

Heritage Statement

Site	Land to the west of West Lane, Horsham St Faith
Policy	GNLP0125R
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Heritage Statement reviewed by	Chris Bennett, Senior Heritage and Design Officer, Broadland and South Norfolk Council
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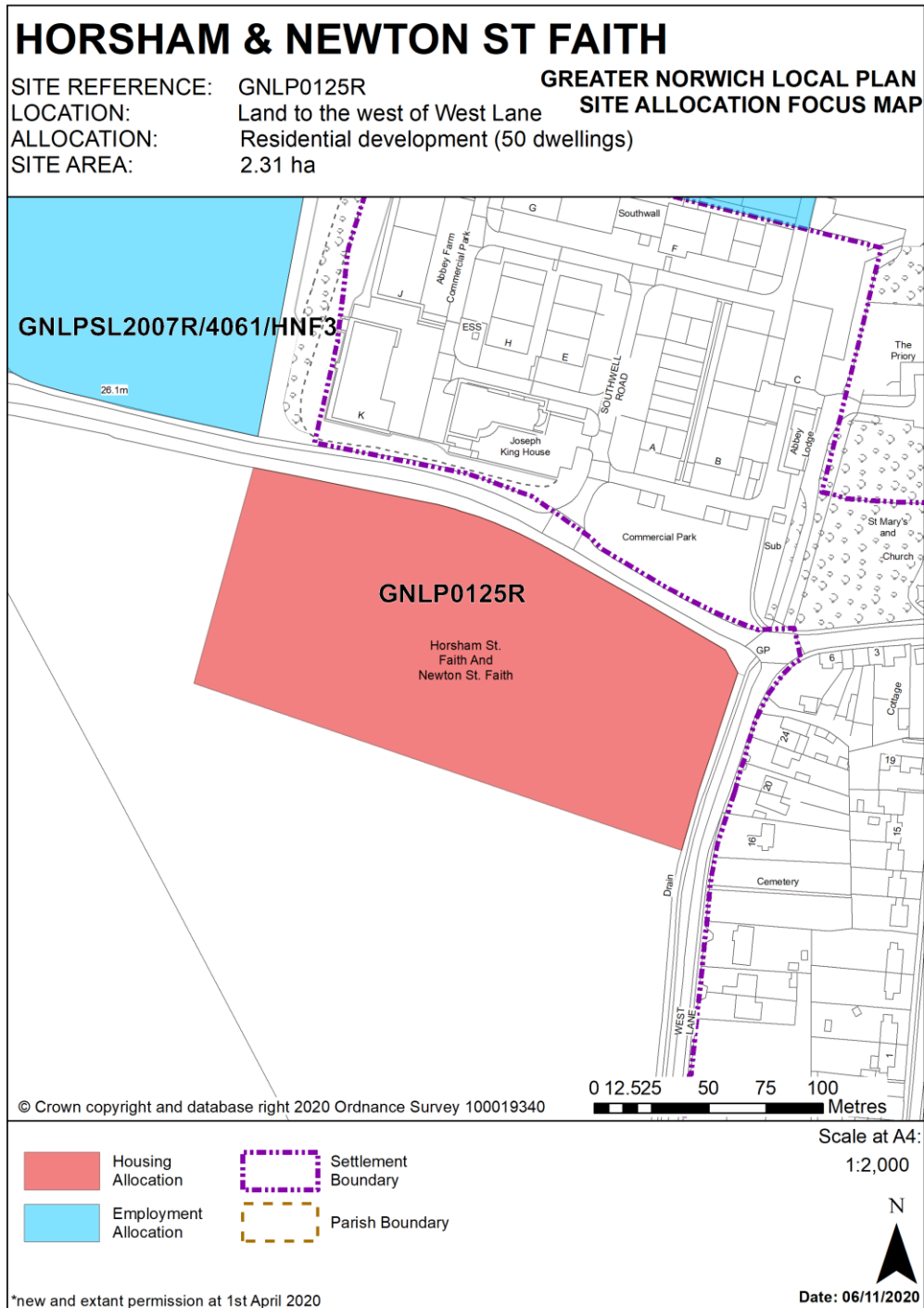


Figure 1: Site allocation

- 2.2 It is a greenfield site currently in agricultural use. The area proposed to be allocated is part of a larger field with no obvious field boundaries. The site was originally put forward to the GNLP as a much larger site of 14.85 hectares to accommodate approx. 400 dwellings. This was considered to be too large for the needs of the village cluster but it was considered that the eastern portion of the site fronting West Lane was suitable for further assessment. This part of the site was subsequently proposed for allocation at the Regulation 18C stage for 20-30 dwellings on 1.44 hectares. During the Regulation 18C consultation the promoters suggested a slightly larger site of 2.31 hectares and 50 dwellings which was accepted as the Sustainability Appraisal showed no difference in impact between the two sites.
- 2.3 To the north of the site is Abbey Farm Commercial Park, a relatively modern development of one and two storey office buildings and light industrial units, which is set back from the road slightly and screened with trees, to the north east is the Church of Saint Mary and Saint Andrew which is screened by trees and listed buildings fronting directly onto Church Street, to the east is residential development (predominantly 20th century bungalows) and to the south and west is agricultural land leading to the A140 Norwich to Cromer Road.

3. Heritage Assets

- 3.1 There are no heritage assets on the site itself
- 3.2 There are a number of listed heritage assets within the immediate vicinity of the site which are of relevance:

Heritage Asset	Grade	Listing	Assessment
Church of the Blessed Virgin and St Andrew	Grade I	1372959	A medieval and later parish church. Most of the church was built in the 15 th century although the tower is early 14 th century. Located approx. 130 metres from the eastern edge of the site but screened by trees as viewed from the site. The eastern corner of the site is visible from the church.
The Priory	Grade I Scheduled ancient monument	1152454	Site of a medieval priory and a post medieval house and farm. It was dissolved in 1536 and all buildings but the refectory were demolished. The refectory was converted into a house which survives. Located approx. 140 metres from the eastern edge of the site but not visible behind the church and screen of trees. Unlikely to be any direct views of the site to or from the asset

			however the entrance gates, railings and walls to the driveway are directly opposite the site at the junction with West Lane.
Horsham St Faith War Memorial	Grade II	1450579	First World War memorial with Second World War additions. Located approx. 140 metres from the eastern edge of the site, not directly visible from the site. The eastern corner of the site is visible from the war memorial.
2-5 Church Street	Grade II	1050900	A late 17 th century brick two storey terrace. Possible that 3 to 5 were originally built as one house with 2 added soon after. Reused medieval masonry has been found which probably came from the Priory. The eastern gable wall was rebuilt in the mid-20 th century. Located approx. 50 metres from the eastern edge of the site. Visible as travelling up Church Street past the site. The eastern corner of the site is visible from the properties.
Waytes House	Grade II	1152491	An 18 th century house that may have an earlier core. Located approx. 120 metres from the eastern edge of the site, not directly visible from the site. The eastern corner of the site is visible from the property.
Village Hall, former Mission Room	Grade II	1372960	A non-conformist chapel/mission room that was built in 1880 and is now used as a village hall. The entrance is built of reused medieval masonry from the Priory. Located approx. 130 metres from the eastern edge of the site, not directly visible from the site. The eastern corner of the site is visible from the property.
Kings Head Public House	Grade II	1050901	An 18 th century and later public house now in residential use. Located approx. 160 metres from the eastern edge of the site, not directly visible from the site. The eastern corner of the

5. What is the heritage of site and why is it important, what aspects contribute to its significance?

Archaeological significance	The Norfolk Historic Environment Record (NHER) shows that a roman coin was found close to the southern boundary of the allocation. Away from the site undated human remains were found under the road surface in the vicinity of the village hall.
Architectural significance	Due to its greenfield nature the site itself has no architectural significance but the surrounding listed buildings particularly the Grade I listed Church of the Blessed Virgin and St Andrew and the Priory do and would need to be considered in the development of the site.
Historic Significance	The historic significance of site GNLP0125R on its own is low due to its status as a greenfield site but it does make some contribution to the wider setting of the church and other listed assets and this will need to be considered in the development of the site.
Landscape Significance	Due to its location on the edge of the village, the development of site 0125R may have some landscape impacts as viewed from certain vantage points in the surrounding countryside.

6. How will allocation and the development proposals impact upon this heritage and its significance?

6.1 The site itself has little heritage value although development does have the potential to impact upon its surroundings, both negatively and positively. A summary of these impacts are given in the sections below:

Views

6.2 The development of the site does have the potential to impact on views both to and from the nearby Grade I listed Church of the Blessed Virgin and St Andrews and surrounding listed buildings. The Church and its tower in particular is a landmark building within the village and can be seen in many views in conjunction with the site.

6.3 The site is located opposite Abbey Farm Commercial Park, which is a relatively modern development which has experienced growth over the years and is subject to a carried forward allocation for further expansion. The development will be visible both to and from this development.

6.4 Views of the Church from the site are screened by large trees, although other listed buildings on Church Street would potentially be visible. The eastern corner of the site is visible from the church although currently screened by the trees on the site frontage. The site of the Priory is behind the church so therefore it is not considered that there would be any direct impact from the development. As the church and priory are already surrounded by

development and well screened it is not considered that the development would have any significant impact on their setting or views, although the entrance gates, railings and walls to the driveway of the Priory directly opposite the site at the junction with West Lane must be considered.

- 6.5 There may be glimpsed long views of the development through the trees from roads to the south of the site but these are not considered to be significant in the context of the heritage assets.

Layout, height and massing

- 6.6 It is considered to be possible to soften the impact of the development on the heritage assets and surrounding landscape through careful design and layout decisions such as the height and positioning of dwellings and open space. The site could include a mix of 1-2 storey properties to reflect the bungalows to the east of the site and open space could be positioned towards the north east corner which is the area of the site most visible when viewed from the church.

Impact upon conservation area

- 6.7 The Horsham St Faith Conservation Area encompasses the historic core of the village and contains a number of listed buildings and open spaces which contribute to the character of the area. It includes the frontage to Abbey Farm Commercial Park on Church Street which acts as a buffer zone separating the commercial park from the historic core of the village. This area of land provides the visual setting for the Church at the western entrance to the village.

Nearby heritage assets

- 6.8 Whilst there are no heritage assets on the site, there a number of heritage assets in close proximity and their setting could be impacted by the redevelopment of the site, particularly the Grade I listed Church of the Blessed Virgin and St Andrew. Design and layout will have to be carefully considered at the planning application stage but overall it is considered that a proposal could be designed and laid out in such a way as to have minimal impact on heritage assets.
- 6.9 Priory some distance away well screened by trees– closer to the commercial park than the planned residential development.

Archaeology

- 6.10 One archaeological find has been recorded in the vicinity of the site however there may be potential for further underground heritage assets given the proximity to the church, Priory and other listed buildings. Given the green field status of the site should any archaeological investigations be thought necessary these could be controlled by planning condition.

7. Sustainability Appraisal Findings

- 7.1 The pre-mitigation impact matrix (Table E.2.1) for all reasonable alternative sites in the Sustainability Appraisal and Strategic Environmental Assessment of the Greater Norwich Local Plan Volume 3 – appendices shows that site GNLP0125R scores a minor negative for historic environment and a minor negative for landscape however this has changed to a neutral for historic environment and a minor negative for landscape in the post mitigation impact matrix (Table E.3.15).
- 7.2 With regard to site GNLP0125R SA objective 13 (Historic environment) (F.34.1.15) states that:

‘Site GNLP0125R is located approximately 10m from Horsham St Faith Conservation Area, and in close proximity to several heritage assets including the Grade I Listed Buildings ‘The Priory’ and ‘Church of the Blessed Virgin and St Andrew’, the Grade II Listed Building ‘2-5, Church Street’ and 110m and ‘St Faith Priory’ SM. The site policy states that a Heritage Impact Assessment would be required, and “development must conserve and enhance the significance of the Grade I Listed Church of St Mary and St Andrew, the scheduled monument St Faith Priory and the conservation area, including any contribution made to that significance by setting”. The criteria set out in the site policy, alongside the GNLP and Local Plan policies, would be expected to result in a negligible impact on the historic environment’.

8. Summary

- 8.1 Overall it is considered that a sensitive and well designed development would minimise the impact upon the nearby heritage assets. The main issues for consideration at the planning application stage is the setting of the Grade I listed church and priory to the north east of the site.

9. How can these effects be avoided, reduced or mitigated?

- 9.1 The successful development of the site will be dependent upon the precise detailing which can be dealt with through the planning application and through the use of conditions. Key issues that have been identified in terms of reducing and mitigating any potential negative impacts are as follows:
- Development should be carried out in a way that protects views to and from the site
 - An appropriate programme of archaeological mitigatory work should be carried out.
 - The height of buildings should be carefully considered in order to ensure that buildings have an acceptable relationship with nearby assets.
 - Location of open space on the north eastern edge

9.2 The church and priory are recognised as key heritage assets in paragraph 6.73 and GNLP0125R policy requirement 4 of the GNLP which states that:

‘Any development must conserve and enhance the significance of the grade I listed Church of St Mary and St Andrew, the scheduled monument St Faith Priory and the conservation area, including any contribution made to that significance by setting. This includes but is not limited to a sensitive design and layout. Due to the sensitivities of this site a Heritage Impact Assessment will be required’.

10. Justification for the allocation

10.1 Based on an assessment of all the sites put forward in Horsham St Faith and balancing all circumstances site GNLP0125R has been favoured for allocation. It is considered that the site is able to accommodate the proposed level of development without having a detrimental impact upon the historic environment. The allocation is therefore justified.

References

Historic England

<https://historicengland.org.uk/>

Norfolk Historic Environment Record <https://www.norfolk.gov.uk/libraries-local-history-and-archives/archaeology-and-historic-environment/historic-environment-record>

Sustainability Appraisal and Strategic Environmental Assessment of the Greater Norwich Local Plan https://www.gnlp.org.uk/sites/gnlp/files/2021-01/LC-663_Vol_3of3_Appendices_3_250121LB_compressed_Jan_2021.pdf