

Heritage Statement

Site	Land south of Le Neve Road, Marsham
Policy	GNLP2143
Heritage statement collated by	Carole Baker, Principal Planning Policy Officer, Greater Norwich Local Plan Team
Heritage Statement reviewed by	Chris Bennett, Senior Heritage and Design Officer, Broadland and South Norfolk Council
Date undertaken:	May 2021

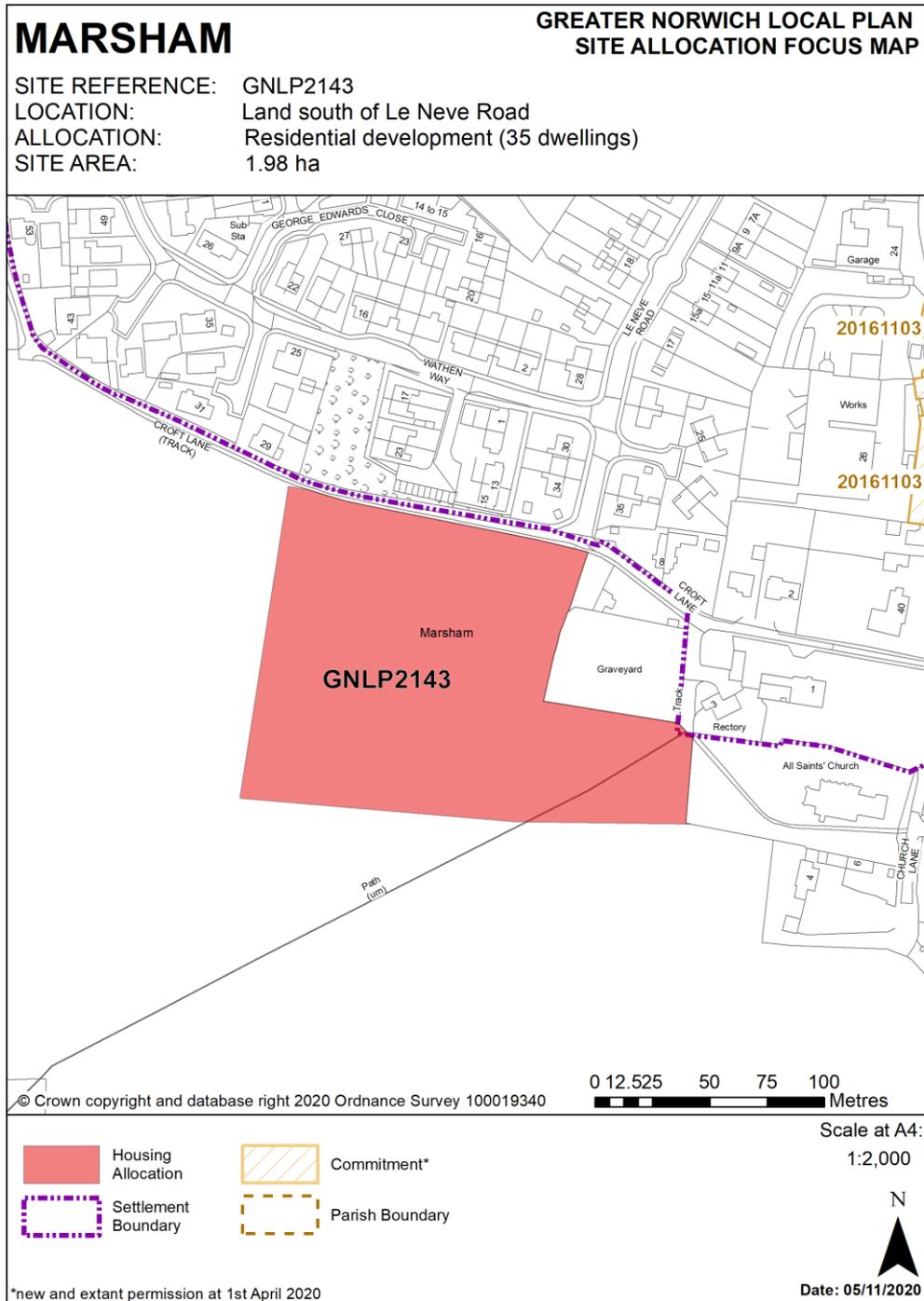


Figure 1: Site allocation

1. Proposed allocation

- 1.1 Site GNLP2143 on land south of Le Neve Road, Marsham is proposed as a residential allocation in the Greater Norwich Local Plan (GNLP) for approximately 35 homes plus 0.27 hectares for an extension to the existing cemetery to the east of the site.

2. Site description

- 2.1 In total the site measures approximately 1.98 hectares. It is located on the southern edge of Marsham to the south of Le Neve Road, Wathen Way and Croft Lane.



Figure 2: Aerial photos¹

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- 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 part of a much larger strategic proposal for approximately 1,000 dwellings (site GNLP0229) which was rejected as being out of keeping with the form and character of the village. Site GNLP2143 was submitted in 2018 and was consulted on as the preferred site for the Marsham village cluster at the Regulation 18C draft plan stage in 2020.
- 2.3 To the north is 20th century residential development (comprising predominantly bungalows with some two storey dwellings), to the west and south are agricultural fields and to the east is All Saints Church, its graveyard and the Old Rectory. There is residential development to the east of the site around the church but this is older and more sparsely distributed than that to the north.

3. Heritage Assets

- 3.1 There are no heritage assets located 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
The Old Rectory	Grade II	1372969	An early 19 th century and later house, formerly a rectory located approx. 110m to the east of the site, separated by existing cemetery.
Church of All Saints	Grade I	1250332	A 13 th century and later parish church located approx. 150m to the east of the site separated by the existing cemetery and land proposed as a cemetery extension as part of the allocation
Colenso Cottage	Grade II	1372970	A 17 th or 18 th century brick house. An extension added in 1837 was designed as a registry office and is probably one of the oldest purpose built registry offices in Britain. Located approx. 230m to the south east of the site on the A140, separated from the allocation by existing buildings and open land.
Marsham War Memorial	Grade II	1464599	A First World War memorial, erected in about 1920. Further names added after the Second

			World War. Located approx. 180m to the east of the site separated by the church and its cemetery and land proposed as a cemetery extension as part of the allocation.
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3.3 There are other listed buildings within the village but as these are some distance away and not directly related to this site they have not been included.

3.4 There is no Conservation Area in the vicinity of the site.

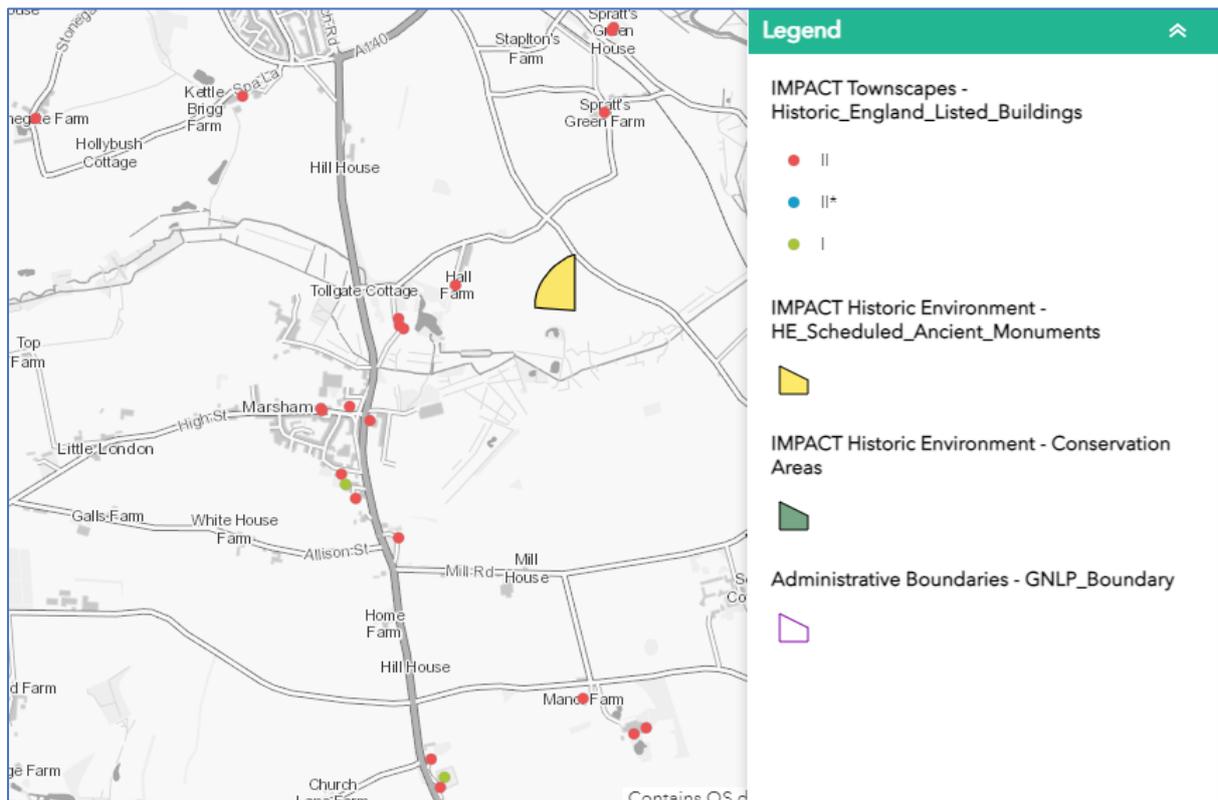


Figure 3: Heritage assets²

4. Recent relevant planning history

4.1 There is no recent planning history on the site itself and no significant planning applications have been made in the vicinity of the site in recent years.

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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) does not identify any findings of archaeological significance within the site itself. A number of multi period finds have been recorded in the churchyard of All Saints Church to the east of the site including a 14 th century seal matrix and Iron Age, Roman and medieval pottery and coins.
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 All Saints do and this will need to be considered in the development of the site.
Historic Significance	The historic significance of GNLP2143 on its own is low due to its status as a greenfield site but it does make some contribution to the agricultural and countryside setting to 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, development of GNLP2143 will change the southern edge of Marsham in landscape terms. Altering and possibly making more prominent, the built edge of Marsham 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 there are a number of heritage asserts within the vicinity and as a result the development of this site 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 All Saints and surrounded listed buildings.

6.3 It is considered that there would be no impact on the views of the church from the A140. The development would not be visible from the A140 as you approach the outskirts of the village. The church is already seen against a backdrop of trees and residential properties and this would not change.

6.4 There are longer more open view across fields towards the church from Allison Street to the south but as the proposed development will be set to the west of the church it will not obscure these views. The current southern edge of village

development is barely visible from Allison Street and it is considered that the proposed development will not change this if it is well screened.

- 6.5 There will be more significant views of the church from nearby footpaths, particularly FP6 to the south where the view of the church is likely to be a prominent feature.
- 6.6 There are long views across fields to Marsham from High Street to the west but it is not considered that the development would have any impact on these.
- 6.7 Regarding views westward from the church it is likely that the development will be visible but the additional land offered as an extension to the cemetery will soften this. The current churchyard is enclosed by a low wall and is already overlooked by residential development. There are some views of the more modern development to the north of the allocated site.

Layout, height and massing

- 6.8 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 and the provision of an extension to the cemetery. A fairly low density scheme is likely given the nature of the area and could include a mix of 1 -2 storey properties to reflect the existing development to the north. Any open space to be provided on the site could be located on the eastern side adjacent to the land proposed as an extension to the cemetery.

Impact upon conservation area

- 6.9 There is no conservation area in the vicinity of the development

Nearby heritage assets

- 6.10 Whilst there are no heritage assets on the site, there a number of heritage assets in close proximity whose setting could be impacted by the development of the site, particularly the Grade I listed All Saints Church. 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.

Archaeology

- 6.11 There is no known significant archaeology to be considered in the development of this site however there may be potential for underground heritage assets given the proximity to the church and other listed buildings. Given the greenfield 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 GNLP2143 scores a double 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 GNLP2143 SA objective 13 (Historic environment) (F.36.1.16) states that:
'Site GNLP2143 is located adjacent to the Grade I Listed Building 'Grove Farm House'. The site is also located approximately 50m from the Grade II Listed Building 'The Old Rectory', 80m from 'Marsham War Memorial' and 130m from 'Colenso Cottage'. 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 All Saints, the Grade II Listed Old Rectory, Colenso Cottage and the Marsham War Memorial to the east of the site, 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 issue for consideration at the planning application stage is the setting of the Grade I listed All Saints Church and other listed buildings to the 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 process 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 long views to and from the site and more immediate views to and from All Saints Church and nearby footpaths.
 - An appropriate programme of archaeological mitigatory work should be carried out.
 - The design/height of buildings should be carefully considered in order to ensure that buildings do not block views and have an acceptable relationship with nearby assets.
 - It is proposed that the 0.27ha of land earmarked for cemetery extension will be gifted to All Saints Church. The area designated for the extended cemetery to the east of the site is designed to mitigate any visual impact on nearby heritage assets.

- The promoter has stated that a landscape strategy to minimise the visual impact of the proposal will be prepared to inform a planning application. It is believed that the layout of the scheme can be designed to ensure it has limited impact on heritage assets through design and vistas to maintain the setting of the listed building and a strong landscape buffer to the south of the site. A well designed, high quality development may be able to enhance its surroundings.

9.2 The importance of the heritage assets are recognised in paragraph 6.87 and GNLP2143 policy requirement 3 of the GNLP which states that:

‘Any development must conserve and enhance the significance of the grade I listed Church of All Saints, the grade II listed Old Rectory, Colenso Cottage and the Marsham War Memorial to the east of the site, including any contribution made to that significance by setting. This includes but is not limited to landscaping to the east of the site and a concept diagram showing where open space and landscaping would be located. 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 Marsham and balancing all the relevant circumstances site GNLP2143 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