



# **West Winch Housing Access Road**

## **Environmental Statement Chapter 7: Appendix 7.1: Historic Environment Desk Based Assessment**

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## Foreword

WSP has been commissioned by Norfolk County Council working in partnership with the Borough Council of Kings Lynn and West Norfolk (BCKLWN) (hereafter referred to as 'the Applicant') to carry out a historic environment desk-based assessment (HEDBA) in advance of the West Winch Housing Access Road (hereafter referred to as 'the Proposed Scheme') within land immediately to the east of the village of West Winch, located in the district of King's Lynn and West Norfolk, in Norfolk. The Proposed Scheme would allow for access to the proposed housing developments in land which has been designated under the BCKLWN Local Plan for up to 4,000 dwellings.

A planning application (entitled Land West of Constitution Hill, Constitution Hill, North Runcton, Norfolk, PE33 0QP) has been submitted by Hopkins Homes Ltd for development of the northern extent of this land, also referred to as the Hardwick Green development. The scheme is located between the A47 (northern extent) and the A10 (southern extent), crossing a number of agricultural land parcels and will provide a link between the A47, to the north, and the A10, to the south.

The Proposed Scheme comprises the following key elements:

- 3.5km of new single lane Housing Access Road designed for a 40mph speed limit;
- A new roundabout junction between the WWHAR and the A47 trunk road providing access to the planned Hardwick Green development;
- A new roundabout junction between the WWHAR and the A10 at the southern end of the WWHAR;
- Intermediate access junctions on the WWHAR to provide access to the residential allocation area;
- Treatment of local roads which will be severed by the WWHAR, including a new road overbridge with a shared footway and cycleway on Rectory Lane to cross over the proposed WWHAR, and the permanent stopping up of Chequers Lane for vehicular traffic. A new



foot/cycle bridge is to be constructed over Chequers Lane to maintain access to pedestrians over the WWHAR;

- Modification of the Hardwick Interchange to accommodate additional housing traffic plus a re-orientation of journeys through the junction;
- Dualling of the A47 to the north of the existing highway alignment) between the WWHAR and the A10/A47 Hardwick Interchange junction;
- Temporary working areas for road construction including haul routes. The largest of the compounds will be located to the north at the new roundabout on the A47 with a further compound located to the south-west of the new overbridge off Rectory Lane; and
- Two sets of National Grid gas main diversion works including construction compounds and temporary access and working areas.

This desk-based study assesses the impact on buried heritage assets (archaeological remains) and above ground heritage assets (structures and landscapes of heritage interest) within or immediately around the site. It also considers the impact of the scheme on the historic character and setting of designated assets within and beyond the site (e.g. views to and from listed buildings and conservation areas).

The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments or listed buildings.

### **Above ground heritage assets**

There will be no physical impacts to the fabric of any above ground heritage assets. The report has, however, identified eight heritage assets which would be impacted through changes to their setting. In National Planning Policy Framework (NPPF) terms, it is concluded that the Proposed Scheme would result in less than substantial harm to seven listed buildings and to a non-designated heritage asset, which is assessed in this report as equivalent to a scheduled monument, through the introduction of a new built form, comprising a new single lane housing access road,



including overpasses, into the setting of these assets. This would introduce visual and noise impacts which would change the setting of the following assets:

- **18th century milestone.** A non-designated milestone located within the site boundary. It is assumed that this will not be physically impacted by the Proposed Scheme.
- **Church of All Saints.** The parish church of North Runcton built in 1713, located 650m east of the site. Listed at Grade I (NHLE ref: 1342408; **A9**);
- **Church of St Mary.** The parish church of West Winch built in the 13th century, located 400m west of the site. Listed at Grade II\* (NHLE ref: 1342420; **A4**);
- **The Old Rectory.** A two-storey brick house and former rectory located 20m east of the site. Listed at Grade II (NHLE ref: 1077652; **A2**);
- **North Runcton Lodge.** A house dating to c.1600 and partially rebuilt in the 19th century, located 350m east of the site. Listed at Grade II (NHLE ref: 1169203; **A7**);
- **North Runcton War Memorial.** Located in North Runcton churchyard, the war memorial is located 650m east of the site. Listed at Grade II (NHLE ref: 1454345; **A8**);
- **West Winch War Memorial.** Built in 1921, the war memorial is located 400m west of the site. Listed at Grade II (NHLE ref: 1457776; **A3**);
- **The Mill at TF 6312 1678.** A former mill built in 1821, located 800m west of the site. Listed at Grade II (NHLE ref: 1169203; **A5**); and
- **Medieval moated enclosure within site of Finches Manor.** The non-designated asset comprises the remains of a medieval moated enclosure, located 325m west of the site in West Winch. It is currently under consideration for scheduling, and for the purposes of this report



the heritage significance of the asset is considered equivalent to a scheduled monument (**A34a**).

### **Buried heritage assets**

An archaeological trial trenching evaluation, a geophysical survey and an archaeological watching brief have previously been undertaken within the site boundary. Evaluation was undertaken by Archaeological Solutions (AS) in 2014 ahead of the proposed South East King's Lynn Expansion development in North Runcton. A total of 75 trenches were excavated across three areas, and of these, seven extended into the site boundary. This did not find archaeological evidence for Roman occupation within the site but found evidence for Roman iron working with a reasonably large assemblage of iron smelting slag being recovered. The pottery recovered suggested that during the Roman period the site was occupied for industrial use between 2nd and 4th centuries AD. Post-medieval ditches and residual finds were the only post-Roman activity recorded.

A geophysical survey was undertaken to identify and record potential subsurface archaeological remains in advance of the proposed West Winch Housing Access Road (WWHAR) scheme by SUMO in 2023. This identified a small number of anomalies including a partial rectilinear enclosure immediately north of High Orchard and Chequers Lane as well as a number of linear, curvilinear and discrete anomalies of uncertain origin across the site.

A watching brief was undertaken by Archaeological Services and Consultancy Ltd during improvement works on the Hardwick Roundabout in 2002 and no archaeological material was recovered during the investigation.

Buried heritage assets that may be affected by the proposals comprise:

- **Prehistoric remains.** There is a moderate to low potential for prehistoric remains to be present associated with residual finds of stone tools and pottery, that have been recorded within the site boundary and wider study area. An Iron Age furnace and possible trackway and a Bronze Age cremation have been recorded outside of the study area, 550m north of the site. If present, isolated remains of



flint tools or pottery would be of **low** significance. Although considered less likely, cut features or evidence of industrial activity or burials would be of **medium** to **high** heritage significance, derived from archaeological and historical value.

- **Roman remains.** There is moderate to high potential for Roman remains to be present, associated with a Roman settlement and industrial site recorded within the immediate vicinity of the site south of the A47. Isolated finds of Roman artefacts have also been recorded within the site and study area. Evidence of settlement, if present, would be of **medium** to **high** heritage significance, derived from archaeological and historical value.
- **Early medieval remains.** There is moderate potential for early medieval (Saxon) remains associated with settlements in West Winch, Hardwick and North Runcton to be present within the study area. If present, isolated finds would be of **low** significance. Although considered less likely, cut features or structural remains would be **medium** to **high** heritage significance, derived from archaeological and historical value.
- **Medieval remains.** There is moderate to high potential for medieval remains associated with the main medieval settlement at Kings Lynn and smaller settlements at West Winch, Hardwick, North Runcton and Setchey to be present within the site. Medieval features recorded comprise possible enclosures and extraction pits in the northern part of the site truncated by Hardwick Roundabout, a moated enclosure and area of ridge and furrow in West Winch and isolated finds within the site and wider study area. If present, isolated finds would be of **low** significance. Although considered less likely, cut features or structural remains would be **medium** to **high** heritage significance, derived from archaeological and historical value.





- **Post-medieval remains.** There is moderate potential to contain post-medieval remains associated with the largely agricultural land use of the site area. Post-medieval remains related to agriculture would be of **low** significance, derived from archaeological and historical value.

Archaeological survival across the site is likely to vary due to disturbance associated with previous construction activities comprising the construction of the Hardwick Roundabout and the Midland and Great Northern Joint Railway in the north of the site, and the extant roads; the A10, A47, Rectory Lane and Chequers Lane. However, extant archaeological deposits are likely to remain *in situ* in areas not already truncated by these developments. Particularly, areas of the site comprising agricultural fields between the A47 in the north-east and the A10 in the south near Setchey, currently in arable use, remain largely undeveloped, and unlikely to be impacted below the depth of modern ploughing.

The primary impact to potential archaeological remains would be preliminary topsoil stripping, followed by the construction of the access road, drainage and attenuation ponds.

# 1 Glossary of Abbreviations and Defined Terms

## 1.1 Abbreviations

Abbreviation	Description
BCKLWN	Borough Council of Kings Lynn and West Norfolk
HEDBA	Historic environment desk-based assessment
LPA	Local planning authority
NPPF	National Planning Policy Framework
SMC	Scheduled Monument Consent
SADMP	Site Allocations and Development Management Policies Plan
CifA	Chartered Institute for Archaeologists
GPA	Good Practice Advice
CS	Core Strategy



Abbreviation	Description
NHLE	National Heritage List for England
HER	Historic Environment Record
NRHE	National Record of the Historic Environment
BGS	British Geological Survey
OD	Ordnance Datum
aOD	Above Ordnance Datum
WWHAR	West Winch Housing Access Road
AS	Archaeological Solutions
NAU	Norfolk Archaeological Unit
BH	Borehole
TP	Trial Pit
Mbgl	Metres below ground level
OS	Ordnance Survey
MHCLG	Ministry of Housing, Communities and Local Government
VCH	Victoria County History

## 1.2 Glossary

Phrase	Meaning
Above ground heritage assets	Structures and landscapes of heritage interest (including listed buildings, scheduled monuments with standing remains, registered parks and gardens, and conservation areas)
Buried heritage assets	Known or potential buried heritage assets (archaeological remains)
Designated heritage assets	Assets that receive a greater degree of protection within the planning system than non-designated heritage assets; works to some assets, including listed buildings and scheduled monuments, are subject to additional consent regimes



Phrase	Meaning
Heritage assets	The National Planning Policy Framework (NPPF) defines a heritage asset 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
Non-designated heritage assets	Non-designated heritage assets are locally-identified 'buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets
Setting	Setting is the way in which the asset is understood and experienced. It is not an asset in itself. The setting of heritage assets, whilst not statutorily protected, is a material consideration in the planning process



## 2 Introduction

### 2.1 Project background

2.1.1 WSP has been commissioned by Norfolk County Council working in partnership with the Borough Council of Kings Lynn and West Norfolk (BCKLWN) (hereafter referred to as 'the Applicant') to carry out a historic environment desk-based assessment (HEDBA) in advance of the West Winch Housing Access Road (hereafter referred to as 'the Proposed Scheme') within land immediately to the east of the village of West Winch, located in the district of King's Lynn and West Norfolk, in Norfolk (National Grid Reference/NGR north: 563520 317940; south: 563490 314720; Figure 1). The Proposed Scheme would allow for access to the proposed housing developments in land which has been designated under the BCKLWN Local Plan for up to 4,000 dwellings.

2.1.2 This historic environment desk-based assessment (HEDBA) forms a technical appendix supporting the Environmental Statement (ES) chapter for the Historic Environment topic (Chapter 7). The report has been written in parallel with a Written Scheme of Investigation (WSI) for Archaeological Works, setting out the scope and methodology for archaeological trial trenching and subsequent mitigation works that may be required.

2.1.3 The technical appendices to the ES therefore comprise:

- Appendix 1 – Historic Environment Desk Based Assessment: West Winch Housing Access Road (WWHAR)
- Appendix 2 - Written Scheme of Investigation for archaeological works: West Winch Housing Access Road (WWHAR)
- Appendix 3 – Geophysical Survey Report: West Winch Housing Access Road (WWHAR)



## **2.2 Scope**

- 2.2.1 The report provides a baseline of known or potential buried heritage assets (archaeological remains) and above ground heritage assets (structures and landscapes of heritage interest) within or immediately around the proposed development (hereafter the 'site'). These are identified as having a degree of significance meriting consideration in planning decisions and includes designated heritage assets and assets identified by the local planning authority (including local listing), and non-designated assets.
- 2.2.2 Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, considering past ground disturbance which may have compromised survival.
- 2.2.3 The report assesses the impact of the scheme on the historic character and setting of significant heritage assets within and beyond the site (e.g. views to and from listed buildings and conservation areas) potentially affected by the proposals. The report includes recommendations to mitigate any adverse effects (e.g. site-based investigation and/or design changes), where appropriate.
- 2.2.4 An assessment of the impact on the significance of known buried heritage remains, though possible changes to setting is only undertaken where there is sufficient information to establish the likely contribution of setting to heritage significance, and where the significance of the asset warrants this.
- 2.2.5 The assessment forms a technical appendix in support of an Environmental Statement and is required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets.

## **2.3 Aims and objectives**

- 2.3.1 The aim of this report is to assess the impact of the proposed development and to provide a suitable strategy to mitigate any adverse effects, if required,



as part of a planning application to develop the site. The aim is achieved through five objectives:

- identify the presence of any known or potential heritage assets that may be affected by the proposals;
- describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), considering factors which may have compromised asset survival;
- determine the contribution to which setting makes to the significance of any significant heritage assets;
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing completely any adverse effects.

## 2.4 Key heritage constraints

2.4.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. There is one designated heritage asset within 50m of the site boundary:

- **The Old Rectory.** A two-storey brick house and former rectory located 20m east of the site. Listed at Grade II (NHLE ref: 1077652; **A2**).

## 3 Planning framework

### 3.1 Legislative background

Scheduled monuments

3.1.1 While there are no Scheduled Monuments within the site or study area, there is a non-designated asset with the study area which is under consideration for



scheduling. This is the Medieval moated enclosure and site of Fincham's Manor (MNF3373), located 350m west of the Proposed Scheme. For the purposes of this report, the heritage significance of the asset is considered equivalent to that of a scheduled monument.

- 3.1.2 Nationally important archaeological sites (both above and below-ground remains) may be identified and protected under the *Ancient Monuments and Archaeological Areas Act 1979*. An application to the Secretary of State is required for any works affecting a Scheduled Monument. Prior written permission, known as Scheduled Monument Consent (SMC) is required from the Secretary of State for works physically affecting a scheduled monument. SMC is separate from the statutory planning process.
- 3.1.3 Development affecting the setting of a scheduled monument is dealt with wholly under the planning system and does not require SMC.
- 3.1.4 Geophysical prospection (including the use of a metal detector) on a scheduled monument requires consent from Historic England.

#### Listed Buildings and Conservation Areas

- 3.1.5 There are 10 listed buildings within the study area, comprising the Grade I listed Church of All Saints in North Runcton (NHLE ref: 1342808), the Grade II\* listed Church of St Mary in West Winch (NHLE ref: 1342420) and eight Grade II listed buildings.
- 3.1.6 *The Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas (including buildings of heritage interest which lie within a conservation area). Grade I are buildings of exceptional interest. Grade II\* are particularly significant buildings of more than special interest. Grade II are buildings of special interest.
- 3.1.7 *Arrangements for Handling Heritage Applications: Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*, directs that in respect of applications for listed building



consent, local planning authorities must consult Historic England for works; i) in respect of any Grade I or II\* listed building; and (ii) for relevant works in respect of any Grade II listed building. The National Amenity Societies must be consulted where the partial or complete demolition of a listed building is proposed.

- 3.1.8 Also protected and requiring listed building consent, even if they are not specifically referred to in a statutory listing description, are ‘curtilage buildings’. These are any object or structure within the curtilage of a principal building (listed building) which, although not fixed to the principal building, forms part of the land and has done so before 1st July 1948 and which is treated as part of the principal building by virtue of section 1(5)(b) of the Act.

## 3.2 Planning policy

### National Planning Policy Framework

- 3.2.1 The National Planning Policy Framework (Ministry of Housing, Communities and Local Government, revised July 2021) sets out the Government’s planning policies for England and provides guidance for planning authorities and developers on the conservation and investigation of heritage assets. The primary objective of the NPPF is to foster the delivery of sustainable development, not to prevent it.
- 3.2.2 The historic environment is specifically dealt with in section 16 of the NPPF. The policies set out in the NPPF should be interpreted and applied locally to meet local objectives. The NPPF is designed to provide a clear framework to make sure that heritage assets are conserved or enhanced in a manner that is proportionate with their significance.
- 3.2.3 The NPPF sets out the importance of assessing the significance of heritage assets that may be affected by a proposal. Paragraph 194 of the NPPF states that local planning authorities, when determining applications, should require the applicant to “*describe the significance of any heritage assets affected, including any contribution made by their setting*”. Paragraph 194 goes on to state that “*the level of detail should be proportionate to the assets’ importance*”





*and no more than is sufficient to understand the potential impact of the proposal on their significance”.*

3.2.4 Heritage assets are 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).”* Annex 2 also defines significance 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”*. 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”*.

3.2.5 Paragraph 197 of the NPPF states that local planning authorities should consider the following when determining planning applications:

- *“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness”.*

3.2.6 Paragraphs 199 to 203 details that heritage assets can be harmed or lost through alterations, destruction, or from development within their setting. These paragraphs identify that this harm ranges from less than substantial to substantial and total loss of significance. The emphasis should be on the conservation of designated heritage assets, regardless of whether any potential harm is considered to be substantial or less than substantial (paragraph 199). As a rule, the more important the heritage asset is, the



greater the weight should be on its conservation. Assets of the highest significance are scheduled monuments, protected wreck sites, registered battlefields, Grade I and II\* listed buildings, Grade I and II\* registered parks and gardens, and World Heritage Sites (paragraph 200).

3.2.7 Paragraph 201 of the NPPF goes on to state that development consent should be refused where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, unless the application demonstrates that the proposed development will result in substantial public benefits that outweigh the harm or loss to the heritage asset. Where less than substantial harm is caused, this should also be weighed against the public benefits of the proposal.

3.2.8 With regard to applications concerning non-designated heritage assets ‘*a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*’ (paragraph 203).

Local planning policy

**LOCAL DEVELOPMENT FRAMEWORK: CORE STRATEGY (2011)**

3.2.9 The Local Development Framework: Core Strategy was adopted by Borough Council of King’s Lynn and West Norfolk in July 2011 and covers the period 2011 to 2026. The Core Strategy sets out the spatial planning framework for the development in the Borough up to 2026, and provides guidance on the scale and location of future development in the Borough. Policy CS12 – Environmental Assets, sets out the strategies for what type, where and how development should take place over this 15-year period and how this should be catered for.

3.2.10 The relevant parts of the policy concerning heritage are produced below:

**CS12 Environmental Assets**

*Green Infrastructure, Historic Environment, Landscape Character, Biodiversity and Geodiversity*



*Proposals to protect and enhance our historic environment and landscape character, biodiversity and geodiversity will be encouraged and supported.*

*The Borough Council will work with partners to ensure an integrated network of green infrastructure throughout the urban and rural areas (identified through the Green Infrastructure Management Plan and Econet map) is successfully created and managed to:*

- meet the environmental, social and economic needs of local communities and the wider borough;*

*The historic and built environment play a crucial role in delivering environmental quality and well-being. Therefore the Council will preserve and where appropriate enhance its qualities and characteristics.*

*Development should seek to avoid, mitigate or compensate for any adverse impacts on biodiversity, geodiversity and heritage as well as seeking to enhance sites through the creation of features of new biodiversity, geodiversity and heritage interest. The design of new development should be sensitive to the surrounding area, and not detract from the inherent quality of the environment.*

*It may be necessary to secure biodiversity, geodiversity and heritage needs through planning conditions and/or obligations. This can include timing of work, Section 106 Agreements, pre-application negotiations, conditions, mitigation and compensation measures.*

#### *Character Assessment*

*Proposals for development will be informed by, and seek opportunities to reinforce the distinctive character areas and potential habitat creation areas identified in the King's Lynn and West Norfolk Landscape Character Assessment, the West Norfolk Econet Map and other character assessments.*

*Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape*



*setting, distinctive settlement character, landscape features and ecological networks.*

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES  
PLAN (SADMP): ADOPTED SEPTEMBER 2016

3.2.11 The Site Allocations and Development Management Policies Plan (SADMP) was adopted by King's Lynn and West Norfolk Borough Council in 2026 to complement and facilitate the implementation of the Core Strategy by providing detailed policies and guidance. Policy DM 15 – Environment, Design and Amenity concerns heritage and is reproduced below:

**DM 15 - Environmental Assets**

*Development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development. Proposals will be assessed against a number of factors including:*

- Heritage impact;*
- Overlooking, overbearing, overshadowing;*
- Noise;*
- Odour;*
- Air quality;*
- Light pollution;*
- Contamination;*
- Water quality and Visual impact.*

*The scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials.*



*Development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.*

*Development proposals should demonstrate that safe access can be provided and adequate parking facilities are available.*

### **3.3 Heritage sector guidance**

3.3.1 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework/NPPF (MHCLG 2021a, 2021b) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2020a, 2020b) and Historic England (Historic England 2015, 2017, 2019).

Historic England Guidance

3.3.2 Historic England has published a series of Good Practice Advice (GPA) notes. Those of most relevance are GPA2 - Managing Significance in Decision-taking (March 2015) and GPA3 - The Setting of Heritage Assets (2nd Edition) (December 2017).

3.3.3 GPA2 emphasises the requirement to having a knowledge and understanding of the significance of heritage assets likely to be affected by the development and that the “first step for all applicants is to understand the significance of any affected heritage asset and, if relevant the contribution of its setting to its significance” (paragraph 4). This information is also useful to the local planning authority in pre-application engagement with an applicant and ultimately in decision making (paragraph 7).

3.3.4 GPA3 provides advice on the setting of heritage assets. Setting is as defined in the NPPF and forms the surroundings in which a heritage asset is experienced. Components of a setting can make positive or negative contribution to the significance of an asset and affect the ways in which it is experienced. GPA3 and the NPPF state that setting is not fixed and that it may change as the asset and its surrounding evolve. Setting can be extensive and can overlap with the setting of other heritage assets, particularly in urban areas or historic landscapes. While not limited to views, the contribution of



setting to the significance of an asset is often expressed in this way, and paragraph 11 of GPA3 identifies those views that contribute to understanding the significance of assets, such as designed views those that were designed or where there are associations with other heritage assets.

- 3.3.5 Historic England Advice Note 12 Statements of Heritage Significance advice covers the NPPF requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Chartered Institute of Archaeologists

- 3.3.6 The baseline study has been undertaken in accordance with guidance published by the Chartered Institute for Archaeologists (CIfA), specifically the standard and guidance for historic environment desk-based assessment (CIfA, 2020).

Norfolk County Council Guidance

- 3.3.7 Norfolk County Council has published *Standards for development-led archaeological projects in Norfolk* (2018). Section 5.1.1 is of most relevance and covers desk-based assessments.

## 4 Sources and methodology

### 4.1 Data sources

- 4.1.1 In order to determine the full historic environment potential of the site, a broad range of standard documentary and cartographic sources, including results from any archaeological investigations in the site, and around it, a 500m radius study area for archaeological assets and a 1km radius study area for built heritage asset were examined in order to determine the likely nature, extent, preservation and significance of any known or possible heritage assets that may be present within or adjacent to the site.

- 4.1.2 The table below provides a summary of the key data sources. Occasionally there may be reference to assets beyond this study area, where appropriate,



e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

**Table 4-1 – Data sources consulted**

Source	Data	Comment
Historic England	National Heritage List for England (NHLE) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Norfolk County Council	Historic Environment Record (HER)	Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources
Historic England	National Record of the Historic Environment (NRHE)	National database maintained by Historic England. Not as comprehensive as the HER but can occasionally contain additional information. Accessible via the Heritage Gateway website. This was consulted for the site and its immediate vicinity only.
Local Planning Authority	Conservation area	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Local Planning Authority	Locally listed building	Building of local importance designated by the local planning authority due to architectural and/or historic significance and a positive contributor to the character of an area. Whilst not statutorily protected, a building's inclusion on the list means that it is a material consideration in the planning process.



Source	Data	Comment
British Geological Survey (BGS)	Solid and drift geology digital map; online BGS geological borehole record data.	Subsurface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of archaeological remains.
Groundsure	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides a good indication of past land use and impacts which may have compromised archaeological survival. Provides an indication of the possible date of any buildings on the site.
Norfolk Record Office	Historic maps (e.g. Tithe, enclosure, estate), published journals and local history	Baseline information on the historic environment
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.
The client	Project acquired geotechnical data	The information can be very useful in enhancing understanding of the nature and depth of natural geology (see above) and any made ground, whether it is modern or of potential archaeological interest.
The client	Topographical survey data	Survey data can provide an indication of the impact of past land use, e.g. ground raising or lowering, which is useful for understanding possible truncation and likely depth of archaeological remains.

1.1.1. Figure 2 shows the location of known historic environment features within the study area, as identified by the sources above, the site visit, or during the course of research for this assessment. These have been allocated a unique 'assessment' reference number (**A1, 2**, etc.), which is listed in a gazetteer in Appendix A and is





referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 50m) are included, unless their inclusion is considered relevant to the study. All distances quoted in the text are approximate (within 5m).

## **4.2 Consultations**

4.2.1 WSP consulted with Norfolk County Council's Historic Environment Office, Steve Hickling, on 11 May 2023 to confirm the study area and scope of this work (ref: CNF48858). However, no specific recommendations were made in terms of assessment methodology, and this report was undertaken in line with best practice, and in an adherence to local and national policy and guidance.

## **4.3 Site visit**

4.3.1 The assessment included a site visit carried out on 23 May 2023 in order to determine the topography of the site and existing land use, the nature of the existing buildings, identify any visible heritage assets (e.g. structures and earthworks), and assess factors which may have affected the survival or condition of any known or potential assets.

4.3.2 The site visit also extended beyond the site for the purposes of scoping heritage assets and their intervisibility with the proposed development, as required by Historic England guidance, and for the settings assessment itself. The site visit was undertaken in bright weather conditions and there were no limitations to the survey.

## **4.4 Assessing archaeological potential**

4.4.1 Section 5 presents an assessment of archaeological potential for each chronological period, based on the archaeological and historical background of the area, its geology, topography and hydrology, the likelihood for evidence of past activity, and considering past disturbance which may have affected survival. For example, the site may have high potential for activity of a particular period, but with low survival. Section 5 also includes professional opinion on likely heritage significance, where there is low to moderate, or higher, potential for remains to be present. Where potential is low, heritage



significance is not assessed, as this implies that remains from the period are not present.

#### 4.5 Assessing heritage significance

4.5.1 The NPPF defines significance as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be historic, archaeological, architectural or artistic.' The determination of the significance is based on statutory designation and/or professional judgement against these values (they are also identified in Historic England *Statements of Heritage Significance* 2019) as *archaeological interest, architectural and artistic interest and historic interest*).

4.5.2 Table 1 provides an indication of the different levels of heritage significance as derived from Highways England guidance defined in Volume 11 *LA106 Cultural heritage assessment* Revision (1 January 2020) of the Design Manual for Roads and Bridges (DMRB). Value has been described to receptors as being very high, high, medium, low, negligible and unknown with reference being made to criteria detailed in DMRB Volume 11, LA104 Environment assessment and monitoring Table 3.2N (Table 1).

4.5.3 The table below gives examples of the significance of designated and non-designated heritage assets.

**Table 4-2 – Value of receptors (DMRB Volume 11, LA104 Table 3.2N)**

Typical description	Value (sensitivity)
Very high importance and rarity, international scale and very limited potential for substitution.	Very High
High importance and rarity, national scale, and limited potential for substitution.	High
Medium or high importance and rarity, regional scale, limited potential for substitution.	Medium
Low or medium importance and rarity, local scale.	Low
Very low importance and rarity, local scale.	Negligible



4.5.4 Each asset is evaluated against the range of criteria listed above on a case-by-case basis. Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

4.5.5 In relation to significant heritage assets, the assessment considers the contribution which the historic character and setting makes to the overall significance of the asset.

4.5.6 The table below gives examples of the significance of designated and non-designated heritage assets.

**Table 4-3 – Significance of heritage assets**

Heritage asset description	Significance
World Heritage Sites	Very High
Scheduled Monuments Grade I Listed Buildings Grade II* Listed Buildings Grade II Listed Buildings with exceptional qualities in fabric, historical association, and/or association/group value with heritage assets of high significance Protected Wrecks Registered Battlefield Conservation Areas containing very important (Grade I / II*) listed buildings Grade I and II* Registered Parks and Gardens Protected heritage landscapes (e.g. ancient woodland or historic hedgerows, heritage Sites of Special Scientific Interest) Burial grounds	High



Heritage asset description	Significance
Grade II Listed Buildings which can be shown to have qualities in their fabric or historical association of regional importance only Conservation Areas containing primarily Grade II listed or Locally Listed Buildings Grade II Registered Parks and Gardens  Non-designated heritage assets (above ground structures, landscape, townscape, buried remains) of regional importance.	Medium
Locally Listed Buildings Non-designated heritage assets (above ground structures, landscape, townscape, buried remains) of local importance.	Low
Item with no significant heritage value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined.	Uncertain

#### 4.6 Assessing harm

4.6.1 Professional judgement is used to consider the impact (the magnitude of change) of future development on the significance a known heritage assets. This is assessed in NPPF terms as ‘no harm’, ‘less than substantial harm’, ‘substantial harm’ or ‘total loss of significance’.

## 5 Historic Environment Baseline

### 5.1 Site location

5.1.1 The site is located east of the village of West Winch in Norfolk. It is a narrow scheme in a linear plan that comprises the A47 roadway to the north-east between the Hardwick Roundabout to the north and West Winch to the south. The proposed roadway construction extends between the A47 (northern extent) and the A10 (southern extent), crossing a number of agricultural fields (National Grid Reference/NGR north: 563520 317940; south: 563490 314720).



5.1.2 The northern part of the site falls within the historic parishes of North Runcton to the north and West Winch to the south. The site extends approximately 80m into the Parish of South Lynn to the north-west. The site is located within the County of Norfolk and the local authority is the Borough Council of King's Lynn and West Norfolk (BCKLWN).

5.1.3 The nearest major watercourse to the site is the River Great Ouse located parallel to the site boundary 2.2km to the west. Four minor watercourses are located within the vicinity and comprise the River Nar and the Puny Drain 1km and 500m to the west respectively, and the Middleton Stop Drain and the Pierpont Drain 700m and 140m and north-east of the site respectively. These watercourses meet the confluence of the River Great Ouse 1.9km north-west of the site.

## 5.2 Topography

5.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 4.6; Figure 4).

5.2.2 Positioned near the River Great Ouse, there is a slight incline from the west to the east of the site. With the easternmost parts of the site near North Runcton measuring 20m above Ordnance Datum (aOD). The southernmost part of the site is located at 10m aOD, including the part of the site comprising the Hardwick Roundabout.

## 5.3 Geology and soils

5.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains, while also indicating the suitability of the site area for magnetic survey and highlighting any areas where superficial deposits (such as alluvium) may overlie buried archaeological layers.

5.3.2 According to British Geological Survey (BGS) data the majority of the site is situated on Mintlyn Member, a sand bedrock (Figure 3). However, there are also small deposits of Kimmeridge Clay Formation and Roxham Member



(mudstone and clay bedrocks) in the north-west and south-west of the site. The superficial deposits consist primarily of Diamicton and are located in the centre of the site. The small deposits of mudstone bedrock are overlain by Tidal Flat deposits, Head, Tottenham Gravel Member and Raised Beach deposits all consisting of clay, silt and gravel (**Figure 2-3**).

- 5.3.3 Alluvial deposits are recorded in a small area in the north-west of the site. These include the Tidal Flat Deposits which were formally 'Estuarine Alluvium', and Raised Beach Deposits, indicative of this area of the site historically being subject to marine flooding.
- 5.3.4 The 2014 trench evaluation by AS immediately south-west of the site found that the thickness of topsoil varied between 0.11m and 0.6m on top of natural soils. Occasionally, a layer of subsoil between 0.26 and 0.82m thick was located between topsoil and natural. However, this was not present in all trenches, and natural soils were found between 0.11m and 0.82m deep. Similarly, there is extensive geotechnical data across the site boundary. This includes various BGS historic boreholes (**Table 3**) spanning the Hardwick Interchange and the A47, located in the north-west and northern area of the site, however, these likely pre-date the construction of these roads, with the stratigraphy recorded no longer present due to depths of made ground associated with the road construction. One of the boreholes located 140m to the north-west of the site (BGS ref: TF61NW266) notes a topsoil of 0.4m overlying the natural Kimmeridge Clay Formation. Elsewhere across the site boundary, geotechnical investigations within the site area (**Table 3**) showed that topsoil was found across the site ranging in thickness from 0.3m to 0.65m, alluvium was only found in one location to the north of the scheme (TP217) measuring 1m in thickness reaching up to 1.6mbgl. Head deposits were found underlying the topsoil at one location in the south of the scheme (WS106) measuring 1.5m thick. This is reflected by the geotechnical investigations within the site area which excluding some areas near Hardwick Roundabout which contained large modern and undated made ground deposits.



**Table 5-1 – Summary of geotechnical data**

<b>Borehole (BH)/ Trial Pit (TP) ref.</b>	<b>Topsoil thickness (m)</b>	<b>Modern made ground thickness (m)</b>	<b>Top of undated made ground (m)</b>	<b>Top of natural geology (Superficial) (m)</b>	<b>Top of natural (Bedrock) (m)</b>
TF61NW109	Not applicable	Not applicable	0.9m	0.9mbgl	3.0mbgl
TF61NW110	Not applicable	Not applicable	0.9m	0.9mbgl	6.1mbgl
TF61NW101	0.6m	Not applicable	0.6mbgl	Not applicable	1.4 mbgl
TF61NW258	0.2m	Not applicable	0.2mbgl	0.8mbgl	10.5mbgl
TF61NW103	Not applicable	Not applicable	-0.0mbgl	0.9mbgl	2.0mbgl
TF61NW260	0.2m	Not applicable	0.2mbgl	1.0mbgl	1.3mbgl
TF61NW259	Not applicable	Not applicable	0.0mbgl	Not applicable	0.8mbgl
TF61NW105	0.3m	Not applicable	Not applicable	0.3mbgl	1.5mbgl
TF61NW261	0.3m	Not applicable	0.3mbgl	Not applicable	1.4mbgl
TF61NW104	Not applicable	Not applicable	0.0mbgl	Not applicable	3.1mbgl
TF61NW257	0.3m	Not applicable	0.3mbgl	Not applicable	1.0mbgl
TF61NW106	0.9m	Not applicable	0.9mbgl	Not applicable	1.4mbgl
TF61NW264	Not applicable	Not applicable	0.0mbgl	Not applicable	0.5mbgl



<b>Borehole (BH)/ Trial Pit (TP) ref.</b>	<b>Topsoil thickness (m)</b>	<b>Modern made ground thickness (m)</b>	<b>Top of undated made ground (m)</b>	<b>Top of natural geology (Superficial) (m)</b>	<b>Top of natural (Bedrock) (m)</b>
TF61NW262	Not applicable	Not applicable	0.0mbgl	1.5mbgl	2.2mbgl
TF61NW265	Not applicable	2.3m	2.3mbgl	3.4mbgl	5.5mbgl
TF61NW263	Not applicable	Not applicable	0.0mbgl	1.7mbgl	3.5mbgl
TF61NW113	Not applicable	Not applicable	-0.0mbgl	0.9mbgl	5.6mbgl
TF61NW112	0.6m	Not applicable	Not applicable	0.6mbgl	<6.8mbgl
TF61NW114	Not applicable	Not applicable	-0.0mbgl	0.9mbgl	<7.3mbgl
TF61NW295	0.3m	Not applicable	Not applicable	0.3mbgl	0.9mbgl
TF61NW306	0.3m	Not applicable	Not applicable	0.3mbgl	<0.8mbgl
TF61NW115	Not applicable	Not applicable	0.0mbgl	>0.3mbgl	1.8mbgl
TF61NW305	Not applicable	Not applicable	-0.0mbgl	0.5mbgl	<3.4mbgl
TF61NW304	0.5m	Not applicable	Not applicable	0.5mbgl	<4.6mbgl
TF61NW214	0.5m	Not applicable	Not applicable	0.5mbgl	<2.4mbgl
TF61NW355	Not applicable	Not applicable	0.0mbgl	Not applicable	1.8mbgl
TP205 (18.4m aOD)	0.4m	Not applicable	Not applicable	0.4mbgl (18.0m OD)	Not applicable





<b>Borehole (BH)/ Trial Pit (TP) ref.</b>	<b>Topsoil thickness (m)</b>	<b>Modern made ground thickness (m)</b>	<b>Top of undated made ground (m)</b>	<b>Top of natural geology (Superficial) (m)</b>	<b>Top of natural (Bedrock) (m)</b>
TP206 (15.3 aOD)	0.4m	Not applicable	Not applicable	0.4mbgl (14.9m OD)	Not applicable
TP207 (17.7m aOD)	0.4m	Not applicable	Not applicable	0.4mbgl (17.3m OD)	1.9mbgl (15.8m OD)
TP208* (20.4m aOD)	0.3m	Not applicable	Not applicable	0.3mbgl (20.1m OD)	18.8m OD
TP210 (17.7m aOD)	0.6m	Not applicable	Not applicable	0.6mbgl (17.1m OD)	2.0mbgl (15.7m OD)
TP211* (14.9m aOD)	0.4m	Not applicable	Not applicable	14.5m OD	14.1m OD
TP213 (11.4m aOD)	0.4m	Not applicable	Not applicable	0.4mbgl (11.0m OD)	1.4mbgl (10m OD)
TP214 (11.0m aOD)	0.4m	Not applicable	Not applicable	0.4mbgl (10.6m OD)	1.5mbgl (9.5m OD)
TP215 (11.7m aOD)	0.5m	Not applicable	Not applicable	0.5mbgl (11.2m OD)	2.0mbgl (9.7m OD)
TP216 (13.5m aOD)	0.4m	Not applicable	Not applicable	Not applicable	0.4mbgl (13.1m OD)
TP217 (7.3m aOD)	0.6m	Not applicable	Not applicable	0.6mbgl (6.7m OD)	1.6mbgl (5.7m OD)
WS101 (19.9m aOD)	0.4m	Not applicable	Not applicable	Not applicable	0.4mbgl (19.5m OD)
WS102 (18.2m aOD)	0.7m	Not applicable	Not applicable	0.7mbgl (17.5m OD)	Not applicable



Borehole (BH)/ Trial Pit (TP) ref.	Topsoil thickness (m)	Modern made ground thickness (m)	Top of undated made ground (m)	Top of natural geology (Superficial) (m)	Top of natural (Bedrock) (m)
WS103 (19.2m OD)	0.3m	Not applicable	Not applicable	0.3mbgl (18.9m OD)	2.0mbgl (17.2m OD)
WS105 (16.5m aOD)	0.3m	Not applicable	Not applicable	0.3mbgl (16.2m OD)	1.2mbgl (15.3m OD)
WS106 (11.7m aOD)	0.5	Not applicable	Not applicable	0.5mbgl (11.2m OD)	Not applicable
WS107 (10.7m aOD)	0.4m	Not applicable	Not applicable	0.4mbgl (10.3m OD)	1.4mbgl (9.3m OD)

*Note: levels are in metres below ground level (mbgl)*

*Test pits were undertaken as Window Samples due to time constraints associated with excavator or ecology*

## 5.4 Overview of past archaeological investigations

5.4.1 A trial trench evaluation, a geophysical survey and an archaeological watching brief have previously been undertaken within the site boundary. The trial trench evaluation was undertaken by Archaeological Solutions (AS) in 2014 ahead of the proposed South East King’s Lynn Expansion development in North Runcton (**A1e**). A total of 75 trenches were excavated across three areas, and of these, seven extended into the site boundary. A Roman settlement and industrial site south-west of the A47 was found to loosely follow the site boundary, extending 500m south-west (**A36**) and this was identified (from an earlier geophysical survey) to contain a large rectangular enclosure (**A14**). Within this part of the evaluation area, residual finds suggested evidence for Neolithic, Early Bronze Age and Middle Iron Age activity, all of which was located outside of the site boundary. To the south-west, undated ditches and gullies were identified in the area investigated to



the east of Main Road in West Winch (**A1e**) and undated ditches and modern pits were identified within the area of the site immediately south of the A47 (**A1e**).

- 5.4.2 A geophysical survey was undertaken to identify and record potential subsurface archaeological remains in advance of the proposed West Winch Housing Access Road (WWHAR) scheme by SUMO in 2023 (**A1d**). A total of 31ha of the site area was surveyed. This identified a small number of anomalies of potential archaeological origin including a partial rectilinear enclosure located immediately north of High Orchard and Chequers Lane as well as a number of linear, curvilinear and discrete anomalies of uncertain origin across the site.
- 5.4.3 A watching brief by Archaeological Services and Consultancy Ltd during improvements on the Hardwick Roundabout, North Runcton, between March and December 2002 (**A1f**). This extent of this work comprised the western oval shaped roundabout of the Hardwick Roundabout, the outer edges of which extend 20m into the site boundary. No archaeological material was recovered during the investigation.
- 5.4.4 Within the wider study area investigations have been carried out at nine sites. Roman remains identified at two sites (**A12, A14** [4.4.1]); medieval remains at one site (**A24**); and post-medieval remains at two sites (**A24, A25**) with either post-medieval or modern remains identified at another site (**A27**). There were two previous investigations which did not yield any archaeological information (**A21a, A23**) and two historic building recordings were also undertaken within the study area (**A22, A26**). The investigations carried out within the vicinity of the site provide a reasonable archaeological understanding of the area, with the investigations within the boundary of the site itself giving an indication of the depth and level of potential survival of remains.
- 5.4.5 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges below are approximate.



## 5.5 Archaeological and historical background

Prehistoric (800,000 BC–AD 43)

### 5.5.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC)

Palaeolithic saw intermittent, perhaps seasonal Hominin occupation of Britain as the climate alternated between long cold (glacial) and short warm (interglacial) stages. The Upper Palaeolithic is the last of the Old Stone Age periods (40,000–10,000 BC), spanning the last glacial cycle of the Pleistocene (the British Devensian). The archaeology of the Upper Palaeolithic is characterised by new stone-working techniques, the use of bone and other materials, art and anatomically modern humans (*Homo sapiens sapiens*). After the last glacial maximum (c 20,000 BC), the Devensian ended with the improved climatic conditions of the Holocene (c 10,000 BC), and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous human occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual.

### 5.5.2 The Mesolithic hunter-gatherer communities of the post-glacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known sites or finds dated to this period within the study area.

### 5.5.3 The Neolithic (4000–2200 BC) is usually seen as the time when hunter-gathering gave way to farming and settled communities, and forest clearance occurred for the cultivation of crops and the construction of communal monuments. Pollen records indicate forest clearance over large areas of the British Isles during this period. Outside of the site, Neolithic flint was found during the trial trench evaluation by AS in 2014 and this was located 100m south-west of the part of the site comprising the A47 (**A36**).



- 5.5.4 The Bronze Age (2200–600 BC) is characterised by technological change, when copper and then bronze eventually replaced flint and stone as the main material for everyday tools. It is seen as a period of increasing social complexity and organised landscapes, probably due to increasing pressure on available resources. There are no Bronze Age archaeological remains recorded within the site boundary. Outside the site and beyond the study area, Bronze Age pottery and a cremation was identified 550m north of the site during an excavation undertaken by AS in 2012 (ENF129409). Elsewhere, findspots of Bronze Age pottery were recorded 100m south-west of the A47 during the trial trench evaluation works undertaken by AS in 2014 (**A36**). Metal detecting between 1991 and 1996 revealed Bronze Age finds in a field that extends to within 10m of site boundary north of Chequers Lane (**A27**), and 150m north-west of the site a Bronze Age palstave was found while metal detecting in 1979 near the Hardwick Roundabout (**A49**).
- 5.5.5 During the Iron Age (800 BC–AD 43), the climate deteriorated with colder weather and more rainfall. The period is characterised by expanding population, which necessitated the intensification of agricultural practices and the utilisation of marginal land. Hillforts were established in lowland Britain, linked to tribal land ownership, although these are uncommon on the marginal lands surrounding the wash, with the closest recorded fort being located at Narborough 11.5km to the east, strategically placed on a low plateau close to the crossing of the River Nar by the Icknield Way (NHER 3975). Located 125m within the site boundary, in the fields north-east of the A47, an Iron Age brooch was found from metal detecting between 2001 and 2006 (**A1j**). Outside the site but within the study area, a large Iron Age furnace and Iron Age posts that may have supported a trackway were recorded 550m north of the site during an excavation undertaken by AS in 2012 (ENF129409). Elsewhere findspots of Iron Age Iron Age pottery were recorded 250m south-west of the part of site comprising A47 during trial trench evaluation works undertaken by AS in 2014 (**A1e**, **A36**). Metal detecting between 1991 and 1996 revealed an Iron Age coin in a field that extends to within 10m of site north of Chequers Lane (**A27**). Metal Detecting prior to 2009 found an Iron



Age or Roman terret (metal loop from a horse harness) in a field immediately adjacent to the northern part of the site boundary near the Hardwick Roundabout (**A29**).

5.5.6 Finds generally described as of prehistoric date within the site and wider study area comprise Prehistoric pot boilers and worked flint. Within the site boundary, residual prehistoric potboilers were found in 1964 in proximity to the modern Hardwick Roundabout (**A1k**). Within the wider study area, prehistoric finds comprise worked flint found 50m north-east of the site in 1975 (**A16**) and potboilers and worked flint recorded in the fields 250m south-west of the site between 1986 and 1987 (**A43, A44, A45**).

## 5.6 Roman (AD 43–410)

5.6.1 A Roman road connecting Denver and Peterborough (Margary route 38 & Codrington route 9c) known as The Fen Causeway lies 10km south of the site (Margary 1967). Other roads connecting Hunstanton and Thetford (Margary route 333; The Icknield Way) and Holme next the Sea and Brettenham (Codrington route 6; The Peddars Way) lie 10km and 15km east of the site respectively (Margary 1967).

5.6.2 The main settlement during this period would have likely been the regional military capital at Caistor St Edmund, 60km south-east of the site, which had a planned street grid from AD70 (Pevsner, 1999, p. 35). There was probably a smaller settlement near Swaffham, 15km and 18km to the south-west of the site, where there was a junction of Roman Roads. Much of the Roman activity within West Norfolk is characterised by small farmsteads and villas along the Icknield Way 10km east of the site, and settlements to the west in the Fens from the early 2nd century for settlement relating to animal husbandry and salt production, when it seems the land dried enough for habitation (Pevsner, 1999, p. 35).

5.6.3 Within the site boundary, trial trench evaluation works undertaken by AS in 2014 (**A1e**) revealed an extensive Roman settlement and industrial area outside of the site boundary south-west of the A47 (**A36**). This was first



identified by field observations of slag, burnt stone and Roman pottery 120m south-west of the site (**A12**) and by three possible iron furnaces with uncertain survival in the general area (**A15**). A geophysical survey undertaken in 2012 by Stratascan (**A14**) identified a large rectangular enclosure outside of the site boundary extending to within approximately 50m south-west of the site. The subsequent evaluation by AS in 2014 confirmed that this was conclusive evidence for a Roman iron working industry with a reasonably large assemblage of iron smelting slag recovered. The pottery recovered suggested that during the Roman period the site was occupied between the 2nd and 4th centuries AD. Post medieval ditches and residual finds were the only post-Roman activity on the areas that were evaluated. The trenched areas which extended within the site boundary along the A47 but did not contain any evidence to suggest Roman activity, only undated ditches and modern pits. However, the archaeological report suggested that two of the undated ditches within the part of site boundary in which intrusive works are proposed may be broadly contemporary with the Roman occupation.

- 5.6.4 Within the site boundary there are also several recorded findspots of Roman artefacts. A Roman coin was found 10m within the site boundary north of Chequers Lane (**A1a**), brooches and a coin were found in a field extending 100m into the site boundary south of Rectory Lane (**A1h**) and the fields either side A47 which extend into the site boundary were also found to contain findspots of Roman artefacts including coins (**A1i**, **A1j**).
- 5.6.5 Within the wider study area, several further findspots of Roman artefacts are recorded. A Roman ditch containing pottery dating to 3rd or 4th century was found 300m south of the site (**A19**), and in West Winch a Roman brooch (**A18**) and a dolphin object (**A17**) were found 200m and 270m west of the site.
- 5.6.6 Findspots of Roman artefacts such as pottery, coins and brooches are recorded in fields extending to within 10m of site to the north of Chequers Lane (**A27**, **A28**) and 200m west of site (**A34b**, **A61**), a Roman well containing pottery south of the site (**A41**) and a Roman hair pin found immediately west of site at the Hardwick Roundabout (**A29**). Other fields



containing similar findspots of Roman artefacts are located 280m south-west of the site (**A44**), 380m east of site in North Runcton (**A47**) and in West Winch, 400m west of the site north of Long Lane (**A35b**), and 200m and 400m west of site (**A52**, **A32**).

Early medieval / Saxon (AD 410–1066)

- 5.6.7 Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a parish church. The south-western part of the site lies within the historic Parish of West Winch and the eastern and northern parts of the site within the Parish of North Runcton.
- 5.6.8 The Parish of West Winch contains the village of West Winch approximately 400m west of the site. The name 'winch' is thought to derive from Old English for *dairy farm with pasture* ([Fillery-Travis 2007](#)). No early medieval manor is recorded in West Winch. However, there is an 11th century reference to West Winch Manor which mentions a large portion of land and two salt pits which were likely to have been under the chief lordship of Godwin, Earl of Wessex, and father of King Harold, during the reign of Edward the Confessor ([VCH Norfolk ix](#)).
- 5.6.9 Within the Parish of North Runcton no early medieval manor is recorded. However, there is an 11th century reference to North Runcton being owned by Thorketel, a freeman who held the land prior to 1066 ([VCH Norfolk ii](#)). The lands included 11 villagers, seven smallholders, two slaves, 27 pigs, 100 sheep and one church ([VCH Norfolk ii](#)).
- 5.6.10 Within the site boundary Saxon stirrup strap mounts were found 10m within the site boundary 70m north of Rectory Lane (**A1b**) and in fields either side of the A47 which extend into the site boundary (**A1i**, **A1j**). A late Saxon lead spindle whorl was also found in a field extending 100m into the site boundary south of Rectory Lane (**A1h**).





5.6.11 Within the wider study area, an earthwork bank is recorded 800m west of site between Hardwick Causeway and Jerry's Dam known as the Green Dyke and this extends to within 10m of the part of the site containing the A47 at Hardwick Roundabout (**A64**). This is first mentioned in the 14th century but may date to the late Saxon period from the mid-10th century, separate small-scale systems of drains and sluices were excavated to protect arable holdings from marine flooding, with the upcast from these excavations forming small-scale, localised sea defences (Oosthuizen, 2017, 45). The first planned Anglo-Saxon sea bank (to protect the larger area of silt Fen from flooding from the Wash) was likely built in the mid-11th century (*ibid.*) and the earthwork bank may be of a similar date. Besides this feature, there have been a number of findspots of Saxon artefacts. A late Saxon or medieval strap (**A33**) and a middle Saxon pin (**A34b**) were found in a field immediately east of the site in West Winch. A brooch was found in a field immediately east of site north of Rectory Lane (**A38**) and a Roman coin reused as an early Saxon pendant was found 200m west of site in West in Winch (**A52**). A late Saxon strap end was found 170m north of the site boundary in West Winch (**A13**), and an early Saxon brooch (**A18**) and a middle Saxon coin (**A17**) 280m and 200m west of the site in West Winch. Fields found to contain a Saxon disk-like object (**A27**) extend to within 10m of site north of Chequers Lane and pottery and a bridle side link 400m west of site in West Winch (**A35b**).

5.6.12 Early settlement may have been in the area of West Winch 400m west of the site, Hardwick approximately 350m north of the site or North Runcton 500m east of site. The site was probably open fields, woodland, and fenland/marshland (corresponding with the probable area of fen/marsh identified during the 2023 SUMO geophysical survey) during the early Medieval period.

Medieval (AD 1066–1540)

5.6.13 During the medieval period the main settlement would have been at Kings Lynn, 1.5km north-west of the site. However, smaller medieval settlements were likely located at West Winch 400m west of the site, Hardwick



approximately 350m north of the site near the present-day Hardwick Roundabout, North Runcton 500m east of the site, and Setchey 1km south of the site. Setchey was not, however, mentioned in the Domesday Book and so was likely a later medieval settlement. The name 'Setchey' may have come from words meaning *sedge covered landing place* ([Fillery-Travis 2007](#)).

- 5.6.14 In 1086, that part of the site held as part of the West Winch Manor was likely to have been under the chief lordship of Rainald ([VCH Norwich ix](#)). Later the lands became part of the de Clare family inheritance that was managed by a succession of lordships beginning from c.1200 with Simon (son of Richard) during the reign of King John, Thomas de Warblington, Ernald de Torley and James de Beauveys in the time of Henry III ([VCH Norwich ix](#)). James de Beauveys became one of the first mayors of Lynn in 1270 ([VCH Norwich ix](#)).
- 5.6.15 In c.1300 the Church of St Mary in West Winch (**A4**) was constructed 400m west of the site (Pevsner, 1999, p. 773) and by 1312 a register of rectors begins ([VCH Norwich ix](#)). A licence was obtained in 1314 for the warden and Friars Minor of Lynn, part of the Friars which was founded at Lynn by Thomas Feltham in the latter part of the reign of Henry III, to retain a mill in North Runcton called Bukenwelle to lead the water from the well by an underground conduit to their house in Lynn ([VCH Norfolk ii](#)).
- 5.6.16 The hamlet of Hardwick was known to contain a leper hospital dedicated to St Lawrence at the dam or bank at Hardwick-by-Lynn by 1327 when a bequest was made to the Hospitale de Hardwicke ([VCH Norfolk ii](#)). By 1339 this was under the ownership of Matthem Herlewin. In 1432 Stephen Guybon of North Lynn bequeathed donations to every 'house of lepers' in Lynn including those located near the site in Lynn, Setchey and Hardwick ([VCH Norfolk ii](#)).
- 5.6.17 North Runcton is referred to in the Domesday book as Rynghetona, likely deriving from *hrung* meaning rung or pole which might have been used as trackways to bridge marshy ground (<http://www.runctonweb.co.uk/hist/early.html>).



5.6.18 Within the site, recorded findspots of medieval artefacts comprise a late medieval buckle 10m within the site boundary 70m north of Rectory Lane (**A1b**), a belt fitting, buckle and buckle plate in a field extending 100m into the site boundary south of Rectory Lane (**A1h**), coins and fittings in fields either side of the A47 which extend into the site boundary (**A1i, A1j**), and a late medieval pottery fragment was found in 1964 within the northern part of the site containing the Hardwick Roundabout (**A1k**).

5.6.19 Possible medieval enclosures and extractions pits were identified from aerial photography in the northern part of the site containing the Hardwick Roundabout (**A1i**) and this is visible on aerial imagery from 1946 as faint scars (**Figure 9a**). Plot 74 shows part of this area on North Runcton Tithe mapping of 1839 – it is named Pit Close but is given over to arable land (**Figure 2a**). Further evidence for extraction pits in this area was identified by a trial trench evaluation by AS in 2012 (**A24**). This evaluation found a clay extraction pit with 13th and 14th century peg tiles 200m north of the site at the modern-day Scania Way roundabout including over-fired tile wasters associated with an adjacent medieval kiln. Outside of the site, but within the vicinity of Hardwick, a medieval coin was found in a field within 10m of the site boundary (**A29**). Linear banks have been recorded from aerial photography 100m north of the site (**A57**) and immediately north-east of the site boundary fields were found to contain a medieval moated site with extractions pits identified from aerial imagery (**A58 Figure 9a**).

5.6.20 Within the wider study area, aside from the above-mentioned late Saxon/medieval finds (**A33**) and earthwork bank (**A64**), there have been findspots of medieval artefacts. In West Winch, an area of medieval ridge and furrow was identified on the 1946 aerial photography in the fields 400m west of the site (**A35a; Figure 9a**) which was found to contain finds including medieval pottery (**A34b**). Elsewhere in West Winch findspots recorded comprise that of a medieval coin and harness pendant 170m north of the site (**A13**), a medieval/post-medieval dress hook 400m west of the site (**A38**), medieval coins and a buckle in a field 485m west of the site (**A21b**), medieval



finds including broches and coins in a field within 10m of the site boundary north of Chequers Lane (**A27, A28**), a late medieval finger ring 300m west of the site south of Rectory Lane (**A32**) and a medieval coin was found 435m north-west of the site (**A20**).

5.6.21 Pottery and a Pilgrim bottle and jetton was found in the fields 450m west of the site (**A50**) and possible late medieval stack stands (stone platforms used to elevate hay from the ground to prevent rot) 400m west of site (**A59**).

5.6.22 A medieval moated enclosure, the site of Fincham's Manor, is located immediately 325m west of the site in West Winch and is visible from the A10 (**A34a**; see section 6.3.35 below). The moat is sub-rectangular containing a narrow-planked bridge over the water to the north-east. The centre of the moat is currently occupied by a garden which may be the remnants of a medieval garden that surrounded a house, which presumably was superseded by the post-medieval Manor Farm house to the immediate north (**A39**). A variety of medieval objects were found in the field south-west of the moated enclosure including pottery, roof tiles, metal objects and a late-medieval/early post medieval cauldron foot (**A34b**).

5.6.23 The large fields surrounding Setch Road which extend between 10m and 700m from the south-western part of the site contained medieval pottery finds (**A41, A42, A43, A44**) and a ring brooch 250m to the south-west (**A43**). A medieval seal matrix was found 375m east of the site (**A55**).

5.6.24 The site was probably open fields, woodland, and fenland/marshland during the medieval period, within the agricultural hinterland of the surrounding settlements. Evidence for enclosures, quarrying and extraction within the northern extents of the site boundary near modern day Hardwick Roundabout indicates that by the medieval period there has been level of land division or management, presumably on the slightly higher ground within the site boundary.



### Post-medieval (AD 1540–1900)

5.6.25 The earliest maps consulted are the Tithe Map of West Winch of 1838 and the Tithe Map of North Runcton of 1839 (**Figure 5**). These show that besides the extant A10 (Lynn Road and Main Road) and A47 (Constitution Hill) roads, the site is given over to arable or pastoral fields (**Table 5**). Both roads are depicted on Tithe mapping on the approximate alignment they appear as today. However, the Tithe mapping is silent on what their names were. The A47 has been labelled as Constitution Hill since 1884. The A10, as it is labelled on OS mapping from 1958 was originally the former King's Lynn, Downham Market and Stoke Ferry Turnpike and is labelled as Main Road north of Rectory Lane from 1978 and Lynn Road to the south on modern mapping. The northern-most part of the site (currently truncated by the Hardwick Roundabout) contains farmsteads with ponds either side of the A47 within the site boundary. Both sections of land are owned by Marianne Hudson, while the north-eastern farm is occupied by Mathew Dawber and the south-western by Donald McPherson. To the south-west along the A47, a small 'L' shaped building fronts the eastern side of the road. This is owned by Marianne Hudson and occupied by John Hudson. No other buildings are located within the site boundary. Other features within the site boundary comprise a pond located in plot 99 in North Runcton which is otherwise given over to arable fields. Plots 93 and 104 are given over to arable land but are described in the apportionment as Clay Field and Clay Pit Piece, likely evidence of earlier clay extraction for bricks or pottery.

5.6.26 Within the wider study area, settlement is centred in West Winch, 400m west of the site, Setchey 500m south of the site and North Runcton to the east along Chequers Lane, Common Lane and New Road.

5.6.27 In West Winch, the Tithe map of 1838 shows St Mary's Church (**A4**) 400m west of the site and to the north of the medieval moated enclosure (**A34a**) and the associated extant farm buildings (**A39**, **A22**). The medieval moated enclosure contains what seems to be a narrow land bridge to the north-east of the moat. Further west of the site in West Winch a row of housing backs onto



a common bounded by Puny Drain to the west. There is one pond depicted near this common. Elsewhere along the A10 scattered buildings front the road, mostly around adjoining intersections. The Old Dairy Farmhouse is depicted 250m west of the site (**A6**).

5.6.28 In Setchey 500m south of the site, a small settlement is depicted south of the intersection with the current A10 and Setch Road. Here, Bull Cottage and the Alehouse (**A10**) and The Gables (**A11**) are depicted.

5.6.29 The largest settlement by this time is North Runcton east of the site, comprising buildings 100m east of the site along Rectory Lane and 200m east of the site along Chequers Lane. Buildings extend further eastward along modern-day Common Lane and New Road: of the listed buildings here, only the earlier iteration of North Runcton Lodge appears by this time, prior to its extension later in the 19th century (**A7**). The Rectory may be the shown by the buildings represented north of the roadway (**A2**). An adjacent road extending north of Rectory Lane is depicted immediately east of the site boundary which is now only present as a farm track.

5.6.30 The Ordnance Survey 1st edition 25" mile map of 1884 (Figure 6) shows that the site is relatively unchanged from the Tithe maps. The same built forms exist within the site boundary albeit with some reconfiguration – the farmsteads within the northern part of the site at Hardwick have been extended and are labelled as Hardwick House, and a new building has been constructed within the site boundary south-west of the A47, labelled as Constitution Hill. The pond previously depicted within the site boundary appears to have been filled-in, but two small ponds are depicted within the site in North Runcton, north and south of modern-day Rectory Lane (Rectory Lane is depicted as Cock Lane east of Cock Inn).

5.6.31 In West Winch there has been localised development along the A10 north of St Mary's Church comprising a rectory, smithy, school (**A40**) and The Mill at TF 6314 1678 (**A5**). Besides the pond previously depicted west of the site in West Winch, approximately 20 additional ponds are also depicted across



West Winch. It is possible that this reflects the greater detail represented in the OS mapping. A brick yard and kiln are visible 200m west of site in West Winch north of Gravelhill Lane. The part of Setchey that is visible in OS mapping shows that the settlement has not expanded north towards the site. To the east, North Runcton appears to be relatively unchanged, however, a large farmstead labelled as Manor Farm has been constructed 250m east of the site. In addition, All Saints Church which dates to 1713, is depicted (**A9**), North Runcton Lodge has been extended (**A7**) and several buildings in North Runcton are now labelled. North Runcton contains a smithy, a school and North Runcton Hall. The roadway extending north from Rectory Lane (now a farm track) is labelled as Illington Lane.

**Table 5-2 – Tithe Apportionment for West Winch (1838) and North Runcton (1839)**

Plot	Owner	Occupier	Land description	State of cultivation	Parish
29	Marianne Hudson	Matthew Dawber	Part of Old Hardwich Green	Pasture	NR
30	Marianne Hudson	Matthew Dawber	House and premises	Pasture	NR
31	Marianne Hudson	Matthew Dawber	Home close	Pasture	NR
32	Marianne Hudson	Matthew Dawber	Five acres	Pasture	NR
33	Marianne Hudson	Matthew Dawber	Six acres	Pasture	NR
35	Marianne Hudson	Matthew Dawber	North Dales	Pasture	NR
36	Marianne Hudson	Matthew Dawber	Old Common	Pasture	NR
37	Marianne Hudson	John Hudson	Cottage and garden	Pasture	NR



<b>Plot</b>	<b>Owner</b>	<b>Occupier</b>	<b>Land description</b>	<b>State of cultivation</b>	<b>Parish</b>
39	Marianne Hudson	Matthew Dawber	14 acres	Arable	NR
49	Marianne Hudson	Matthew Dawber	Brook meadow	Arable	NR
50	Marianne Hudson	Matthew Dawber	Old common	Pasture	NR
54	Daniel Gurney Esquire	Thomas Wright	The Meadow	Pasture	NR
66	Daniel Gurney Esquire	Thomas Wright	Meadow Field	Arable	NR
69	Marianne Hudson	Matthew Dawber	Further 25 acres	Arable	NR
70	Marianne Hudson	Matthew Dawber	First 25 acres	Arable	NR
71	Marianne Hudson	Matthew Dawber	The 20 acres	Arable	NR
72	Marianne Hudson	Matthew Dawber	Lambing Piece acre	Pasture	NR
73	Marianne Hudson	Matthew Dawber	The Laws acre	Pasture	NR
74	Marianne Hudson	Donald McPherson	Pit close	Pasture	NR
75	Marianne Hudson	Donald McPherson	Homestall	Pasture	NR
77	Marianne Hudson	Donald McPherson	Hardwich Green	Pasture	NR
79	Marianne Hudson	Donald McPherson	Church Yard Close	Arable	NR
80	Marianne Hudson	Donald McPherson	Church Yard Close	Arable	NR
81	Marianne Hudson	Donald McPherson	First 18 acres	Pasture	NR





<b>Plot</b>	<b>Owner</b>	<b>Occupier</b>	<b>Land description</b>	<b>State of cultivation</b>	<b>Parish</b>
82	Marianne Hudson	Donald McPherson	Further 18 acres	Pasture	NR
85	Marianne Hudson	Donald McPherson	The 4 acres	Arable	NR
86	Marianne Hudson	Donald McPherson	The 5 acres	Arable	NR
88	Rev. Thomas Multon	Eugene Sayer	Pightle	Arable	NR
89	Marianne Hudson	Donald McPherson	White Thorn Meadow	Pasture	NR
93	Daniel Gurney Esquire	Thomas Wright	Clay Field	Arable	NR
99	Daniel Gurney Esquire	Thomas Wright	Upper Ashley Field	Arable	NR
100	Daniel Gurney Esquire	Thomas Wright	Little Hiltons Field	Arable	NR
102	Daniel Gurney Esquire	Thomas Wright	The Three Acres	Arable	NR
103	Daniel Gurney Esquire	Thomas Wright	Great Hiltons	Arable	NR
104	Daniel Gurney Esquire	Thomas Wright	Clay Pit Piece	Arable	NR
108	Daniel Gurney Esquire	Robert Robinson	Pightle	Pasture	NR
109	Daniel Gurney Esquire	Mary Cock	Hindson's Piece	Pasture	NR
124	Daniel Gurney Esquire	Thomas Wright	Sheeps Course Piece	Arable	NR
203	Daniel Gurney Esquire	Richard Bull	Cock Lane Field	Arable	NR
204	Daniel Gurney Esquire	Richard Bull	Five acres	Arable	NR



<b>Plot</b>	<b>Owner</b>	<b>Occupier</b>	<b>Land description</b>	<b>State of cultivation</b>	<b>Parish</b>
205	The Rev. Martin Hogge West Winch	Himself	The Three acres	Arable	NR
208	Daniel Gurney Esquire	Richard Bull	Clay Pit Close	Arable	NR
231	Daniel Gurney Esquire	Richard Bull	Common close	Pasture	NR
232	Lord Henry Cholmondeley	Chambers	Seven acres	Arable	NR
235	Churchwarden and Overseers of North Runcton	Themselves	Cottages and land	Arable	NR
236	The Rev. Martin Hogge West Winch	Himself	Common Close	Arable	NR
237	William Hindson	Himself	Bull's close	Arable	NR
238	Nicholas Cooper	Himself	Bull's close	Arable	NR
239	Stephen Gee Esquire	William Greenacre	Cows close	Arable	NR
65	William Hindson	Himself	Runcton Lane seven acres	Arable	NR
72	Stephen Gee Esquire	William Greenacre	Ten do acres	Pasture	NR
73	Stephen Gee Esquire	William Greenacre	Seven acres	Arable	NR
74	Rector of North Runcton	William Greenacre	-	Arable	NR
75	Stephen Gee Esquire	William Greenacre	Two acres	Arable	NR



Plot	Owner	Occupier	Land description	State of cultivation	Parish
76	Stephen Gee Esquire	William Greenacre	Further five acres	Arable	NR
77	Stephen Gee Esquire	William Greenacre	Hardwick Green	Pasture	NR
78	Stephen Gee Esquire	William Greenacre	Middle five acres	Arable	NR
79	Stephen Gee Esquire	William Greenacre	First five acres	Arable	NR
80	Stephen Gee Esquire	William Greenacre	Eight acres	Arable	NR

Modern (1901–present)

5.6.32 The Ordnance Survey 2nd edition 25” mile map of 1904 (Figure 7) shows no change to the previously mentioned built forms within the site boundary. The Midland and Great Northern Joint Railway have been constructed within the northern part of the site and the A47 has seemingly been reconstructed to bridge the railway. Outside of the site boundary there is no change to the site in West Winch. Similarly, there is no change to North Runcton other than that an icehouse is depicted to the south-west and a pond previously depicted to the north is now labelled as a fish pond.

5.6.33 The Ordnance Survey 3rd edition 25” mile map of 1927 (Figure 8) shows new construction within the site boundary south of Hardwick House and along the current A47. Within the wider study area, there was development to the north in Hardwick along the current A10 and south in Setchey to within 100m of the site boundary. Of the two war memorials only the North Runcton War Memorial is annotated (**A8**). There are no other notable changes to the site area.

5.6.34 Aerial photography dated to 1946 (Figure 9) shows much of the site area as agricultural fields between the current A47 to the north-east and the current



A10 to the south. There was further subdivision north of Setchey and new residential housing in Hardwick, West Winch, Setchey and Hardwick. This is also evident in the Ordnance Survey 3rd edition 25" mile map of 1958 which shows no change to the built forms within the site boundary (Figure 10).

5.6.35 The Ordnance Survey 3rd edition 25" mile map of 1967 (Figure 11) shows the site as relatively unchanged. However, an early iteration of the Hardwick Roundabout had been constructed within the northern part of the site and the one of the buildings within the site boundary has been demolished. Elsewhere in the study area the site remains relatively unchanged.

5.6.36 The Ordnance Survey 1:10,000 scale map of 1978 (Figure 12) shows the extensive development of the northern part of the site around the Hardwick Roundabout with the adjacent industrial estates north of the site. Cock Lane had been renamed Rectory Lane and Illington Lane is shown as a track. The gravel pits to the south of the site in Setchey appear to have been filled-in. Elsewhere across the study area there has been extensive residential development in Setchey, West Winch, North Runcton and Hardwick. The Ordnance Survey 1:10,000 scale map of 1990 shows little change within the site with further residential housing within the study area (Figure 13). Two WWII type 22 pillboxes were found 400m west of the site but these were demolished by 1961 (A54). An oilfield was located 150m south of the site (A46) which was built to mine oil-bearing shale in this area of West Norfolk. At its height the refinery employed hundreds of men and had its own railway. However, the oil was found to be irreparably contaminated, and although the company survived for some time, it went into liquidation in the 1960s.

## 5.7 Factors affecting archaeological survival

### Introduction

5.7.1 There has been localised past ground disturbance on the site from late 19th and 20th century developments including road redevelopments, installation of utilities and near surface truncation from modern ploughing. However, most of the site has been in agricultural use since at least the post-medieval period.



As such, the overall level of anticipated ground disturbance is likely to be low in the site area.

#### Predicted level of archaeology

5.7.2 Based on BGS boreholes, geotechnical data collected from test pits and window samples within the site boundary, and the information from archaeological investigations in the vicinity, the predicted level of natural geology within the site is as follows:

- Current ground level lies at 10.0–20.0m OD with a slight incline from west to the east. The eastern-most parts of the site near North Runcton Measuring 20.0m OD. The southern-most part of the site is located at 10.0m aOD, as is the part of site comprising Hardwick Roundabout.
- The top of untruncated superficial geology lies at 0.3–0.8m below ground level/mbgl. However, there were outliers to this dataset localised around the Hardwick Roundabout where modern and undated made ground levels were found.
- The top of untruncated Gravel/Clay varies widely across the site but lies between 0.4–10.5mbgl

#### Past impacts and implications for archaeological survival

5.7.3 Archaeological survival across the site is anticipated to vary between low, moderate and high. Archaeological survival is anticipated to be low in parts of the site subject to previous modern disturbance and moderate to high in the open areas not previously disturbed. Factors that will affect the survival of archaeological remains are as follows:

5.7.4 There will have been localised disturbance from past development on the site, comprising the construction of the Hardwick Roundabout and the Midland and Great Northern Joint Railway in the north of the site, and the extant roads of the A10, A47, Rectory Lane and Chequers Lane. Any archaeological remains within the footprint of these are likely to have been removed. As such, archaeological survival is likely to be low. However, extant archaeological



deposits are likely to remain *in situ* in areas not already truncated by road construction and maintenance including the parts of site comprising fields adjacent to roadways.

- 5.7.5 The areas of site comprising agricultural fields between the A47 in the north-east and the A10 in the south near Setchey, are currently in use as open arable fields, and would have been subject to near-surface (likely 0.40m maximum depth) impacts from modern ploughing yet remain largely undeveloped. Historic Tithe apportionment data suggests that these fields were in use as either arable or pastoral lands with the exception of plots 93 and 104 which are given over to arable land but are described in the apportionment as Clay Field and Clay Pit Piece, suggesting that these were once in use for clay extraction. Much of the land within the site boundary is agricultural land between the A47 and A10, and despite ploughing in the arable fields, archaeological survival is likely to be moderate to high.
- 5.7.6 Based on the predicted depth of deposits (and information taken from the 2014 Archaeological Solutions trenching works within the northern extents of the scheme (NHER No. ENF134928), it is assumed that the required depth of excavation will be around 0.5m deep and no more than 1.2m deep.
- 5.7.7 Based on BGS borehole data, the level of natural geology differs across the site with the top of superficial geology between 0m and 1.7m below ground level. If present, archaeological remains would be expected to be beneath the topsoil, at a probable depth of no more than 1.7mbgl.

## **6 Archaeological potential: statement of significance**

### **6.1 Introduction**

- 6.1.1 This section discusses the potential of the site for each chronological period within the 500m study area for archaeology, based on the archaeological and historical background of the area, its geology, topography and hydrology, the likelihood for evidence of past activity, and taking into account past disturbance which may have affected survival. For example, the site may



have high potential for the presence of activity of a particular period, but with low survival. This section also includes professional opinion on the likely heritage significance of such remains, where there is low to moderate, or higher, potential for such to be present. For each chronological period where the potential is assessed as low the likely heritage significance is not included as this implies that remains from the period are not present on the site.

**Table 6-1 – Sensitive receptors of known archaeological assets**

<b>Asset type</b>	<b>Asset (A) ref.</b>	<b>Heritage asset / receptor</b>	<b>Asset significance</b>
Buried	1c	18th Century Milestone A non-designated milestone located along the former King's Lynn, Downham Market and Stoke Ferry Turnpike	Low
Buried	1d	Geophysical Survey 2023 Anomalies including a partial rectilinear enclosure immediately north of High Orchard and Chequers Lane as well as a number of linear, curvilinear and discrete anomalies of uncertain origin	Low
Buried	1e	Trial Trenching 2014 Trial trenching by AS at the proposed South East King's Lynn Expansion site revealed conclusive evidence for a Roman iron working industry immediately south-west of the site. Undated ditches and modern pits were identified with the trenches which extended into the site boundary. However, it is possible that at least two of the undated ditches were broadly contemporary with the extensive Roman to the north-west.	Medium
Buried	1f	Watching Brief 2002 Watching Brief on the Hardwick Roundabout in 2002 uncovered no archaeological material	Low



Asset type	Asset (A) ref.	Heritage asset / receptor	Asset significance
Buried	1g	Undated Linear Ditches Undated ditches probably representing fields boundaries.	Low
Buried	1l	Possible Medieval ditches and pits Fragmentary series of ditches and banks that probably represent medieval farming and settlement. There are three large and irregular holes or quarries which may have been clay extraction pits	Low

6.1.2 The following findspots have been found within the site boundary. While they have been removed, they indicate that similar buried assets of the same time periods may be present within the site:

- Roman, Late Saxon, medieval and post medieval Objects findspots (A1h)
- Multi period findspot (A1i) Roman, Late Saxon, medieval, post-medieval finds
- Multi period findspot (A1j) Iron Age, Roman, Early Saxon, medieval, post-medieval finds

## 6.2 Prehistoric

6.2.1 *The site has low to moderate potential to contain prehistoric remains.*

Remains from the Palaeolithic to the Iron Age have been recorded within the site boundary and wider study area. These remains have mainly comprised finds of stone tools and pottery. An Iron Age furnace and possible trackway and a Bronze Age cremation have been recorded outside of the study area, 550m north of the site.

6.2.2 If present, isolated remains of flint tools or pottery would be of **low** significance. Although considered less likely, cut features or evidence of





industrial activity or burials would be of **medium or high** significance, depending on preservation and extent, derived from archaeological value.

### 6.3 Roman

6.3.1 *The site has moderate to high potential to contain Roman remains.* The site was located 10km from The Fen Causeway to the south and The Icknield Way to the east. A Roman settlement and industrial area have been recorded within the immediate vicinity of the site and isolated finds of Roman material have been recorded within the site and study area.

6.3.2 If present, remains of Roman settlement or industrial activity would be of **medium or high** significance, depending on preservation and extent, derived from archaeological value.

### 6.4 Early medieval)

6.4.1 *The site has moderate potential to contain early medieval remains.* Early settlement is thought to have been in West Winch at the western part of the site boundary, Hardwick approximately 350m north of the site or North Runcton 500m east of the site. An earthwork bank known as the Green Dyke possibly dates to the early medieval period and extends to within 10m of site at the Hardwick Roundabout and isolated early medieval finds are also recorded within the site and study area. The site was probably open fields, woodland and fenland/marshland during the early medieval period.

6.4.2 If present, isolated finds would be of **low** significance. Although considered less likely, cut features or structural remains would be **medium or high** significance, depending on preservation and extent, derived from archaeological and historical value.

### 6.5 Medieval

6.5.1 *The site has moderate to high potential to contain medieval remains.* The site was located 1.5km south-west of the main medieval settlement at Kings Lynn with smaller medieval settlements at West Winch at the western extent of the



site boundary, Hardwick approximately 350m north of the site, North Runcton 500m east of the site and Setchey 1km south of the site. Medieval features in these areas comprise possible medieval enclosures and extraction pits in the northern part of the site truncated by Hardwick Roundabout, the moated enclosure ridge and furrow in West Winch and isolated finds within the site and wider study area. The site probably remained open fields, woodland and fenland/marshland during the medieval period, within the agricultural hinterland of the surrounding settlements.

- 6.5.2 If present, isolated remains would be of **low** significance, although, cut features or structural remains would be **medium** significance, depending on preservation and extent, derived from archaeological and historical value.

## 6.6 Post-medieval

- 6.6.1 *The site has moderate potential to contain post-medieval remains.* Available historic maps show the majority of the site in fields and woodland throughout the post-medieval period.
- 6.6.2 Post-medieval remains related to agriculture would be of **low** significance, derived from archaeological and historical value.

## 7 Above ground heritage assets: statement of significance

### 7.1 Introduction

- 7.1.1 Following Step 1 of the Historic England settings guidance, the table below indicates which designated heritage assets within the study area have been scoped out of the assessment as their significance would not be affected at all by the proposed development, in terms of material changes to their setting and how the asset is understood and appreciated. This is based on the distance of the asset from the site; the asset's location, scale and orientation, and the nature, extent and scale of intervening built form, vegetation and topography between asset and the site.



**Table 7-1 – Heritage Assets scoped out of assessment**

Assessment ref.	Name	Rationale for exclusion
A6	Old Dairy Farmhouse at TF 6282 1636	<p>Located in West Winch, the asset is a two-storey farmhouse dated to 1623 which was derelict at the time of the Pevsner survey (Pevsner, 1999, p. 773). Listed at Grade II (NHLE ref: 1169310). An agricultural building at Dairy Farm House, part of this curtilage listing, was subject to historic building record by Parsons &amp; Whittley Ltd in 2010 (ENF126025).</p> <p>Located to the north of the village, the asset is defined and experienced by its relationship to West Winch, to other nearby heritage assets, and the surrounding rural environment.</p> <p>The asset maintains its relationship with the rural landscape and with the wider farm complex. Setting makes a high contribution to significance.</p> <p>The asset is located 950m west of the site. Views from the asset towards the site do not contribute to its significance while any visual impacts are unlikely due to intervening built form. The asset’s key relationships would not be impacted by the Proposed Scheme.</p> <p>The asset would not be affected at all in terms of material changes to its setting.</p>



Assessment ref.	Name	Rationale for exclusion
A10	Bull Cottage and the Alehouse, formerly listed as the Bull Inn	<p>Located in Setchey, the asset is a former inn built in the 17th century. It now comprises three dwellings. Pevsner describes the asset as, 'A small U-plan C17 building of two storeys and attic [...] The elevations have too many blocked, reopened and new windows to enumerate'(Pevsner, 1999, p. 638). Listed at Grade II (NHLE ref: 1077630).</p> <p>The asset is defined by its relationship to the A10 and to Setch Road, although its historic function has been lost, having been converted into residential accommodation. However, elements of building fabric from the original inn survive. Noise impacts from the A10 are prominent in its setting, yet the asset otherwise retains its prominence at this intersection. Taken overall, setting makes a moderate contribution to significance.</p> <p>The asset is located over 800m south of the site. Views from the asset towards the site do not contribute to its significance while any visual impacts are unlikely due to intervening vegetation. The Proposed Scheme would not impact on any of the asset's key relationships.</p> <p>The asset would not be affected at all in terms of material changes to its setting, and the prominent noise impacts from the A10 are assumed to remain unchanged.</p>



Assessment ref.	Name	Rationale for exclusion
A11	The Gables	<p>Located in Setchey, the asset is a former inn built in the late 16th or early 17th century. Listed at Grade II (NHLE ref: 1077629). Pevsner describes the asset as, ‘Formerly an inn a little too near Lynn to have been prosperous, and with too much competition’ (Pevsner, 1999, p. 638).</p> <p>The asset is defined and experienced as an inn on the current A10, historically the main coaching road from London to King’s Lynn, although it has lost its historic function, having been converted into residential accommodation. However, elements of building fabric from the original inn survive. Noise impacts from the A10 are prominent in its setting, yet the asset otherwise remains closely linked to this road. Taken overall, setting makes a moderate contribution to significance.</p> <p>The asset is located over 500m south of the site. Views from the asset towards the site do not contribute to its significance while any visual impacts are unlikely due to intervening built forms and vegetation. The asset’s key relationships would not be impacted by the Proposed Scheme.</p> <p>The asset would not be affected at all in terms of material changes to its setting, and the prominent noise impacts from the A10 are assumed to remain unchanged.</p>



Assessment ref.	Name	Rationale for exclusion
A40	St Mary's Church Hall, formerly West Winch School, Main Road	<p>Located in West Winch, the former West Winch School building was built in 1837 and extended in 1874 and 1899. Currently, it is in use as St Mary's Church Hall.</p> <p>The asset is defined and experienced by its relationship to the Church of St Mary and to the village of West Winch. Noise impacts from the A10 are prominent in its setting, yet the asset otherwise remains closely linked to this road. Taken overall, setting makes a moderate contribution to significance.</p> <p>The asset is located 450m west of the site and is positioned directly on the A10. Views from the asset towards are obscured by intervening built forms and vegetation. Although the Proposed Scheme would introduce a new built form into the landscape and across Rectory Road, the asset's key relationships would not be impacted by the Proposed Scheme.</p> <p>The asset would not be affected at all in terms of material changes to its setting, and the prominent noise impacts from the A10 are assumed to remain unchanged.</p>

## 7.2 Above ground heritage assets within the Site

7.2.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings, registered parks and gardens or conservation areas. There is, however, one non-designated heritage asset located within the site boundary.

18th century milestone (A1c)

7.2.2 The non-designated 18th century milestone structure (**A1c**) is located within the site boundary on the A10 to the south of the site. The asset is positioned along the former King's Lynn, Downham Market and Stoke Ferry Turnpike.



There is an inscription in an indented square on the front of the milestone which reads, 'Lynn 3 miles and Downham 8 miles'.

7.2.3 The asset has historic interest as a surviving example of an 18th century milestone on the coaching road between Kings Lynn and London. It is of local significance to the Parish of West Winch as well as to Lynn and Downham which it directs travellers towards.

7.2.4 As a non-designated heritage asset, it is of **low significance**.

7.2.5 The setting of the milestone is defined and experienced by its historic relationship to the roadway, now the A10. While encroaching development has eroded part of the asset's setting, with modern fencing immediately behind the asset, it otherwise maintains its principal relationship with the A10.

7.2.6 Taken overall, setting makes a **high contribution** to significance.

### 7.3 Selected above ground heritage assets beyond the site

7.3.1 Within the 1km study area for built heritage, there are eight heritage assets that are potentially affected by the Proposed Developments. These are:

- Church of All Saints (listed Grade I; **A9**)
- Church of St Mary (listed Grade II\*; **A4**)
- The Old Rectory (listed Grade II; **A2**)
- West Winch War Memorial (listed Grade II; **A3**)
- The Mill at TF 6312 1678 (listed Grade II; **A5**)
- North Runcton Lodge (listed Grade II; **A7**)
- North Runcton War Memorial (listed Grade II; **A8**)
- Medieval moated enclosure within site of Finches Manor (non-designated but for the purposes of the report is considered as the equivalent of a scheduled monument; **A34a**)



## 7.4 Church of All Saints, Grade I listed (A9)

- 7.4.1 The Church of All Saints (**A9; Plate 1**) is located on The Green in North Runcton 650m east of the site boundary. The Church of All Saints is dated by Historic England to 1713, constructed to replace a medieval church which collapsed in 1701 (Historic England, 2023). It was built on the northern side of The Green to designs by local resident Henry Bell, the architect of the Customs House King's Lynn (Historic England, 2023). Bell contributed £15 to its cost and was a trustee of the rebuilding (Pevsner, 1999, p. 573). Pevsner describes this as the first of a handful of 18th century churches in Norfolk, facing a group of irregular widely spaced cottages across a small green (Pevsner, 1999, p. 573). The church is built in the Baroque style and the interior has distinctive plasterwork, panelling and large-scale paintings of Christ and the Apostles by Giotto Lamponi of Florence (*ibid*). It is currently on the Historic England Heritage at Risk Register. It is classified as being in a very bad condition and is categorised as a priority B - Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented. The asset was listed at Grade I in 1960 (NHLE ref: 1342408).
- 7.4.2 The Church of All Saints, located on the village green, has high historic and architectural interest as the parish church of North Runcton, rebuilt in the Baroque style. It has been the centrepiece of the community's religious history for 300 years, including christenings, weddings, and funerals. Its architectural interest is increased by its connection to local architect and resident Henry Bell (1647–1711), to the connection with the Kings Lynn Custom House, and paintings by Giotto Lamponi. Built on the site of the medieval church, the asset is also likely to have archaeological interest.
- 7.4.3 As a Grade I listed building it is a heritage asset of **high significance**.
- 7.4.4 The setting of the asset is defined and experienced by its visual and historic relationships to its churchyard, to The Green and the wider village and parish of North Runcton, as well as to the surrounding rural landscape. While the asset is visually prominent from The Green, it is mostly obscured from the rest





of North Runcton by intervening built forms and vegetation. It forms a group with the Grade II listed North Runcton War Memorial (**A8**) located immediately west of the asset within the churchyard. The asset also has an important relationship to the Old Rectory, located on Rectory Lane. Noise impacts from the A47 are prominent in its setting.

7.4.5 Taken overall, setting makes a **high contribution** to significance.



Plate 1 – Church of All Saints, looking north and east

Church of St Mary, Grade II\* listed (A4)

7.4.6 The Church of St Mary (**A4; Plate 2 and 3**) is located 400m west of the Site in West Winch and dates to c.1300 (Pevsner, 1999, p. 773). It is built in Carstone with limestone and brick dressings and has a slate roof. The church has been extended by multiple phases throughout the post-medieval period. It comprises a tower to the west with a nave, chancel and south aisle and south porch. It was listed at Grade II\* in 1960 (NHLE ref: 1342420).

7.4.7 The church has high historic and architectural interest as the parish church of West Winch, prominently located on the A10 within the village. As the parish church it has been the centrepiece of the community's religious history for around 800 years, including christenings, weddings, and funerals. It has architectural interest as an intact example of a medieval church with phases of post-medieval extensions. It forms a group with the Grade II listed West



Winch War Memorial (**A8**) located immediately west of the asset and to St Mary's Church Hall, formerly West Winch School which fronts the A10.

7.4.8 As a Grade II\* listed building it is a heritage asset of **high significance**.

7.4.9 The asset's setting is defined and experienced by its visual and historic relationship to its churchyard and to the wider village and parish of West Winch, as well as by its location off the historic Main Road (the A10). It is also experienced by its relationship to the Grade II listed West Winch War Memorial within the churchyard and the non-designated St Mary's Church Hall to the west as well as by the surrounding rural landscape. The church is prominent in views from the A10. Traffic noise from the A10 is also prominent in its setting.

7.4.10 Taken overall, setting makes a **high contribution** to significance.



Plate 2 – Church of St Mary showing West Winch War Memorial in the foreground looking east



Plate 3 – Church of St Mary, looking north-west and north

The Old Rectory, Grade II listed (A2)

7.4.11 The Old Rectory (**A2; Plate 4**) is located 20m east of the Site in North Runcton and dates to the early 19th century. A brick built two-storey former rectory, it is now a residential dwelling. Pevsner summarises the asset as ‘gault-brick pile under a hipped roof. Three-bay s front with angle pilasters and a plat-band, centre broken forward under pediment. Recessed sashes’ (Pevsner, 1999, p. 574). It was listed at Grade II in 1988 (NHLE ref: 1077652).

7.4.12 Located within the parish of North Runcton, the asset has historic and architectural interest as a surviving example of an early 19th century rectory. Although it is no longer in use for its intended purpose, its historic interest is reflected by name of the adjacent roadway, Rectory Lane, which was formerly known as Cock Lane until the mid-late 20th century. Its historic interest is increased by its relationship to the Grade I listed Church of St Mary.

7.4.13 As a Grade II listed building it is a heritage asset of **medium significance**. It has a primary relationship to the Grade I listed Church of St Mary, an asset of high significance.

7.4.14 The setting of The Old Rectory is primarily defined and experienced by its historic relationship to the Grade I listed Church of All Saints, as well as to the wider village and parish of North Runcton, as well as by its location off



Rectory Lane which was presumably named after the asset. The asset is surrounded by vegetation, and it has an enclosed setting that is not visible from Rectory Lane. Modern development has also changed the asset's immediate setting, although the wider rural landscape does contribute to significance.

7.4.15 Taken overall, setting makes a **high contribution** to significance.



Plate 4 – The driveway to The old Rectory showing Rectory Lane to the left, looking west

North Runcton Lodge, Grade II listed (A7)

7.4.16 North Runcton Lodge (**A7**; **Plate 5**) is located 350m east of the Site on Rectory Lane in North Runcton and dates to c.1600. The original parts of the building are noted by Pevsner to have a 'middle section of C17 form, with former end-stacks, but now with a central porch on a pair of unfluted wooden columns and pilasters. C17 bridging beams in this part' (Pevsner, 1999, p. 574). The asset is of two storeys and was partially rebuilt in the 19th century



to its current form which is rectangular in plan and clad in render with a slate roof (Historic England, 2023). It was listed at Grade II in 1988 (NHLE ref: 1169203).

7.4.17 North Runcton Lodge has historic and architectural interest for its remaining earlier building fabric which dates to c.1600, and for the later ornate 19th century reconstruction. As a Grade II listed building it is a heritage asset of **medium significance**.

7.4.18 The setting of North Runcton Lodge is defined and experienced by its historic relationship to the wider village and parish of North Runcton. The asset is located immediately north of Rectory Lane and is largely obscured from view by intervening vegetation.

7.4.19 Setting makes a **medium contribution** to the asset's significance.



Plate 5 – North Runcton Lodge as seen from the Rectory Lane, looking north-east



North Runcton War Memorial, Grade II listed (A8)

7.4.20 North Runcton War Memorial (**A8; Plate 6**) is located 650m east of the site, within the churchyard of the Grade I listed Church of All Saints (**A9**) The Green, North Runcton. It is a tall limestone cross with an octagonal shaft, constructed in 1928 to commemorate 15 local servicemen who were killed in World War One, and later three men killed in World War Two. It was listed at Grade II in 2018 (NHLE ref: 1454345).

7.4.21 North Runcton War Memorial has historic and architectural interest as an elegant and simple example of a war memorial which serves as a focal point of commemoration for the community of North Runcton. As a Grade II listed building it is a heritage asset of **medium significance**, although it has a strong relationship to the Grade I listed Church of All Saints, an asset of high significance.

7.4.22 The setting of asset is defined and experienced by its relationship to the Grade I listed Church of All Saints as well as by its visual and historic relationship to North Runcton: the asset commemorates servicemen killed in both world wars. Noise impacts from the A47 are prominent in its setting.

7.4.23 Taken overall, setting makes a **high contribution** to significance.



Plate 6 – North Runcton War Memorial, looking west

West Winch War Memorial, Grade II listed (A3)

7.4.24 West Winch War Memorial (**A3**; **Plate 2**) is located 400m west of the Site in the churchyard of St Mary's Church in West Winch. The memorial is a Latin cross formed in limestone that was built in 1921 to commemorate seven local servicemen who fell in World War One, and later two men killed in World War Two. A plaque was added in 2008 commemorating another three men from Setchey. It was listed at Grade II in 2019 (NHLE ref: 1457776).

7.4.25 West Winch War Memorial has historic and architectural interest as a simple and well executed example of a war memorial designed to serve as a reminder of those members of the local community killed in the world wars. As such it is the focal point of local commemorations. Located within the Church of St Mary churchyard, it forms a group with the Grade II\* listed church (**A4**) located immediately east of the asset.

7.4.26 As a Grade II listed building it is a heritage asset of **medium significance**.



7.4.27 The setting of asset is defined and experienced by its historic relationship to the communities of West Winch and Setchey, residents of which are commemorated by the memorial. It is also experienced by its relationship to the Grade II\* listed Church of St Mary and to the churchyard, in which the asset is located.

7.4.28 Taken overall, setting makes a **high contribution** to significance.

The Mill at TF 6314 1678, Grade II listed (A5)

7.4.29 The Mill at TF 6314 1678 (**A5; Plate 7**) is located 800m west of the site in West Winch and dates to c.1821. The asset was originally a windmill built to mill corn, and according to Historic England, still contains some extant milling equipment and a large bread oven (Historic England, 2023). The asset was in use as a mill until 1937 and was restored in 1977 with the extant ogee cap, frame, gallery, fantail, and stocks (Pevsner, 1999, p. 773). The house built at the foot of the mill was also restored at this time and contains a recess in the roof which would have accommodated the swing of the sails (*ibid*). It was listed at Grade II in 1988 (NHLE ref: 1077631).

7.4.30 The Mill at TF 6314 1678 has historic and architectural interest as a surviving example of an early 19th century windmill. Although it is no longer in use for its intended purpose, the asset retains historic interest as a reminder of the area's agricultural history, particularly that of West Winch in the 19th century.

7.4.31 As a Grade II listed building it is a heritage asset of **medium significance**.

7.4.32 The setting of the mill is defined and experienced by its historic relationship to the wider village and parish of West Winch, and importantly by the surrounding rural landscape. Encroaching development has eroded part of the asset's rural landscape with residential housing introduced nearby on the A10 road, Mill Lane, and Millfield Lane. However, its rural setting remains largely intact away from these developments, and as such, the asset maintains a striking visual presence, and is visible from the A10 road and from Rectory Lane in long views across the fields.





7.4.33 Taken overall, setting makes a **high contribution** to significance.



Plate 7 – The Mill at TF 6314 1678 as seen from A10, looking north-east

Medieval moated enclosure within site of Fincham Manor (A50a)

7.4.34 Medieval moated enclosure within site of Fincham Manor is located 325m west of the site, in West Winch and is visible from the A10 (**A50a; Plate 8**). It is a non-designated heritage asset under consideration for scheduling by Historic England. It measures approximately 80m east to west and slightly less north to south. Within the moat a late medieval/ post medieval brick was found and one medieval unglazed sherd. The moat is sub-rectangular containing a narrow-planked bridge east of the northern side. Historic Tithe mapping shows what appears to be a narrow land bridge in this location. The centre of the moat is currently occupied by a garden which may potentially be the remnants of a medieval garden which surrounded a house. The house



was presumably superseded by the post-medieval Manor Farm house to the immediate north (**A55**).

7.4.35 The asset has historic and high archaeological interest as a surviving medieval enclosure of significance, a medieval remnant from the village and Parish of West Winch. As the asset is currently being assessed for scheduling, it is considered for the purposes of this report as equivalent to a scheduled monument, and a heritage asset of **high significance**.

7.4.36 The setting of the asset is defined and experienced by its historic relationship to the village and parish of West Winch, including the Grade II\* listed Church of St Mary, also located off the historic Main Road (the A10), which contributes to its setting. It is also associated with the likely remains of the former medieval house. It is also associated with the post-medieval Manor Farm which superseded it to the north-east. The surrounding rural landscape contributes to the asset's significance. Noise impacts from the A10 are prominent in its setting.

7.4.37 Associated with the medieval moated enclosure within site of Fincham Manor is the adjacent Manor Farm (**A39**). Although the asset has a 19th century façade, the buildings within the Manor House farm complex are likely to date from the 17th and 18th centuries. It is most likely included as part of the same estate. The surrounding landscape also contributes to the assets significance, as does its relationship to the Grade II\* listed Church of St Mary. As a non-designated heritage asset, Manor Farm is a heritage asset of low significance, although it is connected to the moated site, an asset of high significance. Together these assets form a group with a shared historical relationship.

7.4.38 Taken overall, setting makes a **high contribution** to the significance of the moated site and the associated Manor Farm.



Plate 8 – Medieval moated enclosure within site of Fincham Manor, looking east from the A10

## 8 Impact assessment

### 8.1 Introduction

8.1.1 This section assesses the likelihood for the project to have an impact on the significance of buried and above ground heritage assets. Below ground impacts include anything that would cause ground disturbance, such as preliminary ground works, site strip, topsoil removal, demolition, remediation, landscaping, planting, excavation for basements, foundations, services, drainage and lighting.

8.1.2 The Proposed Scheme could have an impact on the significance of above ground heritage assets, due to changes to their setting.



8.1.3 Where appropriate, the terminology of the NPPF is used to assess the impact of the proposals on heritage assets – whether substantial harm to or total loss of significance, less than substantial harm or no harm.

## 8.2 Outline of the proposals relevant to the assessment

8.2.1 The scheme comprises the construction of an access road, treatment of existing local roads and associated temporary works a single planning condition.

### Access road

- 3.5km of new single lane Housing Access Road designed for a 40mph speed limit;
- A new roundabout junction between the WWHAR and the A47 trunk road providing access to the planned Hardwick Green development;
- A new roundabout junction between the WWHAR and the A10 at the southern end of the WWHAR;
- Intermediate access junctions on the WWHAR to provide access to the residential allocation area;

### Treatment of local roads

- Treatment of local roads which will be severed by the WWHAR, including a new road over bridge with a shared footway and cycleway on Rectory Lane to cross over the proposed WWHAR and the permanent stopping up of Chequers Lane for vehicular traffic. A new foot/cycle bridge is to be constructed over Chequers Lane to maintain access to pedestrians over WWHAR;
- Modification of the Hardwick Interchange to accommodate additional housing traffic plus a re-orientation of journeys through the junction;
- Dualling of the A47 to the north of the existing highway alignment) between the WWHAR and the A10/A47 Hardwick Interchange junction;



### Temporary works

- Temporary working areas for road construction including haul routes. The largest of the compounds will be located to the north at the new roundabout on the A47 with a further compound located to the south-west of the new overbridge off Rectory Lane; and
- Two sets of National Grid gas main diversion works including construction compounds and temporary access and working areas.

## 8.3 Impact on buried heritage assets

### Preliminary site works

- 8.3.1 Works carried out as part of the initial site set up, including preliminary site stripping and the installation of site fencing, laydown areas and welfare facilities, is assumed for the purposes of the assessment to cause ground disturbance to a maximum depth of 0.5mbgl.
- 8.3.2 The majority of the site comprises agricultural land likely with limited previous ground disturbance with a predicted archaeological horizon (indicated by 2014 trial trenching works in the north of the scheme; **A1e**) at approximately 0.3–0.8mbgl. It is assumed for the purposes of this assessment that topsoil would be removed across the entire undeveloped area of the site. Removal of topsoil is potential impact as (in addition to the loss of any residual evidence it contains) it exposes any archaeological remains that may be present immediately beneath the topsoil. These may then be affected by movement of vehicles and plant involved in construction activities, for example through rutting and compaction. In addition, it is possible that topsoil removal without archaeological supervision may result in overstripping, which would have an impact upon archaeological remains located beneath the topsoil, or understripping, where archaeological features are concealed beneath a thin layer of topsoil but are then exposed and unprotected from subsequent construction activities. The following assets are identified within the Proposed Development and may be affected:



- **18th Century Milestone (A1c).** An 18th century milestone along the former King's Lynn, Downham Market and Stoke Ferry Turnpike.
- **Geophysical Survey 2023 (A1d).** Anomalies including a partial rectilinear enclosure immediately north of High Orchard and Chequers Lane as well as a number of linear, curvilinear and discrete anomalies of uncertain origin.
- **Trial Trenching 2014 (A1e).** Trial trenching by AS at the proposed South East King's Lynn Expansion site revealed conclusive evidence for a Roman iron working industry immediately south-west of the site. Undated ditches and modern pits were identified with the trenches which extended into the site boundary. However, it is possible that at least two of the undated ditches were broadly contemporary with the extensive Roman to the north-west (MNF3364).
- **Watching Brief 2002 (A1f)** Watching Brief on the Hardwick Roundabout in 2002 uncovered no archaeological material.
- **Undated Linear Ditches (A1g).** Undated ditches probably representing fields boundaries.
- **Possible Medieval ditches and pits (A1l)** Fragmentary series of ditches and banks that probably represent medieval farming and settlement. There are three large and irregular holes or quarries which may have been clay extraction pits.

8.3.3 The following findspots have been found within the site boundary. While they have been removed, they indicate that similar buried assets of the same time periods may be present within the site:

- Roman, Late Saxon, medieval and post medieval Objects findspots (A1h)
- Multi period findspot (A1i) Roman, Late Saxon, medieval, post-medieval finds



- Multi period findspot (A1j) Iron Age, Roman, Early Saxon, medieval, post-medieval finds
- Prehistoric and Medieval finds (A1k)

#### Road/roundabout construction

8.3.4 The groundwork associated with the construction of the access road and roundabout are for the purposes of this assessment assumed to extend to a depth of 1.0–1.5mbgl. These works would heavily truncate or entirely remove any archaeological remains present within the footprint. The bases of deeply cut features may survive but their context would be lost.

#### Alterations to existing roadways and pathways

8.3.5 Where the alterations to existing roadways and footways are confined to the footprint of previous truncation are unlikely to affect any archaeological remains present, but if they extend deeper than the existing footprint then remains may be truncated or removed.

### 8.4 Impact on above ground heritage assets

8.4.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. There are no conservation areas located within the site or study area. There is, however, one non-designated heritage asset within the site boundary:

#### 18th century milestone

8.4.2 The 18th century milestone (**A1c**) is located within the site boundary on the A10 to the south of the site. It is a non-designated heritage asset of **low significance**.

8.4.3 The setting of the milestone is defined and experienced by its historic relationship to the roadway, now the A10. While encroaching development has eroded part of the asset's setting, with modern fencing immediately



behind the asset, it otherwise maintains its principal relationship with the A10. Setting makes a **high contribution** to significance.

8.4.4 The Proposed Development would introduce a new built form in the setting of the asset. This would comprise a new 40mph access road with roundabout and access junctions within the vicinity of the site. There is clear intervisibility between the site and the asset. However, no physical impacts to the asset are anticipated and the asset is otherwise expected to maintain its relationship to the A10.

8.4.5 Taken overall, the Proposed Development would result in **less than substantial harm** to the asset.

#### Church of All Saints

8.4.6 The Grade I listed Church of All Saints (**A9**) located on The Green in North Runcton has high historic and architectural interest as the parish church of North Runcton. It is also likely to have archaeological interest. As a Grade I listed building it is a heritage asset of **high significance**.

8.4.7 The setting of the asset is defined and experienced by its visual and historic relationships to its churchyard, to The Green and the wider village and parish of North Runcton. While the asset is visually prominent from The Green, it is mostly obscured from the rest of North Runcton by intervening built forms and vegetation. It forms a group with the Grade II listed North Runcton War Memorial (**A8**) located immediately west of the asset within the churchyard. The asset also has an important historic relationship with the Old Rectory, located on Rectory Lane. Noise impacts from the A47 are prominent in its setting. Setting makes a **high contribution** to significance.

8.4.8 The Proposed Development would introduce a new built form in the setting of the asset. This would comprise a new 40mph access road with roundabout and access junctions within the vicinity of the site. There is no intervisibility between the site and the asset which itself has an enclosed setting. However, the new development would change how the Church of All Saints is experienced in terms of journeys to and from the asset, along Rectory Lane.





The Proposed Development would also impact on the Grade II listed Old Rectory, which in turn would impact on its historic relationship to the church. The surrounding rural landscape would be altered by the construction of a new built form. North Runcton otherwise maintains its character as a village in a rural setting. Any additional noise impacts cause by the Proposed Development are likely to be negligible as noise impacts from the A47 are already prominent in its setting.

8.4.9 Taken overall, the Proposed Development would result in **less than substantial harm** to the asset.

#### Church of St Mary

8.4.10 The Church of St Mary (**A4**) has historic interest as the parish church of West Winch and is prominently located on the A10 within the village itself. As a Grade II\* listed building it is a heritage asset of **high significance**.

8.4.11 The asset's setting is defined and experienced by its visual and historic relationship to its churchyard and to the wider village and parish of West Winch, as well as by its location off the historic Main Road (the A10). It is also experienced by its relationship to the Grade II listed West Winch War Memorial within its churchyard and the non-designated St Mary's Church Hall to the west, as well as by the wider rural landscape. The church is prominent in views from the A10. Traffic noise from the A10 is also prominent in its setting.

8.4.12 The Proposed Development would introduce a new built form in the setting of the asset. This would comprise a new 40mph access road with roundabout and access junctions within the vicinity of the site. There is limited intervisibility between the site and the asset which is generally shielded to the east by intervening vegetation. Similarly, additional noise impacts cause by the Proposed Development are likely to be negligible as noise impacts from the A10 are already prominent in its setting. However, the new development would change how the Church of St Mary is experienced in terms of journeys to and from the asset, along Rectory Lane. The loss of the surrounding rural



landscape would also change how the asset is currently defined and experienced.

8.4.13 Taken overall, the Proposed Development would result in **less than substantial harm** to the asset.

The Old Rectory

8.4.14 The Old Rectory (**A2**) has historic and architectural interest as a surviving example of an early 19th century rectory. As a Grade II listed building it is a heritage asset of **medium significance**. However, its primary relationship is to the Grade I listed Church of St Mary, an asset of high significance.

8.4.15 The setting of The Old Rectory is defined and experienced by its historic relationship to the Grade I listed Church of All Saints, as well as to the wider village and parish of North Runcton, as well as by its location off Rectory Lane which was presumably named after the asset. The asset is surrounded by vegetation, and it has an enclosed setting that is not visible from Rectory Lane. Modern development has also changed the asset's immediate setting, although the wider rural landscape does contribute to significance. Setting makes a high contribution to significance.

8.4.16 The Proposed Development would introduce a new built form in the setting of the asset. This would comprise a new 40 mph access road with roundabout and access junctions located within the vicinity of the site. The section of Rectory Lane which intersects the new access road would be reconstructed as an overpass immediately west of the asset. There is generally no intervisibility between the Proposed Development and the asset, which otherwise is screened by trees within an enclosed setting. However, the Proposed Development would change the way in which the Old Rectory is experienced, in journeys to and from the asset, along Rectory Lane. The introduction of an overpass would also change the asset's wider rural setting and its overall relationship to the Grade I listed Church of All Saints. There are likely to be significant additional noise impacts caused by the Proposed



Development. The asset otherwise retains its relationship with Rectory Lane and North Runcton.

8.4.17 Taken overall, the Proposed Development would result in **less than substantial harm** to the asset.

North Runcton Lodge

8.4.18 North Runcton Lodge (**A7**) located on Rectory Lane in North Runcton dates to c.1600. As a Grade II listed building it is a heritage asset of **medium significance**.

8.4.19 The setting of North Runcton Lodge is defined and experienced by its historic relationship to the wider village and parish of North Runcton. The asset is located immediately north of Rectory Lane and is largely obscured from view by intervening vegetation. Setting makes a **high contribution** to significance.

8.4.20 The Proposed Development would introduce a new built form in the setting of the asset. This would comprise a 40mph access road with roundabout and access junctions within the vicinity of the site. There is no intervisibility between the site and the asset which itself has an enclosed setting. However, there would be changes to the asset's setting caused by the encroachment of the Proposed Development into the rural setting of the village of North Runcton which otherwise maintains its overall character. This would be exacerbated by the proposed overpass on Rectory Lane which would change the way in which North Runcton Lodge is experienced in journeys to and from the asset. However, the asset would otherwise maintain its primary relationship to Rectory Lane and the wider village of North Runcton.

8.4.21 Taken overall, the Proposed Development would result in **less than substantial harm** to the asset.

North Runcton War Memorial

8.4.22 North Runcton War Memorial (**A8**) is located within the churchyard of the Church of All Saints, The Green, North Runcton. It forms a group with the Grade I listed Church of All Saints (**A9**) located immediately east of the asset.



As a Grade II listed building it is a heritage asset of **medium significance**, although it has a strong relationship to the Grade I listed Church of All Saints.

8.4.23 The setting of asset is defined and experienced by its relationship to the Church of All Saints as well as by its visual and historic relationship to North Runcton: the asset commemorates servicemen killed in both world wars. Noise impacts from the A47 are prominent in its setting.

8.4.24 Setting makes a **high** contribution to significance.

8.4.25 The Proposed Development would introduce a new built form in the setting of the asset. This would comprise a 40mph access road with roundabout and access junctions within the vicinity of the site. There is no intervisibility between the site and the asset which is obscured by intervening built forms and vegetation. Additional noise impacts cause by the Proposed Development are likely to be negligible as noise impacts from the A47 are already prominent in its setting. However, the new development would change how the asset is experienced in terms of journeys to and from the asset, along Rectory Lane.

8.4.26 Taken overall, the Proposed Development would result in **less than substantial harm** to the asset.

#### West Winch War Memorial

8.4.27 The West Winch War Memorial (**A3**) has architectural interest as a simple and well executed example of a war memorial. As a Grade II listed building it is a heritage asset of **medium significance**.

8.4.28 The setting of asset is defined and experienced by its historic relationship to the communities of West Winch and Setchey, which are commemorated by the memorial. It is also experienced by its relationship to the Grade II\* listed Church of St Mary.

8.4.29 The Proposed Development would introduce a new built form in the setting of the asset. This would comprise a new 40mph access road with roundabout and access junctions within the vicinity of the site. There is no intervisibility



between the site and the asset which is obscured by the Church of St Mary. Additional noise impacts caused by the Proposed Development are likely to be negligible as noise impacts from the A10 are already prominent in its setting. It is possible that traffic would be diverted from the A10. Although the Proposed Development would impact Rectory Lane, this would not change any of the asset's primary relationships or impact on how it is currently experienced.

8.4.30 Taken overall, the Proposed Development would result in **no harm** to the asset.

The Mill at TF 6314 1678

8.4.31 The Mill at TF 6314 1678 (**A5**) in West Winch has historic and architectural interest as a surviving example of an early 19th century windmill. As a Grade II listed building it is a heritage asset of **medium significance**.

8.4.32 The setting of the mill is defined and experienced by its historic relationship to the wider village and parish of West Winch, and importantly by the surrounding rural landscape. Encroaching development has eroded part of the asset's rural setting with residential housing introduced nearby on the A10 road, Mill Lane and Millfield Lane. However, its rural setting remains largely intact away from these developments, and as such, the asset maintains a striking visual presence, and is visible from the A10 road and from Rectory Lane in long views across the fields.

8.4.33 Setting makes a **high** contribution to setting.

8.4.34 The Proposed Development would introduce a new built form in the setting of the asset. This would comprise a new 40mph access road with roundabout and access junctions within the vicinity of the site. The proposed overpass on Rectory Lane would be prominent in long views looking out from the asset towards the site. However, the asset would otherwise retain its wider rural setting and would retain its striking presence in long views across fields from the A10 and from Rectory Lane. Additional noise impacts caused by the Proposed Development are likely to be negligible.



8.4.35 Taken overall, the Proposed Development would result in **less than substantial harm** to the asset.

Medieval moated enclosure within site of Fincham Manor

8.4.36 Medieval moated enclosure within site of Fincham Manor (**A34a**) is located 325m west of the site in West Winch. The asset has historic interest as a surviving medieval enclosure. As the asset is currently being assessed for scheduling, it is considered for the purposes of this report as equivalent to a scheduled monument, and a heritage asset of **high significance**. Manor Farm is a heritage asset of **low significance**, although it is connected to the moated site, an asset of high significance.

8.4.37 The setting of the asset is defined and experienced by its historic relationship to the village and parish of West Winch, including the Grade II\* listed Church of St Mary, also located off the historic Main Road (the A10). It is also associated with the likely remains of the former medieval house and the post-medieval Manor Farm which superseded it to the north-east. The surrounding rural landscape contributes to the asset's setting. Noise impacts from the A10 are prominent in its setting.

8.4.38 Setting makes a **high contribution** to the significance of the moated site and Manor Farm.

8.4.39 The Proposed Development would introduce a new built form in the setting of the asset. This would comprise a new 40mph access road with roundabout and access junctions within the vicinity of the site. There is limited intervisibility between the site and the asset which is generally shielded to the east by intervening vegetation. Similarly, additional noise impacts caused by the Proposed Development are likely to be negligible as noise impacts from the A10 are already prominent in its setting. However, the surrounding rural landscape would be impacted by the Proposed Development, which would change how the moated site, as well as the associated Manor Farm, are currently experienced, notably in journeys to and from the asset.



8.4.40 Taken overall, the Proposed Development would result in **less than substantial harm** to the Medieval moated enclosure within site of Fincham Manor and **less than substantial harm** to Manor Farm.

## 9 Conclusion and mitigation recommendations

### 9.1 Buried heritage assets

9.1.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens.

9.1.2 The report has identified that the area surrounding the site saw activity dating from the prehistoric period to the later medieval period. Previous investigations have uncovered a Roman settlement and industrial area within the immediate vicinity of the site (**A36**).

9.1.3 Archaeological survival across the site is likely to vary due to previous disturbance associated with previous construction activities comprising the construction of the Hardwick Roundabout and the Midland and Great Northern Joint Railway in the north of the site, and the extant roads A10, A47, Rectory Lane and Chequers Lane. However, extant archaeological deposits are likely to remain *in situ* in areas not already truncated by these developments. Particularly, areas of site comprising agricultural fields between the A47 in the north-east and the A10 in the south near Setchey, which are currently in arable use, remain largely undeveloped, and are unlikely to have been impacted below the depth of modern ploughing. The primary impact to potential archaeological remains would be preliminary topsoil stripping, followed by the construction of the access road, drainage and attenuation ponds.

9.1.4 The table below summarises the predicted impact of the proposed scheme on asset significance, prior to the implementation of a mitigation strategy agreed with the LPA Archaeological Advisor. As such the level of harm may be reduced following implementation of mitigation measures (which can include



archaeological fieldwork (preservation by record) or mitigation by design (avoidance/preservation *in situ*).

**Table 9-1 – Predicted impacts on known or possible heritage assets prior to mitigation**

Known or potential heritage	Potential	Heritage significance	Impact of proposals on asset significance
Prehistoric remains	Moderate to low	Medium or High for settlement or other sustained activity.  Low for isolated artefacts.	Preliminary site works, such as topsoil removal, demolition and landscaping, followed by the construction of the access road, drainage and attenuation ponds.  Potential for truncation or complete removal during construction groundworks
Roman remains	Moderate to high	Medium or High for settlement or other sustained activity.  Low for isolated artefacts.	Preliminary site works, such as topsoil removal, demolition and landscaping, followed by the construction of the access road, drainage and attenuation ponds.  Potential for truncation or complete removal during construction groundworks.





Known or potential heritage	Potential	Heritage significance	Impact of proposals on asset significance
Early medieval remains	Moderate	<p>Medium or High for settlement or other sustained activity.</p> <p>Low for isolated artefacts.</p>	<p>Preliminary site works, such as topsoil removal, demolition and landscaping, followed by the construction of the access road, drainage and attenuation ponds.</p> <p>Potential for truncation or complete removal during construction groundworks.</p>
Medieval remains	Moderate to high	<p>Medium or High for settlement or other sustained activity.</p> <p>Low for isolated artefacts.</p>	<p>Preliminary site works, such as topsoil removal, demolition and landscaping, followed by the construction of the access road, drainage and attenuation ponds.</p> <p>Potential for truncation or complete removal during construction groundworks.</p>



Known or potential heritage	Potential	Heritage significance	Impact of proposals on asset significance
Post-medieval remains	Moderate	Low significance	<p>Preliminary site works, such as topsoil removal, demolition and landscaping, followed by the construction of the access road, drainage and attenuation ponds.</p> <p>Potential for truncation or complete removal during construction groundworks.</p>

## 9.2 Above ground heritage assets

9.2.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. There is, however, a non-designated heritage asset located within the site boundary (Table 9.2).



**Table 9-2 – Above ground heritage assets within the site and impact of proposals**

Heritage asset	Designation	Asset significance	Impact of proposals on asset significance
18th century milestone	Non-designated	Low	The Proposed Development would not physically impact the asset, but would impact on the asset’s significance caused by changes to its setting.  Less than substantial harm.

9.2.2 There are six designated heritage assets that would be impacted by the Proposed Development through material changes to their setting.

9.2.3 A summary of these predicted impacts on built heritage assets, and those on non-designated assets, is summarised in the table below (**Table 10**).

**Table 9-3 – Above ground heritage within the study area assets and impact of proposals**

Heritage asset	Designation	Asset significance	Impact of proposals on asset significance
Church of All Saints	Listed Grade I	High	The Proposed Development would impact on the asset’s significance caused by changes to its setting.  Less than substantial harm.



Heritage asset	Designation	Asset significance	Impact of proposals on asset significance
Church of St Mary	Listed Grade II*	High	The Proposed Development would impact on the asset's significance caused by changes to its.  Less than substantial harm.
The Old Rectory	Listed Grade II	Medium	The Proposed Development would impact on the asset's significance caused by changes to its.  Less than substantial harm.
North Runcton Lodge	Listed Grade II	Medium	The Proposed Development would impact on the asset's significance caused by changes to its.  Less than substantial harm.
North Runcton War Memorial	Listed Grade II	Medium	The Proposed Development would impact on the asset's significance caused by changes to its.  Less than substantial harm.



Heritage asset	Designation	Asset significance	Impact of proposals on asset significance
West Winch War Memorial	Listed Grade II	Medium	No harm.
The Mill at TF 6314 1678	Listed Grade II	Medium	The Proposed Development would impact on the asset's significance caused by changes to its.  Less than substantial harm.
Medieval moated enclosure within site of Fincham Manor and associated Manor Farm	Equivalent to a scheduled monument	High (moated site)  Low (Manor Farm)	The Proposed Development would impact on the asset's significance caused by changes to its.  Less than substantial harm.

### 9.3 Mitigation recommendations

#### Above ground heritage assets

9.3.1 No mitigation or design amendment is considered warranted or feasible to reduce any potential effects caused by the proposed schemes.

#### Buried heritage assets

9.3.2 A programme of geophysical survey has been undertaken along the length of the proposed access road and a programme of archaeological works in the form of conditioned post-consent trial trenching has been agreed by Steve Hickling, the LPA archaeological advisor for Norfolk County Council. This approach for archaeological works has been formally approved through a



Written Scheme of Investigation (WSP 2023) and will serve to inform any requirement for further archaeological mitigation.