



**East Pye Solar
Environmental Statement
Volume 3: Appendix 10.1 – Heritage Statement**

Revision 1

March 2026

Planning Inspectorate Reference: EN0110014

Document Reference: APP/6.3.10.1

APFP Regulation 5(2)(a)

**VOLUME 3. APPENDIX 10.1
HERITAGE STATEMENT**

**EAST PYE SOLAR
NORFOLK**

**PREPARED FOR
EAST PYE SOLAR LTD**

March 2026

Project Reference: GHC/1227/01
 Document Prepared by: [REDACTED] BSc and [REDACTED] BSc (Hons) PhD ACIfA
 Document Reviewed by: [REDACTED] BA (Hons) MSc MCIfA
 Document Approved by: [REDACTED] BA (Hons) MA MCIfA

| Revision | Reason for Update | Document Updated |
|----------|-------------------|------------------|
| | | |
| | | |

Contents

Contents i
 List of Figures ii
 List of Plates..... iii
 List of Tables..... vi
 Non-Technical Summary viii
 1 INTRODUCTION..... 9
 2 LEGISLATION, POLICY AND GUIDANCE 10
 3 METHODOLOGY..... 15
 4 SITES 1, 2 and BESS HERITAGE STATEMENT 40
 5 SITE 3 HERITAGE STATEMENT 57
 6 SITE 4 HERITAGE STATEMENT 66
 7 SITE 5 HERITAGE STATEMENT 87
 8 SITE 6 HERITAGE STATEMENT 96
 9 SUB-SITES 7A – 7C HERITAGE STATEMENT 97
 10 SUB-SITES 7D – 7H HERITAGE STATEMENT 113
 11 SUB-SITES 7I – 7L HERITAGE STATEMENT 127
 12 SITE 8 HERITAGE STATEMENT 132
 13 SITE 9 HERITAGE STATEMENT 139
 14 SITE 10 HERITAGE STATEMENT 151
 15 CABLE ROUTE CORRIDORS (CRC) AND ABNORMAL LOADS HERITAGE STATEMENT 161
 16 CONCLUSIONS..... 163

List of Figures

Figure 1: Plan showing the Order Limits

Figure 2: The Order Limits showing all Designated Heritage Assets within their respective study areas (5km for Scheduled Monuments, Grade I and Grade II* Listed Buildings; 2km for Grade II Listed Buildings, Registered Parks and Gardens and Conservation Areas)

Figure 3. Sites 1, 2 and BESS showing Grade I and II* Listed Buildings

Figure 4. Sites 1, 2 and BESS showing Grade II Listed Buildings, Conservation Areas and Non-Designated Heritage Assets

Figure 5. Visibility Analysis Sites 1, 2 and BESS

Figure 6. Site 3 showing Grade I and II* Listed Buildings

Figure 7. Site 3 showing Grade II Listed Buildings, Conservation Areas and Non-Designated Heritage Assets

Figure 8. Visibility Analysis Site 3

Figure 9. Site 4 showing Scheduled Monuments and Grade I and II* Listed Buildings

Figure 10. Site 4 showing Grade II Listed Buildings, Conservation Areas and Registered Parks and Gardens

Figure 11: Visibility Analysis Site 4

Figure 12. Site 5 showing Scheduled Monuments and Grade I and II* Listed Buildings

Figure 13. Site 5 showing Grade II Listed Buildings, Conservation Areas and Non-Designated Heritage Assets

Figure 14. Visibility Analysis Site 5

Figure 15. Site 6 showing Grade I and II* Listed Buildings

Figure 16. Site 6 showing Grade II Listed Buildings, Conservation Areas and Non-Designated Heritage Assets

Figure 17. Sub-Sites 7A to 7C showing Scheduled Monuments and Grade I and II* Listed Buildings

Figure 18. Sub-Sites 7A to 7C showing Grade II Listed Buildings, Conservation Areas, Registered Parks and Gardens and Non-Designated Heritage Assets

Figure 19. Visibility Analysis Sub-Sites 7A to 7C

Figure 20. Sub-Sites 7D to 7H showing Scheduled Monuments and Grade I and II* Listed Buildings

Figure 21. Sub-Sites 7D to 7H showing Grade II Listed Buildings, Conservation Areas and Non-Designated Heritage Assets

Figure 22. Visibility Analysis Sub-Sites 7D to 7H

Figure 23. Sub-Sites 7I to 7L showing Grade I and II* Listed Buildings

Figure 24. Sub-Sites 7I to 7L showing Grade II Listed Buildings and Conservation Areas

Figure 25. Visibility Analysis Sub-Sites 7I to 7L

Figure 26. Site 8 showing Grade I and II* Listed Buildings

Figure 27. Site 8 showing Grade II Listed Buildings and Conservation Areas

Figure 28. Visibility Analysis Site 8

Figure 29. Site 9 showing Grade I and II* Listed Buildings

Figure 30. Site 8 showing Grade II Listed Buildings, Conservation Areas and Non-Designated Heritage Assets

Figure 31. Visibility Analysis Site 9

Figure 32. Site 10 showing Scheduled Monuments and Grade I and II* Listed Buildings

Figure 33. Site 10 showing Grade II Listed Buildings, Conservation Areas and Registered Parks and Gardens

Figure 34. Visibility Analysis Site 10

Figure 35. Cable Route Corridor (CRC) showing Listed Buildings and Conservation Areas

Figure 36. AIL Route within Saxlingham Nethergate Conservation Area showing Designated and Non-Designated Heritage Assets

List of Plates

Plate 1: View from footpath in Sub-Site 1A looking towards Broadgate Way with no visibility, facing west

Plate 2: View of Moulton Farmhouse from the footpath in the centre of Sub-Site 1B, facing north-east

Plate 3: View of Moulton Farmhouse from the footpath within Sub-Site 1B, looking south-east

Plate 4: View from the northern end of Sub-Site 1B looking towards Laurels Farmhouse and Barn immediately east of Laurels Farmhouse, facing north-east

Plate 5: View of Sub-Site 2A from Hill House, looking west

Plate 6: View of Hill House from road, looking north-east

Plate 7: View of French's Farmhouse from the eastern boundary of Sub-Site 2B, looking north-east

Plate 8: View of Barn Cottages from the south, looking towards the Project Substation location within the Infrastructure site beyond, facing north to north-west

Plate 9: View of Townhouse Farmhouse and Rose Cottage from Site 3, facing north

Plate 10: View of Townhouse Farmhouse, Rose Cottage, Three Feathers and Barn and Stable Range adjoining Three Feathers to the south-west from Site 3, facing north

Plate 11: View from Townhouse Farmhouse, Rose Cottage, Three Feathers and Barn and Stable Range adjoining Three Feathers to the south-west looking towards Site 3, facing south

Plate 12: From the south of the Tasburgh Hillfort Scheduled Monument looking towards Site 4 (not visible)

Plate 13: View from the churchyard at St Michael's Church looking towards Sub-Site 4B with gaps in the planting, facing north

Plate 14: View from Sub-Site 4B looking towards St Michael's Church and Barn north of the Old Rectory with rooftop visibility, facing south

Plate 15: View from the footpath on the eastern edge of Sub-Site 4B looking towards St Michael's Church, Barn north of the Old Rectory and Cottage occupied by Mr and Mrs Woods with visibility, facing south-west

Plate 16: View from Sub-Site 4B looking towards St Michael's Church, Barn north of the Old Rectory and Cottage occupied by Mr and Mrs Woods with visibility, facing south

Plate 17: View from Barn north of the Old Rectory looking towards Sub-Site 4B, facing north

Plate 18: View of The Cedars from the south-eastern edge of Sub-Site 4A, facing south-east

Plate 19: View of The Cedars from Sub-Site 4A, facing south-east

Plate 20: View from Sub-Site 4B looking towards The Cedars, facing south-west

Plate 21: View from the eastern edge of Sub-Site 4B looking towards rooflines of Pair of Houses owned by Mr Weeden and Cottage occupied by Mrs Rye, facing west

Plate 22: View from Sub-Site 4A looking east towards the Hollies

Plate 23: View of St Catherine's Church, Fritton within Fritton Conservation Area, facing west

Plate 24: View from St Catherine's Church looking towards Sub-Site 5B with gaps in the trees, facing north

Plate 25: View from the southern edge of Sub-Site 5B looking towards St Catherine's Church with filtered views of the church, facing south-east

Plate 26: View from the middle of Sub-Site 5B looking towards Church Farmhouse and Barn immediately to the north-west of Church Farmhouse, facing east

Plate 27: View of Hill Farmhouse from Sub-Site 7A with roofline visible, facing west

Plate 28: View of Tramp's Hall and Barn (the latter not visible) from Fairstead Lane (within the Order Limits of Sub-Site 7A), looking south-east

Plate 29: View of Tramp's Hall and Barn (both not visible) from southern limit of Solar PV site within Sub-Site 7A, looking west-south-west

Plate 30: View of the Former Quaker Meeting House from Sub-Site 7A with rooftop visible, facing south

Plate 31: View from the Countryman Public House looking towards Sub-Site 7A, facing south-east

Plate 32: View of the Countryman Public House from Sub-Site 7A with eastern gable visible, facing west

Plate 33: View of Grove Farmhouse and Wood Farmhouse from Sub-Site 7C, facing south-east

Plate 34: View of Grove Farmhouse and Wood Farmhouse from Sub-Site 7C, facing south-east

Plate 35: View of Grove Farmhouse from Sub-Site 7C, facing west

Plate 36: View of Grove Farmhouse from Sub-Site 7C, facing south

Plate 37: View from Sub-Site 7F looking towards Saxlingham Green Conservation Area, facing north

Plate 38: View from Sub-Site 7D looking towards Saxlingham Green Conservation Area, facing north-west

Plate 39: View from Sub-Site 7D looking towards Saxlingham Green Conservation Area, facing north

Plate 40: View from Sub-Site 7D looking towards Saxlingham Green Conservation Area, facing north

Plate 41: View from Sub-Site 7D looking towards the eastern end of Saxlingham Green Conservation Area, Manor Farmhouse and Manor Cottage (both not visible) and Manor Farmhouse Barn, facing north

Plate 42: View from Manor Farmhouse Barn and eastern edge of Saxlingham Green Conservation Area looking towards Sub-Site 7D, facing south to south-west

Plate 43: View from Hill Cottages looking towards Sub-Site 7D (not visible), facing south-east

Plate 44: View from Sub-Site 7D looking towards the chimneys of Hill House, facing north-west

Plate 45: View of Oaks Farmhouse from Woodton Road next to Sub-Site 7L, facing east

Plate 46: View from Oaks Farmhouse looking towards Sub-Site 7L, facing west

Plate 47: View of Ugate Green Farmhouse and roof of outhouse from Sub-Site 8B, facing north

Plate 48: View of Ugate Green Farmhouse and Outhouse rooflines from Sub-Site 8B, facing north

Plate 49: View from Ugate Green Farmhouse and Outhouse looking towards Sub-Site 8B, facing south

Plate 50: From the footpath within Site 9 looking towards the cricket club within Brooke Conservation Area, facing north-east

Plate 51: From the cricket club within Brooke Conservation Area looking towards Site 9, facing south-west

Plate 52: From the footpath within Site 9 looking towards Waterfield Cottage, facing north-west

Plate 53: From Site 9 looking towards Oldhouse Farm and Barn, facing west

Plate 54: From Site 9 looking towards Oldhouse Farm and Barn, facing west

Plate 55: View of rooftop of the Old Rectory from Sub-Site 10A, facing west

Plate 56: View from Sub-Site 10D with clear views towards Beulah House where there is a gap in the vegetation, facing west

Plate 57: View from the footpath near Sub-Site 10C with no views of Beulah House, facing south

Plate 58: View from Beulah House towards Sub-Sites 10A and 10D, facing east

Plate 59: View of Beulah House and Beulah Barn from footpath near Sites 10A and 10D, facing west

Plate 60: View of rooftops within Seething Conservation Area

List of Tables

Table 1: Designated Heritage Assets Scoped In/Out of Further Assessment

Table 2: Non-Designated Heritage Assets Scoped In/Out of Further Assessment

Table 3: Designated Heritage Assets within the Study Area for Sites 1, 2 and BESS

Table 4: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Sites 1, 2 and BESS

Table 5: Designated Heritage Assets within the Study Area for Site 3

Table 6: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Site 3

Table 7: Designated Heritage Assets within the Study Area for Site 4

Table 8: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Site 4

Table 9: Designated Heritage Assets within the Study Area for Site 5

Table 10: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Site 5

Table 11: Designated Heritage Assets within the Study Area for Site 6

Table 12: Designated Heritage Assets within the Study Area for Sub-Sites 7A to 7C

Table 13: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Sub-Sites 7A to 7C

Table 14: Designated Heritage Assets within the Study Area for Sub-Sites 7D to 7H

Table 15: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Sub-Sites 7D to 7H

Table 16: Designated Heritage Assets within the Study Area for Sub-Sites 7I to 7L

Table 17: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for

Sub-Sites 7I to 7L

Table 18: Designated Heritage Assets within the Study Area for Site 8

Table 19: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Site 8

Table 20: Designated Heritage Assets within the Study Area for Site 9

Table 21: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Site 9

Table 22: Designated Heritage Assets within the Study Area for Site 10

Table 23: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Site 10

Table 24: Designated Heritage Assets within the Study Area for the CRC and Abnormal Load Routes

Non-Technical Summary

GHC Archaeology & Heritage was commissioned by East Pye Solar Ltd to produce a Heritage Statement to inform an Environmental Statement to be submitted in support of a forthcoming Development Consent Order (DCO) application. This Heritage Statement draws together the available historic, topographic and land-use information in order to clarify the heritage significance of the Order Limits and to conclude the level of potential impacts arising from the Scheme. The assessment addresses the information requirements set out in the NPS (EN-1 2025, EN-3 2025 and EN-5 2025) in addition to the NPPF and provides the proportionate response sought by these planning policies.

An initial assessment of the heritage context of the Order Limits was conducted through a combination of desk-based research, viewshed analysis and site visits. This initial appraisal led to embedded mitigation of those areas of the Scheme sensitive to nearby heritage assets, in the form of setbacks, removal of fields entirely from the built parameters of the Scheme, retention of Site 6 as open land and landscaping offer to provide additional screening. Following this, a total of 51 designated heritage assets and two non-designated heritage assets were scoped in for further assessment within this Heritage Statement. This comprises one Scheduled Monument, two Grade I Listed Buildings, two Grade II* Listed Building, 42 Grade II Listed Buildings and four Conservation Areas.

During the Construction Phase there is potential for indirect impacts to heritage assets within the Study Area and beyond the Order Limits through changes to their setting. These might result in very localised indirect impacts. However, the reversibility and short-term duration of these impacts would mean that they would soon return to their previous setting unchanged, and there will be no significant effects.

The layout during the Operational Phase of the Scheme has been designed to be respectful of the heritage context of the surrounding environs and, where potential sensitivities have been identified, this has been mitigated by design to remove or significantly reduce impacts as a result of the Scheme. The design has, therefore, incorporated the setting back of the Scheme from sensitive heritage assets, visual screening of the Scheme provided by landscaping initiatives, and the siting of taller elements of the Scheme in visually unobtrusive locations wherever practicable as included within the **Works Plans [APP/2.3], outline Construction Environmental Management Plan [APP/7.1] and outline Operational Environmental Management Plan [APP/7.2]**

Where there will be intervisibility of the built elements of the Scheme with heritage assets, these views will be either predominantly filtered, partial, oblique or of sufficient distance so as to render visible elements to be regarded as very minor features within much wider vistas. The visibility of Solar PV Arrays would only constitute a very minor change to a heritage asset's setting, resulting in a slight impact but is not considered to materially affecting the heritage asset's significance. As such, the level of impact is considered to be negligible in general, and causing no harm.

Moulton Farmhouse and Barn Cottages are the only exception to this. In both cases, it is considered that the Scheme has the potential to cause less than substantial harm at the lower end of the scale through minor adverse impacts arising from changes to their setting.

1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by GHC Archaeology & Heritage Limited on behalf of East Pye Solar Ltd to assess land proposed for the East Pye Solar Project, Norfolk. Due to the overall size of the Scheme, it is deemed a Nationally Significant Infrastructure Project (NSIP) and the proposed application will therefore be submitted for a Development Consent Order (DCO) accompanied by an Environmental Statement (ES). This assessment was first produced to inform the Preliminary Environmental Information Report (PEIR) for the Scheme in May 2025 and was updated in February 2026 to inform the Cultural Heritage chapter of the ES.
- 1.2 The Scheme is situated entirely within the administrative boundaries of Norfolk County Council (NCC) and South Norfolk Council (SNC), and is located approximately 9km south of Norwich. It covers an area of 1,,209.7ha.
- 1.3 The purpose of this document is to provide the necessary and appropriate information that will inform decision making on the proposals. The document provides an assessment of the heritage interest in the Order Limits and assesses the potential impacts that the Scheme could have on designated and non-designated heritage assets in the surrounding area. It does not consider the potential impacts on below ground archaeological remains as this is covered by a separate assessment in ES Volume 3, Appendix 10.2 (EN0110014/APP/6.3.10.2).

The Scheme

- 1.4 The Scheme comprises the construction, operation and maintenance, and decommissioning of a solar photovoltaic (PV) electricity generating station with a total capacity exceeding 100 megawatts (MW) and associated development including a Battery Energy Storage System (BESS), up to three 132 kV Project Substations and up to three 400kV Project Substations, Grid Connection Infrastructure and a new National Grid Substation.
- 1.5 The Solar PV electricity generating stations will be located across Sites 1, 2, 3, 4, 5, 7, 8, 9, and 10, with Site 6 being retained as open land for habitat management. The BESS is within the BESS Site.
- 1.6 Highway Works are sections of the highway network that will contain localised improvements, such as improvements to deteriorated road edges or temporary highway and traffic works required to safely accommodate the Abnormal Indivisible Load (AIL) deliveries to construct the Scheme.
- 1.7 In addition, and external to the above Sites, the Order Limits include a linear Cable Route Corridor (CRC). This covers a total area of approximately 158 ha and connects the ten Sites to the new National Grid Substation proposed in Site 1. There are also isolated areas

allocated for transport of abnormal loads within the Order Limits but these have no potential for archaeological impacts.

2 LEGISLATION, POLICY AND GUIDANCE

2.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

Current Legislation

2.2 The applicable legislative framework is summarised as follows:

- Planning (Listed Buildings and Conservation Areas) (P(LBCA)) Act 1990; and
- Levelling-up and Regeneration Act (LuRA) 2023.

2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) provides for the protection of listed buildings and Conservation Areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below. This act is the primary legislative instrument addressing the treatment of listed buildings and Conservation Areas through the planning process.

2.4 Section 66 of the 1990 Act states that '*...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'.

2.5 Section 72 then adds that '*...with respect to any buildings or other land in a Conservation Area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

2.6 As far as Section 72 is concerned, it has previously been established by the Courts that development which does not detract from the character or appearance of a Conservation Area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively 'enhance'.

2.7 The Levelling-up and Regeneration Act 2023 has introduced changes to the Town and Country Planning Act 1990 to provide a statutory duty for the determining authority to have *special regard to the desirability of preserving or enhancing the asset or its setting*. The relevant assets are defined as Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Protected Wrecks and World Heritage Sites. However, at the time of writing the TCPA has not been updated.

National Policy Statements

- 2.8 The Overarching National Policy Statement (NPS) for Energy (EN-1) (2025) sets out the government's policy for the delivery of major energy infrastructure and, in conjunction with relevant technology-specific National Policy Statements, forms the primary policy for Secretary of State decision making for such developments. Part 5 of EN-1 details the policies on the assessment of common impacts across the range of energy technologies, with Section 5.9, entitled 'Historic Environment', specifying the predominant policy concerning impacts of major energy infrastructure on the historic environment, including guidance on the assessment and mitigation of these impacts. This section requires applicants to assess the significance of any heritage assets with the potential to be affected and provides advice on the means of reducing any impact, which should be considered throughout the design process.
- 2.9 EN-1 further recognises that the Secretary of State should take into account the positive role that large-scale renewable projects play in the mitigation of climate change, the delivery of energy security and the urgency of meeting the net zero target, stating that this public benefit must be weighed against any loss or harm to the significance of a designated heritage asset (Section 5.9.32 to 5.9.33).
- 2.10 The relevant technology-specific NPS for the Scheme comprises the National Policy Statement for Renewable Energy Infrastructure (EN-3, 2025). Paragraphs 2.10.99-111 of EN-3 detail government policy on developments for Solar Photovoltaic Generation and incorporates specific considerations in regard to cultural heritage:
- "The impacts of solar PV developments on the historic environment will require expert assessment in most cases and may have effect both above and below ground. Above ground impacts may include the effects on the setting of Listed Buildings and other designated heritage assets as well as on Historic Landscape Character. Below ground impacts, although generally limited, may include direct impacts on archaeological deposits through ground disturbance associated with trenching, cabling, foundations, fencing, temporary haul routes etc. Equally, solar PV developments may have a positive effect, for example archaeological assets may be protected by a solar PV farm as the site is removed from regular ploughing and shoes or low-level piling is stipulated."*
- 2.11 National Policy Statement for Electricity Networks Infrastructure (EN-5, 2025) [Ref 8-3] details government policy on electricity infrastructure. With regards to cultural heritage the document largely refers to policies set out in EN-1 and EN3 but recognises the potential impacts upon the setting of designated heritage assets from overhead cables and direct impacts from undergrounding (paragraph 2.9.26).

National Planning Policy Framework

- 2.12 Section 16 of the NPPF (revised December 2024), 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.
- 2.13 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; and
 - Conservation of England's heritage assets in a manner appropriate to their significance.
- 2.14 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 212 states that planning decisions should be based on the significance of the heritage asset, and that the 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.
- 2.15 A Heritage Asset is defined in Annex 2 of the NPPF as: ‘*A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*’
- 2.16 A Designated Heritage Asset comprises a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.17 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas); and
 - Protects the settings of such designations.

Planning Practice Guidance

- 2.18 The Planning Practice Guidance (MHCLG 2024) is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled ‘*Historic Environment*’. The guidance given in this section sets out the best practice to applying government policy in the NPPF. It also provides clear definition of the terms used to identify heritage interest and how this applies to understanding ‘significance’ in reference to heritage-related planning policy, i.e. archaeological interest, architectural and aesthetic interest, and historic interest.

- 2.19 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Local Planning Guidance

- 2.20 The Greater Norwich Local Plan (adopted March 2024) comprises policies to support development in Broadland, Norwich and South Norfolk district councils working in partnership with Norfolk County Council and the Broads Authority. It contains one policy relevant to this Heritage Statement:

POLICY 3 – ENVIRONMENTAL PROTECTION AND ENHANCEMENT

The Built and Historic Environment

The development strategy of the plan and the sites proposed for development reflect the area's settlement structure of the city, towns and villages, retaining the separate identities of individual settlements.

Development proposals should enhance the built and historic environment through:

- Being designed to create a distinct sense of place and enhance local character, taking account of local guidance such as Conservation Area appraisals and historic landscape character assessments.*
- Avoiding harm to designated and non-designated heritage assets, including their setting, having regard to their level of significance in accordance with the requirements of the NPPF and relevant policies in other Development Plan Documents and Neighbourhood Plans.*
- Providing a continued or new use for heritage assets whilst retaining their historic significance.*
- Undertaking a heritage impact assessment if significant impacts to a heritage asset might arise.*
- Where relevant, heritage interpretation measures should be provided to enhance the appreciation and understanding of local heritage assets.*

Professional Guidance

- 2.21 This document has been prepared in accordance with a series of documents all of which are considered current best practice guidance. The Historic England publication *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision*

Taking in the Historic Environment (2015) outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

2.22 In order to understand the nature, extent and level of significance the note advocates considering the four types of heritage value an asset may hold, as identified in Conservation Principles (English Heritage 2008): aesthetic, communal, historic and evidential. Significance results from a combination of any, some or all of the values.

2.23 The Historic England publication *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (2017) recognises that whilst setting is not a heritage asset, 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*' (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.

2.24 In order to assess the contribution made by setting to the significance of a heritage asset, and the implications of new developments, the guidance recommends that a systematic and staged '5-step process' to assessment should be adopted, namely:

- i) identify which heritage assets and their settings are affected;
- ii) assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- iii) assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- iv) explore the way to maximise enhancement and avoid or minimise harm; and

- v) make and document the decision and monitor outcomes.
- 2.25 This report therefore follows steps (i) and (ii) to identify the local heritage assets and their settings and then makes an assessment of the potential impact of the proposed development having regard to steps (iii) and (iv).
- 2.26 The Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12 (2019)*, brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. This is aimed at providing assistance for owners, applicants, local planning authorities, planning and other consultants in the implementation of not only the guidance but also historic environment legislation and policy. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.
- 2.27 Regionally specific guidance is provided by the Norfolk County Council Standards For Development-Led Archaeological Projects In Norfolk (2018).

3 METHODOLOGY

General

- 3.1 The purpose of a heritage statement is to meet the relevant guidance given in NPS EN-1, EN-3 and EN-5, the NPPF and adopted development plans. This outlines the need to inform planning decisions when considering proposals that have the potential to have some impact on the character or setting of a heritage asset. It is not concerned with other planning issues.
- 3.2 The degree of impact a development could have on such heritage assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.
- 3.3 Under the requirements of the NPPF and of other useful relevant guidance, such as English Heritage's *Conservation Principles and Informed Conservation*, and Historic England's *Good Practice Advice in Planning Notes (GPAs)*, the process of heritage impact assessments can be summarised as involving three parts:
1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings;
 2. understanding the nature and extent of the proposed developments; and
 3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.

- 3.4 This is undertaken in line with the basic structure provided in the Historic England guidance *Statements of Heritage Significance* (2019).

Information Sources

- 3.5 The National Heritage List for England (NHLE) was consulted for information on designated heritage assets.
- 3.6 Local authority websites were consulted for information on Conservation Areas and non-designated heritage assets. However, at present, the relevant local authorities (South Norfolk Council and Norfolk County Council) do not appear to maintain a list of such buildings). Buildings within Conservation Areas identified as Buildings of Townscape Significance are, however, assumed to be regarded as non-designated heritage assets and a search of available Conservation Area Appraisals has been conducted to identify these.
- 3.7 Online repositories were consulted for historical maps, plans and relevant documentary sources, including published and unpublished documentary sources, in accordance with the guidelines laid down by the ClfA (2020).
- 3.8 Viewshed analysis was carried out to identify which assets may potentially be sensitive to the Scheme (further discussed in paragraphs 3.29 to 3.31 below).
- 3.9 A number of site visits were also undertaken as the Scheme developed to provide an assessment of the character of the Scheme and its surroundings, groundtruth the viewshed analysis and appraise the potential impact of the proposals on any heritage assets (see Plates 1 to 60).

Assessment Criteria

Significance

- 3.10 Significance is defined in NPPF as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 3.11 The Planning Practice Guidance (MHCLG 2024) accompanying NPPF (2024), and adopted by NPS EN-1 (2025), defines these heritage interests as:
- *Archaeological Interest*: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.
 - *Architectural and Artistic Interest*: derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also

include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.

- *Historic Interest*: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.
- 3.12 Historic England's *Conservation Principles* (previously English Heritage, 2008) also identifies significance of an asset determined by four high level values: evidential, historic, aesthetic and communal.
- 3.13 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.
- 3.14 Paragraph 5.9.10 of EN-1 (2025) and paragraph 207 of the NPPF (2024) states that planning decisions should be based on the significance of the archaeological asset, and that the 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.
- 3.15 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 208, NPPF 2024) is therefore fundamental to understanding the scope for and acceptability of change.
- 3.16 Assessment of significance has been undertaken in accordance with Historic England's *Statements of Heritage Significance. Analysing Significance in Heritage Assets* (2019).

Setting

- 3.17 NPPF defines the setting of a heritage asset 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'*.
- 3.18 Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Setting* (2017) was used to inform the methodology for this assessment which follows steps i) to iv) outlined in the guidance.

Definition of Harm

- 3.19 Current guidance by Historic England is that 'change' does not equate to 'harm'. NPS EN-1 and NPPF, with its accompanying PPG, effectively distinguish between two degrees of harm

to designated heritage assets – substantial and less than substantial. Paragraph 214 of the NPPF states that:

‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...’

3.20 Paragraph 215 of the NPPF states that:

‘Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals...’

3.21 In determining the effects of the Proposed Scheme this Heritage Statement is cognisant of case law including the below:

- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688.

3.22 This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to ‘have special regard to the desirability of preserving the [listed] building or its setting’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’

- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383.

3.23 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

‘It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.’

3.24 In assessing harm to non-designated heritage assets, the NPPF does not differentiate between substantial and less than substantial harm and is clear that no additional weight is added to the asset in determining the application.

Identification of Designated Heritage Assets

3.25 In accordance with Step i) of the 5-step process (para 2.22, above) that is recommended by Historic England’s GPA3 *The Setting of Heritage Assets* (2017), the process of this assessment firstly identified the heritage assets and their settings that may potentially be affected by the Scheme.

- 3.26 Initially, a search of the NHLE for World Heritage Sites, Scheduled Monuments, listed buildings and the local authority websites for Conservation Areas was undertaken. A 5km search area around the Scheme has been employed for those designated assets considered to be of the highest grade in accordance with NPPF (para 213) (Scheduled Monuments, Grade I and Grade II* Listed Buildings). Similarly, a 2km search area was adopted for those assets of high but not the highest significance (Grade II Listed Buildings, Conservation Areas) and 1km for non-designated heritage assets.
- 3.27 Furthermore, a 250m search radius has been employed for all designated heritage assets, regardless of considered significance, within the vicinity of the cable route corridor. This is deemed appropriate to the scale of potential effects arising from construction and decommissioning activities within the cable route corridor which, by their nature, will result in minimal impact to built heritage and will be inherently temporary.

Identification of Non-Designated Heritage Assets

- 3.28 A search of Conservation Area appraisals and Neighbourhood Plans has been conducted to identify non-designated heritage assets within a 1km radius of the Order Limits. Generally, non-designated heritage assets within Conservation Area appraisals do not hold significance in themselves, but rather their contribution to the significance of the Conservation Area in which they are located. Their locations are shown on the relevant figures within the appendices for each Sub-Site to this heritage statement. However, for more detailed information pertinent to the assets, the corresponding Conservation Area appraisal should be consulted.

Scoping and Viewshed Analysis

- 3.29 Following the collation of relevant records of heritage assets within the relevant study areas, additional asset-specific analysis was carried out to scope out those heritage assets where the Scheme would have no effect based on the nature of development proposals and the potential for these to result in changes to the setting of heritage assets.
- 3.30 The scoping exercise has been informed by a combination of theoretical 'Visibility Analysis' viewshed models, combined with a number of site visits to confirm their veracity. Additionally, this has been supplemented by an analysis of photomontages/photowires produced by Stantec for the Scheme, rendered from viewpoints at specific heritage receptors. A Teams meeting was conducted with Historic England in October 2025 to agree the locations of these heritage viewpoints, which are included in this document as Annexe A.
- 3.31 Viewshed models are designed to provide an objective view of theoretical visibility. They do, however, hold inherent limitations as they are based on the most recent composite LiDAR DSM 1m data, which is very rarely up to present date. This can result in numerous surface features (both manmade and natural) either constructed, planted or matured in the intervening period not being represented in the data, which can lead to implied visibility where it is not, in fact, afforded. Hence the requirement for subsequent site visits. For example, viewshed analysis indicated potential intervisibility between Sub-Site 4B of the Scheme and a Pair of Cottages

(NHLE 1153668), Cottage north of Orchardleigh (NHLE 1245359) and the Rectory (NHLE 1050314). However, the site visit confirmed that earthwork bunds constructed as part of the Long Stratton Bypass road scheme in 2024/2025 effectively block any intervisibility between Site 4 and these listed buildings.

3.32 Visualisations have also been prepared by Stantec in the form of photowires, photomontages and view locations where specific receptors have been identified. A pack of views from three heritage specific receptors has been included in this document as Annexe A, with further views incorporating heritage receptors included in Environmental Statement Appendices 7.4 to 7.6 [EN0110014/APP/6.3.7.4 – 6.3.7.6].

3.33 The following scoping table summarises the results of the analyses specific to each heritage asset. Individual assessments of the heritage assets scoped in for further analysis are included below organised by Site number. It is important to note that although three Grade II Listed Buildings are recorded as sharing visibility with the Order Limits (The Firs, The Haven and Poacher's Cottage), this concerns Site 6 exclusively, which has been removed from the built parameters of the Scheme and will instead be retained as open land. As such, they have been scoped out of further assessment

Table 1: Designated Heritage Assets Scoped In/Out of Further Assessment

| NHLE | Name | Visibility Analysis (Visible YES/NO) | Site Visit (Visible YES/NO) | Scoped In (YES/NO) |
|--------------------------------------|--|--------------------------------------|-----------------------------|--------------------|
| Scheduled Monuments | | | | |
| 1003984 | CAMP IN VILLAGE | Y | N | Y |
| 1002885 | NEWTON FLOTMAN BRIDGE | N | N | N |
| 1003994 | CASTLE HILL, HANGMAN'S HILL AND ADJOINING EARTHWORKS, DARROW GREEN | N | N | N |
| Registered Parks and Gardens: | | | | |
| 1000225 | DITCHINGHAM HALL | N | N | N |
| 1000292 | RAINTHORPE HALL | N | N | N |
| Grade I Listed Buildings | | | | |
| 1050328 | CHURCH OF ST MARGARET | Y | Y | Y |
| 1050605 | CHURCH OF ST ANDREW | N | N | N |
| 1156827 | CHURCH OF ST MARGARET | N | N | N |
| 1050096 | CHURCH OF ST MARY | N | N | N |
| 1154001 | CHURCH OF ST JOHN THE BAPTIST | N | N | N |
| 1373281 | CHURCH OF ST CATHERINE | Y | Y | Y |
| 1304267 | CHURCH OF ST MICHAEL | Y | Y | Y |
| 1302231 | CHURCH OF ST MARY | N | N | N |
| 1373411 | CHURCH OF ST MARY | N | N | N |
| 1373033 | CHURCH OF ST MARGARET | N | N | N |
| 1050319 | CHURCH OF ST MICHAEL | N | N | N |

| | | | | |
|-----------------------------------|---|---|---|---|
| 1170344 | CHURCH OF ST MICHAEL | N | N | N |
| 1155029 | CHURCH OF ST MARY MAGDALENE | N | N | N |
| 1373118 | HEDENHAM HALL | N | N | N |
| 1304292 | CHURCH OF ST PETER | N | N | N |
| 1170485 | KIRSTEAD HALL | N | N | N |
| 1050699 | RAINTHORPE HALL INCLUDING GARDEN WALL WITH GATE AND GATE PIERS | N | N | N |
| 1050612 | CHURCH OF ST MARY | N | N | N |
| 1152446 | SOANE'S MUSIC ROOM AT NORTH-EAST CORNER OF THE WILDERNESS NORTH OF EARSHAM HALL | N | N | N |
| 1153041 | DITCHINGHAM HALL | N | N | N |
| 1305975 | CHURCH OF ST PETER | N | N | N |
| 1373130 | CHURCH OF ST MICHAEL | N | N | N |
| 1050637 | CHURCH OF ST ETHELBERT | N | N | N |
| 1050466 | CHURCH OF ALL SAINTS | N | N | N |
| 1373174 | CHURCH OF ST ANDREW | N | N | N |
| 1050639 | CHURCH OF ST MARY | N | N | N |
| 1304783 | THE HALL | N | N | N |
| 1304232 | CHURCH OF ST MARY | N | N | N |
| 1372999 | CHURCH OF ALL SAINTS | N | N | N |
| 1304627 | CHURCH OF ST MARY | N | N | N |
| 1179227 | CHURCH OF ST MARGARET | N | N | N |
| 1373533 | CHURCH OF ALL SAINTS | N | N | N |
| 1152619 | CHURCH OF ST PETER | N | N | N |
| 1178820 | CHURCH OF ALL SAINTS | N | N | N |
| 1306126 | CHURCH OF ST NICHOLAS | N | N | N |
| 1050185 | CHURCH OF ST MARY | N | N | N |
| 1152891 | CHURCH OF ST MARY | N | N | N |
| 1049992 | CHURCH OF ALL SAINTS | N | N | N |
| Grade II* Listed Buildings | | | | |
| 1170906 | OAKS FARMHOUSE | Y | Y | Y |
| 1050665 | OLD HALL | N | N | N |
| 1050667 | THE OLD RECTORY | N | N | N |
| 1050666 | CHURCH OF ST MARY THE VIRGIN | N | N | N |
| 1152354 | REMAINS OF CHURCH OF ST MARY | N | N | N |
| 1050644 | CHURCH OF ALL SAINTS | N | N | N |
| 1050646 | GROVE FARMHOUSE FORMERLY CREASEY'S GROVE FARMHOUSE | N | N | N |
| 1170855 | CHURCH OF ALL SAINTS | N | N | N |
| 1373264 | THE OLD RECTORY | Y | Y | Y |
| 1050642 | CHURCH OF ST MARY | N | N | N |
| 1373408 | THARSTON HALL | N | N | N |
| 1050822 | WACTON HALL | Y | N | N |
| 1179541 | CHANNONZ HALL | N | N | N |
| 1050320 | OLD RECTORY | N | N | N |
| 1335082 | TOMB CHEST ABOUT 20 METRES SOUTH | N | N | N |

| | | | | |
|----------------------------------|--|---|---|---|
| | WEST OF CHURCH OF ST MICHAEL | | | |
| 1372850 | CHURCH OF ST MARY | N | N | N |
| 1051120 | CHURCH OF ST PETER | N | N | N |
| 1372848 | PORCH HOUSE | N | N | N |
| 1372852 | CHURCH OF ST MARGARET | N | N | N |
| 1050649 | THE DUKES HEAD | N | N | N |
| 1372884 | CHURCH OF ST MARGARET | N | N | N |
| 1050276 | PREMISES OWNED BY MR TUMMORE AND G.J. CRACKNELL AND SON | N | N | N |
| 1050397 | EARSHAM HALL | N | N | N |
| 1051106 | CHURCH OF ST MARY | N | N | N |
| 1305988 | CHURCH OF ST MARGARET | N | N | N |
| 1372881 | CHURCH OF ST MARY | N | N | N |
| 1373078 | CHURCH OF ST PETER AND ST PAUL | N | N | N |
| 1050638 | THURTON LODGE ON NORTH WEST SIDE OF DRIVE TO LANGLEY PARK | N | N | N |
| 1306478 | THURTON LODGE, ON SOUTH EAST SIDE OF DRIVE TO LANGLEY PARK | N | N | N |
| 1306467 | CHURCH FARMHOUSE | N | N | N |
| 1373181 | PORCH HOUSE | N | N | N |
| 1050704 | CHURCH OF ST MARY THE VIRGIN | N | N | N |
| 1050707 | DAIRY FARM BARN | N | N | N |
| 1050437 | CHURCH OF THE HOLY CROSS | N | N | N |
| 1172235 | CHURCH OF ST MICHAEL | N | N | N |
| 1050698 | FLORDON HALL | N | N | N |
| 1169726 | CHURCH OF ST PETER | N | N | N |
| 1373219 | OLD HALL FARMHOUSE | N | N | N |
| 1152706 | YEW TREE FARMHOUSE | N | N | N |
| 1373555 | ST MARY'S CHAPEL | N | N | N |
| 1050692 | MERGATE HALL | N | N | N |
| 1373629 | LODGE FARMHOUSE | N | N | N |
| 1373298 | MANOR FARMHOUSE | N | N | N |
| 1373381 | OLD HALL | N | N | N |
| 1372995 | REMAINS OF CHURCH OF ST MARY | N | N | N |
| Grade II Listed Buildings | | | | |
| 1305841 | BEULAH BARN | Y | Y | Y |
| 1305739 | WOODTON LODGE | N | N | N |
| 1051115 | BEULAH HOUSE | Y | Y | Y |
| 1051114 | MANOR FARMHOUSE | N | N | N |
| 1051116 | OLD RECTORY | Y | Y | Y |
| 1171098 | THE TUMBLEDOWN DICK | N | N | N |
| 1153556 | HILL HOUSE | N | N | N |
| 1373120 | WOOD FARMHOUSE | N | N | N |
| 1050590 | HILL FARMHOUSE | N | N | N |

| | | | | |
|---------|--|---|---|---|
| 1372864 | OLDHOUSE FARMHOUSE | Y | Y | Y |
| 1051155 | BARN AT OLDHOUSE FARM | Y | Y | Y |
| 1372865 | WATERFIELD COTTAGE | Y | Y | Y |
| 1051160 | 66, HIGH GREEN | N | N | N |
| 1051158 | THE WARREN | N | N | N |
| 1372866 | HIGH GREEN HOUSE | N | N | N |
| 1051159 | 10, HIGH GREEN | N | N | N |
| 1306110 | SCHOOL HOUSE | N | N | N |
| 1343676 | K6 TELEPHONE KIOSK SOUTH SOUTH EAST OF KINGS HEAD PUBLIC HOUSE | N | N | N |
| 1051119 | HOUSE TO REAR OF POST OFFICE | N | N | N |
| 1051118 | POST OFFICE | N | N | N |
| 1170310 | KINGS HEAD PUBLIC HOUSE | N | N | N |
| 1170429 | 19 AND 21, THE STREET | N | N | N |
| 1051127 | 23-27, THE STREET | N | N | N |
| 1170418 | LAUREL FARMHOUSE | N | N | N |
| 1051126 | BARN APPROXIMATELY 20 METRES NORTH OF LAUREL FARMHOUSE | N | N | N |
| 1366158 | 45, THE STREET | N | N | N |
| 1170567 | KIRSTEAD HOUSE FARMHOUSE | N | N | N |
| 1051154 | LITTLEBECK FARMHOUSE | Y | N | Y |
| 1304804 | OUTHOUSE IMMEDIATELY TO NORTH OF UPGATE GREEN FARMHOUSE | Y | Y | Y |
| 1050681 | UPGATE GREEN FARMHOUSE | Y | Y | Y |
| 1373087 | HILL VIEW COTTAGE AND HENSTEAD COTTAGE | N | N | N |
| 1050682 | MALTHOUSE FARMHOUSE | N | N | N |
| 1152422 | MALTHOUSE FARMHOUSE STABLE BLOCK | N | N | N |
| 1051117 | HILL HOUSE FARMHOUSE | N | N | N |
| 1050679 | SALLETTS FARMHOUSE | N | N | N |
| 1373085 | SAXLINGHAM HOUSE FORMERLY NETHERGATE END | N | N | N |
| 1152383 | NETHERGATE COTTAGE | N | N | N |
| 1050678 | BELCOOMBE LODGE | N | N | N |
| 1304786 | YEW COTTAGE | N | N | N |
| 1373084 | OLD CARRIERS ARMS | N | N | N |
| 1152364 | THE OLD BAKERY | N | N | N |
| 1050677 | BEECHVIEW | N | N | N |
| 1050676 | 25, THE STREET | N | N | N |
| 1373083 | CORNER COTTAGE | N | N | N |
| 1448984 | SAXLINGHAM NETHERGATE WAR MEMORIAL | N | N | N |
| 1050654 | K6 TELEPHONE KIOSK | N | N | N |

| | | | | |
|---------|---|---|---|---|
| 1050670 | THE COTTAGE | N | N | N |
| 1050671 | ADELAIDE HOUSE | N | N | N |
| 1050668 | THE OLD SCHOOL | N | N | N |
| 1050669 | TUDOR COTTAGE | N | N | N |
| 1304795 | BOUNDARY WALL TO RECTORY | N | N | N |
| 1373080 | CHURCH HILL COTTAGES | N | N | N |
| 1050672 | THE LILACS | N | N | N |
| 1152265 | HILL HOUSE | Y | Y | Y |
| 1373062 | HILL COTTAGES | Y | Y | Y |
| 1373079 | MANOR COTTAGE | Y | Y | Y |
| 1050675 | MANOR FARMHOUSE | Y | Y | Y |
| 1152344 | MANOR FARMHOUSE BARN | Y | Y | Y |
| 1152339 | QUEEN MARGARET COTTAGE | N | N | N |
| 1373082 | ORCHARD COTTAGE | N | N | N |
| 1304805 | GREEN FARMHOUSE | N | N | N |
| 1152330 | HALL FARMHOUSE | N | N | N |
| 1050674 | CANNON COTTAGE AND ADJOINING COTTAGE | N | N | N |
| 1050673 | SAXLINGHAM HALL | N | N | N |
| 1373081 | HOLLY COTTAGE | N | N | N |
| 1050296 | ROAD GREEN FARMHOUSE | N | N | N |
| 1050297 | MOAT FARMHOUSE | Y | N | N |
| 1050327 | OUSE OCCUPIED BY MISS TYE | N | N | N |
| 1304369 | KIRKSTONE, THE LONG HOUSE AND POST OFFICE | N | N | N |
| 1050329 | LORD NELSON PUBLIC HOUSE | N | N | N |
| 1050300 | SMITHY COTTAGE AND PRIORY COTTAGE | N | N | N |
| 1373263 | PARSONAGE | N | N | N |
| 1304259 | STABLES NORTH OF PARSONAGE | N | N | N |
| 1050304 | MANOR FARMHOUSE | N | N | N |
| 1153517 | MANOR FARM COTTAGE | N | N | N |
| 1050301 | CONNAUGHT HOUSE | N | N | N |
| 1373261 | FORGE COTTAGE | N | N | N |
| 1050302 | MANOR COTTAGES | N | N | N |
| 1153509 | LIME TREE COTTAGE | N | N | N |
| 1373262 | PEVENSEY HOUSE | N | N | N |
| 1050303 | THE HOLLIES | N | N | N |
| 1443914 | HEMPNALL WAR MEMORIAL | N | N | N |
| 1153251 | THE THATCHED HOUSE | N | N | N |
| 1373237 | KRONS MANOR | N | N | N |
| 1304377 | FAIRSTEAD LANE FARMHOUSE | Y | N | N |
| 1373238 | WOOD FARMHOUSE | Y | Y | Y |
| 1050330 | GROVE FARMHOUSE | Y | Y | Y |
| 1373407 | THE COUNTRYMAN PUBLIC HOUSE | Y | Y | Y |
| 1456154 | TASBURGH WAR MEMORIAL | N | N | N |

| | | | | |
|---------|---|---|---|---|
| 1152484 | FORGE COTTAGE | N | N | N |
| 1050337 | COTTLESTON | N | N | N |
| 1050338 | DISUSED WINDMILL (NOW PART OF HEMPNALL MILL CENTRE) | N | N | N |
| 1304378 | LIMETREE FARMHOUSE | N | N | N |
| 1050316 | MILL FARMHOUSE | N | N | N |
| 1179050 | BARN AND STABLES IMMEDIATELY SOUTH OF MEADOW VIEW | N | N | N |
| 1373385 | MEADOW VIEW | N | N | N |
| 1178892 | FORMER QUAKER MEETING HOUSE | Y | Y | Y |
| 1050048 | BARN IMMEDIATELY EAST OF TRAMP'S HALL | Y | Y | Y |
| 1302215 | TRAMP'S HALL | N | Y | Y |
| 1050016 | HILL FARMHOUSE | Y | Y | Y |
| 1050047 | NO 1 INCLUDING GARDEN WALL NORTH- EAST AND NORTH- WEST | N | N | N |
| 1373384 | THE LILACS | N | N | N |
| 1050017 | MISTLETOE COTTAGE | N | N | N |
| 1302244 | OLD HALL FARMHOUSE | N | N | N |
| 1373406 | TASBURGH HOUSE | N | N | N |
| 1050015 | BARN NORTH-WEST OF TASBURGH HOUSE | N | N | N |
| 1153332 | THE CHEQUERS | N | N | N |
| 1153328 | THE POPLARS | N | N | N |
| 1304406 | THACKERY HOUSE | N | N | N |
| 1153209 | THE WILLOWS | N | N | N |
| 1373235 | WILLOW HOUSE | N | N | N |
| 1050331 | BUSH FARMHOUSE | Y | N | N |
| 1050259 | CHURCH FARMHOUSE | Y | Y | Y |
| 1050260 | BARN IMMEDIATELY NORTH-WEST OF CHURCH FARMHOUSE | Y | Y | Y |
| 1303982 | FRITTON RECTORY | N | N | N |
| 1303997 | THE COTTAGE WAYSIDE COTTAGES | N | N | N |
| 1050294 | THE OLD RECTORY COTTAGE | N | N | N |
| 1373258 | SUNNYSIDE | N | N | N |
| 1154070 | THE THREE NAGS PUBLIC HOUSE | N | N | N |
| 1050291 | STABLES IMMEDIATELY NORTH OF FRITTON HALL | N | N | N |
| 1154063 | FRITTON HALL | N | N | N |
| 1252705 | K6 TELEPHONE KIOSK | N | N | N |
| 1154067 | BARN IMMEDIATELY SOUTH OF FRITTON HALL | N | N | N |
| 1050292 | BARN SOUTH OF BARN IMMEDIATELY SOUTH OF FRITTON HALL | N | N | N |
| 1050293 | ISLAND HOUSE | N | N | N |
| 1050295 | MALTHOUSE FARMHOUSE | N | N | N |
| 1154071 | OAK TREE COTTAGE | N | N | N |

| | | | | |
|---------|--|---|---|---|
| 1050254 | RANGE OF COTTAGES SOUTH OF HOUSE OCCUPIED BY MR BETTS | N | N | N |
| 1373257 | MANOR HOUSE | N | N | N |
| 1050290 | FRIARS FARMHOUSE | N | N | N |
| 1154026 | LITTLE FRIARS | N | N | N |
| 1050289 | CHURCH COTTAGE | N | N | N |
| 1373256 | CHURCH FARMHOUSE | N | N | N |
| 1373280 | THE RECTORY | N | N | N |
| 1050258 | BARN ADJOINING WEST OF THE RECTORY | N | N | N |
| 1373282 | THE HOLLIES | Y | Y | Y |
| 1373240 | THE GRANGE | Y | N | N |
| 1050333 | HOME FARMHOUSE | Y | N | N |
| 1153302 | SYCAMORE FARMHOUSE | N | N | N |
| 1050298 | MEADOW FARMHOUSE | N | N | N |
| 1373259 | YEW TREE FARMHOUSE | N | N | N |
| 1373236 | PARK FARMHOUSE | N | N | N |
| 1050098 | PROSPECT FARMHOUSE | N | N | N |
| 1050099 | THE LODGE | N | N | N |
| 1373387 | GRANGE FARMHOUSE | Y | Y | Y |
| 1050059 | SUNDIAL FARMHOUSE | N | N | N |
| 1373386 | MANOR FARMHOUSE | N | N | N |
| 1050335 | GRANGE FARMHOUSE | N | N | N |
| 1262145 | HEMPNALL HOUSE | Y | N | N |
| 1153325 | TOWNHOUSE FARMHOUSE | Y | Y | Y |
| 1304365 | ROSE COTTAGE | Y | Y | Y |
| 1050334 | BARN AND STABLE RANGE ADJOINING THREE FEATHERS TO THE SOUTH-WEST | Y | Y | Y |
| 1153315 | THREE FEATHERS | Y | Y | Y |
| 1373241 | CHESTNUTS FARMHOUSE | N | N | N |
| 1373383 | THE RECTORY | N | N | N |
| 1153545 | CHURCH FARMHOUSE | Y | Y | Y |
| 1050306 | BARN NORTH OF THE OLD RECTORY | Y | Y | Y |
| 1050305 | COTTAGE OCCUPIED BY MR AND MRS WOODS, NORTH-WEST OF CHURCH OF ST MICHAEL | Y | Y | Y |
| 1153535 | PAIR OF HOUSES OWNED BY MR B R WEEDEN | Y | Y | Y |
| 1050315 | COTTAGE OCCUPIED BY MRS RYE | Y | Y | Y |
| 1304177 | THE CEDARS | Y | Y | Y |
| 1153675 | THE RED COTTAGE | N | N | N |
| 1050313 | WALNUT TREE COTTAGE AND LOW COTTAGE | Y | N | N |
| 1153668 | PAIR OF COTTAGES ONE OCCUPIED BY MR AND MRS GROVES | Y | N | N |

| | | | | |
|---------|--|---|---|---|
| | IMMEDIATELY SOUTH OF LOWER COTTAGES | | | |
| 1245359 | COTTAGE NORTH OF ORCHARDLEIGH | Y | N | N |
| 1153679 | ORCHARDLEIGH | N | N | N |
| 1050314 | THE RECTORY | Y | N | N |
| 1373269 | THATCHED COTTAGE | N | N | N |
| 1153876 | WESLEYAN CHAPEL | N | N | N |
| 1050283 | HILLSIDE COTTAGES | N | N | N |
| 1153857 | CHESTNUT VIEW | N | N | N |
| 1373292 | TUCKAWAY COTTAGE AND ADJOINING COTTAGE TO NORTH | N | N | N |
| 1050282 | MELROSE | N | N | N |
| 1302085 | BODEN HOUSE | N | N | N |
| 1050020 | THE OLD RECTORY | N | N | N |
| 1050022 | MAUSOLEUM IN CHURCHYARD SOUTH OF CHURCH OF ST MARY | N | N | N |
| 1179208 | CHURCH FARM COTTAGE CHURCH FARMHOUSE | N | N | N |
| 1179216 | LIME KILN | N | N | N |
| 1302241 | BRIDGE END FARMHOUSE | N | N | N |
| 1050046 | GROVE COTTAGE | N | N | N |
| 1302113 | THE OLD HORSE SHOES | N | N | N |
| 1050018 | MONUMENT ON CHAPEL HILL | N | N | N |
| 1305903 | THATCHED COTTAGE | N | N | N |
| 1050299 | CHESTNUT FARMHOUSE | N | N | N |
| 1050332 | VILLA FARMHOUSE | Y | Y | Y |
| 1373260 | SILVER GREEN FARMHOUSE | N | N | N |
| 1304384 | THE HAVEN | Y | Y | N |
| 1373239 | THE FIRS | Y | Y | N |
| 1153291 | POACHER'S COTTAGE | Y | Y | N |
| 1373270 | MOULTON FARMHOUSE | Y | Y | Y |
| 1301853 | THE LODGE | Y | N | N |
| 1050008 | PRANGLE FARMHOUSE | N | N | N |
| 1179618 | FRIENDS' MEETING HOUSE | N | N | N |
| 1050007 | STAR GREEN FARMHOUSE | N | N | N |
| 1050808 | CHESTNUT FARMHOUSE | Y | N | N |
| 1050809 | THE VALLEY FARMHOUSE | N | N | N |
| 1179692 | BECK GREEN FARMHOUSE | N | N | N |
| 1050010 | BARN COTTAGES | Y | Y | Y |
| 1170374 | THE GRANGE | N | N | N |
| 1050318 | BROADGATE WAY | Y | Y | Y |
| 1304405 | WALLBRIDGE SNEATH FARMHOUSE | N | N | N |
| 1373271 | FOX AND HOUNDS PUBLIC HOUSE | N | N | N |

| | | | | |
|---------|--|---|---|---|
| 1050322 | BARN IMMEDIATELY WEST OF KETT'S FARMHOUSE | N | N | N |
| 1050321 | KETT'S FARMHOUSE | N | N | N |
| 1050323 | COCHAIGNE PRIMROSE COTTAGE | N | N | N |
| 1153200 | LAURELS FARMHOUSE | Y | Y | Y |
| 1050326 | BARN IMMEDIATELY EAST OF LAURELS FARMHOUSE | Y | Y | Y |
| 1373272 | ROSETREE FARMHOUSE | N | N | N |
| 1050324 | WHITE FARMHOUSE | N | N | N |
| 1373234 | BARN IMMEDIATELY EAST OF SNEATH FARMHOUSE | N | N | N |
| 1153155 | SNEATH FARMHOUSE | N | N | N |
| 1050325 | COTTAGE TO SOUTH OF HOUSE OCCUPIED BY MR HINCHCLIFFE | N | N | N |
| 1050774 | COTTAGE TO SOUTH OF HOUSE OCCUPIED BY MR HINCHCLIFFE | N | N | N |
| 1179992 | BARN SOUTH-EAST OF WACTON HALL | N | N | N |
| 1050823 | PIGEONS FARMHOUSE | N | N | N |
| 1301881 | WALK FARMHOUSE (AYLMER'S HALL) | Y | N | N |
| 1050202 | LOW FARMHOUSE | N | N | N |
| 1303463 | COTTAGE IMMEDIATELY EAST OF LIMETREE FARMHOUSE | N | N | N |
| 1373307 | HOUSE NORTH-WEST OF THE LODGE | N | N | N |
| 1154896 | THE LODGE | N | N | N |
| 1050216 | HILL HOUSE | Y | Y | Y |
| 1050215 | ROOKERY FARMHOUSE | N | N | N |
| 1373300 | STABLES IMMEDIATELY IN FRONT (SOUTH-EAST) OF ROOKERY FARMHOUSE | N | N | N |
| 1050197 | BARN NORTH-EAST OF JULIAN HOUSE | N | N | N |
| 1155064 | JULIAN HOUSE | N | N | N |
| 1373326 | MILL LANE FARMHOUSE | N | N | N |
| 1154993 | THE SWALLOWS | N | N | N |
| 1050226 | TALLY HO AND ADJOINING COTTAGE TO WEST | N | N | N |
| 1154903 | FORTUNES WELL | N | N | N |
| 1050225 | SUNNYSIDE | N | N | N |
| 1050210 | WALNUT FARMHOUSE | N | N | N |
| 1050253 | PARISH FARMHOUSE | N | N | N |
| 1154630 | WOOD FARMHOUSE | N | N | N |
| 1154618 | ASHLEIGH FARMHOUSE | N | N | N |
| 1050252 | FRENCH'S FARMHOUSE | Y | Y | Y |
| 1050307 | CROWGREEN FARMHOUSE | N | N | N |
| 1153579 | LIMETREE FARMHOUSE | N | N | N |
| 1304199 | WILD ROSE FARMHOUSE | N | N | N |

| | | | | |
|---------|---|---|---|---|
| 1050006 | SCHMETTERLING HOUSE | Y | N | N |
| 1373403 | COACH HOUSE NORTH-EAST OF CHANNONZ HALL | N | N | N |
| 1049680 | SNEATH FARMHOUSE | N | N | N |
| 1170365 | ROOKERY FARMHOUSE | N | N | N |
| 1049679 | WINDMILL IMMEDIATELY NORTH OF MILL FARMHOUSE | N | N | N |
| 1050004 | STABLES NORTH-EAST OF CHANNONZ HALL | N | N | N |
| 1050810 | HALL FARMHOUSE | N | N | N |
| 1179613 | RAILWAY FARMHOUSE | N | N | N |
| 1152871 | BARN WEST OF THE POPLARS | N | N | N |
| 1373246 | THE POPLARS | N | N | N |
| 1050811 | BARN IMMEDIATELY NORTH OF WILLOW TREE FARMHOUSE | N | N | N |
| 1372994 | WILLOW TREE FARMHOUSE | N | N | N |
| 1455231 | TIVETSHALL ST MARGARET WAR MEMORIAL | N | N | N |
| 1179689 | BARN IMMEDIATELY SOUTH-EAST OF ELM TREE FARMHOUSE | N | N | N |
| 1050009 | ELM TREE FARMHOUSE | N | N | N |
| 1372998 | CENTURY HOUSE | N | N | N |
| 1179887 | WOODLANDS | N | N | N |
| 1453325 | GREAT MOULTON WAR MEMORIAL | N | N | N |
| 1153060 | THE MANOR HOUSE | N | N | N |
| 1050317 | CHURCH FARMHOUSE | N | N | N |
| 1050775 | BARN IMMEDIATELY EAST OF WOODROW FARMHOUSE | N | N | N |
| 1049683 | WOODROW FARMHOUSE | N | N | N |
| 1170396 | ROSE COTTAGE | N | N | N |
| 1170354 | THE HOMESTEAD | N | N | N |
| 1170382 | LIMETREE HOUSE | N | N | N |
| 1049678 | PEARL FARMHOUSE | N | N | N |
| 1049681 | STREET FARMHOUSE | N | N | N |
| 1306069 | MANOR HOUSE | N | N | N |
| 1049684 | WORLD'S END FARMHOUSE | N | N | N |
| 1049682 | LITTLE WESTFIELD | N | N | N |
| 1301739 | CROFT COTTAGE | N | N | N |
| 1372997 | ROSE FARMHOUSE | N | N | N |
| 1050815 | MEADOW COTTAGE | N | N | N |
| 1179818 | THE COTTAGE | N | N | N |
| 1050816 | MARDEL FARM COTTAGES | N | N | N |
| 1050813 | MARDEL FARMHOUSE | N | N | N |
| 1372996 | BARN IMMEDIATELY NORTH-EAST OF MARDEL FARMHOUSE | N | N | N |
| 1155150 | THE HALL | N | N | N |

| | | | | |
|---------|---|---|---|---|
| 1373295 | THE BEECHES AND GARDEN WALL IN FRONT | N | N | N |
| 1155142 | WALNUT COTTAGE | N | N | N |
| 1050201 | HILLSIDE COTTAGE | N | N | N |
| 1155126 | CHURCH CROFT INCLUDING ADJOINING OUTBUILDING TO SOUTH | N | N | N |
| 1050195 | STABLES SOUTH-WEST OF THE OLD RECTORY | N | N | N |
| 1155039 | THE OLD RECTORY | N | N | N |
| 1373330 | CHURCHYARD WALL WEST OF CHURCH OF ST MARY MAGDALENE | N | N | N |
| 1155042 | 1 AND 2 GUILDHALL LANE | N | N | N |
| 1050193 | THE LAURELS | N | N | N |
| 1050194 | THE CROWN INN | N | N | N |
| 1050189 | DRAYTON HOUSE AND LITTLE DRAYTON | N | N | N |
| 1373331 | TARABB | N | N | N |
| 1155045 | 2 AND 3 HARLESTON ROAD | N | N | N |
| 1050196 | 4-8 HARLESTON ROAD | N | N | N |
| 1050190 | KINGSMUIR | N | N | N |
| 1373327 | FORGE COTTAGE | N | N | N |
| 1050221 | THATCHED COTTAGE | N | N | N |
| 1050191 | GOODINGS THE THATCHED COTTAGE | N | N | N |
| 1373329 | CENTRAL STORES AND ADJOINING HOUSE TO NORTH | N | N | N |
| 1050192 | CHESTNUT COTTAGE | N | N | N |
| 1373328 | FALCON INN | N | N | N |
| 1373306 | THE OLD BAKERY RESTAURANT | N | N | N |
| 1303660 | TILE CURATAGE | N | N | N |
| 1373301 | THE HOMESTEAD | N | N | N |
| 1303607 | GLEN HOUSE | N | N | N |
| 1154873 | SUNNYSIDE AND ADJOINING COTTAGE TO WEST | N | N | N |
| 1373304 | HOUSES OCCUPIED BY D CROW AND J ALLEN | N | N | N |
| 1154865 | PROSPECT HOUSE | N | N | N |
| 1303627 | ITLL DO | N | N | N |
| 1373303 | PAIR OF COTTAGES IMMEDIATELY WEST OF ITLL DO | N | N | N |
| 1050224 | WAYSIDE AND CHAMUSCA | N | N | N |
| 1303662 | POST OFFICE | N | N | N |
| 1154832 | KNOTTY KNOT | N | N | N |
| 1050217 | GOODWIN HOUSE, ROSE COTTAGE AND JAPONICA COTTAGE | N | N | N |
| 1050218 | MELROSE COTTAGE | N | N | N |
| 1154829 | COTTAGES | N | N | N |
| 1050219 | PREMISES OF SMITH AND SON | N | N | N |
| 1154821 | ANDREWS | N | N | N |

| | | | | |
|---------|--|---|---|---|
| 1373296 | ALLOTMENTS COTTAGE | N | N | N |
| 1050227 | POINT HOUSE | N | N | N |
| 1373302 | WHITE HOUSE | N | N | N |
| 1155169 | SYCAMORE FARMHOUSE | N | N | N |
| 1050203 | TATTLEPOT FARMHOUSE | N | N | N |
| 1050229 | LIME TREE HOUSE | N | N | N |
| 1303541 | BRIAR COTTAGE AND COBWEBS | N | N | N |
| 1154994 | CHESNUT FARMHOUSE | N | N | N |
| 1050228 | FALKLAND HOUSE | N | N | N |
| 1154999 | BARN IMMEDIATELY SOUTH OF GRANGE FARMHOUSE | N | N | N |
| 1050230 | GRANGE FARMHOUSE | N | N | N |
| 1050231 | GRANGE FARM COTTAGE | N | N | N |
| 1050188 | THE ELMS | N | N | N |
| 1373305 | ORCHARD FARMHOUSE AND BARN ADJOINING TO EAST | N | N | N |
| 1303602 | DUCK'S FOOT HOUSE | N | N | N |
| 1050222 | GLENROSE | N | N | N |
| 1252707 | DUCKSFOOT FARMHOUSE | Y | N | Y |
| 1050212 | FOXHOLES FARMHOUSE | N | N | N |
| 1373297 | THE OAKS | N | N | N |
| 1050211 | BARN NORTH OF THE OAKS | N | N | N |
| 1050214 | BALES' FARMHOUSE | N | N | N |
| 1373268 | THE COTTAGE | N | N | N |
| 1373266 | LODGE FARMHOUSE | N | N | N |
| 1050311 | POPLARS FARMHOUSE | N | N | N |
| 1153568 | CHERRY TREE FARMHOUSE | N | N | N |
| 1301694 | NORTH END FARMHOUSE | N | N | N |
| 1301729 | LE GRYS FARMHOUSE | N | N | N |
| 1050821 | BARN IMMEDIATELY SOUTH-WEST OF LE GRYS FARMHOUSE | N | N | N |
| 1050824 | QUINTONS | N | N | N |
| 1180030 | BRETTS MANOR | N | N | N |
| 1050825 | THE COTTAGE | N | N | N |
| 1050820 | GRANGE FARMHOUSE | N | N | N |
| 1050826 | PARK FARMHOUSE | N | N | N |
| 1050827 | THE WHITE | N | N | N |
| 1180040 | THATCHER'S PRIDE | N | N | N |
| 1373000 | OWL COTTAGE | N | N | N |
| 1301657 | STUART HOUSE | N | N | N |
| 1051131 | GREEN MAN HOUSE | N | N | N |
| 1170571 | WALNUT TREE FARMHOUSE | N | N | N |
| 1305998 | WINDETT'S FARM COTTAGES | N | N | N |
| 1372853 | WINDETT'S FARM COTTAGES | N | N | N |
| 1051137 | BREYDON COTTAGE | N | N | N |
| 1305966 | THE WALNUTS | N | N | N |

| | | | | |
|---------|---|---|---|---|
| 1051109 | WHITE HOUSE FARMHOUSE | N | N | N |
| 1261739 | 56/57, CHURCH ROAD | N | N | N |
| 1050588 | VALLEY FARMHOUSE | N | N | N |
| 1304575 | YEOMAN'S COTTAGE | N | N | N |
| 1373127 | PRIORY FARMHOUSE | N | N | N |
| 1442086 | BEDINGHAM WAR MEMORIAL | N | N | N |
| 1245289 | WOODTON PARK HOUSE | N | N | N |
| 1304317 | DOVECOTE IMMEDIATELY EAST OF PARK BUNGALOW | N | N | N |
| 1050587 | STABLE BLOCK APPROXIMATELY 50 METRES NORTH OF HEDENHAM HALL | N | N | N |
| 1153375 | BOUNDARY WALL ENCLOSING GARDEN TO NORTH AND WEST OF HEDENHAM HALL | N | N | N |
| 1373119 | COTTAGE ATTACHED TO NORTH OF GARDEN WALL | N | N | N |
| 1153541 | THE OLD RECTORY | N | N | N |
| 1050606 | BEDINGHAM HALL FARMHOUSE | Y | N | N |
| 1391352 | THE LAURELS | Y | N | N |
| 1306057 | HOW HALL AND FORECOURT COURT GARDEN WALLS TO SOUTH | N | N | N |
| 1051128 | BARN AT HOWE HALL | N | N | N |
| 1170476 | THE COTTAGE | N | N | N |
| 1051161 | BROOKE LODGE | N | N | N |
| 1051156 | WELBECK HOUSE | N | N | N |
| 1372847 | NORTH LODGE | N | N | N |
| 1051124 | GARDEN RAILINGS AT NORTH LODGE | N | N | N |
| 1051157 | OLD DOVECOTE | N | N | N |
| 1442159 | BROOKE WAR MEMORIAL | N | N | N |
| 1051123 | OLD VICARAGE | N | N | N |
| 1372849 | 79-83, THE STREET | N | N | N |
| 1051122 | MERE HOUSE | N | N | N |
| 1051121 | MERE COTTAGE | N | N | N |
| 1051125 | 26 AND 28, THE STREET | N | N | N |
| 1051130 | STABLE AT KIRSTEAD HALL | N | N | N |
| 1306029 | BARN AT KIRSTEAD HALL | N | N | N |
| 1051129 | FORECOURT WALLS AT KIRSTEAD HALL | N | N | N |
| 1170553 | DOVECOTE AT KIRSTEAD HALL | N | N | N |
| 1466544 | KIRSTEAD WAR MEMORIAL | N | N | N |
| 1170684 | THE WILLOWS | N | N | N |
| 1373088 | UPGATE COTTAGE | N | N | N |
| 1152480 | OLD VICARAGE | N | N | N |
| 1050645 | THE SCHOOL HOUSE | N | N | N |

| | | | | |
|---------|---|---|---|---|
| 1304755 | GROUP OF 5 TOMBS IMMEDIATELY TO EAST OF CHANCEL SOUTH AISLE OF ALL SAINTS CHURCH: TO BENJAMIN 1776 AND ELIZABETH 1784 GOOCH; SHUTE 1776 AND DOROTHEA 1785 D'URBAN; JOHN D'URBAN M.D. 1782; GEORGE PARKER 1792; ELIZABETH D'URBAN 1810 | N | N | N |
| 1394022 | SHOTESHAM WAR MEMORIAL | N | N | N |
| 1050648 | TOLLGATE COTTAGE | N | N | N |
| 1050647 | CHURCH HOUSE | N | N | N |
| 1304759 | THE LODGE FORMERLY ISEFIELD | N | N | N |
| 1050685 | BROOKFIELDS | N | N | N |
| 1152489 | 2 COTTAGES 12 METRES TO REAR OF WESTVIEW AND ROSE COTTAGE | N | N | N |
| 1372851 | WOLFERED GREEN COTTAGES | N | N | N |
| 1372883 | HILL FARMHOUSE | Y | N | N |
| 1051112 | MANOR COTTAGE | N | N | N |
| 1050684 | WHITE HOUSE | N | N | N |
| 1051111 | CHURCH FARMHOUSE COLLY COTT | N | N | N |
| 1050680 | FOXHOLE HOUSE | N | N | N |
| 1304798 | IVY FARMHOUSE BARN | N | N | N |
| 1373086 | IVY FARMHOUSE | N | N | N |
| 1304842 | THE HOMESTEAD | N | N | N |
| 1372885 | DORMERS | N | N | N |
| 1051113 | LITTLE MANOR | N | N | N |
| 1305873 | STREET FARMHOUSE | N | N | N |
| 1050025 | VITTORIA | N | N | N |
| 1050050 | AKELA | N | N | N |
| 1179070 | THATCH COTTAGE | N | N | N |
| 1050051 | MILL HOUSE WATER MILL | N | N | N |
| 1302126 | COTTAGE FARMHOUSE | N | N | N |
| 1050052 | THE FIRS | N | N | N |
| 1050053 | THE LIMES | N | N | N |
| 1050049 | GROVE COTTAGE | N | N | N |
| 1179134 | ROOKERY FARMHOUSE | N | N | N |
| 1050054 | ROOKERY COTTAGE | N | N | N |
| 1302111 | WHITE COTTAGE | N | N | N |
| 1050011 | MANOR FARM COTTAGE | N | N | N |
| 1050012 | MANOR FARMHOUSE | N | N | N |
| 1050013 | ORCHARD COTTAGE | N | N | N |
| 1050014 | WHITE HORSE FARMHOUSE | N | N | N |
| 1373060 | HALL FARMHOUSE | N | N | N |
| 1304801 | HILL FARMHOUSE | N | N | N |
| 1304005 | FRITTONEND FARMHOUSE | N | N | N |

| | | | | |
|---------|---|---|---|---|
| 1050256 | BARN IMMEDIATELY NORTH-EAST OF MANOR FARMHOUSE | N | N | N |
| 1050255 | MANOR FARMHOUSE | N | N | N |
| 1373279 | MOOR FARMHOUSE | N | N | N |
| 1050257 | BLACKSMITH'S COTTAGE | N | N | N |
| 1153991 | MAYFIELD FARMHOUSE | N | N | N |
| 1050312 | WINDMILL | N | N | N |
| 1050274 | GREENWOOD COTTAGE | N | N | N |
| 1304179 | RHEES GREEN COTTAGE | N | N | N |
| 1372886 | TOPCROFT HALL | N | N | N |
| 1170809 | GARDENERS COTTAGE | N | N | N |
| 1051110 | TOPCROFT LODGE | N | N | N |
| 1049567 | DARROW GREEN FARMHOUSE | N | N | N |
| 1373536 | BURLINGHAM LODGE FARMHOUSE | N | N | N |
| 1302730 | THE COTTAGE | N | N | N |
| 1156728 | HARRIS GREEN FARMHOUSE | N | N | N |
| 1050095 | WYNETTE HOUSE | N | N | N |
| 1156693 | BRAMBLE COTTAGE | N | N | N |
| 1050097 | THE GRANGE FARMHOUSE | N | N | N |
| 1050055 | SHELTON HALL | N | N | N |
| 1050056 | OUTBUILDING EAST OF SHELTON HALL | N | N | N |
| 1050057 | BARN EAST OF SHELTON HALL | N | N | N |
| 1050058 | PRIMROSE FARMHOUSE | N | N | N |
| 1457034 | SHELTON AND HARDWICK WAR MEMORIAL | N | N | N |
| 1156735 | THE RECTORY | N | N | N |
| 1304222 | THE DEALS | N | N | N |
| 1050308 | BELVEDERE STORES AND 2 ADJOINING COTTAGES | N | N | N |
| 1050310 | CORFE LODGE | N | N | N |
| 1153603 | CORFE COTTAGE | N | N | N |
| 1468064 | LONG STRATTON WAR MEMORIAL | N | N | N |
| 1373265 | GRIFFIN COTTAGE | N | N | N |
| 1373267 | LONG STRATTON CHURCH SCHOOL | N | N | N |
| 1050309 | SHRUB COTTAGE | N | N | N |
| 1153550 | ST MARY'S RECTORY | N | N | N |
| 1050277 | HAYDEN HOUSE THE COTTAGE | N | N | N |
| 1050275 | PREMISES OCCUPIED BY D.S. WARNES AND SONS AND COTTAGE ADJOINING TO EAST | N | N | N |
| 1153936 | THE RETREAT AND TWO ADJOINING TENEMENTS | N | N | N |

| | | | | |
|---------------------------|---|---|---|---|
| 1373289 | ANTIQUE SHOP, THE STREET | N | N | N |
| 1373291 | STABLES SOUTH-WEST OF NETHERTON HOUSE | N | N | N |
| 1050279 | THE ANGEL PUBLIC HOUSE | N | N | N |
| 1050286 | ASHFORDS GRIMBLES GENERAL STORE THE COTTAGE | N | N | N |
| 1373254 | PREMISES OCCUPIED BY C R PETTENGELL AND SON AND ADJOINING COTTAGES TO SOUTH | N | N | N |
| 1304089 | PREMISES OCCUPIED BY G A DUNTHORPE, CHEMIST | N | N | N |
| 1373290 | THE SWAN INN | N | N | N |
| 1050285 | LONGUENIL TUPSLEY | N | N | N |
| 1050280 | NETHERTON HOUSE AND ADJOINING PAIR OF COTTAGES TO NORTH | N | N | N |
| 1050284 | GUILD HOUSE | N | N | N |
| 1153794 | PREMISES OCCUPIED BY A.E. MERRISON, GROCER | N | N | N |
| 1153893 | THE OLD COURT HOUSE | N | N | N |
| 1050281 | THE QUEEN'S HEAD PUBLIC HOUSE | N | N | N |
| 1373253 | ROW OF COTTAGES IMMEDIATELY NORTH OF THE OLD COURT HOUSE OWNED BY MR B L LEEDER | N | N | N |
| 1153797 | CARTERS POST OFFICE THE MALTINGS | N | N | N |
| 1179204 | BARN IMMEDIATELY SOUTH OF POPLAR FARMHOUSE | N | N | N |
| 1050019 | POPLAR FARMHOUSE | N | N | N |
| 1373410 | CHEQUER'S FARMHOUSE | N | N | N |
| 1302092 | THE MEADOWS | N | N | N |
| 1373409 | SPREADINGOAK FARMHOUSE | N | N | N |
| 1179211 | HILL FARMHOUSE | N | N | N |
| 1302008 | MODEL FARMHOUSE | N | N | N |
| 1179328 | WILLOW FARMHOUSE | N | N | N |
| 1050027 | IVY FARMHOUSE | N | N | N |
| 1373374 | CASA MIA | N | N | N |
| 1179322 | HAWTHORN HOUSE | N | N | N |
| 1050026 | THE LAURELS | N | N | N |
| 1179265 | MILL FARMHOUSE | N | N | N |
| 1373373 | CHAMUSCA | N | N | N |
| Conservation Areas | | | | |
| | SAXLINGHAM NETHERGATE | Y | Y | Y |
| | SAXLINGHAM GREEN | Y | Y | Y |
| | HEMPNALL | Y | N | N |
| | BROOKE | Y | Y | Y |

| | | | | |
|--|---------------|---|---|---|
| | SHOTESHAM | Y | N | N |
| | FRITTON | Y | Y | Y |
| | LONG STRATTON | N | N | N |
| | HEDENHAM | N | N | N |
| | SEETHING | Y | Y | Y |
| | HOWE | N | N | N |
| | WACTON | Y | N | N |

Table 2: Non-Designated Heritage Assets Scoped In/Out of Further Assessment

| Non-Designated Heritage Assets | |
|--|---|
| Address | |
| Orchard View Barn and outbuildings to south side, Saxlingham Nethergate | Y |
| Orchard View, Saxlingham Nethergate | Y |
| Primary School, Church Green, Saxlingham Nethergate | N |
| Outbuildings to Old Hall, Church Green, Saxlingham Nethergate | N |
| Crinkle Crankle Wall to Old Rectory, Church Green, Saxlingham Nethergate | N |
| Forge Cottage, Saxlingham Nethergate | N |
| Stone Cottages, Saxlingham Nethergate | N |
| Cottage to north of Carriers Arms, Saxlingham Nethergate | N |
| Back Cottages, Saxlingham Nethergate | N |
| New Cottages and their railings, Saxlingham Nethergate | N |
| Village Hall, Saxlingham Nethergate | N |
| Western Cottage Pitts Hill, Saxlingham Nethergate | N |
| South Cottage, Saxlingham Nethergate | N |
| Outbuildings to Salletts Farm, Saxlingham Nethergate | N |
| Swan Cottages, Saxlingham Nethergate | N |
| Hootnanny, Saxlingham Nethergate | N |
| East View Benbecula, Saxlingham Nethergate | N |
| Garden Cottages, Saxlingham Nethergate | N |
| Cottages south of Garden Cottages, Saxlingham Nethergate | N |
| Hill Top, Saxlingham Nethergate | N |
| The White Cottage, Saxlingham Nethergate | N |
| Prince of Wales House, Saxlingham Nethergate | N |
| Dairy Farm Cottages, Saxlingham Green | N |
| Outbuildings to Orchard Farmhouse, Saxlingham Green | N |
| Orchard Farmhouse, Saxlingham Green | N |
| Hall Cottage, Saxlingham Green | N |
| Town Farm House, Saxlingham Green | N |
| Stables to Saxlingham Hall, Saxlingham Green | N |
| Game Larder to Saxlingham Hall, Saxlingham Green | N |
| Town Farmhouse, Saxlingham Green | N |
| Grove Farmhouse and out building to north, Saxlingham Green | N |
| Swallow Farm, Hempnall | N |
| Krons Barn, Hempnall | N |
| The Stables, Hempnall | N |
| Cottage east of Stone Cottage, Hempnall | N |
| Grove House, Hempnall | N |
| Rivendell, Hempnall | N |
| Car Port to Grove House, Hempnall | N |
| Barbers Shop, and screen walls to west. Hempnall | N |
| Ivy House, Hempnall | N |
| Meadow View, Hempnall | N |
| Rosewood House, Hempnall | N |
| Cottages north of playing field, Hempnall | N |
| Cottage east of Pevesney House, Hempnall | N |
| Vine Cottage, Hempnall | N |

| | |
|---|---|
| School Cottage, Hempnall | N |
| Smith and outbuildings, Hempnall | N |
| Hempnall First School, Hempnall | N |
| Building east of Connaught House, Hempnall | N |
| Cottage to Delf's Garage, Hempnall | N |
| Conway House, Hempnall | N |
| Cottages south of Long House, Hempnall | N |
| Bay Cottages, Hempnall | N |
| Rose Cottages, Hempnall | N |
| Bridge Cottage, Hempnall | N |
| Cottages east of Willow House, Hempnall | N |
| Corner Cottage, Hempnall | N |
| Ford End Cottage, Hempnall | N |
| Old village Hall, Hempnall | N |
| Beckford House, Hempnall | N |
| Beckett Cottage, Hempnall | N |
| Home Farm and outbuildings. Hempnall | N |
| Brooke House, Brooke | N |
| Former Coach House, Brooke | N |
| 1 & 3 Burgess Lane, Brooke | N |
| 1-53 Churchill Place, Brooke | N |
| Church Farm, Brooke | N |
| The Old Rectory, Brooke | N |
| 1-3 Edward Seago Place, Brooke | N |
| 13-29 Entrance Lane, Brooke | N |
| Primary school, 12, 20, Baptist Chapel, 40 – 48, 54-60 (odd) 5, 7, 9, No 11 (Old Forge), 13, 17, 31-37 (odd), 43, 47 High Green, Brooke | N |
| 1, 5, 7, 15/17, Georgian Cottage (former lodge to Brooke House), Park Cottage, Methodist Church, Norwich Road, Brooke | N |
| 7-16, 17-28 St Peters Road, Brooke | N |
| 2, 6, 8, 10, 22, 24, 34, the Coach House, 3, 13, 15, 29, 31, 47, 49, 51, 55, 65-75 (odd), 111 The Street, Brooke | N |
| Kingsley House and Cottage attached. Shotesham | N |
| Outbuildings W of Cottage attached to Kingsley House. Shotesham | N |
| Barn at Valley farm. Shotesham | N |
| Hill Farmhouse and outbuildings. Shotesham | N |
| Rectory Farmhouse (formerly Shotesham Cottage). Shotesham | N |
| Church Farmhouse. Shotesham | N |
| Converted farm buildings, comprising: St. Botolph's Barn, The Coach House and The Old Byre. Doctor's Cottage. Shotesham | N |
| Former Cottage Hospital. Shotesham | N |
| House next but one S of former Hospital. Shotesham | N |
| Cottage northern most on east side, Hawes Green, Shotesham | N |
| Beck Cottage. Shotesham | N |
| Park Farmhouse. Shotesham | N |
| Converted farm buildings, Park Farm. Shotesham | N |
| Hilltop Cottages Shotesham | N |
| Flora Cottage and The Cottage. Shotesham | N |
| Falgate Farmhouse. Shotesham | N |
| House next to White House on NE side, Rogers Lane, Shotesham | N |
| Halfacre, Shotesham | N |
| Weavers, Shotesham | N |
| Wall W side of St. Mary's churchyard., Shotesham | N |
| Walls to All Saints Churchyard Shotesham | N |
| The Old School., Shotesham | N |
| Terrace of 3 cottages E of old school., Shotesham | N |
| Wayside, Shotesham | N |
| Premises of J. Moore, Shotesham | N |

| | |
|---|---|
| Walls to builder's yard, to Old Vicarage and to farm buildings to east. Shotesham | N |
| Farm buildings E of Old Vicarage. Shotesham | N |
| The Rectory. Shotesham | N |
| High Bohuns. Shotesham | N |
| Greenwich Cottage Shotesham | N |
| Farm buildings W of Grove Farm Shotesham | N |
| Converted outbuilding W of Grove Farm Shotesham | N |
| Grove Cottage. Shotesham | N |
| Trinity Hospital. Shotesham | N |
| The Row (2 terraces of cottages). Shotesham | N |
| The Old Barn. Shotesham | N |
| Outbuilding behind The Old Barn. Shotesham | N |
| The Old Smithy. Shotesham | N |
| Outbuilding behind Old Smithy Shotesham | N |
| Cottage W of Tollgate Cottage. Shotesham | N |
| Outbuilding W of Church House. Shotesham | N |
| Wall to The Lodge. Shotesham | N |
| Wall to Dukes Head. Shotesham | N |
| Meadow End (Dukes Head former barn). Shotesham | N |
| Wall SE of Rose Cottage. Shotesham | N |
| Rose Cottage. Shotesham | N |
| Springwater Cottage (former Westview), Shotesham | N |
| Wall to Shotesham House. Shotesham | N |
| Terrace of cottages, Old Stables. Shotesham | N |
| Kathbry. Shotesham | N |
| Cottages behind Downe House. Shotesham | N |
| The Globe Public House. Shotesham | N |
| Beck View Shotesham | N |
| Helford House and buildings to the north Shotesham | N |
| Flint Cottage and Willow Brook, Shotesham | N |
| Fern Cottage, Fritton | N |
| Fritton Cottage, Fritton | N |
| Former Street Farm, Fritton | N |
| Wall to Churchyard, Long Stratton | N |
| Converted barn behind Griffin House, Long Stratton | N |
| Willow House, Long Stratton | N |
| Bryher, Long Stratton | N |
| The Haven, Long Stratton | N |
| Pretoria House, Long Stratton | N |
| Beverly House, including outbuilding on Flowerpot Lane, Long Stratton | N |
| Barn east of Stratton House (previously 'The Magnolias'), Long Stratton | N |
| Walls to south and west of Guild House, Long Stratton | N |
| Wall to The Old Orchard, Long Stratton | N |
| Premises south of Swan Hotel, Long Stratton | N |
| The Old Barn attached to Hill House, Long Stratton | N |
| Hill House, Long Stratton | N |
| Eastleigh, Long Stratton | N |
| Cottages south of Hill Top, Long Stratton | N |
| Barn immediately east of Barclays Bank, Long Stratton | N |
| Yew Tree Cottage, Long Stratton | N |
| Cottages 2 & 2A Swan Lane, Long Stratton | N |
| Church Farmhouse, Seething | N |
| Farm buildings, Church Farm, Seething | N |
| Honeysuckle Cottage, Seething | N |
| Prior Barn, 1-3 Prior Barn, Seething | N |
| 2-11 Mill Lane, Seething | N |
| The Old Vicarage, Seething | N |

| | |
|---|---|
| The Beeches and cottage adjoining, Seething | N |
| Two outbuildings at right angles to road, Seething | N |
| Rose Cottage, Seething | N |
| The Grove, Seething | N |
| Brook House, Seething | N |
| Crabbe Cottage, Seething | N |
| Cottage south-east of shop, Seething | N |
| Manor Cottage, Seething | N |
| Manor House, Seething | N |
| Barn north of Manor House, Seething | N |
| Farm buildings, Mere Park Farm, Seething | N |
| Langhale Cottage, Seething | N |
| Bearchers End, Seething | N |
| Ivy Cottage, Seething | N |
| Bramble Cottage, Seething | N |
| Cherry Orchard, Seething | N |
| Outbuildings in front of The Walnuts, Seething | N |
| Stainmare (divided into two), Seething | N |
| Pear Tree Cottage, Seething | N |
| The Old Post Office, Seething | N |
| Greenway, Seething | N |
| Tofties Cottage, Seething | N |
| Well Cottage, Seething | N |
| Orchard Cottages, Seething | N |
| Former School, Seething | N |
| School Cottages, Seething | N |
| The Homestead, Seething | N |
| Rysa Lodge, Seething | N |
| Farm buildings to Church Farm, Wacton | N |
| Numbers 1-13, Bus Shelter Wacton, outbuildings to Wacton House. Wacton | N |
| Telephone Kiosk. Wacton | N |
| Farm buildings to Park Farm. Wacton | N |
| Crossways, Wacton | N |
| Outbuildings to Grange Farmhouse, Wacton | N |
| Le-Grys Barn, Wacton | N |
| Willows Cottage, Wacton | N |
| Millers Cottage, Wacton | N |
| Outbuildings to Pidgeons Farm, Wacton | N |
| Oakbank Farmhouse, Wacton | N |
| Outbuildings to Wacton Hall, Wacton | N |
| Old Millhouse at North End Farm, Wacton | N |

4 SITES 1, 2 and BESS Site HERITAGE STATEMENT

SITE LOCATION AND DESCRIPTION

- 4.1 Sites 1, 2 and the BESS Site incorporate five Sub-Sites (named respectively 1A, 1B, 1C, 1D, 2A, 2B, 2C) equating to 196.4ha of land, c.200m from the southern edge of Great Moulton to the northernmost tip of Sub-Site 1B (Figure 1). The Sites are currently in use as arable land situated on relatively flat land with Sub-Site 2A at the southern end at a height of approximately 50m above Ordnance Datum (aOD), whilst the rest of the Sites lies at c.55m aOD.
- 4.2 Sub-Site 1A comprises a single field (centred at NGR TM 1668 8914), with four fields in Sub-Site 1B (centred at NGR TM 1708 8916). The southern part of Sub-Site 1B is divided by a ditch. The proposed BESS location is situated to the immediate south of Sub-Site 1B within one field (centred at NGR TM 1723 8851). The National Grid Substation and POC is located within the northern part of Sub-Site 1B (centred at NGR TM 1696 8944).
- 4.3 Sub-Sites 2A, 2B and 2C lie c.600m to the east of Sub-Site 1B and the BESS. Sub-Site 2A is at the southern end of Site 2 and consists of whole or parts of four fields (centred at NGR TM 1832 8783). Sub-Site 2B is located c.500m to the north of Sub-Site 2A and is divided into an eastern and western section by a ditch (centred at NGR TM 1856 8891). Sub-Site 2C lies c.200m to the north-east of the northernmost point of Sub-Site 2B and consists of three fields (centred at NGR TM 1897 8948).
- 4.4 The Sites are bounded by Great Moulton to the north, Broadgate Lane to the west, the Pye Roman Road (Ipswich Road) to the east and Station Road to the south. Dispersed farms and farmland surround the Sites.
- 4.5 The solid geology within the BESS, the National Grid Substation and POC, the southern part of Sub-Site 1B and Sub-Site 2A comprise sand of the Norwich Crag Formation. Sub-Sites 1A, the northern part of 1B (including the National Grid Substation and POC), 2B and 2C comprise chalk of the Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk. All are overlain by diamicton of the Lowestoft Formation (BGS 2025).

ASSESSMENT OF SIGNIFICANCE

Identification of Designated Heritage Assets

- 4.6 The results of the search of the NHLE are summarised as follows:

Table 3: Designated Heritage Assets within the Study Area for Sites 1, 2 and BESS

| Designation | 1km Radius | 2km Radius | 5km Radius | Total |
|--|------------|------------|------------|-------|
| Grade I Listed Buildings | 0 | 3 | 12 | 15 |
| Grade II* Listed Buildings | 1 | 4 | 8 | 13 |
| Grade II Listed Buildings | 50 | 112 | N/A | 162 |
| Conservation Areas | 1 | 2 | N/A | 3 |
| Total Designated Heritage Assets: 193 | | | | |

4.7 The nature of the development proposals will result in no change to the setting of 186 of the identified designated heritage assets and, therefore, they are not considered to be sensitive to the Scheme. Following step i) of the Historic England setting guidance (2017), these have been scoped out of further assessment. The remaining designated heritage assets that are considered potentially sensitive are summarised as follows:

Table 4: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Sites 1, 2 and BESS

| Designated Heritage Assets | NHLE Reference | Grade | Distance from the Site |
|--|----------------|-------|------------------------------------|
| Broadgate Way | 1050318 | II | c.100m to the south of Sub-Site 1A |
| Moulton Farmhouse | 1373270 | II | c.150m to the east of Sub-Site 1B |
| Laurels Farmhouse | 1153200 | II | c.300m to the north of Sub-Site 1B |
| Barn immediately east of Laurels Farmhouse | 1050326 | II | c.300m to the north of Sub-Site 1B |
| Hill House | 1050216 | II | c.67m east of Sub-Site 2A |
| French's Farmhouse | 1050252 | II | c.360m east of Sub-Site 2C |
| Barn Cottages | 1050010 | II | c.280m to the south of the BESS |

Assessment of Designated Heritage Assets

Broadgate Way – Grade II Listed Building (NHLE 1050318)

Description

4.8 Broadgate Way, c. 100m to the south of Sub-Site 1A, was first designated on 26 June 1981. The list entry describes the asset as follows:

C17 timber frame cottage, roughcast. Steep pantile roof with gabled ends. Central brick chimney stack. One storey and attic (attic window in gable end). Two windows. C19/20 two-light casements. Later lean-tos on east end and at rear (north).

Setting

- 4.9 Broadgate Way is located on the eastern side of Broadgate Lane within its own grounds and largely surrounded by mature vegetation including a plantation. It is bounded on either side by more modern properties. Due to the existing screening, outlooks from the property are limited to the east, overlooking the wider agricultural setting, with the principal elevation overlooking private gardens.

Significance

- 4.10 The significance of Broadgate Way is largely vested in its architectural and historic interest as a 17th century cottage. Whilst there are some surviving sections of the 17th century building, there are notable 18th, 19th and 20th century alterations that add to its overall evolutionary and architectural history.

Contribution of the Site to the significance of the asset

- 4.11 Whilst Broadgate Way lies relatively close to Sub-Site 1A, there are no views of the Scheme due to the dense vegetation surrounding the listed building and the Sub-Site (Plate 1).
- 4.12 It is known that, certainly in the early and mid-19th century, Broadgate Way and a total of five fields within Sub-Sites 1B and 1C were in the same ownership and occupancy, yet these were merely a small part of much wider landholdings. As such, and without any further associated features or views, the mere fact of historic joint ownership is not considered to make any appreciable contribution to the significance of Broadgate Way.

Moulton Farmhouse Grade II Listed Building (NHLE 1373270)

Description

- 4.13 Moulton Farmhouse, c. 150m to the east of Sub-Site 1B, was first designated on 26 June 1981. The list entry describes the asset as follows:

C17 timber-frame house, plastered. Steep gable-ended roof with modern tiles. External brick stack at south end. Later C17 addition at north end with lower roof and brick stack at junction. Two storeys. Two windows. Modern three-light casements. Central glazed door.

Setting

- 4.14 The immediate setting of the farmhouse is within its own grounds, alongside associated farm buildings, on the eastern side of Frith Way and enclosed by a brick wall and some mature vegetation. The main frontage is onto Frith Way and the fields beyond to the west overlooking Sub-Site 1B. As such, its setting is rural and agricultural, although there is a road between the front of the house and the fields beyond.

Significance

- 4.15 Dispersed farmhouses of timber-frame are not unusual in this part of Norfolk, as reflected in its Grade II listing. The significance of the asset is vested in its architectural and historic interest as a 17th century farmhouse. Whilst there are some surviving sections of the 17th century building, there are notable 18th, 19th and 20th century alterations that add to its overall evolutionary and architectural history. Its interrelationship with the associated farm buildings provides some additional significance in terms of its function as a working farm.

Contribution of the Site to the significance of the asset

- 4.16 Sub-Site 1B is situated to the west of Moulton Farmhouse and is separated by mature vegetation, a road, and another field. The agricultural hinterland does form part of the wider setting of the farmhouse, although the Scheme would not encroach onto the immediate setting. From the east to west aligned footpath that transects Sub-Site 1B there are distant views of the roofline and part of the gable of the farmhouse that provide a sense of the listed building within its setting. This area of Sub-Site 1B is, therefore, considered to contribute to the wider setting of Moulton Farmhouse. Glimpsed views of the farmhouse and associated structures are possible through gaps in the vegetation from the BESS site in which the roofline and an upper storey window and a ground storey window are visible (Plate 2).

Laurels Farmhouse – Grade II Listed Building (NHLE 1153200)

Description

- 4.17 Laurels Farmhouse, c. 300m to the north of Sub-Site 1B, was first designated on 26th June 1981. The list entry describes the asset as follows:

Early C17 timber-frame house, plastered. Steep pantile roof with gabled ends. Central brick chimney stack. Two storeys and attic (attic windows in gable ends). Two storeyed gabled porch at front and rear. One window either side of porches. Sashes with glazing bars, ground floor three-light sashes. C16 cross wing on west end, plastered timber-frame, two storeys, pantile gable-ended roof, with wind braces. Interior: east part has ceiling beams with ovolo moulded chamfers with carved stops.

Setting

- 4.18 Laurels Farmhouse is set within its own grounds at the southern edge of Great Moulton, and this situation within the village is a key part of the setting. It is distinctly part of the linear early form of the settlement, with fields to the south. There are multiple modern properties to the north, east and west of the grounds, although the southern edge overlooks farmland providing a connection to the rural and agricultural character within which it was constructed.

Significance

- 4.19 The significance of Laurels Farmhouse is vested in its architectural and historic interest as an early 17th century timber-framed farmhouse. Its interrelationship with both the village of Great Moulton (to north-east and west), of which it forms part of the linear historic

settlement pattern; farmland to the south; and the barn with which it has group value to the east contributes to the significance of the asset providing an understanding and appreciation of the farmhouse within its setting.

Contribution of the Site to the significance of the asset

4.20 It is known that, at least in the early to mid-19th century, Laurels Farmhouse and a number of fields within Sub-Site 1B were under the same ownership and tenancy. In such cases, however, the mere fact of historical ownership in such cases of larger landholdings does not make any appreciable contribution to significance.

4.21 There are glimpsed views of the Laurels Farmhouse from the northern part of Sub-Site 1B through gaps in the vegetation. In return, the views from the property are unlikely to be wide-ranging due to the presence of mature vegetation and likely to be limited to the northern part of Sub-Site (Plates 3 and 4). As such, the Site is considered to have some minor contribution at most to the significance of Laurels Farmhouse.

Barn immediately east of Laurels Farmhouse – Grade II Listed Building (NHLE 1050326)

Description

4.22 The Barn immediately east of Laurels Farmhouse, c. 300m to the north of Sub-Site 1B, was first designated on 26 June 1981. The list entry describes the asset as follows:

Long C17 timber-frame barn, plastered. Steep gable-ended roof clad in corrugated asbestos. Lean-to on west side.

Setting

4.23 The Barn immediately east of Laurels Farmhouse is set within its own grounds at the southern edge of Great Moulton. There are multiple modern properties to the north, east and west, although the southern edge overlooks farmland providing a connection to the rural agricultural character within which it was constructed.

Significance

4.24 The significance of the Barn immediately to the east of Laurels Farmhouse is vested in its architectural and historic interest as a 17th century timber-framed barn. Its interrelationship with both the village of the Great Moulton in which it is situated and the farmland to the south, together with group value with Laurels Farmhouse to the west contributes to the significance of the asset providing an understanding and appreciation of the barn.

Contribution of the Site to the significance of the asset

4.25 As with Laurels Farmhouse, there is a shared owner and tenant listed on the Tithe apportionments between the Barn, the principal Farmhouse and several fields within Sub-Site 1B. Site 1 is largely screened from the Barn immediately to the east of Laurels Farmhouse due to the presence of mature vegetation, with only glimpsed views of the roofline visible from the northern part of Sub-Site 1B. It is unlikely that there is any visibility from the

property towards the Scheme (Plate 4). As such, the Site is not considered to have an appreciable contribution to the significance of the barn east of Laurels Farmhouse.

Hill House – Grade II Listed Building (NHLE 1050216) -

Description

- 4.26 Hill House, c. 67m east of Sub-Site 2A, was first designated on 11 February 1977. The list entry describes the asset as follows:

2. 1836 by William Thorold. Formerly the Workhouse. Red brick with blue headers. Low pitched slate roofs. Central octagon with bellcote, and four three-storey wings forming cross plan, linked at ends by single storey ranges, with an overall octagonal plan. The west wing facing front has pedimented gable, large first floor sash window with glazing bars and margin lights and doorway with cornice hood on large brackets, flanked by lower two-storey one window wings, sashes with glazing bars.

- 4.27 Historic England also includes the following description of the listed building in their educational resources (available at historicengland.org.uk):

This building was originally the Depwade Union Workhouse. It was built in 1836 at a cost of £8,240 and could accommodate 400 inmates. The architect was William Thorold who based his design on Sampson Kempthorne's model cruciform (cross-shaped) plan (1835). In 1844 an attempt was made to burn down Depwade workhouse as a result of unrest caused by the unpopular "ticket" system. Unemployed labourers were given a ticket to take round to local employers. If no work was available, the employer would sign the ticket to that effect. Weekly poor relief would only be given to those submitting properly completed tickets. After 1930, the workhouse passed into the hands of the local authority and was renamed Depwade Public Assistance Institution. Between 1948 and 1955 it was known as Hill House Hospital and then as Hill House County Home.

Setting

- 4.28 Hill House, as the name suggests, is set on a slight rise in the landscape and occupies a prominent frontage on the eastern side of Ipswich Road, the main route connecting Norwich to Ipswich. A garden centre is situated in the former grounds of the heritage asset, to the south-east of the building, with car parks to the immediate east and south. Agricultural land lies to the north and east. Pulham Market, a village which the workhouse served, is approximately 1km to the south-east.

Significance

- 4.29 The significance of Hill House is predominantly vested in its architectural and historic interest. The former is informed by its status as a fine example of early 19th century institutional design with further interest derived from its octagonal, cross-shaped planform and classical detailing. It is a well-preserved example of the architectural style of William Thorold, a prominent and relatively prolific architect of workhouses, industrial and rural

structures in Norfolk. The listed building further holds historic interest in its original function as a Victorian workhouse, representing the social history of the area.

Contribution of the Site to the significance of the asset

- 4.30 Sub-Site 2A is situated at a short distance (under 100m) to the west of Hill House and, due to several gaps in the hedgerow bounding this side of the Sub-Site, there is relatively unimpeded intervisibility between the two (Plate 5). Ipswich Road separates the Sub-Site from the listed building (Plate 6). At present, the Sub-Site forms part of the rural surroundings of the heritage asset. These are of interest to the former workhouse, which was presumably sited here to segregate the inhabitants to a degree, isolating them from Pulham Market, but the contribution this interest makes to its significance is limited, as this is formed by its architectural and historic interest as a former Victorian workhouse.

French's Farmhouse – Grade II Listed Building (NHLE 1050252)

Description

- 4.31 French's Farmhouse, c. 360m to the east of Sub-Site 2c, was first designated on 11 February 1977. The list entry describes the asset as follows:

C18 house. Roughcast. Low-pitched pantile roof with gabled ends. Three storeys. Three windows. Second floor two horizontal sliding sashes, remainder sashes with glazing bars, ground floor right replaced by modern casement. Central pilastered doorcase, with modern simple wooden porch and glazed door. Probably earlier wing to north, also roughcast with steeply pitched gable-ended roof of pantiles, one first floor casement, garage entrance ground floor

Setting

- 4.32 French's Farmhouse is accessed from Wood Lane to the north-east, which connects several small hamlets and farmhouses to the main route of Ipswich Road to the west. The listed building is presently located to the rear of Goodies Farmshop, which has associated car parks to the east and south. The surrounding area is rural in character, interspersed with numerous small settlements.

Significance

- 4.33 French's Farmhouse can be said to hold architectural interest as a 19th century domestic house, strengthened by the traditional, rural character of its appearance and use of vernacular materials. It is this interest from which the significance of the heritage asset is derived.

Contribution of the Site to the significance of the asset

- 4.34 Although Sub-Sites 2B and 2C are located at a considerable distance, there are views afforded from the north-east corner of the former and eastern boundary of the latter towards the rear of the listed building (Plate 7). The frontage, which faces eastwards, is entirely obscured, and views are further filtered by intervening topography and planting. These sites can be said

to contribute to the wider rural setting of the listed building, from which its significance as a farmhouse is partially vested. However, it is the architectural interest of the listed building that is of most interest, particularly as the immediate setting of the building is now dominated by a commercial premises.

Barn Cottages – Grade II Listed Building (NHLE 1050010)

Description

- 4.35 Barn Cottages, c. 280m to the south of the location of the proposed BESS, was first designated on 26th June 1981. The list entry describes the asset as follows:

C17 timber-frame house divided into 2. Plastered. Thatched roof with gabled ends. Internal brick chimney stack off centre. Two storeys and attic (attic windows in gable ends). Three windows. C19/20, 3-light casements. Two boarded doors.

Setting

- 4.36 The pair of cottages is located on the south side of Station Road, with a row of three cottages opposite., within a rural. agricultural setting. Whilst there is little vegetation surrounding the properties, there are mature trees dotted around the surrounding landscape that serve to block longer distance views, particularly to the north. The landform drops off to the south and provides a much wider vista as a backdrop to the cottage, and views from the roadside looking south towards the cottage best demonstrate the rural setting.

Significance

- 4.37 The significance of the cottages is vested in its architectural and historic interest as a 17th century house that has subsequently been divided into two dwellings. Its interrelationship with the surrounding agricultural landscape contributes to its significance in terms of its function as a rural property.

Contribution of the Site to the significance of the asset

- 4.38 Intervisibility to the north with the proposed BESS location and Sub-Sites 1A and 1B is screened by mature trees (Plate 8). Whilst the Sub-Sites sit within the wider agricultural landscape setting of the cottages, the lack of views towards the Order Limits their contribution to the setting of the Barn Cottages, the agricultural nature of which is best demonstrated to the south, away from the Order Limits.

IMPACT ASSESSMENT

The Scheme

- 4.39 Site 1 will encompass a National Grid Substation and one 400kv substation; new infrastructure connections including new pylons; and solar PV arrays; whilst Site 2 will be wholly used for solar PV arrays under the Scheme. The BESS Site will incorporate the BESS with noise barriers surrounding components; and a 400kv Project Substation There are landscaping initiatives proposed as part of the embedded mitigation of the Scheme, including

tree planting at the southern side of the BESS/Project Substation area (to the south of Sub-Site 1B) and enhanced hedgerow and tree planting at the eastern side of Sub-Site 2A bordering Norwich Road. There will also be five temporary construction compounds during the Construction Phase of the Scheme situated across Sites 1 and 2.

Impact upon heritage assets

Existing Impacts

- 4.40 There are no existing impacts in the environs of Sites 1 and 2.

Development Impacts

- 4.41 This assessment has identified a total of seven designated heritage assets potentially sensitive to development of Sites 1 and 2. There will be no direct impacts on any of the designated heritage assets and, therefore, any potential impact will be confined to the contribution to the significance of the assets that is derived from their setting.

Broadgate Way – Grade II Listed Building (NHLE 1050318)

- 4.42 Broadgate Way is situated to the west of Sub-Site 1A and is largely enclosed by a copse of mature trees restricting views to the north, east and south. There is no intervisibility between the listed building and the Sub-Site at present. It is considered that taller elements of the Scheme including the National Grid substation within Sub-Site 1A may be partially visible above the tree canopy when not in leaf, but these views will be, at most, heavily filtered and oblique. It is not considered that the Scheme will unduly impact views of or from Broadgate Way and there will be no appreciable change to its setting that would impact its significance, or the ability to appreciate this. Although there is a historic connection between the listed building and a small number of fields situated within Sub-Sites 1B and 1C through a shared tenancy listed in the Tithe apportionment, this connection appears to have been severed for some time and the only remaining association is through the provision of historic context to the building as a former farmhouse. It is not considered that the Scheme will harm the ability to understand this historic connection. There will be **no harm** to the significance of the heritage asset arising from the Scheme.

Moulton Farmhouse Grade II Listed Building (NHLE 1373270)

- 4.43 Moulton Farmhouse is situated to the east of Sub-Site 1B, separated by another field and the road of Frith Way, on which the property is located. The principal elevation of the listed building faces westwards towards the Sub-Site but is partially obscured, particularly at ground level, by a low wall and planting that both bound the front garden of the property and the eastern field boundary of the Sub-Site. Views are likely to be afforded from the upper-storey of this section of the Sub-Site and very small sections of part of the BESS site, at the southern end of Sub-Site 1B, particularly where there are gaps in the line of hedgerows and trees at the field boundaries. Due to this, it is likely that solar PV arrays and project substation within Sub-Site 1B will be visible to the west of Moulton Farmhouse although this will be filtered. It is proposed, however, that a native linear tree belt will be planted along

the western boundary of Sub-Site 1B under the Scheme, which will restrict views once matured (approximately 15 years).

- 4.44 The significance of Moulton Farmhouse is vested in its architectural interest as a rural vernacular domestic structure of 17th century date, although it has been much altered in the subsequent centuries. The rural setting of the listed building, as a farmhouse, does inform this interest to a degree in the emphasis of its traditional character and function. The majority of these rural surroundings will remain unaltered and it is not considered that glimpsed and heavily filtered views of solar PV arrays or small sections of the project substation will impact the overall cohesiveness of this setting so as to affect the significance of the farmhouse. There are views of interest from the public footpath that crosses Sub-Site 1B. These are most apparent where the footpath passes the north/south hedgerow at Frith Way, and will be largely obscured by the Project Substation under the Scheme, which will result in **less than substantial harm at the lower end of the scale**.

Laurels Farmhouse – Grade II Listed Building (NHLE 1153200)

- 4.45 Laurels Farmhouse is situated 290m to the north of Sub-Site 1B within Great Moulton in a situation that well screened, particularly by vegetation in the gardens of the listed building and to the south-east. Views towards the wider landscape are quite restricted, including the northern extent of the Sub-Site. The northern boundary of the Scheme is set c.290m back from the Laurels and includes a slight setback of solar PV arrays from this northern boundary and planting of a native linear tree belt to screen the Sub-Site from Great Moulton. Once mature, there will be no visibility of any built elements of the Scheme from Laurel's Farmhouse. The rural setting of the listed building, as a farmhouse, does inform its heritage interest to a degree (although this is also formed by its relationship with the village as well as the farmland) in the emphasis of its traditional character and function. The majority of these rural surroundings will remain unaltered and the removal of a very small section of this (i.e., the land within the Sub-Site) from agricultural use will result in a negligible change to the setting of Laurels Farmhouse. As such, it is considered that there will be **no harm** to the significance of the listed building resulting from the Scheme.

Barn immediately east of Laurels Farmhouse – Grade II Listed Building (NHLE 1050326)

- 4.46 The Barn immediately east of Laurels Farmhouse is largely screened from Site 1 and only the roofline is visible from the northern part of Sub-Site 1B. As with Laurels Farmhouse, although the rural setting does contribute to its heritage interest as a historic barn, the Site itself forms a very small part of the wider agricultural surroundings and does not contribute greatly to its significance. It is, therefore, not considered that the glimpsed view from the Sub-Site will have any adverse effect on the Barn, and there will be **no harm** to its significance.

Hill House – Grade II Listed Building (NHLE 1050216)

- 4.47 Hill House is situated in close proximity to Sub-Site 2A and, due to its former function, it is a

sprawling complex. Consequently, it is likely that there will be views of the Solar PV Arrays within the Sub-Site from the heritage asset. These will be effectively screened by tree and hedgerow planting, once matured (after a period of approximately 15 years) and there will be a setback of Solar PV arrays approximately 20m from the roadside.

4.48 The setting of Hill House is largely defined by its prominent frontage onto Ipswich Road, which lies between the listed building and Sub-Site 2A. Setbacks incorporated into the design of Scheme, combined with the proposed landscape mitigation, will ensure that the roadside prominence of the designated heritage asset is preserved and that the presence of solar PV arrays will not distract from views, and therein appreciation, of the listed building from this main thoroughfare.

4.49 The significance of Hill House is principally vested in its architectural and historic interests as an early 19th century workhouse and an interesting octagonal, cross-shaped planform designed by a local, and relatively prolific architect, William Thorold. The setting of institutional buildings such as Hill House were deliberately built away from settlements and as such, its isolated location contributes to an understanding of its original, historical positioning here. Views that allow for an appreciation of this significance are largely from the roadside looking eastwards and from the adjacent footpath looking southwards, which would be entirely unaltered by the Scheme. The key elements of the listed building's setting, specifically its roadside prominence and historic grounds, but also its association with and deliberate distance from the village of Pulham Market to the south-east, for which it was constructed, will remain unaltered by the Scheme, which is not situated between either the listed building and the roadside nor the listed building and village. As such, the ability to understand its siting here and the way in which this conveys its historic design will not be affected. It is considered, therefore, that although there will be minor changes to its setting, there would be no noticeable impact on the significance or ability to appreciate this of Hill House. There will be **no harm** to the listed building resulting from the Scheme.

French's Farmhouse – Grade II Listed Building (NHLE 1050252)

4.50 French's Farmhouse, particularly the upper storey of the listed building, shares intervisibility with the eastern edges of Sub-Sites 2B and 2C. It is probable that, in the short-term, solar PV arrays located within these Sub-Sites would be at least partially visible from the farmhouse. However, proposed landscaping mitigation initiatives, including tree planting and enhancement of existing hedgerows along the eastern border of these Sub-Sites, will effectively screen the Solar PV Arrays from French's Farmhouse once matured. There is sufficient distance between the heritage asset and the Scheme together with a busy main road which will render any changes to wider views looking westwards from the listed building inconsequential. It is considered that there will be **no harm** to its significance.

Barn Cottages – Grade II Listed Building (NHLE 1050010)

4.51 The Order Limits of the Scheme incorporate a small section of Station Road on which Barn Cottages fronts. This section of the Scheme will not, however, incorporate any built elements

but rather will be used for a limited number (up to ten) of abnormal load movements (to be covered by the Environmental Statement (ES) outline Construction Traffic Management Plan (**EN0110014/APP/7.6**)). It is not considered that this, although resulting in temporary environmental changes within the setting of the listed building, will result in any ongoing or significant effects.

- 4.52 Barn Cottages is situated c.280m to the south of the BESS and 400kv Substation area, at the southern end of Site 1. The listed building is set back from the frontage of Station Road which, on the opposing side, there is an intervening range of two-storey cottages that effectively block intervisibility between Barn Cottages and the Site.
- 4.53 It is not thought likely that built elements of the scheme will be visible from Barn Cottages due to its position, particularly if they are located within the eastern part of the BESS site. However, if located at the western limit of the BESS site, visibility analysis would suggest that taller elements of the Project Substation may be visible from the listed building although these views would be restricted to a small section of the Sub-Site, be oblique and largely obscured by the property situated to the north.
- 4.54 The significance of Barn Cottages is vested in its architectural interest as a 17th century domestic structure and the views that best demonstrate and allow for an appreciation of this significance are from the roadside looking south towards the principal elevation of the cottages. No part of the Scheme will interrupt or alter these views.
- 4.55 Third point views including Barn Cottages and the Scheme would not be afforded from the west, looking eastwards towards the two, due to the presence of dense planting schemes along the road and field boundaries which restrict any longer vistas. However, when travelling northwards along Station Road, and to the south-east of Barn Cottages, both the listed building and 400kv substation would be visible. The substation would be at a sufficient distance so as not to be prominent in this view, but would certainly be another element in the landscape included in this wider ranging vista of Barn Cottages. Landscape initiatives as part of the Scheme will include tree planting along the southern boundary of Site 1, which will obscure intervisibility with the substation once matured. This is, however, expected to take an estimated period of 30 years for the new woodland to reach a sufficient height to screen the substation.
- 4.56 The wider setting of the listed building is overwhelmingly rural, but not exclusively as there are several industrial buildings, including a large maltings, visible to the west of the cottages and the numerous pylons that dot the surrounding landscape. The BESS, noise barrier screening and substation would introduce another industrial-looking element to this wider landscape setting but would not be overall incongruous due to the presence of other more industrial structures in the vicinity, albeit not a large number of these. The setting of Barn Cottages provides a minor contribution to its significance in the emphasis of its traditional, rural architecture but does not inform the significance to any major degree. Views best illustrating the rural surroundings are to the south, and these will be unaffected by the

Scheme.

- 4.57 The Project Substation will be situated to the south of the BESS within the BESS-Sub-Site. It is considered that, depending on the exact final situation of the Project Substation within this area, there will be either no or oblique, partial views of taller elements of the structure from the listed building itself. In the latter case, this would result in a minor adverse effect resulting from some change to the heritage asset's setting, but not to a degree that it would materially compromise the significance of the heritage asset. It is considered that this change has the potential to cause **less than substantial harm at the lower end of the scale, reducing to no harm** once the landscape screening has matured.

CONCLUSIONS

- 4.58 Embedded mitigation in the form of landscape initiatives will ensure that there is very limited intervisibility between built elements of the Scheme within Sites 1 and 2, and the surrounding designated heritage assets. Generally, the Scheme's impact will be negligible on the heritage assets and will result in no harm. The exception to this is Moulton Farmhouse where the loss of views from the footpath within Sub-Site 1B to the west of the heritage asset will cause an impact; and Barn Cottages, where potential visibility of the Project Substation would also have an impact on the listed building's setting. These impacts would both result in less than substantial harm at the lower end of the scale.

Plates



Plate 1: View from footpath in Sub-Site 1A looking towards Broadgate Way with no visibility, facing west



Plate 2: View of Moulton Farmhouse from the footpath in the centre of Sub-Site 1B, facing north-east



Plate 3: View of Moulton Farmhouse from the footpath within Sub-Site 1B, looking south-east



Plate 4: View from the northern end of Sub-Site 1B looking towards Laurels Farmhouse and Barn immediately east of Laurels Farmhouse, facing north-east



Plate 5: View of Sub-Site 2A from Hill House, looking west



Plate 6: View of Hill House from road, looking north-east



Plate 7: View of French's Farmhouse from the eastern boundary of Sub-Site 2B, looking north-east



Plate 8: View of Barn Cottages from the south, looking towards the Project Substation location within the Infrastructure site beyond, facing north to north-west

5 SITE 3 HERITAGE STATEMENT

SITE LOCATION AND DESCRIPTION

- 5.1 Site 3 comprises c.58ha and is located c.300m to the south of the settlement of Hempnall Green. It is situated on relatively flat land at a height of approximately 50m above Ordnance Datum (aOD).
- 5.2 Site 3 is currently a series of arable fields and is surrounded by predominantly agricultural land interspersed with farms, woodland and residential housing. It is bounded by several roads including Barondale Lane and Spring Lane to the east, Lundy Green to the north, Stepping Lane to the west and Shelton Green to the south.
- 5.3 The solid geology within the site comprises sand of the Norwich Crag Formation overlain by diamicton of the Lowestoft Formation (BGS 2024).

ASSESSMENT OF SIGNIFICANCE

Identification of Designated Heritage Assets

- 5.4 The results of the search of the NHLE are summarised as follows:

Table 5: Designated Heritage Assets within the Study Area for Site 3

| Designation | 1km Radius | 2km Radius | 5km Radius | Total |
|--|------------|------------|------------|-----------|
| Scheduled Monuments | 0 | 0 | 1 | 1 |
| Grade I Listed Buildings | 0 | 2 | 7 | 9 |
| Grade II* Listed Buildings | 0 | 1 | 8 | 9 |
| Grade II Listed Buildings | 17 | 55 | N/A | 71 |
| Conservation Areas | 0 | 2 | N/A | 2 |
| Total Designated Heritage Assets: | | | | 92 |

- 5.5 The nature of development proposals will not result in any changes to the setting of 88 of the identified designated heritage assets and, therefore, they are not considered to be sensitive to future development of the Site. Following step i) of the Historic England setting guidance (2017), these have been scoped out of further assessment. There are four designated heritage assets remaining that are potentially sensitive:

Table 6: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Site 3

| Designated Heritage Asset | NHLE Reference | Grade | Distance from Site |
|--|----------------|-------|------------------------------|
| Townhouse Farmhouse | 1153325 | II | c.70m to the north of Site 3 |
| Rose Cottage | 1304365 | II | c.80m to the north of Site 3 |
| Barn and Stable range adjoining Three Feathers to the south-west | 1050334 | II | c.85m to the north of Site 3 |
| Three Feathers | 1153315 | II | c.90m to the north of Site 3 |

- 5.6 Mitigation has been embedded into the design of the Scheme to include the removal of the entire field closest to the four listed buildings stated in Table 6 above, thus leaving the immediate setting of the agricultural fields intact and not impacted by the Scheme.

Assessment of Heritage Assets

Townhouse Farmhouse – Grade II Listed Building (NHLE 1153325)

Description

- 5.7 Townhouse Farmhouse, c. 70m to the north of Site 3, was first designated on 26 June 1981. The list entry describes the asset as follows:

C17 timber-frame house, encased in brick in C20. Steeply pitched roof with gabled ends with modern interlocking tiles. Brick chimney stack off centre and external stack at end. Two storeys. Four window range. Modern metal frame casements. Modern gabled porch.

Setting

- 5.8 The property is located just to the south of Lundy Green to the north of Site 3. Its immediate setting is within the small hamlet of Lundy Green containing several houses flanking the road, which include both modern and historic properties. Many of its formerly associated farm buildings have been converted into residential properties within their own grounds. The setting is rural with views over the fields to the south providing an agricultural character.

Significance

- 5.9 The significance of the property is vested in its architectural interest as a 17th century house. However, this has been largely detracted by the replacement of all external walls (or at least the re-facing of all external walls) in the mid-20th century. The roof is similarly modern tiles and externally there is almost nothing to show that it is of any age beyond the chimney placements.

Contribution of the Site to the significance of the asset

- 5.10 The agricultural landscape of Site 3 forms part of the wider setting of the house and has clear views towards the northern section. The rear elevation of the property faces south towards

the Scheme and the house can also be viewed from the northern side of Site 3 (Plates 9 and 10). It forms part of the wider rural landscape of the hamlet in which the farmhouse is situated and makes a minor contribution to its significance through the emphasis of its rural character.

- 5.11 In the early to mid-19th century at least, much of Site 3 was part of the Feoffees of Hedenham Town Lands, and this ownership included Townhouse Farmhouse. They were tenanted, at least for a time, by the same individual. However, the Town Lands were extensive and it is not considered that this period of shared tenancy between the listed building and several fields within Site 3 make any appreciable contribution to its significance.

Rose Cottage – Grade II Listed Building (NHLE 1304365)

Description

- 5.12 Rose Cottage, c.80m north of Site 3, was first designated on 26 June 1981. The list entry describes the asset as follows:

C17 timber-frame house, rendered. Thatched roof with gabled ends. Brick chimney stack off centre, and external end stack. One storey and attic. Ground floor three late C19/early C20 wood mullion windows, and plank door. Two gabled dormers with modern casements.

Setting

- 5.13 The property is located to the north of Lundy Green to the north of Site 3. Its immediate setting is within its own grounds and enclosed by mature vegetation with a private garden and driveway providing it with a sense of seclusion. It lies close to other properties, both modern and historic, within the hamlet of Lundy Green. The setting is rural with some limited views of the fields to the south.

Significance

- 5.14 The significance of the property is vested in its architectural, aesthetic and historic interest of an 17th century house. Its significance is derived principally from its interrelationship with other properties within the hamlet of Lundy Green. Although the wider agricultural landscape also provides some contribution, this is largely to the village itself rather than the house individually.

Contribution of the Site to the significance of the asset

- 5.15 The agricultural landscape of Site 3 forms part of the wider setting of the house (Plates 9 to 11). The main elevation of the property faces south towards Site 3, but these views are filtered by the mature hedgerow lining the front of the garden and are further restricted by the buildings of Cart Lodge Barn and Grove Farm Barns (both now converted to residential use). Any intervisibility is limited to the upper storey, mainly the rooftop and only one upper storey window, which is visible from the northern extent. Site 3 forms part of the agricultural environs of Lundy Green. However, the lack of intervisibility between Site 3 and the listed building makes no contribution to Rose Cottage's significance.

Barn and Stable range adjoining Three Feathers to the south-west – Grade II Listed Building (NHLE 1050334)

Description

- 5.16 The Barn and Stable range adjoining the Three Feathers, c. 85m to the north of Site 3, was first designated on 26 June 1981. The list entry describes the asset as follows:

Probably early-mid C19. Long range of small stables adjoining house, clay lump plastered, pantile roof with gabled ends, stable doors and small hay loft door. Adjoining on south-west end a small barn, painted flint with brick dressings, pantile roof with gabled ends, double doors at centre. Included for group value.

- 5.17 This listed building has group value with the principal building, Three Feathers, which is assessed in Paragraphs 5.20 to 5.23 below.

Setting

- 5.18 The property is located just to the north of Lundy Green to the north of Site 3. Its immediate setting is within its own grounds between Rose Cottage to the west and Three Feathers to the north-east. It lies close to other properties, both modern and historic, within the hamlet of Lundy Green. The setting is within a rural hamlet with its principal elevation facing onto the road in a south-east direction.

Significance

- 5.19 The significance of the property is vested in its architectural, aesthetic and historic interest of an early to mid-19th century farm building, now converted to a house, and can be said to have group value with Three Feathers. Its significance is derived from its interrelationship with other properties within the hamlet of Lundy Green, particularly Three Feathers, and the surrounding agricultural landscape.

Contribution of the Site to the significance of the asset

- 5.20 The agricultural landscape of Site 3 forms part of the wider setting of the house, but intervisibility is limited to the upper storey on the gable end of the house with the northernmost extent of Site 3. Site 3 is not considered to contribute in any appreciable way to the significance of the Barn and Stable Range adjoining Three Feathers to the south-west (Plate 11).

Three Feathers – Grade II Listed Building (NHLE 1153315)

Description

- 5.21 Three Feathers, c. 90m to the north of Site 3, was first designated on 26 June 1981. The list entry describes the asset as follows:

C17/18 timber-frame house, plastered. Steep black glazed pantile roof with gabled ends. Central brick chimney stack, rendered. Two storeys. Two window range. First floor C19 two-light casements, ground floor modern casements. Modern gabled porch at centre.

Setting

- 5.22 The property is located immediately to the north of Lundy Green and to the north of Site 3. Its immediate setting is within its own grounds and enclosed by fencing and light vegetation with a private garden and driveway, providing it with a sense of seclusion. It lies close to other properties, both modern and historic, within the hamlet of Lundy Green with the associated barn and stables (now a house, also Grade II Listed) to its immediate south-west. The setting is rural with its main elevation facing the road in a south-east direction.

Significance

- 5.23 The significance of the property is vested in its architectural, aesthetic and historic interest of an 17th/18th century house. Its significance is derived from its interrelationship with other properties within the hamlet of Lundy Green. There is also group value with the Barn and Stable range adjoining Three Feathers to the south-west, which is also a Grade II Listed Building.

Contribution of the Site to the significance of the asset

- 5.24 The agricultural landscape of Site 3 forms part of the wider setting of the house, but there is limited intervisibility with the upper storey on the gable end of the house and the northern extent. Site 3 is not considered to contribute in any appreciable way to the significance of Three Feathers (Plate 11).

IMPACT ASSESSMENT***The Scheme***

- 5.25 Site 3 of the Scheme is allocated for solar PV arrays. Landscaping is proposed along the field boundaries to include new grassland areas. Access to Site 3 during all construction and decommissioning works will be via Spring Lane to the east. The existing access from Lundy Green to the north will only be used during operation and/or for farm access to the northern field which is being retained as agricultural land. The Order Limits include Highway Works for the latter access point. This is included within the **outline Construction Traffic Management Plan [APP/7.6]** and the **outline Operational Traffic Management Plan [APP/7.7]** Access/egress otherwise will be internal to the Site itself.

Impact upon heritage assets**Existing Impacts**

- 5.26 There are no existing impacts identified.

Development Impacts

- 5.27 This assessment has identified a total of four designated heritage assets potentially sensitive to the development of Site 3. There will be no direct impacts on any of the designated heritage assets and, therefore, any potential impact will be confined to the contribution to the significance of the assets that is derived from their setting.

Townhouse Farmhouse – Grade II Listed Building (NHLE 1153325)

- 5.28 Townhouse Farmhouse is situated to the north of Site 3. The field immediately south of the farmhouse, and within the Order Limits within Site 3, is not allocated for any built elements nor any landscaping proposals in close proximity under the Scheme. Views from Townhouse Farmhouse to Site 3 are predominantly limited to this northern extent, and as such, it is unlikely that solar PV arrays to the south and east of this will be visible from the heritage asset. Any potential views here would be further restricted by linear planting (once established) at the southern and eastern boundaries of the northern field which will aid in screening the development in these portions of the Site. Furthermore, should any elements be visible from the listed building would be at a sufficient distance to render them inconsequential in wider vistas and they would not unduly impact the heritage asset's setting. There will be **no harm** to the listed building resulting from the Scheme.

Rose Cottage – Grade II Listed Building (NHLE 1304365)

- 5.29 Rose Cottage is situated to the north of Townhouse Farmhouse and would be situated a considerable distance from any built elements of the Scheme, with intervening buildings on the south side of the Lundy Green road. It is not considered that the Scheme will impact any views of or from the listed building. It is not considered that there will be any impact to the significance of ability to appreciate and understand the significance of Rose Cottage as a designated heritage asset. The Scheme will result in **no harm** to the listed building.

Barn and Stable range adjoining Three Feathers to the south-west – Grade II Listed Building (NHLE 1050334)

- 5.30 There will no views of any built element of the scheme (e.g. solar PV arrays) from the barn and stable range, and no impacts on any third point views including the listed building. There will further be no impact on the group value with Three Feathers. It is not considered that the Scheme will impact the significance or ability to appreciate said significance of the barn and stable range. The Scheme will result in **no harm** to the listed building.

Three Feathers – Grade II Listed Building (NHLE 1153315)

- 5.31 Only the northern field of Site 3 shares any intervisibility with Three Feathers, where there are also no proposals for development under the Scheme. Consequently, there will be no impact to any views of or from the listed building. There will further be no impact on the group value with the adjoining Grade II listed barn and stable. As such, it is not considered that there will be any impact to the significance or ability to appreciate the significance of Three Feathers. The Scheme will result in **no harm** to the listed building.

CONCLUSIONS

- 5.32 There are four designated heritage assets (all Grade II Listed Buildings) identified as potentially sensitive to development impacts arising from the Scheme. During the Operational Phase of the Scheme, embedded mitigation in the form of a c.350m setback in

addition to landscaping initiatives (see **Works Plans [APP/2.3]** and **outline Landscape and Ecological Management Plan [APP/7.4]**) will result in either no or very minor changes to views of these listed buildings. Changes to the wider environs of listed buildings does not necessarily equate to harm. It has been assessed that the Scheme within the wider surroundings will not have any effect on the setting of any listed buildings. It is considered that the Scheme will cause no harm to any designated heritage assets within the environs of Site 3.

Plates



Plate 9: View of Townhouse Farmhouse and Rose Cottage from Site 3, facing north



Plate 10: View of Townhouse Farmhouse, Rose Cottage, Three Feathers and Barn and Stable Range adjoining Three Feathers to the south-west from Site 3, facing north



Plate 11: View from Townhouse Farmhouse, Rose Cottage, Three Feathers and Barn and Stable Range adjoining Three Feathers to the south-west looking towards Site 3, facing south

6 SITE 4 HERITAGE STATEMENT

SITE LOCATION AND DESCRIPTION

- 6.1 Site 4 comprises 14 fields separated into two Sub-Sites (4A and 4B) situated either side of the north/south orientated Norwich Road and equating to a total of approximately 101ha of land within Stratton St Michael. The topography of both Sub-Sites undulates and they lie between approximately 25m and 40m aOD.
- 6.2 The surrounding area to Site 4 is predominantly agricultural, with the B1527 to the north, an existing solar site and woodland to the west of 4A, and two lanes (Church and Brand's) to the south, which continue into the settlement core of Stratton St Michael. A new road, the Long Stratton Bypass, is located to the south with a new roundabout to the south-west of Sub-Site 4B.
- 6.3 The solid geology within most of the Site comprises chalk of the Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk Formations overlain by diamicton of the Lowestoft Formation (BGS 2024).

HISTORIC ENVIRONMENT APPRAISAL

Identification of Heritage Assets

- 6.4 The results of the NHLE search are summarised as follows:

Table 7: Designated Heritage Assets within the Study Area for Site 4

| Designation | 1km Radius | 2km Radius | 5km Radius | Total |
|--|------------|------------|------------|------------|
| Scheduled Monuments | 1 | 0 | 1 | 2 |
| Grade I Listed Buildings | 3 | 3 | 12 | 18 |
| Grade II* Listed Buildings | 2 | 1 | 16 | 19 |
| Grade II Listed Buildings | 41 | 88 | N/A | 130 |
| Registered Parks and Gardens | 0 | 1 | N/A | 1 |
| Conservation Areas | 1 | 2 | N/A | 3 |
| Total Designated Heritage Assets: | | | | 173 |

- 6.5 The nature of development proposals will result in no change to the setting of 162 of the identified designated heritage assets and, therefore, they are not considered to be sensitive to future development of the Site. Following step i) of the Historic England setting guidance (2017), these have been scoped out of further assessment. The remaining 11 designated

heritage assets are summarised as follows:

Table 8: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Site 4

| Designated Heritage Asset | NHLE Reference | Grade | Distance from Site |
|---------------------------------------|----------------|--------------------|-------------------------------------|
| Camp in Village | 1003984 | Scheduled Monument | c.630m north of Sub-Site 4A |
| Church of St Michael | 1304267 | I | c.50m to the south of Sub-Site 4B |
| The Old Rectory | 1373264 | II* | c.70m to the south of Sub-Site 4B |
| Barn north of the Old Rectory | 1050306 | II | c.15m to the south of Sub-Site 4B |
| Cottage occupied by Mr and Mrs Woods | 1050305 | II | c.30m to the south-west Sub-Site 4B |
| Church Farmhouse | 1153545 | II | c.50m to the south of Sub-Site 4B |
| The Cedars | 1304177 | II | c.70m to the west of Sub-Site 4B |
| Pair of Houses owned by Mr B R Weeden | 1153535 | II | c.200m to the west of Sub-Site 4B |
| Cottage occupied by Mrs Rye | 1050315 | II | c.210m to the west of Sub-Site 4B |
| The Hollies | 1373282 | II | c.250m to the east of Sub-Site 4A |

- 6.6 Mitigation has been embedded into the design of the Scheme to reduce potential impacts on the identified heritage assets including the removal of several fields immediately to the north of the Church of St Michael and nearby listed buildings from the built parameters of the Scheme. These fields will be retained as open land.

Assessment of Heritage Assets

Camp in Village – Scheduled Monument (NHLE 1003984)

Description

- 6.7 The Camp in Village Scheduled Monument is located c.630m north of Sub-Site 4A. There is no description of the Camp in Village included on the official list entry. However, the HER includes a description of the scheduled monument under ‘Tasburgh Hillfort’ as follows

The hillfort here has a single rampart about 3m high, and an internal area of about 20 acres. It is presumed to be of Iron Age date but the presence of Late Saxon fortifications may indicate this was once a burgh. The site has been extensively investigated since the 19th century, and this work has recovered large numbers of Roman, Saxon and medieval pottery sherds and metal items. Surveys have also identified numerous features and earthworks which comprise, amongst others, medieval ditches and pits, Saxon hearths

and metalworking areas and prehistoric pits and post holes.

- 6.8 Additionally, a 'short history of Tasburgh Earthworks' produced by the Norfolk Archaeological Trust (NAT) in 2019 (who acquired the site in 1994) includes the following description:

The roughly oval-shaped earthwork enclosure extends beyond NAT's current site - the area around the church to the south of the present-day lane lies within the earthwork enclosure and the southern side of the fort coincides with the southern edge of the present churchyard.

In places the earth rampart survives to a height of 3m. We do not know when it was built. Possibly it was an earthwork fort dating to the Iron Age (c. 700 BC–AD 43), and thus of roughly similar date to the fort owned by NAT at Bloodgate Hill, South Creake.

Excavations and geophysical survey show that Anglo-Saxon settlement started on the site adjacent to the church around AD 700. It is possible the earthworks were built then – but it is also possible that settlers re-used the pre-existing enclosure.

It is also possible that the earthworks were thrown up during the time of warfare and disorder in the 9th century AD when Danish Viking armies were wreaking havoc in East Anglia. Excavations near the church in the 1980s found a low flint structure which dates from the time of Viking invasion. But the flint-work was probably added to the old earthworks by descendants of the Anglo-Saxon settlers, to improve the fort defences.

By 1200 the settlement had become more dispersed and had developed away from the church. The old earthworks were quarried for materials and in some places ploughed out by farmers.

The enclosure may once have been roughly oval, but we are not sure. The northern side today appears relatively straight. The eastern side does not survive, having been quarried away. Early visitors to the site such as Camden (c. 1600) and Blomefield (in the 18th century) described the site as square. The earthworks enclosed an area of c. 6.2 hectares. The curved western side of the bank is clearly visible but has been ploughed down and was once much taller. On the north side the bank is c. 1.5m high and topped by an old hedge and by trees. The outer ditch which accompanied the bank has everywhere been infilled.

Setting

- 6.9 Tasburgh Hillfort is in two parts, divided by the road of Church Hill. To the north, the scheduled area comprises grassland (formerly used for arable farming) surrounded on all sides by mature trees and hedgerows. Beyond this is a sharp drop to the north-west of the monument. To the south of Church Hill, as the name suggests, the scheduled area incorporates the Church of St Michael and its churchyard, with a small, wooded area to the south. The latter is on a steep hill that slopes down to the south, with the rest of the camp situated on relatively level topography at a high point in the landscape.
- 6.10 The setting of the scheduled monument is dominated by Tasburgh settlement, the main core

of which extends to the south-east of the heritage asset's boundary. Further buildings are to the north, including the village hall, interspersed with fields. The wider setting is distinctly rural in character and comprises numerous arable fields interspersed with small settlements and farms. There is also an extant solar farm approximately 500m south of the scheduled monument, largely shielded by an area of woodland.

- 6.11 Historically, the elevated position of the site would have been a key factor behind its intentional siting here, whether it was an Iron Age hillfort or an early medieval fortified defence (or both). The topography, with steep slopes to the north-west and south, would have allowed for far-reaching views across the surrounding landscape. However, these views are screened by mature planting schemes along the monument's boundaries, woodland areas (particularly to the south) and by intervening built form creating a sense of enclosure that inhibits views beyond this. The only places within the boundary that afford longer vistas are from the plantation to the south of the churchyard and beyond the tree line to the north and west. However, these views remain limited by landscape features in the near distance.

Significance

- 6.12 The significance of Tasburgh Hillfort is vested in its archaeological interest as a series of earthworks associated with a potential Iron Age hillfort and early medieval fortifications. Numerous investigations have demonstrated the potential for the site to contain archaeological evidence that could elucidate understanding of occupation in the area during these periods, with particular interest derived from the monument's possible use as a defensive burh during unrest in the 9th century. It holds historic interest for this same reason, in addition to the presence of the church and churchyard within its limits.
- 6.13 Although the setting of the monument forms a crucial element behind its intentional design and siting, at a high point in the landscape with presumably wide-ranging views historically, views demonstrating this are heavily screened, predominantly by mature trees. The significance and ability to appreciate this lies principally in its archaeological interest and this is influenced by the scheduled monument's topographical setting to some degree.

Contribution of Site 4 to the significance of the heritage asset

- 6.14 Site 4A is situated at a distance of c.600m to the south of Tasburgh Hillfort. It is assumed that during the principal phase of the monument's use, parts of Site 4 may have been included within the long-ranging vistas to the south of the monument, as suggested by the viewshed analysis undertaken as part of this assessment. However, no such intervisibility between Site 4 and the scheduled monument were observed during multiple site visits (Plate 12). Therefore, it is not considered that Site 4 contributes to this significance of Camp in Village (Tasburgh Hillfort) or the ability to appreciate its significance as this is now principally derived from its archaeological interest.

Church of St Michael - Grade I Listed Building (NHLE 1304267)

Description

- 6.15 The Church of St Michael, situated c.50m south of Sub-Site 4B, was first designated on 26 June 1981. The list entry describes the asset as follows:

Mainly C14. C14 nave and chancel with arch braced roofs. South porch. Low west tower with moulded coping to parapet and later wooden louvred bellcote. Reticulated tracery in east window. Built of flint with pantile roofs. C15 font with four lions and angels. C15 bench ends with poppy-heads or castellated tops. Late C17 communion rail with balusters, and table early C18. Stained glass: fragments in nave window heads.

Setting

- 6.16 The immediate setting of the church is within its own grounds with a churchyard to the north and fringed by mature vegetation providing it with a sense of isolation and privacy. The wider setting is within a small, rural village with housing to the east and west, and agricultural land to the north and south. The relationship with the Old Rectory (detailed below) also provides a great contribution that is only appreciated once towards the back of the church.

Significance

- 6.17 The significance of the asset is vested in its architectural, aesthetic, archaeological and historic interest as a medieval church. It also has communal value as a place of worship and identity for the community. The rural setting adds to the significance as the church has served this small, agricultural community for hundreds of years.

Contribution of the Site to the significance of the asset

- 6.18 The close proximity of the asset to Sub-Site 4B as well as more distant views towards Sub-Site 4A are afforded from the listed building (Plates 13 and 14). It is the southern fields of Sub-Site 4B that are considered to make a contribution to the ability to appreciate the significance of the Church of St Michael, although the rest of Site 4 does not make any appreciable contribution.

The Old Rectory – Grade II* Listed Building (NHLE 1373264)

Description

- 6.19 The Old Rectory, situated c.70m south of Sub-Site 4B, was first designated on 7 December 1959. The list entry describes the asset as follows:

C16. Timber-framed, plastered ground floor. Steep pantile roof, west end steeper pitch and hipped. Two storeys. First floor jettied and supported on curved brackets on carved wooden shafts. Four widely spaced windows, mostly modern casements, two original wood mullion windows one five-light the other four lights, both on first floor. Left original moulded doorcase with four-centred head with carved spandrels, modern reproduction "Tudor" door with cover moulds. Central brick chimney stack. Plastered rear walls. Wing at rear, timber-framed plastered, with brick stack. Interior: heavily moulded ceiling beams, first floor panelled screen, stairs with moulded string, shaped balusters and carved newel and moulded hand-rail about late C16. Ground floor fireplace with heavily moulded timber bressumer.

Setting

- 6.20 The property is located to the south-east of the Church of St Michael. It is set within its own grounds and surrounded by mature vegetation providing it with a sense of privacy and enclosure. Whilst the wider setting is within the small village of Stratton St Michael, it is surrounded by an agricultural landscape (Plates 14 and 16).

Significance

- 6.21 The significance of the property is vested in its architectural, aesthetic, archaeological and historic interest of a 16th century rectory. It also derives significance from its historic interrelationship, and therefore group value, with the Church of St Michael, Barn to the North and Church Farmhouse.

Contribution of the Site to the significance of the asset

- 6.22 The agricultural landscape of Site 4 forms part of the wider environs of the house. There is, however, no intervisibility between the two.
- 6.23 It is further known that, certainly in the early and mid-19th century, the house and associated barn along with several fields within Sub-Site 4B were in the same ownership and occupancy. These were, however, a small part of much wider landholdings that encompassed much of the surrounding area and as such, without any further associated features and views, it is not considered that this historic joint ownership and tenancy makes any appreciable contribution to the Old Rectory, nor the associated listed barn described below.

Barn north of the Old Rectory – Grade II Listed Building (NHLE 1050306)**Description**

- 6.24 Barn north of the Old Rectory (now converted for residential purposes), situated c.15m south of Sub-Site 4B, was first designated on 21 September 1976. The list entry describes the asset as follows:

The west end is C17 timber-framed and plastered, with modern weatherboarding on north side. Pantile roof with gabled ends and modern double doors. The east end has been rebuilt in mid C19 red brick with coped gable end and stables addition with lower pantile roof, brick dentil eaves, stable door and loft door in end.

Setting

- 6.25 The property is located immediately north-east of the Church of St Michael with the northern elevation including windows facing onto Church Lane. It is set within its own grounds with little vegetation along its northern edge. The setting is within the small village of Stratton St Michael and is rural with views overlooking the surrounding countryside and reinforcing its agricultural character (Plates 14 to 16).

Significance

- 6.26 The significance of the property is vested in its architectural, aesthetic and historic interest

as a 17th century barn. Its main significance derives from its interrelationship with the surrounding agricultural landscape as a former agricultural building, now converted to a residential property, and other historic structures within the small settlement of Stratton St Michael.

Contribution of the Site to the significance of the asset

- 6.27 The agricultural landscape of Sub-Site 4B forms a principal part of the setting of the barn and the ability to appreciate the asset. There are views towards the southern end of Sub-Site 4B and heavily filtered, partial views towards a small section of the eastern end of Sub-Site 4A in the far distance. A small section of Site 4 (namely the southern extent of Sub-Site 4B) is, therefore, considered to contribute to an understanding of the relationship and historic context of the listed buildings as a former barn in its agricultural landscape.

Cottage occupied by Mr and Mrs Woods – Grade II Listed Building (NHLE 1050305)

Description

- 6.28 Cottage occupied by Mr and Mrs Woods also known as Thatched Cottage, situated c.30m south of Sub-Site 4B, was first designated on 29 September 1976. The list entry describes the asset as follows:

C17. Plastered timber-framed. Thatched roof with gabled ends. One storey and attic. One small eyebrow dormer. Ground floor two C19 casements and simple plank doors. Brick chimney stack.

Setting

- 6.29 The property is located at to the south of Church Lane within its own grounds. The setting is rural and quite isolated with no adjoining properties with views to the surrounding countryside. The cottage is L-shaped with its main frontage facing to the east with incidental views along the southern edge of Sub-Site 4B (Plate 16).

Significance

- 6.30 The significance of the property is vested in its architectural, aesthetic and historic interest of a 17th century cottage. It also derives significance from its historic interrelationship with the surrounding agricultural landscape and historic buildings forming the dispersed hamlet.

Contribution of the Site to the significance of the asset

- 6.31 The agricultural landscape of the Site forms part of the wider setting of the cottage and there are views along the southernmost extent of Sub-Site 4B. Sub-Site 4B is considered to contribute to the significance of the Cottage occupied by Mr and Mrs Woods/Thatched Cottage.

Church Farmhouse – Grade II Listed Building (NHLE 1153545)

Description

- 6.32 Church Farmhouse, situated c.50m south of Sub-Site 4B, was first designated on 11 September 1951. The list entry describes the asset as follows:

C16 and later. Timber-frame, roughcast with brick faced south end. Pantile roof with gable ends. Two storeys and attic (attic windows in gable ends). Long building, three widely spaced windows, Three light casements with leaded panes, ground floor two modern french windows and early C19 doorcase with reeded pilasters and entablature with fluted frieze and dentilled cornice, filded panel door the top panel glazed. Rear first floor three-light wood mullion window with moulded cill, and short gabled wing. Brick chimney stacks.

Setting

- 6.33 The property is located to the south of Church Lane and is set within its own grounds with associated buildings. The northern part of the grounds are heavily wooded with mature trees, which provides a sense of seclusion and privacy despite its location close to other properties.

Significance

- 6.34 The significance of the property is vested in its architectural, aesthetic and historic interest of a 16th century farmhouse. The interrelationship with its wider agricultural landscape contributes to the significance to the farmhouse.

Contribution of the Site to the significance of the asset

- 6.35 Whilst the agricultural landscape of Sub-Site 4B forms part of the wider setting of the house, it is not visible from the property. There is a shared history of ownership and tenancy in the early and mid-19th century, although this connection has long since been severed and does not provide any contribution to the listed building's significance.
- 6.36 Despite the lack of visibility, the close proximity of the asset to the southern limit of Sub-Site 4B and this clear interrelationship demonstrating the historic relationship with the surrounding landscape make these a valuable aspect to its setting. It is, therefore, considered that this element of the Site provides a minor contribution to the significance of Church Farmhouse.

The Cedars – Grade II Listed Building (NHLE 1304177)

Description

- 6.37 The Cedars, situated c.70m west of Sub-Site 4B, was first designated on 11 September 1951. The list entry describes the asset as follows:

West front block: late C18 grey brick with slate roof with coped gable ends and modillion brackets to eaves. Three storeys. Three windows, sashes, ground floor sashes with side lights, all with glazing bars. Central doorway with fluted pilasters and entablature, panelled reveals, rectangular fanlight and panelled door. Rear (east) block: the original house, C17 or earlier, plastered timber framing with steeply pitched gable-ended roof of pantiles.

Setting

- 6.38 The property is located on the eastern side of the A140 Ipswich Road. The wider setting is relatively rural, but the principal elevation overlooks a busy road. Due to it being three storeys, there are wide-ranging views of the surrounding countryside although its situation at an angle to the road means that it does not immediately overlook Sub-Site 4A from its principal elevation and only the more distant western part of the Sub-Site is visible. The property is set within its own grounds, along with associated out buildings, providing it with an agricultural character that is reflected in its wider setting surrounded by fields, although this is interrupted on three sides by mature trees within its grounds. These surroundings likely informed part of its agricultural function as a farm historically. The property is visible from the southern edge of both Sub-Sites 4A and 4B. The views from Sub-Site 4A include the main frontage of the house at an oblique angle (Plate 19 to 21).

Significance

- 6.39 The significance of the property is vested in its architectural, aesthetic and historic interest of a 17th/18th century house. It also derives significance from its interrelationship with its associated historic farm buildings and the surrounding agricultural landscape.

Curtilage Listing

- 6.40 There are a series of associated agricultural buildings within the immediate environs of the listed building, including a T-shaped range directly to the east, two parallel ranges to the south-east (now a U-shaped range connected by a 21st century extension) and further detached buildings to the south. None of the structures are contemporary with the Cedars but are rather later 19th to 20th century additions (some replacing earlier barns) with substantial 21st century alterations.
- 6.41 There appears to have historically been a distinct, physical separation between the domestic nature of the Cedars itself and the former agricultural buildings and there are walls and/or hedges separating the listing building from the majority of other structures. It is considered that the ranges to the south and south-east should not be viewed as a curtilage listed due to the marked separation between them and the Cedars. Case Study 3.3 provided in the Historic England guidance is of most relevance to this.
- 6.42 The T-shaped range to the east is situated directly across the rear yard from the Cedars within its immediate setting. Case Study 3.2 provided in the Historic England guidance would suggest that this range should be viewed as within the curtilage of the listed building due to its relative situation. However, the T-shaped range along with the other structures mentioned above have all been redeveloped for residential purposes and, as such, are not of their original function. Therefore, they should be viewed in terms of what they contribute to the principal listed building and its setting, which is limited to the historic connection.

Contribution of the Site to the significance of the asset

- 6.43 The agricultural landscape of the Site forms part of the setting of the farmhouse and there

are views to and from both Sub-Sites 4A and 4B. Historically, the property was likely to have been a farm and these rural surroundings would have helped to inform its character as such. In this way, they contribute to an understanding of its historic context and provide an emphasis of the traditional, rural character of the architectural style.

Pair of Houses owned by Mr B R Weeden – Grade II Listed Building (NHLE 1153535)

Description

- 6.44 Pair of Houses owned by Mr B R Weeden, situated c.200m west of Sub-Site 4B, was first designated on 21 September 1976. The list entry describes the asset as follows:

Late C17/early C18. Plastered and painted brick. East end faced in later red brick. Steep tiled roof with gabled ends. Two storeys and attic (attic window in gable end). Five windows, three-light casements, two doors one modern glazed, the other C19 plank type with modern glazed porch. Rebuilt brick stock.

Setting

- 6.45 The property is accessed to the east of A140 Ipswich Road and is situated to the north of Church Lane within its own grounds. The setting is relatively rural, although the busy A140 is close-by. There is also a new bypass road, including a new roundabout directly to the south of the listed building. The main frontage is to the south, where there are views of the surrounding agricultural countryside. There are no clear views towards the Site, although there is intervisibility with the upper storey of the eastern gable end that is oriented in the direction of the south-western corner of Sub-Site 4B (Plate 18).

Significance

- 6.46 The significance of the property is vested in its architectural, aesthetic and historic interest of a late 17th/early 18th century cottage.

Contribution of the Site to the significance of the asset

- 6.47 Whilst the agricultural landscape of Sub-Site 4B forms part of the wider environs of the cottage , with some limited intervisibility with the upper storey of the eastern gable end, it does not affect the main frontage of the property and the majority of views. Historically, the cottage was built in a rural agricultural landscape but this has now been effectively removed by the new bypass road, new roundabout to the south and the busy A140 to the west. This has removed its historic setting with overlooking views from its principal south facing elevation no longer afforded due to the recent construction works. Site 4 is not considered to make an appreciable contribution to the significance of Pair of Houses owned by Mr B R Weeden.

Cottage occupied by Mrs Rye – Grade II Listed Building (NHLE 1050315)

Description

- 6.48 Cottage occupied by Mrs Rye also known as Well Meadow Cottage, situated c.210m west of

Sub-Site 4B, was first designated on 21 September 1976. The list entry describes the asset as follows:

C17 cottage. Plastered and painted brick end. Steep pantile roof with gabled end. One storey and attic. One wedge-shaped dormer. Three casements. Two simple plank doors. Rebuilt central brick chimney stack.

Setting

- 6.49 The property is situated to the north of Church Lane within its own grounds. There are limited views of the surrounding countryside due to mature planting surrounding the cottage. Whilst the rear elevation looks towards Sub-Site 4B, there is very limited intervisibility with only the roofline visible from the very south-western corner of Sub-Site 4B (Plate 18).

Significance

- 6.50 The significance of the property is vested in its architectural, aesthetic and historic interest of a 17th century cottage.

Contribution of the Site to the significance of the asset

- 6.51 The agricultural landscape of Sub-Site 4B forms part of the wider environs of the cottage, but there very limited intervisibility from the very south-western corner of this Sub-Site. Site 4 is, therefore, not considered to make any appreciable contribution to the significance of Cottage occupied by Mrs Rye/Well Meadow Cottage.

The Hollies – Grade II Listed Building (NHLE 1373282)

Description

- 6.52 The Hollies, situated c.250m east of Sub-Site 4A, was first designated on 26 June 1981. The list entry describes the asset as follows:

Early C19 red brick house. Low pitched hipped black pantile roof. Two storeys. Three bays. Sashes with glazing bars in segmental-headed openings. Central pilastered doorcase with fielded panel door. Late C19 bay window on north end.

Setting

- 6.53 The property is located within its own grounds off a country lane, Brick Kiln Lane. The setting is rural with some views of the surrounding countryside. The main western frontage looks towards the eastern side of Sub-Site 4B, but the views are obscured due to mature hedging. There are rooftop views of the property from this part of the Sub-Site in the distance (Plate 22)

Significance

- 6.54 The significance of the property is vested in its architectural, aesthetic and historic interest of a 19th century house.

Contribution of the Site to the significance of the asset

- 6.55 The wider agricultural landscape of Sub-Site 4B forms part of the surroundings of the house, but views are largely obscured by mature planting at the property and at the edge of the fields comprising the Sub-Site. There are only some rooftop views of the property from the eastern edge of Sub-Site 4B. Site 4 is, therefore, not considered to make any appreciable contribution to the significance of The Hollies.

IMPACT ASSESSMENT

The Scheme

- 6.56 Site 4 is primarily allocated for solar PV arrays, with an 132kv substation within Sub-Site 4B and a primary construction compound (measuring c.2ha in area) at the northern side of Sub-Site 4A. The plantation within Sub-Site 4B and the two southern-most fields of this Sub-Site will not contain any built elements. The latter is proposed for new neutral grassland under the Scheme and will remain as open space. Further landscaping is planned along the field boundaries and borders of Site 4.

Impact upon heritage assets

Existing Impacts

- 6.57 The main impact to the setting of designated heritage assets within the vicinity of Site 4 is considered to be the newly constructed Long Stratton Bypass, which extends to the south of Stratton St. Michael. The roadworks included the addition of a large roundabout to the west of the hamlet, at the junction between the new bypass road and Norwich Road.

Developmental Impacts

- 6.58 This assessment has identified a total of 10 designated heritage assets potentially sensitive to development of the Site. There will be no direct impacts on any of the designated heritage assets and, therefore, any potential impact will be confined to the contribution to the significance of the assets that is derived from their setting.

Camp in Village – Scheduled Monument (NHLE 1003984)

- 6.59 Although visibility analysis indicated the potential for intervisibility between the Scheduled Monument and Site 4, consecutive site visits in addition to heritage specific view analysis (photomontage) have confirmed that there is no intervisibility due to intervening landscape features and existing built form. The setting of the hillfort at a high topographical point in the landscape does represent the key factor behind its intentional design and siting here, but this is no longer how the monument is experienced in the present day due to views being screened by mature planting schemes. Its significance is principally drawn from archaeological interest.
- 6.60 An existing solar farm is present within the wider environs of the scheduled monument to the south-west. This development has demonstrated the ability for a solar farm to exist within the scheduled monument's wider setting without impacting its significance. There will

be no intervisibility with either the extant or proposed Scheme from the monument and it is not considered that there will be any adverse effects, nor cumulative impacts, on the ability to appreciate the hillfort's significance. There will be **no harm** to the monument resulting from the Scheme.

Church of St Michael - Grade I Listed Building (NHLE 1304267)

- 6.61 The southern fields of Sub-Site 4B are considered to make a contribution to the ability to appreciate the significance of the Church of St Michael. For this reason, these fields have been excluded from any proposed development within the Scheme and will remain as open land. It is intended that they will be enhanced through new grassland planting and their removal from intensive farming regimes. The remainder of Site 4 does not contribute in any meaningful way to the church's setting, and the diminishing effects of distance would mean that any remaining views of solar PV arrays would be both very limited and small elements of wider vistas. It is, therefore, not considered that the Scheme will negatively impact the Church of St Michael and there is potential for positive effects through the landscaping proposals to the immediate north of the listed building. There will be **no harm** to the listed building resulting from the Scheme.

The Old Rectory – Grade II* Listed Building (NHLE 1373264)

- 6.62 There are no views between the Old Rectory and Site 4. The nearest built elements of the Scheme (solar PV arrays in the northern part of Sub-Site 4B) are situated approximately 500m from the listed building. It is not considered that the Scheme has the potential to impact the significance or ability to appreciate said significance of the Old Rectory. It is considered that there will be **no harm** to the Grade II* listed building as a result of the proposals.

Barn north of the Old Rectory – Grade II Listed Building (NHLE 1050306)

- 6.63 As the southern fields of Sub-Site 4B are not allocated for built elements under the Scheme and rather will be planted with new grassland. This does not have the potential to impact the ability to appreciate the significance of the barn and it is considered that there will be **no harm** to the significance of the Barn arising from the Scheme.

Cottage occupied by Mr and Mrs Woods – Grade II Listed Building (NHLE 1050305)

- 6.64 As the southern fields of Sub-Site 4B are not allocated for built elements under the Scheme and rather will be planted with new grassland. This does not have the potential to impact the ability to appreciate the significance of the cottage and there will be **no harm** to the listed building.

Church Farmhouse – Grade II Listed Building (NHLE 1153545)

- 6.65 There are no views between Church Farmhouse and Site 4. The nearest built elements of the Scheme (solar PV arrays in the northern part of Sub-Site 4B) are situated approximately 500m from the listed building. It is not considered that the Scheme has the potential for impact the significance or ability to appreciate said significance of Church Farmhouse. It is therefore

considered that there will be **no harm** to the Grade II listed building as a result of the proposals.

The Cedars – Grade II Listed Building (NHLE 1304177)

- 6.66 Views to the east of The Cedars towards Sub-Site 4B will remain relatively unchanged as the fields of the Sub-Site that share intervisibility with the listed building are allocated for grassland planting under the Scheme. Despite its close proximity, there are no views from The Cedars to the north-east that include Sub-Site 4B due to the presence of mature planting between the two. Further, views to the north are presently heavily filtered and only afforded where there are gaps in the existing trees. These will be further obscured by woodland planting as part of the Scheme.
- 6.67 Views to the north-west of The Cedars are likely to include the solar PV arrays within Sub-Site 4A due to their relative positions and the nature of the building as a three-storey structure. However, these views will be at an oblique angle from the main frontage, partial and filtered and will be at sufficient distance to render them as a small element in wider vistas due to the diminishing effects of distance. Sub-Site 4B is separated from the listed building by a busy main road and is not considered to be a particularly important part of the setting. Further, it does not contribute to the significance of the listed building in any meaningful way. As such, there will be **no harm** to the heritage asset.

Pair of Houses owned by Mr B R Weeden – Grade II Listed Building (NHLE 1153535)

- 6.68 Site 4 makes no appreciable contribution to the significance of the Pair of Houses. Intervisibility between Site 4 and the listed building are limited to a small section at the south-eastern extent of Sub-Site 4B and the upper storey of the gable-end . The only changes that will be made to these views will be the removal from intensive farming and new grassland planting. As such, there will be **no harm** to the heritage asset.

Cottage occupied by Mrs Rye – Grade II Listed Building (NHLE 1050315)

- 6.69 There are no views of Site 4 from the cottage and only the roofline is visible from the very south-western corner of this Sub-Site, which will not contain any built elements under the Scheme but will instead contain new grassland planting. The Scheme is, therefore, considered to have **no harm** to the significance of Cottage occupied by Mrs Rye/Well Meadow Cottage.

The Hollies – Grade II Listed Building (NHLE 1373282)

- 6.70 There will be no change to the setting of The Hollies under the Scheme. The fields within Sub-Site 4B that share intervisibility with the listed building will remain as open land under the proposals. As such, it is considered that the proposals will cause **no harm** to the significance of the listed building.

CONCLUSIONS

6.71 There are 10 designated heritage assets (one Scheduled Monument, one Grade I Listed Building, one Grade II* Listed Building and seven Grade II Listed Buildings) identified as potentially sensitive to development impacts arising from the Scheme within Site 4. During the Operation and Maintenance Phase of the Scheme, embedded mitigation in the form of a c.425m setback in addition to the proposed landscaping initiatives will result in either no intervisibility or very minor changes to longer vistas. It is concluded that the Scheme will cause no harm to these.

Plates



Plate 12: From the south of the Tasburgh Hillfort Scheduled Monument looking towards Site 4 (not visible)



Plate 13: View from the churchyard at St Michael's Church looking towards Sub-Site 4B with gaps in the planting, facing north



Plate 14: View from Sub-Site 4B looking towards St Michael's Church and Barn north of the Old Rectory with rooftop visibility, facing south



Plate 15: View from the footpath on the eastern edge of Sub-Site 4B looking towards St Michael's Church, Barn north of the Old Rectory and Cottage occupied by Mr and Mrs Woods with visibility, facing south-west



Plate 16: View from Sub-Site 4B looking towards St Michael's Church, Barn north of the Old Rectory and Cottage occupied by Mr and Mrs Woods with visibility, facing south



Plate 17: View from Barn north of the Old Rectory looking towards Sub-Site 4B, facing north



Plate 18: View of The Cedars from the south-eastern edge of Sub-Site 4A, facing south-east



Plate 19: View of The Cedars from Sub-Site 4A, facing south-east



Plate 20: View from Sub-Site 4B looking towards The Cedars, facing south-west



Plate 21: View from the eastern edge of Sub-Site 4B looking towards rooflines of Pair of Houses owned by Mr Weeden and Cottage occupied by Mrs Rye, facing west



Plate 22: View from Sub-Site 4A looking east towards the Hollies

7 SITE 5 HERITAGE STATEMENT

SITE LOCATION AND DESCRIPTION

- 7.1 Site 5 comprises two Sub-Sites (5A and 5B) that encompass approximately 91ha of land c.400m to the south-west of the village of Hempnall. It is situated on relatively flat land at a height of approximately 40m above Ordnance Datum (aOD), which slopes down to c.35m aOD to the north and east.
- 7.2 Site 5 is bounded on the north by the B1527, The Street to the east, Boylandhall Lane to the west and farmland to the south.
- 7.3 The solid geology within Site 5 comprises sand of the Norwich Crag Formation overlain by diamicton of the Lowestoft Formation (BGS 2024).

HISTORIC ENVIRONMENT APPRAISAL

Identification of Heritage Assets

- 7.4 The results of the NHLE search are summarised as follows:

Table 9: Designated Heritage Assets within the Study Area for Site 5

| Designation | 1km Radius | 2km Radius | 5km Radius | Total |
|--|------------|------------|------------|------------|
| Scheduled Monuments | 0 | 0 | 2 | 2 |
| Grade I Listed Buildings | 3 | 1 | 8 | 12 |
| Grade II* Listed Buildings | 1 | 1 | 13 | 15 |
| Grade II Listed Buildings | 49 | 40 | N/A | 89 |
| Conservation Areas | 2 | 2 | N/A | 4 |
| Total Designated Heritage Assets: | | | | 122 |

- 7.5 The nature of development proposals will result in no change to the setting of 118 of the identified designated heritage assets and, therefore, they are not considered to be sensitive to future development of the Site. Following step i) of the Historic England setting guidance (2017), these have been scoped out of further assessment. The remaining four designated heritage assets are summarised as follows:

Table 10: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Site 5

| Designated Heritage Asset | NHLE Reference | Grade | Distance from Site |
|---|----------------|-------------------|-------------------------------------|
| Fritton Conservation Area | | Conservation Area | c.10m south of Sub-Site 5B |
| Church of St Catherine | 1373281 | I | c.20m to the south of Sub-Site 5B |
| Barn immediately north-west of Church Farmhouse | 1050260 | II | c.30m to the south-east Sub-Site 5B |
| Church Farmhouse | 1050259 | II | c.60m to the south-east Sub-Site 5B |

Assessment of Heritage Assets

Fritton Conservation Area

Description

7.6 Fritton, located c.10m south of Sub-Site 5B, was first designated as a Conservation Area in 1976. A Conservation Area Appraisal and Management Plan was produced for Fritton in 2019 (South Norfolk Council 2019), and the following information is principally drawn from that document, supplemented where relevant by on-site observations.

7.7 Fritton is a rural hamlet located in South Norfolk, with the settlement situated approximately 18km south of Norwich, 12km north-west of Harleston and 3km east of Long Stratton. It is largely defined by a large grazing common to the south, which has both historically influenced the settlement's growth and, in the present day, contributed greatly to the retention of a strongly rural character. Properties were once widely dispersed around the common but infilling in modern times has created a more concentrated cluster of homes at the northern side of the hamlet, at a crossroads. There is extensive landscaping, however, throughout the hamlet which serves to effectively screen the newer development.

Setting

7.8 The immediate setting of Fritton is dictated by the extensive common to the south. The majority of properties are to the north of this, on either side of The Street, and there are wide verges at the property frontages. To the rear, many of the properties back onto agricultural fields. However, there is extensive planting regimes that obscure views across and out of the Conservation Area. Mature trees enclose the common and the surrounding area is part of the Great Moulton Plateau Farmland, a relatively flat landscape, which prevents the majority of views.

Significance

- 7.9 Conservation Areas exist to manage and protect the special architectural and historic interest of a place that make up its character and appearance and, as such, the designation of Fritton Conservation Area recognises that the encompassed section of the hamlet holds significance informed by these heritage interests. This is largely vested in the historic settlement layout around the common grazing land to the south, the variety of vernacular architecture and the aesthetic quality of the village with its large verges at property frontages and mature planting regimes.

Contribution of Site 5 to the significance of the heritage asset

- 7.10 The northern boundary of Fritton Conservation Area abuts the southern limit of Sub-Site 5B and it is considered, therefore, that it forms part of the wider setting of the Conservation Area (Plates 23 to 26). However, this part of the Conservation Area is removed from the main settlement core. It appears that the limits of the designated area have been extended to this point in order to encapsulate the Church of St Catherine, Church Farmhouse and the associated listed barn. Views between the two are limited to those of the above assets, and the contribution made by Sub-Site 5B to the significance of the Conservation Area is similarly vested in those made to the listed buildings.

Church of St Catherine - Grade I Listed Building (NHLE 1373281)**Description**

- 7.11 Church of St Catherine, c.20m to the south of Sub-Site 5B, was first designated on 7 December 1959. The list entry describes the asset as follows:

C12 round west-tower with C15 octagonal belfry stage and later embattled parapet. Unmoulded tower arch with plain imposts. Plain C12 north doorway to nave. Nave has C19 Perpendicular windows. Chancel has two-light lancet and Y-tracery windows. C15 south porch. Interior: C19 roofs. C15 wall paintings of St Christopher, St George and small figure of bishop. C15 octagonal font with four lions against stem and four lions and angels against bowl. Circa 1520 dado of screen with eight painted panels two of which depict John Bacon, the donor and his family, screen rebuilt above dado. Building materials: flint rubble, brick and stone dressings, with slate roof.

Setting

- 7.12 The church is encircled by a graveyard and mature vegetation. The setting is rural and accessed by its own tree-lined road some distance from the settlement of Fritton. As a result, there is a strong sense of isolation, privacy and tranquillity. There are gaps in the trees that allow for filtered views towards Sub-Site 5B to the north, but the rest of the Sub-Site is completely obscured. Whilst there are no clear views of the church from Sub-Site 5B, there are glimpses through the trees, which are more visible during the winter months (Plates 23 and 24).

Significance

- 7.13 The significance of the asset is vested in its architectural, aesthetic, archaeological and historic interest as a medieval church. The developmental history of the church adds interest with changes in architectural styles from the 12th century onwards. It also has communal value as a focal point in the community providing a sense of identity. The interrelationship with its surrounding churchyard contributes to its significance, as does its wider agricultural landscape, representing a link with the agricultural community it has served.

Contribution of the Site to the significance of the asset

- 7.14 The close proximity of the asset to Sub-Site 5B as well as the Sub-site's contribution in return to the immediate setting of the listed building is considered to add to the ability to appreciate its significance. However, the remainder of Site 5 does not make any appreciable contribution to this.

Barn immediately north-west of Church Farmhouse – Grade II Listed Building (NHLE 1050260)**Description**

- 7.15 The Barn immediately north-west of Church Farmhouse, situated c.30m south-east of Sub-Site 5B, was first designated on 26 June 1981. The list entry describes the asset as follows:
C17/18 timber-frame barn, plastered, weatherboarded and clad in corrugated asbestos. Steeply pitched gable ended roof with corrugated asbestos. Wagon doors on south side. Row of owl holes in plaster on south side.
- 7.16 This building has group value with the principal building, Church Farmhouse, which is assessed in Paragraphs 7.20 to 7.23 below.

Setting

- 7.17 The barn, now converted into residential use, is located opposite the south-eastern corner of Sub-Site 5B with the gable end facing towards the Sub-Site. Its immediate setting, shared with Church Farmhouse, is within its own grounds, behind a low roadside wall and mature trees and shrubs, with a private garden and driveway providing it with a sense of seclusion. The setting is rural with some views of the surrounding fields. The gable end is visible from the south-eastern corner of Sub-Site 5B (Plates 25 and 26).

Significance

- 7.18 The significance of the property is vested in its architectural, aesthetic and historic interest of an 17th century barn. Its significance is derived from its interrelationship with Church Farmhouse, with which it shares group value as being part of the original farmstead, and the surrounding agricultural landscape.

Contribution of the Site to the significance of the asset

- 7.19 The agricultural landscape of Sub-Site 5B forms part of the wider setting of the house,

although there are no direct views of the Site from the property. However, the close proximity of the barn to the south-eastern part of the Sub-Site make this asset vulnerable to any changes in this landscape. The south-eastern corner of Sub-Site 5B is, therefore, considered to contribute to the significance of the setting of the barn.

Church Farmhouse – Grade II Listed Building (NHLE 1050259)

Description

- 7.20 Church Farmhouse, situated c.60m south-east of Sub-Site 5B, was first designated on 26 June 1981. The list entry describes the asset as follows:

C17 timber-framed house. Plastered. Steep pantile roof with gabled ends. Brick chimney stack off centre. Two storeys and attic. Four window range. C19 two and three-light casements. Plank door with modern gabled hood. Modern gabled extension at rear parallel with original range.

Setting

- 7.21 The property is located opposite the south-eastern corner of Sub-Site 5B and fronts onto the east side of The Street. Its immediate setting is shared with the Grade II listed barn (discussed below) immediately north-west of Church Farmhouse. The two buildings are set within their own grounds behind a roadside wall and mature shrubs and trees. The property is set back behind a driveway from the road, although the principal elevation of the property faces towards Sub-Site 5B. The setting is rural with views over the surrounding countryside providing an agricultural character to the surroundings of the farmhouse, emphasising its historic context. In the winter months, there is clear visibility of the south-eastern corner of Sub-Site 5B, although during the summer, these views are filtered by trees (Plates 25 and 26).

Significance

- 7.22 The significance of the property is vested in its architectural, aesthetic and historic interest of an 17th century house. It also derives significance from its interrelationship with the barn, with which it shares group value as part of its historic associated agricultural buildings, and the surrounding agricultural landscape.

Contribution of the Site to the significance of the asset

- 7.23 The agricultural landscape of Sub-Site 5B forms part of the wider setting of the farmhouse and there are filtered views towards the south-eastern part of this Sub-Site. The close proximity of this part of the Site and its contribution to the building's rural setting aids the ability to appreciate the listed building as a traditional, rural residence and former farmhouse. The Site is therefore considered to contribute to the significance of the setting of Church Farmhouse.
- 7.24 There is a history of shared ownership and tenancy between Church Farmhouse and several fields within Sub-Site 5B in the early to mid-19th century. This is, however, not by itself

considered to make any additional contribution to the significance of the listed building.

IMPACT ASSESSMENT

The Scheme

- 7.25 Under the Scheme, Sub-Site 5A will contain a 400kv substation within the central field, which will be surrounded by solar PV arrays. Sub-Site 5B will also include solar PV arrays but the two southernmost fields will remain as open land, intended as a set back of the development proposals from the heritage assets.

Impact upon heritage assets

Existing Impacts

- 7.26 There are no existing impacts in the immediate vicinity of Site 5 to the setting of surrounding designated heritage assets that have been identified by this assessment.

Development Impacts

- 7.27 This assessment has identified a total of four designated heritage assets potentially sensitive to development of the Site. There will be no direct impacts on any of the designated heritage assets and, therefore, any potential impact will be confined to the contribution to the significance of the assets that is derived from their setting.

Fritton Conservation Area

- 7.28 Although Fritton Conservation Area is ostensibly situated immediately adjacent to Site 5, its northern boundary abuts a large section that will not be developed out under the Scheme. The Conservation Area Appraisal (2019) notes that this northern section of the Conservation Area has been included within the boundary to incorporate the Church of St Catherine, but there is a substantial buffer between the church and the rest of the settlement. Views elsewhere between the Conservation Area and Site 5 are obscured by intervening planting. The approach into the Conservation Area from The Street to the north will have slight changes in views through the introduction of solar PV arrays, but these will be located at least 500m from the Conservation Area boundary itself and consequently the immediate approach will remain unchanged. There will be no impact on views or other elements of the Conservation Area's setting, and it is considered that the Scheme will cause **no harm** to the heritage asset.

Church of St Catherine - Grade I Listed Building (NHLE 1373281)

- 7.29 Views to and from the Church of St Catherine from Site 5 are primarily limited to the southern portion of Sub-Site 5B, which is situated immediately to the north of the listed building. Under the Scheme, this area would be used for a community space and there will be no built elements of the solar farm within the church's immediate vicinity. This will help to ensure that the Scheme does not overwhelm or detract from the prominence of the church and its rural setting, especially on the approach along The Street where it will still be appreciated

and understood. There may be limited, filtered views of the church from Sub-Site 5B, but no views vice versa. on this basis, it is considered that the Scheme would cause **no harm** to the significance of the listed building.

Church Farmhouse – Grade II Listed Building (NHLE 1050259) and Barn immediately north-west of Church Farmhouse – Grade II Listed Building (NHLE 1050260)

- 7.30 The only elements of the Scheme that will be visible from Church Farmhouse and Barn immediately north-west of Church Farmhouse would be the proposed community space. This will result in **no harm** to either listed building.

CONCLUSIONS

- 7.31 There are four designated heritage assets (one Grade I Listed Building, two Grade II Listed Buildings and one Conservation Area) identified as potentially sensitive to development impacts arising from the Scheme within Site 5. Embedded mitigation in the form of a c.350m setback in addition to proposed landscaping initiatives will result in either no or very minimal intervisibility between built elements of the Scheme and all of the identified designated heritage assets. It is concluded that the Scheme will cause **no harm** to these.

Plates



Plate 23: View of St Catherine's Church, Fritton within Fritton Conservation Area, facing west



Plate 24: View from St Catherine's Church looking towards Sub-Site 5B with gaps in the trees, facing north



Plate 25: View from the southern edge of Sub-Site 5B looking towards St Catherine's Church with filtered views of the church, facing south-east



Plate 26: View from the middle of Sub-Site 5B looking towards Church Farmhouse and Barn immediately to the north-west of Church Farmhouse, facing east

8 SITE 6 HERITAGE STATEMENT

SITE LOCATION AND DESCRIPTION

- 8.1 Site 6 comprises one arable field encompassing c.18ha of land c.600m to the south-east of Hempnall. It is situated on relatively flat land at a height of approximately 40m above Ordnance Datum (aOD) and is set within a largely agricultural landscape dotted with dispersed housing and farmsteads. It is bounded on all sides by roads with Bungay Road to the north, Alburgh Road to the west and Silver Green to the south and east.
- 8.2 The solid geology within Site 6 comprises sand of the Norwich Crag Formation overlain by diamicton of the Lowestoft Formation (BGS 2024).

HISTORIC ENVIRONMENT APPRAISAL

Identification of Heritage Assets

- 8.3 The results of the NHLE search are summarised as follows:

Table 11: Designated Heritage Assets within the Study Area for Site 6

| Designation | 1km Radius | 2km Radius | 5km Radius | Total |
|--|------------|------------|------------|-----------|
| Scheduled Monuments | 0 | 0 | 1 | 1 |
| Grade I Listed Buildings | 1 | 0 | 6 | 7 |
| Grade II* Listed Buildings | 0 | 1 | 10 | 11 |
| Grade II Listed Buildings | 20 | 33 | N/A | 53 |
| Conservation Areas | 1 | 1 | N/A | 2 |
| Total Designated Heritage Assets: | | | | 74 |

- 8.4 Site 6 will be retained for habitat management under the Scheme, resulting in a neutral change. It was removed from the built parameters of the Scheme in part due to the clear, unfiltered views between the three listed buildings listed above, and the topography negated any potential for mitigating impacts to these views through screening. As such, the nature of development proposals will not result in any changes to the setting of any identified designated heritage asset and, therefore, they are not considered to be sensitive to future development of the study site. Following step i) of the Historic England setting guidance (2017), these have been scoped out of further assessment.

9 SUB-SITES 7A – 7C HERITAGE STATEMENT

SITE LOCATION AND DESCRIPTION

- 9.1 Site 7 comprises 12 Sub-Sites, which for the purposes of this assessment have been grouped as Sub-Sites 7A to 7C; 7D to 7H; and 7I to 7L.
- 9.2 Sub-Sites 7A to 7C encompass approximately 103ha of land c.100m to the east of Tasburgh and c.500m to the north-west of Hempnall. They are of relatively flat topography at a height of approximately 40m aOD, although a single field within Sub-Site 7A slopes from 25m aOD in the west rising to c.35m aOD in the east.
- 9.3 Sub-Sites 7A to 7C are surrounded by fields and interspersed with woodland. Sub-Site 7A lies within Tasburgh parish, whilst 7B and 7C lie within Hempnall parish.
- 9.4 The solid geology within Sub-Sites 7A to 7C comprises chalk of the Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk Formations overlain by diamicton of the Lowestoft Formation (BGS 2024).

HISTORIC ENVIRONMENT APPRAISAL

Identification of Heritage Assets

- 9.5 The results of the NHLE search are summarised as follows:

Table 12: Designated Heritage Assets within the Study Area for Sub-Sites 7A to 7C

| Designation | 1km Radius | 2km Radius | 5km Radius | Total |
|--|------------|------------|------------|------------|
| Scheduled Monuments | 0 | 0 | 1 | 1 |
| Grade I Listed Buildings | 1 | 4 | 9 | 14 |
| Grade II* Listed Buildings | 1 | 4 | 17 | 22 |
| Grade II Listed Buildings | 40 | 78 | N/A | 118 |
| Registered Parks and Gardens | 0 | 1 | N/A | 1 |
| Conservation Areas | 2 | 4 | N/A | 6 |
| Total Designated Heritage Assets: | | | | 162 |

- 9.6 The nature of the development proposals will not result in any changes to the setting of 155 of the identified designated heritage assets and, therefore, they are not considered to be sensitive to future development of the Site. Following step i) of the Historic England setting guidance (2017), these have been scoped out of further assessment. The remaining seven

designated heritage assets are summarised as follows:

Table 13: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Sub-Sites 7A to 7C

| Designated Heritage Asset | NHLE Reference | Grade | Distance from Site |
|--------------------------------------|----------------|-------|---|
| Hill Farmhouse | 1050016 | II | c.250m to the west of Sub-Site 7A (c.10m north of Order Limits for 7A access) |
| Barn Immediately East of Trap's Hall | 1050048 | II | c.20m south of Sub-Site 7A Access |
| Tramp's Hall | 1302215 | II | c.30m south of Sub-Site 7A Access |
| Former Quaker Meeting House | 1178892 | II | c.85m to the south-west of Sub-Site 7A |
| The Countryman Public House | 1373407 | II | c.300m to the west of Sub-Site 7A |
| Wood Farmhouse | 1373238 | II | c.30m south of Field Sub-Site 7C |
| Grove Farmhouse | 1050330 | II | c.60m to the south of Sub-Site 7C |

Assessment of Heritage Assets

Hill Farmhouse – Grade II Listed Building (NHLE 1050016)

Description

- 9.7 Hill Farmhouse, 10m north of the access into Sub-Site 7A, was first designated on 26 June 1981. The list entry describes the asset as follows:

C17 timber-frame house, plastered and brick faced. Steep slated roof with gabled ends. Rebuilt brick chimney stack off centre and internal brick chimney stack at south end. One storey and attic. Three wedge-shaped dormers. Two C19 sashes and pilastered doorcase between. C19 brick lean-to in front of stack off centre.

Setting

- 9.8 The property is located to the south of Sub-Site 7A within its own grounds with associated farm buildings. The west facing principal elevation fronts onto the busy A140 Ipswich Road and this setting is therefore noisy with traffic. Additionally, the modern housing has removed the context of the farm as part of a collection of buildings that once comprised the hamlet of Tasburgh, removing its original setting to the west. The setting of the east facing rear elevation is rural with views over the surrounding countryside. The views towards the Order Limits are hindered by the associated farm buildings that lie to the north-east and from Sub-Site 7A, there are only views of the roofline of the property (Plate 34).

Significance

- 9.9 The significance of the property is vested in its architectural, aesthetic and historic interest of a 17th century farmhouse. It also derives significance from its historic and current interrelationship with the surrounding agricultural landscape.

Contribution of the Site to the significance of the asset

- 9.10 The agricultural landscape of Sub-Site 7A forms part of the setting of the farmhouse, although there is no intervisibility beyond the roofline from the Sub-Site. It makes some contribution to the historic context of the listed building as a farmhouse. There is a shared historic ownership and tenancy in the early to mid-19th century. The mere fact of this historic connection devoid of any other shared features does not, however, make any further contribution to the significance of Hill Farmhouse.

Barn Immediately East of Tramp's Hall – Grade II Listed Building (NHLE 1050048)

- 9.11 The Barn immediately east of Tramp's Hall, situated c.20m south of Sub-Site 7A access, was first designated 26 June 1981 with the list entry describing the building as follows:

2. C17 timber-frame barn. Roughcast. Steep roof clad in corrugated iron, north end gabled, south end half-hipped. Gabled, porch off centre on east side, waggon entrance opposite on west side. Collar and tiebeam roof truss with curved braces to tiebeam.

- 9.12 This building has group value with the principal building, Tramp's Hall, which is assessed in Paragraphs 9.16 to 9.20 below.

Setting

- 9.13 The setting of the barn is defined by and shared with the farmstead of Tramp's Hall, with which it shares group value, including two parallel ranges of broadly 19th century and later agricultural buildings to the north and east. Gardens of the property are situated to the south. The barn is accessed from the yard (now a driveway for the Hall), to the south of Fairstead Lane. Visibility of the barn from this route is largely obscured by the other outbuildings, which are of a larger scale. The wider setting encompasses the modern settlement limits of Upper Tasburgh, beyond the main route of Ipswich Road/Tasburgh Hill to the west and widespread agricultural land spanning between Upper Tasburgh and Hempnall.

Significance

- 9.14 The significance of the listed building is vested in its nature as a c.17th century agricultural building. The preserved relationship with the contemporary Tramp's Hall to the east emphasises this interest and comprises group value, but the remaining part of the setting does little to enhance the building's agricultural character.

Contribution of the Site to the significance of the listed building

- 9.15 There is no intervisibility between the barn and the majority of Sub-Site 7A, situated a short distance to the north-east. However, the Order Limits include part of Fairstead Lane for allocated abnormal load routes and it is possible that there may be some intervisibility

between these and the listed building (Plates 35 and 36).

Tramp's Hall - Grade II Listed Building (NHLE 1302215)

Description

- 9.16 Tramp's Hall, situated c.30m south of Sub-Site 7A access, was first designated on 26 June 1981. The list entry describes the asset as follows:

2. C17 timber-frame house, roughcast. Steep pantile roof with gabled ends. Brick chimney stack off centre, roughcast. Two storeys and attic (attic window in gable end). three widely spaced windows, mostly modern casements, and one early C19 sash with glazing bars. Modern gabled porch at centre, plank door.

Setting

- 9.17 Tramp's Hall is situated immediately west of the A140 Ipswich Road/Tasburgh Hill and is accessed to the south of Fairstead Lane, a single track that joins the settlements of Tasburgh to the west and Hempnall to the east. The listed building is set back from the lane and is situated at the rear of a small complex of structures including a long range of barns at the road frontage (likely dating from the 19th and 20th centuries with later alterations), a broadly parallel range of later outbuildings to the rear and a c.17th century timber-framed barn to the east of Tramp's Hall (also Grade II Listed; NHLE 1050048). A garden is situated to the south of the listed building, with a further vegetable garden to the south of the two outbuilding ranges. Larger open spaces are situated to the south and east within the wider grounds of the property enclosed by Quaker's Lane to the east and south, all of which are bordered by densely planted mature trees and hedgerows.
- 9.18 Although Tramp's Hall would have originally been one of several dispersed farmsteads in the area, it is now situated on the edge of the settlement of Upper Tasburgh, mainly comprising 20th century and later developments. These properties are separated from the listed building by the A140 (Ipswich Road/Tasburgh Hill). Hill Farmhouse, which fronts this main road, is also situated to the north and these two elements together formed part of the former hamlet of Tasburgh. However, trying to appreciate the listed buildings in their original setting is not possible because of the busy road and extensive development to the west. Despite this, the position of Tramp's Hall setback from the lane and the screening that borders its associated land does serve to allow the listed building a sense of privacy and seclusion.

Significance

- 9.19 Not much is known about the origins of Tramp's Hall beyond it being a c.17th century timber-framed house, much-altered in the 19th century. Its appearance is of a modest, vernacular building set within a broadly regular farmstead plan of predominantly later structures. It is considered that the building's age combined with the rural setting within the farmstead and group value with the Grade II Listed Barn (discussed above) confers architectural interest on the heritage asset, and this is primarily where its significance is vested. The setting of the listed building is now dominated by the eastern limits of Upper Tasburgh and the

combination of agricultural buildings of a greater scale than the building itself together with the mature planting schemes surrounding the grounds of the building have visually isolated it in the landscape, with the exception of partial views from Fairstead Lane itself. Due to this, the rural surroundings are not considered to overly contribute to Tramp's Hall significance

Contribution of the Site to the significance of the listed building

9.20 Sub-Site 7A is situated a short distance to the north-east of Tramp's Hall and forms part of the widespread agricultural land that spans between the settlements of Upper Tasburgh and Hempnall. There is no intervisibility between the core part of the Sub-Site and the listed building. However, the Order Limits include part of Fairstead Lane to the north of the listed building to allow for abnormal load access (Plates 35 and 36). There will be some visibility of this part of the Order Limits from Tramp's Hall.

9.21 It is known that in the mid-19th century, Tramp's Hall and the associated barn were under the ownership of William Gwyn, Esquire, who held and occupied a considerable swathe of land within the area surrounding the house, including three fields within Sub-Site 7A. The mere fact of historical ownership in such cases of large landholding does not make any appreciable contribution to significance. In order for any meaningful contribution to significance to exist there also needs to be a more direct relationship between a building and any particular piece of land, e.g. parkland, stackyards of a farm, areas where materials were won for construction of the principal building etc. There are no known such associations between Tramp's Hall and any piece of land within the Order Limits.

Former Quaker Meeting House – Grade II Listed Building (NHLE 1178892)

Description

9.22 The Former Quaker Meeting House , situated c.85m south-west of Sub-Site 7A, was first designated on 26 June 1981. The list entry describes the asset as follows:

Early C18 meeting house converted into dwelling. Red brick rectangular block. Black pantile hipped roof. Moulded brick eaves course. Two storeys. Six bays. Mullion/transom casements, ground floor taller in segmental-headed opening. Two segmental-headed doorways, now French windows.

Setting

9.23 The property is located to the south-west of Sub-Site 7A and is set within its own grounds. It has been converted into residential use and the setting is rural and agricultural. There is intervisibility of the roofline and part of the north-west elevation the southern part of this Sub-Site afforded by the sloping topography (Plate 33).

Significance

9.24 The significance of the property is vested in its architectural, aesthetic and historic interest of an 18th century former Quaker meeting house. Its main significance is derived from its communal value as an historic place of worship for the Quaker community.

Contribution of the Site to the significance of the asset

- 9.25 Whilst the agricultural landscape of Sub-Site 7A forms part of the wider environs of the house, it does not play a significant role in understanding or appreciating the history and significance of the property as a former Quaker meeting house. This is largely due to the vernacular nature of meeting houses, but also the landscape is not a necessary part of its function. There is limited intervisibility between the two and the Site is not, therefore, considered to make any appreciable contribution to the significance of the Former Quaker Meeting House.

The Countryman Public House – Grade II Listed Building (NHLE 1373407)***Description***

- 9.26 The Countryman Public House, situated c.300m west of Sub-Site 7A, was first designated on 26 June 1981. The list entry describes the asset as follows:

C18 stuccoed brick. Pantile roof with shaped gable ends. End facing road has shaped gable, 3 storeys, 2 windows, ground and first floor sashes with glazing bars. Second floor 2-light casement. To right (south), single storey one bay wing, sash with glazing bars, stuccoed, hipped pantile roof. Behind (east) 2 storey range with hipped pantile roof and casement windows.

Setting

- 9.27 The property is located to the west of Sub-Site 7A on the eastern side of the A140 Ipswich Road. It is set within its own grounds with a car park to the north, overlooked by the principal elevation, with a beer garden to the east. The roadside setting is relatively noisy with frequent traffic and other businesses nearby. However, on the eastern side of the asset, the setting is rural with views over the surrounding countryside providing an agricultural character. There is visibility to and from the western limit of Sub-Site 7A from the beer garden, but no views from the actual property itself (Plates 31 and 32).

Significance

- 9.28 The significance of the property is vested in its architectural, aesthetic and historic interest of an 18th century public house. Its main significance is derived from its interrelationship with the road as a necessary location to conduct business and a landmark for travellers historically. The rural landscape beyond is more of a minor or incidental aspect of this significance. It also has communal interest as a social hub for the community and travellers passing through.

Contribution of the Site to the significance of the asset

- 9.29 Whilst the agricultural landscape of Sub-Site 7A forms part of the wider environs of the public house, it is the roadside setting that is more significant in understanding and appreciating the historic interest of this asset. Intervisibility is limited to a very small section at the western side of this Sub-Site, mainly experienced from the beer garden. Site 7A is, therefore, not

considered to make any appreciable contribution to the setting of The Countryman public house.

Wood Farmhouse – Grade II Listed Building (NHLE 1373238)

Description

- 9.30 Wood Farmhouse, situated c.30m south of Sub-Site 7C, was first designated on 26 June 1981. The list entry describes the asset as follows:

C17 brick house. Steep black glazed pantile roof with parapeted gable ends. Brick chimney stack off centre and another at east end. Two storeys. Five window range. Large modern casements. Moulded doorcase in front of stack with cornice and panelled door.

Setting

- 9.31 The property is located to the immediate south of Sub-Site 7C, accessed from a track that extends northwards from Fairstead Lane. It is set within its own grounds with associated farm buildings, which have been converted for residential use. The setting is rural with views over the surrounding countryside. Its historic context would have been much as its surroundings are today but it no longer functions as a farm (Plates 29 and 30).

Significance

- 9.32 The significance of the property is vested in its architectural, aesthetic and historic interest of a 17th century house.

Contribution of the Site to the significance of the asset

- 9.33 The agricultural landscape of Sub-Site 7C forms part of the setting of the house and there is a clear shared intervisibility. It is considered that this part of the Site makes a positive contribution to the setting of the listed building although the rest of the Site does not make any appreciable significance.
- 9.34 There is a historical shared ownership and occupancy recorded in the early to mid 19th century. This alone, without any associated features, does not provide any additional contribution to the significance of the listed building.

Grove Farmhouse - Grade II Listed Building (NHLE 1050330)

Description

- 9.35 Grove Farmhouse, situated c.60m south of Sub-Site 7C, was first designated on 26 June 1981. The list entry describes the asset as follows:

C17 timber-frame house, plastered, and brick faced south end wall. Steep slated roof with gabled ends. Brick chimney stack off centre and external end stack. Two storeys. Four window range, modern casements and modern door.

Setting

- 9.36 The immediate setting of the farmhouse is within its own grounds surrounded by farm

buildings and overlooking its own garden and pond. The setting is rural and agricultural and accessed by a long driveway up to the farm complex providing it with a sense of isolation and privacy. The main frontage of the house is facing east looking towards Sub-Site 7C. The rear elevation overlooks associated farm buildings, but there may be intervisibility with the upper storey westwards (Plates 27 to 30).

Significance

- 9.37 The significance of the asset is vested in its architectural, aesthetic and historic interest as a 17th century house. Historically, the listed building was a farm and therefore the surrounding farmland contributes to its historic interest and therefore significance.

Contribution of the Site to the significance of the asset

- 9.38 The listed building is situated in close proximity to Sub-Site 7C, which forms part of its encompassing setting, the rural nature of which serves to emphasise the traditional character of the asset and aids the ability to appreciate its significance as a historic, rural farmhouse. As such, it is considered to contribute to the listed building's significance in the contribution made to this by its setting, although the remainder of Site 7 makes no appreciable contribution.
- 9.39 It is known that a small part of the Sub-Site and the listed building were tenanted and owned by the same individuals in the early to mid-19th century. However, this historic joint ownership is not considered to make any appreciable contribution to the significance of the farmhouse.

IMPACT ASSESSMENT

The Scheme

- 9.40 The Scheme will include solar PV arrays within Sub-Sites 7A-7C, and there will be retained area of farmland within the latter. Proposed planting initiatives will include new woodland, trees, enhanced hedgerows and grassland.

Impact upon heritage assets

Existing Impacts

- 9.41 There are no existing impacts identified within the environs of Sub-Sites 7A-7C

Developmental Impacts

- 9.42 This assessment has identified a total of seven designated heritage asset potentially sensitive to development of the Sub-Sites 7C-7C. There will be no direct impacts on any of the designated heritage assets and, therefore, any potential impact will be confined to the contribution to the significance of the assets that is derived from their setting.

Hill Farmhouse – Grade II Listed Building (NHLE 1050016)

- 9.43 There are no views of Site 7A from Hill Farmhouse with views towards the farmhouse

restricted to only its roofline from a limited range within Sub-Site 7A from where this does nothing to demonstrate the farmhouse's significance. It is considered that the Scheme will cause **no harm** to the significance of Hill Farmhouse.

Barn Immediately East of Tramp's Hall – Grade II Listed Building (NHLE 1050048)

- 9.44 There are no views of Site 7A from the barn at Tramp's Hall. Fairstead Lane will be used for a small number of abnormal load movements and other vehicles during the Construction Phase of the Scheme. This will temporarily increase noise and traffic within the wider setting of the listed building but there will be no long term effects. The significance of the listed building is principally drawn from its architectural interest and is not overly informed by its setting beyond the relationship with Tramp's Hall (which will remain unaltered). Therefore, it is considered that there will be **no harm** to its significance as a result of the Scheme.

Tramp's Hall - Grade II Listed Building (NHLE 1302215)

- 9.45 There are no views of Site 7A from Tramp's Hall and, therein, there will be no built elements of the Scheme that will be visible. The road from which the listed building is accessed will be used for a small number of abnormal load movements as part of the Scheme Construction phase (likely to be no more than ten movements in total) and will presumably result in an increase in traffic and noise from construction vehicles during this phase of the Scheme. These will be of an inherently temporary nature, will adhere to specific working hours and will be closely managed within a Traffic Management Plan. There will be no permanent or long term effects caused by these movements and it is considered that there will be **no harm** to the listed building's significance.

Former Quaker Meeting House – Grade II Listed Building (NHLE 1178892)

- 9.46 Solar PV arrays at the southern end of Sub-Site 7A are likely to be at least partially visible from the Former Quaker Meeting House during the Operational Phase of the Scheme and will result in a change to the wider setting of the listed building. However, the setting does not play a role in understanding or appreciating the history and significance of the property as a former meeting house, and there is no historic connection between the two that would be disrupted by the Scheme. On this basis, it is considered that there will be **no harm** to the significance of the listed Former Quaker House.

The Countryman Public House – Grade II Listed Building (NHLE 1373407)

- 9.47 There are no views from The Countryman Public House generally of Site 7, but a small section of Sub-Site 7A is intervisible with the beer garden to the east of the listed building. It is, therefore, probable that there will be some limited visibility of the solar PV arrays from this point under the Scheme. Furthermore, the Scheme will be set back from the public house by over 300m at its nearest point and the key element of the listed building's setting (i.e. its roadside location) will remain unaffected by the Scheme.
- 9.48 It is considered, therefore, that Site 7 does not make any appreciable contribution to the setting of The Countryman Public House and it is considered that this change within the wider

setting will cause **no harm** to the significance of the designated heritage asset.

Wood Farmhouse – Grade II Listed Building (NHLE 1373238)

- 9.49 Wood Farmhouse is situated immediately south of Sub-Site 7C. However, this part of the Sub-Site, being in close proximity to the designated heritage asset, is proposed to be retained as farmland under the Scheme, with the closest built elements (i.e. solar PV arrays) positioned at a distance of over 300m to the north and north-west. This distance will be sufficient to ensure that the solar PV arrays are not overly prominent within any views from or of Wood Farmhouse and that they will not encroach into the immediate setting of the listed building. Furthermore, proposed landscaping in the form of woodland planting, grassland borders and linear screening between the listed building and the solar PV arrays will, in the medium to long term, effectively remove any views of these elements from the heritage asset. Therefore, it is not considered that the Scheme will cause **no harm** to the significance of Wood Farmhouse.

Grove Farmhouse - Grade II Listed Building (NHLE 1050330)

- 9.50 Grove Farmhouse is situated in close proximity to Sub-Site 7C, the order limits of which curve around the property to the north, east and west. The Scheme has been set back from the immediate surroundings of Grove Farmhouse and will be retained as farmland under the Scheme, providing a minimum c.150m buffer between the listed building and any built elements.
- 9.51 It is possible that solar PV arrays within Sub-Site 7C may be visible to the north-east of Grove Farmhouse. However, these views will be glimpsed between the existing plantation to the east and new woodland planting to the north. There will be a buffer of new grassland to the east and north-east that, although not screening the solar PV arrays from view, will soften the prominence of any built elements of the Scheme.
- 9.52 There will be minor alterations to the setting of Grove Farmhouse through the presence of a small section of the Scheme in views to the north-east of the property. The majority of views from and of the listed building will remain unchanged. Elements of the listed building's setting that inform its significance are generally limited to the immediate grounds of the farmhouse including its yard and associated structures, although the wider agricultural surroundings provide a connexion to the historic and current context of the listed building as a farmhouse and do somewhat highlight the rural nature of the building's design and intended purpose. However, it is not considered that the wider setting informs the significance to any meaningful degree and the presence of a small section of the Scheme in one wider vista from the property will not result in **no harm** to the heritage asset's significance or the ability to appreciate this.

CONCLUSIONS

- 9.53 It is considered that there are likely to be temporary environmental impacts within the setting of two heritage assets, Tramp's Hall and the Barn Immediately East of Tramp's Hall,

during the Construction Phase of the Scheme resulting from the use of Fairstead Lane for abnormal loads. However, these effects will be short-lived (less than ten movements are expected), temporary and reversible and there will be no resultant harm to the significance of these heritage assets. There will be partial intervisibility between solar PV arrays within Sub-Sites 7A to 7C and seven listed buildings, which will be further lessened by landscape screening, once matured. It is not considered that this will result in harm to any designated heritage asset.

Plates



Plate 27: View of Hill Farmhouse from Sub-Site 7A with roofline visible, facing west



Plate 28: View of Tramp's Hall and Barn (the latter not visible) from Fairstead Lane (within the Order Limits of Sub-Site 7A), looking south-east



Plate 29: View of Tramp's Hall and Barn (both not visible) from southern limit of Solar PV site within Sub-Site 7A, looking west-south-west



Plate 30: View of the Former Quaker Meeting House from Sub-Site 7A with rooftop visible, facing south



Plate 31: View from the Countryman Public House looking towards Sub-Site 7A, facing south-east



Plate 32: View of the Countryman Public House from Sub-Site 7A with eastern gable visible, facing west



Plate 33: View of Grove Farmhouse from Sub-Site 7C, facing west



Plate 34: View of Grove Farmhouse from Sub-Site 7C, facing south



Plate 35: View of Grove Farmhouse and Wood Farmhouse from Sub-Site 7C, facing south-east



Plate 36: View of Grove Farmhouse and Wood Farmhouse from Sub-Site 7C, facing south-east

10 SUB-SITES 7D – 7H HERITAGE STATEMENT

SITE LOCATION AND DESCRIPTION

- 10.1 Sub-Sites 7D to 7H encompass approximately 152ha of land c.600m to the south-west of Saxlingham Nethergate. The topography is relatively flat at a height of approximately 40m above Ordnance Datum (aOD) and rises to c.45m aOD in the south-eastern end of Sub-Site 7H.
- 10.2 The environs are characterised by an agricultural landscape crossed by several roads. To the north is The Green and to the south is Busseys Loke. Broaden Lane separates Sub-Sites 7D and 7F. Several areas of woodland are also present, particularly along the northern edge as well as dispersed farms.
- 10.3 The solid geology comprises sand and gravel of the Crag Group overlain by diamicton of the Lowestoft Formation (BGS 2024).

HISTORIC ENVIRONMENT APPRAISAL

Identification of Heritage Assets

- 10.4 The results of the NHLE search are summarised as follows:

Table 14: Designated Heritage Assets within the Study Area for Sub-Sites 7D to 7H

| Designation | 1km Radius | 2km Radius | 5km Radius | Total |
|--|------------|------------|------------|------------|
| Scheduled Monuments | 0 | 0 | 2 | 2 |
| Grade I Listed Buildings | 1 | 0 | 11 | 11 |
| Grade II* Listed Buildings | 4 | 1 | 17 | 22 |
| Grade II Listed Buildings | 53 | 25 | N/A | 78 |
| Conservation Areas | 3 | 0 | N/A | 3 |
| Total Designated Heritage Assets: | | | | 116 |

- 10.5 The nature of development proposals will result in no change to the setting of 110 of the identified designated heritage assets and, therefore, they are not considered to be sensitive to future development of the Site. Following step i) of the Historic England setting guidance (2017), these have been scoped out of further assessment. The remaining eight designated heritage assets are summarised as follows:

Table 15: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Sub-Sites 7D to 7H

| Designated Heritage Asset | NHLE Reference | Grade | Distance from Site |
|------------------------------------|----------------|-------|--|
| Saxlingham Green Conservation Area | N/A | N/A | c.5m to the north of Sub-Site 7D |
| Manor Cottage | 1373079 | II | c.55m to the north of Sub-Site 7D |
| Manor Farmhouse Barn | 1152344 | II | c.65m to the north-east of Sub-Site 7D |
| Manor Farmhouse | 1050675 | II | c.70m to the north-east of Sub-Site 7D |
| Hill Cottages | 1373062 | II | c.90m to the north of Sub-Site 7D |
| Hill House | 1152265 | II | c.150m to the north of Sub-Site 7D |

Assessment of Heritage Assets

Saxlingham Green Conservation Area

Description

- 10.6 The following description is drawn from the Saxlingham Green Conservation Area Appraisal and Management Plan (South Norfolk Council 2018a), supplemented by observations made by the author during site visits. Saxlingham Green was first designated as a Conservation Area in 1973 and comprises a small settlement between Saxlingham Nethergate and Hempnall. The settlement is centred around The Green, which is aligned east/west and much of it is enclosed by groups of mature trees and hedgerows. This extends into the surrounding countryside that is accessible by footpaths and bridleways. The Green follows the line of the road, but is made up of separate areas that provide a series of changing views.

Setting

- 10.7 Saxlingham Green sits on a plateau to the south-east of Saxlingham Nethergate and is set within a rural, agricultural landscape typical of this part of Norfolk. Detached houses set back from the green are dispersed within or behind woodland or hedgerows. The pattern of the woodland remains much as it was in the 19th century. The prominence of historic buildings within the Conservation Area indicates that the settlement pattern has changed little since the 18th century.

Significance

- 10.8 The majority of the historic buildings are listed and recognised as being of historic or townscape importance. These include a variety of buildings in terms of size and building materials with earlier ones timber-framed and later ones built of brick. They have also undergone significant changes in terms of refurbishment and repair during the 20th century. The significance of the Conservation Area is vested in its aesthetic, historic and communal

values with a particular emphasis on the natural environment.

Contribution of the Site to the significance of the asset

- 10.9 Whilst the agricultural setting is of importance to the Conservation Area, the main contribution to its significance is the preserved historic settlement layout of built form situated around The Green and the surrounding natural environment that encloses the village. There are few gaps in this vegetation in which to view the fieldscapes, although there are opportunities to experience this with multiple footpaths and bridleways into these areas. Whilst there are views of the mature woodland from Site 7, particularly from Sub-Sites 7D and 7F, the views from the Conservation Area are very limited (Plates 41 to 44). Whilst the majority of the Site does not make an appreciable contribution to the significance of the setting, the northern part of Sub-Site 7D is considered to contribute to the ability to appreciate the significance of the Conservation Area due to its close proximity.

Manor Farmhouse Barn - Grade II Listed Building (NHLE 1152344)

Description

- 10.10 Manor Farmhouse Barn was first designated on 2 October 1951 and was amended on 2 December 1983. The list entry describes the asset as follows:

Barn partially converted into dwelling. C17 and C20. Weatherboarded timber frame with pantiled roof. About 13 bays of a clasped purlin and butt purlin roof with alternate arch braced ties and wind bracing. Later lean-to to rear.

- 10.11 This building has group value with two principal buildings, Manor Farmhouse and Manor Cottage, both of which are assessed below.

Setting

- 10.12 The immediate setting of the house is within its own grounds on Broaden Lane at the western end of Saxlingham Nethergate village, which also sits within Saxlingham Green Conservation Area. It is surrounded by mature vegetation with no visibility towards the property or to the surrounding countryside and village. It sits close to two related Grade II Listed properties, Manor Farmhouse and Manor Cottage, and they share a setting. Its location on the outskirts of the village provides a rural and village setting, yet on the cusp of agricultural land. Whilst there is no intervisibility with the Site, although there is close proximity of the property to Sub-Site 7D.

Significance

- 10.13 The significance of the asset is vested in its architectural, aesthetic and historic interest as a 17th century barn. There is further interest in the connection between the Barn and the two associated properties of Manor Farmhouse and Manor Cottage (the three of which have group value), as well as their relationship with the surrounding landscape.

Contribution of the Site to the significance of the asset

- 10.14 Sub-Site 7D is situated in close proximity to the listed building and whilst there is mature vegetation surrounding the property, its connection with the surrounding historic landscape forms an important element to understand this asset and related properties (Plates 37 and 38). Sub-Site 7D is, therefore, considered to contribute to the significance of Manor Farmhouse Barn, although the rest of Site 7 does not.

Manor Cottage - Grade II Listed Building (NHLE 1373079)

Description

- 10.15 Manor Cottage was first designated on 2 December 1983 and was amended on 9 March 1984. The list entry describes the asset as follows:

Former farmhouse converted into two, now single cottage. C17 and later. Rendered timber frame with pantiled roof. Two storeys with attic to east of stack only. Scattered fenestration with two-three- and four-light C18 or early C19 windows with metal casements and horizontal glazing bars. Modern gabled porch and off-centre axial stack. Ovolo-moulded spine beam to east of stack, raised floor to west of stack. Clapsed purlin roof without reduced principals to east of stack. Small area of C17 panelling at first floor.

Setting

- 10.16 The immediate setting of the house is within its own grounds on Broaden Lane at the western end of Saxlingham Green Conservation Area. It is surrounded by fencing and hedging with the rear upper storey sharing intervisibility with Sub-Site 7D. It sits close to two related Grade II Listed properties, Manor Farmhouse Barn and Manor Farmhouse. Its location on the outskirts of the village provides a rural and village setting, yet on the cusp of agricultural land.
- 10.17 There is filtered intervisibility with the north-easternmost field of Sub-Site 7D from the rear of the property, especially during the winter months. Its close proximity of the property to this Sub-Site and a clear connection to the surrounding agricultural landscape in terms of its original function means that the field forms part of the setting for this and related properties.

Significance

- 10.18 The significance of the asset is vested in its architectural, aesthetic and historic interest as a late 17th century farmhouse.

Contribution of the Site to the significance of the asset

- 10.19 The listed building is situated very close to Sub-Site 7D and whilst there is limited intervisibility (only the north-easternmost field is visible from the rear of the property), its connection with the surrounding landscape forms an important element to understand this asset and related properties (Plate 38). Sub-Site 7D is, therefore, considered to contribute to the significance of Manor Cottage, although the rest of Site 7 does not.

Manor Farmhouse - Grade II Listed Building (NHLE 1050675)

Description

- 10.20 Manor Farmhouse was first designated on 2 October 1951 and was amended on 2 December 1983. The list entry describes the asset as follows:

Former farmhouse. Late C16, C17 and later. Timber frame re-faced and extended in colour-washed brick. Pantiled roof. Original house extended to side to which a later cross wing was added. 2 storeys with attic. Scattered fenestration of modern casements with glazing bars. One sloping dormer. Moulded brick stringcourse on C17 side extension and platbands to cross wing. One axial stack on junction with cross wing and one later stack on rear wall of original house. Cross wing gable with tumbling in. C17 stair from first floor to attic only. Clasped purlin roof to original house, butt-purlin roofs to extensions. One blocked 3-light ovolo moulded mullion and transom window on inside of east gable of cross wing.

Setting

- 10.21 The immediate setting of the house is within its own grounds on Broaden Lane at the western end of Saxlingham Green Conservation Area. It is surrounded by fencing and hedging and sits close to two related Grade II Listed properties, Manor Farmhouse Barn and Manor Cottage, which likely share a former functional relationship. Its location on the outskirts of the village provides a rural and village setting, yet on the cusp of agricultural land. Whilst there is no visibility to and from the Site, there is close proximity to Sub-Site 7D.

Significance

- 10.22 The significance of the asset is vested in its architectural, aesthetic and historic interest as a late 16th/17th century farmhouse. There is further group value with the two nearby Grade II properties, the farmhouse and the barn and cottage, as well as their relationship with the surrounding landscape.

Contribution of the Site to the significance of the asset

- 10.23 The listed building is situated very close to Sub-Site 7D and whilst there is no clear intervisibility, its connection with the surrounding landscape forms an important element to understand this asset and related properties (Plate 38). Sub-Site 7D is, therefore, considered to contribute to the significance of Manor Farmhouse Barn, although the rest of Site 7 does not.

Hill Cottages - Grade II Listed Building (NHLE 1373062)

Description

- 10.24 Hill Cottages was first designated on 2 December 1983 and was amended on 9 March 1984. The list entry describes the asset as follows:

Former farmhouse, converted into three cottages, now single dwelling. Late C16 and later. Rendered timber frame faced with colour-washed brick to front and sides. Thatched roof. Two storeys with attic. Five bays of C20 two-light casements with horizontal glazing bars under skewback arches with cambered soffits at ground floor. Scattered fenestration to rear with C20 diamond mullions. Off-centre axial stack with blocked doorway opposite and one later

external gable-end stack. Three eyebrow dormers. Winding stair with faceted newel to entrance side of stack. Surviving service doors to northern end onto a probable former through passage. To north side of stack first floor formerly open to queen post roof with evidence of three trusses. Present roof C18 with staggered wedge-tenoned butt-purlins. Original timbers of heavy scantling with stepped stops.

Setting

- 10.25 The immediate setting of the house is within its own grounds on The Green and lies to the west of Saxlingham Green Conservation Area. The principal elevation is west facing, fronting onto the road set behind a lawned garden with a drive and some mature trees, although it is not enclosed by mature vegetation. Its location on the outskirts of the village provides a rural and village setting.
- 10.26 There is no direct intervisibility between the asset and Sub-Site 7D despite their proximity due to the orientation of the property, the topography, mature vegetation and intervening buildings. However, there are partial, filtered views of the gable end of the property from the Sub-Site.

Significance

- 10.27 The significance of the asset is vested in its architectural, aesthetic and historic interest as a late 16th century farmhouse.

Contribution of the Site to the significance of the asset

- 10.28 Whilst the listed building is situated in close proximity to Sub-Site 7D, there is no visibility of the Sub-Site from this asset (Plate 39). The Site is, therefore, not considered to make an appreciable contribution to the significance of Hill Cottages.

Hill House - Grade II Listed Building (NHLE 1152265)

Description

- 10.29 Hill House was first designated on 26 November 1959 and was amended on 9 March 1984. The list entry describes the asset as follows:

House. C17 and later. Rendered timber frame with colour-washed brick gable-ends. Plaintiled roofs. East plan with northern wing and two-storey porch, late C19 additions. Two storeys with attic. Seven bays of C19 three-light mullion (above) and mullion and transom (below) windows with rectangular hood-moulds. Three gabled dormers. A pair of small oval windows in each side-wing gable-end (original to south only). Elaborate moulded gable corbels and crow-stepped gables. One central axial stack, one C19 off-centre axial stack and one gable-end stack to south side-wing, all with octagonal shafts. Later extensions to front and side.

Setting

- 10.30 The immediate setting of the house is within its own grounds on The Green. It is situated to the west of Saxlingham Green Conservation Area. The principal elevation is east facing and

is completely screened from the road by mature trees on its eastern edge, with limited views from the south by the unlisted The Old Stables. Its location on the outskirts of the village provides a rural and village setting.

- 10.31 There is no direct visibility between the asset and Site 7 due to the orientation of the property, the topography and intervening mature vegetation and buildings. with only the chimneys of Hill House being visible from the very north tip of this Sub-Site.

Significance

- 10.32 The significance of the asset is vested in its architectural, aesthetic and historic interest as a 17th century house. The development of the architectural history of the house also contributes to its significance.

Contribution of the Site to the significance of the asset

- 10.33 The listed building is situated in proximity to Sub-Site 7D, with intervisibility limited to the chimneys from the northern edge of this Sub-Site (Plate 40). Sub-Site 7D is, therefore, not considered to make an appreciable contribution to the significance of Hill House.

IMPACT ASSESSMENT

The Scheme

- 10.34 The Scheme will include solar PV arrays within Sub-Sites 7D-7H with a 132kv substation situated within Sub-Site 7F. Proposed planting initiatives will include trees, enhanced hedgerows and grassland.

Impact upon heritage assets

Existing Impacts

- 10.35 There are no existing impacts identified within the environs of Sub-Sites 7D-7H

Developmental Impacts

- 10.36 This assessment has identified a total of six designated heritage asset potentially sensitive to development of the Site. There will be no direct impacts on any of the designated heritage assets and, therefore, any potential impact will be confined to the contribution to the significance of the assets that is derived from their setting.
- 10.37 Embedded mitigation in the form of the removal of the north-easternmost field of Sub-Site 7D, providing a setback of c.180m from the northern boundary of the sub-site, has been incorporated into the design of the Scheme to remove/reduce visibility from Saxlingham Green Conservation Area and encompassed listed building. Additionally, visual screening in the form of native broadleaf woodland between the solar PV arrays within Sub-Site 7D and the south-western corner of Saxlingham Green Conservation Area will further remove/reduce visibility from these heritage assets.

Saxlingham Green Conservation Area

- 10.38 The Order Limits of the Scheme extend into Saxlingham Green, covering a limited section of The Green and Broaden Lane at the western edge of the Conservation Area. This part of Site 7 will be used during the Construction Phase of the Scheme for a small number of abnormal load movements that may oversail the existing route (less than ten movements expected) and potentially other vehicles. There will be environmental changes during these periods resulting from these. However, these activities will be inherently temporary, short-lived and will result in no irreversible changes to the Conservation Area or its setting. A Traffic Management Plan will be in place to ensure that these effects will be as minor as possible and will ensure that there will be no permanent impacts.
- 10.39 The two fields in close proximity to the Conservation Area (at the northern edge of Sub-Site 7D) have been excluded from containing any built elements due to the proximity to the heritage asset. Instead, the field immediately to the south will be retained as agricultural land and the field at the immediate west end of the Conservation Area will be used for a mixture of native broadleaf woodland and pollinator mix grassland planting. There will also be an instant hedgerow between the latter planting schemes and where the solar PV arrays are positioned further to the south. These proposed landscaping initiatives will ensure that the Scheme does not encroach into the setting of Saxlingham Green by obscuring it from views within the Conservation Area itself. This will therefore maintain the rural agricultural character and appearance of the Conservation Area. The woodland and grassland planting will improve the surrounding outlooks to the west of the Conservation Area and will render impacts to the setting as negligible, once matured.
- 10.40 Views along the approach to the Conservation Area from the south along Broaden Lane are currently closed-off to the east by mature hedgerows but are largely open to the west, across Sub-Site 7D. These views to the west will be obscured by Solar PV Arrays under the Scheme, although will open up again at the section closest to the Conservation Area where a set-back has been embedded into the design to preserve the portion of this element of the Conservation Area's setting that is most important. This importance diminishes with distance to the south of the conservation area on Broaden Lane. Considering this, the most important element of this approach to the Conservation Area (i.e. the section that contributes to its setting) will be preserved under the Scheme.
- 10.41 On this basis, it is considered that the Scheme will cause **no harm** to the character and appearance, and/or significance, of Saxlingham Green Conservation Area.

Manor Farmhouse - Grade II Listed Building (NHLE 1050675)

- 10.42 The Order Limits extend to Broaden Lane, on which Manor Farmhouse fronts. This section of the Scheme, however, will not contain any built elements and will only be used for construction vehicle routes. There will be environmental impacts on the setting of the farmhouse during these periods, but they will be short-duration, temporary and inherently reversible, meaning there will be no impact to the farmhouse in the long term resulting from

these activities.

- 10.43 Although there is no intervisibility between Site 7 and Manor Farmhouse, it is situated in close proximity to Sub-Site 7D. Due to this, setbacks have been included in the design of the Scheme and the part of this Sub-Site closest to the listed building will remain as open land. The nearest built elements of the Scheme (solar PV arrays) will be situated at a distance of nearly 300m to the south-west and will not encroach into the setting of the farmhouse. There will be **no harm** to Manor Farmhouse's significance.

Manor Farmhouse Barn - Grade II Listed Building (NHLE 1152344)

- 10.44 As with Manor Farmhouse, there may be short-term, temporary environmental impacts during the use of Broaden Lane for plant and vehicles during construction vehicles, but these will not result in any long-term or permanent effects. The setbacks incorporated into the design of the Scheme within Sub-Site 7D will ensure that no solar PV arrays of other built elements will be visible from the barn and there will be no impact on its setting. Therefore, it is considered that there will be **no harm** to the significance of the listed barn.

Manor Cottage - Grade II Listed Building (NHLE 1373079)

- 10.45 Manor Cottage is also accessed from Broaden Lane and may be susceptible to environmental impacts during the construction and Decommissioning Phases of the Scheme, but these will be short-term, temporary and wholly reversible. Embedded mitigation in the form of setbacks will ensure there is no intervisibility between Manor Cottage and built elements of the Scheme within Sub-Site 7D and beyond. The Scheme will result in **no harm** to the listed building.

Hill Cottages - Grade II Listed Building (NHLE 1373062)

- 10.46 The Order Limits of the Scheme extend to The Green, the road on which Hill Cottages is sited. This section of the Order Limits will be used for vehicular and plant access to Sub-Site 7D primarily during the construction and Decommissioning Phases of the Scheme and will not result in any long-term or permanent impacts within the setting of Hill Cottages. Setbacks have been designed into the parameters of Sub-Site 7D and the northernmost field, in closest proximity to Hill Cottages, will not contain any solar PV arrays or other built elements. As such, there will be no visibility of any parts of the Scheme beyond new landscaping initiatives in this field and there will be no impact to the listed building's significance. There will be **no harm** to the listed building resulting from the Scheme.

Hill House - Grade II Listed Building (NHLE 1152265)

- 10.47 No built elements of the Scheme will be visible from Hill House and, although there may be a temporary increase in plant and vehicle movements on The Green on the approach to the listed building, there will be no long term impacts to its significance. There will be **no harm** arising from the Scheme to the listed building.

CONCLUSIONS

10.48 Embedded mitigation in the form of setbacks from the north-eastern corner of Sub-Site 7D (situated closest to Saxlingham Green Conservation Area and encompassed listed buildings) will remove or reduce any intervisibility between these. Additionally, tree and hedgerow planting will ensure that, once matured, built elements of the Scheme within these Sub-Sites will be effectively screened from surrounding heritage assets. In the short-term, there will be either no or partial intervisibility, but this will not be at a proximity or level that would impose or meaningfully effect their settings or significance. It is considered that there are likely to be temporary environmental impacts within the setting of three heritage assets during the Construction Phase of the Scheme resulting from the use of Broaden Lane and The Green for abnormal loads. However, these effects will be subject to a traffic management plan, will be short-lived (less than ten movements are expected) temporary and reversible and there will be no impact to the significance of these heritage assets. The Scheme will result in no harm to all identified heritage assets.

Plates



Plate 37: View from Sub-Site 7F looking towards Saxlingham Green Conservation Area, facing north



Plate 38: View from Sub-Site 7D looking towards Saxlingham Green Conservation Area, facing north-west



Plate 39: View from Sub-Site 7D looking towards Saxlingham Green Conservation Area, facing north



Plate 40: View from Sub-Site 7D looking towards Saxlingham Green Conservation Area, facing north



Plate 41: View from Sub-Site 7D looking towards the eastern end of Saxlingham Green Conservation Area, Manor Farmhouse and Manor Cottage (both not visible) and Manor Farmhouse Barn, facing north



Plate 42: View from Manor Farmhouse Barn and eastern edge of Saxlingham Green Conservation Area looking towards Sub-Site 7D, facing south to south-west



Plate 43: View from the roadside adjacent to Hill Cottages looking towards Sub-Site 7D (not visible), facing south-east



Plate 44: View from Sub-Site 7D looking towards the chimneys of Hill House, facing north-west

11 SUB-SITES 7I – 7L HERITAGE STATEMENT

SITE LOCATION AND DESCRIPTION

- 11.1 Sub-Sites 7I to 7L encompass approximately 72ha of land c.1km to the south-west of Saxlingham Green. The topography is relatively flat at a height of approximately 45m above Ordnance Datum (aOD) to the west, dropping to c.40m to the east.
- 11.2 Sub-Sites 7I to 7L are bounded on the west by The Green and by Woodton Road on the east. Dispersed farms, fields and pockets of woodland lie to the north and south.
- 11.3 The solid geology comprises sand and gravel of the Crag Group overlain by diamicton of the Lowestoft Formation (BGS 2024).

HISTORIC ENVIRONMENT APPRAISAL

Identification of Heritage Assets

- 11.4 The results of the NHLE search are summarised as follows:

Table 16: Designated Heritage Assets within the Study Area for Sub-Sites 7I to 7L

| Designation | 1km Radius | 2km Radius | 5km Radius | Total |
|--|------------|------------|------------|-----------|
| Grade I Listed Buildings | 0 | 0 | 7 | 7 |
| Grade II* Listed Buildings | 1 | 1 | 13 | 15 |
| Grade II Listed Buildings | 1 | 20 | N/A | 21 |
| Conservation Areas | 1 | 1 | N/A | 2 |
| Total Designated Heritage Assets: | | | | 45 |

- 11.5 The nature of development proposals will result in no change to the setting of 176 of the identified designated heritage assets and, therefore, they are not considered to be sensitive to future development of the Site. Following step i) of the Historic England setting guidance (2017), these have been scoped out of further assessment. There is only one remaining designated heritage asset that is considered potentially sensitive, as follows:

Table 17: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Sub-Sites 7I to 7L

| Designated Heritage Asset | NHLE Reference | Grade | Distance from Site |
|---------------------------|----------------|-------|-----------------------------------|
| Oaks Farmhouse | 1170906 | II* | c.150m to the east of Sub-Site 7L |

Assessment of Heritage Assets

Oaks Farmhouse - Grade II* Listed Building (NHLE 1170906)

Description

- 11.6 Oaks Farmhouse was first designated on 25 September 1960 and was amended on 18 February 1991. The list entry describes the asset as follows:

House. C16 and C17, partly refaced in C18. Timber-frame and brick. Pantile roof. C16 2-cell plan with C17 3-cell lobby entrance type plan at right angles forming an L-shaped plan. South facade of 3 bays, 2 storeys. Ground floor of C18 brick with 2 C20 casements and a C20 plank door. 3 C20 casements to first floor in rendered wall. C16 brick to west gable return. Parapet gable with brick kneeler. Gable end stack. West gable wall with polygonal angle turrets. 2 blocked lights to first floor with chamfered reveals and remains of render in imitation of ashlar; moulded brick pediments. Small inset panel to base of stack. Projecting south from the east end of this range is a further 2 storey range. Its west face has C18 brick to ground floor; rendered upper floor. One C20 casement to each floor. Gable end wall has a C20 casement to ground, first and attic floors in original openings in C18 brick wall. C20 barge board. Axial stack. Stair outshut, probably C19, to rear wall of this range. Interior. C16 wing. Timber frame exposed. Brick stair beside stack. 2 blocked windows in west gable, first floor, each have 2 4-centred arch lights of moulded brick. Diamond mullion in north wall. C17 wing. Ground floor room with ovolo moulded spine beam with bar stop. 2 service rooms with stud walling and doorways; cellar under one room. Butt-purlin roofs with arched braces to C16 and C17 wings.

Setting

- 11.7 The immediate setting of the house is within its own grounds off Woodton Road to the west and Springwood Lane to the south. It is set back considerably from both routes, and is fringed by mature vegetation. It sits with a number of other properties, none of which are listed.
- 11.8 The farmhouse is L-shaped with a principal elevation facing eastwards and the northern gable end of this range fronting a former yard, now car parking area. A second range, orientated east/west, extends to the rear of the property, the gable end of which faces towards Woodton Road to the west. Views of this part of the house are relatively clear through a gap in the hedge from Woodton Road within Sub-Site 7L (Plates 45 and 46).

Significance

- 11.9 The significance of the asset is vested in its architectural, aesthetic and historic interest as an 16th and 17th century farmhouse.

Contribution of the Site to the significance of the asset

- 11.10 Whilst there is a direct tenurial link between Oaks Farmhouse and much of the surrounding land including three fields within Sub-Site 7L in the early to mid-19th century, it is not considered that the historic ownership alone, particularly in a larger landholding such as this

one by the Reverend Howman, makes any specific contribution to its significance as a listed farmhouse. There are no specific features or more direct relationships (such as that of parkland or stackyards) known between the Sub-Site and Oaks Farmhouse. Furthermore, there functional link of shared tenancy has long since been severed and as such, beyond providing some historical context, this former association is not considered to contribute to the significance of Oaks Farmhouse.

- 11.11 Sub-Site 7L is situated to the west of Oaks Farmhouse and whilst there is mature vegetation and a small field fronting the farmhouse separating the two, gaps in the hedges provide views to the Sub-Site from the listed building and vice versa, although these are limited to the very south-eastern corner of the Sub-Site. The agricultural hinterland does form part of the wider historic setting of the house, although it does not encroach onto the immediate setting comprising the historic plot including outbuildings and gardens. Views from the listed building are generally limited to the south-eastern corner of the Sub-Site as mature planting along the roadside and ground of the property restrict views elsewhere. This Sub-Site is considered to provide some contribution to the significance of Oaks Farmhouse, although the rest of Site 7 does not.

IMPACT ASSESSMENT

The Scheme

- 11.12 The Scheme will include solar PV arrays within Sub-Sites 7I-7L. Setbacks are included in the design of the Scheme from Woodton Road and the south-eastern corner of Sub-Site 7L. Proposed planting initiatives will include trees, enhanced hedgerows and grassland.

Impact upon heritage assets

Existing Impacts

- 11.13 There are no existing impacts identified within the environs of Sub-Sites 7I-7L

Developmental Impacts

- 11.14 This assessment has identified one designated heritage asset potentially sensitive to the proposed development of Sub-Sites 7I-7L. There will be no direct impacts on any designated heritage assets and, therefore, any potential impact will be confined to the contribution to the significance of the asset that is derived from its setting.

Oaks Farmhouse - Grade II* Listed Building (NHLE 1170906)

- 11.15 Oaks Farmhouse is situated a short distance to the east of Sub-Site 7L. In the short term, there may be glimpsed views of the solar PV arrays within the south-eastern extent of this Sub-Site from the listed building where gaps in the hedgerows and mature vegetation between the two afford this, although the setback embedded into the design of the Scheme will effectively limit this visibility. Additionally, new woodland planting along the eastern boundary of Sub-Site 7L in the medium to long term (approximately 15 years and beyond)

will effectively screen any views of the Scheme from the heritage asset.

- 11.16 Sub-Site 7L forms part of the wider agricultural hinterland of the farmhouse but is at a sufficient distance to not encroach into the listed building's immediate surroundings. These are instead predominantly comprised of the property's gardens, which have been enclosed by mature hedgerows and trees to afford the building a degree of privacy as a residence. Wider vistas are not a key part of demonstrating the setting, although the open land does highlight the rural, agricultural nature of the building as a traditional farmhouse. It is not considered that views of a small section of solar PV arrays at the eastern limit of one Sub-Site will unduly affect this emphasis, and the impacts will be negligible in the long term when the new woodland planting has matured. There will be **no harm** to the listed building resulting from the Scheme.

CONCLUSIONS

- 11.17 A single heritage asset has been identified as potentially sensitive to the Scheme within Sub-Sites 7I-7L, Oaks Farmhouse. The presence of solar PV arrays within the wider setting of the listed building will constitute a minor change, but as the significance of the property is not highly influenced by this setting, it is not considered that there will be impacts on its significance or the ability to appreciate this. Planting as part of the landscape offer of the Scheme will screen the solar PV arrays from the farmhouse once matured (approximately 15 years). The Scheme will result in no harm to this identified heritage asset.

Plates



Plate 45: View of Oaks Farmhouse from Woodton Road next to Sub-Site 7L, facing east



Plate 46: View from Oaks Farmhouse looking towards Sub-Site 7L, facing west

12 SITE 8 HERITAGE STATEMENT

SITE LOCATION AND DESCRIPTION

- 12.1 Site 8 comprises two Sub-Sites (8A and 8B) that include approximately 56ha of land c.800m to the south-east of Shotesham. It is situated on gently rising land at a height of approximately 30m above Ordnance Datum (aOD) in the south-west rising to c.40m aOD in the north-east.
- 12.2 It is bounded to the east by Baxter’s Lane, to the west by Market Lane, and by fields and dispersed farms to the north and south.
- 12.3 The solid geology within Site 8 comprises sand and gravel of the Crag Group overlain by diamicton of the Lowestoft Formation (BGS 2024).

HISTORIC ENVIRONMENT APPRAISAL

Identification of Heritage Assets

- 12.4 The results of the NHLE search are summarised as follows:

Table 18: Designated Heritage Assets within the Study Area for Site 8

| Designation | 1km Radius | 2km Radius | 5km Radius | Total |
|--|------------|------------|------------|-----------|
| Scheduled Monuments | 0 | 0 | 1 | 1 |
| Grade I Listed Buildings | 0 | 0 | 6 | 6 |
| Grade II* Listed Buildings | 0 | 4 | 16 | 20 |
| Grade II Listed Buildings | 5 | 26 | N/A | 31 |
| Conservation Areas | 2 | 4 | N/A | 6 |
| Total Designated Heritage Assets: | | | | 64 |

- 12.5 The nature of the development proposals will result in no change to the setting of 62 of the identified designated heritage assets and, therefore, they are not considered to be sensitive to future development of the Site. Following step i) of the Historic England setting guidance (2017), these have been scoped out of further assessment. The remaining two designated heritage assets are summarised as follows:

Table 19: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Site 8

| Designated Heritage Asset | NHLE Reference | Grade | Distance from Site |
|--|----------------|-------|------------------------------------|
| Uppgate Green Farmhouse | 1050681 | II | c.250m to the north of Sub-Site 8B |
| Outhouse to north of Uppgate Green Farmhouse | 1304804 | II | c.300m to the north of Sub-Site 8B |

Assessment of Heritage Assets

Uppgate Green Farmhouse - Grade II Listed Building (NHLE 1050681)

Description

- 12.6 Uppgate Green Farmhouse, c. 250m to the north of Sub-Site 8b, was first designated on 2 December 1983. The list entry describes the asset as follows:

Farmhouse. C18. Brick with pantiled roof. T plan. 2 storeys with 3 bays of original 3-light casement windows with horizontal glazing bars. Transoms and segmental arches to ground floor windows. Off-centre porch with pediment and pulvinated frieze. External gable-end stacks. Tumbling-in.

Setting

- 12.7 The immediate setting of the house is within its own grounds just off Brooke Road and fringed by mature vegetation. It sits within a cluster of other properties, some of which are dwellings and others outbuildings, historically known as Uppgate Green. An adjacent house is immediately to north, the Grade II listed Outhouse. The principal elevation is north-east facing, towards Brooke Road, from which it is set back beyond a lawned frontage. It is extended on its south gable with a single story outbuilding. Also to the south is a treed area, much of which appear to be the remains of a mature orchard. The setting is typical rural and agricultural, although intervisibility with its wider environs is limited by the intervening mature trees around the property and generally within Uppgate Green, together with surrounding buildings. However, this will be more apparent during the winter months when the trees are no longer in leaf.
- 12.8 Due to the rising topography towards Sub-Site 8b and gaps in the vegetation screening, views of the listed farmhouse are apparent at the northern extent (Plates 47 and 48), with wider-ranging views from the higher ground at the centre and southern part of this Sub-Site in the distance (Plate 49).

Significance

- 12.9 The significance of the asset is vested in its architectural, aesthetic and historic interest as an 18th century farmhouse. Its interrelationship (and group value) with the listed Outhouse and other properties within Uppgate Green, as well as the surrounding agricultural landscape

contributes to its significance.

Contribution of the Site to the significance of the asset

12.10 Sub-Site 8B is set back to the south of Upgate Green Farmhouse by the relic orchard, and two fields. Gaps in the mature vegetation allow intervisibility with the Sub-Site. The agricultural hinterland of this Sub-Site does form part of the wider agricultural and rural environs of the house, although it does not encroach onto its immediate setting.

12.11 It is known that there was a shared ownership and tenancy between a small number of fields within the northern section of Sub-Site 8B and the two listed buildings of Upgate Green Farmhouse and the associated Outhouse, the two of which have group value. There are no other features or particular key views associated with this historic tenancy and it is not considered to make any appreciable contribution to the significance of the farmhouse.

Outhouse Immediately to the North of Upgate Green Farmhouse – Grade II Listed Building (NHLE 1304804)

Description

12.12 The Outhouse, c. 300m to the north of Sub-Site 8B, was first designated as on 2 December 1983. The list entry describes the asset as follows:

Outhouse, possibly a former bothy. C18. Brick with pantiled roof. 2 storeys and 2 bays of horizontal lattice ventilation openings beneath segmental arches. Opposing doorways (one blocked). Former gable-end stack with ground floor fireplace with cambered lintel. Modern external stair to upper floor. Included for group value with Upgate Green Farmhouse (7/85).

Setting

12.13 The listed Outhouse is located to the north of Upgate Green Farmhouse and its immediate setting is part of a farm complex providing it with an agricultural character. It is set back from Brooke Road, gable end on. Its principal elevation is north-west facing and overlooking the pond and former single storey ponds. Its rear elevation overlooks the front garden to Upgate Green Farmhouse.

12.14 Intervisibility with Sub-site 8B is limited to onward looking views of the roofline from the higher ground with Sub-Site 8B.

Significance

12.15 The significance of the Outhouse is vested in its architectural, aesthetic and historic interest of an 18th century probable bothy. It also derives significance from its group value with the Grade II listed Upgate Green Farmhouse to its south-west (as mentioned in the List Entry), and its interrelationship with the rest of the agricultural complex associated with the surrounding agricultural landscape.

Contribution of the Site to the significance of the asset

12.16 Whilst the agricultural landscape of Sub-Site 8B forms part of the wider setting of the

Outhouse, there is a lack of any shared views between the two other than glimpses of the roofline from the Sub-Site. The Sub-Site is, therefore, considered to have little or no appreciable contribution to the significance of the Outhouse.

IMPACT ASSESSMENT

The Scheme

- 12.17 Site 8 will incorporate several areas of solar PV arrays with landscaping proposals including new woodland areas and Tussocky grassland. Due to the identified sensitivity of the two designated heritage assets at Upgate Green, in the main due to the rising topography that would elevate any proposed development above the assets, the northern section of Sub-Site 8B has been removed from the built parameters of the Scheme, which will be instead limited to the south of the footpath that bisects the Sub-Site. The hedgerow lining the footpath is substantial for the most part but will also be enhanced under the landscape proposals of the Scheme to offer further screening.

Impact upon heritage assets

Existing Impacts

- 12.18 There are no existing impacts within the surrounding area of Site 8.

Developmental Impacts

- 12.19 This assessment has identified two designated heritage assets that are potentially sensitive to development of the Site. There will be no direct impacts on any of the designated heritage assets and, therefore, any potential impact will be confined to the contribution to the significance of the assets that is derived from their setting.

Upgate Green Farmhouse - Grade II Listed Building (NHLE 1050681)

- 12.20 Upgate Green Farmhouse is situated to the north of Sub-Site 8B. Under the Scheme, its northern extent will remain as open and undeveloped land to provide an additional buffer to the listed buildings to the north. Solar PV arrays will be located to the south of the footpath that bisects the Sub-Site, approximately 500m to the south of the listed building. These will be screened by the extant and enhanced hedgerow and the diminishing effects of distance will also render the development as small elements within the wider vistas from the listed building.
- 12.21 The significance of Upgate Green Farmhouse is principally drawn from its architectural and historic interest as an 18th century farmhouse. It can also be said to hold aesthetic value from the picturesque combination of the quality of its historic form and rural surroundings. Its immediate setting, the farmyard and associated complex of outbuildings (including the Grade II listed Outhouse) to the north, contributes to the building's architectural and historic interests as well as its aesthetic value, informing its significance. The wider setting, comprising a small roadside settlement situated in a far-reaching agricultural landscape, also

highlights the rural nature and intentional design of the heritage asset as a farmhouse. The key views demonstrating this relationship between the building and surrounding rural landscape are from the principal elevation looking eastwards, although these have been partially obscured by mature planting schemes along the verges of Brooke Road. There are also wider vistas to the south and west, where afforded between gaps in the trees/hedgerows surrounding the gardens of the building.

- 12.22 The Scheme will result in negligible effects on views to the south of Upgate Green Farmhouse and it is reasoned that although there would be some change to the heritage setting under the Scheme, the significance of Upgate Green Farmhouse would not be impacted. There will be **no harm** to the listed building resulting from the Scheme.

Outhouse Immediately to the North of Upgate Green Farmhouse – Grade II Listed Building (NHLE 1304804)

- 12.23 As with Upgate Green Farmhouse, the Outhouse is situated to the north of Sub-Site 8B. However, there is very limited intervisibility between the two, confined to views of the roofline from the Sub-Site, and the built element of the Scheme will not be visible from the listed building. There will be no ostensible change to its setting, the key elements of which are the spatial connection to the farmhouse and associated yard; and further, it is considered that the Scheme will cause **no harm** to the significance of the Outhouse, which is vested in its architectural interest as an 18th century probable bothy.

CONCLUSIONS

- 12.24 Solar PV arrays within Sub-Site 8B will be setback substantially from the northern boundary and will instead be restricted to the south of the footpath and mature hedgerow that bisects the Sub-Site. This hedgerow will also be enhanced under the Scheme. Through the embedded and proposed mitigation it will ensure any potential glimpsed views of the solar PV arrays from Upgate Green Farmhouse will form part of the wider vistas to the south of the listed building. It is considered that the diminishing effects of distance will result in a negligible impact on the setting. There will be no visibility of any built elements of the Scheme from the Outhouse to the north of Upgate Green Farmhouse and no change to the setting in which the listed building is experienced. Consequently, there will be no harm to the designated heritage assets resulting from the proposed Scheme.

Plates



Plate 47: View of Upgate Green Farmhouse and roof of outhouse from Sub-Site 8B, facing north



Plate 48: View of Upgate Green Farmhouse and Outhouse rooflines from Sub-Site 8B, facing north



Plate 49: View from Upgate Green Farmhouse and Outhouse looking towards Sub-Site 8B, facing south

13 SITE 9 HERITAGE STATEMENT

SITE LOCATION AND DESCRIPTION

- 13.1 Site 9 comprises approximately 58ha c.800m to the south-west of Brooke. The topography is relatively flat at a height of approximately 35m above Ordnance Datum (aOD).
- 13.2 Site 9 comprises six arable fields and is bounded on the south by Littlebeck Lane, residential housing and fields to the north and east and fields and woodland to the west.
- 13.3 The solid geology within Site 9 comprises sand and gravel of the Crag Group overlain by diamicton of the Lowestoft Formation (BGS 2024).

HISTORIC ENVIRONMENT APPRAISAL

Identification of Heritage Assets

- 13.4 The results of the NHLE search are summarised as follows:

Table 20: Designated Heritage Assets within the Study Area for Site 9

| Designation | 1km Radius | 2km Radius | 5km Radius | Total |
|--|------------|------------|------------|-----------|
| Grade I Listed Buildings | | 1 | 7 | 8 |
| Grade II* Listed Buildings | | 4 | 12 | 16 |
| Grade II Listed Buildings | 19 | 24 | N/A | 43 |
| Conservation Areas | 1 | 3 | N/A | 4 |
| Total Designated Heritage Assets: | | | | 71 |

- 13.5 The nature of development proposals will result in no change to the setting of 66 of the identified designated heritage assets and, therefore, they are not considered to be sensitive to future development of the Site. Following step i) of the Historic England setting guidance (2017), these have been scoped out of further assessment. The remaining five designated heritage assets are summarised as follows:

Table 21: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Site 9

| Designated Heritage Asset | NHLE Reference | Grade | Distance from Site |
|--------------------------------------|----------------|-------|------------------------------------|
| Brooke & Kirkstead Conservation Area | N/A | N/A | c.50m to the north of Site 9 |
| Waterfield Cottage | 1372865 | II | c.150m to the north-west of Site 9 |

| | | | |
|----------------------------|---------|----|------------------------------|
| Oldhouse Farmhouse | 1372864 | II | c.200m to the west of Site 9 |
| Barn at Oldhouse Farmhouse | 1051155 | II | c.200m to the west of Site 9 |
| Littlebeck Farmhouse | 1051154 | II | c.250m south-east of Site 9 |

Assessment of Heritage Assets

Brooke & Kirkstead Conservation Area

Description

13.6 Brooke & Kirkstead Conservation Area is situated c.50m to the north of Site 9. A Conservation Area Appraisal was published in May 2025. The key characteristics of the Conservation Area are listed in the appraisal as:

- Small rural village;
- Historic linear south-west to north-east settlement along High Green and The Street;
- Historic village meres along The Street;
- Architecturally outstanding grouping of Kirkstead Hall and Church;
- Former estate parkland of Brooke House and Brooke Hall providing the setting to the village to the south-east; and
- Post-war Swedish style prefabs and Tayler and Green houses.

13.7 The village has developed traditionally in a linear form running east to west along High Green and The Street, which are intercepted by the B1332 that runs in a north/south direction. The settlement is divided into three parts with development along High Green and Norwich Road to the west and an eastern section along The Street. The third section is to the north of the main settlement and defines the Brooke Industrial Park employment area. Both modern and older properties line these main streets, as well as mature trees, hedges and water features along with undeveloped spaces to create an attractive area around which the Conservation Area is encompassed. The area immediately to the south of the village is well-wooded creating a visual shield for the surrounding landscape. The Conservation Area contains 28 Grade II, three Grade II* and one Grade I Listed Buildings.

13.8 The boundary of the Conservation Area was recently redrawn, published within the appraisal of May 2025. This included the removal of a small section of modern housing at the south-eastern tip of the Conservation Area from the boundary, resulting in a c.40m increase in the distance between the boundary and Site 9 at this point. Further, the boundary now includes a large section of the former parkland of Brooke Hall c.370m east of Site 9.

Setting

13.9 The Conservation Area largely comprises the village of Brooke and some of its surrounding

landscape and includes both modern and traditional properties. Walking along the main streets, a sense of enclosure is experienced with houses fronting onto the roads lined with mature vegetation. The heart of the village and Conservation Area is centred around the meres and encompassing trees that provide a strong sense of tranquillity and an inward-facing atmosphere. To the south, the Conservation Area opens up with the cricket club and provides long-ranging views of the countryside, particularly towards the Site to the south-west.

13.10 The Conservation Area Appraisal notes that due to the topographic setting of the village within a flat plateau, combined with built form and tree belts along the settlement edges, views from the countryside into the village and vice versa are very limited. Despite this, the rural backdrop is listed as an important landscape gap, particularly on the southern side.

13.11 Whilst none of the Listed Buildings within the Conservation Area are visible to or from Site 9, views from the cricket club within the Conservation Area boundary towards Site 9 are afforded (Plates 53 and 54). From the footpath that dissects Site 9, the cricket club house is visible.

Significance

13.12 The significance of Brooke Conservation Area is vested in its preserved historic character as a rural village, and it can be said to hold architectural, historic, aesthetic and communal values. With a history dating back to at least the medieval period with the foundation of St Peter's Church in the 12th century, along with several other medieval structures and the linear development of the village, its historic interest is clear. The listed buildings are of architectural value, whilst the meres and designed heart of the village provide aesthetic significance. As a village, it has a community with a shared identity and focus. The interrelationship between the historic buildings and the development of the village from medieval times onwards is the main contribution to its setting and this will remain unaltered. The only visibility is from the cricket club towards the eastern fields, which is not considered to be a significant viewpoint, which are instead centred around the streetscapes, particularly around the meres and the church.

Contribution of the Site to the significance of the asset

13.13 Site 9 is largely screened from the Conservation Area due to the presence of mature vegetation surrounding much of the village. The only views towards are from the cricket club that lies on higher ground on the outskirts of the main village, which is not considered to be a significant viewpoint. As such, Site 9 is considered to have no appreciable contribution to the significance of the Conservation Area.

Waterfield Cottage – Grade II Listed Building (NHLE 1372865)

Description

13.14 Waterfield Cottage, situated c.150m north-west of Site 9, was first designated on 5 September 1960. The list entry describes the asset as follows:

Small house. Early C17. Rendered timber frame, some brick. Thatched roof. 2-cell lobby entrance type plan, with later C17 cell added. 4 bay, 1½ storey facade. C20 brick plinth. Leaded casements, probably C18. 2-light casement to left hand bay. C20 lean-to porch. To right of porch 4-light casement, 2-light casement. 2 eyebrow dormers with Gothick leaded casements. C17 brick axial stack. Tall rendered plinth to rear. 4-light cavetto mullion with roll, to ground floor. C20 dormer window. C20 thatched extension. Interior. Timber frame revealed; curved braces between corner posts and wall plate. Cambered transverse beams supporting chamfered floor joists. Rebate for shutters to former openings to ground and first floor of bays adjacent to stack. Brick fireplace with 4-centred arch to upper room. Cambered tie beam. Curved wind braces. Clasped purlins. C17 turned balusters brought from Oldhouse Farmhouse (item No. 2/2 q.v.).

Setting

- 13.15 Waterfield Cottage is located on the western side of High Green. It is situated within a former moat which defines its grounds. This is largely surrounded by mature vegetation which serves to screen it from its wider agricultural setting and provide an enclosed immediate setting. Any intervisibility is therefore restricted to an occasional glimpse of the upper storey, mostly during the winter months (Plate 52).

Significance

- 13.16 The significance of Waterfield Cottage is largely vested in its architectural and historic interest as an early 17th century house, although there are later alterations. The thatched roof also provides an aesthetic interest.

Contribution of the Site to the significance of the asset

- 13.17 Whilst Waterfield Cottage lies relatively close to Site 9, intervisibility is restricted between the two. The house and Site 9 are further separated by a relatively busy road that leads to Brooke as well as mature screening vegetation. The Site is, therefore, considered to have no appreciable significance to the setting of Waterfield Cottage.

Oldhouse Farmhouse Grade II Listed Building (NHLE 1372864)

Description

- 13.18 Oldhouse Farmhouse, situated c.200m west of Site 9, was first designated on 25 September 1951. The list entry describes the asset as follows:

Farmhouse. Early C17 with later alterations. English bond brick, rendered to front; timber-framed cross-wing to left (south) faced in mid C19 Flemish bond brick; gabled clay pantile roof, with moulded brick kneelers to coped gables to right and stair tower; C17 brick axial stack with moulded bases to 4 octagonal shafts. 3-unit lobby-entry plan with parlour in cross-wing to left of stack, and stair-turret to rear. 2 storeys and attic; 4-window range east front, gable facing to left. Mid/late C19 casements with glazing bars. Mid C20 porch with columns

to door. Similar casements to rear. Late C20 conservatory to rear and single-storey extension to right. Interior: room to left has blocked fireplace and C17 ovolo-moulded beam with bar stops; central room (former hall) has chamfered beam with hollow-step stops and blocked fireplace. The stair tower has a C17 dog-leg staircase with turned balusters and moulded square newel with finials and panelling: some balusters now at Waterfield Cottage (item 2/4 (g.g.)); stair tower has original roof with chamfered principals and butt purlins. Chamfered tie-beams and joists to first floor. 4-bay clasped-purlin roof with windbraces, the intermediate collars with birdmouth joints to purlins; roof in cross wing has chamfered cambered collars and chamfered principals.

Setting

- 13.19 The immediate setting of the farmhouse is within its own grounds, with the extant farmstead, on the west side of Woodton Road and fringed by mature vegetation. The principal elevation is east facing and it is set back from Woodton Road behind a lawned garden. The associated Grade II listed barn (discussed below) is to the south. As such, its setting is largely rural and agricultural.
- 13.20 Glimpsed views of the farmhouse are possible through gaps in the vegetation from the western edge of Site 9, which is set back from Woodton Road by a field (Plates 50 and 51). It is likely that there would be intervisibility with Site 9.

Significance

- 13.21 Dispersed farmhouses of timber-frame with brick are not unusual in this part of Norfolk as reflected in its Grade II listing. The significance of the asset is vested in its architectural and historic interest as a farmhouse. Whilst there are some surviving sections of the 17th century building, there are notable 18th, 19th and 20th century alterations that add to its overall evolutionary and architectural history. Its interrelationship and group value with the associated barn provides some additional significance in terms of its function as an historical farmstead.

Contribution of the Site to the significance of the asset

- 13.22 Site 9 is situated to the east of Oldhouse Farmhouse and is separated by mature vegetation, a road, and another field. The agricultural hinterland does form part of the wider setting of the farmhouse and informs its historic context as a farmhouse situated within a rural landscape.

Barn at Oldhouse Farmhouse – Grade II Listed Building (NHLE 1051155)

Description

- 13.23 The Barn at Oldhouse Farmhouse, situated c.200m west of Site 9, was first designated as on 18 February 1991. The list entry describes the asset as follows:

Barn. C17. Weatherboarded timber frame. Corrugated iron roof. 4-bay plan. off-centre gabled projection to south. Later brick addition to east, not of special interest. Interior: arched braces to tie beams. 2 rows of butt-purlins, the upper with curved wind-braces.

Setting

- 13.24 The barn is located to the south-east of the Grade II listed Oldhouse Farmhouse (above) and to the west of Woodton Road. It is part of the original east/west oriented farm complex situated to the immediate south of the farmhouse, the range to north and the buildings either side of the barn appear to be those on 19th century mapping and are of mostly single storey or lower in height. To its south are large modern agricultural buildings. Its setting is part of a farm complex enclosed by mature vegetation within a wider agricultural environment.
- 13.25 There are limited views of the barn from the road, mainly due to the higher level of the roofline, with views from the road access. Due to its orientation, its position within the farm complex and the vegetation screening along the roadside and field boundaries, any intervisibility between the barn and Site 9, even within the winter months, would be restricted to occasional glimpses of the roofline (Plate 51).

Significance

- 13.26 The significance of the barn is vested in its architectural and historic interest as part of a working farm complex with post-medieval origins. Its interrelationship and group value with the Grade II listed Oldhouse Farmhouse and the other, albeit later, historic farm buildings contribute to its significance.

Contribution of the Site to the significance of the asset

- 13.27 Whilst the agricultural landscape forms part of wider setting of the barn, providing an understanding of its original context, this diminishes towards Site 9 and the lack of intervisibility therefore provides no meaningful contribution to its setting.

Littlebeck Farmhouse Grade II Listed Building (NHLE 1051154)

Description

- 13.28 Littlebeck Farmhouse, situated c.250m south-east of Site 9, was first designated on 18 February 1991. The list entry describes the asset as follows:

Littlebeck Farmhouse 2/1 - II House. early C19, with C17 wing to rear. Brick and rendered timber frame. Hipped glazed black pantile roof and pantile roof. C19 3-cell plan with C17 2-cell lobby entrance type plan to rear. Regular brick facade of 3 bays. 2 storeys. 16 pane sash windows. Central porch with pilasters and moulded flat hood; 6 panel door, top 2 panels glazed; panelled reveals. Sash to either side of door under segmental arch. 3 sashes to first floor, the centre window of 12 panes. Plain brick cornice. 2 stacks to rear wall of this range, enclosed by narrow linking bay to earlier range of 2 bays, 2 storeys. C20 glass lean-to across ground floor. C20 windows to upper floor. Shallow C19 pitched roof with massive central axial

stack with drip-mould, the lower courses of C17 brick. Interior: Rear wing timber frame exposed. Heavy chamfer to transverse beam, elaborately carved stops; principal post carved with debased capital, respond probably carved later in imitation.

Setting

- 13.29 Littlebeck Farmhouse is situated to the south of Littlebeck Lane and is accessed from, and positioned on the west side of, an unnamed road. Historically the farmhouse was one of many dispersed isolated farmsteads with the associated farmbuildings on the opposite side of the road. It is now one of several residential properties fronting the road, including several detached 20th century properties to its north, with an intensive poultry farm is located to the south, accessed from the same road.
- 13.30 The immediate setting of the former farmhouse is dominated by this mainly residential roadside location, with its former agricultural buildings to the east now converted for residential purposes. It sits within its own grounds, comprising gardens enclosed by mature trees, with parking and garages to the north and east. The wider setting is distinctly rural in character and there are views to the east (the direction in which the house faces), beyond the formerly associated barns, that demonstrate this particularly well. Views elsewhere are limited by the property's planted boundaries, including numerous mature trees and well-maintained hedgerows.

Significance

- 13.31 The significance of Littlebeck Farmhouse is principally vested in its architectural interest as a Georgian rural property that incorporates elements of earlier structures dating to the 17th century. The façade is particularly recognisable of the period, with its symmetry and combination of 6 over 6 and 8 over 8 pane sash windows, in addition to the porticoed doorway. However, it is not a particularly grand building despite the aesthetically pleasing façade, and it appears to have been designed along functional lines, albeit it in keeping with the character of the period.

Contribution of the Site to the significance of the asset

- 13.32 Site 9 is situated to the north-west of Littlebeck Farmhouse, on the north side of Littlebeck Lane. The distance between the two is sufficient to prevent Site 9 making any meaningful contribution to the listed building's setting. The listed building and a small number of fields within Site 9 share a historic ownership and occupancy in the early to mid 19th century, but this was a smaller part of much wider landholdings. This association in isolation provides some historic context to the listed building as a former farmhouse but does not contribute in any meaningful way to its significance.
- 13.33 There are heavily filtered glimpsed views of the rear of the property from the southern boundary of Site 9 afforded where there are gaps in the vegetation screening around the gardens of Littlebeck Farmhouse and in the hedgerow bounding Site 9. Despite these views, the study site does not contribute to the significance or ability to appreciate said significance

of the heritage asset.

IMPACT ASSESSMENT

The Scheme

- 13.34 Mitigation embedded into the design of the Scheme will result in the majority of Site 9 being retained as farmland and grassland, with two fields allocated for solar PV arrays. The reasons for the removal of these fields from the built parameters was not specifically heritage-led, but has resulted in substantially less potential for impact on nearby heritage assets identified as potentially sensitive to the Scheme. Boundary planting will be carried out along the southern edge of Site 9 to include native hedgerow and tree planting.

Impact upon heritage assets

Existing Impacts

- 13.35 There are no specific existing impacts to the settings of designated heritage assets within the vicinity of Site 9. A small, dilapidated industrial area to the west of Brooke Conservation Area detracts slightly from the aesthetic quality of the approach into the village from High Green, but, otherwise, there are no existing impacts.

Developmental Impacts

- 13.36 This assessment has identified a total of five designated heritage assets potentially sensitive to development of the Site. There will be no direct impacts to any of the designated heritage assets and, therefore, any potential impact will be confined to the contribution to the significance of the assets that is derived from their setting.

Brooke & Kirkstead Conservation Area

- 13.37 The fields within Site 9 directly to the south of High Green and the western tip of the Conservation Area boundary, in addition to the easternmost field within Site 9, will not have any built elements under the Scheme, but rather will be retained as farmland and grassland respectively. This will serve as a buffer between the village and the Scheme so as to not encroach into the Conservation Area's setting.
- 13.38 The rural backdrop of the village to the south comprising open fields, although sharing very little intervisibility with the Conservation Area, is listed in the appraisal as an important element of its setting. The Scheme will result in very minimal changes to this with the majority of the Site being retained as open land. It is not considered that the presence of solar PV arrays in two of said fields will result in any negative effects on the ability to comprehend the landscape as a whole, the historic field pattern, nor its relationship to the village.
- 13.39 Although the Conservation Area boundary has been recently changed, this will not result in any additional intervisibility between the Conservation Area and Site 9, nor have there been any key views identified within the appraisal that would be sensitive to the Scheme. There

may be limited views of solar PV arrays within Site 9 from the cricket club but this will result in **no harm** to the Conservation Area's setting. It is not considered that the Scheme will result in negative impacts to the significance of Brooke Conservation Area.

Waterfield Cottage – Grade II Listed Building (NHLE 1372865)

- 13.40 Waterfield Cottage is mainly experienced within its immediate enclosed setting within a former moat. However, as the west half of Site 9, within closest proximity to Waterfield Cottage, will be retained as farmland under the Scheme, there will be no intervisibility with any built elements of the Scheme and, consequently, no changes to the listed building's wider setting. Therefore, there will be **no harm** to its significance as a result of the Scheme.

Oldhouse Farmhouse - Grade II Listed Building (NHLE 1372864) and Barn at Oldhouse Farmhouse – Grade II Listed Building (NHLE 1051155)

- 13.41 Oldhouse Farmhouse and associated Barn are situated to the west of Site 9. Although they are located in close proximity to the Order Limits of the Scheme, the west half of Site 9 will remain as open land under the proposals. The closest solar PV arrays will be set back at a distance of almost 700m from the listed building and, due to intervening vegetation screening and distance, there will be no intervisibility. As such, the Scheme will result in **no harm** to the significance of Oldhouse Farmhouse or the Barn at Oldhouse Farmhouse.

Littlebeck Farmhouse Grade II Listed Building (NHLE 1051154)

- 13.42 There is limited intervisibility between Site 9 and Littlebeck Farmhouse, affording only glimpses through gaps in the intervening vegetation. Landscaping proposals as part of the Scheme include tree planting along the southern boundary of Site 9 along with native hedgerow planting, which will serve to further reduce any views of the solar PV arrays from Littlebeck Farmhouse. Where glimpses are still possible, these will be a very small part of wider vistas and will not impact from the setting to the listed building that is considered to contribute to its significance. As such, it is considered that there will be **no harm** to the significance of the listed building as a result of the proposals.

CONCLUSIONS

- 13.43 The majority of Site 9 will remain as open land under the Scheme and there will be either no, or extremely limited, visibility of solar PV arrays from the surrounding heritage assets. Where glimpses are possible, these will be a very small part of wider vistas and will not impact any key views. As such, it is considered that the significance of any designated heritage asset would not be harmed by the Scheme within Site 9.

Plates



Plate 50: From the footpath within Site 9 looking towards the cricket club within Brooke Conservation Area, facing north-east



Plate 51: From the cricket club within Brooke Conservation Area looking towards Site 9, facing south-west



Plate 52: From the footpath within Site 9 looking towards Waterfield Cottage, facing north-west



Plate 53: From Site 9 looking towards Oldhouse Farm and Barn, facing west



Plate 54: From Site 9 looking towards Oldhouse Farm and Barn, facing west

14 SITE 10 HERITAGE STATEMENT

SITE LOCATION AND DESCRIPTION

- 14.1 Site 10 comprises approximately 146ha of land c.1km to the north-west of Hedenham and is separated into five Sub-Sites (10A, 10B, 10C, 10D and 10E). It is situated on gently rising land at a height of approximately 30m above Ordnance Datum (aOD) to the south-west gradually rising to c.40m aOD to the east.
- 14.2 Site 10 comprises fields and woodlands. The westernmost boundary of the Site is bounded by Norwich Road, with fields and dispersed farms to the north and fields and woodland to the east and south.
- 14.3 The underlying solid geology to Site 10 comprises sand and gravel of the Crag Group overlain by diamicton of the Lowestoft Formation (BGS 2024).

HISTORIC ENVIRONMENT APPRAISAL

Identification of Heritage Assets

- 14.4 The results of the NHLE search are summarised as follows:

Table 22: Designated Heritage Assets within the Study Area for Site 10

| Designation | 1km Radius | 2km Radius | 5km Radius | Total |
|--|------------|------------|------------|-----------|
| Grade I Listed Buildings | 0 | 3 | 7 | 10 |
| Grade II* Listed Buildings | 0 | 3 | 11 | 14 |
| Grade II Listed Buildings | 9 | 22 | N/A | 31 |
| Registered Parks and Gardens | 0 | 1 | N/A | 1 |
| Conservation Areas | 0 | 2 | N/A | 2 |
| Total Designated Heritage Assets: | | | | 58 |

- 14.5 The nature of development proposals will result in no change to the setting of 55 of the identified designated heritage assets and, therefore, they are not considered to be sensitive to future development of the Site. Following step i) of the Historic England setting guidance (2017), these have been scoped out of further assessment. The remaining three designated heritage assets are summarised as follows:

Table 23: Designated Heritage Assets potentially sensitive to the Scheme within the Study Area for Site 10

| Designated Heritage Asset | NHLE Reference | Grade | Distance from Site |
|---------------------------|----------------|-------|------------------------------------|
| Old Rectory | 1051116 | II | c.300m to the west of Sub-Site 10B |
| Beulah House | 1051115 | II | c.400m to the west of Sub-Site 10B |
| Beulah Barn | 1305841 | II | c.400m to the west of Sub-Site 10B |

Assessment of Heritage Assets

Old Rectory – Grade II Listed Building (NHLE 1051116)

Description

- 14.6 The Old Rectory, situated c.300m west of Sub-Site 10B, was first designated on 18 February 1991. The list entry describes the asset as follows:

House. C17 and C19. Colour-washed. Brick and timber frame. Hipped slate and tile roofs. C19 3-cell range with C17 2-cell range to rear. South facade of 3 bays, 2 storeys. Central doorcase with fluted pilasters; plain cornice. 6-panel door with overlight. C20 glazed conservatory to left of door. C19 bay window with sashes to right. 12 pane sash over door with a sash window to left and right having one vertical glazing bar. Range to rear of 2 storeys. Ground floor of brick with C19 3-light casement with glazing barns. Timber porch to plank door. Canted bay window with small light to right. Plastered first floor with 3 2-light casements with glazing bars. C19 attic casement. Axial stack. North gable wall of brick. Interior. Chamfered transverse beam and joists on C17 range. C17 brick to fireplace. Dado with egg and dart moulding to rail.

Setting

- 14.7 The Old Rectory is located on the eastern side of Norwich Road within its own grounds and largely surrounded by mature vegetation. It is c.300m to the west of Sub-Site 10A and sits within a complex of farm buildings. Its immediate setting is agricultural due to the character of these buildings and it is largely surrounded by fields .
- 14.8 There are some distant views of the rooftop of the Old Rectory from Sub-Site 10A (Plate 59), but there are no views vice versa.

Significance

- 14.9 The significance of the Old Rectory is largely vested in its architectural and historic interest as an 17th century country rectory, although there are later alterations providing an architectural history of its development.

Contribution of the Site to the significance of the asset

- 14.10 Whilst the Old Rectory lies relatively close to Sub-Site 10C, intervisibility is very limited with only the rooftop partially visible from the Site. Therefore, the Site is not considered to make any contribution to the significance of the Old Rectory.

Beulah House - Grade II Listed Building (NHLE 105115)

Description

- 14.11 Beulah House, situated c.400m west of Sub-Site 10B, was first designated on 5 September 1960. The list entry describes the asset as follows:

House. Early C19. Brick. Slate roof. Plan of 2 parallel 3-cell ranges. Facade of 3 bays, 2 storeys. Sash windows with glazing bars. Central 6 panel door with fanlight having decorative glazing bars; panelled reveals. Fluted Doric half-columns, garlands to the frieze; 2 pairs of modillions supporting plain cornice. Sash to either side of door. 3. 9-pane sashes to first floor. Parapet gables. Gable end stacks.

Setting

- 14.12 The house, shown on 19th century mapping as Woodton House, is situated within its own grounds on the east side of Norwich Road, fringed by mature vegetation including a woodland/plantation to the north-east that severely limits views in this direction. The principal elevation is west facing towards Norwich Road, which is also fronted either side by other dispersed historic buildings. Despite the noise of a relatively busy road, the setting is largely rural with some restricted views over the fields to the rear of the house towards Site 10. Even within the winter months, it is unlikely there would be any significant views of Site 10 from the house.
- 14.13 The only views from Site 10 of the listed building are of the roofline limited to the western edge of Sub-Site 10D, and westwards along the footpath that separates Sub-Sites 10A and 10D (Plates 56 to 58).

Significance

- 14.14 The significance of the listed building is vested in its architectural, aesthetic and historic interest of a 17th century house. The architectural development of the house also contributes to its significance.

Contribution of the Site to the significance of the asset

- 14.15 Whilst the agricultural landscape of Site 10 forms part of its wider setting, that within the Site provides no meaningful contribution to the setting.

Beulah Barn – Grade II Listed Building (NHLE 1305841)

Description

- 14.16 Beulah Barn, situated c.400m west of Sub-Site 10B, was first designated as on 30 April 1986. The list entry describes the asset as follows:

Threshing barn. Circa 1600. Weatherboarded timber frame on brick plinth. Steeply pitched pantile roof. Four-stead barn with gabled wing to east, L-shaped plan. Waggon entrance with large double doors in west wall, off-centre. Later double doors and window opening in south gable. Wing to east has cat-slide extensions on north and south sides. Interior. Jowled principal posts with arch-braces to tie beams flanking waggon entrance bay. Full height close studding to walls; corner braces to main posts. The north bay displays evidence of having been floored and partitioned off from main barn. Roof structure with reduced principals and upper clasp purlins, lower butt purlins. Straight wind braces. Range to east has two tiers of butt purlins, timber knees replacing arch-braces to central tie beam. Stone slab and brick floor paving. Single storey additions to east and west.

- 14.17 The former barn has been converted into residential use.

Setting

- 14.18 The barn, now dwelling, is located to the east of Norwich Road and its immediate setting is part of a farm complex, providing it with an agricultural character, and enclosed by mature vegetation. The rural surroundings give the listed building its context as an historically functioning barn, although it is now in residential use.

- 14.19 Views of the barn are clear through a gap in the hedge from Sub-Site 10C to the north of the listed building and from the footpath that runs alongside the southern edge of this Sub-Site (Plate 56). There are also wide-ranging views from the barn towards this part of Site 10 due to the sloping topography, although these are largely limited to the boundary demarcating the Sub-Site rather than views into it. Furthermore, the woodland/plantation to the north-east of the listed building has resulting in these views being minimal, limited to the very south-western part of the Sub-Site at most.

Significance

- 14.20 The significance of the asset is vested in its architectural, aesthetic and historic interest as a 16th/17th century barn. The agricultural setting emphasises the rural character of the barn and provides historic context to its former, and intended use, as an agricultural building.

Contribution of the Site to the significance of the asset

- 14.21 The majority of Site 10 is situated to the east of Beulah Barn and is visually obscured by mature planting including a woodland/plantation to the north-east. However, whilst there are hedgerows and a field separating the two, gaps in the hedges provide glimpsed views to a small section of Sub-Site 10C to the north of the listed building and vice versa. Whilst there is a clear agricultural hinterland from the rear of the property, the barn does not have any retained functional relationship with this land. The rural landscape does provide scenic views from the property, but this does not contribute to the significance as they are not necessary to appreciate the value of the barn. These long-distance views would be confined to the rear of the building solely towards a small section of Site 10 and not the rest of the Site. It is not, therefore, considered to contribute to the listed building's significance.

IMPACT ASSESSMENT

The Scheme

- 14.22 Four of the five Sub-Sites of Site 10 will contain Solar PV Arrays and there will be a primary construction compound within Sub-Site 10C under the Scheme. A portion on the eastern side of Sub-Site 10B will remain as open land and will not contain any built elements. There will also be new landscaping including a new woodland area at the western boundary of Sub-Site 10C and grassland elsewhere to either side of existing field boundaries, from which there will be setbacks.

Impact upon heritage assets

Existing Impacts

- 14.23 Seething Airfield is situated to the north-east of Sub-Site 10B and south-east of Sub-Site 10E. This will likely have an effect on the noise and pollution levels within the setting of several designated heritage assets in the environs of Site 10.

Developmental Impacts

- 14.24 This assessment has identified a total of three designated heritage assets potentially sensitive to development of the Site. There will be no direct impacts on any of the designated heritage assets and, therefore, any potential impact will be confined to the contribution to the significance of the assets that is derived from their setting.

Old Rectory – Grade II Listed Building (NHLE 1051116)

- 14.25 Site 10C forms part of the wider agricultural landscape of Old Rectory but there are no views between the two beyond a section of the roofline from Sub-Site 10C. The rural setting of the listed building does little to contribute to its significance beyond the emphasis of its traditional character, and this will remain unchanged by the Scheme. It is unlikely that any built elements of the Scheme will be visible from the Old Rectory, and any glimpses will be entirely obscured once the proposed woodland at the western edge of the Sub-Site matures. It is considered that the Scheme will cause **no harm** to the significance of the listed building.

Beulah House - Grade II Listed Building (NHLE 105115)

- 14.26 At present, intervisibility between Beulah House and Site 10 is limited to partial views of the roofline from a small section of Sub-Site 10C to the east. These views will be further obscured by new woodland planting as part of the landscape proposals of the Scheme. There will no elements of the Scheme beyond this planting visible from the listed building and no ostensible change to its setting. As such, it is considered that the Scheme will cause **no harm** to the significance of Beulah House.

Beulah Barn – Grade II Listed Building (NHLE 1051155)

- 14.27 There will be some restricted intervisibility of the Scheme with Beulah Barn , specifically the section of Sub-Site 10C situated to the north of the listed building where there are gaps in

the hedgerows. The landscaping proposals include a hedgerow with trees at this southern boundary of the Sub-Site, which will effectively screen off any glimpsed views once matured. There are no views towards the rest of Site 10 to the east and north-east due to the presence of dense tree planting in the intervening land.

- 14.28 There are three key elements to the listed building's setting: its immediate grounds, the situation on the roadside frontage and the surrounding rural environs. The majority of this setting will remain entirely unchanged under the Scheme, and there will be no intervisibility once the landscaping initiatives within Sub-Site 10C have matured. The significance of Beulah Barn is principally drawn from its architectural interest, although this is supported by the historic context as a former agricultural building provided by the rural surroundings of the building, and it is not considered that the Scheme will impact on either of these elements. Therefore, there will be **no harm** to the significance of the designated heritage asset.

CONCLUSIONS

- 14.29 Where potentially visibility of the Scheme from surrounding heritage assets has been identified, landscaping initiatives in the form of woodland planting and enhanced hedgerows will serve to remove or drastically reduce this visibility through effective screening. No part of the Scheme within Site 10 will be of a visual prominence and there the change to the settings of the identified heritage assets will be negligible, resulting in no harm to their significance.

Figures

Plates



Plate 55: View of rooftop of the Old Rectory from Sub-Site 10A, facing west



Plate 56: View from Sub-Site 10D with clear views towards Beulah House where there is a gap in the vegetation, facing west



Plate 56: View from the footpath near Sub-Site 10C with no views of Beulah House, facing south



Plate 57: View from Beulah House towards Sub-Sites 10A and 10D, facing east



Plate 58: View of Beulah House and Beulah Barn from footpath near Sites 10A and 10D, facing west



Plate 60: View of rooftops within Seething Conservation Area from Site 10

15 CABLE ROUTE CORRIDORS (CRC) AND ABNORMAL LOADS HERITAGE STATEMENT

SITE LOCATION AND DESCRIPTION

- 15.1 The Cable Route Corridor (hereafter 'CRC'), which extends from and connects Site 1 in the south-west to Site 10 in the north-east. It includes 14 parcels, labelled CRC1-CRC14. The CRC comprises fields and is surrounded by predominantly agricultural land interspersed with farms, woodland and residential housing. There are also abnormal load routes included within the Order Limits where the potential for oversailing would require temporary road closures.

HISTORIC ENVIRONMENT APPRAISAL

Identification of Heritage Assets

- 15.2 There are no designated heritage assets within the CRC. The results of the NHLE search of the CRC and Abnormal Load Routes are summarised as follows:

Table 24: Designated Heritage Assets within the Study Area for the CRC and Abnormal Load Routes

| Designation | Radius | Number |
|----------------------------|--------|--------|
| Scheduled Monuments | 500m | 0 |
| Grade I Listed Buildings | 500m | 1 |
| Grade II* Listed Buildings | 500m | 3 |
| Grade II Listed Buildings | 500m | 63 |
| Conservation Areas | 500m | 3 |

IMPACT ASSESSMENT

The Scheme

- 15.3 The part of the Scheme assessed within this chapter comprises the cable route corridors and abnormal load routes, both of which will only have the potential for effects during the Construction Phase.

Impact upon heritage assets

Existing Impacts

- 15.4 There are no existing impacts identified.

Developmental Impacts

- 15.5 The nature of CRC will not result in any long term changes to the setting of any of the identified designated heritage assets. There will be short term impacts to their settings, primarily due to the movement of plant and construction noise, in addition to the presence of temporary construction compounds along the route. Construction traffic may temporarily increase ambient noise levels along smaller roads where access is required in rural areas, but will be subject to mitigatory arrangements including access routing, working hours, construction vehicle types, using 'silenced' plant and equipment where appropriate, operating plant at lower speeds, selecting less noisy equipment where practicable and ensuring all contractors undertake awareness training before starting. Due to this, it is not expected that environmental changes during the Construction Phase of the Scheme, particularly noise and vibration, will be any more than negligible. It is worth noting that the publication *Evaluation and measurement for vibration in buildings – Part 2: Guide to damage levels from groundborne vibration (British Standard BS7385- 2:1993)* states in paragraph 7.5.2:

A building of historical value should not (unless it is structurally unsound) be assumed to be more sensitive., and as such, the conclusions of the noise and vibration assessment undertaken in support of the DCO application applies regardless of a building's designation.

- 15.6 Considering the above, the majority of the identified heritage assets within the study area have been scoped out of further assessment.

Saxlingham Nethergate Conservation Area and incorporated listed buildings and non-designated heritage assets

- 15.7 An abnormal load route has been identified as potentially being required within the Saxlingham Nethergate Conservation Area, along the roadside of a total of 13 Grade II listed buildings and 10 non-designated heritage assets (South Norfolk Council 2018b). Of these, there are three buildings situated close to the bend in the roadside on this route: the Grade II listed the Old School (NHLE 1050668), and two non-designated heritage assets: Orchard View and Orchard View Barn. This route will likely be used for a small number of movements (less than ten) required to deliver abnormal loads to construct the substation within Site 7. The swept path analysis of the route has identified this section of the road within the Conservation Area as most likely requiring temporary roadworks and the suspension of all on-street parking areas along the road. Where the load may potentially oversail, it is further possible that tree canopies within the Conservation Area may need to be trimmed back and that roadside railings or bollards may need to be temporarily removed. The latter are modern and will be reinstated immediately following. There will be no changes made to the Conservation Area or other heritage assets. There will also be a construction traffic management plan in place (included as **outline Construction Traffic Management Plan [EN0110014/APP/7.6]**) to ensure that the movements are closely monitored so as to reduce any risk to surrounding structures. It is, therefore, considered that this will result in no harm to the identified heritage assets or the character and appearance of the Conservation Area.

16 CONCLUSIONS

- 16.1 This Heritage Statement clarifies the heritage significance of the Order Limits and the potential for the Scheme to impact designated and non-designated heritage assets. The assessment addresses the information requirements set out in NPS EN-1, EN-3 and EN-5 as well as the NPPF and provides the proportionate response sought by these frameworks.
- 16.2 An initial assessment of the heritage context of the Order Limits was conducted through a combination of desk-based research, viewshed analysis and site visits. This initial appraisal led to embedded mitigation of those areas of the Scheme sensitive to nearby heritage assets, in the form of setbacks, removal of fields entirely from the built parameters of the Scheme, retention of Site 6 as open land for habitat management and landscaping offer to provide additional screening. Following this, a total of 51 designated heritage assets and two non-designated heritage assets were scoped in for further assessment within this Heritage Statement. This comprises one Scheduled Monument, two Grade I Listed Buildings, two Grade II* Listed Buildings, 42 Grade II Listed Buildings and four Conservation Areas. In all cases, there will be no direct impacts. Impacts are instead confined to the contribution of their settings to the significance of the identified heritage assets. Although there are parts of the Order Limits directly within two Conservation Areas (Saxlingham Green and Saxlingham Nethergate), these will be for temporary road closures rather than any changes made to the Conservation Areas and as such, the potential impacts are also considered to be indirect.
- 16.3 The Scheme will be in three phases: Construction, Operation and Maintenance, and Decommissioning. Likely effects on the identified heritage assets have been assessed for each phase.
- 16.4 There is potential for indirect impacts to heritage assets within the Study Area through changes to their setting during the Construction Phase, including increased traffic and noise along with visibility of plant and temporary construction compounds. However, these effects would be of a short-term duration and would be ultimately reversible, meaning that the scale of the effects would soon return to their previous setting unchanged. A small number of abnormal load routes required during the Construction Phase of the Scheme have been allocated in relatively close proximity to designated heritage assets, including a route within the Saxlingham Nethergate Conservation Area and a second route within the Saxlingham Green Conservation Area. Due to the nature of the local road systems, there are limited options for transporting abnormal loads, particularly to the Project Substation within Sub-Site 7F, which has necessitated the need for these routes within the Conservation Areas. However, each route will be the focus of no more than ten movements and will be subject to a Construction Traffic Management Plan to ensure that any impacts are kept to a minimum (for example, timing of operations in a way that is heedful to the surrounding area). There is no potential for any swipes and strikes to heritage assets along the route and there is no reason to believe that additional traffic movements could have any direct impact upon these

heritage assets (i.e. through vibration). For the routes within both Conservation Areas, there will be a requirement for a temporary traffic order to close the road for said movements and there will also be a suspension of parking areas along the roadside, which will very temporarily impact the ability to access and therefore appreciate the significance of the Conservation Areas. This will be of a duration sufficient to render this impact negligible due to the short period that the roadworks will be in place. There will be no direct changes to either Conservation Area and no lasting impacts to their significance. As such, it is not considered that any element of the Construction Phase of the Scheme will cause harm to any heritage asset.

- 16.5 The layout during the Operation and Maintenance Phase of the Scheme has been designed to be respectful of the heritage context of the surrounding environs and, where potential sensitivities have been identified, mitigation has been incorporated into the design to remove or reduce impacts. Where built elements of the Scheme will remain visible from heritage assets, these views will be predominantly filtered, partial, oblique and/or long-distance so as to render visible elements very minor features within much wider vistas. Visibility will be further hindered during the operational lifetime of the Scheme once the landscaping initiatives have matured, which is generally expected to be after a period of 15 years. However, in the intervening period before the vegetation reaches this level of maturity, the incorporated setbacks in particular, but also the siting of taller elements of the Scheme in visually unobtrusive locations wherever practicable, will be sufficient to keep the level of impact to a minimum.
- 16.6 Visibility of Solar PV Arrays would represent a change in the setting of the identified heritage assets but this change would not alter any appreciation of their significance within the local environment and the cohesion of the agricultural landscape will not be diminished. When the levels of mitigation are taken into account, the visibility of Solar PV Arrays would only constitute a very minor change to a heritage asset's setting such that there is a slight impact but not materially affecting the heritage asset's significance. As such, the level of impact is considered to be negligible in general, resulting in neutral effects and causing no harm.
- 16.7 Moulton Farmhouse and Barn Cottages are the only exception to this. Views of the former Grade II listed building from the footpath within Sub-Site 1B are of interest and illustrate the heritage asset's significance. These will be obscured by the Project Substation as part of the Scheme. Depending on the situation of the Project Substation within the BESS Sub-Site, there also may be visibility of taller elements of the structure from Barn Cottages, which will result in a minor change to the listed building's setting. The Scheme is therefore considered to have the potential to cause lower than substantial harm at the lower end of the scale to Moulton Farmhouse and Barn Cottages. For the latter, this will be reduced to no harm once the landscaping screening has matured (expected to be approximately 30 years).
- 16.8 It is not considered that there will be any impacts during the Decommissioning Phase of the Scheme that would be a higher level than those identified above.

- 16.9 In summary, there are two designated heritage assets where the impact of the will be minor/negligible. The level of harm caused by this impact is considered to be less than substantial at the lower end of the scale. There will be no harm to any other designated or non-designated heritage asset arising from the Scheme.

REFERENCES

BGS 2025 *Geology of Britain MapViewer*

CIfA 2020, *Standard and guidance for historic environment desk-based assessment*

Department for Energy Security and Net Zero (DESNZ) 2025a, *Overarching National Policy Statement for Energy (EN-1)*

Department for Energy Security and Net Zero (DESNZ) 2025b, *National Policy Statement for Renewable Energy Infrastructure (EN-3)*

Department for Energy Security and Net Zero (DESNZ) 2025c, *National Policy Statement for Electricity Networks Infrastructure (EN-5)*

DLUHC 2024, *National Planning Policy Framework*

DCMS 2010, *Scheduled Monuments. Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979*. March 2010

Historic England 2017, *Historic Environment Good Practice Advice in Planning: Note 3 (second edition) – The Setting of Heritage Assets*

Historic England 2018, *Listed Buildings and Curtilage*

Historic England 2019, *Statements of Heritage Significance. Analysing Significance in Heritage Assets: Historic Environment Good Practice Advice in Planning: 2*

Historic England 2015, *Managing Significance in Decision-Taking in the Historic Environment*.

Norfolk County Council 2018, *Standards For Development-Led Archaeological Projects In Norfolk*

www.opendomesday.com

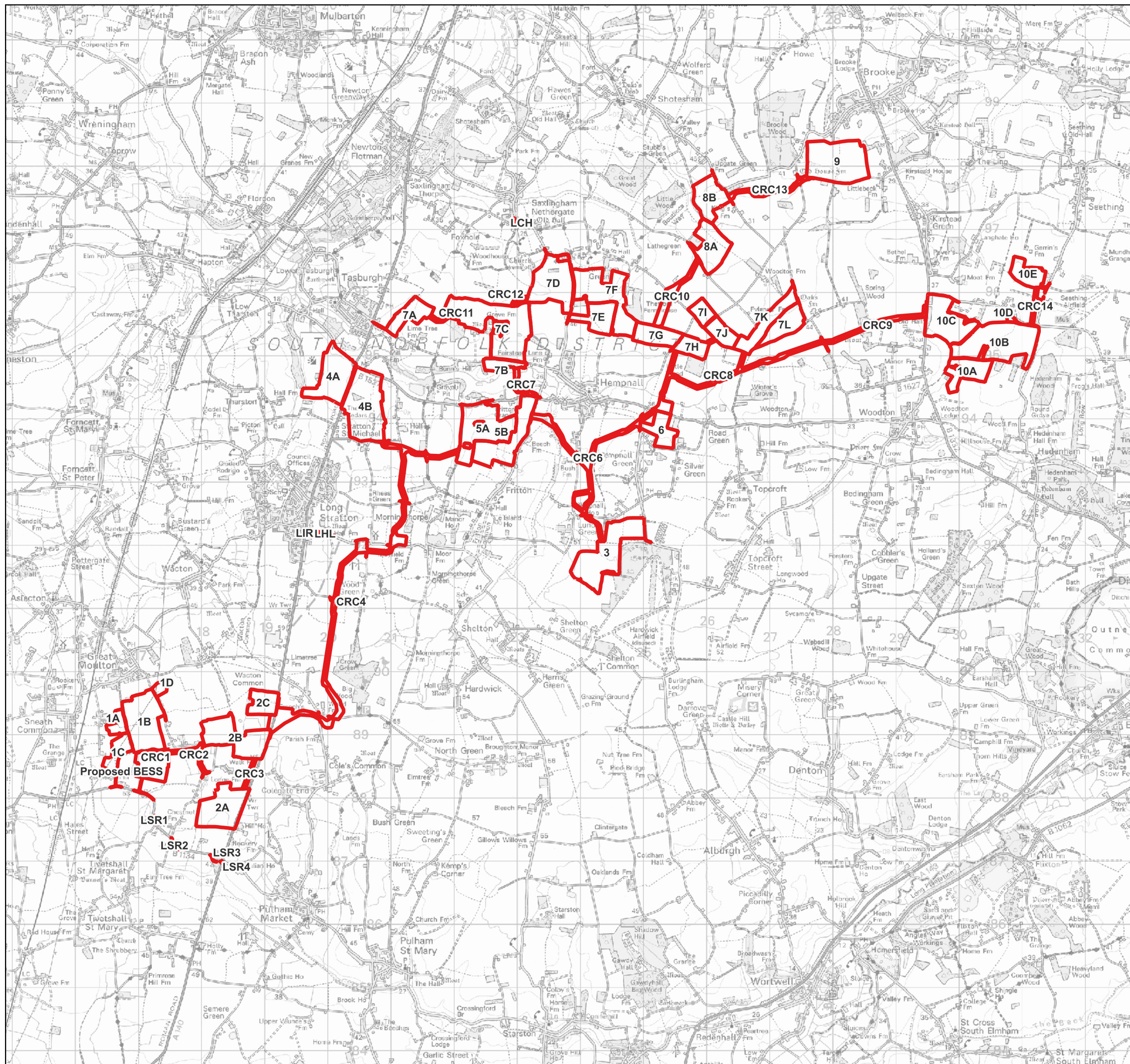
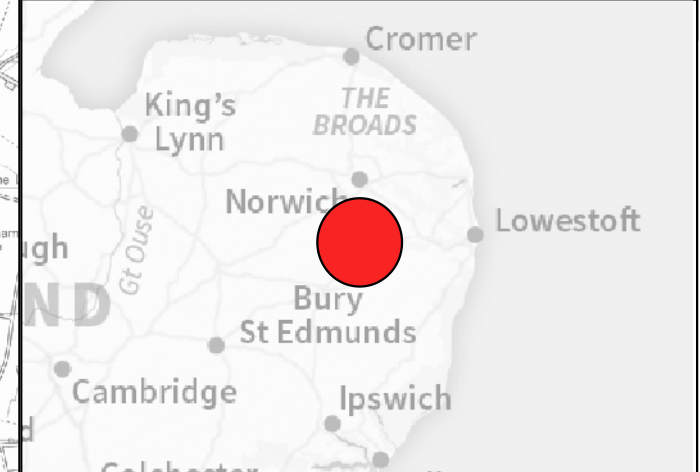
South Norfolk Council 2018a, *Saxlingham Green Conservation Area Appraisal and Management Plan*


South Norfolk Council 2018b, *Saxlingham Nethergate Conservation Area Appraisal and Management Plan*

South Norfolk Council 2019, *Fritton Conservation Area Appraisal and Management Plan*

South Norfolk Council 2025, *Brooke and Kirkstead Conservation Area Appraisal and Management Plan*

Figures

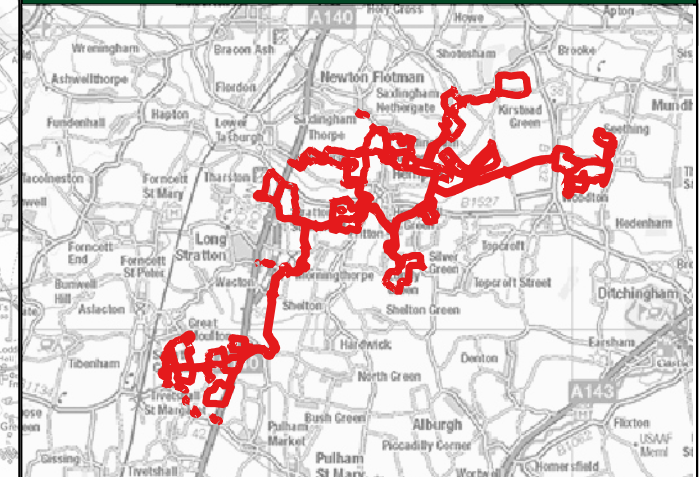
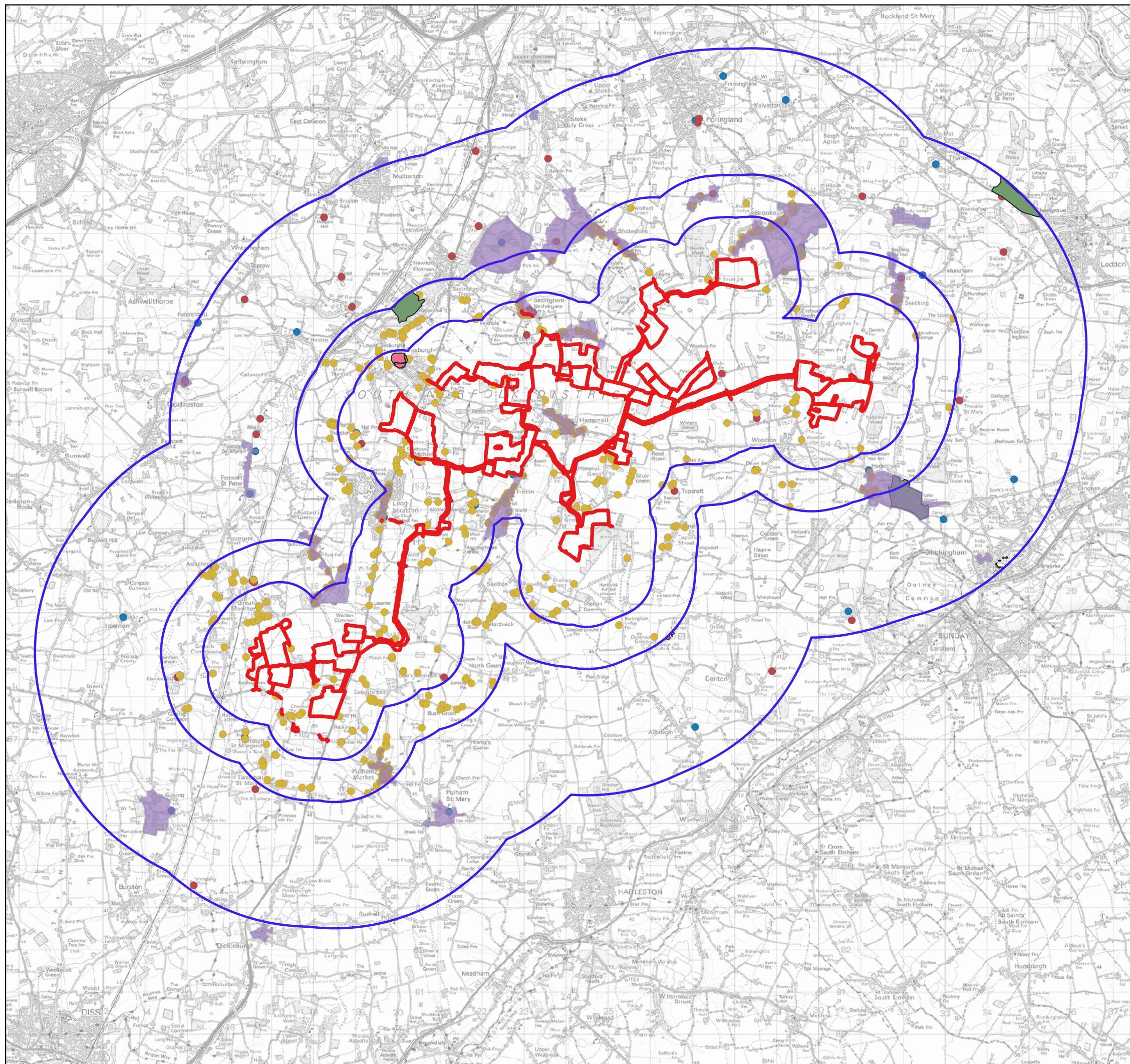


Key
 Order Limits



0 1 2 km

Figure 1. Plan showing the Order Limits



- Key**
- Order Limits
 - Study Areas (1km,2km and 5km)
 - Scheduled Monuments
 - Registered Parks and Gardens
 - Conservation Areas
- Listed Buildings**
- Grade I
 - Grade II*
 - Grade II

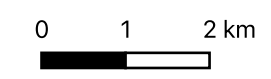
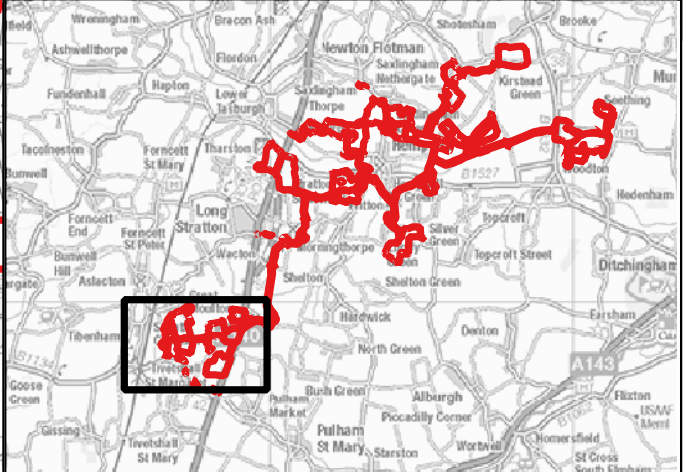
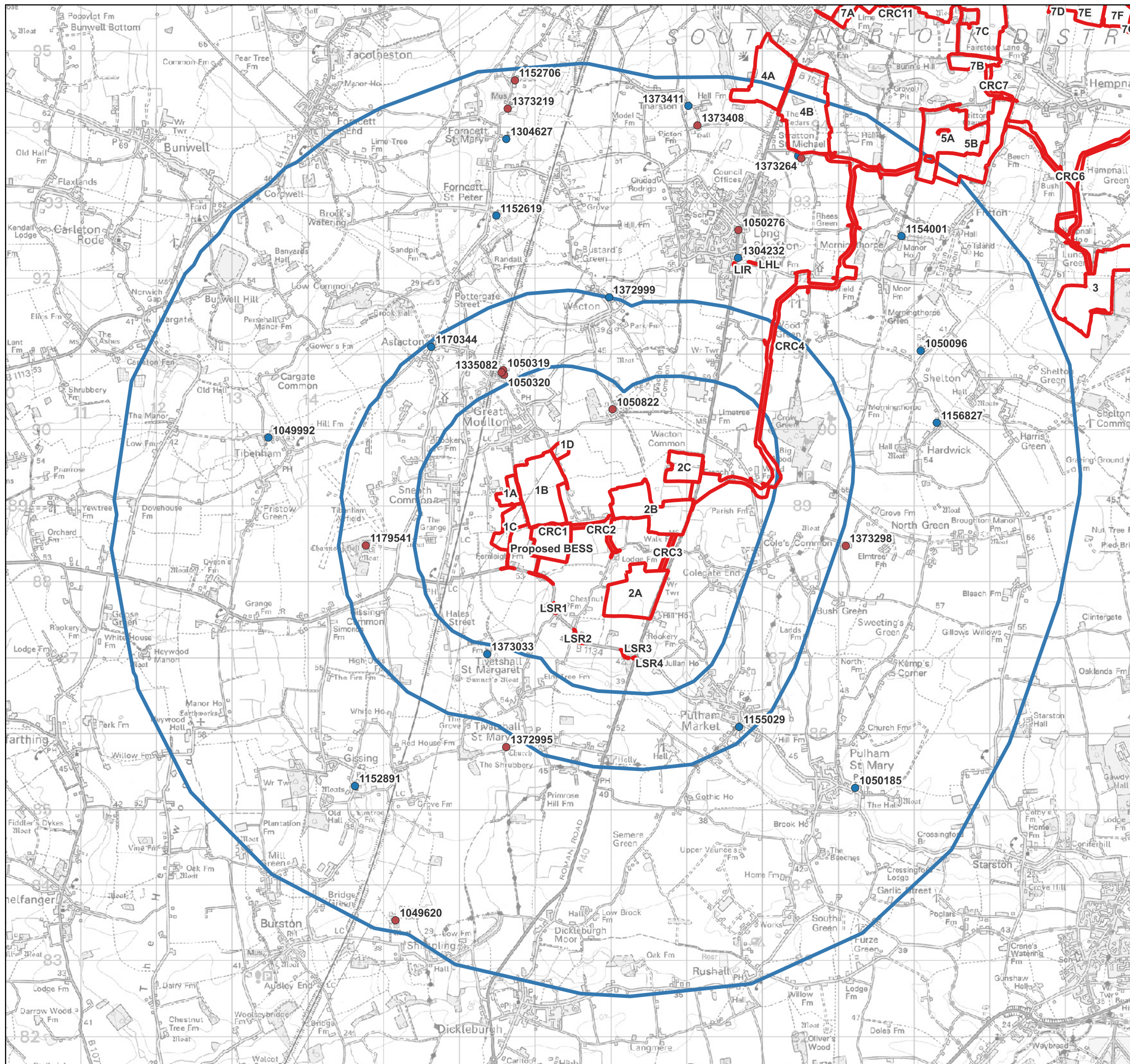


Figure 2. The Order Limits showing all Designated Heritage Assets within their respective study areas (5km for Scheduled Monuments and Grade I & II* Listed Buildings; 2km for Grade II Listed Buildings, Registered Parks and Gardens and Conservation Areas).



- Key**
- Order Limits
 - Study Areas (1km, 2km and 5km)
- Listed Buildings**
- I
 - II*

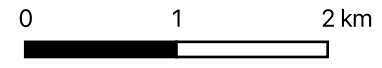
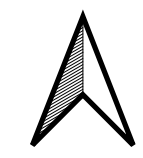
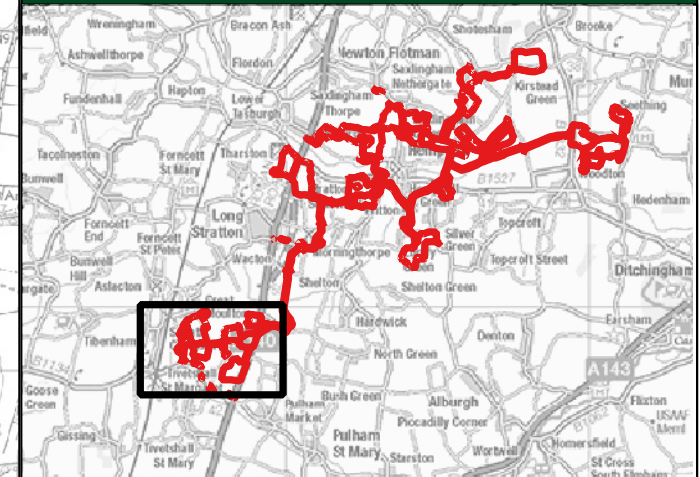
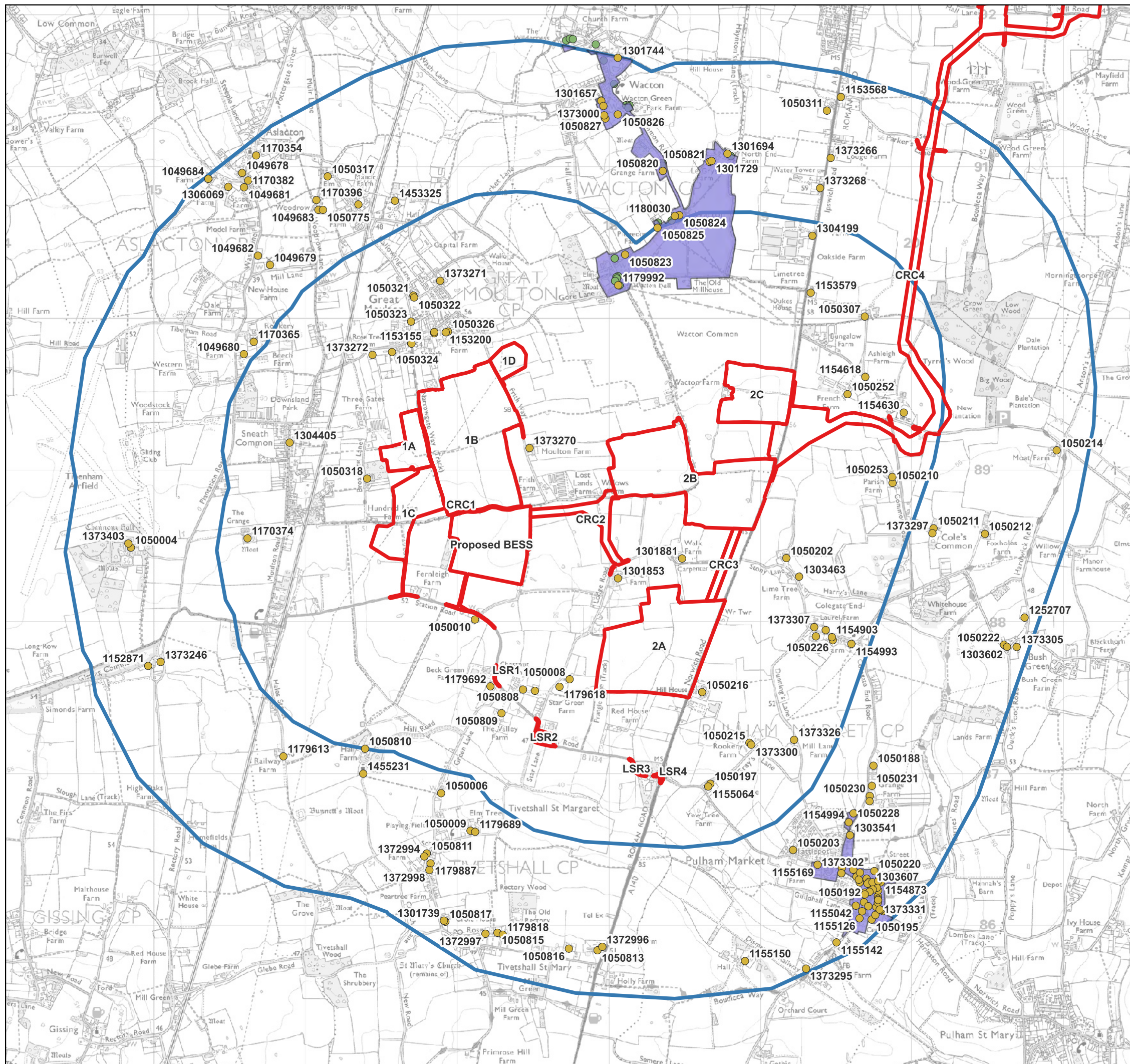


Figure 3. Sites 1, 2 and BESS showing Grade I and II* Listed Buildings



- Key**
- Order Limits
 - Study Areas (1km and 2km)
 - Grade II Listed Buildings
 - Conservation Areas
 - Non-Designated Heritage Assets

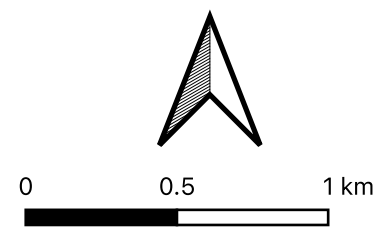
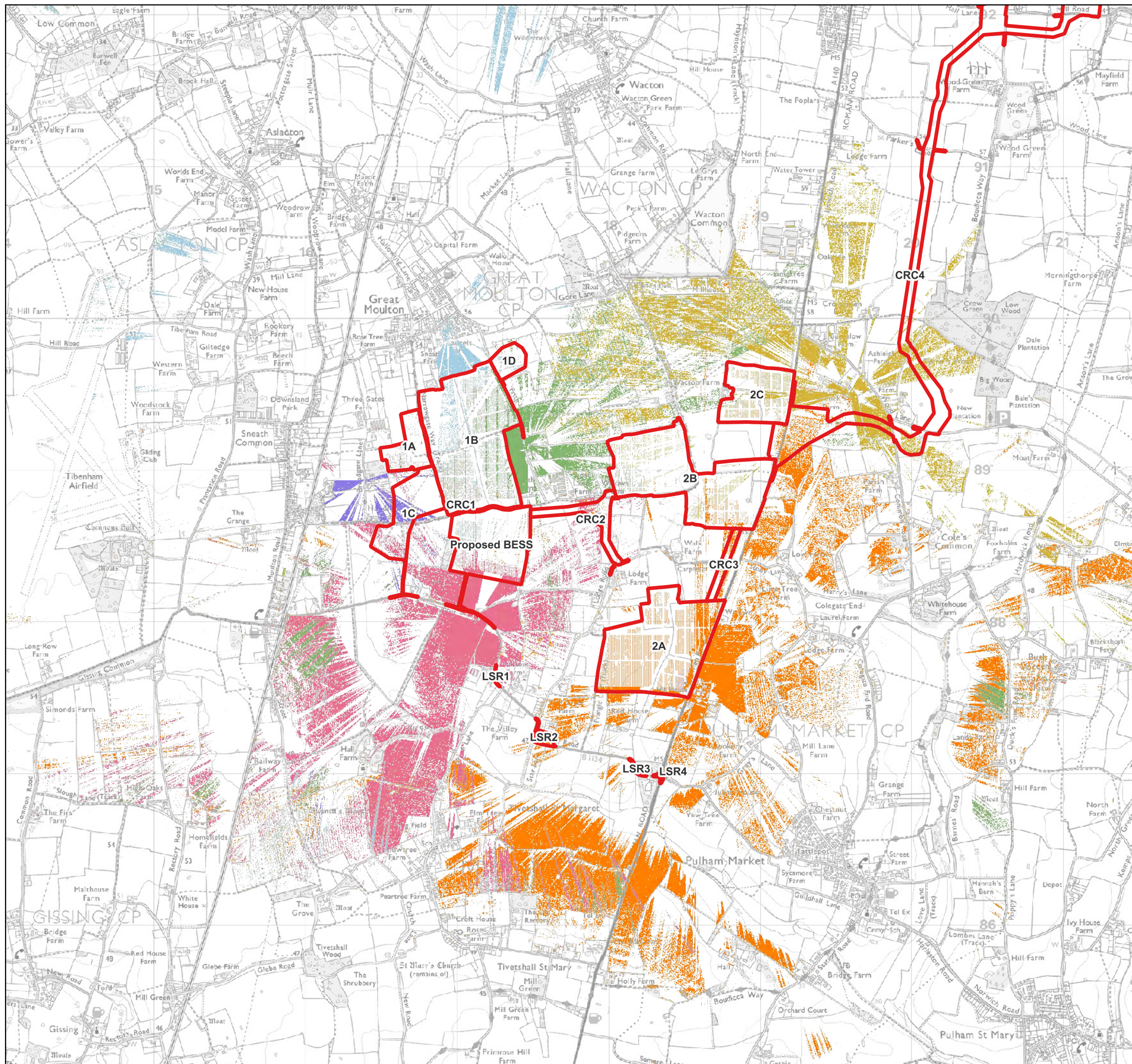
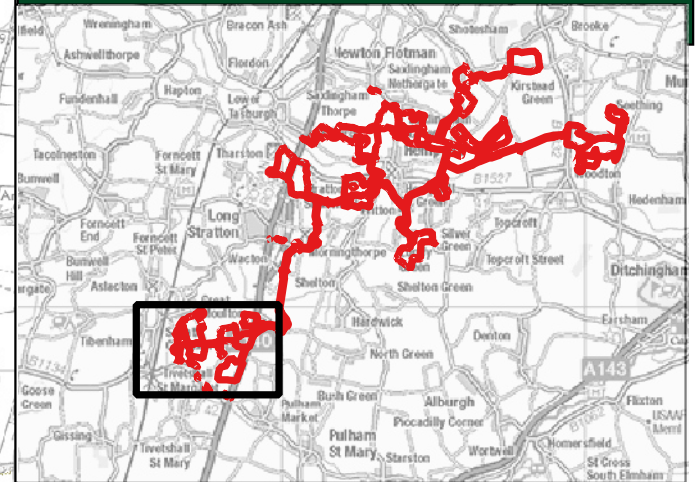


Figure 4. Sites 1, 2 and BESS showing Grade II Listed Buildings, Conservation Areas and Non-Designated Heritage Assets



Key

- Order Limits
- Barn Cottages (NHLE 1050010)
- Viewshed
- Broadgate Way (NHLE 1050318)
- Viewshed
- Hill House (NHLE 1050216)
- Viewshed
- Moulton Farmhouse (NHLE 1373270)
- Viewshed
- Frenchs Farmhouse (NHLE 1050252)
- Viewshed
- Laurels Farmhouse (NHLE 1153200) and Barn East Of Laurels Farmhouse (NHLE 1050326)
- Viewshed

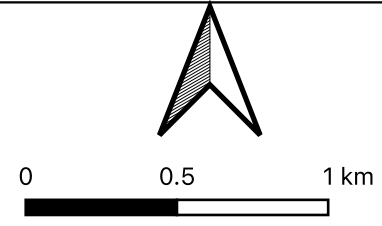
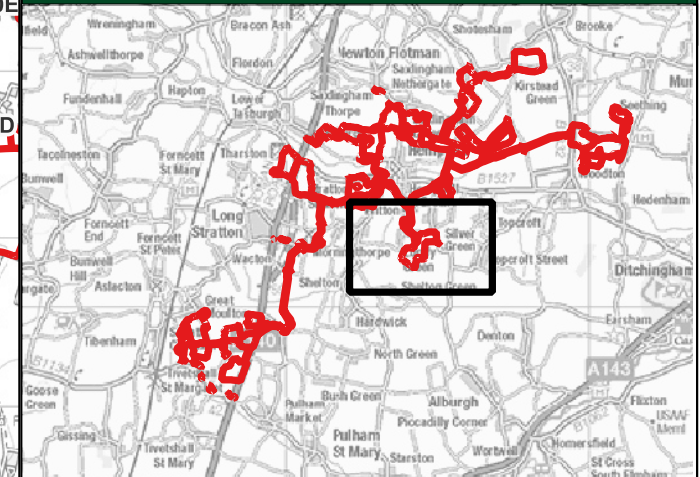
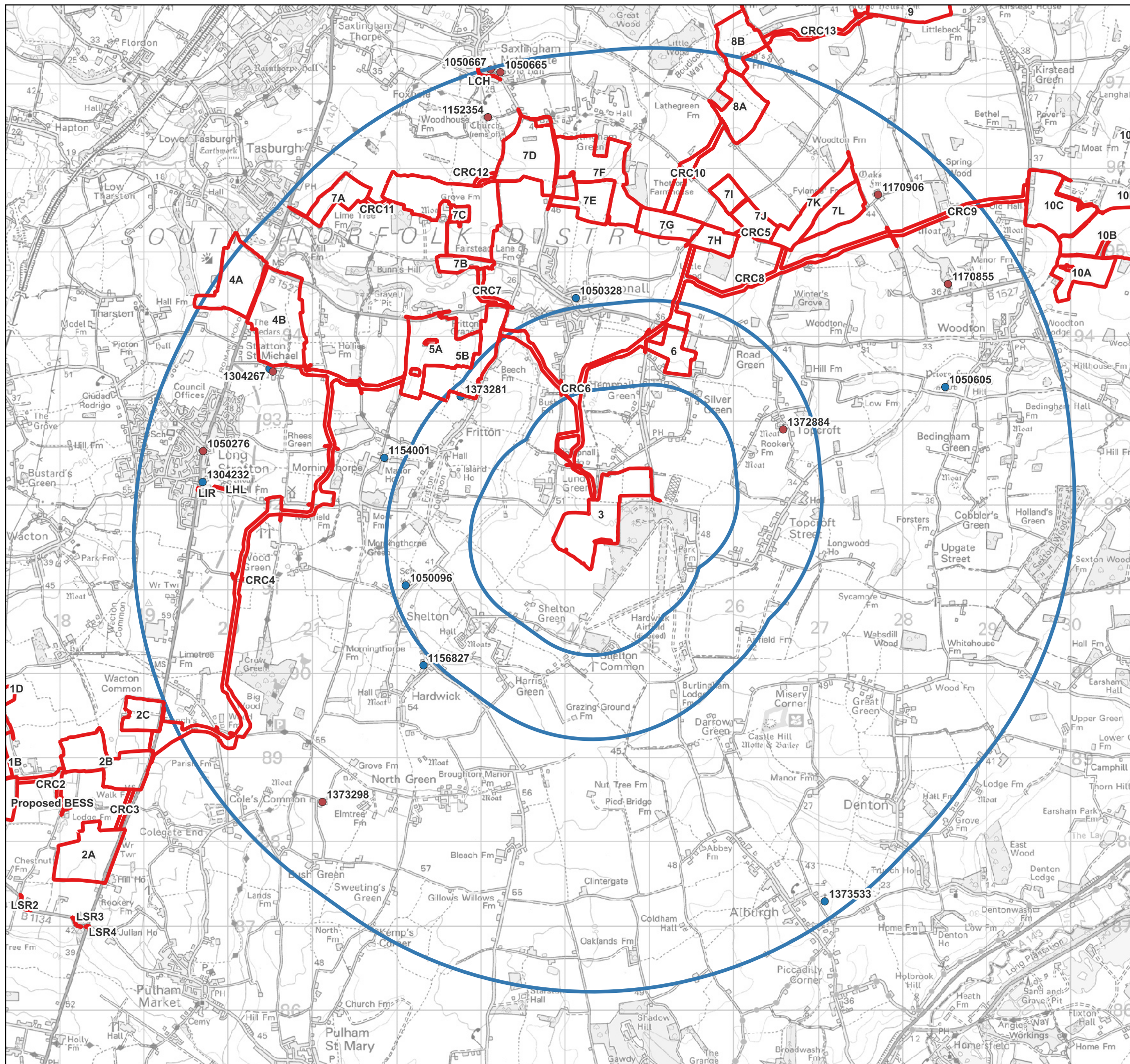


Figure 5. Visibility Analysis Sites 1, 2 and BESS



- Key**
- Order Limits
 - Study Areas (1km, 2km and 5km)
- Listed Buildings**
- I
 - II*

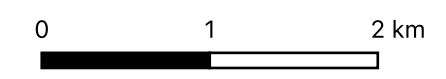
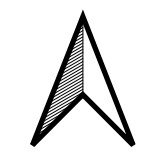
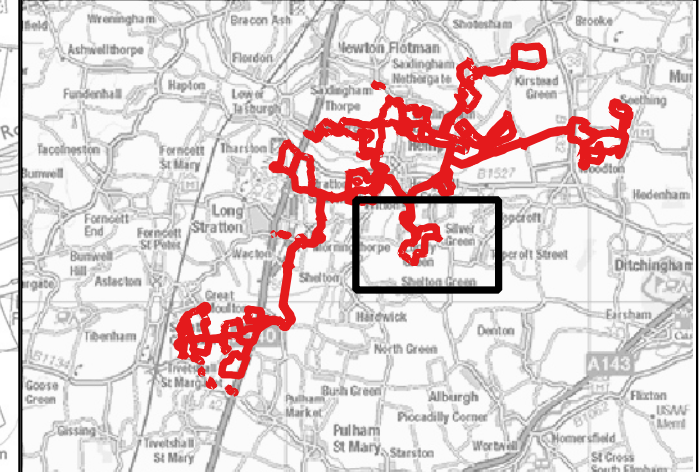
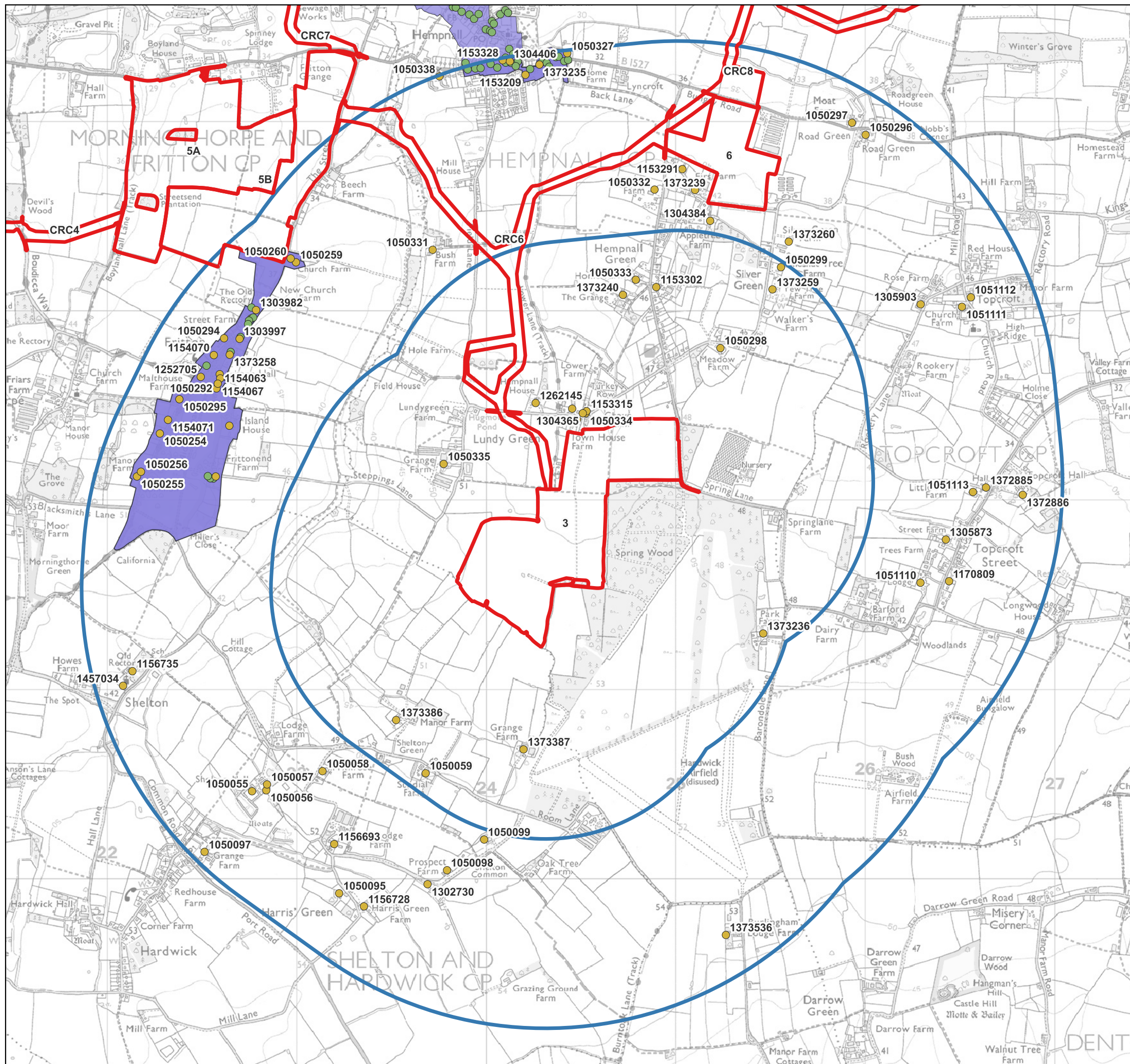


Figure 6. Site 3 showing Grade I and II* Listed Buildings



- Key**
- ▭ Order Limits
 - ▭ Study Areas (1km and 2km)
 - Grade II Listed Buildings
 - ▭ Conservation Areas
 - Non-Designated Heritage Assets

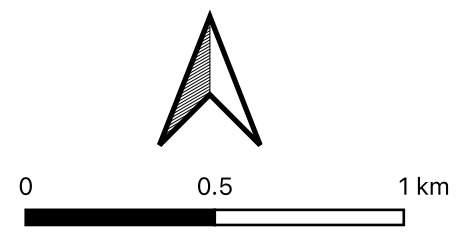
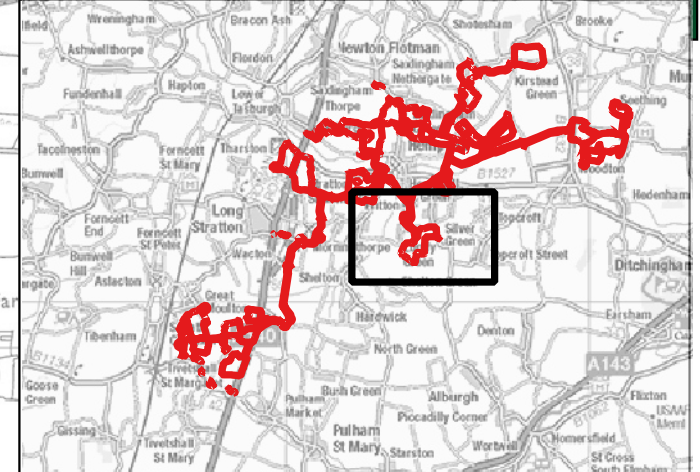
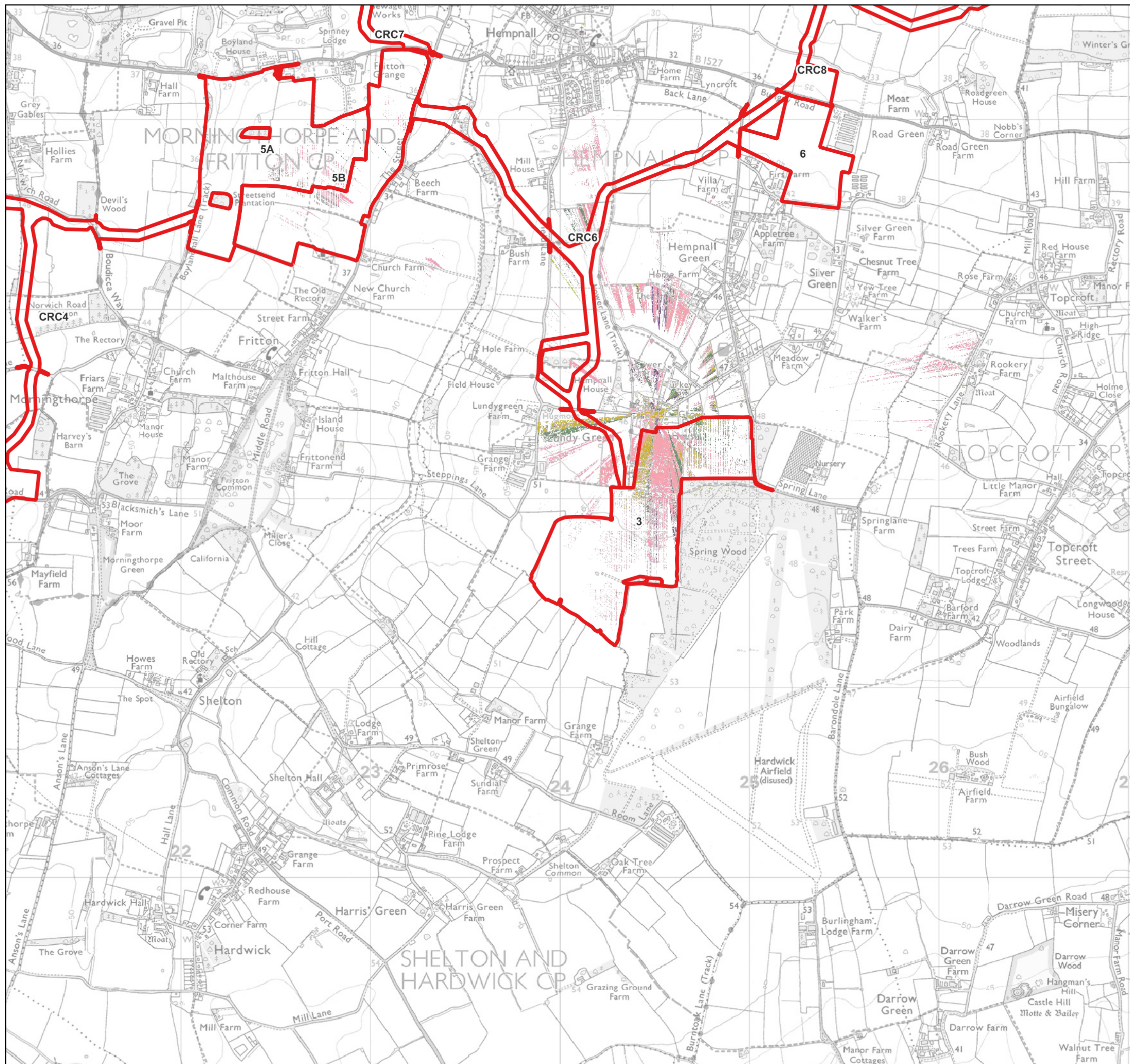


Figure 7. Site 3 showing Grade II Listed Buildings, Conservation Areas and Non-Designated Heritage Assets



- Key**
- Order Limits
 - Three Feathers (NHLE 1153315)
 - Viewshed
 - Barn and Stable Range Adjoining Three Feathers (NHLE 1050334)
 - Viewshed
 - Rose Cottage (NHLE 1304365)
 - Viewshed
 - Townhouse Farmhouse (NHLE 1153325)
 - Viewshed

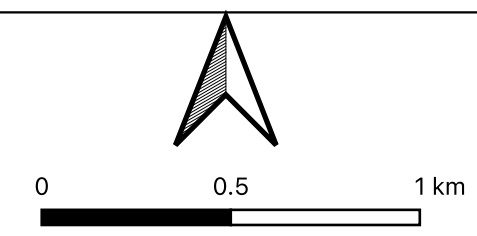
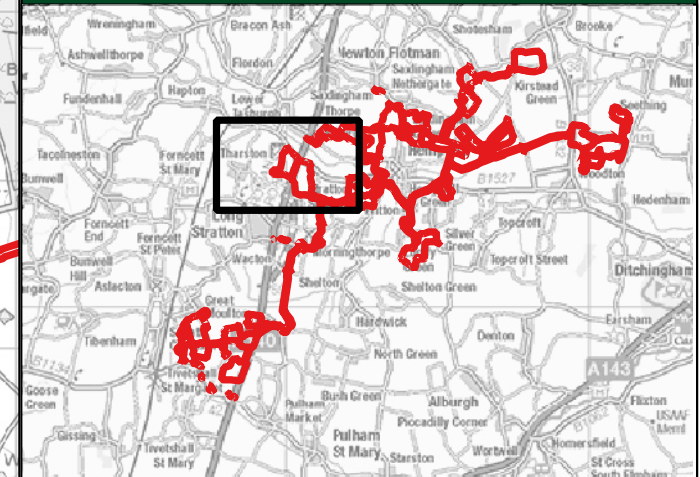
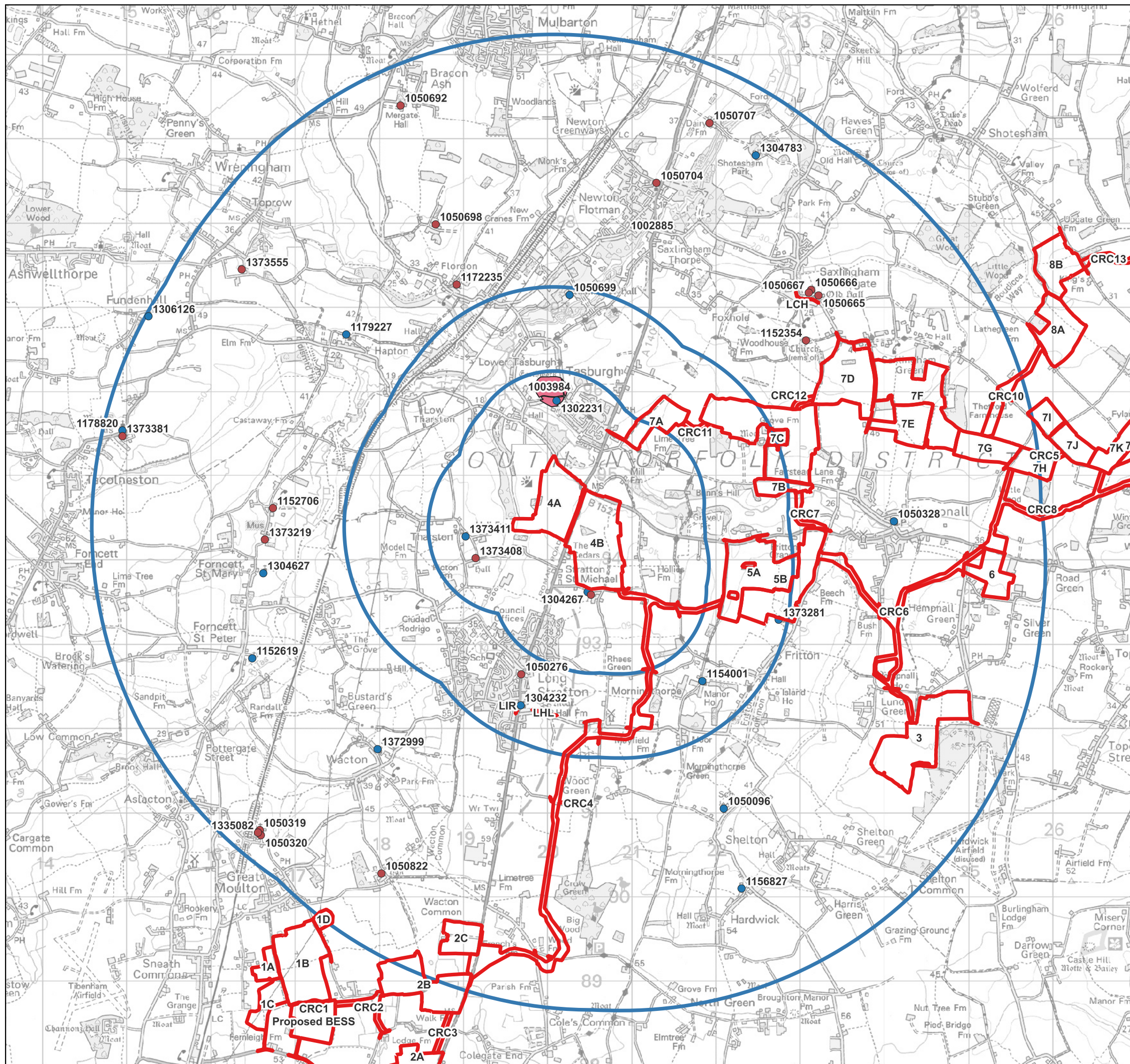


Figure 8. Visibility Analysis Site 3



- Key**
- Order Limits
 - Study Areas (1km, 2km and 5km)
 - Scheduled Monuments
- Listed Buildings**
- I
 - II*

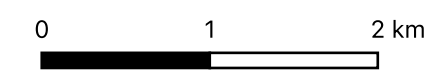
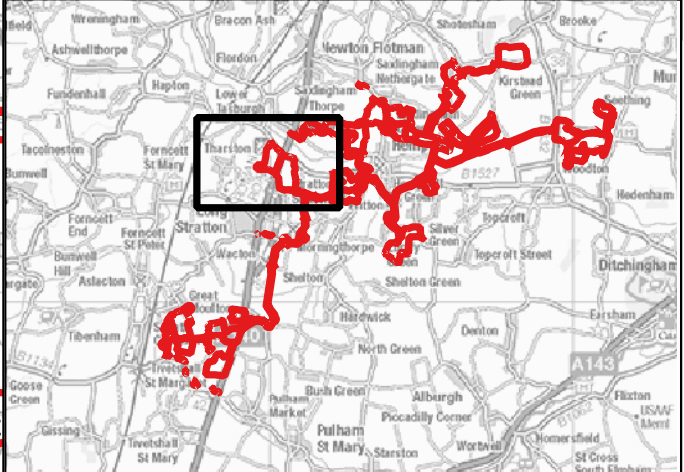
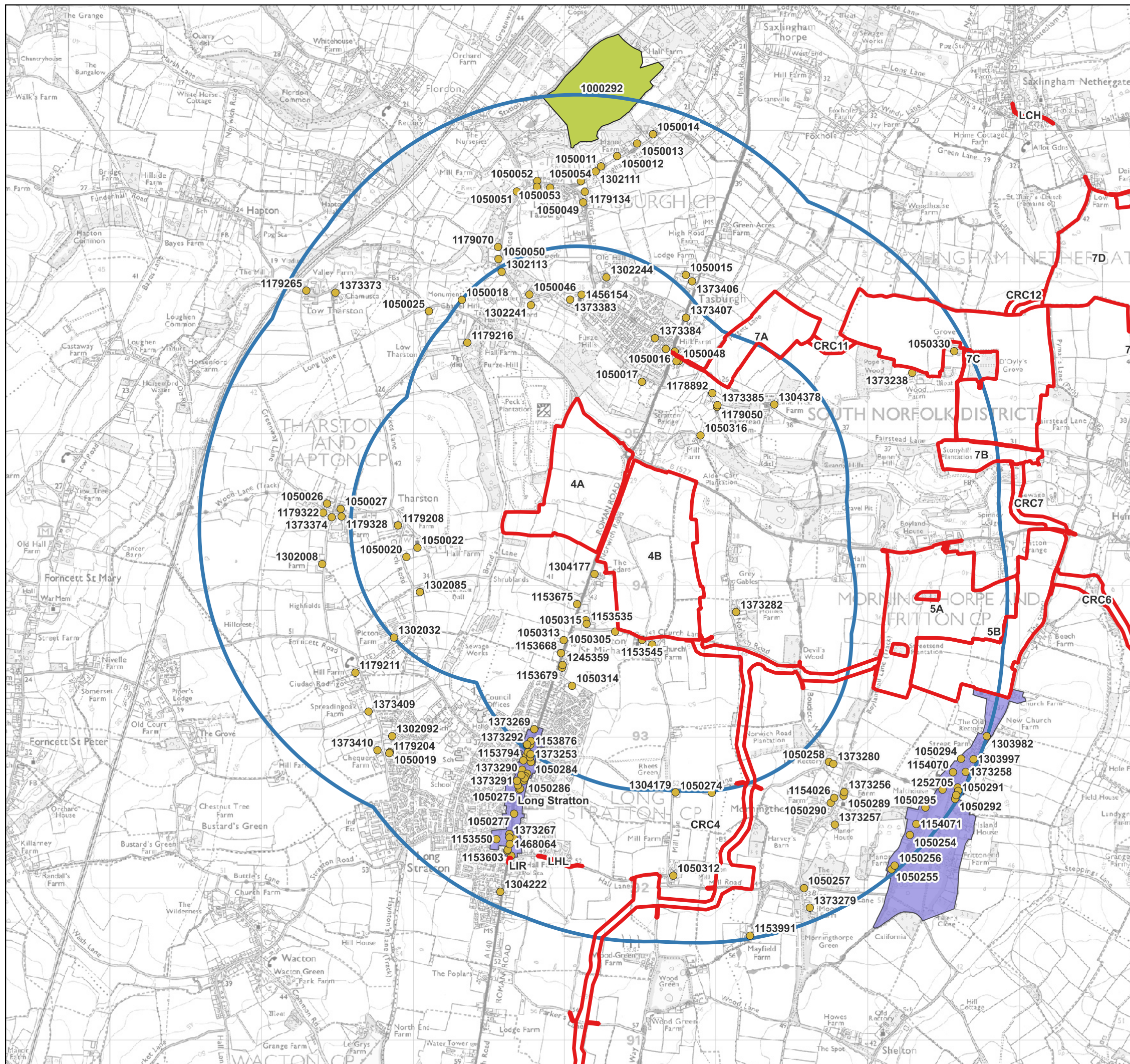


Figure 9. Sites 4 showing Scheduled Monuments and Grade I and II* Listed Buildings



Key

- Order Limits
- Study Areas (1km and 2km)
- Grade II Listed Buildings
- Conservation Areas
- Parks and Gardens

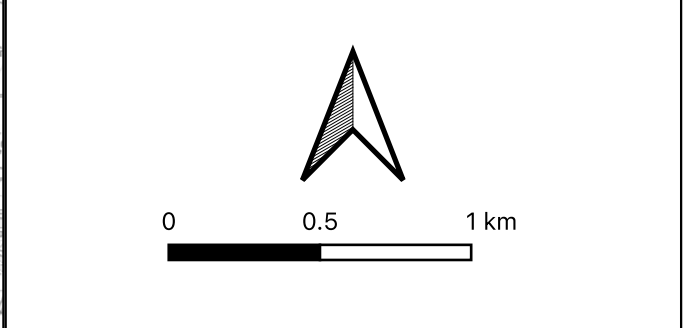
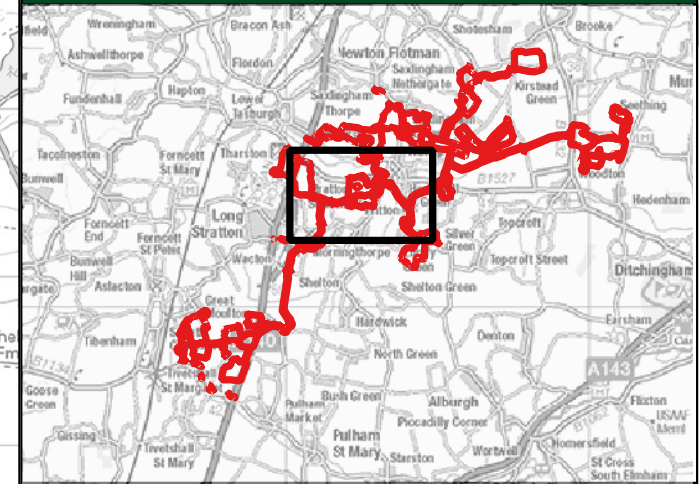
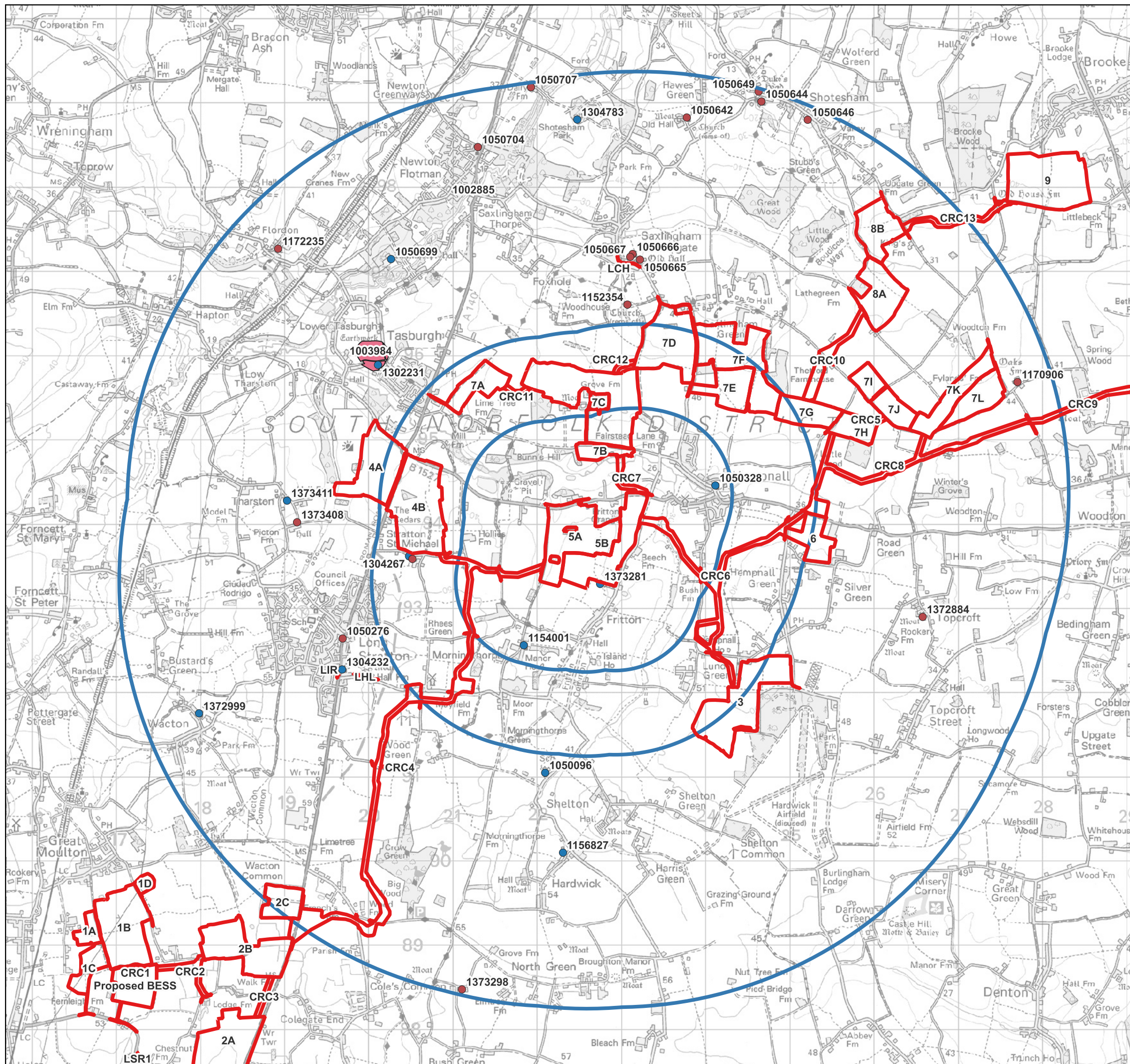


Figure 10. Site 4 showing Grade II Listed Buildings, Conservation Areas and Registered Parks and Gardens



- Key**
- Order Limits
 - Study Areas (1km, 2km and 5km)
 - Scheduled Monuments
- Listed Buildings**
- I
 - II*

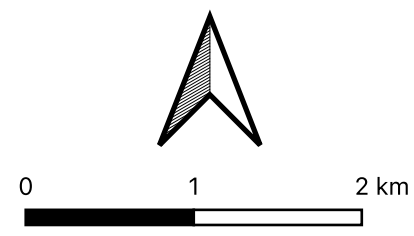
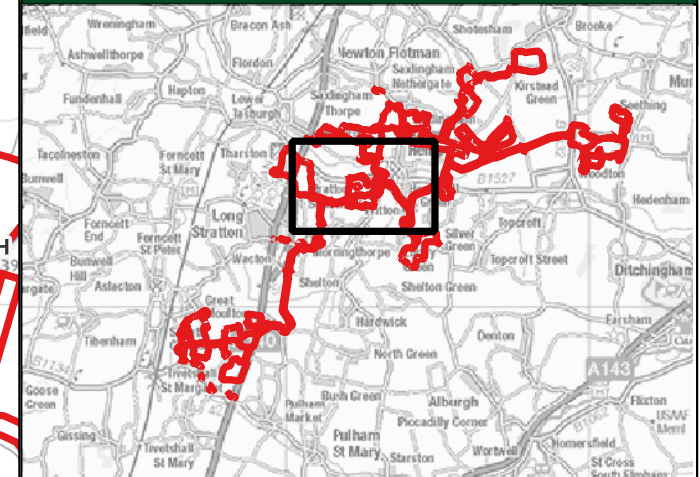
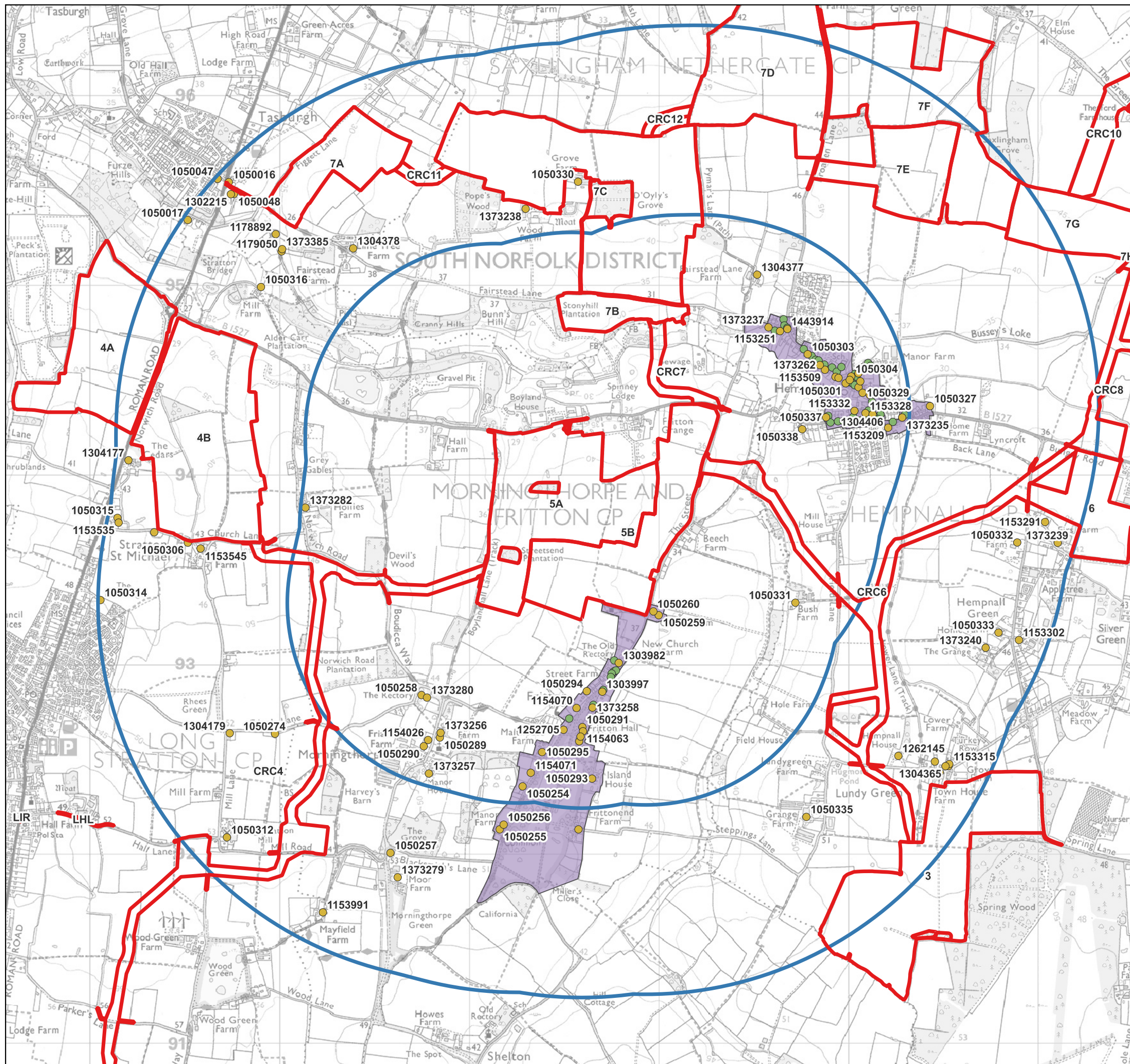


Figure 12. Site 5 showing Scheduled Monuments and Grade I and II* Listed Buildings



- Key**
- ▭ Order Limits
 - ▭ Study Areas (1km and 2km)
 - Grade II Listed Buildings
 - ▭ Conservation Areas
 - Non-Designated Heritage Assets

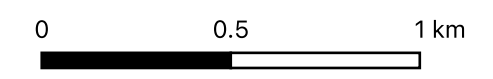
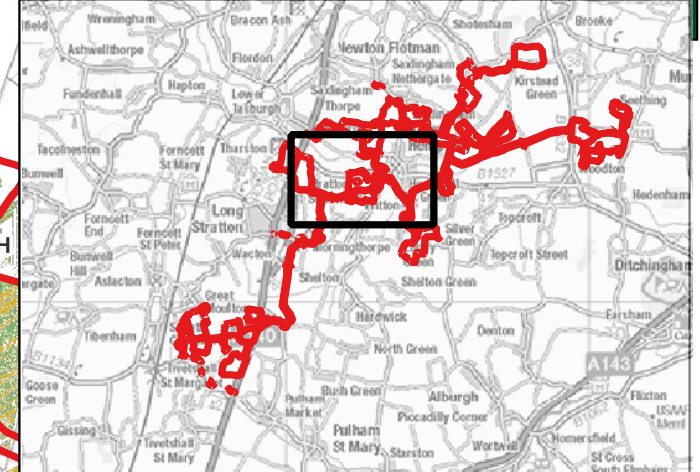
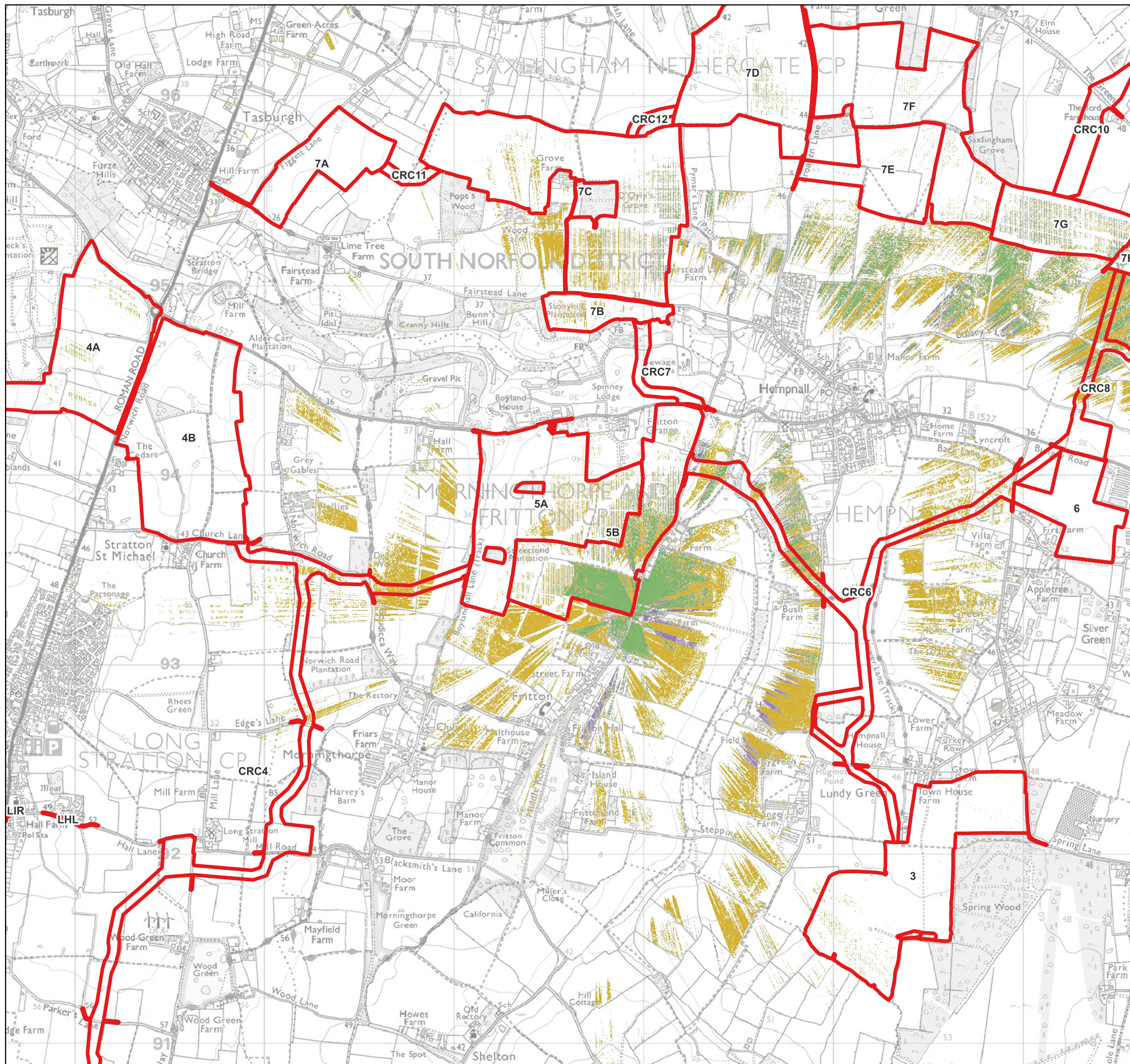


Figure 13. Site 5 showing Grade II Listed Buildings, Conservation Areas and Non-Designated Heritage Assets



Key

- Order Limits
- St Catherine (NHLE 1373281)
- Viewshed
- Church Farmhouse (NHLE 1050259)
- Viewshed
- Barn immediately north-west of Church Farmhouse (NHLE 1050260)
- Viewshed

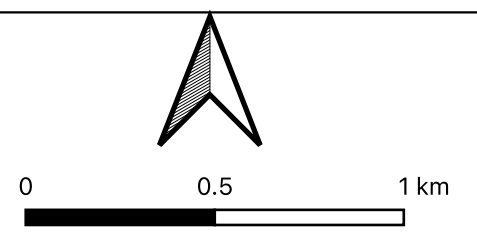
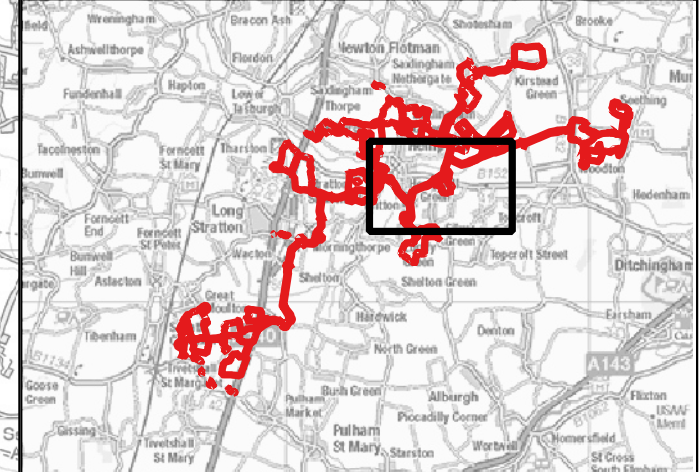
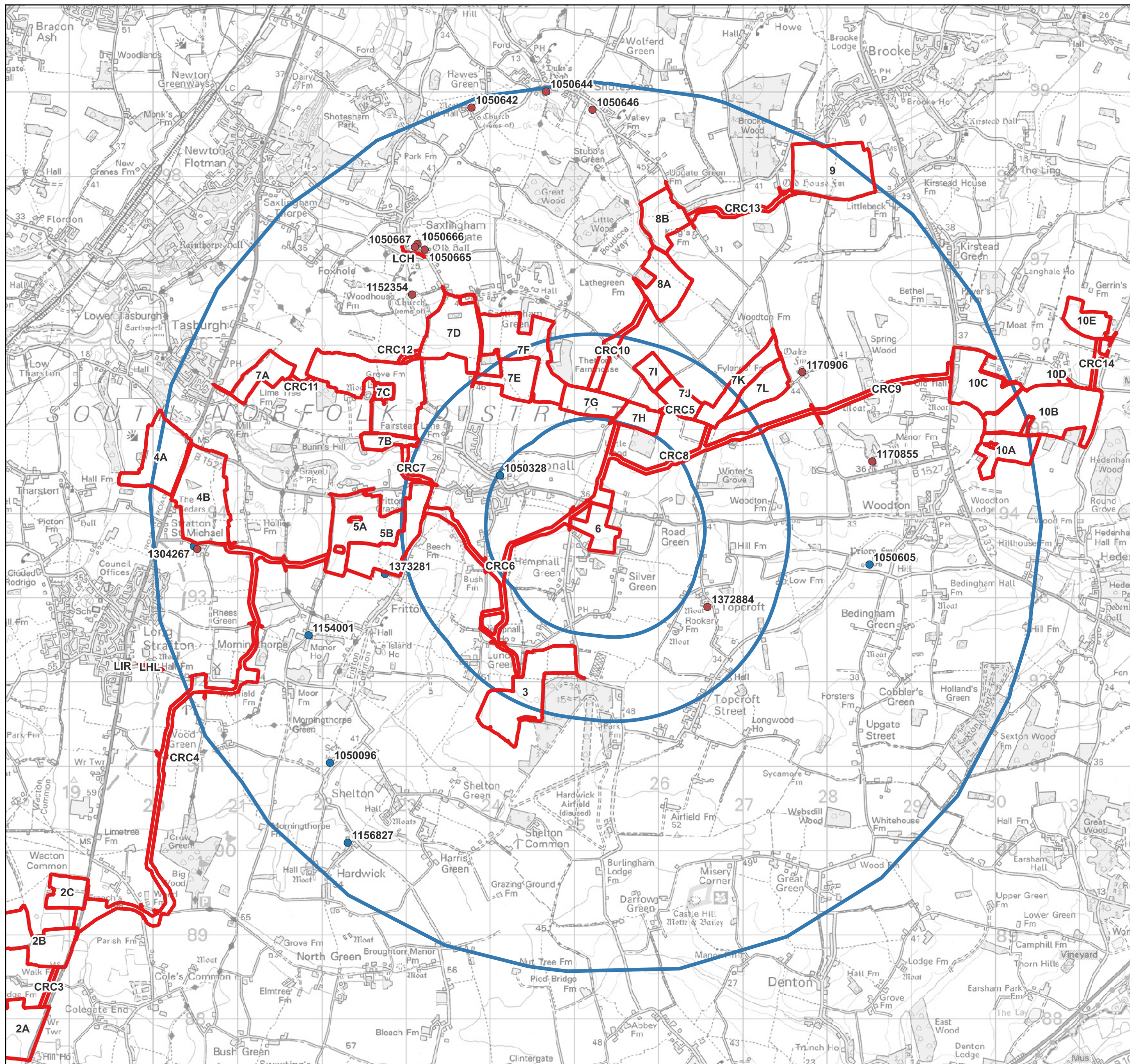


Figure 14. Visibility Analysis Site 5



- Key**
- Order Limits
 - Study Areas (1km, 2km and 5km)
- Listed Buildings**
- I
 - II*

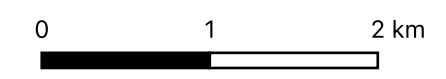
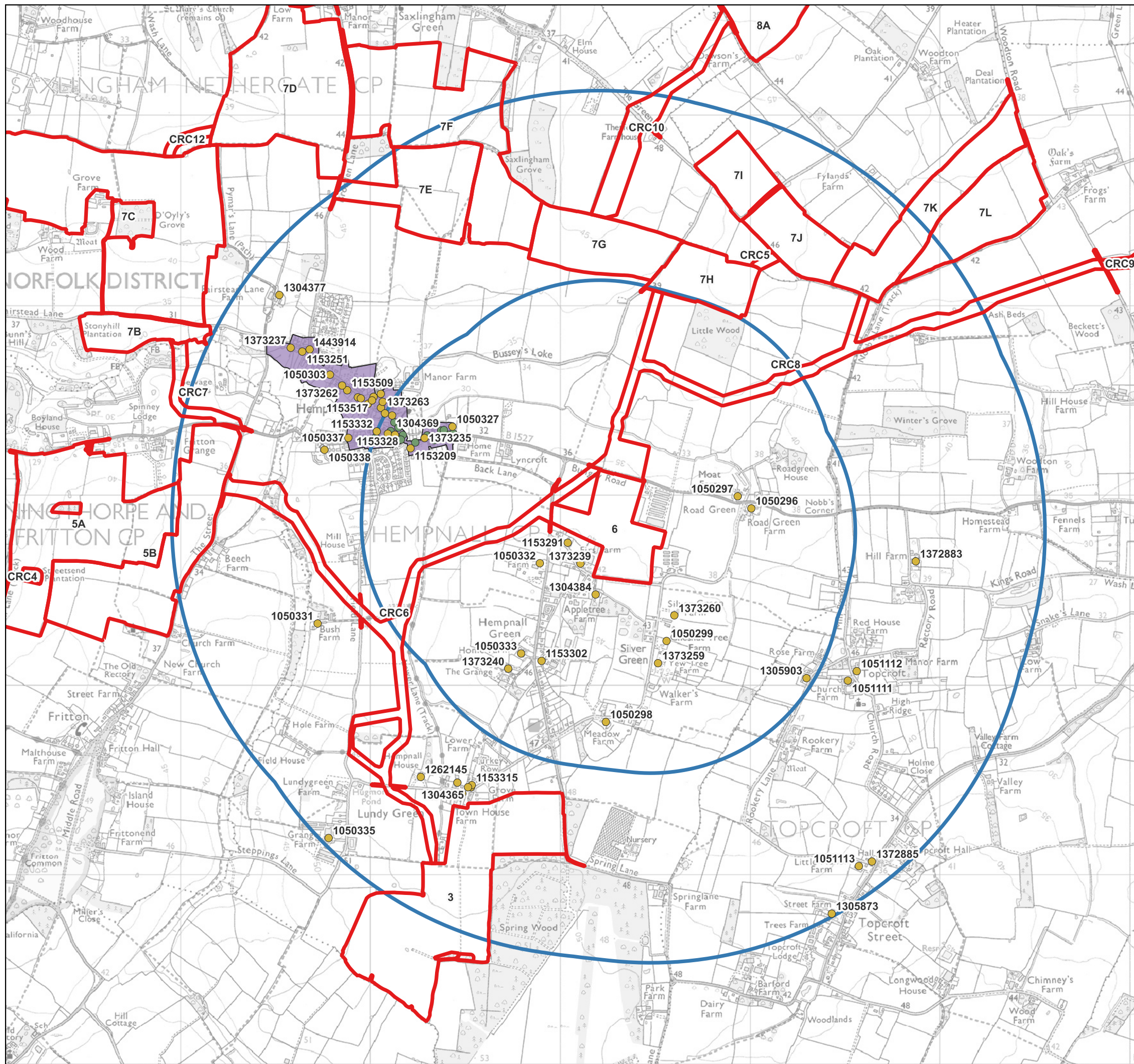
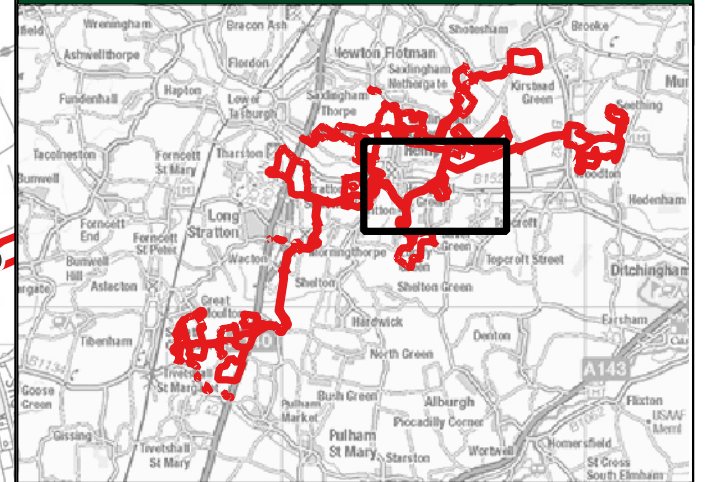


Figure 15. Site 6 showing Grade I and II* Listed Buildings



- Key**
- Order Limits
 - Study Areas (1km and 2km)
 - Grade II Listed Buildings
 - Conservation Areas
 - Non-Designated Heritage Assets

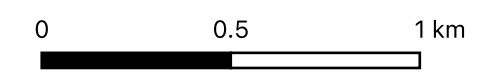
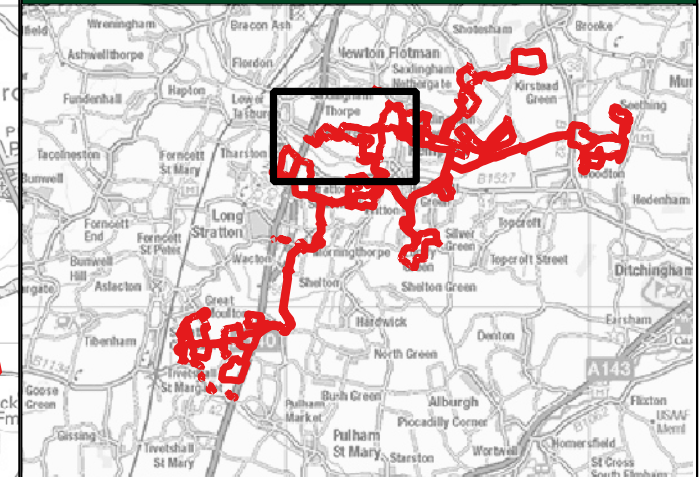
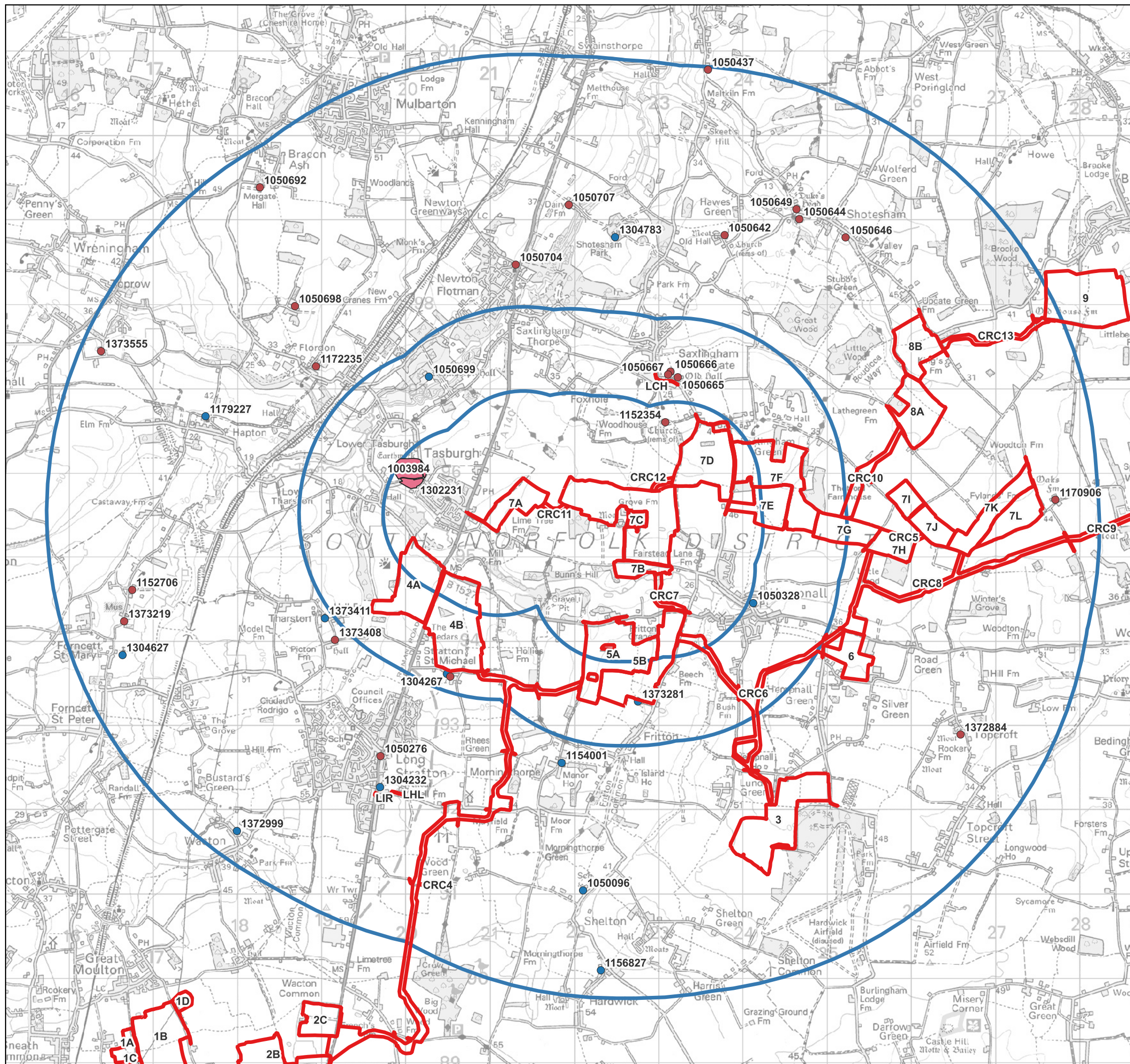


Figure 16. Site 6 showing Grade II Listed Buildings, Conservation Areas and Non-Designated Heritage Assets



Key

- Order Limits
- Study Areas (1km, 2km and 5km)
- Scheduled Monuments

Listed Buildings

- I
- II*

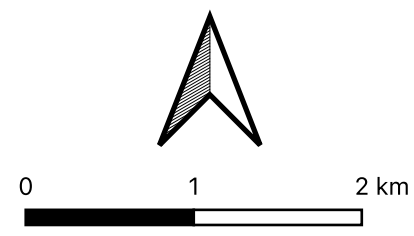
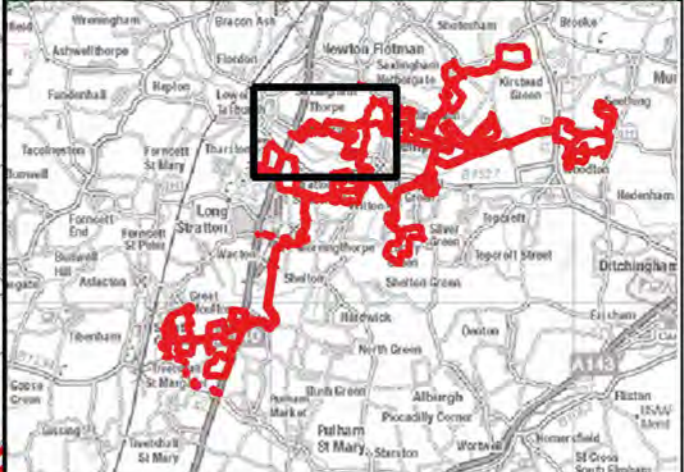
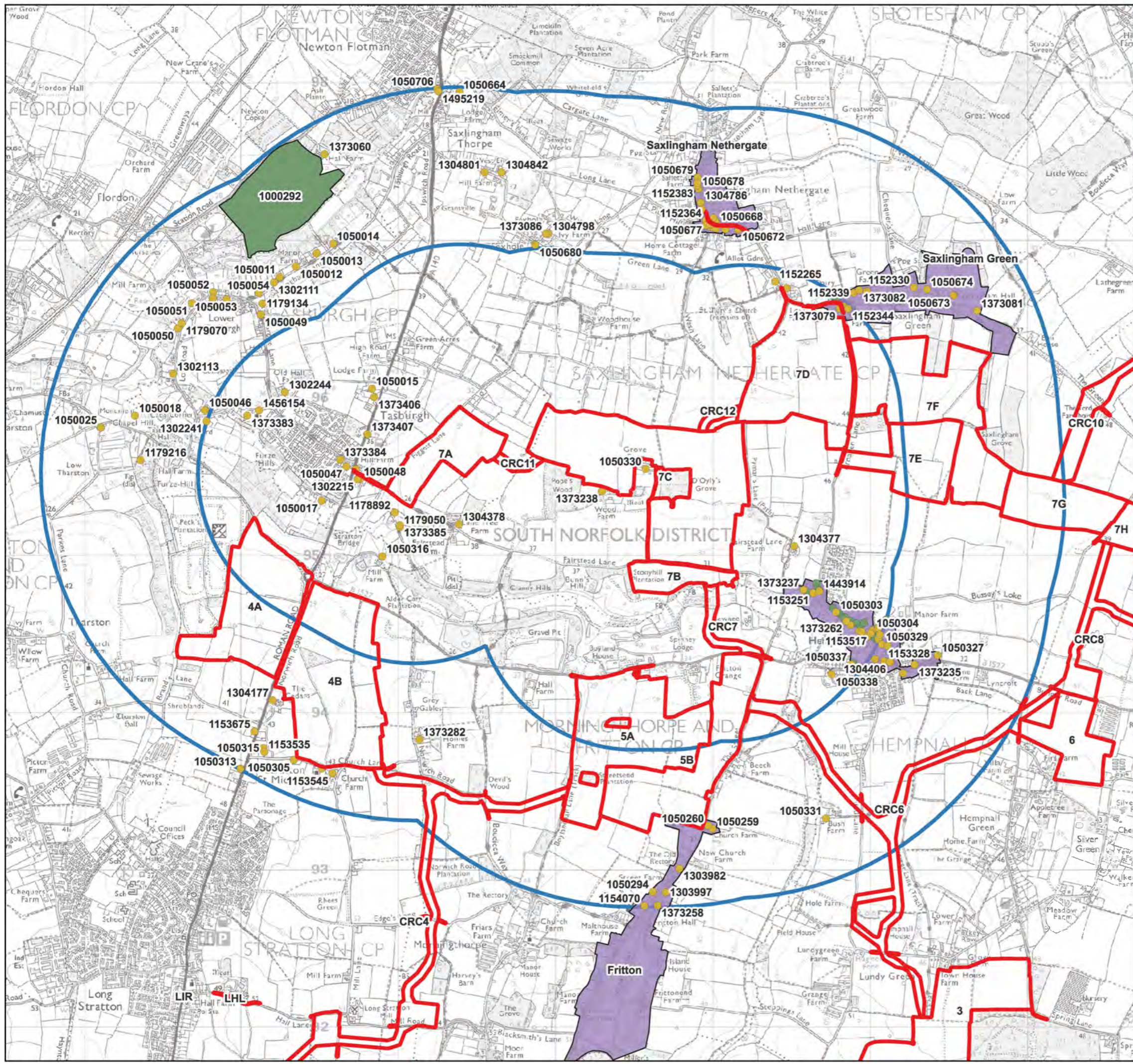


Figure 17. Sub-Sites 7A to 7C showing Scheduled Monuments and Grade I and II* Listed Buildings



Key

- Order Limits
- Study Areas (1km and 2km)
- Grade II Listed Buildings
- Conservation Areas
- Parks and Gardens
- Non-Designated Heritage Assets

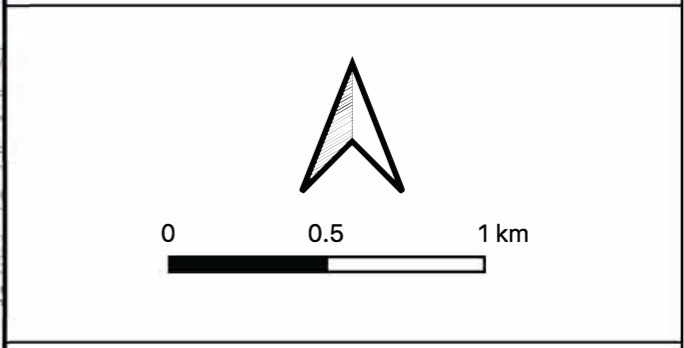
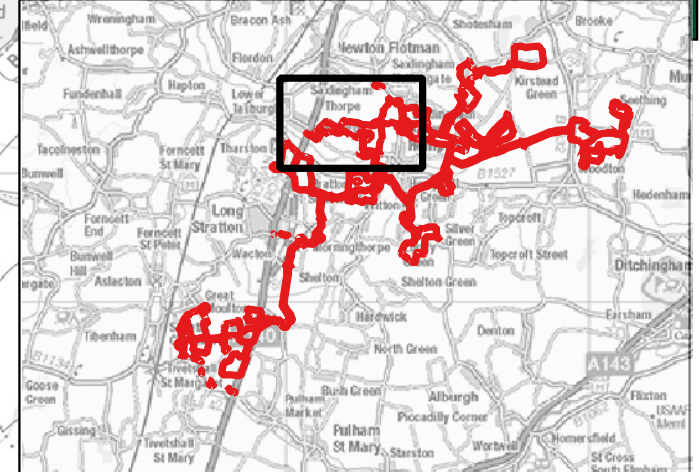
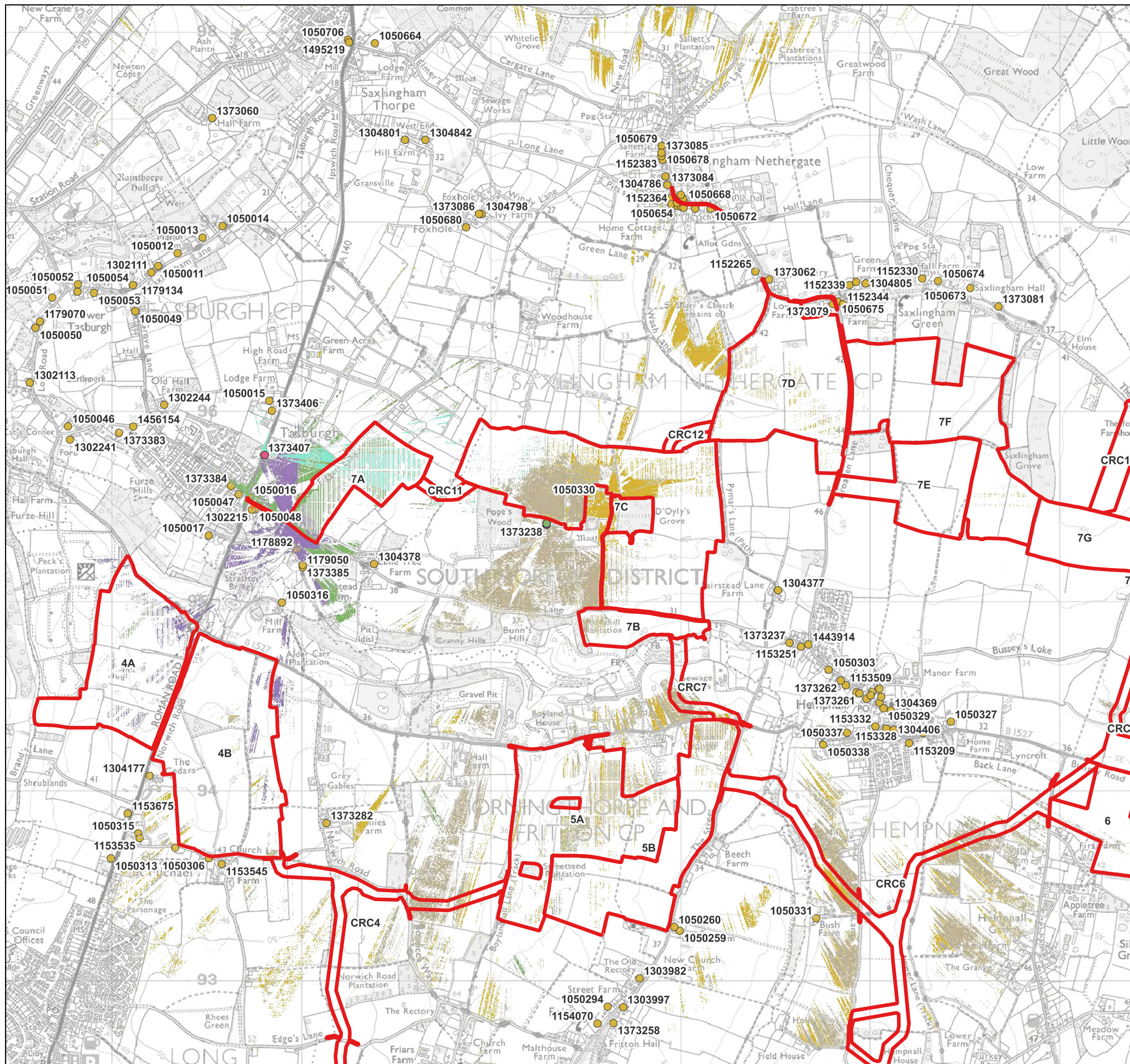


Figure 18. Sub-Sites 7A to 7C showing Grade II Listed Buildings, Conservation Areas, Registered Parks and Gardens and Non-Designated Heritage Assets



Key

- Order Limits
- Countryman Public House (NHLE 1373407)
- Viewshed
- Wood Farmhouse (NHLE 1373238)
- Viewshed
- Tramps Hall (NHLE 1302215) and Barn Immediately East of Tramps Hall (NHLE 1050048)
- Viewshed
- Grove Farmhouse (NHLE 1050330)
- Viewshed
- Former Quaker Meeting House (NHLE 1178892)
- Viewshed
- Hill Farmhouse (NHLE 1050016)
- Viewshed

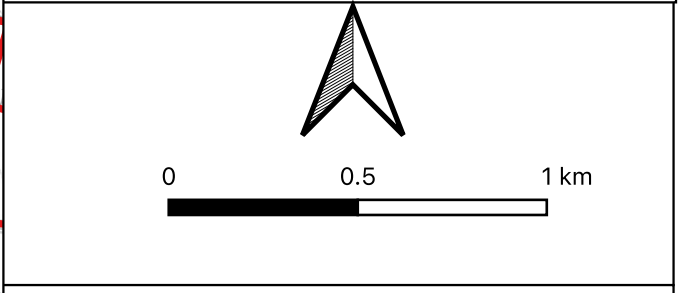
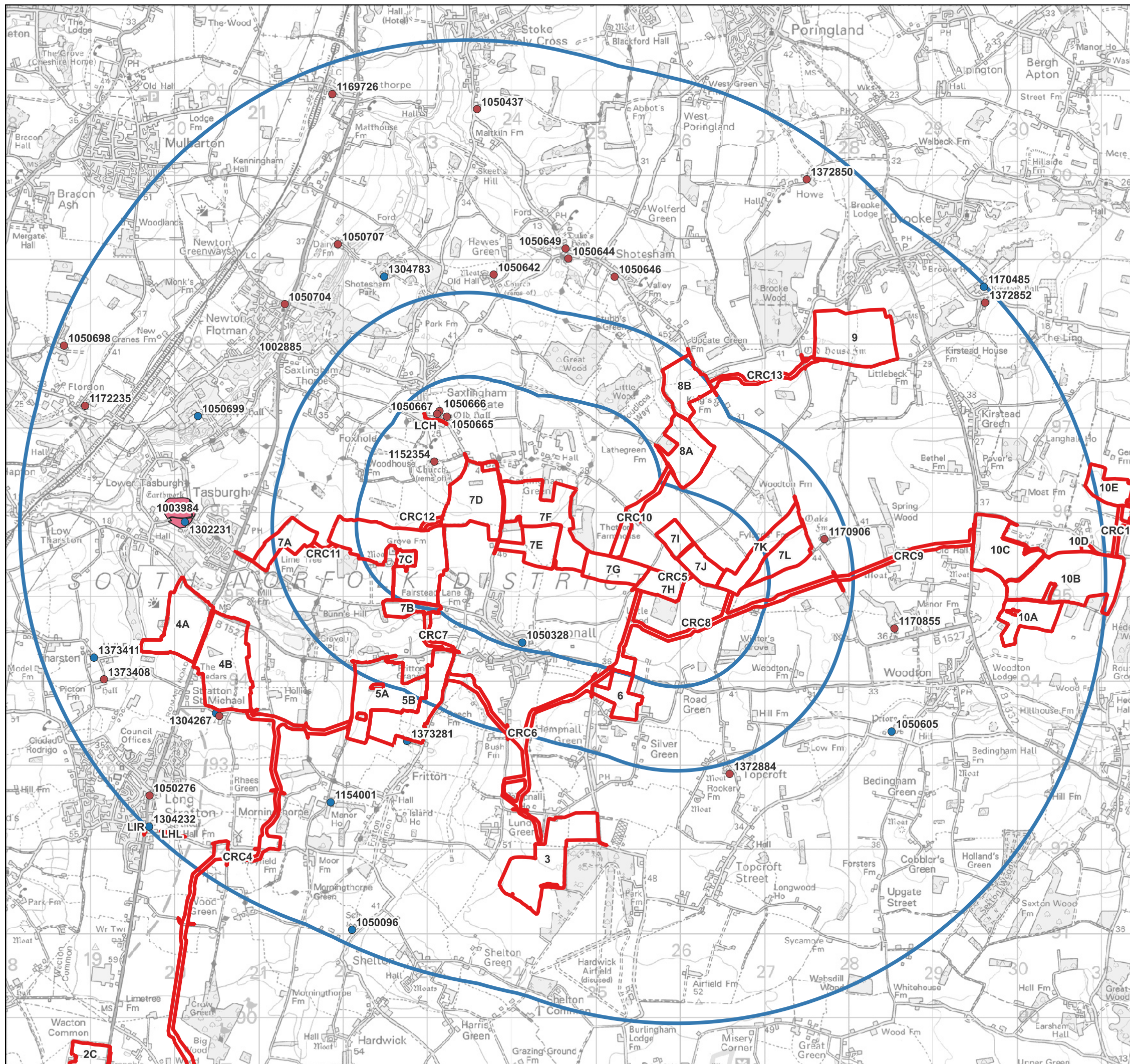
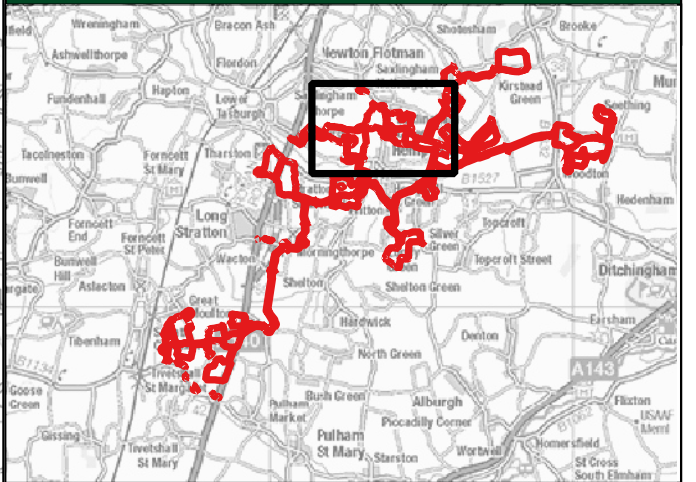


Figure 19. Visibility Analysis Sub-Sites 7A to 7C



Key

- Order Limits
- Study Areas (1km, 2km and 5km)
- Scheduled Monuments

Listed Buildings

- I
- II*

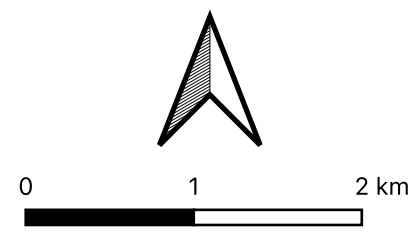
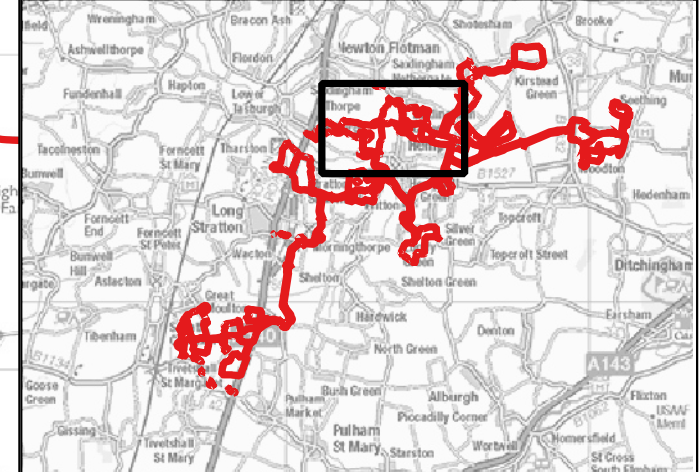
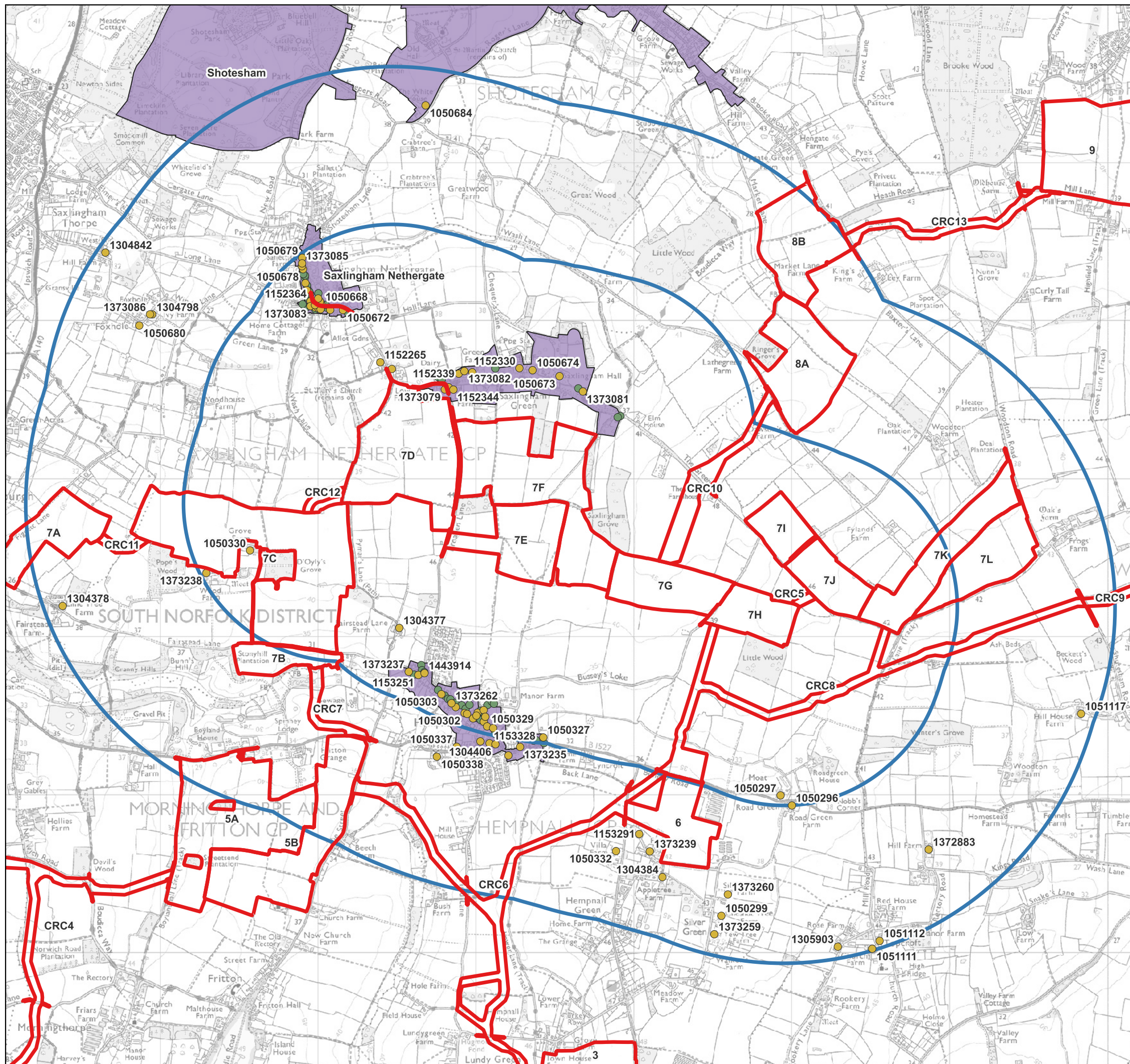


Figure 20. Sub-Sites 7D to 7H showing Scheduled Monuments and Grade I and II* Listed Buildings



- Key**
- ▭ Order Limits
 - Study Areas (1km and 2km)
 - Grade II Listed Buildings
 - ▭ Conservation Areas
 - Non-Designated Heritage Assets

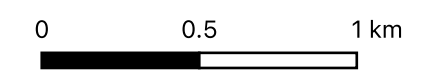
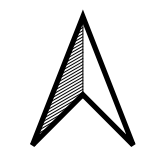
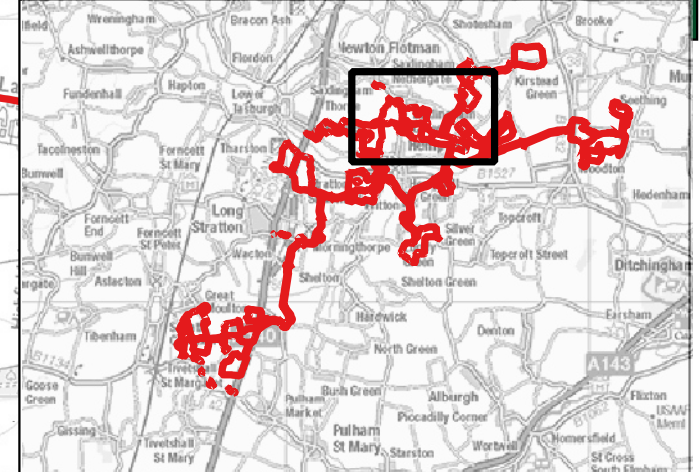
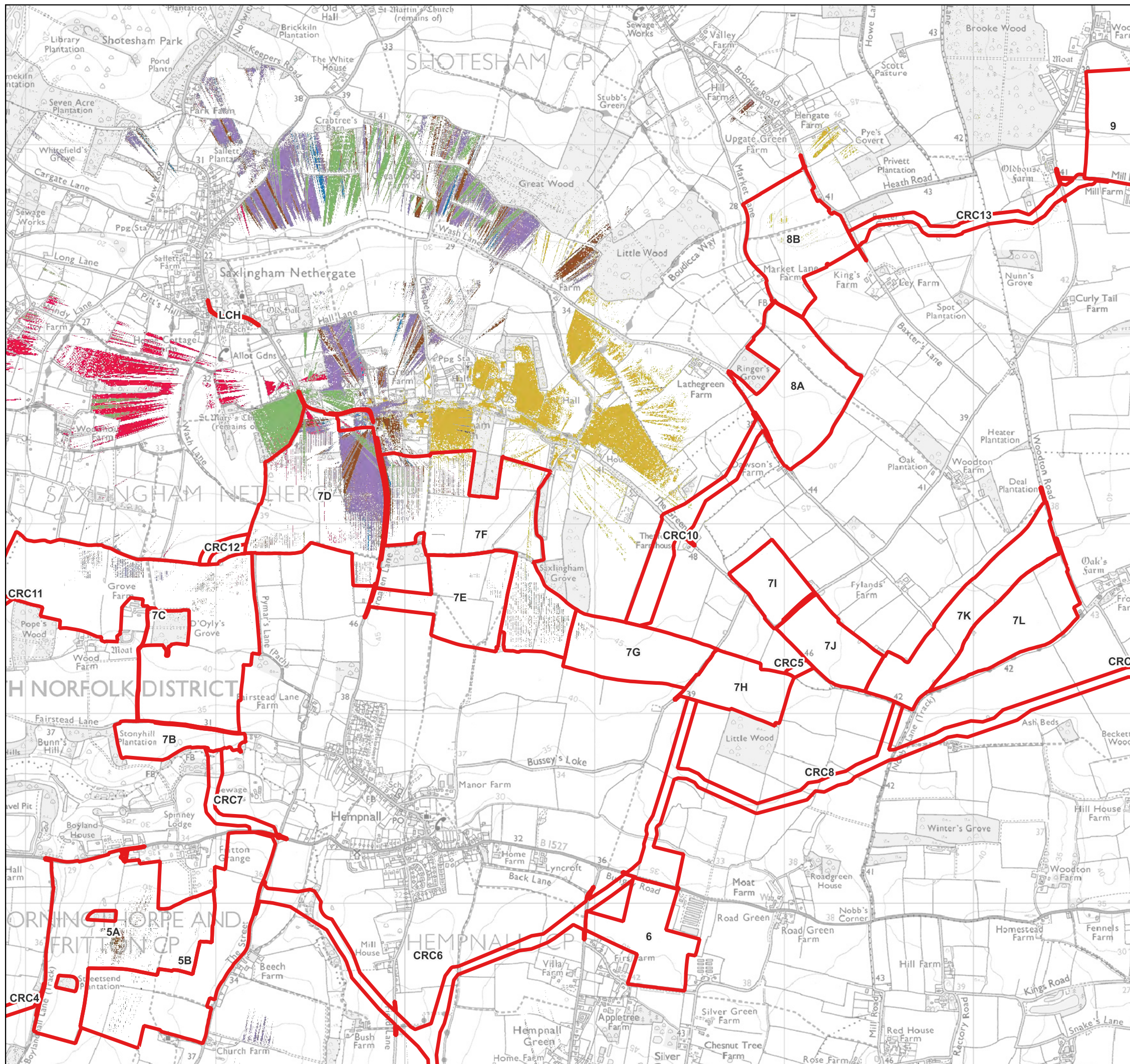


Figure 21. Sub-Sites 7D to 7H showing Grade II Listed Buildings, Conservation Areas and Non-Designated Heritage Assets



Key

- Order Limits
- Saxlingham Green Conservation Area
- Viewshed
- Manor Cottage (NHLE 1373079)
- Viewshed
- Hill House (NHLE 1152265)
- Viewshed
- Manor Farmhouse Barn (NHLE 1152344)
- Viewshed
- Manor Farmhouse (NHLE 1050675)
- Viewshed
- Barn Cottages (NHLE 1050010)
- Viewshed

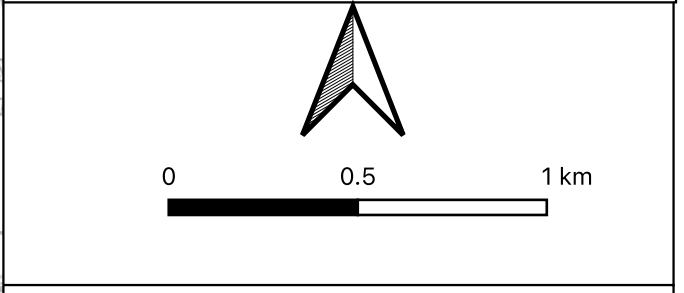
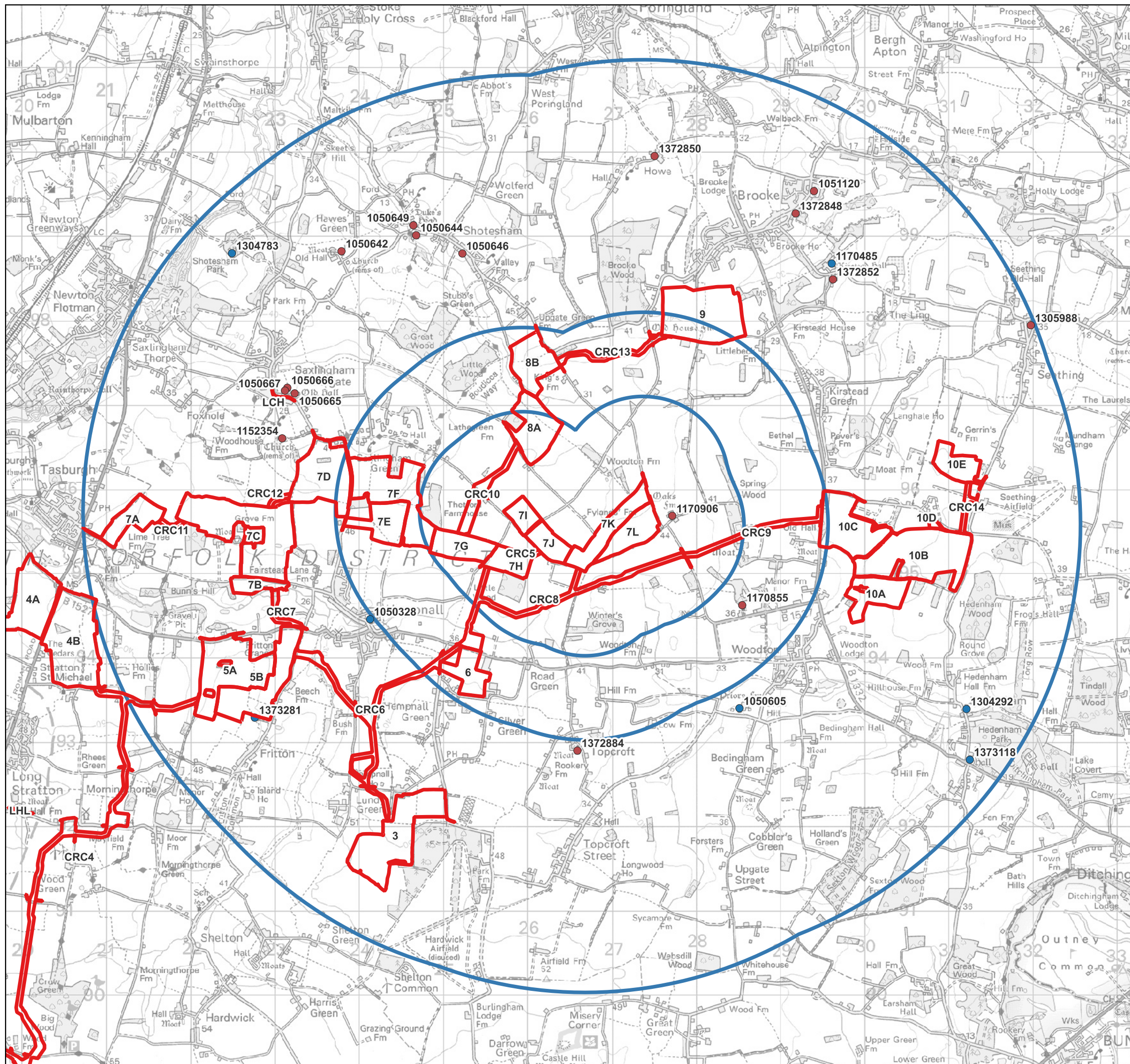
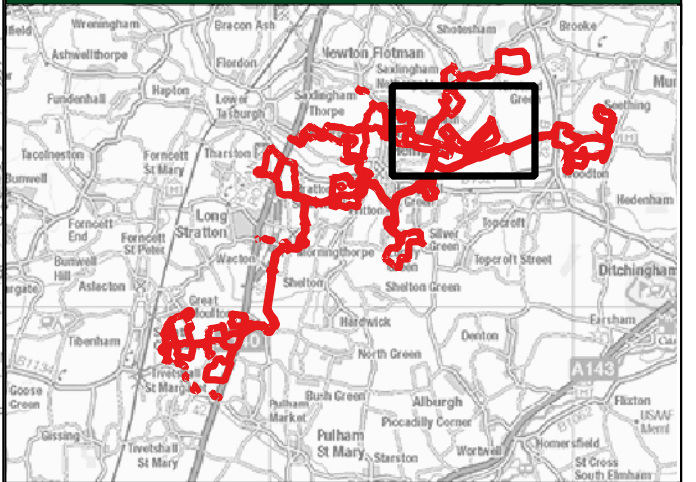


Figure 22. Visibility Analysis Sub-Sites 7D to 7H



Key

- Order Limits
- Study Areas (1km, 2km and 5km)

Listed Buildings

- I
- II*

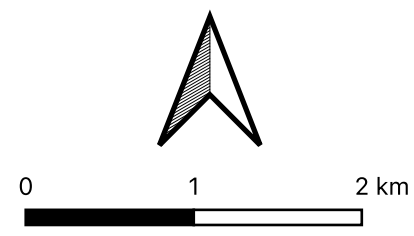
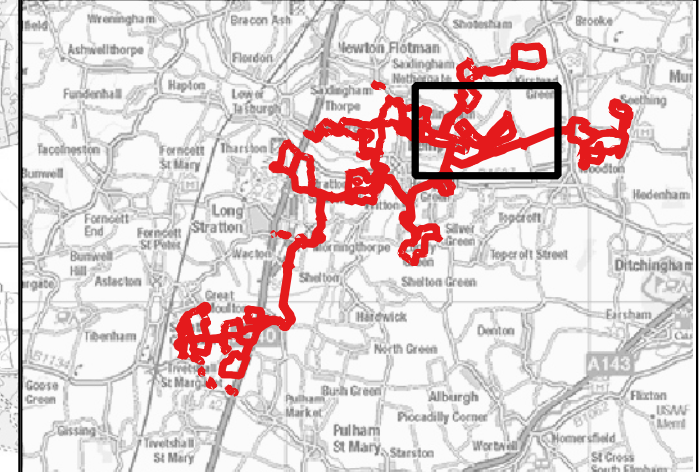
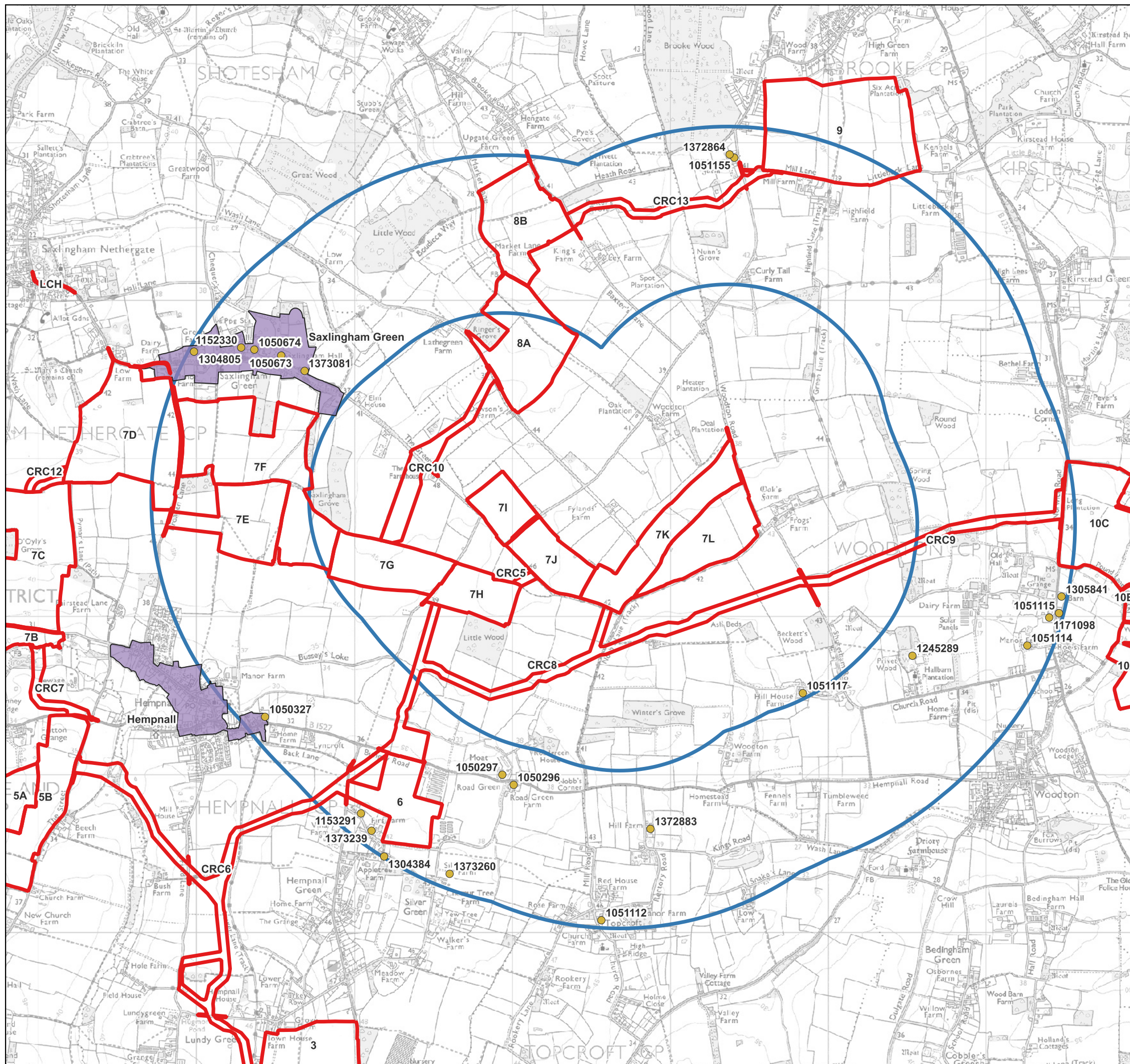


Figure 23. Sub-Sites 7I to 7L showing Grade I and II* Listed Buildings



- Key**
- Order Limits
 - Study Areas (1km and 2km)
 - Grade II Listed Buildings
 - Conservation Areas

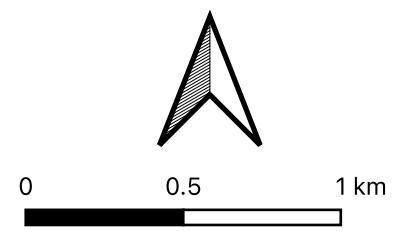
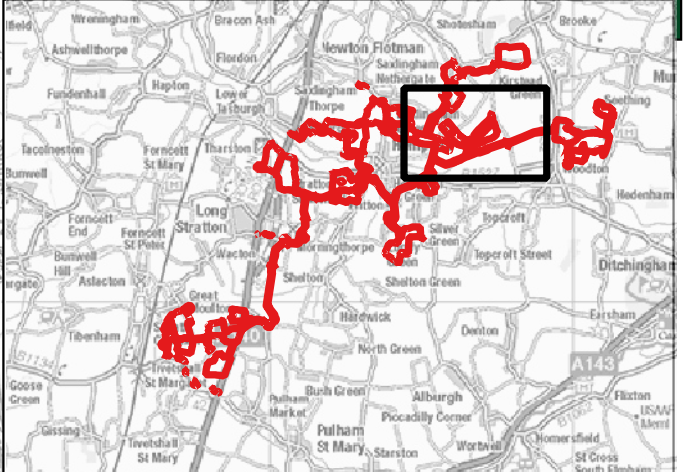
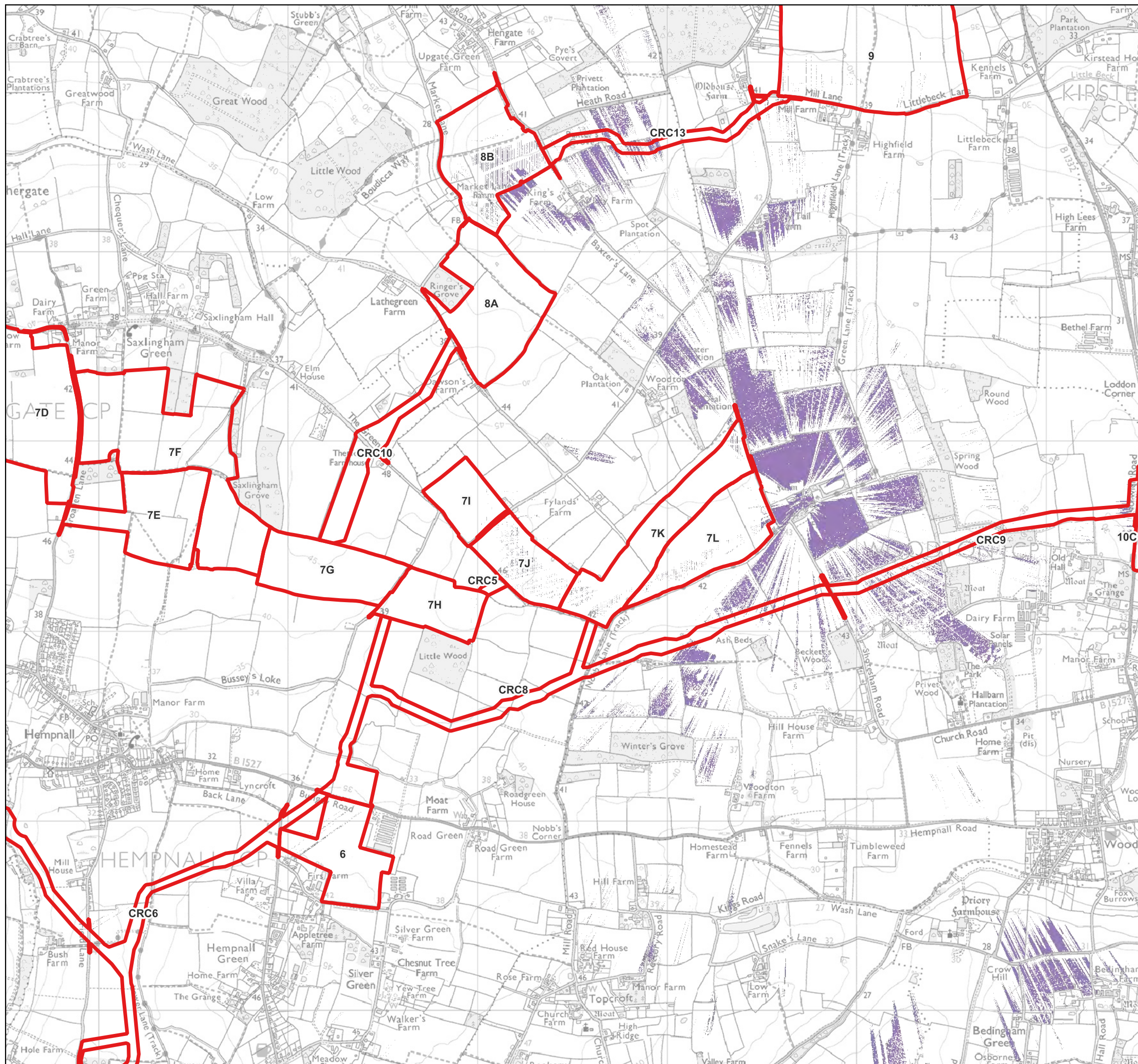


Figure 24. Sub-Sites 7I to 7L showing Grade II Listed Buildings and Conservation Areas



Key

- Order Limits
- Oaks Farmhouse (NHLE 1170906)
- Viewshed

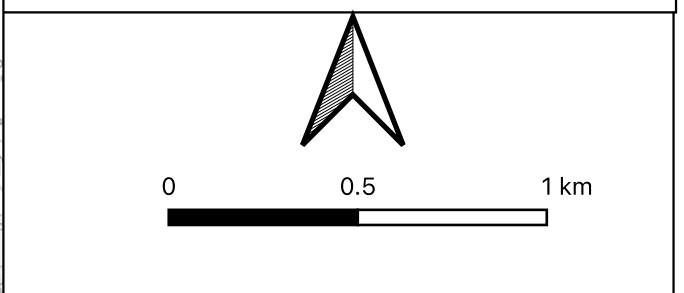


Figure 25. Visibility Analysis Sub-Sites 71 to 7L