

# LAND NORTH OF HORSFORD, NORFOLK

## Cultural Heritage Desk-Based Assessment

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Land North of Horsford,  
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Prepared by:

**RPS**

**Edward Hawkins BScEcon (Hons) Msc PCIfA**

20 Farringdon Street  
London, EC4A 4AB

**T** +44 20 72 80 3300

Prepared for:

**Barratt David Wilson Homes**

# EXECUTIVE SUMMARY

Land north of Horsford, Norfolk has been reviewed for potential Cultural Heritage constraints to the promotion of the Site for allocation within the emerging Greater Norwich Local Plan.

## Archaeology

In terms of relevant designated archaeological heritage assets, no Scheduled Monuments, World Heritage Sites, Historic Battlefield Sites or Historic Wreck Sites lie within the Site.

The Scheduled Monument of 'Two round barrows on Horsford Heath' (NHLE ref.1003164) is located within a mature conifer plantation, a short distance to the northwest of the Site (Fig. 2). The Scheduled Monument forms part of a wider Bronze Age barrow cemetery that covers approximately 2.2km by 0.5km.

The Site has not previously been subject to an archaeological investigation. Amateur fieldwalking and metal detecting activity within the Site has identified a Bronze Age copper alloy socket axehead (11393) and a Roman coin of Antonius Pius (12305). These finds were unstratified and are of local significance only.

Previous archaeological investigations within a 1.5km radius of the Site have not identified any archaeological finds or features of greater than local significance.

The Site has been in agricultural use throughout its recorded history, likely coming into cultivation in the Medieval period.

The historic and modern agricultural use of the Site is anticipated to have had a moderate but widespread below ground impact on any previously unknown archaeological evidence within the Site boundaries.

Based on the available information the Site is considered to have a high archaeological potential for the Bronze Age and a high potential for evidence of agricultural cultivation dating from the Medieval period onwards. Any archaeological evidence present within the Site is anticipated to be of local significance, though could be of regional significance in the context of the nearby Horsford Heath Barrows Scheduled Monument.

It is suggested that a geophysical survey of the Site be undertaken to inform a program of targeted archaeological trial trenching. It is considered that any such archaeological works could follow the granting of planning consent and be secured by an appropriately worded archaeological planning condition.

## Built Heritage

The Site does not contain any designated or non-designated built heritage assets.

The Site is not located within or in the vicinity of a conservation area as designated by Broadland District Council.

The Site has not been identified as having a visual, functional or historical relationship with any of the built heritage assets shown on Figure 5.

The Study Site is not identified as making any contribution to the significance of the built heritage assets shown on Figure 5.

The residential use of the Site is not considered to have any potential impact upon the significance of any built heritage asset located within a 1.5km radius of the Site.

No further built heritage specific mitigation measures are recommended in this particular instance.

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# 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This Cultural Heritage desk-based assessment has been prepared by Edward Hawkins and edited by Duncan Hawkins of RPS Consulting Services Ltd on behalf of Barratt David Wilson Homes.
- 1.2 The subject of this assessment, referred to as the Study Site, is land north of Horsford, Norfolk. The Study Site is centred at NGR TG 19294 17400 (Figure 1) and lies to the north east of the built area of Horsford and comprises several arable agricultural fields. The Study Site is split on an east-west axis by Green Lane and bound in the north by plantation woodland.
- 1.3 Barratt David Wilson Homes have commissioned RPS consulting services Ltd to establish the Cultural heritage potential of the Study Site and to provide guidance on ways to address any heritage constraints identified.
- 1.4 In accordance with relevant policy and guidance on archaeology, heritage and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists January 2017), this assessment draws together the available historical, archaeological, topographic and land-use information in order to clarify the Cultural Heritage of the Study Site, and the potential for archaeological evidence to occur within it.
- 1.5 This desk-based assessment comprises an examination of evidence on the Norfolk Historic Environment Record (NHER), and other sources including the National Heritage List for England, and includes the results of a comprehensive map regression exercise. It has been undertaken in accordance with relevant Historic England guidance, most notably GPA3: The Setting of Heritage Assets (Second Edition; 2017).
- 1.6 This assessment enables relevant parties to assess the significance of any designated or non-designated Cultural Heritage Assets relevant to the Study Site, assess the potential for as yet to be discovered archaeological evidence to occur within the Study Site and enables potential impacts on Cultural Heritage Assets within a Study Area 1.5km from the boundary of the Study Site to be identified, along with the need for design, civil engineering or heritage solutions. The extent of the Study Area is considered appropriate to the size of the Study Site and nature of the proposed development.

## Archaeology

- 1.7 In terms of designated Archaeological Heritage Assets, there are no Scheduled Monuments, World Heritage Sites, Registered Parks/Gardens, Historic Battlefield sites or Historic Wreck sites located within the Study Site.
- 1.8 The Scheduled Monument of 'Two round barrows on Horsford Heath' (NHLE ref.1003164) is located within a mature conifer plantation a short distance to the northwest of the Study Site (Fig.2).
- 1.9 Previous archaeological investigations within the vicinity of the Study Site have identified evidence of Bronze Age funerary activity and limited archaeological feature evidence of possible Iron Age or Roman date.
- 1.10 The Study Site will have undergone a moderate but widespread below ground impact as a result of historic and modern agricultural use.
- 1.11 In this instance it is recommended that a geophysical survey, followed by a targeted trial trenching exercise is a proportionate and appropriate response to the archaeological potential of the Study Site. It is suggested that any such archaeological works could follow the granting of planning consent and be secured by an appropriately worded archaeological planning condition.

### **Built Heritage**

- 1.12 There are no built heritage assets located within the Study Site.
- 1.13 The Site also does not have a visual, functional or historical relationship with any of the built heritage assets illustrated on Figure 5.
- 1.14 The Site does not contribute to the significance of any built heritage asset shown on Figure 5, nor is it an element in how that significance is experienced.
- 1.15 Landscaping mitigation is embedded to the proposed development to ensure suitable levels of visual relief. No further built heritage specific measures are recommended in this particular instance.

## 2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 22 February 2018 (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

### National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a



positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

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

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

## Local Planning Policy

2.14 Broadland District Council's Local Plan is made up of several documents including the Joint Core Strategy DPD (Broadland, Norwich and South Norfolk), adopted 2011 with amendments adopted January 2014, and the Development Management DPD, adopted August 2015.

2.15 The Council has also prepared a Landscape Character Assessment (LCA), adopted in 2013, as a Supplementary Planning Document (SPD) to Policy 1: Addressing Climate Change and Protecting Environmental Assets in the Joint Core Strategy DPD. The policy states that the built environment, heritage assets, and the wider historic environment will be conserved and enhanced through the protection of buildings and structures which contribute to their surroundings, the protection of their settings, the encouragement of high-quality maintenance and repair and the enhancement of public spaces.

2.16 The Development Management DPD, adopted August 2015, contains the following policy relevant to the Historic Environment:

**POLICY EN2- LANDSCAPE**

**IN ORDER TO PROTECT THE CHARACTER OF THE AREA, DEVELOPMENT PROPOSALS SHOULD HAVE REGARD TO THE LANDSCAPE CHARACTER ASSESSMENT SPD AND, IN PARTICULAR, CONSIDER ANY IMPACT UPON AS WELL AS SEEK TO PROTECT AND ENHANCE WHERE APPROPRIATE:**

- i. GAPS BETWEEN SETTLEMENTS;**
- ii. VISUALLY SENSITIVE SKYLINES, HILLSIDES AND VALLEY SIDES AND IMPORTANT VIEWS INCLUDING THE SETTING OF THE BROADS AREA;**
- iii. NOCTURNAL CHARACTER;**
- iv. CONSERVATION AREAS;**
- v. SCHEDULED ANCIENT MONUMENTS;**
- vi. HISTORIC PARKS AND GARDENS; AND**
- vii. GREEN SPACES INCLUDING NATURAL AND SEMI-NATURAL FEATURES AS WELL AS GEOLOGICAL/GEOMORPHOLOGICAL FEATURES WHICH MAKE A SIGNIFICANT CONTRIBUTION TOWARDS DEFINING THE CHARACTER OF AN AREA.**

2.17 The Development Management DMD does not contain any specific policies relating to archaeology or the setting of built heritage assets.

2.18 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the Study Site's Cultural Heritage potential and the need or otherwise for mitigation measures.

## **3 GEOLOGY AND TOPOGRAPHY**

### **Geology**

- 3.1 The solid geology of the Study Site is shown by the Institute of Geological Sciences (British Geological Survey Online, 2020) as Wroxham Crag Formation (Sand and Gravel).
- 3.2 The British Geological Survey Online records the superficial geology of the Study Site as Briton's Lane Sand and Gravel Member (Sand and Gravel).

### **Topography**

- 3.3 The Study Site slopes gently from c.35m Above Ordnance Datum (AOD) at its western boundary to c.30m AOD at its eastern boundary.
- 3.4 A watercourse c.300m to the east of the Study Site meanders eastwards into Stone Beck.
- 3.5 Agricultural drainage features are likely to be present within the Study Site.

## 4 CULTURAL HERITAGE AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

### Timescales used in this report

#### Prehistoric

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

#### Historic

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

### Introduction

- 4.1 This chapter reviews the available Cultural Heritage evidence for the Study Site and the general area. In accordance with NPPF, this assessment then considers the potential for any as yet undiscovered archaeological evidence to occur within the Study Site and identifies the potential for the proposed development to impact the significance of relevant built heritage assets.
- 4.2 What follows comprises a review of known Cultural Heritage assets within a 1.5km search radius of the Study Site (Figure 2), also referred to as the Study Area, held on the Norfolk County Council Historic Environment Record (HER), together with a historic map regression exercise charting the development of the Study Area from the 18<sup>th</sup> Century onwards until the present day.
- 4.3 The Study Site does not contain any designated or non-designated built heritage assets, The Site is also not located within, or in the vicinity of, a conservation area designated by Broadland District Council.
- 4.4 Broadland District Council does not maintain a list of non-designated 'locally listed' built heritage assets.
- 4.5 All known built heritage assets within a 1.5km radius of the Study Site are shown on Figure 5.
- 4.6 The available LiDAR (Light Detection and Ranging) data does not indicate the presence of any features of archaeological interest within the Study Site (Fig.4).
- 4.7 The available Norfolk Historic Landscape Characterisation Data (Fig.3) illustrates the Study Site as comprising '18<sup>th</sup>-19<sup>th</sup> century enclosure' (HNF10999) and '20<sup>th</sup> century agriculture' (HNF11002).
- 4.8 Chapter 5 subsequently considers the conditions of the Study Site and whether the proposed development will impact the Cultural Heritage potential identified below.

## Previous Archaeological Work

- 4.9 Previous archaeological investigations undertaken within a 1.5km radius of the Study Site are illustrated on Figure 2 a event data.
- 4.10 No archaeological investigation has previously been undertaken within the Study Site
- 4.11 A programme of geophysical surveying, trial trench evaluation, excavation and a watching brief was undertaken in 2013-2014 to the immediate west of the Study Site. Small fire pits with charcoal-rich deposits were identified, some containing slag fragments and hammerscale that have been dated as being likely late Iron Age or Roman. Other undated discrete features were also recorded (ENF133585, ENF144367).
- 4.12 Extensive archaeological evaluation undertaken in 2017 to the immediate southwest of the Study Site, in advance of residential development, had largely negative results (70127/ENF141725). A total of 120 trenches were excavated and revealed a post-Medieval ditch and a small number of dispersed pits. Some of the pits had charcoal-rich fills, reflecting a similarity with features recorded on the adjacent site in 2013-14, and suggest marginal industrial activity such as charcoal production in the area.
- 4.13 An archaeological evaluation undertaken after 2010 at the Pinelands Industrial Estate, c.600m south west of the Study Site did not record any archaeological finds or features (55298/ENF125471, TG 1869 1696).
- 4.14 A walkover survey (Earthwork Rapid Identification Survey) across an area c.650m west of the Study Site identified a number of archaeological features. These included mostly earthwork features of unknown, post-Medieval and modern date together with a possible Bronze Age barrow (55537), possible pre-enclosure extraction pits (55538) and a Medieval trackway (55544).
- 4.15 The event record ENF142691, TG 1848 1752 relates to a building recording survey not relevant to this assessment.
- 4.16 Previous archaeological investigation within the Study Area indicates human utilisation of the landscape from the Bronze Age onwards, consisting of a funerary association overlaid with later instances of 'industrial' activity, represented by charcoal production. There is however a high degree of uncertainty in the dating of many features identified within the Study Area and the archaeological investigations closest to the Study Site have not indicated that Bronze Age features extend into the Study Site.

## Undated Archaeological Evidence

- 4.17 There are several instances of undated archaeological features within the Study Area, generally identified from aerial photography, that have been tentatively associated with the local Bronze Age barrow features or thought to represent other Prehistoric activity. The Norfolk Historic Environment Record clarifies that many of these features could be natural in origin, or have undergone such alteration as a result of the agricultural use of the landscape, that they are no longer identifiable or datable. Such records are located across the Study Area and where not comprising natural features, can broadly be considered indicative of the historic utilisation of the landscape (52422, TG 1970 1860; 7777, TG 1996 1874; 7776, TG 1969 1865; 52426, TG 1918 1799; 11828, TG 190 182; 52451, TG 1876 1814; 52450, TG 1840 1780; 22631, TG 181 179; 52454, TG 1867 1741; 55546, TG 1792 1738; 40146, TG 19474 16648).
- 4.18 An area of undated quarrying activity, measuring about c.60m by c.30m that includes a number of irregular shallow hollows and low mounds has been recorded immediately to the north west of the Study Site boundary (52602, TG 18528 17698).

### Palaeolithic

- 4.19 Evidence of Palaeolithic activity within the Study Area is limited to a single chance find of a Middle Palaeolithic flat-butted flint handaxe that was found in the bank of Horsford Beck, c.1.2km to the south of the Study Site in 2002 (51426, TG 19 15).
- 4.20 Based on the available information the Study Site is considered to have a low archaeological potential for the Palaeolithic period.

### Mesolithic

- 4.21 No archaeological finds of Mesolithic date have been recorded within the Study Area.
- 4.22 Based on the available information the Study Site is considered to have a low potential for the occurrence of archaeological evidence relating to the Mesolithic period.

### Neolithic

- 4.23 A single polished flint axehead of Neolithic date has been recorded as found c.1.1km to the south west of the Study Site (15183, TG 1869 1618). No other evidence of Neolithic period activity has been recorded within the Study Area.
- 4.24 The Study Site is considered to have a low archaeological potential for evidence of Neolithic period activity.

### Bronze Age

- 4.25 The barrow cemetery at Horsford Woods, centred on TG 1923 1832, comprises a group of Bronze Age barrows, some of which are unconfirmed despite a systematic study of the available aerial photography by the Norfolk Historic Environment Record. The dispersed cemetery extends approximately 2.2km by 0.5km across what is now largely an area of plantation woodland extending north and north west from the Study Site boundary (52449, TG 1917 1858; 18491, TG 195 182; 7779, TG 1932 1825; 7775, TG 191 180; 7772, TG 1858 1779; 7773, TG 1895 1778; 7774, TG 184 177; 55537, TG 1808 1713).
- 4.26 Two of these barrow features, (7772, TG 1858 1779 and 7773, TG 1895 1778) are listed as a Scheduled Monument (NHLE ref. 1003164). No additional information on these barrows is given in the Historic England Scheduled Monument entry. The Norfolk Historic Environment Record describes barrow 7773 as an oval barrow c.1m high and c.30m in diameter. This barrow is thought to be of late Neolithic or Bronze Age date. Barrow 7772 is described by the Norfolk Historic Environment Record as c.1.5m high and c.41m by c.25m in area. This barrow is of Bronze Age date. These key local Prehistoric features lie a short distance north west of the Study Site boundary but are screened from view by the plantation woodland within which they are located.
- 4.27 The only artefactual find of Bronze Age date recorded within the Study Area, a copper alloy socket axe head, was recovered from the Study Site by a metal detectorist (11393).

Though the LiDAR data (Fig.4) does not indicate the presence of any features of archaeological interest within its boundaries, the proximity of the Study Site to known funerary monuments of Bronze Age date, together with the recovery of a bronze axe head from the Study Site, indicates that it has a high archaeological potential to contain evidence relating to this period.

## Iron Age

- 4.28 Feature evidence, possibly indicative of Iron Age charcoal production has been identified in the immediate vicinity of the Study Site (ENF133585, ENF144367).
- 4.29 Other archaeological evidence of Iron Age date within the Study Area is limited to an area of Iron working waste found during the ploughing of a field c.1km west of the Study Site in the 1970's (7782, TG 181 167).
- 4.30 Based on the available information the Study Site is considered to have a moderate potential for 'industrial' features of possible Iron Age date, similar to those previously identified in the immediate vicinity. The archaeological potential of the Study Site for settlement evidence of Iron Age date is however considered to be low.

## Roman

- 4.31 The Study Site is not located within the vicinity of any known Roman road or settlement.
- 4.32 Artefactual evidence of Roman date within the Study Area is limited to a single Roman coin of Antonius Pius (12305) that was found within the Study Site by a metal detectorist.
- 4.33 Archaeological features, possibly of Roman date have been recorded in the vicinity of the Study Site (ENF133585, ENF144367).
- 4.34 Other, linear features, identified from cropmarks visible in aerial photography have been identified c.1400m to the north west of the Study Site and are thought to relate to known Roman period agricultural features located further to the north, outside of the Study Area (52364, TG 1764 1863).
- 4.35 Based on the available information the Study Site is considered to have a high archaeological potential for archaeological evidence of Roman period activity of a similar type to that which has previously been recorded.

## Anglo-Saxon and Medieval

- 4.36 No archaeological finds or features relating to the Anglo-Saxon period have been identified within the Study Area.
- 4.37 Horsford is recorded as a taxable manorial settlement in the Domesday Survey of 1086AD. However, no archaeological finds or features of earlier Medieval date are recorded within the Study Area.
- 4.38 Archaeological features of broadly Medieval, and in some instances possibly early post-Medieval, date are recorded across the Study Area and represent agricultural cultivation or mineral extraction. These features comprise trackways, ditches, pits, field boundaries and banks that have been identified primarily through cropmarks visible on aerial photography (52424, TG 1956 1859; 52455, TG 1827 1675; 53619, TG 2086 1681; 29480, TG 1856 1593; 55538, TG 1782 1790).
- 4.39 A park of possibly Medieval origin, identified from documentary evidence, is thought to have been located to the south east of the Study Site (40139, TG 19944 16537), though by 1797 this area was termed the 'Horsford Wilderness' (Figure 6) and agricultural use has since diminished any historically legible boundary features.
- 4.40 The location of a Medieval pollarded oak tree is recorded c.1.3km to the south east of the Study Site (44145, TG 20405 16201).
- 4.41 Medieval artefactual evidence recorded in the Study Area are limited to a number of unstratified, chance finds encountered through amateur metal detecting and fieldwalking activities. These records include a 15th Century copper alloy ring recorded as being found c.1120m to the south of the Study Site (15897, TG 1901 1597), a jetton token recorded as found c.1450m to the south west of the Study Site (59822, TG 18 15) and a censer-cover fragment recorded as found c.1450m to south west of the Study Site (59821, TG 18 15).

4.42 The Study Site is likely to have come into agricultural use in the Medieval period and as such it is anticipated that evidence of land division and cultivation is likely to be present. The Study Site is therefore considered to have a high archaeological potential for evidence of Medieval agricultural activity, but a low archaeological potential for artefactual evidence or settlement features of Medieval date.

### **Post Medieval & Modern (including map regression exercise)**

4.43 Evidence of post-Medieval agricultural use of the landscape is widely recorded and comprises the majority of the National Mapping Program and Norfolk Historic Environment Record records shown on Figure 2. These records generally represent trackways, field boundary or enclosure features traced from the Horsford Parish tithe map, Ordnance Survey mapping and aerial photograph (52453, TG 1930 1776; 52410, TG 1968 1878; 7783, TG 1897 1802; 55547, TG 1796 1706; 53205, TG 1969 1665; 53206, TG 1995 1637; 53207, TG 1987 1604; 40145, TG 20136 17117; 52601, TG 20794 17156; 40144, TG 20860 16150; 53208, TG 2016 1601; 44146, TG 20297 15977).

4.44 Other records of post-Medieval date shown on Figure 2 comprise two milestones (56448, TG 1819 1796 and 56447, TG 1897 1672), a house and garden illustrated on the Horsford Parish Tithe Map, c.820m west of the Study Site (55536, TG 1805 1763) and an area of pits and ditches containing charcoal and thought to indicate peripheral post-Medieval industrial activity to the west of the Study Site (62520, TG 1881 1734).

4.45 A sub-rectangular enclosure is visible as a cropmark on aerial photographs on an area of cultivated ground to the south of Botany Bay, Horsford c.1050m north of the Study Site. This may relate to the 'Warren House' depicted in this area on Faden's 1797 Map of Norfolk (52423, TG 1951 1876).

4.46 Several features of Second World War date are located within the Study Area. These features include two groups of training trenches that are visible as earthworks to the east and west of Holt Road. There are a great number of these small, hand-dug trenches, scattered over an area lying c.500m west of the Study Site (52438, TG 1857 1753). A further area of training trenches is located c.920m north of the Study Site (52425, TG 1949 1865). An anti-aircraft position is shown on aerial photographs taken in 1942- 1944, comprising a number of huts and several searchlight and gun emplacements. This defensive position was located c.500m south of the Study Site and had been entirely dismantled by 1946 (53203, TG 1946 1690). Ditches, thought to be associated with this or another Second World War defensive position are separately recorded c.200m from the Study Site (53209, TG 1942 1687). A possible Second World War bomb crater located c.600m south of the Study Site is visible as cropmarks on aerial photographs from 1944 but had been ploughed out by 1946 (53204, TG 1950 1642).

4.47 In the post-Medieval period, cartographic records are useful in illustrating the historic land use of the Study Site.

4.48 The 1797 Faden map of Norfolk (Fig.6) illustrates that the Study Site lay at the southern end of Horsford Heath and was traversed and bound by several well-established roads in the late 18th Century. At this time Horsford remained a very small rural settlement centred to the south of the Study Site, beyond the river Hor. At this time the Study Site formed part of the agricultural hinterland of Horsford, set within an extended rural landscape characterised by small villages and scattered farmsteads.

4.49 The Ordnance Survey Drawing of 1817 (Fig.7) illustrates the Study Site as falling across several irregular agricultural fields. The Study Site remains bound by what is now Mill Lane and intersected by Green Lane. The vicinity of the Study Site is entirely agricultural with a small farmstead complex being located to the immediate south of the Study Site. Other farmsteads are illustrated further to the south and the core of Horsford village remains concentrated away from the Study Site. The Barrow features located to the north west of the Study Site are not indicated on this map and lie within the agricultural fields bounding the Study Site to the west.



## Land North of Horsford, Norfolk

- 4.50 The 1826 Bryant Map of Norfolk (Fig.8) illustrates little change from the earlier Ordnance Survey Drawing but indicates that the northern vicinity of the Study Site was not yet in use as a wooded plantation at this time.
- 4.51 The 1841 Horsford Parish Tithe Map (Fig.9) illustrates the Study Site in detail. The Site comprises a number of irregular agricultural fields described by the tithe apportionments as in various ownership and occupied by several different tenants. The Study Site is recorded as being in both arable and pasture use at this time.
- 4.52 The Ordnance Survey (OS) map of 1884 (Fig.10) illustrates the construction of Geenlane cottage outside the northern boundary of the Study Site. To the south, the farmstead illustrated on earlier mapping remains present. To the north west and north east of the Study Site is an extensive plantation woodland that continues to characterise the northern vicinity of the Study Site. The barrow features located to the north west of the Study Site are not indicated on this map. The vicinity of the Study Site remains entirely rural in the late 19th Century, though on Holt Road (B1149) the number of cottage plots has increased. Within the Study Site a process of field boundary amalgamation to create larger fields has taken place.
- 4.53 The OS map of 1907 (Fig.11) illustrates the establishment of North Farm to the immediate west of the Study Site and Mill Lane Farm to the immediate south. Little further change is illustrated on the OS map of 1948 (Fig.12), other than the appearance of a rifle range to the north of the Study Site.
- 4.54 By 1957 (Fig.13) the area of plantation woodland to the north west of the Study Site appears to have been rotated out of use, being shown in plantation use again on the 1974 OS map (Fig.14). By 1974 the built area of Horsford had expanded along Holt Road and toward the south of the Study Site, changing the character of its southern vicinity from a rural, to an edge of settlement character space.
- 4.55 The aerial photographs of 1999 (Fig.15) and 2011 (Fig.16) illustrate little change within the Study Site and its vicinity. By 2019 (Fig.17) further phases of built development to the immediate south west of the Study Site have taken place. The Study Site remains comprised of agricultural fields but now lies on the immediate edge of the built area of Horsford.
- 4.56 Based on the available information, the Study Site is considered to have a low archaeological potential for settlement evidence of post-medieval date, though evidence of former field boundaries and cultivation soils are anticipated to be present.

## Assessment of Significance

### Archaeology

- 4.57 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 4.58 In terms of relevant designated heritage assets, as shown on Figure 2 no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the Study Site.
- 4.59 The Study Site has not been identified as making any contribution to the significance of the Two round barrows on Horsford Heath’ (NHLE ref.1003164). This Scheduled Monument derives its significance from the rarity and legibility of its Bronze Age earthwork features which are enclosed within a mature conifer plantation.
- 4.60 As identified by desk-based work archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Prehistoric	High for Bronze Age and Iron Age	Low (Local) to Regional
Roman	High for feature evidence similar to that identified in vicinity. Low potential for settlement evidence.	Low (Local)
Anglo-Saxon	Low	Low (Local)
Medieval	High potential for evidence of agricultural cultivation. Low potential for settlement evidence.	Low (Local)
Post Medieval and Modern	Low	Low (Local)

### Built Heritage

- 4.61 There are no built heritage assets located within the Study Site.
- 4.62 The Study Site also does not have a visual, functional or historical relationship with any of the built heritage assets illustrated on Figure 5.
- 4.63 The Study Site does not contribute to the significance of any built heritage asset shown on Figure 5, nor is it an element in how that significance is experienced.

## **5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS**

### **Site Conditions**

- 5.1 The Study Site is comprised of several agricultural fields lying north and south of Green Lane, Horsford Norfolk. The Site is located at the northern periphery of the built area of Horsford, with residential development of 20<sup>th</sup> Century date to the immediate south and south west. To the south east, the Site is bound by Mill Lane, beyond which lies further agricultural land. To the north of the Study Site is an extensive area of plantation woodland.
- 5.2 The Study Site has been in agricultural use throughout its recorded history and is likely to have been under continual cultivation since the Medieval period.
- 5.3 No buildings are present within the Study Site and it is not known to have previously been subject to any built development.
- 5.4 The Study Site is identified as having undergone a moderate but widespread below ground impact as a result of historic and modern agricultural use.

### **Proposed Development**

- 5.5 The Study Site is being promoted for inclusion within the emerging Greater Norwich Local Plan as an allocated residential use development site.
- 5.6 The Illustrative Concept Masterplan in the Savills Vision Document provides an illustrative proposed development layout indicating how residential use of the Study Site may be achieved.

## **Review of Potential Development Impacts on Cultural Heritage Assets**

### **Archaeology**

- 5.7 It is considered that any archaeological evidence present within the Study Site will most likely be of local significance, or possibly of regional significance in the context of the 'Two round barrows on Horsford Heath' Scheduled Monument (NHLE ref.1003164).
- 5.8 No World Heritage Sites, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the Study Site.
- 5.9 The Scheduled Monument 'Two round barrows on Horsford Heath' (NHLE ref.1003164) lies a short distance north west of the Study Site and is enclosed by a plantation woodland. There is no inter-visibility between them due to the extent of intervening conifer plantation. The Study Site is not an element in how the significance of the Scheduled Monument is experienced as earthwork breaks in the plantation woodland.
- 5.10 It is considered that the residential use of the Study Site represents an alteration of the extended rural setting of the Scheduled Monument that does not have the potential to alter the significance that is derived from the legibility of the earthwork features or the way in which this significance is experienced within the enclosed space of the surrounding plantation woodland.
- 5.11 Based on the available information it is considered that the residential led development of the Study Site is unlikely to have a significant archaeological impact.

### **Built Heritage**

- 5.12 The Study Site has no visual, historical or functional relationship with any built heritage asset illustrated on Figure 5.
- 5.13 The Study Site has not been identified as contributing to the significance of any built heritage asset identified on Figure 5, nor is the Study Site an element in how the significance of these built heritage assets is experienced.
- 5.14 The proposed development represents an alteration of a minor and unappreciable element of the extended semi-rural or village setting of the built heritage assets shown on Figure 5. It is considered that this alteration of their extended setting will not alter their individual architectural or historic interest from which their significance is derived or the way in which this significance is experienced.

## 6 SUMMARY AND CONCLUSIONS

6.1 Land north of Horsford, Norfolk has been assessed for its Cultural Heritage potential. The Study Site is being promoted for residential development as an allocated site in the emerging Greater Norwich Local Plan.

### Archaeology

6.2 No World Heritage Sites, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the Study Site. The Scheduled Monument 'Two round barrows on Horsford Heath' (NHLE ref.1003164) lies a short distance north west of the Study Site and is enclosed by a plantation woodland.

6.3 There is no inter-visibility between the Study Site and the Scheduled Monument due to the extent of intervening conifer plantation. The Study Site is not an element in how the significance of the Scheduled Monument is experienced as a break in the plantation woodland.

6.4 It is considered that the residential use of the Study Site represents an alteration of the extended rural setting of the Scheduled Monument that does not have the potential to alter its significance, which is derived from the legibility of the Prehistoric earthwork features or the way in which this significance is experienced within the conifer plantation.

6.5 Design measures, including the provision of landscaping and open space will be embedded to the development proposal to minimise the effect of the proposed development to the levels identified in this assessment.

6.6 As identified by desk-based work, the archaeological potential by period and likely significance of any archaeological remains which may be present within the Study Site is summarised in table form below;

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Prehistoric	High for Bronze Age and Iron Age	Low (Local) to Regional
Roman	High for feature evidence similar to that identified in vicinity. Low potential for settlement evidence.	Low (Local)
Anglo-Saxon	Low	Low (Local)
Medieval	High potential for evidence of agricultural cultivation. Low potential for settlement evidence.	Low (Local)
Post Medieval and Modern	Low	Low (Local)

6.7 The Study Site has undergone moderate but widespread below ground impacts as a result of historic and modern agricultural activity.

6.8 Based on the available information it is considered highly unlikely that the proposed development will have a significant archaeological impact.

6.9 A requirement for further archaeological mitigation measures is anticipated. It is recommended that a geophysical survey of the Study Site be undertaken, followed by a targeted archaeological trial trenching exercise, represents an appropriate and proportionate response to the archaeological potential identified. Any such archaeological mitigation could be secured by an appropriately worded archaeological planning condition attached to the granting of planning consent.

## **Built Heritage**

- 6.10 No designated or non-designated built heritage assets are located within the Study Site or its immediate vicinity.
- 6.11 The Study Site does not contribute to the significance of any built heritage asset located within a 1.5km radius of the Study Site. The Study Site forms a minor, unappreciable element of the extended semi-rural setting of the built heritage assets shown on Figure 5. The Study Site does not form any part of how the significance of these built heritage assets is experienced.
- 6.12 No potential impacts are identified as arising from the proposed residential use of the Study Site on the significance of any built heritage asset.
- 6.13 No built heritage specific mitigation measures are recommended in this particular instance.

## Sources Consulted

### General

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

### Internet

Archaeological Data Service – <http://archaeologydataservice.ac.uk/>  
Britain From Above – <http://www.britainfromabove.org.uk/>  
British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>  
British History Online – <http://www.british-history.ac.uk/>  
Domesday Online – <http://www.domesdaybook.co.uk/>  
Groundsure Enviro Data Viewer - <http://www.groundsure.io/#>  
Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>  
Portable Antiquities Scheme – [www.finds.org.uk](http://www.finds.org.uk)  
The Rural Settlement of Roman Britain: An Online Resource –  
<https://archaeologydataservice.ac.uk/archives/view/romangl/map.html>  
Soilscapes - <http://www.landis.org.uk/soilscapes/>

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Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised February 2019)  
Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010  
Historic England *Archaeological Priority Area Guidelines* July 2016 unpublished document  
Historic England (formerly English Heritage) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2008 (new draft 2017)  
Historic England Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans July 2015 unpublished document  
Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document  
Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document  
Margary, I. D., Roman Roads in Britain: Volume I, Phoenix House Ltd. 1955  
Mills, A. D., A Dictionary of British Place Names, Oxford University Press 2010

Land North of Horsford, Norfolk

## **Cartographic**

1797 Faden map of Norfolk

1817 Ordnance Survey Drawing

1826 Bryant Map of Norfolk

1841 Horsford Parish Tithe Map

1884 Ordnance Survey 1:10560 Scale

1907 Ordnance Survey 1:10560 Scale

1948 Ordnance Survey 1:10560 Scale

1957 Ordnance Survey 1:10560 Scale

1974 Ordnance Survey 1:10560 Scale

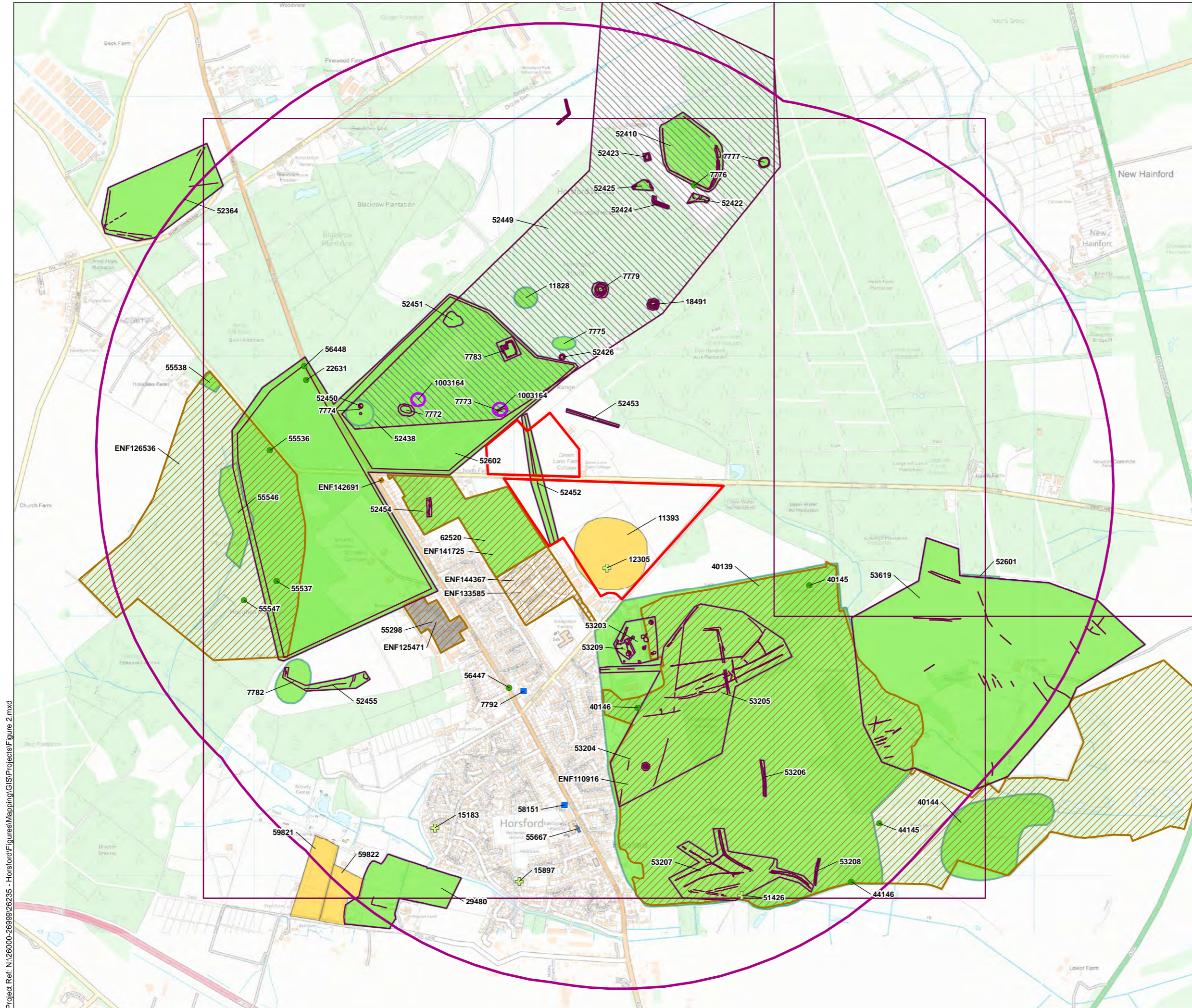
1999 Aerial Photograph (Google Earth Image)

2011 Aerial Photograph (Google Earth Image)

2011 Aerial Photograph (Google Earth Image)

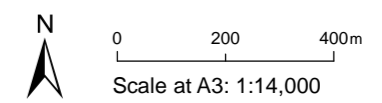






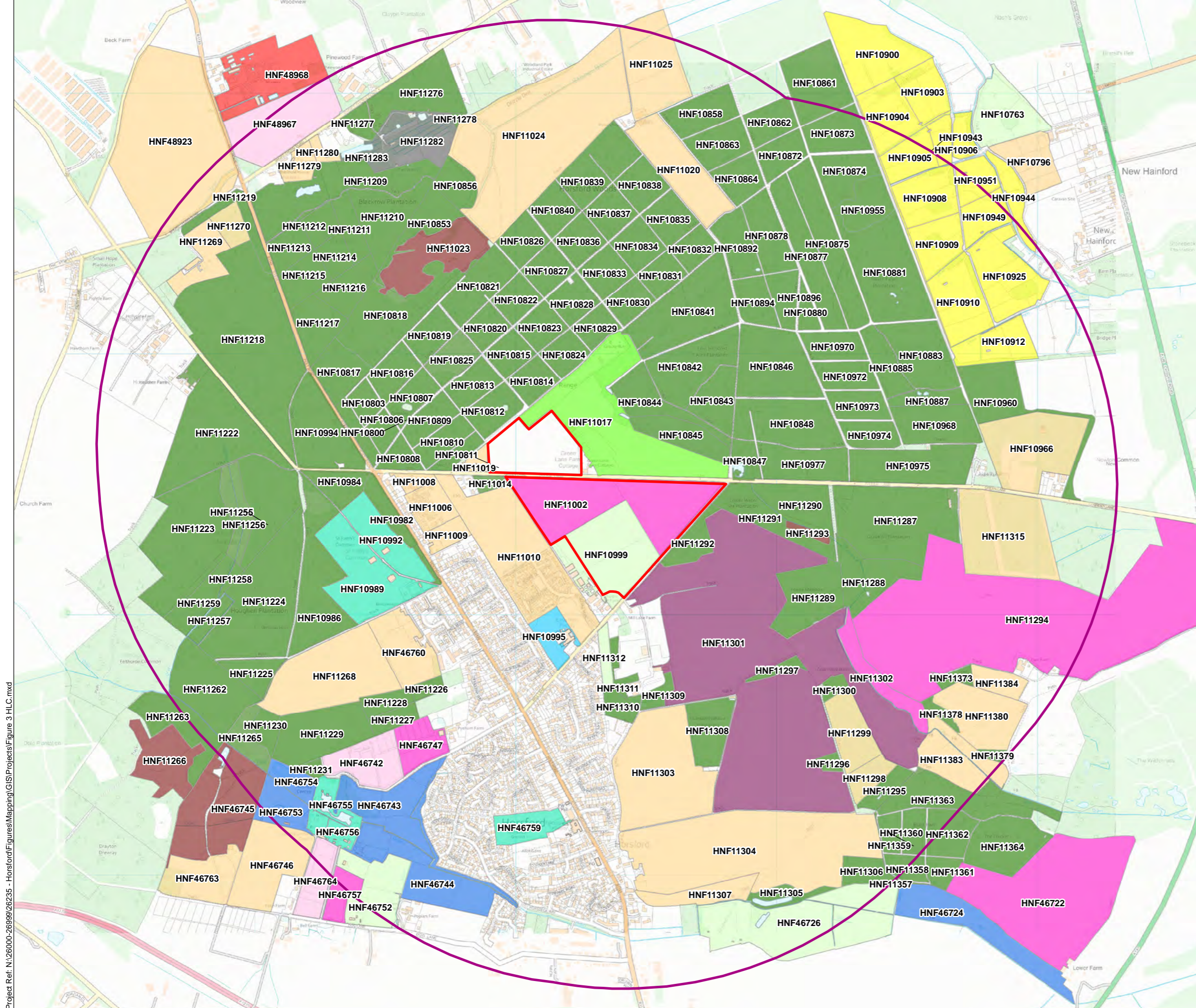
**Legend**

- Site Boundary
- 1500m Site Buffer
- Designated Heritage Assets:**
- Scheduled Monuments**
- Two round barrows on Horsford Heath
- Non-designated Heritage Assets:**
- NMP Data
- HER Record (point)**
- HER Building
- + Findspot
- Monument
- HER Record (polygon)**
- HER Building
- Findspot
- Landscape
- Monument
- Negative evidence
- Previous Archaeological Work:**
- Event Record (polygon)



**Figure 2**  
HER Data Plot (data from Norfolk HER)

Project Ref: N:\260000-269999\26235 - Horsford\Figures\Mapping\GIS\Projects\Figure 2.mxd



- Legend**
- Site Boundary
  - 1500m Site Buffer
- Historic Landscape Characterisation:**
- 18th-20th century woodland plantation
  - 20th century enclosure
  - Boundary loss
  - Boundary loss - with relict element
  - Enclosed meadow
  - Hospital, school, university
  - Leisure/recreation
  - Nursery with glass house
  - Piecemeal enclosure by agreement
  - Piecemeal style Parliamentary enclosure
  - Post-medieval military
  - Stud farm
  - Unimproved rough pasture
  - Water meadow

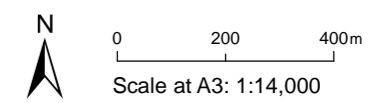
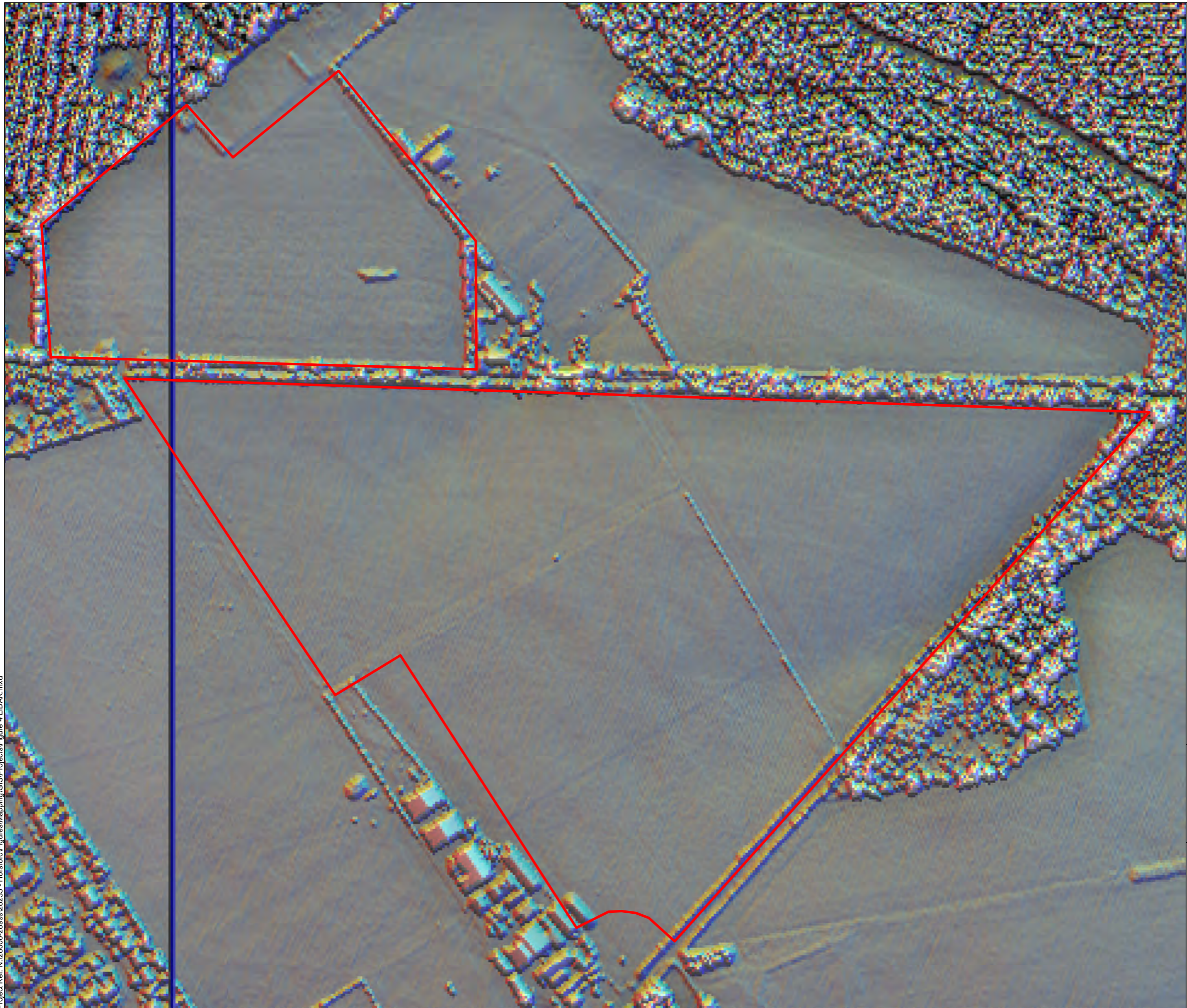


Figure 3  
HLC Data Plot (data from Norfolk HER)

Project Ref: N126000-26999\26235 - Horsham\GIS\Projects\Figure 3 HLC.mxd



**Legend**

 Site Boundary

**LiDAR DATA**

Source:  
Environment Agency

Data Type: DSM

Resolution: 2m

Date Captured:  
27/11/2001

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

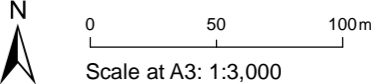
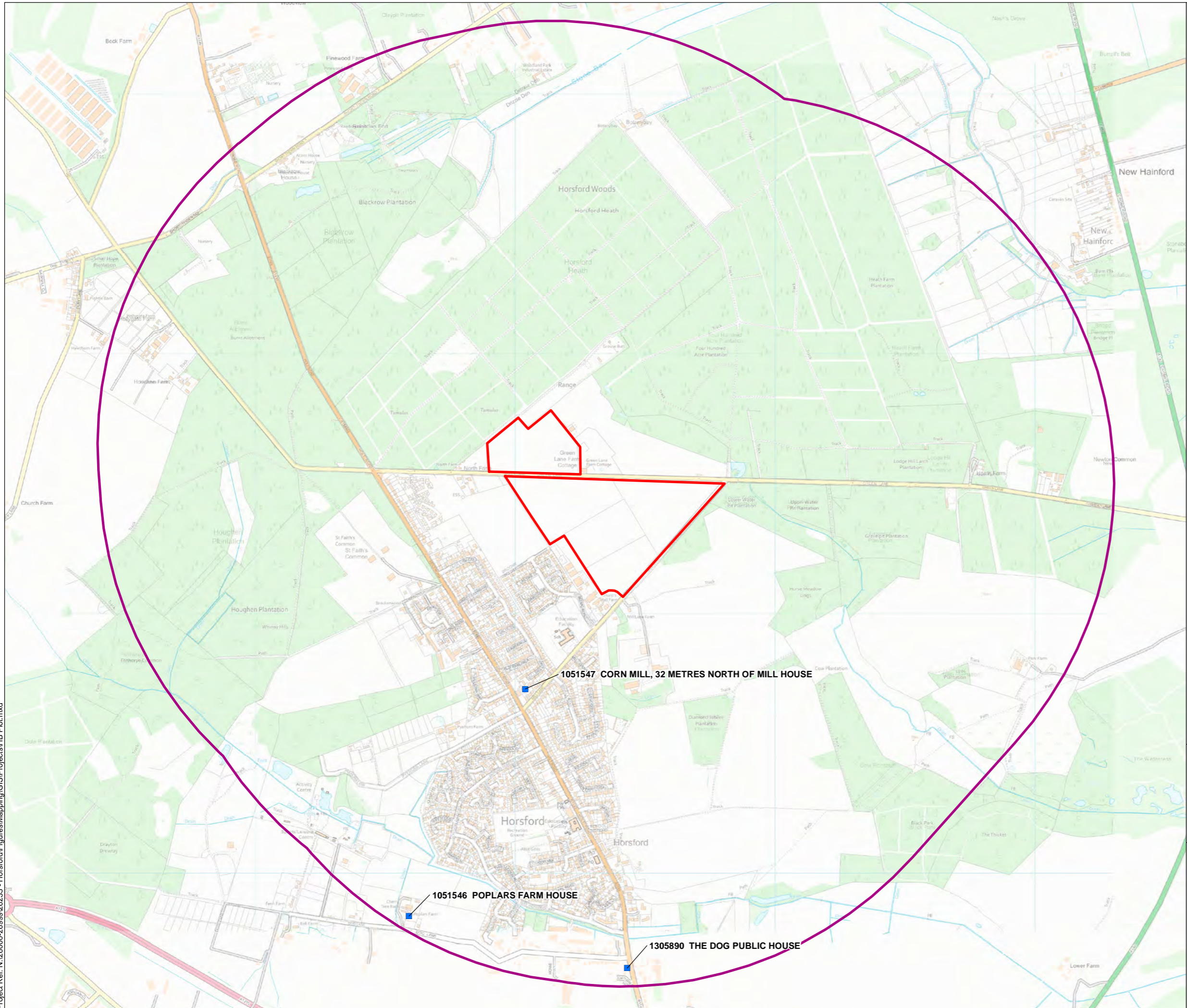


Figure 4

LiDAR Data



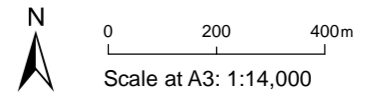
**Legend**

- Site Boundary
- 1500m Site Buffer

Designated Heritage Assets:

**Listed Buildings**

- Grade II



**Figure 5**  
**Built Heritage Assets Plot**

Project Ref: N:\26000-26999\26235 - Horsford\Figures\Mapping\GIS\Projects\HB\_Plot.mxd



 Site Boundary (approximate)



Not to Scale:  
Illustrative Only



Figure 6

1797 Faden Map



 Site Boundary (approximate)

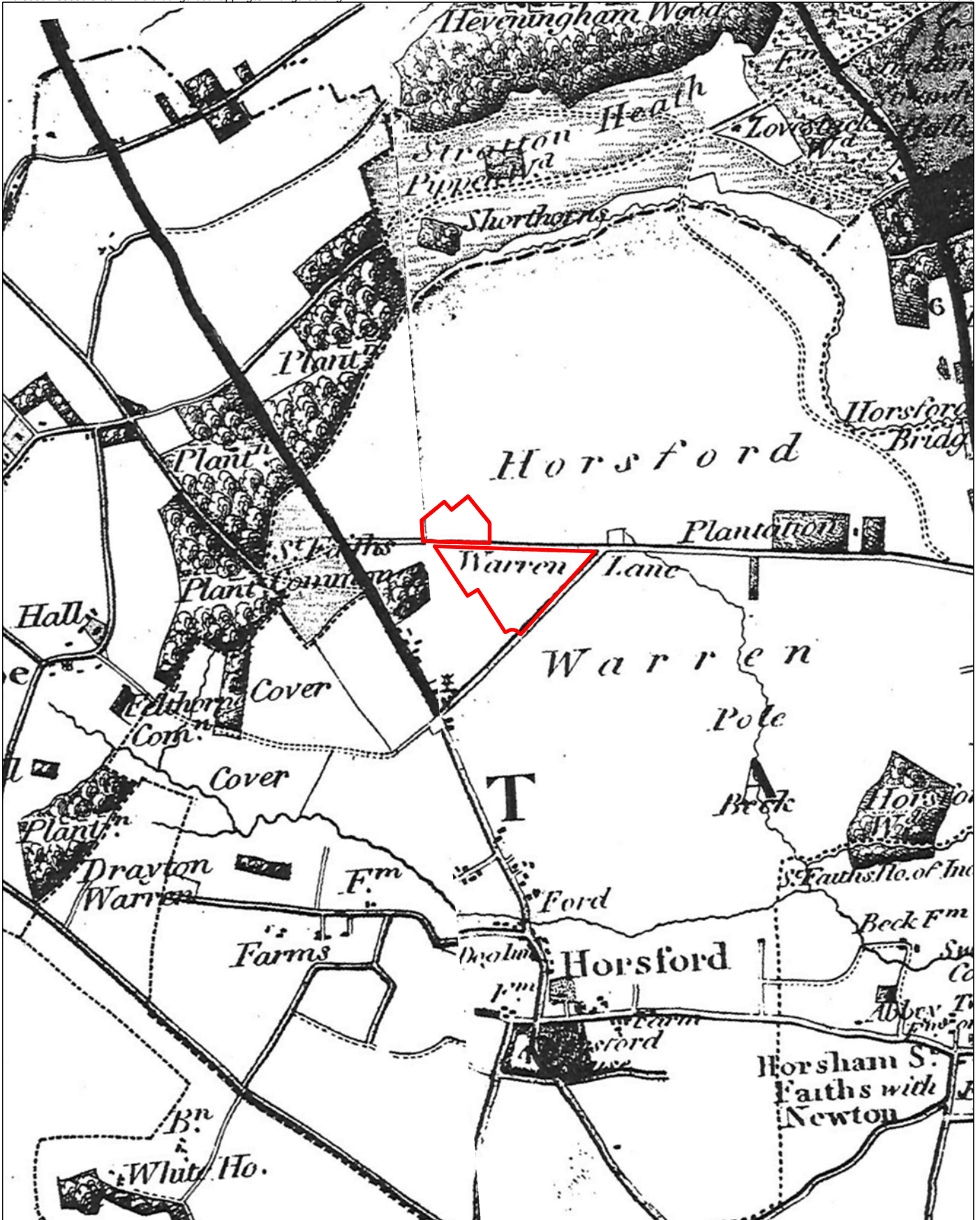



Not to Scale:  
Illustrative Only



Figure 7

1817 Ordnance Survey Drawing



 Site Boundary (approximate)



Not to Scale:  
Illustrative Only

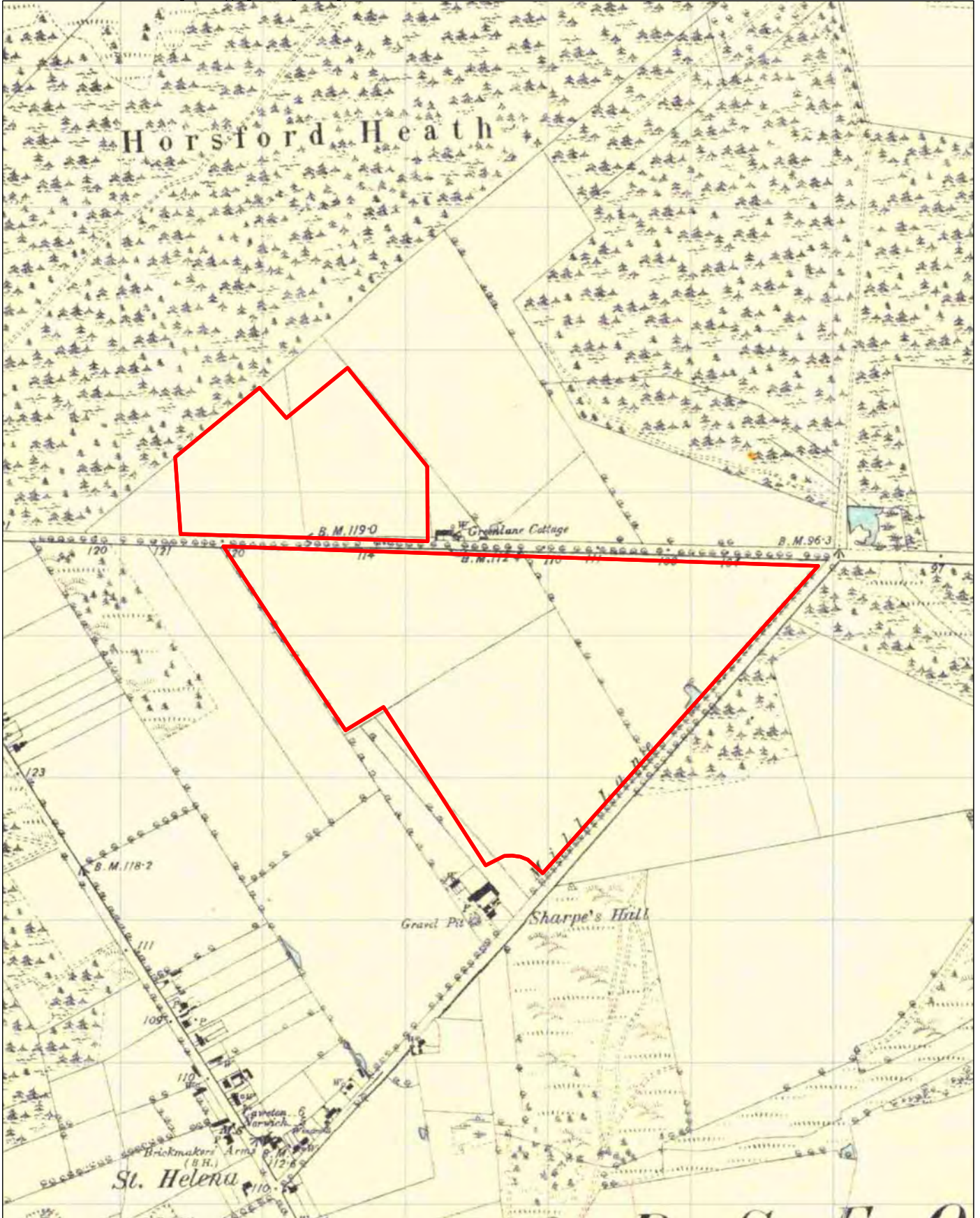


Figure 8

1826 Bryant Map







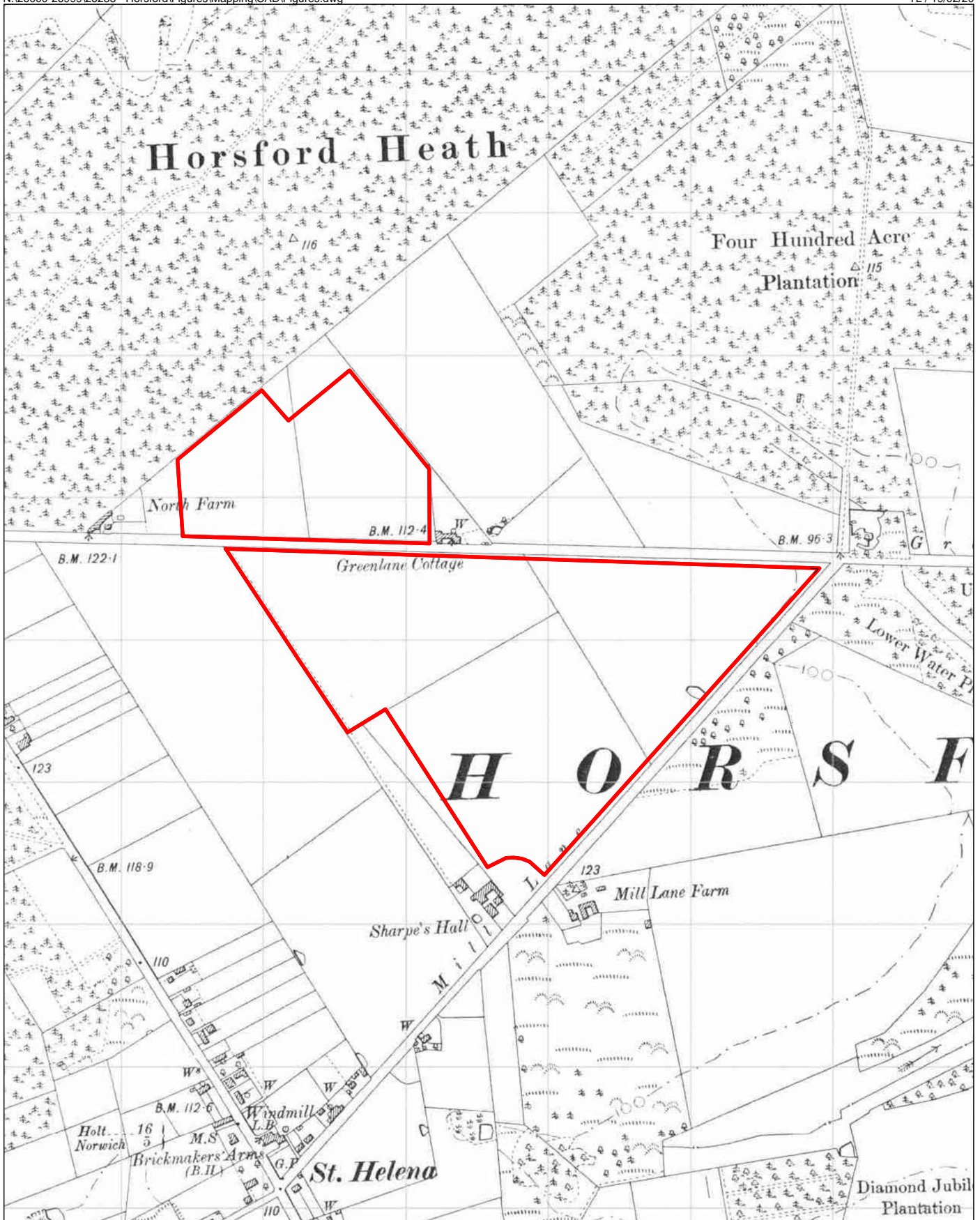
 Site Boundary



0 100 200m  
Scale at A4: 1:7,500



Figure 10  
1884 Ordnance Survey Map  
(1:10,560 scale)



 Site Boundary



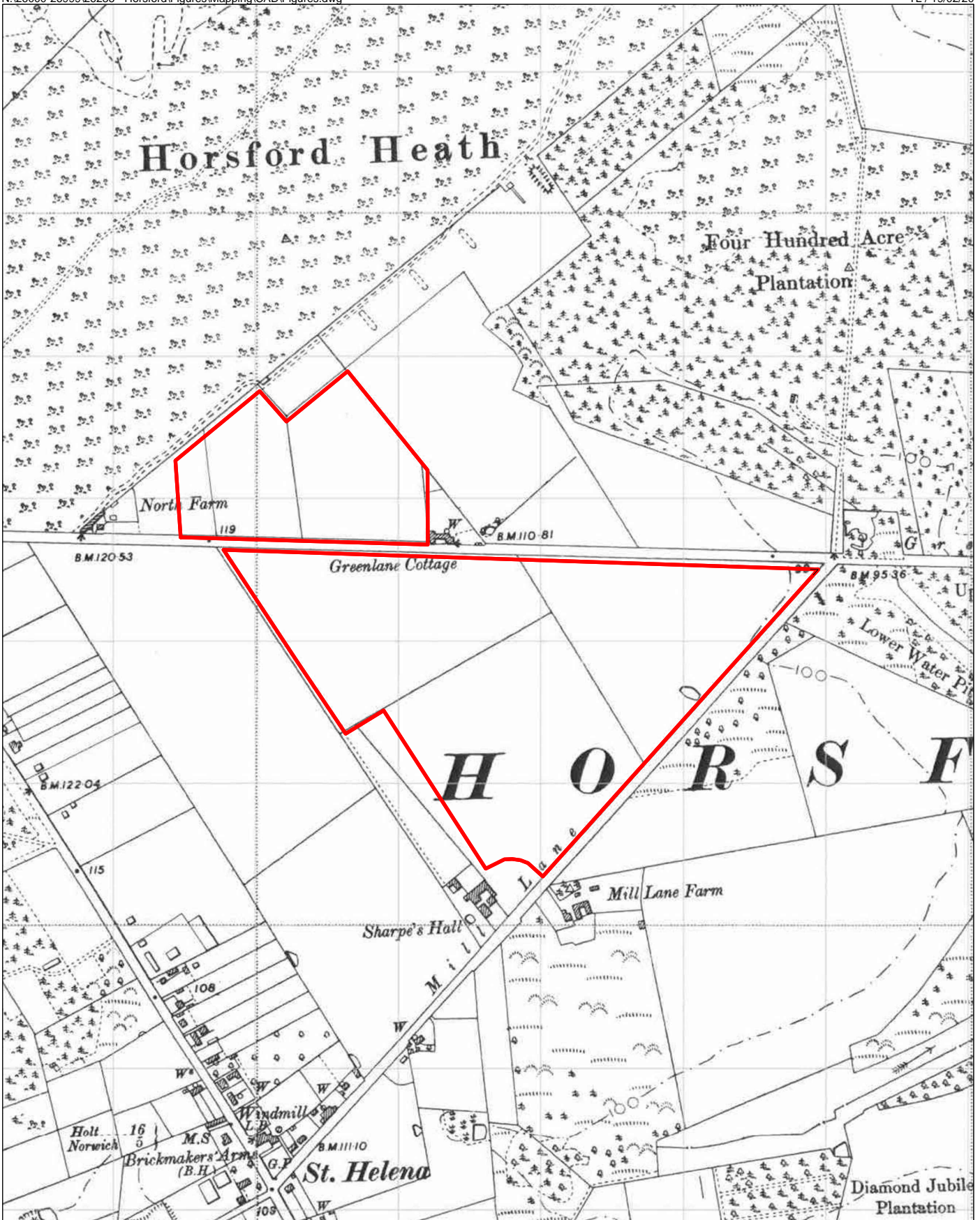
0 100 200m

Scale at A4: 1:7,500



Figure 11

1907 Ordnance Survey Map  
(1:10,560 scale)



 Site Boundary



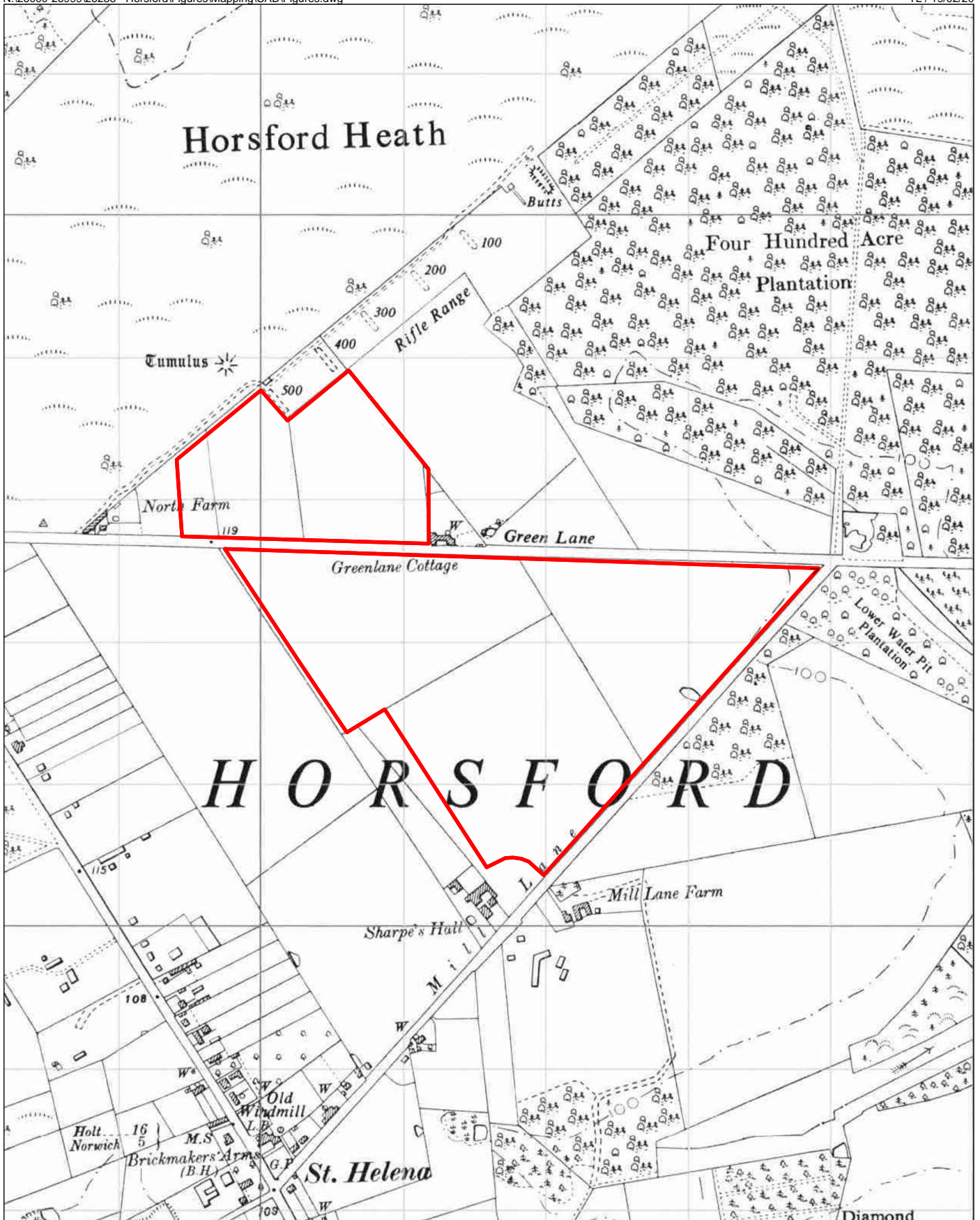
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Scale at A4: 1:7,500



Figure 12

1948 Ordnance Survey Map  
(1:10,560 scale)



 Site Boundary



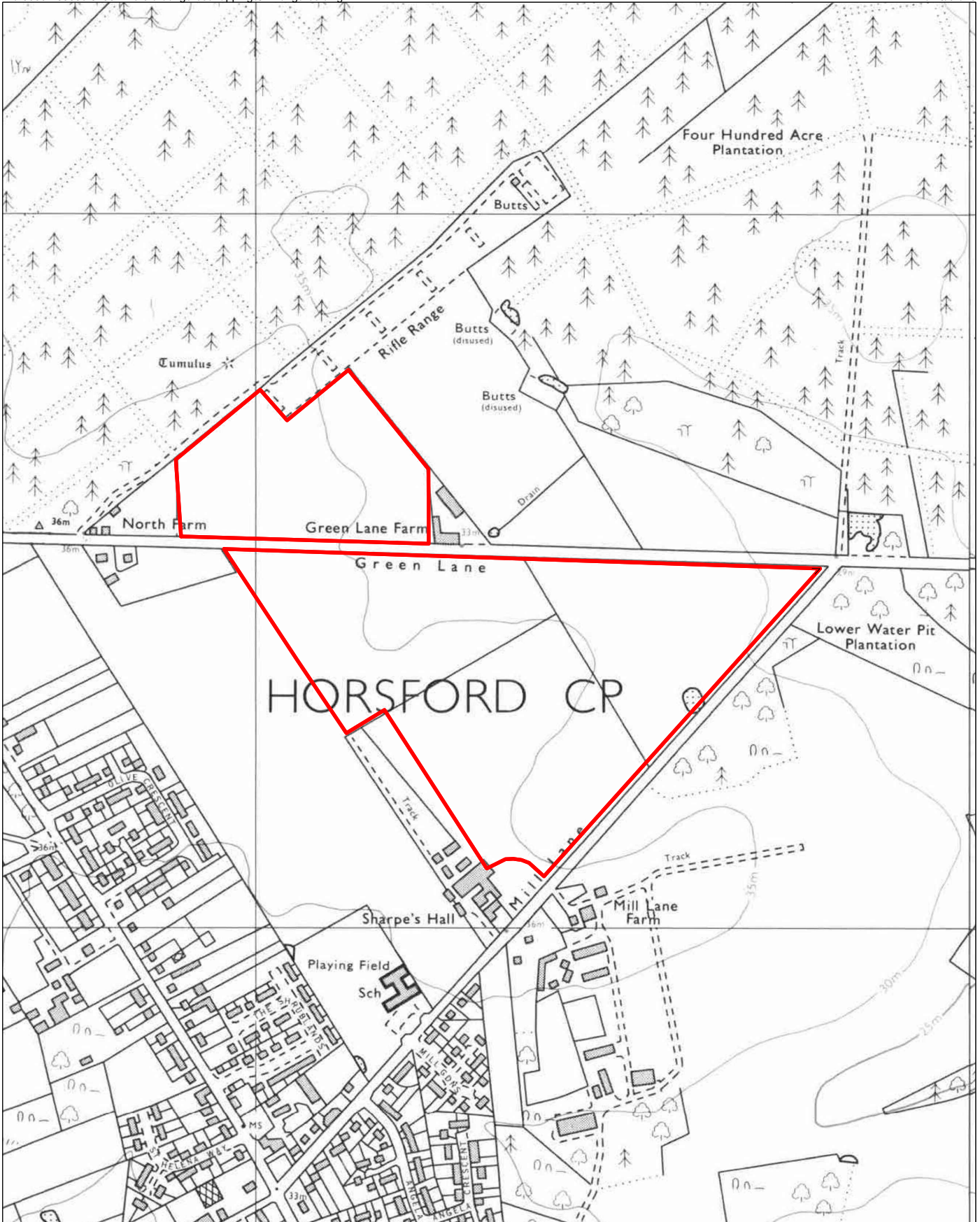
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Scale at A4: 1:7,500



Figure 13

1957 Ordnance Survey Map  
(1:10,560 scale)



 Site Boundary



0 100 200m

Scale at A4: 1:7,500



Figure 14

1974 Ordnance Survey Map  
(1:10,000 scale)



 Site Boundary



Not to Scale:  
Illustrative Only



Figure 15

1999 Aerial Photograph  
(Google Earth)



 Site Boundary



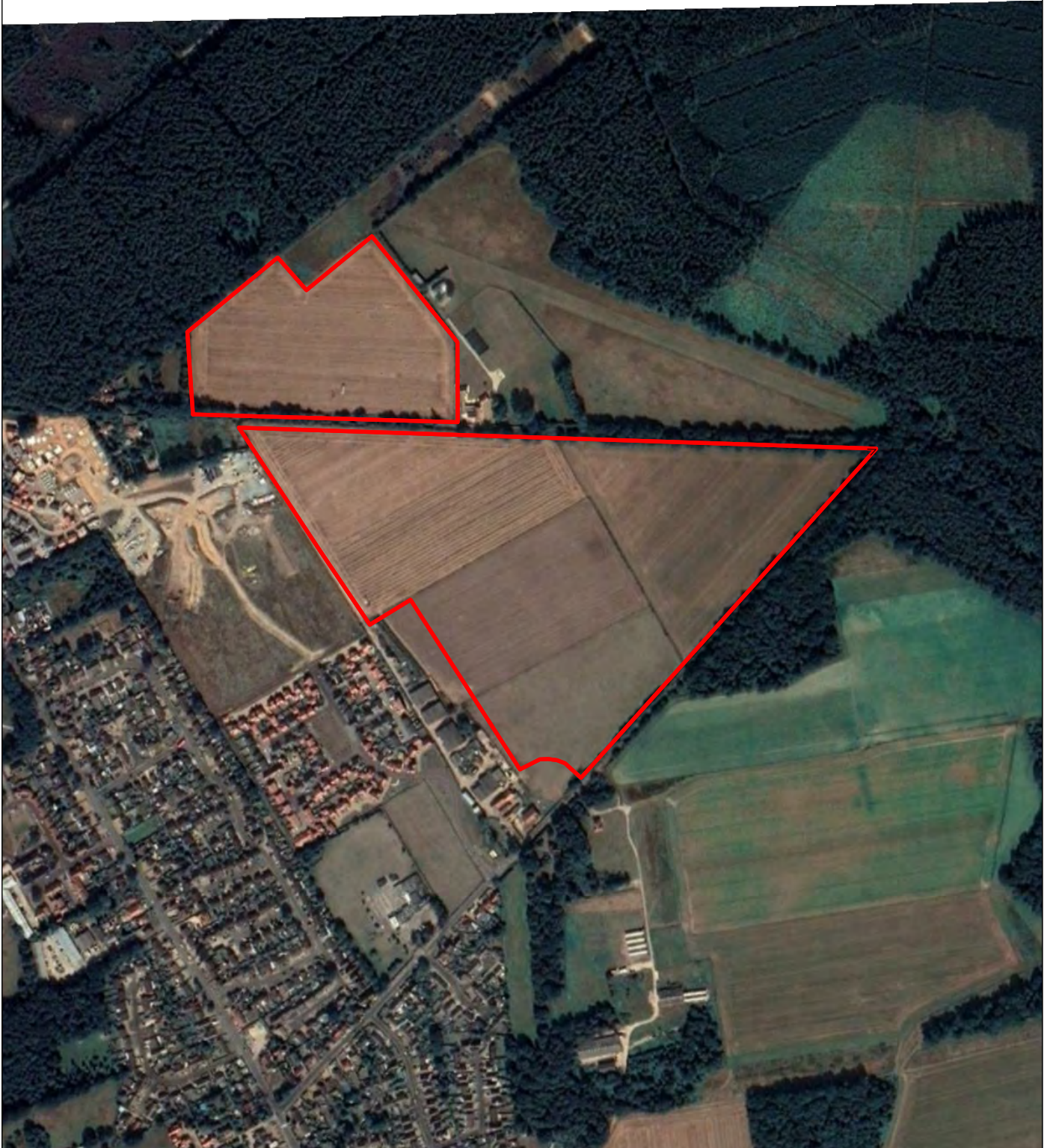
Not to Scale:  
Illustrative Only



Figure 16

2011 Aerial Photograph  
(Google Earth)





 Site Boundary



Not to Scale:  
Illustrative Only



Figure 17

2019 Aerial Photograph  
(Google Earth)

