ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at Manor Farm, Drayton, Norwich
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Quality Management

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EXECUTIVE SUMMARY

This archaeological desk-based assessment considers an approximately 13ha plot to the north of Drayton Village centre between School Road and Hall Lane. The site is proposed for residential development and this archaeological assessment provides a description of the below-ground heritage assets potentially affected by the development of the site.

The assessment addresses the information requirements of the Government’s National Planning Policy Framework. This study concentrates on identifying any archaeological interest in the site and assessing the potential impact of development on the archaeological significance of any identified assets.

The assessment establishes that there are no designated heritage assets within the proposed development site.

This assessment establishes that limited undesignated archaeological assets are known to be present within the proposed development site.

This assessment also considers the potential for as-yet to be discovered archaeological assets within the site.

The assessment concludes that the site has a moderate to high potential for significant archaeological evidence relating to the Neolithic and Bronze Ages, largely across the northern section, a low potential for significant archaeological evidence relating to the Iron Age and Roman periods, a low to moderate potential for evidence relating to the Early Anglo-Saxon period and a moderate to high potential for the Middle and Late Saxon periods, mainly in its southernmost section. There is a low to moderate potential relating to the Medieval period and low potential for the Post Medieval/Modern periods. It is assessed as unlikely that the site will contain any archaeological remains that would constrain or prevent development.

A geophysical survey has already been carried out over the majority of the site area, with subsequent limited trenching within the southern part. Both of these surveys recorded sparse archaeological features of a largely agricultural nature. It is recommended that trench evaluation of the whole of the site should be undertaken by condition following planning consent.

There will have been extensive plough-truncation across the entire site, but little damage to sub-surface archaeological deposits or features from previous development.
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INTRODUCTION AND SCOPE OF STUDY

1.1 This below ground archaeological desk-based assessment has been prepared by Richard Mortimer of RPS on behalf of Geoff Armstrong of Hopkins Homes Ltd.

1.2 The subject of this assessment, also known as the study site, comprises conjoined irregular areas within three separate fields, north of the village centre and adjoining mixed modern development to the west. The study site occupies approximately 13 hectares of arable farmland, centred at National Grid Ref. TG 1802 1433.

1.3 This assessment has been prepared in compliance with the National Planning Policy Framework, to identify and provide a description of the significance of heritage assets within the site and the likely effects of future development upon these assets. This study concentrates on identifying any archaeological interest in the site and assessing the potential impact of development on the archaeological significance of any identified assets.

1.4 The assessment comprises an examination of evidence in the Norfolk Historic Environment Record (NHER), the Norfolk Record Office, and online resources.

1.5 Information regarding Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Listed Buildings was obtained from the HER and Historic England's National Heritage List for England.

1.6 The assessment incorporates published and unpublished material, and charts historic land-use through a map regression exercise. A site inspection was undertaken on 27th September 2019. All work was undertaken in accordance with the ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ (CIfA 2012).

1.7 The study provides an assessment of the archaeological potential of the site and the significance of heritage assets within and around the site. As a result, the assessment helps to enable relevant parties to identify and assess the impact of the proposed development.

1.8 Built Heritage within the study area is not assessed in this document, however, for record the closest scheduled monument to the study site is Drayton Lodge (List Entry 1003999) c. 730m to the southeast of the study site, also a Grade II* Listed Building. The closest Grade I or II* Listed Building is the Church of St Margaret c. 120m to the southwest (List Entry 1306000). Both these, are separated from the study site by residential development. There are no other Scheduled Monuments or Grade I and II* Listed Buildings within one kilometre of the study site (the study area). There are no Registered Parks & Gardens, World Heritage Sites, Registered Battlefields or Conservation Areas within the study area.
# 2 PLANNING BACKGROUND AND DEVELOPMENT

## PLAN FRAMEWORK

2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 July 2019. ([https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment](https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment)).

2.3 The NPPF and NPPG are additionally supported 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 (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

### National Planning Policy

2.4 Section 16 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 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;
- Conservation of England’s heritage assets in a manner appropriate to their significance; and
- Recognition that heritage makes to our knowledge and understanding of the past.

2.5 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 189 states that planning decisions should be based on the significance of the heritage asset and that 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 during the process of decision-making or through the plan-making process.

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.

2.8 A Nationally Important 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 Setting is defined 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.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- 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.

2.12 The NPPG 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 publicly 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.

2.13 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.

**Local Planning Policy**

2.14 The site is located within the District of Broadlands.

2.15 The Joint Core Strategy for Broadlands, Norwich and South Norfolk was adopted in May 2011 and contains the following relevant policy:

**POLICY 1 ADDRESSING CLIMATE CHANGE AND PROTECTING ENVIRONMENTAL ASSETS**

The area has a wealth of environmental assets ranging from international and national status, to those of local importance. These must be safeguarded and enhanced for the benefit of current and future generations. These assets include biodiversity (wildlife and habitats), built heritage and the wider historic environment, ancient monuments and archaeological assets, geodiversity (geological features), landscape and historic landscape character; as well as more general aspects such as the countryside and rural character, the setting of Norwich, towns and villages and the broads. Assets of local importance, such as county wildlife sites are valuable in their own right, and in combination provide a significant resource.
2.16 The Broadland District Council Development Management DPD, adopted 3 August 2015, superseded the heritage policies in the 2006 Broadlands Local Plan with the following policy:

POLICY EN2 – LANDSCAPE

In order to protect the character of the area, development proposals should have regard to the landscape character assessment SPD and, in particular, consider any impact upon as well as seek to protect and enhance where appropriate:

- Gaps between settlements;
- Visually sensitive skylines, hillsides and valley sides and important views including the setting of the Broads area;
- Nocturnal character;
- Conservation areas;
- Scheduled ancient monuments;
- Historic parks and gardens; and
- Green spaces including natural and semi-natural features as well as geological / geomorphological features which make a significant contribution towards defining the character of an area.

2.17 Site Allocations DPD was adopted by Broadland District Council in 2016 and contains the following policy referring to the allocation of this site for development:

DRA1

Specific Policy: Land east of Cator Road and north of Hall Lane, Drayton (Approx. 12.5 Ha) is to be developed in accordance with permission 20130885. This will include the development of 200 dwellings, allotments and open space.

2.18 Drayton Neighbourhood Plan was adopted in July 2016 and does not contain any policy relating to archaeology.

2.19 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site’s archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.
3 GEOLOGY AND TOPOGRAPHY

Geology

3.1 The underlying solid geology in the south and middle of the site is Crag Group of Sand and Gravel which is overlain in the middle of the site by Happisburgh Glacigenic Formation – Diamicton. The underlying solid geology in the north of the site is Wroxham Crag Formation of Sand and Gravel overlain by Glacial Fluvial deposits and a localised area of brickearth.

Topography

3.2 The site lies in a landscape that slopes gently down from north-west to south-east into the valley of the River Wensum which flows, at its closest, c. 600m to the south-southwest of the study site. A tributary of the River Wensum lies approximately 500m west of the study site. There is a slight north-south dry valley within the south-eastern part of the site with a slight ridge to the west which falls away again westwards towards Drayton centre.

3.3 The general site area slopes gently down from northwest to southeast from approximately 33m AOD down to c15m AOD, with a sharper fall off to the west in the southern part of the site.
4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

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<td>AD 1486 - 1799</td>
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Introduction

4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.

4.2 What follows comprises a review of known, and relevant, archaeological assets within a 1000m radius of the study site (Fig. 2), also referred to as the study area, held on the Norfolk Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the late 18th century onwards until the present day.

4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

4.4 Six archaeological evaluation trenches were excavated within the southern half of the study site in June 2017 (ENF142240) following on from a geophysical survey that covered all but the far northern and south-eastern parts of the site (ENF137558/ NHER 60742).

4.5 The geophysical survey was undertaken at the site in 2013 and identified several probable archaeological features in the central part of the site. Other occasional weaker linear anomalies in the central and southern parts were identified as possible ditches or gullies. Further weak anomalies in the east-central area were thought to reflect geological variation as recorded in aerial photographs. A number of features recorded on early ordnance survey maps were identified, including former field boundaries, a possible former track and an area of disturbed ground/building rubble.
4.6 The six x 30m trenches excavated in the southern field represented a c. 1.5% sample of that field (from north to southwest, Trenches 30 to 36). Two narrow ditches and a small pit, dated by ceramics (Thetford-type ware) and by similarities in their fills to the Late Saxon period were recorded within the south, central part of the field, in Trench 33. These features also contained quantities of fired clay, suggesting settlement/industrial related activities were undertaken within the vicinity. A post-medieval ditch was recorded in the south-western corner of the site in Trench 35. This ditch can be seen on the Tithe Map of 1839 (Figure 6).

4.7 The principal, and most relevant piece of fieldwork to have been carried out within the wider study area are the mitigation excavations along the route of the Norwich Northern Distributor Road some 800-900m north and northeast of the study site. Two of the principal excavation areas along the NNDR route fall within the study area – Area 3 and Area 4 – the former due north of the study site, south of Bell Farm, the latter to the northeast. A large amount of archaeological work was carried out on the route of the NNDR prior to construction, including fieldwalking, metal detecting and geophysical surveys and trench evaluations. The evidence presented here is the culmination of this work and represents the most relevant evidence to the study site.

4.8 NNDR Area 3: Located north of Reepham Rd in the Parish of Horsford at a height of c. 31m AOD. Just over 2ha was opened (NHER 61127). The earliest period represented was the Early Neolithic, comprising a single pit containing a very large assemblage of pottery and struck flint. In the Middle Bronze Age an extensive and complex settlement was established. Initial construction comprised a large ditched enclosure and 15 posthole and two pit alignments, these totalling approximately 1000 discrete features. Between c. 1400 and 800 BC at least 13 posthole structures were built within the settlement alongside numerous pits. This settlement appears to have been abandoned in the Late Bronze Age with no evidence of further occupation until the Early Roman period. This latter comprised a system of shallow boundary ditches on a northeast to southwest axis with part of an enclosure heading off to the northeast.

4.9 The Bronze Age archaeology at Bell Farm represents a unique series of enclosures formed largely by pit and posthole alignments which would appear to be the largest and most complex settlement site thus excavated in the County.

4.10 NNDR Area 4: Located north of Reepham Rd and 400m south of Dog Lane in the Parish of Horsford, at a height of 29m AOD. An area of 1.46ha was opened containing an IA posthole structure, a number of Romano-British boundary ditches, a large pond and a single cremation. The site as interpreted as part of a small early Roman farmstead or settlement (NHER 63577).

4.11 A relatively large-scale evaluation was carried out c. 400m south of the study site in 2016 on the far side of the Drayton High Road (ENF141033: Pre-Construct Archaeology Report R12592). Roman and Iron Age features suggestive of settlement were recorded at the south of the site, with post-medieval quarrying at the east.

**Prehistoric**

4.12 A large number of Neolithic worked flints were recovered across the two fields that make up the northern part of the study site at some time prior to 1930 (NHER 7893). These included arrowheads, awls, piercers, a sickle, flaked and polished axe heads, adzes, picks and numerous cores. It was noted that the assemblage resembled those from Neolithic "industrial sites" and included debitage of the large size found on flint mine sites. It is possible that the finds from this site also include two Mesolithic tranche tools. These finds sit within a wide area of cropmark ditches on a west-northwest to east-southeast alignment that in the HER are interpreted as Medieval or Post-Medieval – while noting that none appear on any available maps – but which probably form part of a wider Bronze Age, or possibly Roman, farmed landscape (NHER 54375).

4.13 Further Mesolithic and Neolithic worked flints have been collected from fields toward the southern and far south-eastern edges of the study area (NHER 50071: NHER 7890). Other more localised
findspots include a Neolithic flint sickle from a garden adjacent to the site at the west (NHER 28596), a small scatter some 500m southwest of the site (NHER 7894, 7850) and another 430m west of the site (NHER 8378).

4.14 A number of cropmarks, of unknown date, were recorded to the immediate southeast of the study site (NHER 54483), though it is thought probable that many of these are actually geological in origin.

4.15 With known prehistoric flint scatters on and adjacent to the study site, and cropmarks of potential prehistoric date extending towards the site, the potential for yet to be discovered finds and features of prehistoric (Neolithic and Bronze Age) date is assessed as moderate to high.

**Roman**

4.16 Roman coins and other metal objects such as a brooch and key, have been collected from fields toward the southern edge of the study area (NHER 50071); this area lies immediately to the south of the large-scale evaluation carried out on the south side of the Drayton High Road (ENF141033: Pre-Construct Archaeology Report R12592) where Romano-British features suggestive of settlement were recorded.

4.17 Two 3rd century coins were found (40 years apart) in a garden 170m southwest of the study site (NHER 7852).

4.18 With no known Romano-British finds on or in the immediate vicinity of the study site the potential for the presence of as yet undiscovered archaeological finds and features of Roman date is assessed as low.

**Anglo-Saxon/Early Medieval**

4.19 Two narrow ditches and a pit, all of probable Late Saxon date, were recorded in an evaluation trench within the southern field of the study site. One of the ditches was dated by recovery of two sherds of Thetford-type wares and all three features contained quantities of fired clay suggesting that industrial, agricultural or settlement related activities were being undertaken within the vicinity. These features are located just east of Manor Farm and c.200m east of the Medieval church.

4.20 A bronze early Saxon dress pin was found in a garden some 500m southwest of the study site (NHER 7850) and a Middle Saxon stylus or pin in another garden just to the west of that (NHER 52838).

4.21 Perhaps surprisingly little Anglo-Saxon evidence has thus far been recovered within the study area, however, with the study site extending to within 120m of the Medieval church, and a small number of features already recorded on site, the potential for the presence of as yet unknown archaeological finds and features of Middle and Late Saxon date is assessed as moderate to high. The potential for Early Saxon features is assessed as low to moderate.

**Medieval**

4.22 A medieval key and jetton were metal-detected from the field surface within the south-eastern corner of the study site (NHER 25537) and a jetton and strap fitting c. 300m further to the east (NHER 28586).

4.23 Pottery sherds were found while excavating a pond in a garden c. 170m southwest of the site (NHER 37331).

4.24 With the proximity to the Medieval church and to Manor Farm and Hall Lane, allied to stray finds within the southern part of the study site, the potential for the presence of as yet undiscovered finds or features of Medieval date is assessed as moderate.
**Post Medieval & Modern (including map regression exercise)**

4.25 The earliest available map which shows the study site in any detail is the 1797 Faden’s Map (Figure 3). It shows the study site as within the northern hinterland of Drayton in an area of roughly north-south aligned ridges and valleys. There is a group of three large buildings occupying the southern end of the site to the east of a track or road; these are presumably the over-sized and slightly misplaced depictions of the Manor Farm buildings that occupy the area immediately to the west of the southern part of the site.

4.26 The 1817 Ordnance Survey Drawing (Figure 4) shows the site as covering parts of seven separate, presumably mainly arable, fields; there is no roadway to the west of Manor Farm but a short one entering the site at the far southeast. Drayton can now be seen quite clearly as a tight nucleated village at the meeting point of seven roads. The Manor Fm buildings are still shown, erroneously, as potentially within the site.

4.27 The 1826 Bryant Map (Figure 5) while less detailed – no fields are shown - is perhaps more accurate, with Manor Farm now shown correctly to the west of the site. There are no features within the study site at all.

4.28 The 1839 Tithe Map (Figure 6) is the first detailed and accurate map of the village and study site to be produced. It shows the site as covering parts of six principal, separate fields, from north to south these were (field number, name and crop):

- 22 - Fold Course - Arable
- 24 - Long Breck - Arable
- 39 - Eight Acres - Arable
- 41 - Home Close - Arable
- 36 – Home Eleven Acres - Arable
- 35 – House Yard and Premises – Pasture

4.29 The 1884 Ordnance Survey map (Figure 7) shows the site as comprising parts of six fields, with Manor Farm still the only inhabited buildings immediately adjacent to the site, all other boundaries abutting field boundaries, woods or rural roads.

4.30 The 1908 OS map (Figure 8) shows the same six fields but development has begun to creep closer to the site with the residential Highfield Rd constructed in the north and New Drayton House having been constructed on the south side of Hall Lane. A small farm building has been built within the study site on a short track heading east out of Manor Farm. There is then, apparently, no change whatsoever on or in the immediate surrounds of the site on the 1950 OS map (Figure 9). By 1957 (Figure 10) the two brick cottages have been built on the site along Hall Lane and the residential development at the west has continued with the building of Cator Road.

4.31 The 1974 OS map (Figure 11) shows the area to the west of the study site now almost fully developed. On the site itself the track coming out of Manor Farm is shown as having been extended as a fenced road across the site to the north, and the small farm building has been removed. By 1981 the development at the west is completed with the construction of the school at the northwest (Figure 12) and the bulk of the site is now within one large single field.

4.32 There was considerable activity in Drayton during World War II, with a number of sites listed on the NHER. A large factory/depot site (NHER 54394) lay immediately south of the study site on the far side of Hall Lane, stretching down across the Drayton High Rd. A training facility of also existed c. 200m southwest of the site (NHER 54493) with a covered air raid shelter to its south (NHER 54392). Another large air raid shelter lay south of Drayton High Rd 600m to the southeast of the study site (NHER 54380) and a slit trench lay c. 225m west of the site (NHER 54468).
4.33 The potential for the presence of significant – non-agricultural – finds or features of post-Medieval and modern date to be present on site is assessed as low.

**Assessment of Significance (Designated Assets)**

4.34 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.

4.35 There are no designated assets on the study site.

**Assessment of Significance (Non-Designated Assets)**

4.36 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below and mapped where possible on Figure 2:

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<th>Period: Identified</th>
<th>Period: Identified</th>
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</thead>
<tbody>
<tr>
<td>Period: Identified</td>
<td>Period: Identified</td>
<td>Period: Identified</td>
</tr>
<tr>
<td>Prehistoric (Neolithic/BA)</td>
<td>Moderate to High</td>
<td>Low (Local)</td>
</tr>
<tr>
<td>Iron Age &amp; Roman</td>
<td>Low</td>
<td>Low (Local)</td>
</tr>
<tr>
<td>Anglo-Saxon - Early</td>
<td>Low to Moderate</td>
<td>Low (Local)</td>
</tr>
<tr>
<td>Anglo-Saxon – Middle/Late</td>
<td>Moderate to High</td>
<td>Medium (Local)</td>
</tr>
<tr>
<td>Medieval</td>
<td>Low to Moderate</td>
<td>Low (Local)</td>
</tr>
<tr>
<td>Post Medieval/Modern</td>
<td>Low</td>
<td>Low (Local)</td>
</tr>
</tbody>
</table>

4.37
SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

5.1 A site visit was carried out on Friday 27th September, the site was open to access from the northwest, southwest and southeast. The weather was warm and dry.

5.2 The study site comprises parts of three or four fields. There is a narrow strip along the south of a ploughed arable field at the far north of the site (Plates 11 & 12), adjacent to School Rd and with the infants’ school adjoing at the south. The main field is separated by a thin grass strip to the south (Plate 11) and extends right down to Hall Lane at the southern extent of the site, though it is possible that this field has an unseen west-east division halfway down. This field has been left fallow for what would appear to be many years (Plates 4, 9 & 10), with, in places, self-seeded trees growing to heights of c.10 feet. The third field, behind the cottages fronting onto Hall Lane at the south-eastern extent of the site, is separated by a thick hedge and has also been left fallow for many years (Plate 5).

5.3 The northern strip of field is largely flat, with the larger main field sloping down to the south and east into a slight valley. The land rises again past the cottages and at the far south of the site the field also slopes down to the west along Hall Lane.

5.4 The modern, brick cottages on Hall Lane are abandoned and boarded up, with some HERAS fencing as protection (Plate 1); the track behind the cottages is also overgrown (Plate 5)

Proposed Development

5.5 The site is proposed for the development of residential units with associated services, roadways, allotments and public open space.

Review of Potential Development Impacts on Designated Archaeological Assets

5.6 There are no designated archaeological assets with the study site and no Scheduled Monuments or Grade I or II* Listed Buildings immediatey adjacent to the site.

Review of Potential Development Impacts on Non-Designated Assets

5.7 There are known non-designated archaeological assets within the study site – Neolithic flint scatters in the north and Late Saxon pits and ditches in the south – that would be impacted by any potential modern development activity. There is also a moderate to high potential that further as yet undiscovered archaeological finds and features may be present within the site, particularly relating to the prehistoric and Middle-Late Saxon periods.
6 SUMMARY AND CONCLUSIONS

6.1 The study site has been assessed for its below ground archaeological potential.

6.2 Relevant designated heritage assets xxx

6.3 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

<table>
<thead>
<tr>
<th>Period:</th>
<th>Identified Archaeological Potential and Significance:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prehistoric (Neolithic/BA)</td>
<td>Moderate to High : Low/Local</td>
</tr>
<tr>
<td>Iron Age &amp; Roman</td>
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</tr>
</tbody>
</table>

6.4 The density of modern residential development means that the potential development impacts on the known and as yet undiscovered archaeological assets within the study site are likely to be unacceptably damaging without some form of mitigation.

6.5 This assessment concludes that it is highly unlikely that the site will contain any archaeological remains that could constrain or prevent development.

6.6 A geophysical survey has already been carried out over the majority of the site area, with subsequent limited trenching within the southern part. Both of these surveys recorded sparse archaeological features of a largely agricultural nature. It is recommended that trench evaluation of the whole of the site should be undertaken by condition following planning consent.
Sources Consulted

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Cartographic
1797 Faden's Map
1817 Ordnance Survey Drawing
1826 Bryant Map
1839 Tithe Map
1884 Ordnance Survey 1:10560
1908 Ordnance Survey 1:10560
1950 Ordnance Survey 1:10560
1957 Ordnance Survey 1:10560
1974 Ordnance Survey 1:10000
1981 Ordnance Survey 1:10000
Figure 1
Site Location
Legend

- Site Boundary
- 1km Site Buffer
- Designated Heritage Assets:
  - Listed Buildings
  - Old Costessey The Mill Conservation Area
  - Scheduled Monuments
- Non-designated Heritage Assets:
  - HER Record Point
    - Monument
    - Find Spot
    - Building
    - Place
  - HER Record Line
  - HER Record Polygon

Previous Archaeological Work:
- HER Events Point
- HER Events Polygon
- HER Events Line

Figure 2
HER Data

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Figure 11

1974 Ordnance Survey

Scale at A4: 1:10,000

Site Boundary

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Figure 13

1999 Google Earth Image
Figure 14

2006 Google Earth Image

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