ARCHAEOLOGICAL DESK-BASED ASSESSMENT

LAND NORTH EAST OF NORWICH NORFOLK

BROADLAND DISTRICT COUNCIL
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PLANNING CONTROL

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Local Planning Authority:
Broadland District
Council

Site centred at:
TG 27194 11382

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EXECUTIVE SUMMARY

The site of land North East of Norwich, Norfolk, has been reviewed for its below ground archaeological potential.

The site does not contain any relevant designated heritage assets. The HER records the non-designated archaeological assets of a WWII anti-tank ditch and machine gun post/pillbox, two undated ‘entrenchments’ and the findspot of a Roman coin within the study site.

This assessment has considered the potential for other as yet to be discovered archaeological assets, and concludes that there is a low/moderate potential for the late Prehistoric to Modern periods and a low potential for early Prehistoric period.

Post-Medieval agricultural activity is likely to have had a widespread negative impact on potential below ground archaeological deposits.

Proposals are not currently available but likely involve redevelopment of the site for residential housing, which could have a destructive impact on any underlying archaeological remains, should they exist.

Given the presence of non-designated assets, the theoretical archaeological potential and previously undeveloped condition of the site it is anticipated that the Archaeological Advisor will require further archaeological investigation prior to development. This would likely comprise trial trenching in the first instance to better ascertain the below ground conditions and to clarify the archaeological potential. This will also inform the development master plan.

Due to the perceived local (low) significance of remains we recommend any subsequent mitigation measures can follow the granting of planning consent secured by an appropriately worded archaeological condition.
1.0 INTRODUCTION AND SCOPE OF STUDY

1.1 This archaeological desk-based assessment has been prepared by Ewan Chipping and Duncan Hawkins of CgMs Consulting on behalf of United Business and Leisure Limited.

1.2 The subject of this Assessment comprises the site of land North East of Norwich. The site is centred at TG 27194 11382 within the Broadland District (see Figs. 1).

1.3 In terms of relevant designated heritage assets, as defined below in Section 2 and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wrecks lie within the study site or its immediate vicinity.

1.4 United Business and Leisure Limited have commissioned CgMs Consulting to establish the nature of any below ground heritage assets at the site, both known and unknown, and to provide guidance on ways to accommodate any heritage constraints identified.

1.5 In accordance with central, and local government policy and guidance on archaeology and planning, including 'Standard and Guidance for Historic Environment Desk-Based Assessments’ (Chartered Institute for Archaeologists August 2014), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.

1.6 This desk-based assessment comprises an examination of evidence on the Norfolk Historic Environment Record (HER) and other sources, including Norfolk Record Office. The report also includes the results of a comprehensive map regression exercise.

1.7 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.
2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 Legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The National Planning Practice Guidance (NPPG) was published online 6th March 2014 and updated 10 April 2014 (http://planningguidance.planningportal.gov.uk).

2.3 The Planning Practice Guide (PPG) previously issued in support of PPS5, together with accompanying English Heritage documentation, was cancelled 25 March 2015, to be replaced by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment, and GPA 3: The Setting of Heritage Assets.

2.4 Section 12 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
- Conservation of England’s heritage assets in a manner appropriate to their significance, and
- Recognition of the contribution that heritage assets make to our understanding of the past.

2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 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.
2.6 **Heritage Assets** are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority (including local listing).

2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.8 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.

2.9 **Significance** is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

2.10 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)
- Protects the settings of such designations
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

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

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

2.13 The Joint Core Strategy for Broadlands, Norwich and South Norfolk was adopted in March 2011 with amendments in January 2014 and contains the following relevant policy:

POLICY 1: ADDRESSING CLIMATE CHANGE AND PROTECTING ENVIRONMENTAL ASSETS


POLICY 8: CULTURE, LEISURE AND ENTERTAINMENT

THE CULTURAL OFFER IS AN IMPORTANT AND VALUED PART OF THE AREA. EXISTING CULTURAL ASSETS AND LEISURE FACILITIES WILL BE MAINTAINED AND ENHANCED. THE DEVELOPMENT OF NEW OR IMPROVED FACILITIES INCLUDING THOSE SUPPORTING THE ARTS, STREET EVENTS, CONCERTS AND THE CREATIVE INDUSTRIES SECTOR WILL BE PROMOTED.

CULTURAL HERITAGE WILL BE ENRICHED THROUGH USE OF INNOVATIVE DESIGN AND ART IN THE PUBLIC REALM.

DEVELOPMENT WILL BE EXPECTED TO PROVIDE FOR LOCAL CULTURAL AND LEISURE ACTIVITIES, INCLUDING NEW OR IMPROVED BUILT FACILITIES, PROVIDE FOR A RANGE OF ACTIVITIES INCLUDING PERFORMANCE SPACE, AND/OR ACCESS TO GREEN SPACE, INCLUDING FORMAL RECREATION, COUNTRY PARKS AND THE WIDER COUNTRYSIDE.
2.14 In terms of designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck designations lie within the study site.

2.15 This below ground archaeological desk-based assessment therefore aims to meet the national, regional and local plan policy and guidance as set out above in clarifying the archaeological potential of the study site and the need or otherwise for further mitigation measures.
3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The British Geological Survey (online) describes the bedrock geology of the area as Crag Group - Sands and Gravels, and superficial deposits as Sheringham Cliffs Formation – Sand and Gravels.

3.1.2 Geotechnical investigations have been undertaken at the site comprising 15 boreholes. These show a general sequence of topsoil, loam sand gravel and coarse sand and gravel. However depth indications are not clear from the site sheets.

3.2 Topography

3.2.1 The study site gradually rises from the north east to south west. Levels fall from the south-west at 39m Above Ordnance Datum (AOD) to the north east of the site at 31m AOD.

3.2.2 The River Yare is located c.2.7km to the south of the site.
4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND INCLUDING ASSESSMENT OF SIGNIFICANCE

Timescales used in this report.

**Prehistoric**
- Palaeolithic: 450,000 - 12,000 BC
- Mesolithic: 12,000 - 4,000 BC
- Neolithic: 4,000 - 1,800 BC
- Bronze Age: 1,800 - 600 BC
- Iron Age: 600 - AD 43

**Historic**
- Roman: AD 43 - 410
- Anglo Saxon/Early Medieval: AD 410 - 1066
- Medieval: AD 1066 - 1485
- Post Medieval: AD 1486 - 1749
- Modern: AD 1750 - Present

4.1 Introduction

4.1.1 What follows comprises a review of archaeological fieldwork and findspots within a 1.5km radius of the study site, also referred to as the study area, held on the Norfolk HER, together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.

4.1.2 In terms of designated heritage assets, as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck designations lie within the study site.

4.1.3 The HER contains a reasonably high number of records relating to all periods, this is a product of extensive metal detecting and WWII military activity related to RAF Rackheath and the defence of Norwich.

4.1.4 The map regression exercise indicates that the study site has been in use as agricultural land throughout its documented history.

4.1.5 Section 5 subsequently considers the site conditions and whether the theoretical potential identified in this chapter is likely to survive.
4.2 **Site Visit**

4.2.1 A site visit was conducted on the 29th April 2016 (Plates. 1-9). This showed the site to be in variable conditions ranging from cultivated arable field, woodland and scrub/heath. Plate 1 shows the location and direction of photographs.

4.2.2 The visit showed some of the non-designated archaeological assets to be visible, notably the anti-tank ditch discussed below (Plate. 6). Post-Medieval quarry pits were also noted (Plate. 7) along with modern but derelict concrete farm structures, thought to be pig pens (Plate. 4).

4.2.3 It should be noted the entire site was not accessible being occupied by livestock and in private ownership. Despite this as much of the site as possible was viewed.

4.3 **Early Prehistoric - Palaeolithic and Mesolithic**

4.3.1 No Palaeolithic or Mesolithic sites or finds are recorded on the HER within the immediate vicinity of the study site or the 1.5km study area. A generally low archaeological potential can therefore be identified for artefactual or other evidence from the early prehistoric periods within the study site.

4.4 **Neolithic and Bronze Age**

4.4.1 A Neolithic polished flint axe head was found in 1959, located c.800m north of the site (8149, TG 2748 1244). Other axe head and other flint implements were found c.350m from the site (8153, TG 2811 1169). Six worked flints were found c.500m south east (22047, TG 2793 1070). Flint flakes, scrapers, blades and a hammerstone were found c.800m south east (22223, TG 2825 1056). A flint scraper was recorded c.1km south east (24239, TG 2814 1047) and close to this a large Neolithic bifacially worked flint flake (24238, TG 2817 1032) and flint scrapers (24240, TG 2828 1041) were found. Worked flints were also located c.1km east (50502, TG 28 11; 49752, TG 28327 12104).

4.4.2 Some flints of likely Neolithic date were recorded c.250m south east, however it is suggested some of these may have been imported through gravel to make the drive (14874, TG 2782 1089).

4.4.3 In 1970 a number of Neolithic flint axes and stone implements were found, close the sites north western boundary, thought to have been part of a collection which was thrown out (8157, TG 2656 1120).
4.4.4 The cropmarks of a round barrow or oval enclosure of late Neolithic or Early Bronze Age date is located c.1km east (51939, TG 2866 1100).

4.4.5 Bronze Age flint arrow heads have been recorded as stray find c.800m south (19142, TG 2663 1008). A bronze flat axe was found c.1km south by metal detecting (31078, TG 27 10). A Middle Bronze Age spearhead was recorded during fieldwalking of the Northern Distributor route c.700m north east (49751, TG 28100 12373).

4.4.6 Based on the available evidence, it is apparent that the site lay in a landscape that was clearly being occupied and exploited. The archaeological potential of the study site is therefore considered to be moderate for artefactual evidence within the plough soil but low/moderate for evidence of in-situ settlement or funerary activity.

4.5 **Iron Age and Roman**

4.5.1 Linear cropmarks thought to be of Iron Age or Roman date have been noted on aerial photographs c.1km north (50998, TG 2602 1213; 50999, TG 2616 1189), possibly part of enclosure ditches as they are on a similar alignment to a Roman field system located further north.

4.5.2 The conjectured line of the Roman road supposedly from Brampton to Thorpe St Andrew, c.250m west of the site. Archaeological interventions have so far failed to identify any trace of this road, including a trial trench that was excavated across its line in 1973 (7598, TG 24310 16653).

4.5.3 Metal detecting in the 1980s and 1990s recovered a number of Roman objects, including coins and brooches and a Roman hearth was also excavated c.1.4km south of the site (24221, TG 27 10). The findspot of a Roman bead was recorded at Sprowston Manor Golf Course c.1.4km north (36799, TG 2666 1283). A late Roman military strap end, shaped like an urn, was found c.80m west of the site (21358, TG 26 11). A Roman disc brooch and a Roman coin, were found by a metal detectorist c.800m east (29707, TG 28 11). A roman coin was found in the vicinity of the sites north east corner (8150, TG 2767 1176).

4.5.4 Based on the available evidence, there is little to suggest any significant Iron Age or Roman settlement remains on the study site. However, stray finds could conceivably be present. Overall, a low/moderate potential is identified for these periods within the study site.
4.6 **Anglo-Saxon, Early Medieval and Medieval**

4.6.1 The HER records the discovery of Saxon and early Medieval artefacts during fieldwalking and metal-detecting surveys at several sites within the study area. These include a Saxon cruciform brooch c.1.4km south (25313, TG 27 09), a decorated Saxon mount and late Medieval harness pendant c.1km north west (25895, TG 26 11), a late Saxon Stirrup and Medieval metal objects c.1km west (33928, TG 25 11), a lead weight c.900m west (29165, TG 26 11), Medieval coins c.1.1km west and c.200m west (51808, TG 26 10; 23879, not displayed), and a 13th century buckle c.100m west (21358, TG 26 11).

4.6.2 The course of a Medieval road, Ranworth Way, is shown on a map of 1585 (8166, TG 2685 1096). The route runs through the site following the line of field boundaries, no trace was seen in the site visit (Plate. 8). The line of the WWII anti-tank ditch is also supposed to run on the same alignment as the road. The site visit noted a slight bank, possibly the WWI bank or a field boundary; any associated ditch could have negatively impacted the Medieval Road.

4.6.3 A possible Medieval to Post-Medieval linear ditch feature with associated bank is visible as a cropmark on aerial photographs cutting across the north east side of the site. This feature may relate to an ‘entrenchment’ marked around Gidding Heath on a 1589 map of Mousehold Heath (51918, TG 2759 1163). No visible signs were noted during the site visit (Plate. 9).

4.6.4 The site of a road described as 'Walsham Way' is marked on a 1585 map of Mousehold Heath (9689, TG 2636 0990), the projected line would cross the site however this is conjectural evidence.

4.6.5 The former extent of Mousehold Heath would have extended over the site, and remain unaltered until the Post-Medieval period (53082, TG 286 118).

4.6.6 The Horning Ferry Way Medieval road is marked on maps in 1585 and 1906 running c.500m north of the site, the exact line is hard to judge but the road ran from Norwich through Sprowston to Rackheath. No trace of this road is visible on aerial photographs or at ground level (8128, TG 2550 1121).

4.6.7 Possible Medieval entrenchments are noted c.1km east of the site from a map of Mousehold Heath (9688, TG 2873 1183). It is suggested that these are actually located further east (51933, TG 2833 1177).
4.6.8 The find spot of Medieval pottery was made c.1.4km north west (8160, TG 2634 1250).

4.6.9 In view of the available evidence, there is a findspot rich HER record for this period due to extensive metal detecting in the area, consequentially finds cannot be precluded. The potential for Saxon and Medieval settlement remains within the study site is low/moderate with the site seemingly located in agricultural land associated with possible roads.

4.7 Post-Medieval and Modern

4.7.1 The earliest map depicting the site is the 1585 ‘Parts of Norwich and Mushold’ (Fig. 3) which shows the site straddling the Ranworth Way road (HER 8166). The ‘entrenchment’ (HER 9687) can be seen running in an irregular loop.

4.7.2 Faden’s map of 1797 (Fig. 4) shows the site comprising undeveloped land part of Mousehold Heath. Bryant’s map of 1826 shows little change to the site by the early 19th century (Fig. 5).

4.7.3 The 1817 Ordnance Survey Drawing (Fig. 6) shows the site comprising a number of plots of land, it is uncertain if it is still part of Mousehold heath but the more enclosed nature suggests agricultural use.

4.7.4 The 1838 ‘Old Series OS’ (Fig. 7) shows the site in much the same condition. A marl pit is marked towards the southern boundary; the site visit also identified several ‘quarry’ pits and upcast in this area (Plates. 2 and 3).

4.7.5 The 1839 Great Plumstead and 1843 Sprowston Tithe maps and associated awards shows the site comprising;

1 & 2 – Gravel Pit – pasture
3 – Plantation - wood
4 – 6 acres – arable
5 – Further Close – arable
6 – Middle Close – arable
13 – Plantation – wood
35 – Field – arable
37 – Field – arable
38 – Middle 11 Acres – arable
39 – Further 11 Acres – arable
67 – Cottage and Garden – pasture
68 – Cottage Meadow – pasture
69 – Paddock – pasture
70 – The Grange – pasture
71 – The Lawn - arable

4.7.6 By the 1887 Ordnance Survey map (Fig. 9) the site is shown to comprise a series of regular field plots running back from the Salhouse Road, there is also a larger scrub field and a small area of heathland/woodland. The site remains much the same in 1938 OS map (Fig. 10).

4.7.7 Features of the WWII landscape are prevalent across the area. Running through the site, just inside the south western boundary, is the former WWII anti-tank ditch (51893, TG 23 10). It was constructed during June, July and August of 1940 it was made up of a mixture of a steeply profiled ditch, with associated bank, and concrete block antitank obstacles, road and rail blocks. Pillboxes and spigot mortar emplacements were situated at strategic points along the route. When first constructed the ditch appears to have had at least one vertical side, and measured approximately 4.5m in width, stretching for at least 6.5 km around the northeast of the city of Norwich. From historic mapping the ditch can be seen to have been dug on the line of a field boundary, it is possible the anti-tank ditch improved a pre-existing field ditch. The site visit noted a slight ditch and bank in this area with a line of trees demarcating land boundaries (Plate. 6).

4.7.8 Also located within the site boundary was a WWII possible pillbox and/or heavy machine gun emplacement, visible as an extant structure on aerial photographs (51917, TG 2719 1155). During the site visit no physical remains were observed.

4.7.9 Other WWII features predominantly relate to Rackheath RAF base and fortification surrounding Norwich. These include: an airfield (8170, TG 2871 1398; 50740, TG 2740 1294), a bombing decoy site (51916, TG 2701 1170), bomb craters (51915, TG 2668 1154), structures associated with Auxiliary Units (51911, TG 2719 1040; 57841, TG 2711 1033), searchlight battery (18195, TG 2631 1190), air raid shelters (52008, TG 2613 0956; 51919, TG 2807 1108), pillboxes and gun emplacements (51900, TG 2746 1009; 32548, TG 2627 1017; 51905, TG 2628 1022; 51899, TG 2646 1085; 51896, TG 2608 1104;), anti-landing trenches (51903, TG 2560 1039), mortars (51898, TG 2644 1086; 51897, TG 2608 1098) and road blocks (51906, TG 2607 1104).
4.7.10 By the 1985 OS map (Fig. 11) the site has become several larger plots of land. Structures can be seen close to the southern boundary along with pits. The site visit identified the buildings as farm structures (Plate. 4) likely associated with Heath Farm.

4.7.11 The 2011 Google Earth Image (Fig. 12) shows the site much in its current form the southern field is in use as arable land (Plate. 5) while the other plots are a mixture of scrub and livestock paddocks.

4.7.12 The map regression exercise demonstrates that the study site lay within agricultural, pasture and woodland throughout the Post-Medieval period. The non-designated archaeological asset of an anti-tank ditch (HER 51893) is present within the site boundary. As a result, the study site is considered to have a low/moderate potential for Post-Medieval or modern remains.

4.8 Undated

4.8.1 Many undated ditches, enclosure and pits have been identified through aerial photography located across the study area, given the archaeology known in the area these could related to any period from the late Prehistoric to the Post-Medieval (51920, TG 2758 1076; 51937, TG 2803 1037; 52124, TG 2808 1033; 51938, TG 2807 0976; 51912, TG 2699 1001; 51913, TG 2723 0994; 51908, TG 2628 1046; 51942, TG 2910 1111; 52295, TG 2867 1178; 51934, TG 2861 1199; 51936, TG 2826 1222; 51000, TG 2665 1238; 15371, TG 2647 1237; 21125, TG 2745 1252; 51959, TG 2723 1253).

4.8.2 In October 1979 a ditch 2m wide was found in the side of gas pipe trench just east of the site. The date and purpose of this ditch remains unknown (21259, TG 2782 1158).

4.8.3 An 'entrenchment' is shown on a map of Mousehold Heath of 1585 (9687, TG 271 111) running through the site. No evidence of this was observed on the site visit.

4.8.4 An undated domed lead weight of uncertain date was recovered c.750m north west of the site (8162, TG 265 120).

4.8.5 An area of black soil marks the possible course of a former stream, possibly the 'Black Dyke' shown on a map of 1585. A paleochannel is certainly visible in this area on aerial photographs (8152, TG 2816 1174). This extends across the sites north eastern corner.
4.9 **Assessment of Significance**

4.9.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.

4.9.2 No relevant designated heritage assets as defined in the NPPF are recorded on the study site or in the immediate vicinity.

4.9.3 The HER records the non-designated archaeological assets of a Roman coin (8150), two undated ‘entrenchments’ (51918 and 9687), a WWII anti-tank ditch (51893) and a WWII machine gun post/pillbox (51917) within the study site. These are all considered to be of local (low) significance and would not preclude development.

4.9.4 Based on the available evidence, the assessment has identified a generally low/moderate archaeological potential for all periods apart from the early Prehistoric period where a low potential is suggested. Any as yet to be discovered archaeological evidence theoretically present on site it is likely to consist of late Prehistoric and Roman findspots of local (low) significance and Medieval and later agricultural activity, findspots and field boundaries of local (low) significance.
5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACT ON ARCHAEOLOGICAL ASSETS

5.1 Site Conditions

5.1.1 The site comprises one field of arable land, several plots of scrub and a small patch of woodland (Fig. 13).

5.1.2 The site has likely been exploited for agricultural use over a number centuries and the ploughing of the site is considered likely to have had a moderate impact on any below ground remains present.

5.2 The Proposed Development

5.2.1 Proposals not yet finalised but are understood to involve redevelopment of the site area into residential units.

5.2.2 The cutting of foundations, services and landscaping required for the development would all have the potential to impact any existing archaeological remains if present at the site.

5.3 Impact on the significance of heritage assets

5.3.1 The proposed development will not directly impact any designated heritage assets. It could however impact several non-designated archaeological assets. These would be; the WWII anti-tank ditch, a Medieval road and undated ‘entrenchments’ both considered of local (low) significance. As the anti-tank ditch and Medieval road largely follow the field and then site boundaries it is likely large portions of these features will be retained. Similarly the majority of entrenchment (HER 9687) lies outside the site boundary.

5.3.2 Based on the available evidence, the site is considered to have a low/moderate potential for as yet to be discovered archaeological assets of the Neolithic to Modern periods. Any such finds would, on balance, be considered of local significance.

5.3.3 Due to the presence of the WWII anti-tank ditch, Medieval road, the theoretical archaeological potential and the previously undeveloped condition of the site, the Archaeological Advisor will likely require further archaeological investigation. In this instance we anticipate archaeological evaluation to establish the condition of the non-
designated archaeological remains stipulated on the HER and to better ascertain the presence/absence of other features. This will help clarify the site’s archaeological potential and inform the master plan.

5.3.4 As remains of local (low) significance only were identified, any Archaeological evaluation trenching and subsequent mitigation considered necessary by the archaeological advisor could follow the granting of planning consent, secured by a suitably worded archaeological planning condition.
6.0 SUMMARY AND CONCLUSIONS

6.1 Land North East of Norwich, Norfolk, has been reviewed for its archaeological potential.

6.2 In accordance with central, regional and local government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the study area.

6.3 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wrecks lie within the study site. The HER records the non-designated archaeological assets of a WWII anti-tank machine gun post/pillbox, two undated ‘entrenchments’ and the findspot of a Roman within the study site.

6.4 Based on current evidence the site is considered to have a low/moderate archaeological potential for as yet to be discovered below ground archaeological assets of the late Prehistoric to Modern periods.

6.5 Past-post depositional impacts within the study site are considered to have been moderate deriving from the use of the site for agricultural purposes.

6.6 Proposals are not as yet finalised but are understood to comprise residential development with associated landscaping and access.

6.7 As development proposals will include the cutting of new foundations and services at the site it is conceivable that an impact on below ground archaeological assets could occur.

6.8 Given the presence of non-designated assets, the theoretical archaeological potential and previously undeveloped condition of the site it is anticipated that the Archaeological Advisor will require further archaeological investigation prior to development. This would likely comprise trial trenching in the first instance to better ascertain the below ground conditions and to clarify the archaeological potential. This will also inform the development master plan.

6.9 Due to the perceived local (low) significance of remains we recommend any subsequent mitigation measures can follow the granting of planning consent secured by an appropriately worded archaeological condition.
**SOURCES CONSULTED**

**General**
Norfolk Historic Environment Record
British Library
Norfolk Emap Explorer
http://www.archaeologyuk.org/cba/projects/DOB

**Bibliographic**
Chartered Institute for Archaeologists *Standard & Guidance for historic environment desk based assessment* August 2014 unpublished document

Department of Communities and Local Government *National Planning Policy Framework* 2012

Greater London Archaeological Advisory Service *Guidelines for Archaeological Projects in Greater London* April 2015 unpublished document


**Cartographic**
1585 Parts of Norwich and Mushold
1797 Faden Map
1817 Ordnance Survey Drawing
1826 Bryant Map
1838 Ordnance Survey Old Series Map
1839 Great Plumstead and 1843 Sprowston Tithe Maps
1887 Ordnance Survey
1938 Ordnance Survey
1958 Ordnance Survey
2011 Google Earth Image
Figure 3: 1585 Parts of Norwich and Mushold
Figure 6: 1826 Bryant Map
Figure 7: 1838 Ordnance Survey Old Series Map
Plate 2: Marl Pit Looking North

Plate 3: Upcast and Dumped Material Looking South East
Plate 4: Farm Buildings Looking North

Plate 5: South Eastern Field Looking South East
Plate 6: Field Boundary and Anti-Tank Ditch (HER 51893) Looking South East

Plate 7: Quarry Pit looking North East
Plate 8: Field Boundary, Medieval Road (HER 8166) and Anti-Tank Ditch (HER 51893) looking North East

Plate 9: ‘Entrenchment’ (HER 9687) and Machine Gun Post (HER 51917) looking North