

Heritage Statement

Site	Land north of New Road, east of A47, Costessey
Policy	GNLP2043/0581
Heritage statement collated by	Samuel Walker, Planner (Policy), GNLP
Heritage statement reviewed by	Chris Bennett Senior Heritage & Design Officer, South Norfolk Council
Date undertaken:	May 2021

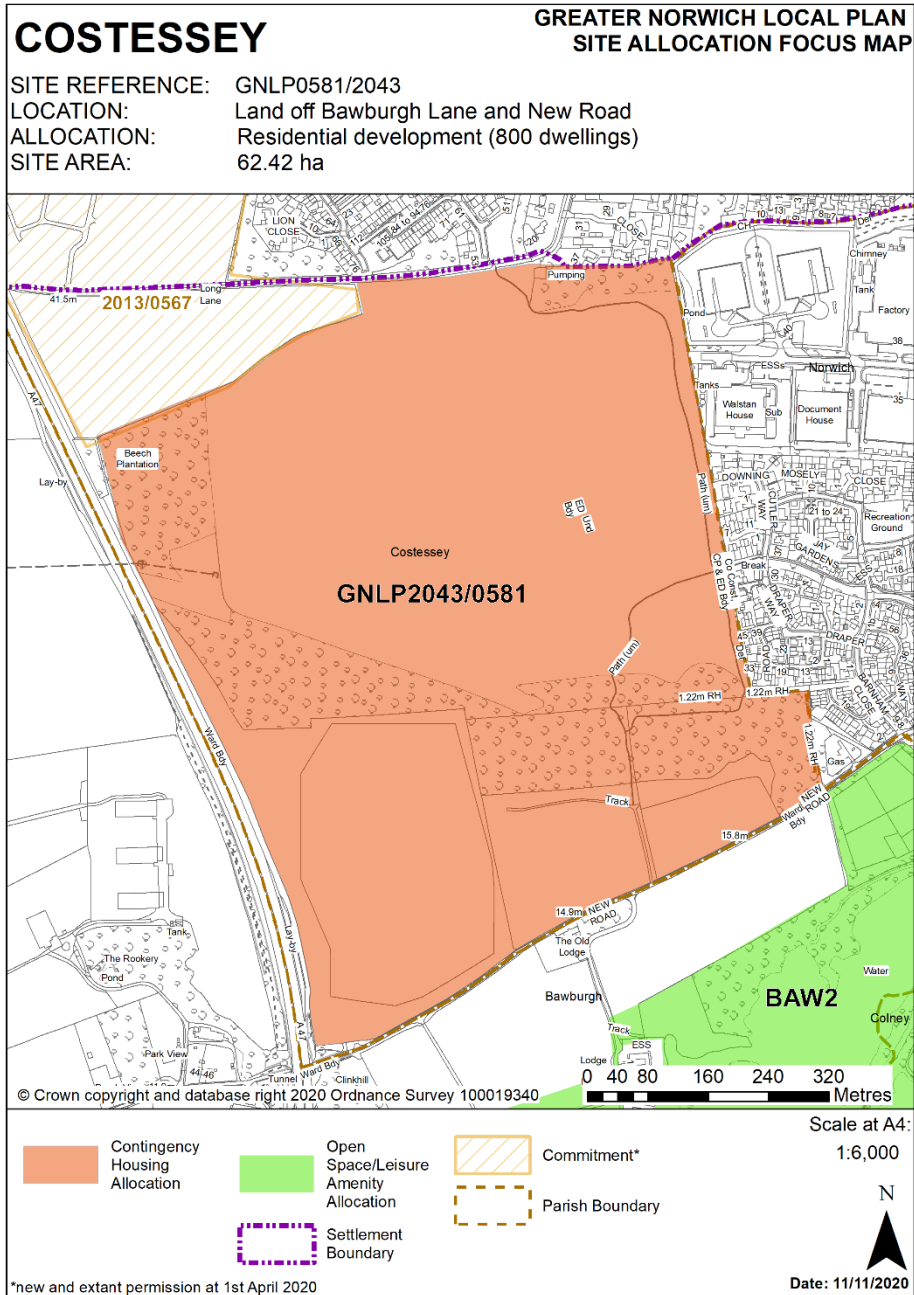


Figure 1

1. Proposed allocation

- 1.1 This site is identified as a contingency site for an urban extension including housing, open and play space, a local centre and education facilities. This is allocated for in the region of 800 homes.

2. Site description

- 2.1 As shown in figure 1 and 2 the (approximately) 62.42 hectares site is located in South Norfolk District Council; situated to the north west of Norwich Urban Area between Bawburgh and Bowthorpe / Chapel Break. The site is currently in three ownerships including Springmont Investments (Jersey) Ltd, Norwich City Council and HC Beales and Co.



Figure 2: Aerial photos¹

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2.2 This is a large urban fringe site bounded by a major road (A47 Southern Bypass) close to the Longwater junction and is surrounded by a range of existing uses. The site is greenfield agricultural land/open space. There is a section of existing woodland running from the west to the south east of the site, with some electrical pylons/infrastructure following a similar course across the site.

2.3 To the north

The site is bounded by Long Lane beyond which is a new residential housing estate, elements of which are still under construction. Further to the North Longwater Retail Park.

To the south

The site is bounded by New Road, which runs between Bawburgh and Chapel Break. Beyond this lie Bawburgh and Colney Lakes (Existing country park site allocation carried forward into the GNLP reference BAW2)

To the east

Bowthorpe Employment Area and Chapel Break housing estate lie directly to the east of the site.

To the west

The site bounds the A47 to the west, beyond which lies the village of Bawburgh and Bawburgh golf club, separated by agricultural land.

3. Heritage Assets

3.1 On site

- There are no above ground heritage assets.
- The site does not lie within the immediate setting of any designated heritage assets.

3.2 The proposed development potentially lies within the wider setting of a number designated heritage assets set out in Table 1 below:

Table 1: Heritage Assets near site GNLP2043/0581

Heritage Asset	Grade	Listing	Assessment
North			
The Round House, 457 Dereham Road, New Costessey	II	1306065	Approximately 400m North of site separated by housing estate of 1-3 storey properties of 20 th /21 st century construction.
South			
Lodge Farmhouse, New Road	II*	1373047	Approximately 300m south of New Road boundary of site, separated by green open space, Lodge farmhouse visually separated by mature vegetation/trees.

Colney Hall, Watton Road	II	1050758	Approximately 950m south of New Road Boundary of site, visually separated by substantial woodland.
East			
Bowthorpe Hall	II	1051373	Approximately 850m south east from the New Road boundary of the site, visually separated by Chapel Break Road, 20 th Century housing and vegetation. These heritage assets are located within Bowthorpe conservation area.
Remains of Bowthorpe Church	Scheduled Monument	1003904	Approximately 850m south east from the New Road boundary of the site, visually separated by Chapel Break Road, 20 th Century housing and vegetation. These heritage assets are located within Bowthorpe conservation area.
West (Bawburgh)			
Church of St Mary and St Walstan, Church Street	I	1050778	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Church Farmhouse, Church Street	II*	1050779	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
The Hermit's House, Hall Farm Place	II* / Scheduled Monument	1050783 / 1003976	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
The slipper chapel in the garden of Brecon House, 7 Hall Farm Place	II* / Scheduled Monument	1373019 / 1003976	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land,

			heritage assets are all within Bawburgh conservation area
Bawburgh War Memorial	II	1442051	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Church Cottage, Church Street	II	1050780	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Flint Cottage, Church Street	II	1050781	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Chapel View, Church Street	II	1373018	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Childs Terrace, Church Street	II	1050782	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Stocks Hill Cottage and Smugglers Cottage, Stocks Hill	II	1050753	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area

Bawburgh Bridge	Scheduled Monument	1003926	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
King's Head Public House and adjoining house, Hart's Lane	II	1170301	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Blacksmith's Cottage, Hart's Lane	II	1050785	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
Bridge Foot and Bridgefoot Cottage, New Road	II	1373021	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
The Old Post Office, 41 and 43 New Road	II	1050752	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
West boundary wall to No.s 1 and 2, Hall Farm Place	II	1373020	Bawburgh village is approximately 850m to the west of the western boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
4 Hall Farm Place	II	1050784	Bawburgh village is approximately 850m to the west of the western

			boundary of the site, separated by the Norwich Southern Bypass A47 dual carriageway, vegetation screening, agricultural land, heritage assets are all within Bawburgh conservation area
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3.4 The site is not within a conservation area.

Bawburgh Conservation Area² (located within South Norfolk District Council Local Authority Area) lies to the south west of the site, separated by the A47 and an agricultural field.

Bowthorpe Conservation Area³ (located within Norwich City Council Local Authority Area) lies to the south east of the site separated by Chapel Break Road and part of Bowthorpe housing estate.

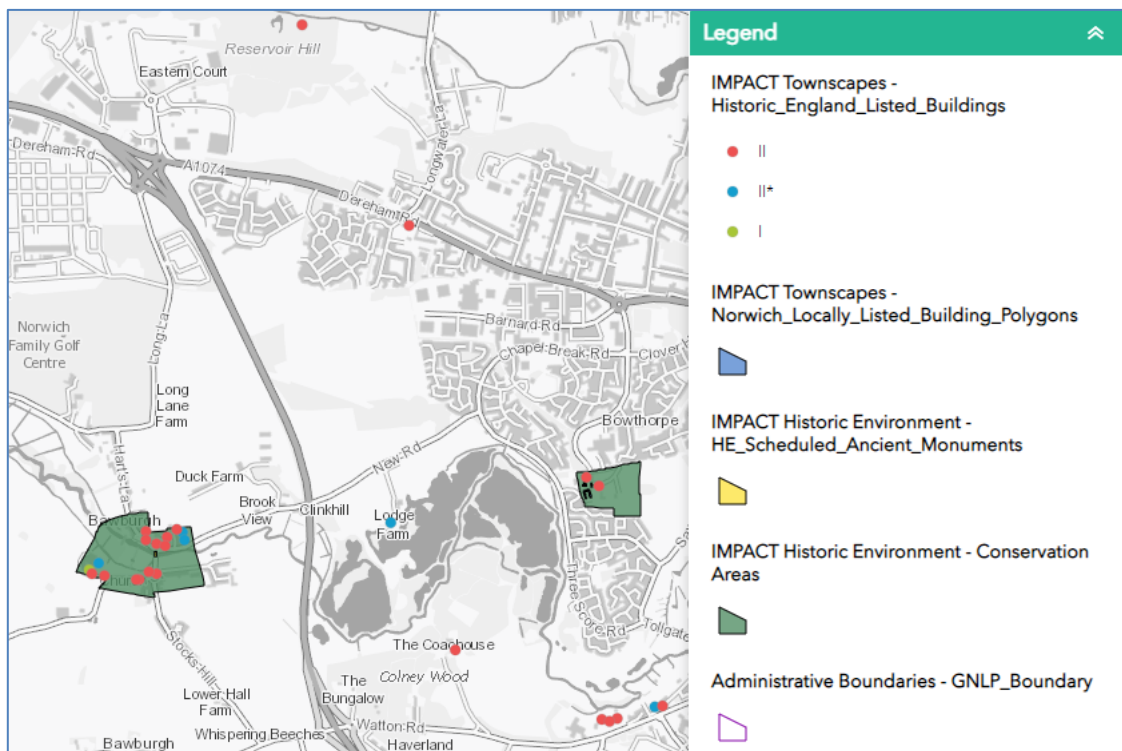


Figure 3: Heritage assets⁴

² Bawburgh Conservation area appraisal: https://www.south-norfolk.gov.uk/sites/default/files/downloads/bawburgh_area_character_appraisal_and_management_guidelines.pdf

³ Bowthorpe Conservation area appraisal: https://www.norwich.gov.uk/downloads/file/2993/bowthorpe_conservation_area_appraisal

⁴ © Crown copyright and database right 2021 Ordnance Survey 100019340

4. Recent relevant planning history

4.1 The following planning/listed building consent applications are relevant. All documentation for the applications can be found on [public access](#) by using the reference numbers listed below.

Application Reference	Description	Decision date
2015/1678	Development of ground mounted solar photovoltaic panels and associated works including transformer substations, storage container, switchgear, DNO Cabin, access tracks, underground cabling, security measures and other ancillary equipment and landscaping	Approved with conditions: 02 November 2015
2015/2556	Discharge of condition 7 of planning permission 2015/1678/F – Geophysical Survey and Field Evaluation	Approved: 01 December 2015

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

Archaeological significance	<p>The site has potential archaeological interest. Norfolk heritage explorer⁵ shows there are small archaeology areas on site.</p> <p>At the northwest corner consisting of:</p> <ul style="list-style-type: none"> - 54453 cropmarks of possible Roman road and undated ditches - 61954 undated ditches and discrete features - 15768 Possible Roman Road <p>Adjacent to the central band of woodland:</p> <ul style="list-style-type: none"> - 61022 showing cropmarks of parallel linear features, possible hollow way. - 5244 Bawburgh to Bishop Bridge Roman road runs directly through the site from west to east. <p>There are two find spots on the eastern boundary:</p> <ul style="list-style-type: none"> -16896 A mound, probably of natural origin, is visible on aerial photographs of this area. Prehistoric flint artefacts, a piece of late Saxon pottery and medieval pottery sherd were collected from its surface - 16895 A mound, probably of natural origin, is visible on aerial photographs of this area. A piece of possible Iron Age pottery and over two hundred flint artefacts have been
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⁵Norfolk Heritage Explorer: <https://www.heritage.norfolk.gov.uk/map-search>

	<p>collected from its surface. They include flakes, cores, retouched blades and an awl.</p> <p>Given the greenfield status of the site should any archaeological investigations be thought necessary (as were previously required for application reference 2015/1678) these could be controlled by planning condition unless advised otherwise by the Historic Environment Service in the planning application process.</p>
Architectural significance	<p>The site is greenfield/open space. There are no existing buildings on site. Site GNLP2043/0518 has no architectural significance.</p> <p>In a wider context the closest heritage asset of significance is Grade II* Listed Lodge Farmhouse, New Road. The setting of Lodge Farm is largely screened by mature trees and hedgerow. Glimpsed views of Lodge farm from South bound traffic on the Norwich Southern Bypass may be affected depending upon site layouts, these views at present are considered to be minimal. The substantial wooded belt on site precludes any wider views from the north and there is no intervisibility between the site and the asset.</p> <p>Heritage assets listed in Table 1 above including Bawburgh Conservation area and Bowthorpe Conservation area have substantial physical and visual separation through major roads, employment and housing developments; as such development of site GNLP2043/0518 is not considered to impact the setting of these heritage assets.</p>
Historic Significance	<p>Aside from the transitory route of the Bawburgh to Bishop Bridge Roman road across the centre of the site from west to east; there is no known historic significance of this site.</p>

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

- 6.1 The site itself has little to no heritage value although development does have the potential to impact upon its surroundings. A summary of these impacts is given in the sections below.

Views

- 6.3 Surrounding areas to the north and west of the site are 20th and 21st century development typically up to 2 stories. Development of this site will be required to be congruous with the character of surrounding development. The hard, western boundary of the site at the Norwich Southern Bypass dual carriageway provides an appropriate edge for development in this location. Due to the significant screening of Lodge Farm by trees surrounding the heritage asset,

wide views of Lodge Farm are not available, as such shall not be affected by development of site GNLP2043/0581.

Layout, height and massing

- 6.4 As discussed above, surrounding areas to the north and west of the site are 20th and 21st century development typically of up to two stories. Development of this site will be congruous with the character of surrounding development.

Impact upon conservation areas

- 6.5 The site is not situated within a conservation area; however, there are two conservation areas within close proximity. As discussed previously these are visually separate from the development site, most significantly by major roads, and are not considered to be impacted by the allocation of this land for urban extension. Access to site GNLP2043/0518 is proposed through improvements to New Road which links to Bawburgh conservation area via an underpass to the west. Development will need to be designed to avoid traffic leaving the site via New Road travelling west through Bawburgh (including Bawburgh conservation area) to access the A47 at the Longwater interchange. This is a long stretch of single carriageway; it is unlikely that increased use of this route would be desirable to the Highways Authority. Discussion and design of this access will be important at planning application stage. If the access through Bawburgh is restricted, then this will reduce potential impact on Bawburgh conservation area. Traffic from the development site heading to the east is unlikely to impact Bowthorpe Conservation area as Chapel Break Road is a main route which takes traffic away from the conservation area. Secondary access to the site via Barnard Road does not impact conservation areas.

Nearby heritage assets

- 6.6 Whilst there are no heritage assets on the site, there a number of heritage assets in proximity. As discussed earlier the setting of the majority of these is not considered to be impacted by the proposed development. Grade II* Lodge Farm has potential to be impacted by the redevelopment of the site but is considered unlikely because of the extent of existing landscaping that creates a relatively enclosed immediate setting from the north. Design will have to be carefully considered at planning application stage but overall, it is considered that the proposal has negligible impact upon nearby heritage assets.

Archaeology

- 6.7 There may be potential for underground heritage assets. Subject to archaeological mitigatory work there should be little impact.

7. Sustainability Appraisal Findings

- 7.1 SA Objective 13 Historic Environment paragraph F.4.4.19:
“Site GNLP0581/GNLP2043 is located approximately 300m from the Grade II Listed Building ‘Lodge Farmhouse’. The proposed “significant landscape buffer adjacent to the A47” and site masterplan, in accordance with GNLP and Local Plan policies, would be expected ensure that the character and setting of nearby heritage assets is conserved. Therefore, a negligible impact on the historic environment would be expected”⁶*

8. Summary

- 8.1 Overall it is considered that the redevelopment of the site will have minimal impact upon the setting of heritage assets. The main issue for consideration at planning application stage is the setting of Grade II* Lodge Farmhouse to the south of the site, archaeological interest relating to the Roman Road crossing the centre of the site.

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

- 9.1 The successful redevelopment of the site will be dependent upon the design which can be dealt with through the planning application processes and through the use of conditions. Key issues that have been identified in terms of reducing and mitigating any potential harmful impacts are as follows:
- Some heritage assets to south - but intervening landscaping means that this field doesn't contribute significantly to the setting of the heritage assets.
 - Development of the site could have a detrimental impact on Lodge Farm (II*), but the impact could be reasonably mitigated / isolation can be maintained as there is no development to south of New Road.
 - An appropriate programme of archaeological assessment work should be carried out at an early stage in coordination with Historic Environment Services.
 - Colney Hall to South (set amongst trees) Bawburgh to west. A47 and lakes create strong separation – mitigation with landscaping
 - Highways measures will ensure limited impact from traffic through Bawburgh Conservation Area.

10. Justification for the allocation

- 10.1 Site GNLP2043/0581 is considered for allocation as a contingency site for 800 dwellings should this prove to be required due to the low delivery of sites. The site is well located on the edge of Norwich in close proximity to the A47 Longwater Interchange and services and facilities in Costessey and at Longwater.

⁶ https://www.gnlp.org.uk/sites/gnlp/files/2021-01/LC-663_Vol_3of3_Appendices_3_250121LB_compressed%20Jan%202021.pdf

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