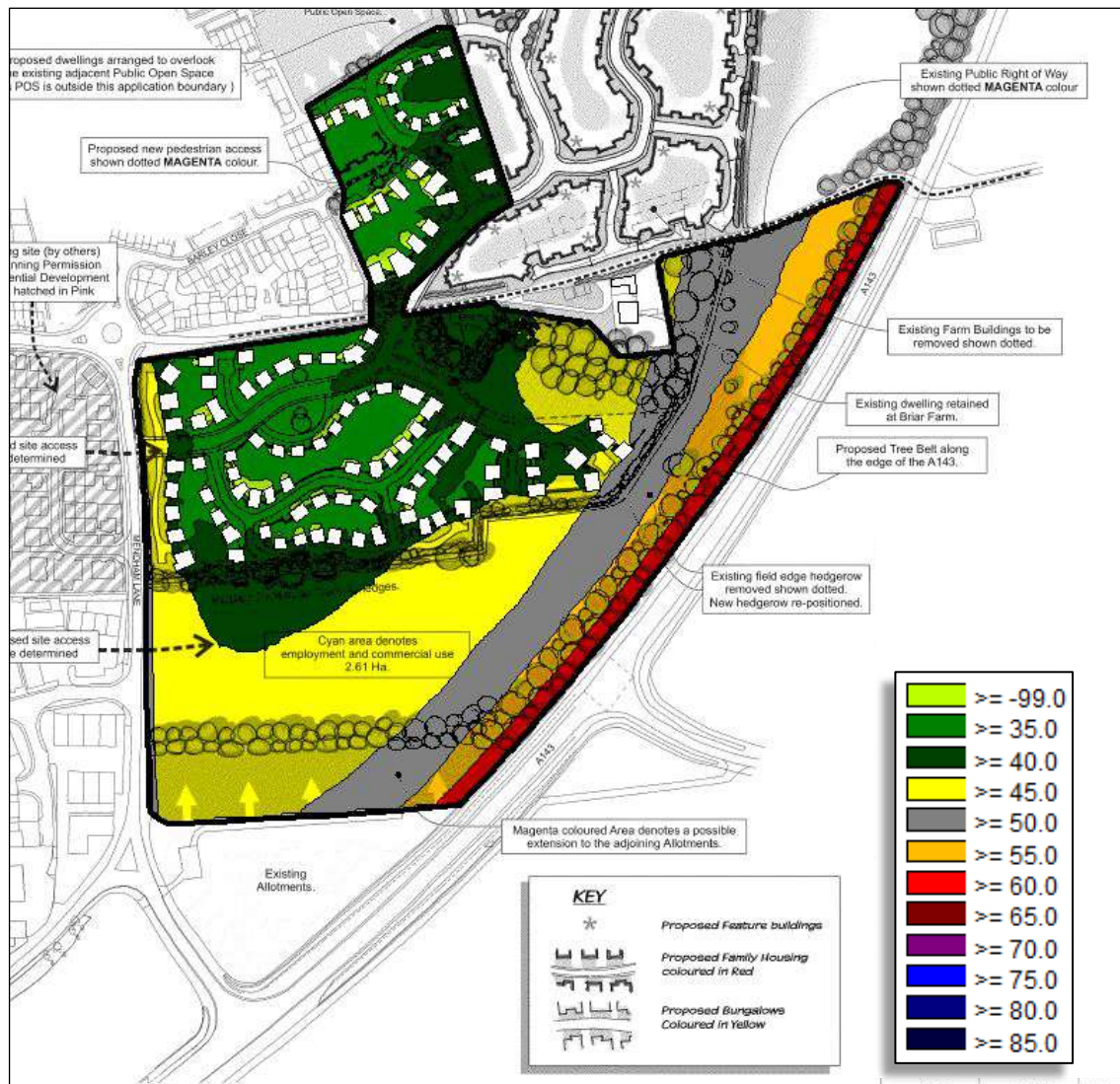


Figure 8.7: Development Noise Model: Night-time

Noise Intrusion

- 8.15 Whilst the government’s historic planning guidance document PPG 24 has been formally withdrawn and superseded by the NPPF, the former guidance contains a substantial amount of technical advice that provides useful context when considering the feasibility of mitigating noise from external sources. In particular, Annex 6 of PPG 24 provides technical advice with regard to the typical “outside-to-inside” noise reduction that can be expected for various types of noise. For road traffic noise, this guidance indicates that standard thermal double glazing (which would be required as a matter of course to comply with Building Regulations construction requirements) would typically offer a sound reduction of 33dB(A).
- 8.16 In order to achieve internal levels of 35dB $L_{Aeq,16hour}$ and 30dB $L_{Aeq,8hour}$, this implies that external levels should not exceed value outside noise levels of 65dB $L_{Aeq,16hour}$ and 60dB

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$L_{Aeq,8hour}$ respectively⁶. Figures 8.8 and 8.9 below, show the areas of site within these values:



Figure 8.8: Development Areas Exceeding Daytime Value of 65dB $L_{Aeq,16hour}$

⁶ These values include an allowance of 3dB(A) to account for façade reflection effects.

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Figure 8.9: Development Areas Exceeding Night-time Value of 60dB LAeq,8hour

8.17 The above figure shows that standard “thermal” double glazing should be provide adequate daytime and night-time protection against road traffic, without any need for enhanced “acoustic” glazing.

Ventilation

8.18 Approved Document F (ADF) of the Building Regulations 2010 requires that all habitable rooms in dwellings are provided with “whole house” (background) ventilation and air extraction from humid areas.

8.19 Assuming that a passive ventilation strategy is to be adopted, approaches would most likely include the use of trickle ventilators with either an intermittent or continuously operating extract fans (in line with ‘System 1’ or ‘System 3’ defined in ADF). Trickle ventilators can provide acoustic performances ranging from 31 to 44 dB D_{ne,w}. It follows

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that trickle ventilators can be appropriately selected to ensure that the acoustic performance of the glazing is not compromised under whole house ventilation conditions, i.e. that noise intrusion can be controlled in line with daytime and night-time LOAEL values.

- 8.20 In light of the above, it is concluded that the requirements of ADF should be readily achieved, whilst maintaining acceptable internal noise levels.

Purge Ventilation

- 8.21 Approved Document F also requires that adequate provision is made for purge ventilation. Purge ventilation is the process of removing high concentrations of pollutants and water vapour released from occasional activities (such as painting and decorating) or accidental releases (such as smoke from burnt food or spillage of water). Since the need for purge ventilation is by its definition “occasional”, this is normally achieved by giving residents the ability to open their windows. Whilst noise intrusion will increase as a result of windows being open, the occasional and temporary occurrence of such a situation can be readily accepted, particularly since occupants are “*in control*” of both the timing and duration of purge ventilation being required.

- 8.22 It is therefore proposed that purge ventilation for all dwellings will be achieved by means of openable windows. This approach is consistent with the guidance given in section 8.4.5.4 of BS 8233; 2014 which states:

8.4.5.4 Ventilation

*The Building Regulations’ supporting documents on ventilation [48, 49, 50] recommend that habitable rooms in dwellings have background ventilation. Where openable windows cannot be relied upon for this ventilation, trickle ventilators can be used and sound attenuating types are available. **However, windows may remain openable for rapid or purge ventilation, or at the occupant’s choice.***

- 8.23 The acceptability of using openable windows for providing purge ventilation is also in accordance with paragraph 2.35 of ProPG guidance which states:

It should also be noted that the internal noise level guidelines are generally not applicable under “purge ventilation” conditions as defined by Building Regulations Approved Document F, as this should only occur occasionally (e.g. to remove odour from painting and decorating or from burnt food).

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Thermal Comfort

- 8.24 Whilst not a statutory requirement, ADF highlights that windows may also need to be used to provide “rapid” ventilation to facilitate cooling of the premises, if there is a significant risk of properties “over-heating”.
- 8.25 It is generally accepted that an open window will provide an outside to inside sound reduction of around 15dB(A). It can therefore be seen that, in order to maintain ProPG internal target levels, external noise levels would need to be no greater than 50dB $L_{Aeq,16hour}$ daytime or a night-time value of 45dB $L_{Aeq,8hour}$ for “normal” design purposes. As noted earlier, these noise levels would be generally be considered to represent a “*Lowest Observed Adverse Effect Level*” (LOAEL).
- 8.26 For most urban development opportunities adjacent to transport infrastructure, noise level will exceed the above inferred LOAEL values. To add some context to this, it should be noted that “*UK National Noise Incidence Study 2000/2001*” (produced by the Building Research Establishment on behalf of DEFRA), indicated that up to 55% of the population live in dwellings exposed to noise levels above WHO guideline values during the daytime, whilst up to 68% live in accommodation exposed to values above WHO guidelines at night.
- 8.27 However, the above observations should not be taken to imply that development of land characterised by noise levels above WHO guideline values should be precluded. Indeed, national planning policy clearly directs that noise impacts need to be “*mitigated and reduced to a minimum*”, whilst avoiding “significant” impacts (i.e. impacts above a “*Significant Observed Adverse Effect Level*” (SOAEL)). The material consideration here is that exceedance of the WHO guidelines or other industry standard guidance should not be taken to imply that a “significant” adverse effect will be experienced. Indeed, there are current research findings which indicate that “*Significant Observed Adverse Effect Levels*” (SOAEL) are unlikely to occur unless there is a significant exceedance of the LOAEL values, particularly if occupants are not routinely exposed to such noise levels.
- 8.28 The above is recognised within the ProPG guidance, which offers the following commentary:

“Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal L_{Aeq} target levels may be relaxed by up to 5dB and reasonable conditions still be achieved. The more often internal noise level start to exceed the internal L_{Aeq} target levels by more than 5dB, the more that most people are likely to regard them as “unreasonable”. Where such

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exceedances are predicted, applicants should be required to show how the relevant number of rooms affected has been kept to a minimum. Once internal L_{Aeq} levels exceed the target by more than 10dB, they are highly likely to be regarded as “unacceptable” by most people, particularly if such levels occur more than occasionally. Every effort should be made to avoid relevant rooms experiencing “unacceptable” noise levels at all and where such level are likely to occur frequently, the development should be prevented in its proposed form”.

- 8.29 The above guidance therefore supports a view that an exceedance of the ProPG internal guideline values should not automatically be taken to infer that acoustic conditions are “unreasonable”. On the contrary, the advice presented clearly indicates that “reasonable” acoustic conditions can be maintained where internal L_{Aeq} noise level design guidance is exceeded by 5dB(A), and that noise levels might only be considered “unacceptable” where levels are more than 10dB(A) higher than the stated $L_{eq,T}$ values.
- 8.30 However, it can also be seen that ProPG indicates that the potential “acceptability” of noise intrusion does not solely relate to noise magnitude - consideration also needs to be given to the potential duration of any increased noise exposure. The implication here is that whilst a significantly increased noise exposure could be tolerated for occasional periods, this is likely to become increasingly unacceptable as the period of exposure increases.
- 8.31 This is clearly a material consideration when considering the potentially conflicting requirements of acoustic and thermal comfort - since such conflict might only exist for a limited period of time.
- 8.32 At the outline planning stage of a development, it is generally not practicable/proportionate for detailed thermal modelling to determine the significance of any over-heating risk to be quantified (which would be required to consider the potential duration that windows might need to be open to control overheating if reliant on natural ventilation).
- 8.33 This, coupled with the limited guidance on how the “acceptability” of acoustic/overheating consideration should be determined, prompted the Association of Noise Consultants to publish a draft “*Acoustics ventilation and Overheating: Residential Design Guide*” (February 2018). This document seeks to provide additional guidance to assist in identifying when external noise levels might indicate a “significant” risk of adverse health and quality of life effects, if reliance is placed on the use of openable windows to minimise the risk of excess heat within dwellings.

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8.34 The guidance identifies the following initial risk categories:

External Free-Field Noise Level, ^[Note 1]		Examples of Outcome	Risk Category for Level 1 Assessment ^[Note 4]
$L_{Aeq,T}$ ^[Note 2] During 07.00 – 23.00	$L_{Aeq,T}$ ^[Note 3] During 23.00 – 07.00		
≤ 52 dB	≤ 47 dB	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic environment inside the dwelling such that there is a perceived change in the quality of life.	Low
>52 dB and ≤ 62 dB	>47 dB and ≤ 55 dB	Increasing risk of adverse effect due to impact on reliable speech communication during daytime or sleep disturbance at night. Although noise levels at the lower end of this category will cause changes in behaviour, they may still be considered suitable. Noise levels at the upper end of this category will result in more significant changes in behaviour and are only likely to be considered suitable if they occur for limited periods.	Medium
> 62dB	> 55dB	The noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	High
<p>Note 1 - The values presented in this table should not be regarded as fixed thresholds and reference can also be made to relevant dose-response relationships, such as those described in a DEFRA 2014 study [20].</p> <p>Note 2 - A decision must be made regarding the appropriate averaging period to use. The averaging period should reflect the nature of the noise source, the occupancy profile and times at which overheating might be likely to occur. Further guidance can be found within the 2014 IEMA Guidelines [21].</p> <p>Note 3 - Regular individual noise events should also be considered. Refer to Appendix A of ProPG for further guidance.</p> <p>Note 4 - The risk of an adverse effect occurring will also depend on how frequently and for what duration the mitigation of overheating is likely to result in increased internal noise levels.</p>			

Table 8.2: ANC AVOG Consultation Draft Guidance

8.35 The operational noise model of the site has therefore been categorised in line with the above guidance and is presented in **Figures 8.11** and **8.12** below.

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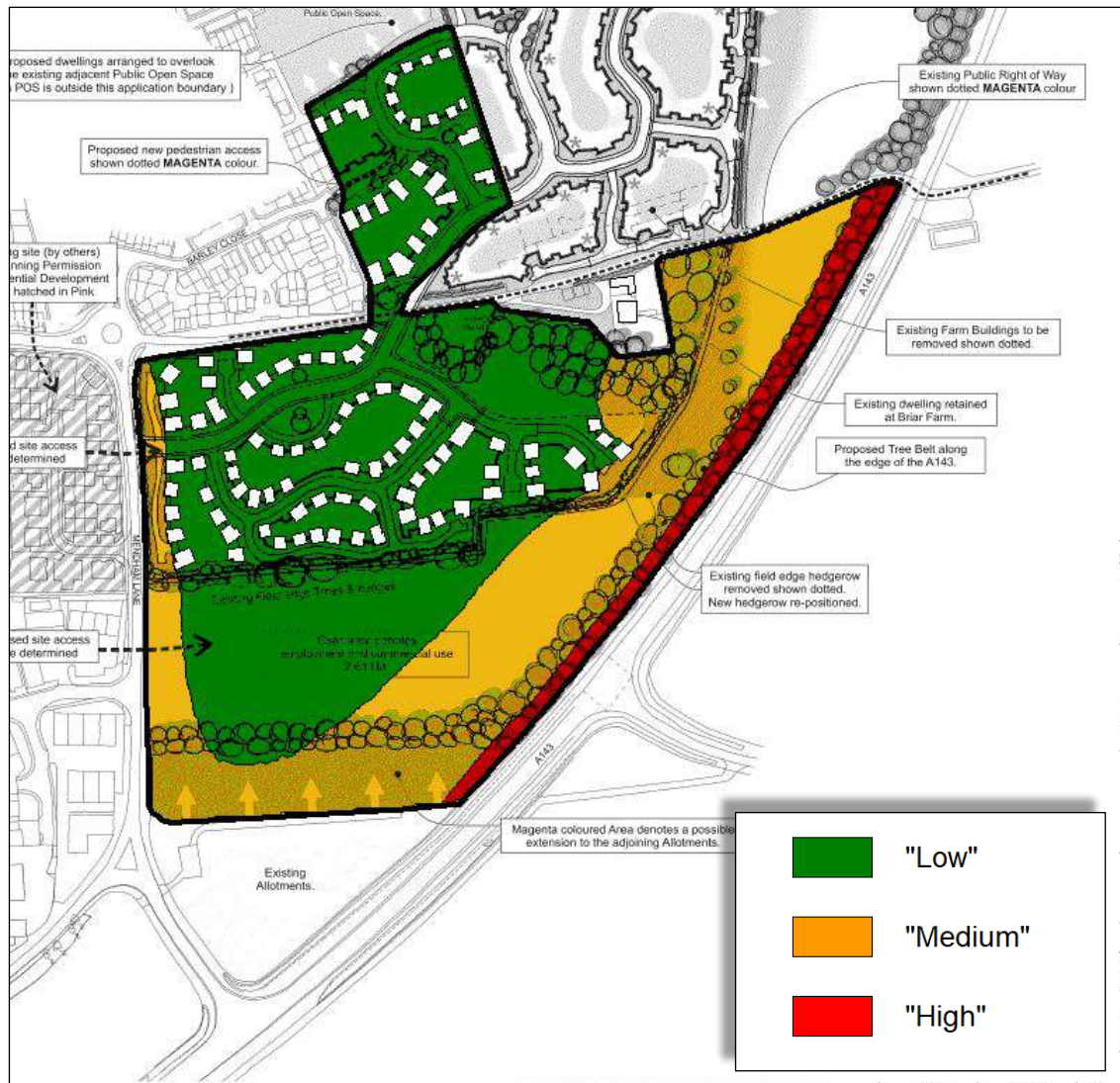


Figure 8.10: Initial AVOG Risk Assessment for Open Windows: Daytime

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Figure 8.11: Initial AVOG Risk Assessment for Open Windows: Night-time

8.36 The above figures demonstrate that that the land allocated for residential development avoids areas of “high” noise risk and is generally classifies as having a “low” risk, with some dwellings on the eastern side of the site having a potential medium risk only.

8.37 The prediction of a medium risk does not infer that noise intrusion into these properties would be “unacceptable” – this would ultimately be determined by the extent of duration that windows may need to be open to provide cooling. Overheating risks can potentially be minimised by minimising the number of noise sensitive rooms on elevations with the highest noise risk (e.g. through the internal general arrangement of the dwellings) and other design provisions, including:

- Utilising the benefits of additional thermal mass in the design, for example concrete floors;

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- Using “Low E” glass to minimise solar gains through windows;
- Solar shading and shutters can be used to good effect to reduce the heating effect of the sun;
- The use heat reflective finishes on walls and roofs (including the use of green roofs) can play a part in keeping temperatures down.

8.38 Such provisions are normally developed at the detailed design stage of a project. Where a residual risk remains, additional means of ventilation or cooling could be used to ensure that residents are provided with adequate provisions for rapid ventilation without the need for windows to be opened. Options could potentially include:

- The use of a summer “by pass” / boosted operation of MVHR units;
- The use of additional mechanical systems to provide dedicated “rapid” ventilation of rooms (options previously encountered include proprietary direct input fans which can draw a rapid rate of ventilation through an external louvre; an enhanced extract system to provide more rapid air extraction; etc.)
- The use of acoustic passive ventilators – assuming that an appropriate equivalent free area to provide rapid natural ventilation; and/or
- The use of comfort cooling.

8.39 The specification of a ventilation or cooling strategy that appropriately responds to any material risk of over-heating is a detailed design matter that could be directly controlled through the use of appropriate planning conditions (e.g. the submission and approval of the proposed sound insulation scheme), in line with the aims of the NPPF, NPPG and NPSE. However, the above initial assessment broadly indicates a low risk of such provisions being required and it is considered appropriate for the development to be brought forward on the basis of a natural ventilation strategy (openable windows) for controlling thermal comfort within the properties.

Element 3 - External Amenity Area Noise Assessment

8.40 Guidance in the World Health Organisation’s “*Guidelines for Community Noise*” recommends that, to avoid serious annoyance during the daytime and evening, noise levels in external amenity areas should not exceed 55dB $L_{Aeq,16hour}$.

8.41 Section 7.7.3.2 of BS 8233: 2014 states

“For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB $L_{Aeq,T}$, with an upper guideline value of 55 dB $L_{Aeq,T}$ which would be acceptable in noisier

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environments. However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable. In higher noisy areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited.”

8.42 ProPG therefore requires that:

“If external amenity spaces are an intrinsic part of the overall design, the acoustic environment of those spaces should be considered so that they can be enjoyed as intended”.

The acoustic environment of external amenity areas that are an intrinsic part of the overall design should always be assessed and noise levels should ideally not be above the range 50 – 55 dB $L_{Aeq,16hr}$.”

8.43 **Figure 8.12** below shows the noise levels in the external areas of the site. Noise levels below 55dB $L_{Aeq,16hour}$ are shown in “GREEN”. Noise levels above 55dB $L_{Aeq,16hour}$ are shown in “RED”

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- (iii) *likely occupants of the development*
- (iv) *acoustic design v unintended adverse consequences*
- (v) *acoustic design v wider planning objectives*

8.46 Each of these elements is considered below:

Compliance with Relevant National and Local Policy:

8.47 The assessments presented in preceding sections conclude that the proposed scheme complies with relevant national and local planning policy which requires development to “*mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life*”.

8.48 Paragraph 182 of the NPPF also seeks to ensure that the future operation of existing industrial/commercial premises would not be unreasonably fettered by new noise sensitive land uses.

8.49 There is an existing commercial/industrial area (“Harleston Industrial Estate”) off Fuller Road, Harleston close to the western boundary of the site. Noise from such activities is captured within the baseline noise monitoring undertaken at Position A2 and M2. This monitoring and site observations indicate that, whilst noise associated with existing commercial uses, is intermittently audible on the development site, such noise is not, however, “dominant” in the context of otherwise prevailing noise environment. Furthermore measured noise levels are lower than the BS8233: 2014/WHO guideline value for external amenity areas. As such, it is concluded that the existing industrial uses adjoining the site should not have an unacceptable noise impact on the proposed dwellings and that the proposed development would not pose an unreasonable restriction on the continued operation of the adjoining land for commercial purposes.

8.50 This conclusion is reinforced by the fact that there is existing residential accommodation adjoining the industrial uses to the north. In light of this, it would appear unlikely that any altered/intensified operation of the adjoining industrial area would have an adverse impact on the new dwellings that would be created by the proposed development, without also having a greater impact on existing residential uses neighbouring the site.

8.51 The above additional scrutiny of the juxtaposition of land uses is considered to demonstrate that the scheme complies the “*agent of change*” principle required by national planning policy.

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Magnitude and Extent of Compliance with ProPG;

- 8.52 The magnitude and extent of compliance with ProPG guidance is considered to be fully addressed in preceding sections, i.e. the development implements “good acoustic design”; noise levels both within dwellings and external amenity areas will meet the required assessment criteria, so as to avoid adverse impacts.

Likely Occupants of the Development

- 8.53 The proposed development will deliver new housing. The proposed occupants of the development are considered to have a “normal” sensitivity noise, which would not alter the preceding conclusions regarding policy compliance.

Acoustic Design v Unintended Adverse Consequences

- 8.54 The proposed delivery of the acoustic design intent of the development should not result in any unintended adverse consequences.

Acoustic Design v Wider Planning Objectives

- 8.55 Paragraph 002 of National Planning Practice Guidance states:

“Can noise override other planning concerns?”

It can, where justified, although it is important to look at noise in the context of the wider characteristics of a development proposal, its likely users and its surroundings, as these can have an important effect on whether noise is likely to pose a concern.”

- 8.56 The preceding sections of this report conclude that the proposed development will avoid any “significant” noise impacts; will mitigate and reduce to a minimum “other” adverse impacts on health and quality of life and should not impose unreasonable restrictions on existing businesses wanting to develop in continuance of their business. As such, the proposed development is considered to comply fully with national and local planning policy. These conclusions may therefore add weight to the wider planning objectives of the scheme (i.e. the delivery of new housing).

Conclusions

- 8.57 The assessments set out above consider all four elements of the recommended ProPG “Stage 2” assessment. The assessments conclude:
- The scheme proposals follow a good acoustic design process;
 - Internal noise levels can be achieved through standard thermal glazing and ventilated with open windows;

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- Future residents will have access to private or communal external amenity spaces, compliant with the aspirational noise levels indicated in WHO/BS8233 guidance; and
- The scheme is considered to comply fully with national and local policy relevant to noise; will not result in any “unintended adverse consequences” and provides an appropriate development site for the delivery of new housing.

9 Proposed Employment Land

9.1 The illustrative masterplan for the site proposes approximately 2.61 hectares of new employment and commercial uses. This is to be located on the southern area of the site, as shown in **Figure 9.1** below:

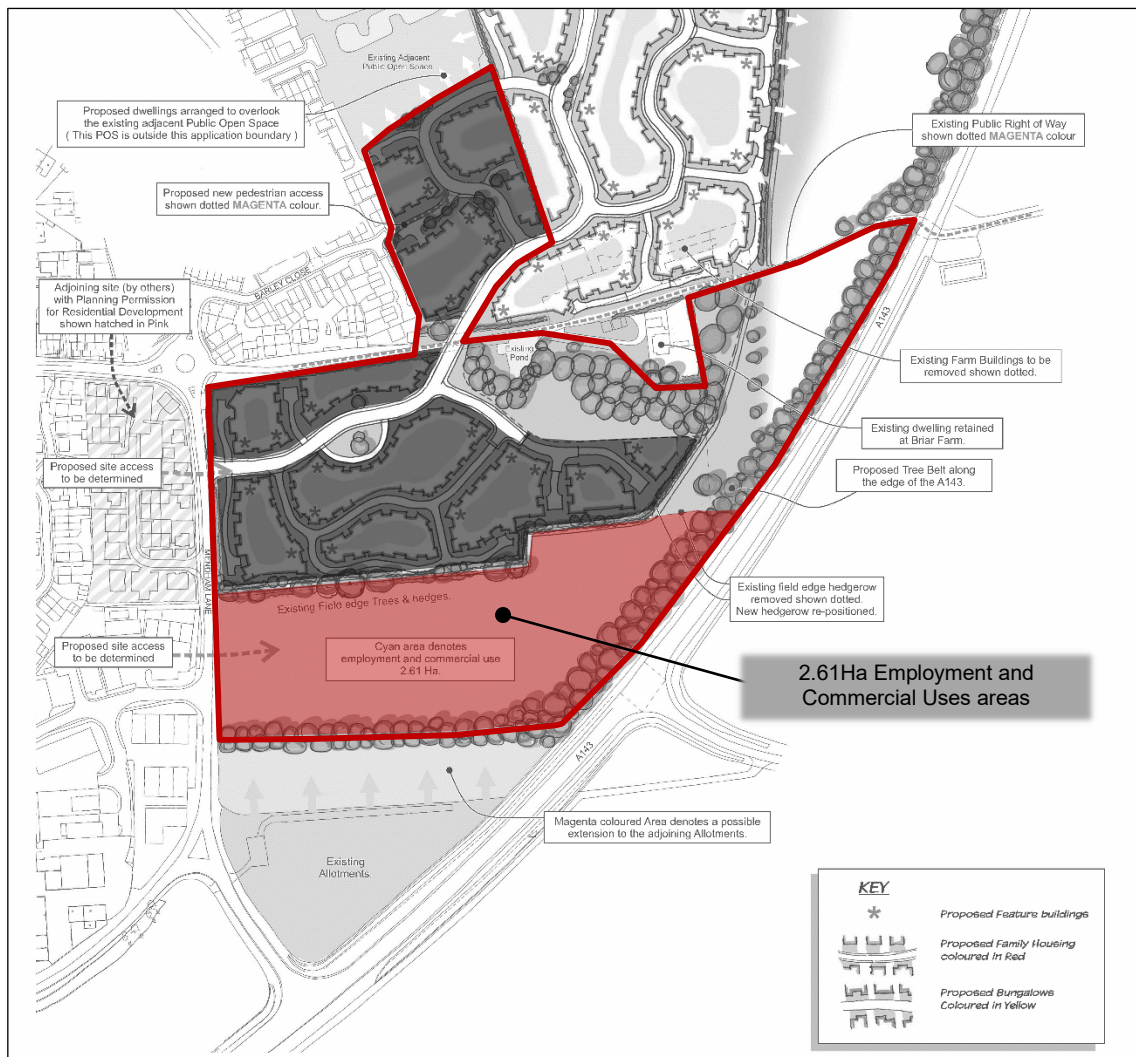


Figure 9.1: Proposed Employment and Commercial Land

9.2 Operational noise associated with industrial/commercial units can include:

- Noise associated with processes, plant, equipment and supporting mechanical services installations;
- Noise associated with servicing activity (e.g. loading and unloading of deliveries).
- Noise associated with employees and customers attending the site.

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- 9.3 The above noise sources will have the potential ability not only to have noise impacts on existing residents, but also on the future occupants of the dwellings that will be created by the proposed development.
- 9.4 In principle, the mitigation hierarchy outlined in paragraph 8.3 can again be followed to ensure development proposals are finalised in line with “*good acoustic design principles*” to ensure the satisfactory co-location of employment and residential uses. Such provisions can be effectively controlled through the planning system (e.g. as part of any reserved matters application, the use of “operative” planning conditions and/or pre-commencement conditions which require details of proposed uses to be submitted and approved prior to a particular use commencing). The LPA therefore has the ability to use the planning system to implement robust controls to ensure the proposed development avoids a significant adverse noise effect and for operational noise associated with the proposed units to be mitigated and reduced to a minimum in line with national planning policy objectives.

Noise Control At Source

- 9.5 Different types of commercial and industrial development have the potential to have different noise impacts. For example, Use Class B1 covers industrial and commercial uses “*that can be carried out in any residential area without detriment to the amenity of that area by reason of noise*” (or other emissions) and, as such, the proposed use of the site for B1 use is unlikely to give rise to any particular acoustic concern. Other uses may, however, have a greater impact. For example, a B2 general industrial use may require heavy process plant installations or processes which are characterised by high operational noise levels which may require extensive noise control to make them compatible with a residential neighbourhood.
- 9.6 B8 (storage and distribution) uses can range in impact from being relatively benign (for example, low volume long term storage uses) to potentially highly significant (for example, major distribution or freight centres which operate on a 24/7 basis).
- 9.7 Whilst flexibility is clearly desirable when bringing forward proposals for new employment floorspace, the LPA will retain the ability to restrict the use of site to uses it considers are compatible with the proximity of existing and proposed residential uses, for example, through the use of planning conditions which restrict the use of the site to particular use classes. Planning conditions can also be used to control the hours of operation of commercial/industrial uses. It follows that the LPA has a high level ability to control “at

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source” noise levels, by preventing use classes it considers will be inherently incompatible with neighbouring residential uses.

- 9.8 Where employment uses will introduce noise sources (such as mechanical services plant or equipment), noise emissions from such installations can be readily controlled through the use of an appropriate operative planning condition (e.g. imposing noise limits in line with the guidance of BS 4142: 2014 +A1: 2019 “*Methods for rating and assessing industrial and commercial sound*”) or requiring the submission and approval of the detail of new noise generating plant/equipment/services and attendant noise control (where necessary supported by a dedicated noise impact assessment).

Buffer Zones

- 9.9 When finalising the general arrangement of the employment land, it will be beneficial to optimise the separation distance between any potentially noisier use classes and existing and proposed residential areas (subject to the implementation of other mitigation).
- 9.10 Since the finalised general arrangement of the site will need to be approved by the LPA as part of a reserved matters application, the LPA will retain control over the satisfactory arrangement of the site to ensure adequate separation between employment and residential uses.

Building Orientation and Massing

- 9.11 In order to minimise the potential aural conflict between the proposed dwellings and employment land, the general arrangement of the employment land should be developed to avoid having any active frontages (for example, units with loading/service bays, etc.) that face directly onto the proposed dwellings. This could be achieved by arranging units on the northern side of the employment area such that active frontages face south. This will embed inherent mitigation (acoustic screening from the massing of the buildings) for any external activities and servicing associated with the proposed uses.
- 9.12 The potential screening benefit that could be achieved by such an arrangement could be further optimised by providing a robust massing of buildings along the northern side of the site to act a “*barrier block*” to the adjoining residential area.
- 9.13 Additional noise control could, alternatively, also be implemented through the use of appropriate boundary treatments, such as acoustic barriers.
- 9.14 Since the finalised general arrangement of the site will need to be approved by the LPA as part of a reserved matters application, the LPA will retain control over the satisfactory general arrangement of the site.

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Sound Insulation

- 9.15 Just as dwellings can be designed to provide adequate sound insulation to control noise intrusion from external sources, new commercial and industrial buildings can be designed to provide adequate sound insulation to help control noise “break-out” from internal operations.
- 9.16 The sound insulation of prospective commercial/industrial units is again a matter that could be controlled by the LPA, for example, through the use of planning conditions which require an assessment of noise “break-out” from the proposed buildings detailed of proposed sound insulation to be submitted for their approval.

Conclusion

- 9.17 In light of the above, it is concluded that, subject to the adherence to a good acoustic design process, the proposed employment uses can satisfactorily co-exist with existing and proposed dwellings in the vicinity of the site. This outcome can be controlled and enforced at reserved matters stage and through the use of appropriate planning conditions.

10 Construction Noise and Vibration

- 10.1 Construction activities have the potential to cause noise and vibration disturbance to both residential and commercial uses in the vicinity of a site.

Construction Noise

- 10.2 For this type of development, it is considered likely that the potential impact of construction noise will be most appropriately assessed by reference to fixed noise limits, as promoted in Annex E.2 of BS 5228-1:2009 +A1:2014: “Code of Practice for Noise and Vibration Control on Construction and Open Sites - Part 1: Noise”. This states:

“Noise from construction and demolition sites should not exceed the level at which conversation in the nearest building would be difficult with the windows shut. [...] Noise levels, between say 07.00 and 19.00 hours, outside the nearest window of the occupied room closest to the site boundary should not exceed:

- *70 decibels (dBA) in rural, suburban and urban areas away from main road traffic and industrial noise;*
- *75 decibels (dBA) in urban areas near main roads in heavy industrial areas.”*

- 10.3 Since residential receptors around the development site are generally located away from main roads and/or screened from traffic noise by the interposed massing of buildings, a value of 70 dB $L_{Aeq,10hours}$ is considered to represent the SOAEL for construction noise.
- 10.4 The LOAEL for construction noise is routinely taken to be 55 dB $L_{Aeq, 10hours}$, being numerically aligned with the upper guideline value for daytime noise level determined WHO/BS8233 guidance for external amenity areas.
- 10.5 Whilst construction noise will be “temporary”, the effect of such noise will also be influenced by the duration of the works, i.e. the greater the period of noise exposure, the greater the potential impact on neighbouring receptors. Based on advice given in Annex E of BS 5228-1, it is therefore considered that additional significance should be given to an impact exceeding the SOAEL of 70dB, where such a noise magnitude is predicted to occur on 10 or more days of working in any 15 consecutive days, or for a total of 40 days in any six month period.
- 10.6 Combining the above magnitude and temporal criteria, gives the following refined noise matrix for assessing the potential significance of construction noise:

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Combined Noise Magnitude and Temporal Criteria	Magnitude of Effect
Daytime noise level less than 55dB L _{Aeq,T}	Negligible
Daytime noise level between 55 and 70 dB L _{Aeq,T}	Minor
Daytime noise level greater than 70 dB L _{Aeq,T} (For a period less than 10 days of working in any 15 consecutive days, or for a total of less than 40 days in any six month period)	Moderate
Daytime noise level greater than 70 dB L _{Aeq,T} (For a period less than 10 days of working in any 15 consecutive days, or for a total of less than 40 days in any six month period)	Major

Table 10.1 Definitions of Magnitude of Effect – Construction Noise

Construction Vibration

- 10.7 Vibration induced by construction activities can have two potential adverse impacts:
- (a) the potential effect of vibration on the structure of neighbouring buildings; and
 - (b) the potential effect of vibration on occupants within those buildings.
- 10.8 With regard to buildings, vibration can potentially cause cosmetic damage and in the extreme, structural damage. Criteria for a significant vibration effect have therefore been aligned with guidance for cosmetic damage set out in BS 5228-2. Such criteria should safeguard building from structural damage, whilst vibration below the threshold can be considered to be negligible since there would not be an effect. Adopted values are presented in **Table 11.2** below:

Type of Building	Peak Particle Velocity (PPV) in Frequency Range of 4 Hz to 15 Hz	Peak Particle Velocity (PPV) in Frequency Range of 15 Hz and Above
Reinforced or framed structures	50 mm/s at 4 Hz and above	
Industrial and heavy commercial buildings	15 mm/s at 4 Hz increasing to 20 mm/s at 15 Hz.	20 mm/s at 15 Hz increasing to 50 mm/s at 40 Hz and above.

Table 10.2 Vibration Thresholds for Cosmetic Damage to Buildings

- 10.9 The potential effect of vibration on occupants within buildings can be assessed based on the guidance of Annex B of BS 5228-2, as set out in **Table 11.3**:

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Peak Particle Velocity (PPV)	Impact	Magnitude of Effect
0.14mm/s	Vibration might be just perceptible in the most sensitive situations for most vibration frequencies associated with construction. At lower frequencies, people are less sensitive to vibration.	Negligible
0.3 mm/s	Vibration might be just perceptible in residential environments	Minor
1.0 mm/s	It is likely that vibration of this level in residential environments will cause complaint, but can be tolerated if prior warning and explanation has been given to residents.	Medium
10 mm/s	Vibration is likely to be intolerable for any more than a very brief exposure to this level in most building environments.	Major

Table 10.3 Magnitude of Effect – Construction Vibration: Human Comfort

10.10 Whilst demolition and construction activities have the ability to result in potentially significant impacts (i.e. cosmetic/structural and/or cause disturbance to building occupants), such impacts are normally experienced in relatively close proximity to works and for relatively limited durations. In that regard, guidance in BS 5228-1:2009+A1:2014 suggests that vibration effects will not normally be significant beyond a distance of around 20m from the construction works. The nearest noise sensitive receptors to the site are beyond this initial scoping distance and, as such, it is considered unlikely that vibration associated with construction works will have any significant adverse impact on neighbouring noise sensitive receptors.

Conclusions

10.11 An assessment of specific construction noise impacts will be dependent upon the specific nature of the works, selected equipment/working methodologies, construction programme, etc. Such detail is not available at this stage and it is not therefore possible to undertake a detailed assessment of potential noise and vibration impacts.

10.12 Notwithstanding this, the potential temporary impacts of construction noise and vibration can normally be satisfactorily minimised through the implementation of appropriate construction management procedures. Such procedures can include:

- A general need for any contractor to implement the “best practicable means” for undertaking the works in line with the general guidance of BS5228:2009+A1:2014 (Parts 1 and 2);
- The use of prefabricated materials wherever possible;

Noise Assessment

- Optimising the site layout to locate noise generating activities as far as possible away from sensitive receptors;
- Good housekeeping and management;
- Review of plant and activities to ensure noise minimisation measures are in place and operating;
- Controlling of site traffic and setting up of access routes away from sensitive receptors;
- Provision of noise monitoring during activities likely to affect sensitive receptors; and
- The use of 'silenced' plant and equipment to be used;
- The provision of screening around those parts of the site at which activities are likely to generate noise;
- Noise generating plant should be located at a low level and as distant as possible from sensitive receptor;
- Plant should operate at low speeds, where possible, and incorporate automatic low speed idling;
- All plant should be properly maintained (greased, blown silencers replaced, saws kept sharpened, teeth set and blades flat, worn bearings replaced, etc.);
- Consideration to be given to temporary screening or enclosures for static noisy plant to reduce noise emissions and plant should be certified to meet any relevant standards;
- Early and good public relations with the adjacent tenants and occupants of buildings will also reduce the likelihood of complaints; and
- Controlling the opening hours of the site.

10.13 Given the nature and scale of the proposed development and subject to the implementation of the good practice guidance outlined above, significant adverse noise and vibration impacts during the construction works should be avoidable. If considered necessary, however, the potential impact of works could be controlled by means of appropriate planning condition(s), e.g. restricting the working hours of the site, or through the submission of a Construction Environmental Management Plan (CEMP), which could include detailed noise and vibration control proposals for the site. The use of such conditions, if considered necessary, would comply with paragraph 123 of the National Planning Policy Framework.

11 Conclusions

Existing Noise Environment

- 11.1 Detailed noise monitoring has been undertaken to determine the existing environmental noise climate at the site. The site is most significantly affected by traffic noise on the A143 which borders the southern and eastern boundaries of the site.

Planning Policy Context and Design Guidance

- 11.2 The requirements of national, regional and local planning policy relevant to the proposed scheme are discussed. Reference has also been made to industry standard design guidance, in particular ProPG: Planning and Noise, recently published by the Institute of Acoustic, Association of Noise Consultants and Chartered Institute of Environmental Health.

Site Suitability

- 11.3 The potential risk of the site for residential development has been assessed in line with Stage 1 of ProPG guidance. This concludes that majority of the (unmitigated) site constitutes an initial low to medium risk during the daytime period and a negligible to low risk during the night-time, with the medium risk area being a narrow area closest to the A143. As road traffic noise propagates across the site the risk reduces to low to negligible in the proposed residential areas for day and night-time periods respectively.

ProPG

- 11.4 With particular regard to the considerations required by ProPG, it is concluded that:
- The development proposals reflect a good acoustic design process;
 - Internal noise levels can be adequately controlled through standard thermal double glazing and dwellings ventilated with open windows;
 - Future residents should have access to private external amenity spaces, compliant with the aspirational noise levels indicated in WHO/BS8233 guidance;
 - Potential acoustic conflicts between the commercial/employment and residential use can be controlled through embedded mitigation and planning controls.

Employment Land

- 11.5 Subject to the adherence to a good acoustic design process, it is concluded that the proposed employment uses can satisfactorily co-exist with existing and proposed

Noise Assessment

dwelling in the vicinity of the site. This outcome can be controlled and enforced at reserved matters stage and through the use of appropriate planning conditions.

Construction Noise and Vibration

- 11.6 The nature and scale of the proposed development is not expected to give rise to any significant adverse noise impacts during construction works. If considered necessary, however, the potential impact construction phase noise and vibration could be controlled by means of appropriate planning condition(s), e.g. restricting the working hours of the site, or through the submission of a Construction Environmental Management Plan, which could include detailed noise control proposals for the site. The use of such conditions, if considered necessary.

Conclusion

- 11.7 In light of the above, it is concluded that the proposed development should not raise any residual significant or other adverse impacts on the health and/or quality of life for future residential occupants due to road traffic noise and/or the proposed commercial/employment use.
- 11.8 It is therefore concluded that the proposed development complies fully with noise related national, regional and local planning policy and any mitigation can, if considered necessary, be enforced by means of appropriate planning conditions.

APPENDIX A: Glossary of Acoustic Terminology

General

A vibrating surface or turbulent fluid flow will cause pressure fluctuations in the surrounding air. These pressure fluctuations are perceived by the human ear as “sound”.

Measurement Units

The human ear can detect sound pressures as low as about 20 μPa , and can tolerate (for short periods) sound pressures as high as 200 Pa, an amplitude range of 10 million times. To take account of this huge amplitude range, sound pressure levels (often written in “acoustic shorthand” as SPL or Lp) are quantified using a logarithmic scale, the decibel (dB) scale. This is based on a reference pressure of 20 μPa , thus a sound pressure of 20 μPa would equate to 0dB and a pressure of 200Pa would equate to 140dB.

Frequency (Pitch) Characteristics

The sound received at any particular location is not solely influenced by the sound pressure level, the frequency characteristics (pitch) of the noise is also an important factor. Noise audible to a human (with “normal” hearing), typically covers the frequency range 20 Hertz to 20,000 Hertz. Hertz (Hz) are defined as the number of times the sound pressure fluctuates in one second. “Low” pitched sounds fluctuate less times per second than “high” pitched sounds. Whilst humans are capable of detecting a wide range of frequencies, the ear is not equally sensitive to all frequencies – the ear is most sensitive at frequencies towards the middle of the audible range and less sensitive to the lower and higher frequencies.

To take account of this frequency response, sound pressure fluctuations are normally quantified by applying a frequency-weighting network or filter which simulates the frequency response of the ear. In essence, this means that more significance is given to the frequencies at which the ear is most sensitive and less significance to those at which the ear is less sensitive. Noise measurements relating to human reaction are generally made using an “A-weighting” network. These measurements are reported as A-weighted decibels or dB(A). The A-weighted sound pressure level is written in “acoustic shorthand” as L_A.

Variation of Sound with Time

It will be appreciated that the sound pressure level of most noise sources will fluctuate with time. In order to take account of the way in which the human ear perceives noise, it is normal for the sound pressure level to be quantified using a time weighting network, to mimic the speed of response of the human ear. The standardised setting for most types of noise is a “Fast” time weighting.

The manner in which sound fluctuates with time can also influence the subjective manner in which noise is perceived. Noise can be continuous (showing no significant variation with time as in the case of a fan), intermittent (i.e. the noise is transient in its nature, such as a train pass-by) or impulsive (i.e. there is a sudden build up of noise - this can range from “clanking” types sounds as might be experienced next to railway goods yard or a high energy discharge such as an explosion)

Measurement of Sound

Sound pressure levels are measured using equipment comprising a pressure-sensitive microphone, associated amplifier, frequency weighting network, time weighted network and output indicator. In its simplest form this is a small hand-held instrument called a sound level meter. More sophisticated instrumentation (a sound level analyser) is also available which allows the real-time output of the frequency characteristics of the sound to be quantified.

Comparison of Sound Levels

To put the significance of noise measurement into context, the following Table presents the A-weighted sound pressure level of some typical sources:

Sound Pressure Level, dB(A)	Typical Noise Source . Activity
160	Saturn Rocket Taking Off
140	Military Jet Taking Off at 30m
100	Nightclub
90	Heavy goods vehicle driving past at 7m
80	Busy urban road
70	Domestic vacuum cleaner at 3m
60	Busy office environment
55	Normal speech at 1m
40	Whispered conversation at 2m
30	Bedroom at night (BS 8233: 1999)
20	Remote country location
0	Threshold of hearing – a very eery silence

Addition of Sound Levels

It is important to note that the use of a logarithmic scale to describe noise does not allow normal arithmetic addition. This means that two noise sources each generating a level of, say, 60dB(A) will not generate a combined sound level of 120dB(A). The values must be added logarithmically, which would actually yield a combined sound level of 63dB(A) in this example.

Subjective Perception of Sound Levels Changes

With regard to the human perception of sound level changes, the human ear:

- Cannot generally perceive a sound level difference of less than 3dB(A)
- Will perceive a sound level difference of 4-5dB(A) as “noticeable”
- Will perceive a sound level difference of 10dB(A) as a doubling (or halving) of loudness.

Acoustic Terminology

As stated previously, most sources of noise will fluctuate with time. In order to characterize such noise, it is therefore normal to represent the noise climate using a variety of noise parameters and statistical indices. The most commonly adopted noise parameters are described below:

$L_{Aeq,T}$	This is the equivalent continuous A-weighted sound level measured over a specified time period "T". This is the notional continuous sound level which, over the time T, contains the same amount of energy as the actual fluctuating sound being measured. This parameter is widely accepted as being the most appropriate noise descriptor for most environmental noise and the effects of noise on humans.
$L_{Amax,fast}$	This is maximum A-weighted sound pressure measured with a fast frequency response recorded during the stated measurement period. It is typically used to characterise the highest sound level caused during a noise event.
$L_{A90,T}$	This is the A-weighted sound pressure level exceeded for 90% of the specified time period "T". It is normally used to describe the underlying background noise level of an environment since it inherently excludes the effects of transient noise sources.

Noise Rating (NR) Level

When describing noise from building services installations, it is common to express noise levels in terms of a Noise Rating (NR) Level. The NR level is determined by plotting the measured frequency spectrum of a noise against a series of reference curves, which roughly approximate to equal loudness values. This method permits higher sound levels at low frequencies corresponding to the sensitivity of the human ear. The NR level is defined as the value of the highest curve "touched" by the plotted frequency spectrum. For typical sources of building services noise, the overall A-weighted sound level is numerically around 5-6dB higher than the NR level of the noise.

Airborne Sound Insulation Measurement Parameters

The ability of a building element to reduce airborne noise can be described by a number of different parameters relevant to both laboratory and on-site performance evaluation. In general, the higher these values, the better the resistance of the construction to the transmission of airborne sound. The most commonly used parameters include:

R_w	The " Weighted Sound Reduction Index " (R_w) is a single value measure of the intrinsic sound reduction capabilities of a construction, as measured in an acoustic laboratory. Measurement values are determined in accordance with the BS EN ISO 10140 series of standards and weighted in accordance with BS EN ISO 717-1: 2013.
R'_w	The " Weighted Apparent Sound Reduction Index " (R'_w) is a single value measure of the apparent sound reduction capabilities of a construction, when installed on-site (which will normally be some way lower than the laboratory value due to less favourable installation conditions, the quality of workmanship, etc.). Measurement values are determined in accordance with the BS EN ISO 10140 series of standards and weighted in accordance with BS EN ISO 717-1: 2013. In practice, the R'_w of a construction can only be reliably determined if "direct" sound transfer through the partition can confidently be taken as the dominant noise transfer path (i.e. there is no "flanking" sound transmission).
D_w	The " Weighted Sound Level Difference " (D_w) is a single value measure of the on-site sound reduction between two rooms. This value inherently includes "direct" sound transmission through any separating construction and "flanking" transmission through other building elements.

Measurement values are determined in accordance with BS EN ISO 140-4: 1998 (for Building Regulations compliance purposes) or BS EN ISO 16283-1: 2014 and weighted in accordance with BS EN ISO 717-1: 2013.

$D_{n, fw}$	The " Weighted Normalised Flanking Level Difference " ($D_{n, fw}$) is a single figure measure of the sound reduction between two rooms solely due to sound transmission through a specified flanking path. This parameter is frequently used to provide an indication of the sound reduction capabilities of suspended ceiling and raised access floor constructions where there is common void between adjacent rooms or as a measure of sound that may be transmitted between rooms through external curtain walling. Measurements are undertaken in accordance with BS EN ISO 10848-2: 2017 and weighted in accordance with BS EN ISO 717-1: 2013.
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Impact Sound Insulation Measurement Parameters

Some building elements also have the potential to generate "impact" noise, for example due to human "footfall" on floor structures, or the impact of rainfall on lightweight roofing components. A variety of parameters are again available to define the amount of noise likely to be generated. In general, the lower these values, the less sound the construction will generate as a result of impacts. Typical measurements parameters include:

$L_{nT,w}$	The " Standardised Impact Sound Pressure Level " is a "single number" rating describing the intrinsic impact sound insulation capabilities of a construction (such as a floor system) as measured in an acoustics laboratory. Values are determined in a vertical sound transmission suite by locating a "tapping machine" in the upper room of the suite and measuring the amount of sound radiated by the floor in the room below. Measurement values are determined in accordance with the BS EN ISO 10140 series of standards and weighted in accordance with BS EN ISO 717-2: 2013.
$L_{n, fw}$	The " Normalised Flanking Impact Sound Pressure Level " is a "single number" rating describing the amount of flanking sound that would be transmitted to an adjoining space (separated by a partition) due to impacts on the test sample. It is, for example, used to indicate the amount of noise that may be generated due to footfall noise on a raised access floor system. Values are determined in a horizontal sound transmission suite by locating a "tapping machine" one side of a separating partition built off the test sample and measuring the amount of noise radiated by the floor in the adjoining space on the other side of the partition. Measurement values are determined in accordance with BS EN ISO 10848-2: 2017 and weighted in accordance with BS EN ISO 717-2: 2013.

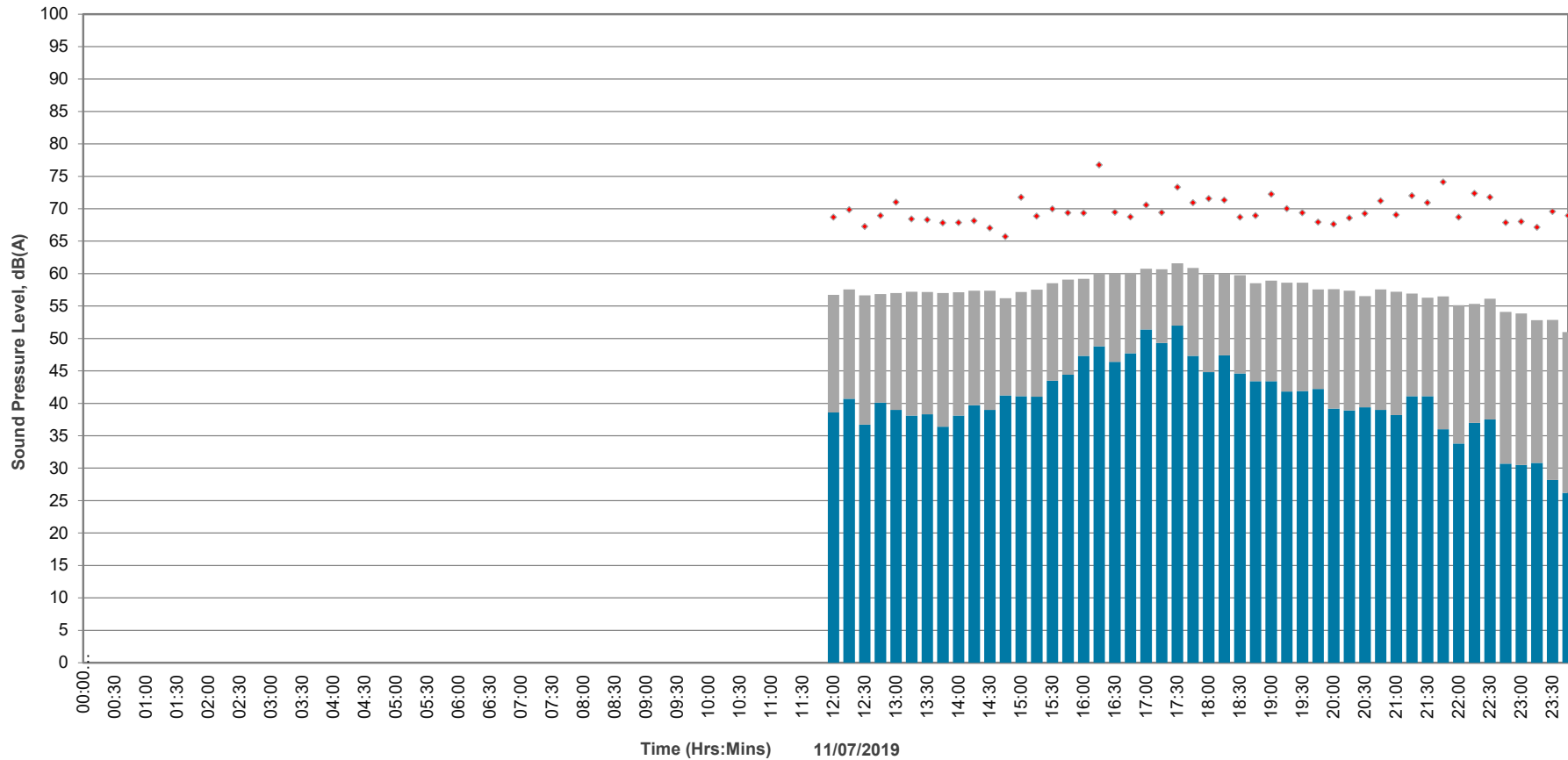
Room Acoustic Measurements

T	The " Reverberation Time " (T) of a room is defined as the time taken for the sound energy produced by a source Time (RT) to decay by 60 dB after the source has been switched off. The reverberation time of a space can be calculated by considering the volume of the room and the areas and sound absorption qualities of room surface finishes. Small, "soft" rooms tend to give low reverberation times, whilst large, "hard" rooms tend to give long reverberation times.
α_p	The " Practical Acoustic Absorption Coefficient " (α_p) is a measure of how much sound energy is absorbed by a building element at a particular frequency, as measured in accordance with BS EN ISO 354: 2003.
α_w	The " Weighted Absorption Coefficient " (α_w) is a single figure measure of the overall sound absorption capabilities of a building element determined in accordance with BS EN ISO 11654: 1997.

APPENDIX B: Noise Monitoring Time History Plots

Time History Graph A1.1

Project:	Proposed Mixed Use Development, Harleston
Measurement Location:	Position A1
Survey Period:	11/07/2019



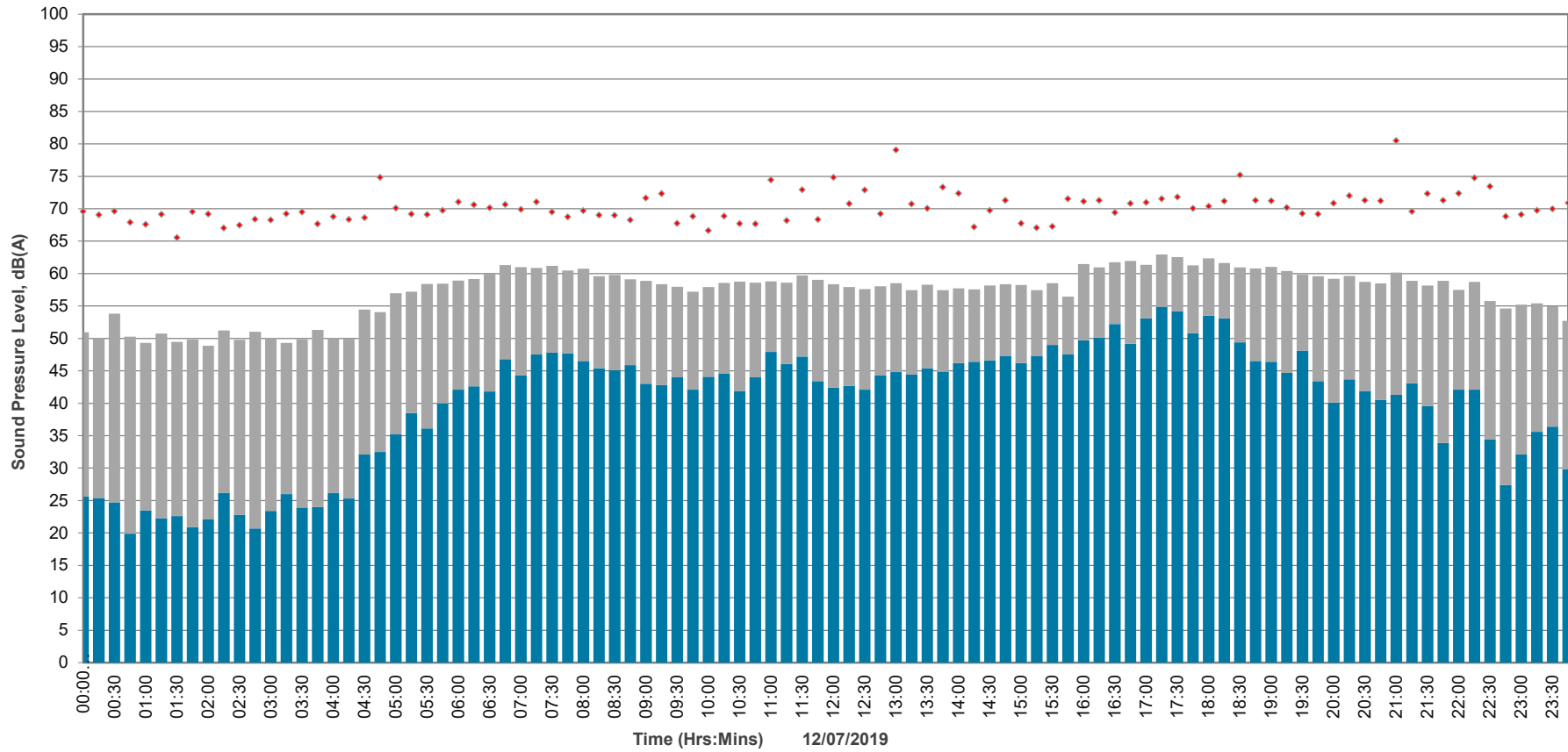
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Lion House, Oriental Road, Woking, Surrey GU22 2BR
 Telephone: 01483 750508 Fax: 01483 750437

Time History Graph A1.2

Project: Proposed Mixed Use Development, Harleston
Measurement Location: Position A1
Survey Period: 12/07/2019



KEY:

LA90,15mins
 LAeq,15mins
 ◆ Lmax,fast

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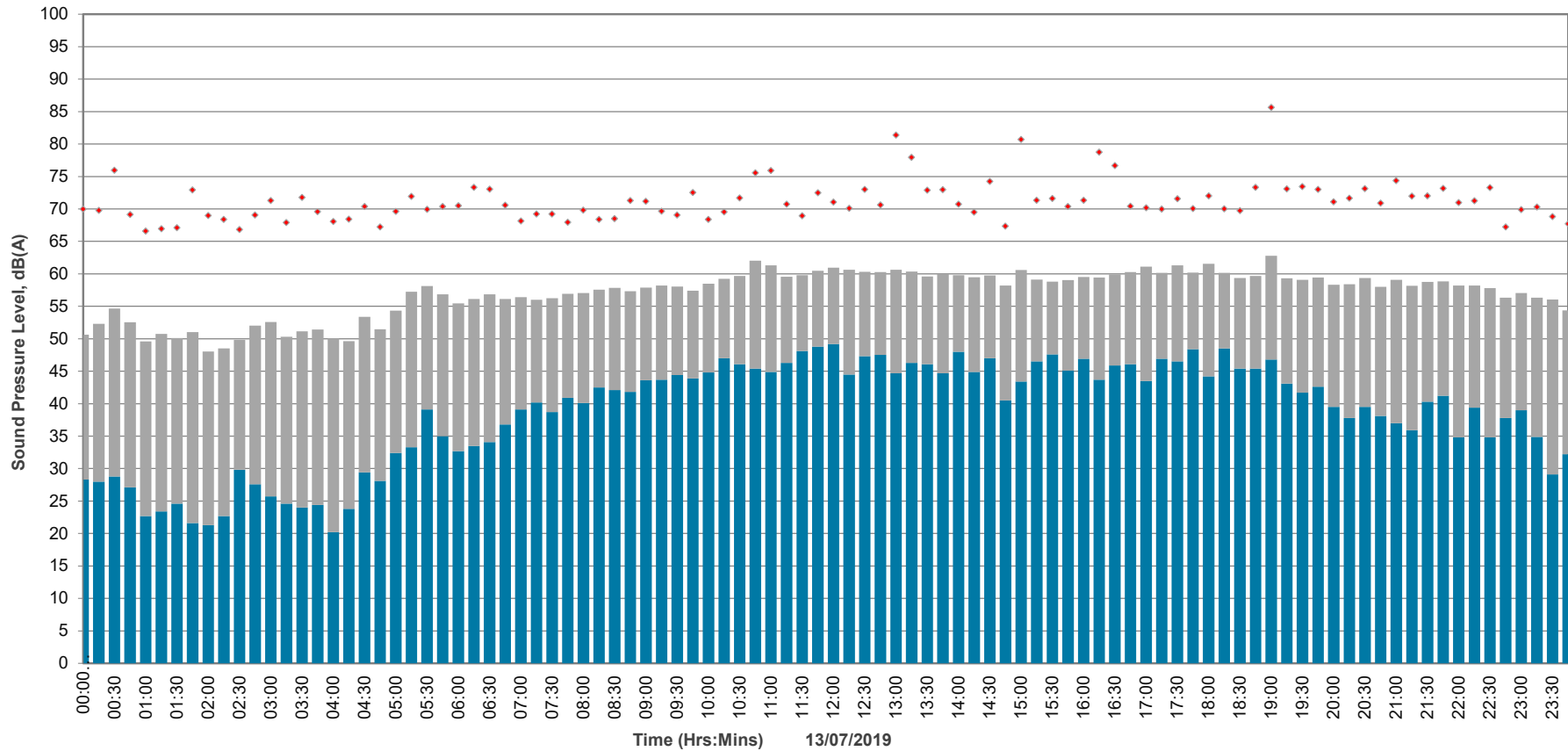
Time History Graph A1.3



Project: Proposed Mixed Use Development, Harleston

Measurement Location: Position A1

Survey Period: 13/07/2019



KEY:

- L_{A90,15mins}
- L_{Aeq,15mins}
- L_{Amax,fast}

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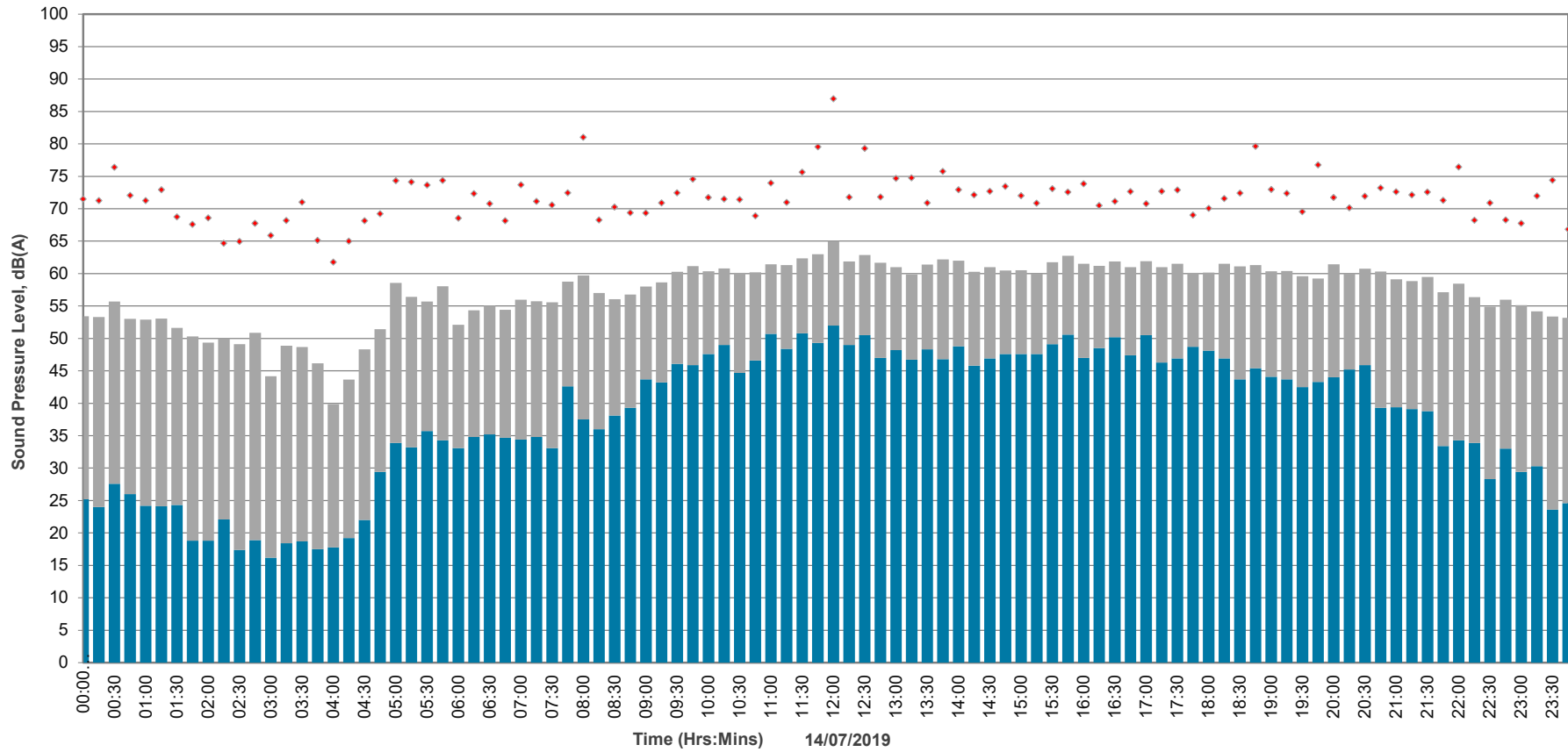
Time History Graph A1.4



Project: Proposed Mixed Use Development, Harleston

Measurement Location: Position A1

Survey Period: 14/07/2019



KEY:

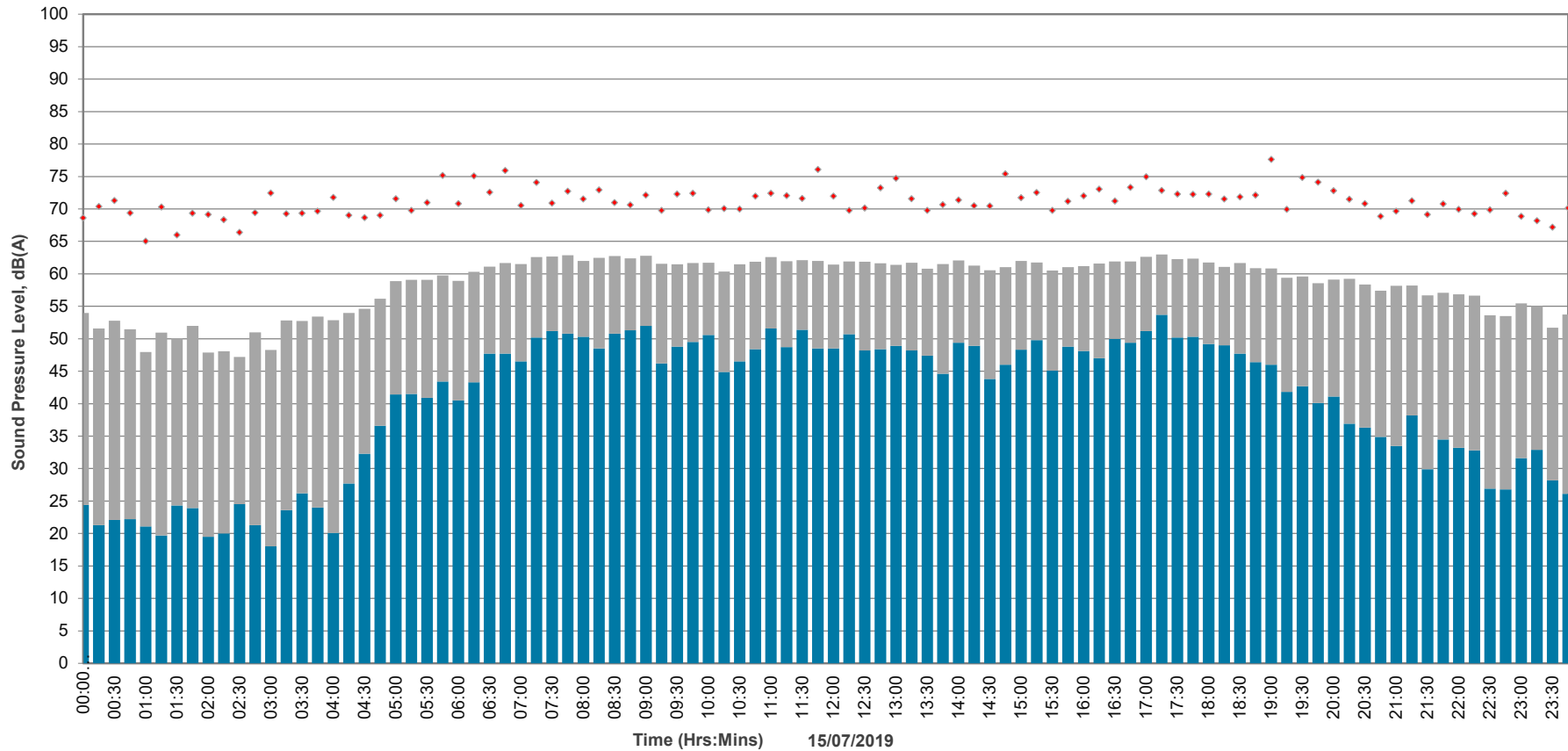
- L_{A90,15mins}
- L_{Aeq,15mins}
- L_{Amax,fast}

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Time History Graph A1.5



Project:	Proposed Mixed Use Development, Harleston
Measurement Location:	Position A1
Survey Period:	15/07/2019



KEY:

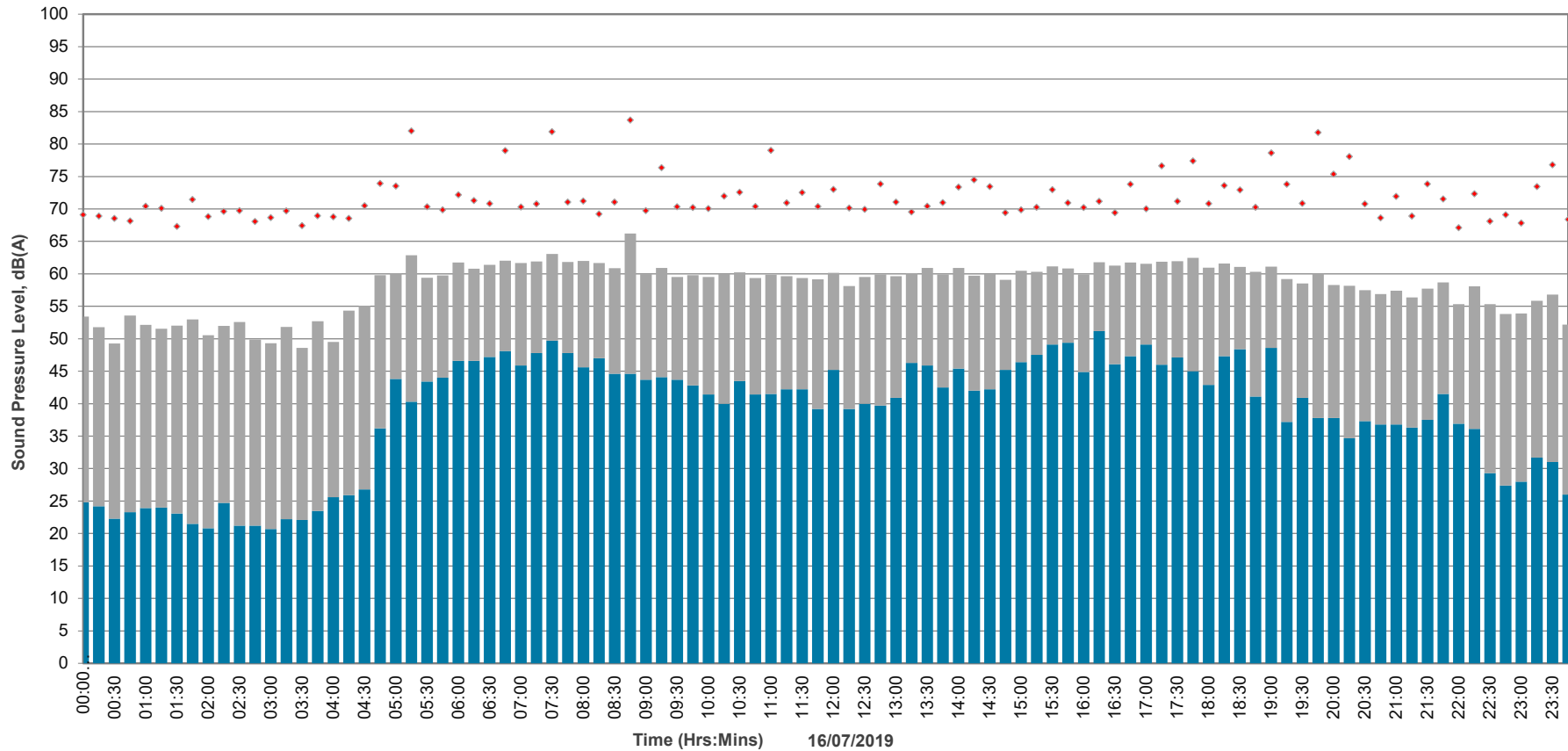
- L_{A90,15mins}
- L_{Aeq,15mins}
- L_{Amax,fast}

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Time History Graph A1.6



Project:	Proposed Mixed Use Development, Harleston
Measurement Location:	Position A1
Survey Period:	16/07/2019



KEY:



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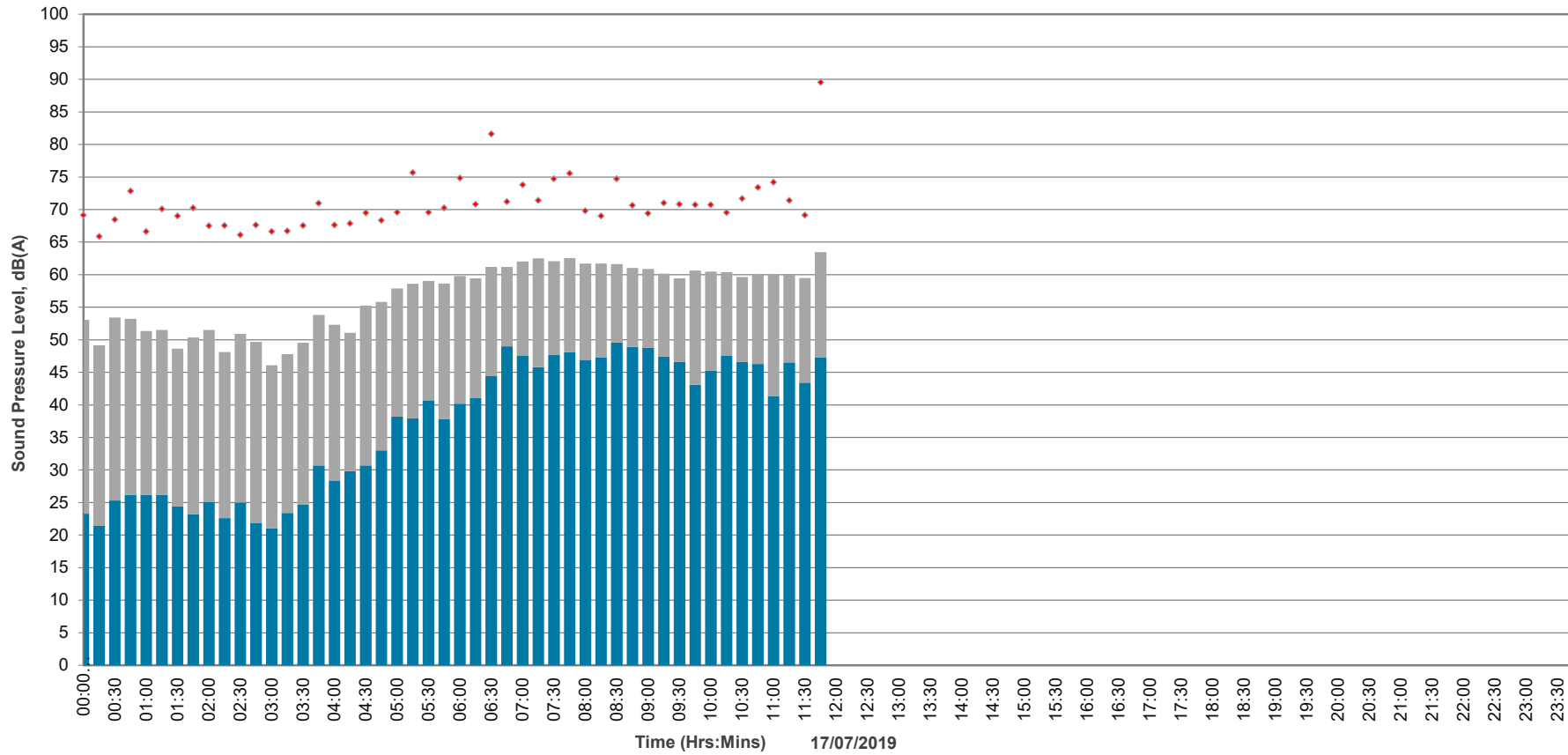
Time History Graph A1.7



Project: Proposed Mixed Use Development, Harleston

Measurement Location: Position A1

Survey Period: 17/07/2019



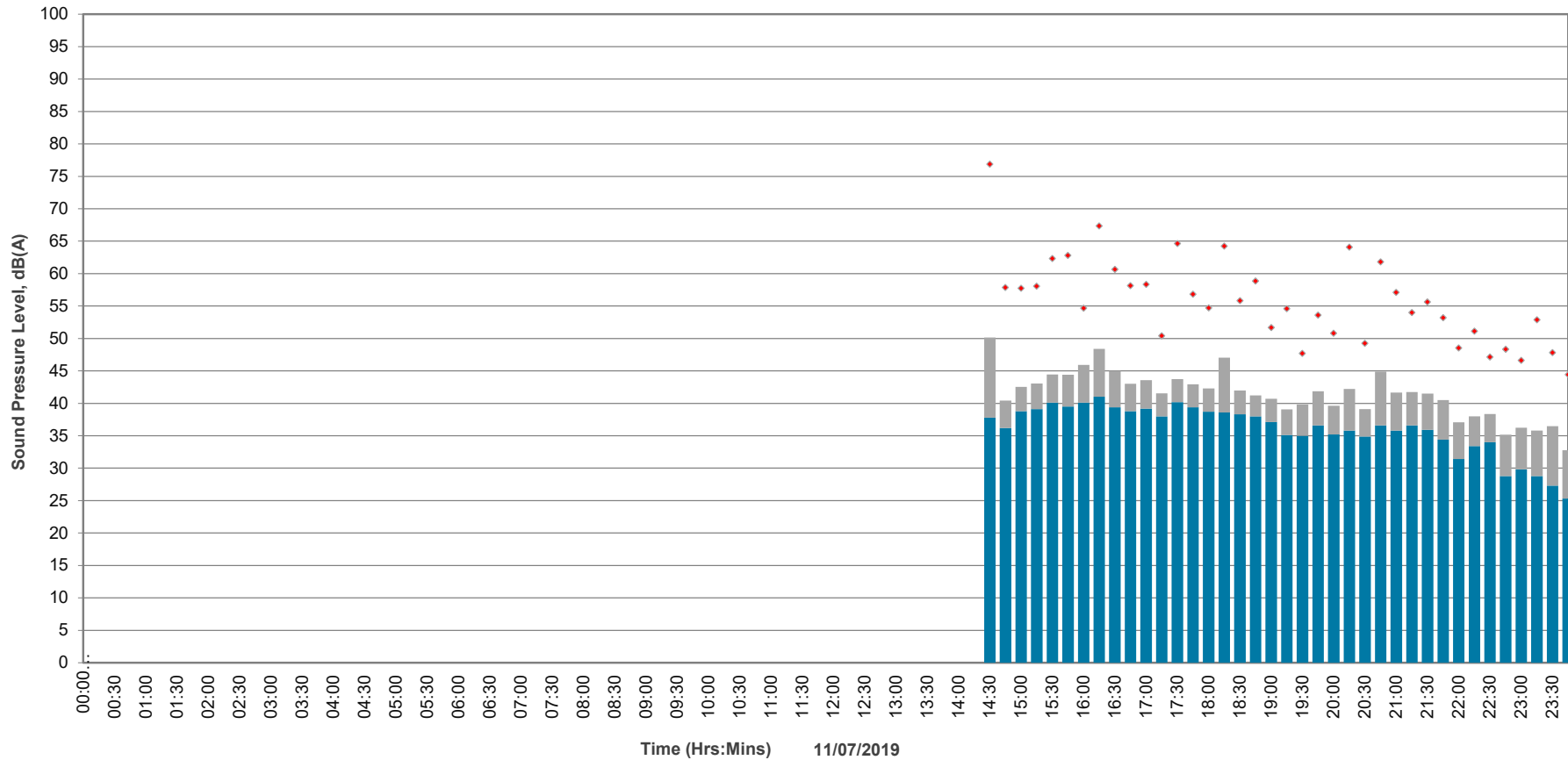
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L_{A90,15mins}
 L_{Aeq,15mins}
 L_{Amax,fast}

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Time History Graph A2.1

Project: Proposed Mixed Use Development Harleston
Measurement Location: Position A2
Survey Period: 11/07/2019



KEY:

L_{A90,15mins}
 L_{Aeq,15mins}
 L_{Amax,fast}

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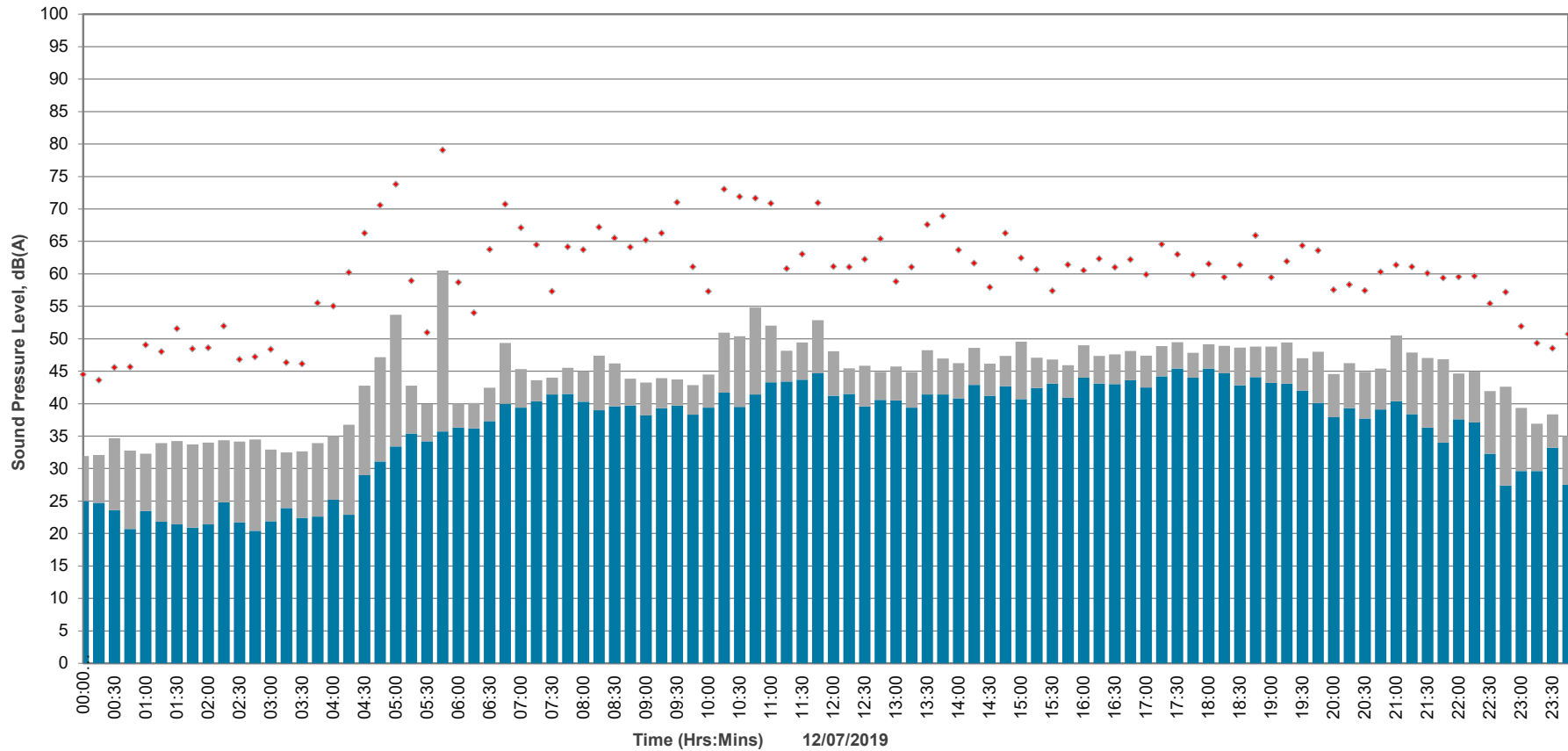
Time History Graph A2.2



Project: Proposed Mixed Use Development Harleston

Measurement Location: Position A2

Survey Period: 12/07/2019



KEY:

- L_{A90,15mins}
- L_{Aeq,15mins}
- L_{Amax,fast}

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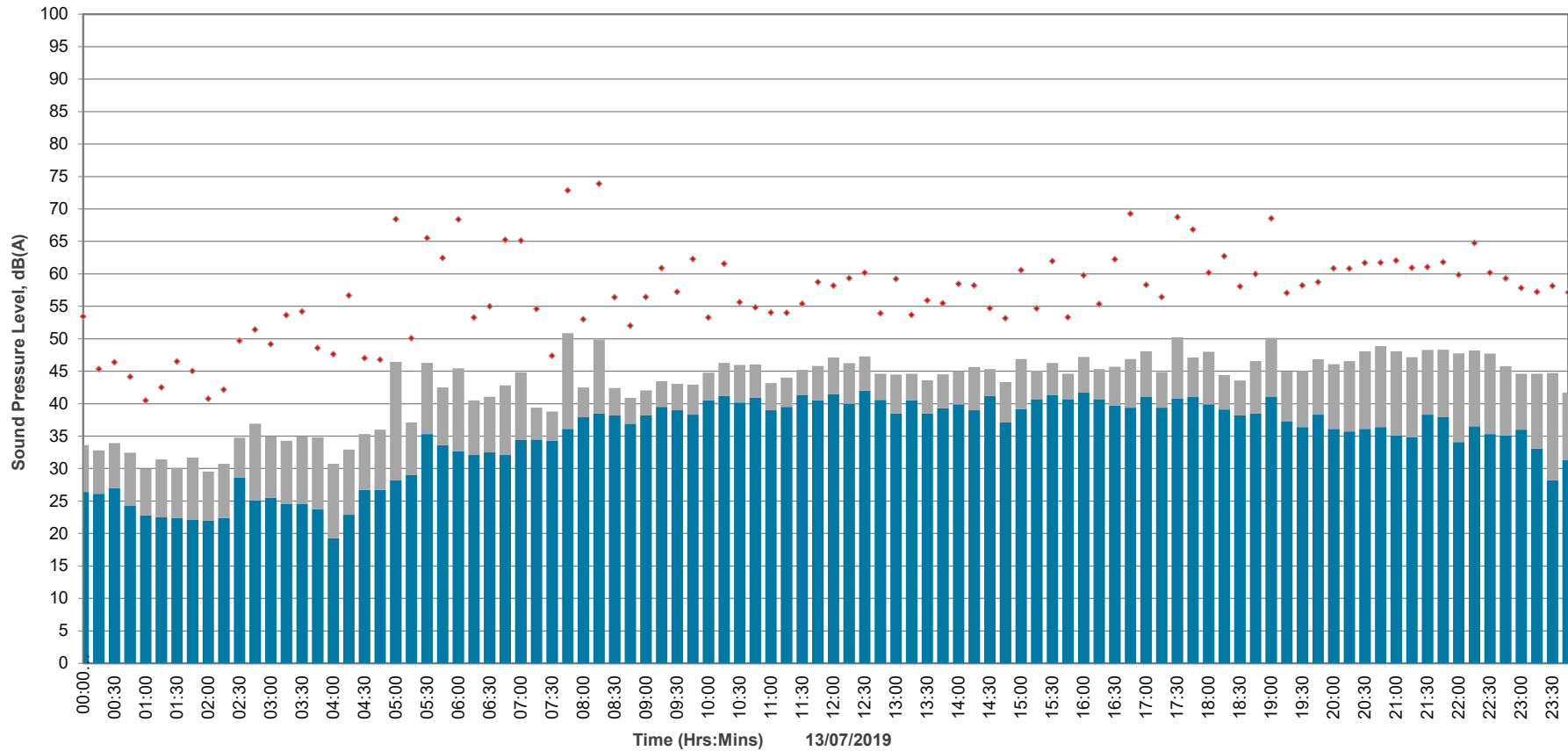
Time History Graph A2.3



Project: Proposed Mixed Use Development Harleston

Measurement Location: Position A2

Survey Period: 13/07/2019



KEY:

L_{A90,15mins}
 L_{Aeq,15mins}
 L_{Amax,fast}

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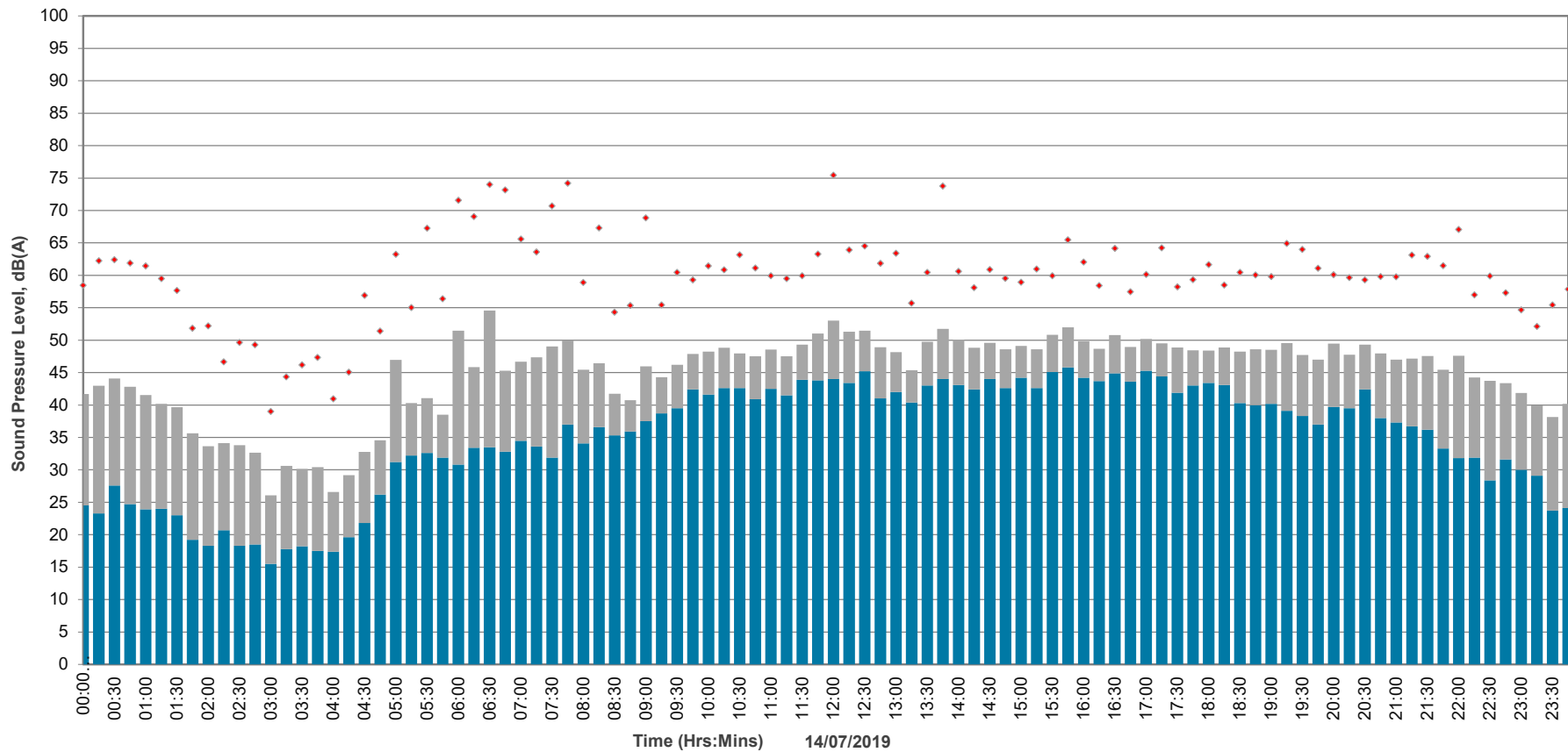
Time History Graph A2.4



Project: Proposed Mixed Use Development Harleston

Measurement Location: Position A2

Survey Period: 14/07/2019



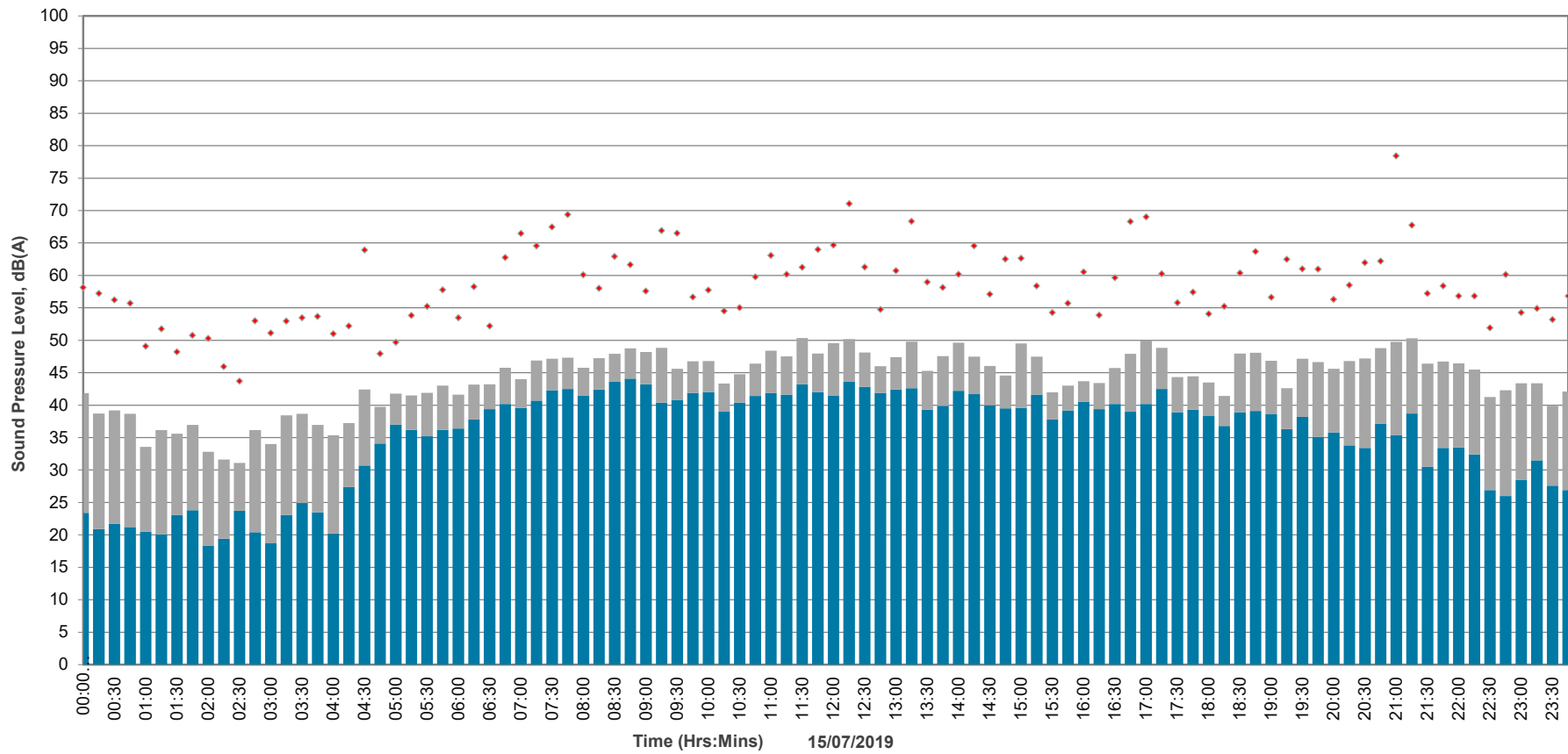
KEY:

- L_{A90,15mins}
- L_{Aeq,15mins}
- L_{Amax,fast}

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Time History Graph A2.5

Project: Proposed Mixed Use Development Harleston
Measurement Location: Position A2
Survey Period: 15/07/2019



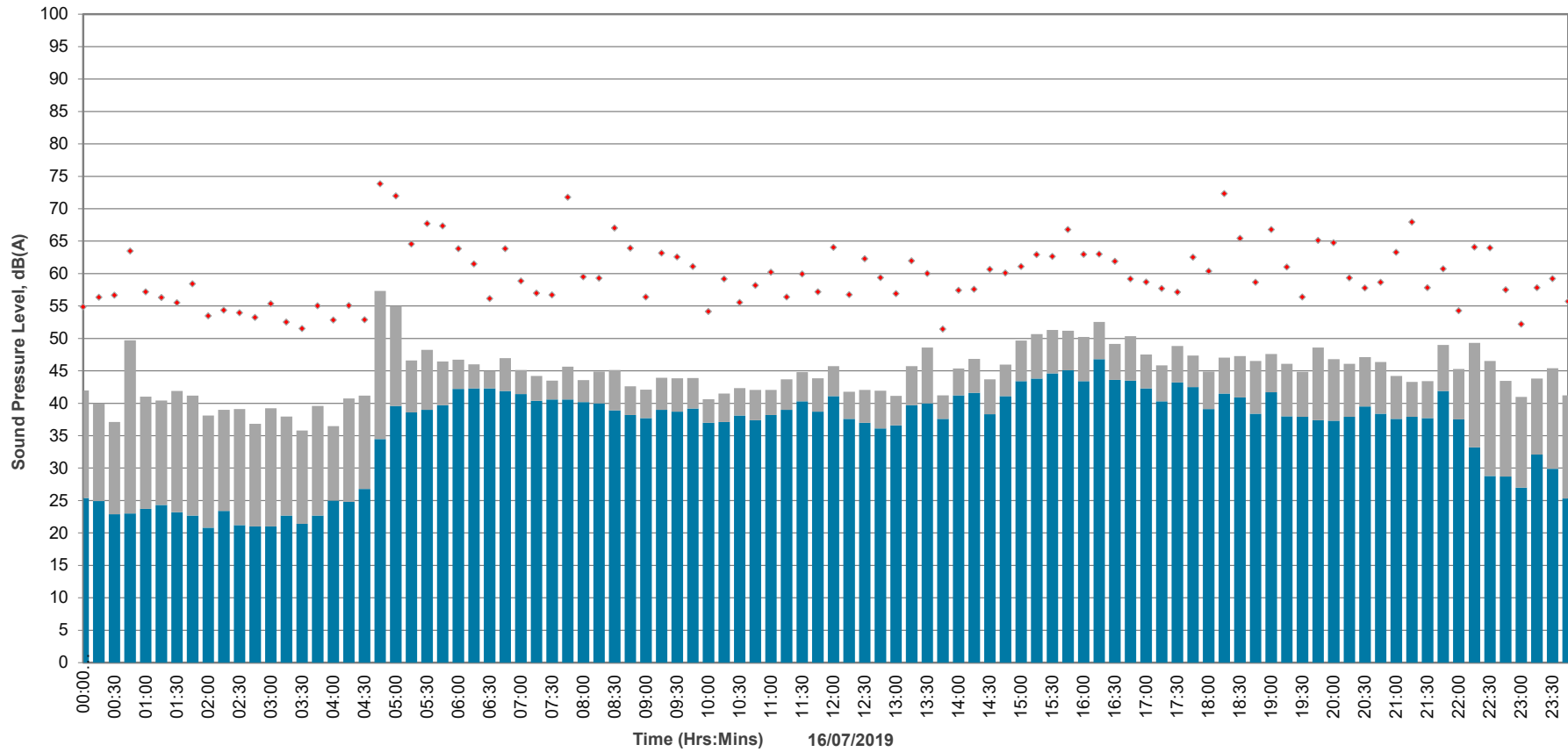
KEY:

L_{A90,15mins}
 L_{Aeq,15mins}
 L_{Amax,fast}

Lion House, Oriental Road, Woking, Surrey GU22 2BR
 Telephone: 01483 750508 Fax: 01483 750437

Time History Graph A2.6

Project: Proposed Mixed Use Development Harleston
Measurement Location: Position A2
Survey Period: 16/07/2019



KEY:

L_{A90,15mins}
 L_{Aeq,15mins}
 L_{Amax,fast}

Lion House, Oriental Road, Woking, Surrey GU22 2BR
 Telephone: 01483 750508 Fax: 01483 750437

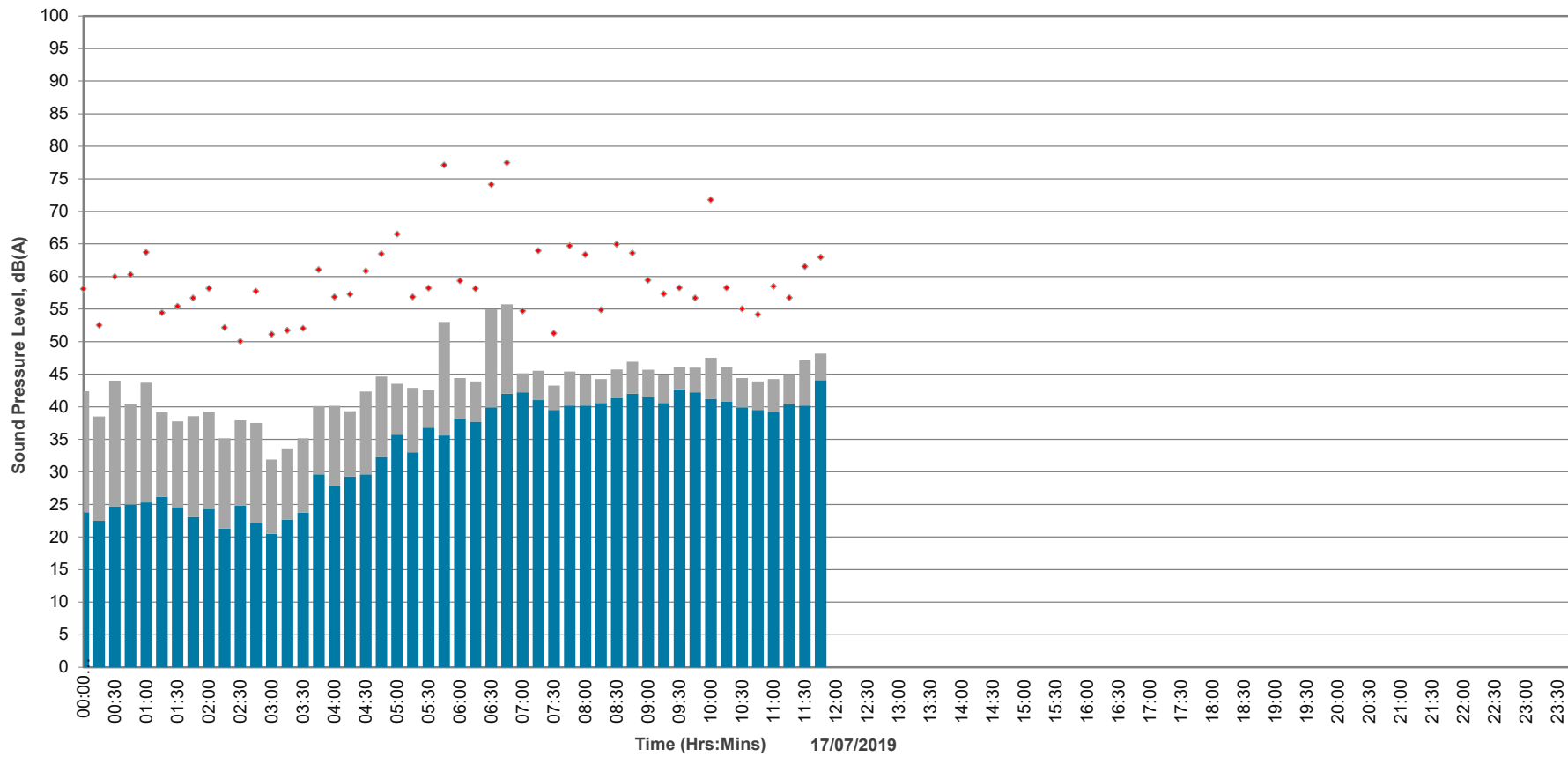
Time History Graph A2.7



Project: Proposed Mixed Use Development Harleston

Measurement Location: Position A2

Survey Period: 17/07/2019



KEY:



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