



# **West Winch Housing Access Road**

## **Environmental Statement: Chapter 7: Archaeology and Heritage**

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## Glossary of Abbreviations and Defined Terms

### 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
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
OS	Ordnance Survey
MHCLG	Ministry of Housing, Communities and Local Government
VCH	Victoria County History
mbgl	Metres below ground level
ES	Environmental Statement
WSI	Written Scheme of Investigation



Abbreviation	Description
NPPG	National Planning Policy Guidance

## Glossary

Technical Wording	Description
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
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



## 1 Introduction

- 1.1.1 This chapter reports the outcome of the assessment of likely significant effects arising from the Proposed Scheme upon Cultural Heritage (also known as the 'Historic Environment') comprising buried heritage assets (archaeological remains) and above ground heritage assets (structures and landscapes of heritage interest and their setting) within or near the Proposed Scheme.
- 1.1.2 This chapter describes the assessment methodology and the baseline conditions relevant to the assessment, which have been used to reach these conclusions, as well as a summary of the likely significant effects leading to the additional mitigation measures required to avoid, prevent, reduce or, if possible, offset any likely significant adverse effects, and the likely residual effects.
- 1.1.3 This chapter is intended to be read as part of the wider Environmental Statement (ES) and is supported by the following technical appendices:
- **Historic Environment Desk Based Assessment (HEDBA) (Appendix 7.1).** This 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 the Site and the Study Area. It also incorporates the findings of non-intrusive survey works including geophysical survey.
  - **Written Scheme of Investigation for archaeological works (WSI) (Appendix 7.2).** This design document details the agreed methodology for proposed intrusive archaeological investigation works, commencing with a programme of post-consent trial trenching, within the Site.
  - **Geophysical Survey (Appendix 7.3).** This 2023 non-intrusive survey covered all accessible areas of the Site, revealing archaeological activity in the proposed new access road between the A47 and the A10 (**Ref 7.6**). 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.

## 2 Legislative framework, Policy and Guidance

### 2.1 Legislative Framework

2.1.1 The applicable legislative framework is summarised as follows:

- Nationally important archaeological sites (both above and below-ground remains) may be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979 (**Ref 7.1**). 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.
- The Planning (Listed Buildings and Conservation Areas) Act 1990 (**Ref. 7.2**) provides a framework for the determination of applications for development that effects a listed building or its setting. Of specific relevance is Section 66 (1) which states that when considering whether to grant planning permission for development that would affect a listed building or its setting the local planning authority 'shall have special regard to the desirability of preserving the building or its setting'.

### 2.2 Policy

2.2.1 The following policy has been used during the preparation of this chapter:

- Ministry of Housing, Communities and Local Government (2023) National Planning Policy Framework (NPPF) (**Ref. 7.3**), and particularly Chapter 16;



- Borough Council of King's Lynn and West Norfolk (BCKLWN) CS12 'Environmental Assets' of the Local Development Framework: Core Strategy, 2011, (**Ref. 7.4**)
- BCKLWN, 2016, DM15 'Environmental Assets' of the Site Allocations and Development Management Policies Plan (SADMP) (**Ref. 7.5**)

2.2.2 In addition, this chapter has been prepared in accordance with the Government's National Planning Practice Guidance (**Ref. 7.7**).

## 2.3 Guidance

2.3.1 The following guidance documents have been used during the preparation of this chapter:

- IEMA [Institute of Environmental Management and Assessment], IHBC [Institute of Historic Building Conservation] [ClfA [Chartered Institute for Archaeologists] (2021) Principles of Cultural Heritage Impact Assessment (**Ref. 7.8**)
- Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (**Ref. 7.9**)
- ClfA 2014, Standard and Guidance for Historic Environment Desk-based Assessment (**Ref. 7.10**);
- Historic England (2008) Conservation Principles (**Ref. 7.11**);
- Historic England (2019) Statements of Heritage Significance (**Ref. 7.12**); and
- Design Manual for Roads and Bridges (DMRB) (**Ref. 7.13**).





### 3 Consultation, Scope, Methodology and Significance Criteria

#### 3.1 Consultation Undertaken to Date

3.1.1 Table 3-1 provides a summary of the consultation activities undertaken in support of the preparation of this assessment.

**Table 3-1 - Summary of consultation undertaken**

Body / organisation	Individual / stat body / organisation	Meeting dates and other forms of consultation	Summary of outcome of discussions
Norfolk County Council	Historic Environment Officer	Email correspondence 11/05/2023 (ref: CNF48858)	No recommendations were made and this report was undertaken in line with best practice.
Historic England	Historic Environment Planning Advisor	Formal consultation letter dated 5 January 2023 (no ref)	Recommendation to include the moated site to the south of St Mary’s Church, which is under consideration of Scheduling.

#### 3.2 Scope of the Assessment

3.2.1 The scope of this assessment has been established through an ongoing scoping process. Further information can be found in **Chapter 5: Approach to EIA**.

3.2.2 This chapter considers a baseline of known or potential buried heritage assets (archaeological remains) and above ground heritage assets (structures and landscapes of heritage interest) within the Red Line Boundary (RLB) of the Proposed Scheme (hereafter the 'Site') or immediately around (hereafter 'the study area') the Proposed Scheme. These are identified as having a degree of significance meriting consideration in planning decisions and includes both designated and non-designated assets. West Norfolk Council or BCKLWN does not currently hold a list of locally designated heritage assets.



- 3.2.3 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.
- 3.2.4 This chapter assesses the impact of the Proposed Scheme on the historic character and setting of designated and non-designated assets within and beyond the Site (e.g. views to and from listed buildings and conservation areas) potentially affected. The chapter includes recommendations to mitigate any adverse effects (e.g. site-based investigation and/or design changes), where appropriate.
- 3.2.5 This section provides an update to the scope of the assessment and re-iterates the evidence base for scoping out elements following further iterative assessment.

Elements scoped out of the assessment

- 3.2.6 The elements shown in Table 3-2 are not considered to give rise to likely significant effects as a result of the Proposed Scheme and have therefore not been considered within this assessment:

**Table 3-2 – Elements scoped out of the assessment**

Element scoped out	Justification
Construction effects on the Grade II listed The Old Rectory	<p>One designated (protected) heritage asset is located adjacent to the Site, the Grade II listed The Old Rectory.</p> <p>Construction phase activities are short-term and temporary. The impacts from the phases of construction activities on the significance of heritage assets through changes to setting are not considered to be a significant change and have therefore been scoped out.</p> <p>No known mitigation measures.</p>



Element scoped out	Justification
Construction effects on above ground heritage assets	<p>There would be no physical removal of above ground heritage assets.</p> <p>Construction phase activities are short-term and temporary. The impacts from the phases of construction activities on the significance of heritage assets through changes to setting are not considered to be a significant change and have therefore been scoped out.</p> <p>No known mitigation measures.</p>
Constructional effects on buried heritage findspots	<p>Several findspots have been recorded within the Site boundary in the Norfolk County Council Historic Environment Record (HER). These assets have been removed and therefore will not be impacted as they no longer remain <i>in situ</i>. They are therefore scoped out of assessment for impacts. They may, however, indicate that associated buried assets of the same time periods may be present within the Site.</p>
Operational effects on buried heritage assets	<p>An assessment of operational effects on buried heritage assets have been scoped out on the basis that, once the Proposed Scheme has been completed, no further ground disturbance will occur. As such, effects on the buried archaeological resource are 'scoped out' of further consideration within this chapter.</p>



Element scoped out	Justification
<p>Cumulative effects on buried heritage assets</p>	<p>Cumulative effects are ‘elevated’ effects which occur where the combined effect of the Proposed Scheme with other Committed Developments in the vicinity, on a discrete and significant shared buried heritage asset, is more severe than that reported at the Proposed Scheme. This is scoped out on the basis that for intangible and deeply buried heritage assets it is not feasible to quantify accurately the nature of the resource across the study area, which would enable the identification of a cumulative impact and potential elevated effect. It is noted that other developments will have to assess their own impacts on buried assets within the boundary of their Scheme.</p>
<p>Construction and operational effects on the setting of non-designated below ground heritage assets</p>	<p>An assessment of the impact on the significance of known buried heritage remains through possible changes to setting has been scoped out on the basis that it is not possible to determine the setting of assets whose presence, nature, date, significance and extent is unknown. The absence of archaeological information severely limits the extent to which the contribution of setting can be understood with any accuracy.</p>

3.2.7 Following Step 1 of the Historic England settings guidance (**Ref. 7.10**), the list below indicates which above ground heritage assets within the study area have been scoped out of the assessment as their significance would not be affected at all by the operational phase of the Proposed Scheme 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 boundary; 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 boundary.

3.2.8 These assets are shown in **Appendix 7.1: Figure 7-2**, and comprise:

- Old Dairy Farmhouse at TF 6282 1636 (NHLE ref: 1169310; listed Grade II; A6);
- Bull Cottage and the Alehouse formerly listed as the Bull Inn (NHLE ref: 1077630; listed Grade II; A10);
- The Gables (NHLE ref: 1077629; listed Grade II; A11);
- West Winch War Memorial (NHLE ref: 1457776; listed Grade II; A3):  
and
- St Mary's Church Hall formerly West Winch School Main Road (non-designated; A40).

Elements scoped into the assessment

### **Construction Phase**

3.2.9 During construction of the Proposed Scheme there is potential for significant effects to arise comprising the partial or complete loss of buried heritage assets in areas where ground disturbance is proposed. This may be the result of enabling works, site strip, new services/utilities and temporary ground works as well as highway construction.

### **Operation Phase**

3.2.10 During the operation of the Proposed Scheme there is potential for significant effects to arise comprising Permanent changes to the setting of selected heritage assets in the Site and study area around the Site affecting heritage significance and how they are understood and appreciated.

Limitations and Assumptions

3.2.11 The main limitation to the assessment is the nature of the archaeological resource; buried and not visible, which means it can be difficult to predict accurately the presence and likely significance of buried assets, and



consequently the impact upon them, based primarily on a desk-based sources. The principal source of information is the Norfolk County Council HER. This includes the results of numerous site-based investigations previously undertaken along the route and its vicinity for earlier iterations of the scheme. Whilst there are some stretches that have not yet been investigated in general the archaeological resource of the route is reasonably well understood.

#### Extent of the Study Area

#### **Archaeology**

3.2.12 To determine the archaeological potential of the Site, a broad range of standard documentary and cartographic sources, including results from any archaeological investigations in the Site and a 500m radius study area around it were examined. This was used in order to determine the likely nature, extent, preservation and significance of any known or possible buried heritage assets that may be present within or adjacent to the Site.

3.2.13 The 500m study area is considered though professional judgement to be appropriate to characterise the historic environment of the Site and surrounding area. Where appropriate, there may be reference to assets beyond these study areas, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment. This is highlighted, where appropriate, within this chapter.

3.2.14 Assets considered within this Chapter i.e. A1, A2, A3 are the asset reference numbers used in **Appendix 7.1**.

#### **Built Heritage**

3.2.15 A study area of 1km has been used for the built heritage assessment. 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.



3.2.16 There are no built heritage assets within the Site. Table 3-3 below sets out the built heritage assets located within 1km of the Site, not including those scoped out of the assessment (Table 3-2).

3.2.17 Assets considered within this chapter i.e. A1, A2, A3 are the asset reference numbers used in **Appendix 7.1**.

**Table 3-3 – Built heritage assets within 1km**

Built Heritage Asset Name	Grade/Type	Location in relation to the Site
Church of All Saints	Listed at Grade I (NHLE ref: 1342408)	Located 650m east of the Site
Church of St Mary	Listed at Grade II* (NHLE ref: 1342420)	Located 400m west of the Site
The Old Rectory	Listed at Grade II (NHLE ref: 1077652)	Located 20m east of the Site
North Runcton Lodge	Listed at Grade II (NHLE ref: 1169203)	Located 350m east of the Site
North Runcton War Memorial	Listed at Grade II (NHLE ref: 1454345)	Located 650m east of the Site
West Winch War Memorial	Listed at Grade II (NHLE ref: 1457776)	Located 400m west of the Site
The Mill at TF 6312 1678	Listed at Grade II (NHLE ref: 1169203)	Located 800m west of the Site
Medieval moated enclosure within site of Finches Manor	Non-designated. Currently under consideration for scheduling.	Located 325m west of the Site in West Winch

3.2.18 As set out in Table 3-2 and Section 6.1 of **Appendix 7.1** (reproduced above in paragraph 7.3.9), most of the identified built heritage assets have been scoped out of the assessment due to their distance from the Site and intervening topography, built form, woodland, and planting/landscaping.



## Method of Baseline Data Collation

### Desk Study

3.2.19 **Appendix 7.1** provides a desk-based study and includes a review of available information to determine the baseline conditions in the Site and surrounding study area. This assessment consisted of an analysis of existing written, graphic, photographic, electronic information and a site walkover, to identify the likely heritage assets within the Site and study area(s) and establish their significance. The following data sources have been reviewed:

- National Heritage Listed for England (NHLE) data for details of designated heritage assets (including World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Historic Parks and Gardens and Registered Battlefields);
- Ordnance Survey (OS) maps from the 1st edition (1860–70s) to present day;
- Norfolk County Council HER for records on statutory designated sites, and for records of known archaeological or historical interest and archaeological events;
- Norfolk Heritage Centre for archived materials pertaining to the Parishes of West Winch and North Runcton within the Site boundary;
- British Geological Survey (BGS) data and available geotechnical and topographical survey data; and
- Online sources such as Victoria County History.

### Site Visit

3.2.20 The assessment included a site visit carried out on 23 May 2023 to review the topography of the Site and existing land use. The visit also assessed the nature of the existing buildings, any visible heritage assets (e.g. structures and earthworks), and factors that may have affected the survival or condition of any known or potential assets.





3.2.21 The site visit also extended beyond the Site for the purposes of scoping heritage assets and their intervisibility with the Proposed Scheme, 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.

### **Assessment Methodology**

3.2.22 Following the characterisation of the baseline conditions, the methodology used to establish the likely environmental effects on buried archaeological assets and above ground heritage assets within the Site comprised:

- Evaluating the significance of heritage assets, based on existing designations and professional judgment where such resources have no formal designation, and considering historical, archaeological, architectural/artistic interest as outlined in the NPPF (**Ref. 7.6**) and Historic England's Statements of Heritage Significance (**Ref. 7.12**);
- Evaluating the contribution that setting makes to the overall significance of above ground heritage assets selected for assessment, using the Historic England settings guidance (**Ref. 7.9**);
- Predicting the magnitude of change upon the known or potential heritage significance of assets and the likelihood and resulting significance of environmental effect;
- Considering the mitigation measures that have been included within the Proposed Scheme and any additional mitigation that might be required in order to avoid, reduce or off-set any significant adverse effects; and
- Quantifying any residual effects (those that might remain after mitigation).

3.2.23 In terms of the consideration of effects related to changes in setting, the Historic England stepped approach has been followed. This comprises:



- Step 1, identifying the designated assets likely to experience a change with respect to their setting;
- Step 2, assessing the contribution that setting makes to the significance of the asset;
- Step 3, assessing the effect of the Proposed Scheme on the significance of the asset;
- Step 4, maximising enhancement and minimising harm (mitigation); and
- Step 5 (reporting the outcome of the assessment) is presented within this Chapter.

### **Built Heritage**

3.2.24 The Proposed Scheme would not directly affect the fabric of any identified heritage asset; however, the proposals could affect the setting of identified heritage assets.

3.2.25 The value (significance) of each built heritage asset identified has been established using the criteria set out in Table 3-4. For the purposes of this chapter, the value criteria description has been described with reference to the terms used in Chapter 16 of the NPPF (**Ref. 7.6**).

3.2.26 Once the value (significance) of a built heritage asset has been established, an assessment to identify the level and degree of impact on the assets will be completed. Once the magnitude of impact is identified, the significance of the effect of this impact will be assessed.

#### Significance Criteria

3.2.27 The significance level attributed to each effect has been assessed based on the sensitivity/value of the affected receptor(s) and the magnitude of change arising from the Proposed Scheme, as well as a number of other factors that are outlined in more detail in **Chapter 5: Approach to EIA**. The sensitivity of the affected receptor is assessed on a scale of very high, high, medium, low



and negligible, and the magnitude of change is assessed on a scale of major, moderate, minor, negligible and no change, as set out in **Chapter 5: Approach to EIA.**

3.2.28 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 in this assessment is based on statutory designation and/or professional judgement against four values identified in Historic England Statements of Heritage Significance (**Ref. 7.12**).

3.2.29 Reference is also made to Historic England Conservation Principles (**Ref. 7.11**), which identifies four high level values: evidential, historic, aesthetic, and communal.

3.2.30 These values encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. 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.

3.2.31 Table 3-4 gives examples of the value of designated and non-designated heritage assets for both above-ground and below-ground heritage assets.

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

Heritage asset description	Value
World Heritage Sites	Very High



Heritage asset description	Value
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 Battlefields 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
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

Magnitude of change (Impact)

3.2.32 Determination of magnitude of change upon the value of known heritage assets is based on the severity of the likely impact (e.g. physical effects on built heritage assets or the permanent presence of new structures etc. that result in changes to the contribution of setting to the heritage significance of a



built heritage asset). **Table 3-5** describes the criteria used in this assessment to determine the magnitude of change.

**Table 3-5 – Magnitude of change**

Magnitude of change	Description of change
Major	Complete removal of asset.  Change to asset value resulting in a fundamental change in our ability to understand and appreciate the resource and its historical context, character, and setting. The transformation of an asset's setting in a way that fundamentally compromises its ability to be understood or appreciated. The scale of change would be such that it could result in a designated asset being undesignated or having its level of designation lowered.
Moderate	Change to asset value resulting in an appreciable change in our ability to understand and appreciate the asset and its historical context, character and setting. Notable alterations to the setting of an asset that affect our appreciation of it and its significance; or the unrecorded loss of archaeological interest.
Minor	Change to asset value resulting in a small change in our ability to understand and appreciate the asset and its historical context, character, and setting.
Negligible	Negligible change or no material change to asset value. No real change in our ability to understand and appreciate the asset and its historical context, character and setting.
Uncertain	Level of survival / condition of resource in specific locations is not known: magnitude of change is therefore not known.
No change	No change

Effect Significance

3.2.33 The assessment of likely significant effects has taken into account the Site preparation and construction stages. The significance level attributed to each effect has been assessed based on the heritage value of the affected receptor



(heritage asset) and the magnitude of change (impact) to the heritage value of the receptor due to the Proposed Scheme.

3.2.34 The significance of environmental effect is outlined in Table 3-6 Effects may be either negative (adverse) or positive (beneficial) and are defined initially without mitigation. The table is essentially a guide only, so that the process is transparent and the rationale for the effect scores is provided in the relevant sections. Where the resulting effect comprises two separate levels (i.e. ‘moderate or minor’ or ‘minor or negligible’), professional judgement has been applied to select the most appropriate significance of effect.

3.2.35 Table 3-6 shows the significance of environmental effect as derived from receptor significance and magnitude of change.

**Table 3-6 – Significance of environmental effect**

<b>Sensitivity Value</b>	<b>Magnitude of Change (Impact) No Change</b>	<b>Magnitude of Change (Impact) Negligible</b>	<b>Magnitude of Change (Impact) Minor</b>	<b>Magnitude of Change (Impact) Moderate</b>	<b>Magnitude of Change (Impact) Major</b>
Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight



3.2.36 The following terms have been used to define the significance of the effects identified and apply to both beneficial and adverse effects:

- **Very Large effect:** where the Proposed Scheme could be expected to have a very substantial improvement or deterioration on receptors;
- **Large effect:** where the Proposed Scheme could be expected to have a substantial improvement or deterioration on receptors;
- **Moderate effect:** where the Proposed Scheme could be expected to have a noticeable improvement or deterioration on receptors;
- **Slight effect:** where the Proposed Scheme could be expected to result in a perceptible improvement or deterioration on receptors; and
- **Neutral effect:** where no discernible improvement or deterioration is expected as a result of the Proposed Scheme on receptors, including instances where no change is confirmed.

3.2.37 As set out in **Chapter 5: Approach to EIA**, effects that are classified as **moderate or above** are considered to be **significant**. Effects classified as below **moderate** are considered to be **not significant**.

3.2.38 The terms used to describe the impact of a Proposed Scheme on heritage assets differ between the NPPF and those normally used in the EIA process. Within the NPPF, impacts on heritage assets are considered in terms of harm. In determining an application there is a requirement to establish if the level of any harm caused is 'substantial' or 'less than substantial'.

3.2.39 While there is no direct correlation between EIA terms and those used in the NPPF it can generally be understood that substantial harm to a designated heritage asset would be deemed a significant effect. Less than substantial harm to a non-designated (locally listed) heritage asset would normally (but not necessarily always) be deemed a not significant effect. Where there is less than substantial harm to a designated heritage asset or substantial harm to a non-designated heritage asset, professional judgement will be required to identify a significant effect.



## **4 Baseline Conditions**

### **4.1 Designated Heritage Assets**

4.1.1 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 listed building adjacent to the Site: The Old Rectory. A two-storey brick house and former rectory located 20m east of the Site. Listed at Grade II (NHLE ref: 1077652).

### **4.2 Site Location, Topography and Geology**

4.2.1 Topography can provide an indication of suitability for past human settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival. Geology can provide an indication of suitability for early settlement, potential depth and preservation of remains.

4.2.2 Positioned near the River Great Ouse, there is a slight incline from west to the east. With the eastern-most parts of the Site near North Runcton Measuring 20m OD. The southern-most part of the Site is located at 10m OD, including the part of the Site comprising the Hardwick Roundabout. The location of the site indicates that there is potential for prehistoric settlement within the Site and study area.

4.2.3 The geology comprises bedrock of mostly sandstone with small deposits of Kimmeridge Clay and Roxham mudstone and clay bedrocks in the north-west and south-west of the Site. The mudstone bedrock is overlain by deposits of clay, silt and gravel. If present, archaeological remains would be expected to be beneath the topsoil, at a probable depth of no more than 1.7mbgl.

### **4.3 Past archaeological investigations**

4.3.1 There has been one archaeological trial trench evaluation, one geophysical survey and one archaeological watching brief within the Site. The archaeological trial trench evaluation was undertaken in 2014 ahead of the





proposed South East King's Lynn Expansion site in North Runcton. 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. Within this part of the evaluation area, residual finds suggested evidence for Neolithic, early Bronze Age and Middle Iron Age all of which were located outside of the Site boundary.

- 4.3.2 A geophysical survey was undertaken as part of this project in 2023 comprising a total of 31ha of the Site. 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 across the Site of uncertain origin.
- 4.3.3 A watching brief during improvements on the Hardwick Roundabout in 2002 recovered no archaeological material.
- 4.3.4 Within the 500m study area there have been nine archaeological excavations. Roman remains have been found at two sites, Medieval remains at one site, post-medieval remains at two sites and either post-medieval or modern remains at another site. There were two investigations which did not yield any archaeological information. The investigations carried out within the study area provide a reasonable archaeological understanding of the area (see **Appendix 7.1: Figure 7-2**).

#### 4.4 Chronological Summary

- 4.4.1 **Appendix 7.1** provides a detailed chronological background for the Site which is summarised briefly here.

Prehistoric (800,000 BC-AD 43)

- 4.4.2 Within the Site and 500m study area for archaeology there are numerous residual prehistoric finds. Within the Site, finds generally described as prehistoric comprised pot boilers near Hardwick Roundabout. Within the study area, prehistoric finds comprise worked flint found 50m north-east of the Site.



- 4.4.3 Neolithic flint and pottery dating to the Bronze Age and Iron Age was found during the trial trench evaluation by Archaeological Solutions (AS) in 2014 and this was located 100m south-west of the part of the Site comprising the A47. Outside the Site and beyond the 500m study area, Bronze Age pottery and a cremation was identified 550m north of the Site during an excavation undertaken by AS in 2012.
- 4.4.4 Metal detecting revealed Bronze Age finds in a field that is located within 10m north of the site and 150m north-west of the Site a Bronze Age palstave was found while metal detecting near the Hardwick Roundabout.
- 4.4.5 Within the Site, an Iron Age brooch was found in the fields north-east of the A47 from metal detecting between 2001 and 2006.
- 4.4.6 Outside of the Site, metal detecting revealed an Iron Age coin in a field that is located within 10m north of the Site near Chequers Lane and 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.
- Roman (43 AD-410)
- 4.4.7 The Site was primarily agricultural fields and woodland throughout this period, although there is strong evidence from previous investigations for a settlement and industrial activity within immediately south-west of the Site. This comprised a rectangular enclosure which extended to within 50m of the Site boundary.
- 4.4.8 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 (Margery 1967).



4.4.9 The 2014 trial trench evaluation works by AS revealed an extensive Roman settlement and industrial area outside of the Site boundary south-west of the A47. The pottery recovered suggested that during the Roman period the Site was occupied between the 2nd and 4th centuries AD. The trenched areas which extended within the Site boundary along the A47 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.

4.4.10 Within the Site boundary there are also several recorded findspots of Roman artefacts. A Roman coin was found north of Chequers Lane, brooches and a coin were found in a field south of Rectory Lane and the fields either side A47 were also found to contain findspots of Roman artefacts including coins.

4.4.11 Within the 500m study area, Roman pottery, coins and brooches have been found in the fields surrounding the Site. A Roman ditch containing pottery dating to 3rd or 4th century was found 300m south of the Site and in West Winch a Roman brooch and a dolphin object were found 200m and 270m west of the Site respectively.

Early medieval (Saxon) (AD 410 -1066)

4.4.12 The Site boundary lies in the historic parishes of West Winch and North Runcton with a small part of the Site in South Lynn. The Site was probably open fields, woodland, and fenland/marshland during the early medieval period. Settlement was likely concentrated in these villages in the latter half of this period and by the 11th century when West Winch and North Runcton were first mentioned.

4.4.13 West Winch Manor is referred to as a large portion of land with 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.

4.4.14 North Runcton is referred to as being owned by Thorketel, a freeman who held the land prior to 1066.



4.4.15 Within the Site, early medieval finds include Saxon stirrup strap mounts found 70m north of Rectory Lane and in fields either side of the A47. A late Saxon lead spindle whorl was also found in a field south of Rectory Lane.

4.4.16 Within the 500m study area, an earthwork bank is recorded west of Site between the Hardwick Causeway and Jerry's Dam known as the Green Dyke. This extends to within 10m of the part of the Site containing the A47 at Hardwick Roundabout. It is first mentioned in the 14th century but may date to the late Saxon period from the mid-10th century.

4.4.17 Besides this feature, there have been a number of findspots of Saxon artefacts. Most of these were found within the vicinity of West Winch between 200m and 400m west of the Site and included a late Saxon or medieval strap, a middle Saxon pin, a brooch and a Roman coin reused as an early Saxon pendant.

#### Later Medieval (AD 1066-1540)

4.4.18 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.

4.4.19 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. 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. James de Beauveys became one of the first mayors of Lynn in 1270

4.4.20 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. 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

4.4.21 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.

4.4.22 Within the Site, medieval artefacts including late medieval buckles, coins and fixtures were found 70m north of Rectory Lane and in a field south of Rectory Lane and either side of the A47. Possible medieval enclosures and extractions pits were identified from aerial photography and the trial trench evaluation by AS in 2012 in the northern part of the Site containing the Hardwick Roundabout.

4.4.23 Within the 500m study area, medieval ridge and furrow has been recorded on aerial photography in the fields 400m west of the Site. A medieval moated enclosure, the site of Fincham's Manor, is located 325m west of the Site in West Winch. Isolated finds within the study area include coins, harnesses, buckles and brooches in the fields surrounding the Site.

4.4.24 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 indicate that by the medieval period there was a level of land division or management, presumably on the slightly higher ground within the Site boundary.

#### Post-medieval and Modern (AD 1540-present)

4.4.25 Historic mapping shows that the Site was in open fields or woodland during the post-medieval period. 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. The northern-most part of the Site (currently



truncated by the Hardwick Roundabout) contains farmsteads with ponds either side of the A47.

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

#### Factors affecting archaeological survival

4.4.27 Tithe mapping and OS maps from the 1st edition map (1880s) to the present day show that most of the Site has never been built on, apart from late 19th and 20th century developments at Hardwick roundabout and the Midland and Great Northern Joint Railway and the extant roads A10, A47, Rectory Lane and Chequers Lane. The areas of Site containing 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 impacted by modern ploughing, yet remains largely undeveloped.

4.4.28 Ploughing, root action, and localised historic small-scale hand-dug quarrying not shown on historic maps may have comprised archaeological survival in part of the Site.

4.4.29 Extant archaeological deposits are likely to remain *in situ* in these areas not already truncated by previous developments including the parts of Site comprising fields.

4.4.30 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 1.7 metres below ground level (mbgl).

#### Future baseline

4.4.31 For buried heritage assets within the Site boundary, the future baseline is expected to be the same as the present. Such remains are a static resource, which have reached equilibrium with their environment and do not change



(i.e., decay or grow) unless their environment changes as a result of human or natural intervention.

## 5 Sensitive Receptors (heritage assets)

### 5.1 Archaeology

5.1.1 The following sensitive receptors have been assessed:

- Moderate to low potential for prehistoric remains. Remains from the Palaeolithic to the Iron Age have been recorded within the Site boundary and 500m study area for archaeology. 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. Isolated remains of flint tools or pottery would be of low value. Although considered less likely, cut features or evidence of industrial activity or burials would be of medium or high value, depending on preservation and extent, derived from archaeological value.
- Moderate to high for Roman remains. The Site was located 10km from The Fen Causeway to the south and The Ickniel Way to the east. A Roman settlement and industrial area have been recorded within the immediate vicinity of the Site comprising a rectangular enclosure that extends to within 50m of the Site and isolated finds of Roman material have been recorded within the Site and 500m study area. Archaeological remains of Roman settlement or industrial activity would be of medium or high value, depending on preservation and extent, derived from archaeological value.
- Moderate potential for early medieval (Saxon) remains. Early settlement is thought to have been in West Winch, Hardwick and North Runcton nearest to 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 500m study area. The Site was probably open fields, woodland and fenland/marshland during the early medieval period. If present, isolated finds would be of low value. Although considered less likely, cut features or structural remains would be medium or high value, depending on preservation and extent, derived from archaeological and historical value.

- Moderate to high potential for medieval remains. Located 1.5km south-west of the main medieval settlement at Kings Lynn and within the vicinity of West Winch, Hardwick, North Runcton and Setchey. Features comprise medieval enclosures and extraction pits in the northern part of the Site, the moated enclosure ridge and furrow in West Winch and isolated finds within the Site and 500m study area. The Site probably remained open fields, woodland and fenland/marshland during the medieval period, within the agricultural hinterland of the surrounding settlements. If present, isolated remains would be of low value, although, cut features or structural remains would be medium or high value, depending on preservation and extent, derived from archaeological and historical value.
- Low potential for post-medieval remains. Available historic maps show much of the Site as fields and woodland throughout the post-medieval period. Post-medieval remains related to agriculture would be of low value, derived from archaeological and historical value.

**Table 5-1 – Sensitive receptors (archaeological assets)**

<b>Asset type</b>	<b>Asset (A) ref.</b>	<b>Heritage asset / receptor</b>	<b>Sensitivity / value</b>
Buried	1d	<b>Features identified during geophysical survey 2023</b> 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





Asset type	Asset (A) ref.	Heritage asset / receptor	Sensitivity / value
Buried	1e	<b>Features identified during trial trenching 2014</b> 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	1g	<b>Undated Linear Ditches</b> Undated ditches probably representing fields boundaries.	Low
Buried	1l	<b>Possible medieval ditches and pits</b> 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

Built Heritage

5.1.2 The following sensitive receptors (built heritage assets) have been identified for assessment. The Asset reference (A) is that used in **Environmental Statement Chapter 7: Archaeology and Heritage – Appendix 7.1 HEDBA.**

**Table 5-2 – Sensitive receptors (heritage assets)**

Asset type	Asset (A) ref.	Heritage asset / receptor	Sensitivity / value
Above ground	1c	<b>18th Century Milestone</b> a non-designated milestone located along the former King's Lynn, Downham Market and Stoke Ferry Turnpike	Low



Asset type	Asset (A) ref.	Heritage asset / receptor	Sensitivity / value
Above ground	9	<b>Church of All Saints</b> located 650m east of the Site and listed at Grade I	High
Above ground	4	<b>Church of St Mary</b> located 400m west of the Site and listed at Grade II*	High
Above ground	2	<b>The Old Rectory</b> located 20m east of the Site and listed at Grade II	Medium
Above ground	7	<b>North Runcton Lodge</b> located 350m east of the Site and listed at Grade II	Medium
Above ground	8	<b>North Runcton War Memorial</b> located in the Church of All Saints churchyard and is 650m east of the Site. Listed at Grade II	Medium
Above ground	5	<b>The Mill at TF 6314 1678</b> located 800m west of the Site and listed at Grade II	Medium
Above ground	34a	<p><b>Medieval moated enclosure within site of Fincham Manor</b> is a non-designated asset comprising 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.</p> <p>Associated with the medieval moated enclosure within site of Fincham Manor is the adjacent Manor Farm. 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, Together these assets form a group with a shared historical relationship.</p>	High (moated site) Low (Manor Farm)

5.1.3 The statement of significance along with the contribution of setting to the significance of the assets listed above is described in detail in **Appendix 7.1**.



## 6 Assessment of Potential Effects, Mitigation and Residual Effects

### 6.1 Archaeology

6.1.1 **Appendix 7-1** provides a detailed assessment of the construction stage relating to the Proposed Scheme. This assesses the likelihood for the Proposed Scheme to have an impact on the value of buried heritage assets. Such impacts include anything that would cause ground disturbance, such as preliminary ground works, foundations, services and planting. This assessment is summarised below.

6.1.2 The Proposed Scheme comprises the construction of an access road, treatment of existing local roads and associated temporary works under a single planning condition (see Chapter 3).

### 6.2 Impact on buried heritage assets

#### Preliminary site works

6.2.1 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.

6.2.2 Most 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) 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 a 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.

**6.3 Road/roundabout construction**

6.3.1 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.

**6.4 Alterations to existing roadways and pathways**

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

**Table 6-1 – Assessment of potential effects, additional mitigation, residual effects and construction phase**

<b>Sensitive receptor</b>	<b>Magnitude of change due to construction</b>	<b>Significance of effect prior to mitigation</b>	<b>Mitigation</b>	<b>Residual effect</b>
Features identified during geophysical survey 2023 (A1d). Low heritage value	Major (preliminary strip; construction of access road, treatment of local roads and temporary work)	Slight, adverse	Post-determination field evaluation leading to an agreed programme of mitigation, if required.	Negligible (not significant)



<b>Sensitive receptor</b>	<b>Magnitude of change due to construction</b>	<b>Significance of effect prior to mitigation</b>	<b>Mitigation</b>	<b>Residual effect</b>
Features identified during trial trenching 2014 (A1e) Medium heritage value	Major (preliminary strip; construction of access road, treatment of local roads and temporary work)	Moderate, adverse	Post-determination field evaluation leading to an agreed programme of mitigation, if required.	Negligible (not significant)
Undated Linear Ditches (A1g) Low heritage value	Major (preliminary strip; construction of access road, treatment of local roads and temporary work)	Slight, adverse	Post-determination field evaluation leading to an agreed programme of mitigation, if required.	Negligible (not significant)
Possible medieval ditches and pits (A1l) Low heritage value	Major (preliminary strip; construction of access road, treatment of local roads and temporary work)	Slight, adverse	Post-determination field evaluation leading to an agreed programme of mitigation, if required.	Negligible (not significant)

## 6.5 Built Heritage

6.5.1 This section assesses the likely significant effects of the Proposed Scheme on scoped in built heritage assets. The construction phase effects for built heritage were scoped out due to their temporary nature. The assessment will consider the effects of the operational phase of the Proposed Scheme.

## 6.6 Operational Phase

6.6.1 The effects of the operational phase of the Proposed Scheme have the potential to be significant. Potential effects of the operational phase relate to



changes within the setting of the identified heritage receptors and the impact this has on their significance.

**Table 6-2 – Assessment of potential effects, additional mitigation, residual effects and monitoring during operation – 18<sup>th</sup> century milestone**

<b>Sensitive receptor</b>	<b>18th century milestone (Non-designated)</b> <b>Low heritage value</b>
Potential effects	The Proposed Scheme 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. However, no physical impacts to the asset are anticipated and the asset is otherwise expected to maintain its relationship to the A10.  The magnitude of change is minor, therefore the significance of effect prior to mitigation is slight adverse.
Additional mitigation	No additional mitigation is proposed.
Residual effects and monitoring	The sensitivity of the 18th century milestone is low and the magnitude of change is minor. Therefore, there is likely to be a direct, permanent, long-term <b>slight adverse effect</b> on the 18th century milestone (' <b>not significant</b> ') following the implementation of mitigation measures.

**Table 6-3 – Assessment of potential effects, additional mitigation, residual effects and monitoring during operation – Church of All Saints**

<b>Sensitive receptor</b>	<b>Church of All Saints (Listed Grade I)</b> <b>High heritage value</b>
Potential effects	The Proposed Scheme would introduce a new built form into the wider rural landscape, which is part of the asset's setting. The new development would also change how the Church of All Saints is experienced in terms of journeys to and from the asset, along Rectory Lane. The Proposed Scheme would also impact on the Grade II listed Old Rectory, which in turn would impact on its historic relationship to the church. North Runcton otherwise maintains its character as a village in a rural setting.  The magnitude of change is minor, therefore the significance of effect prior to mitigation is slight adverse.



<b>Sensitive receptor</b>	<b>Church of All Saints (Listed Grade I)</b> <b>High heritage value</b>
Additional mitigation	No additional mitigation is proposed.
Residual effects and monitoring	The sensitivity of The Church of All Saints is high and the magnitude of change is minor. Therefore, there is likely to be a direct, permanent, long-term <b>slight adverse effect</b> on the Church of All Saints ( <b>'not significant'</b> ) following the implementation of mitigation measures.

**Table 6-4 – Assessment of potential effects, additional mitigation, residual effects and monitoring during operation – Church of Saint Mary**

<b>Sensitive receptor</b>	<b>Church of Saint Mary (Listed Grade II*)</b> <b>High heritage value</b>
Potential effects	The Proposed Scheme would introduce a new built form into the wider rural landscape, which is part of the asset's setting. 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 magnitude of change is minor, therefore the significance of effect prior to mitigation is slight adverse.
Additional mitigation	No additional mitigation is proposed.
Residual effects and monitoring	The sensitivity of The Church of St Mary is high and the magnitude of change is minor. Therefore, there is likely to be a direct, permanent, long-term <b>slight adverse effect</b> on the Church of All Saints ( <b>'not significant'</b> ) following the implementation of mitigation measures.



**Table 6-5 – Assessment of potential effects, additional mitigation, residual effects and monitoring during operation – The Old Rectory**

<p><b>Sensitive receptor</b></p>	<p><b>The Old Rectory (Listed Grade II)</b>  <b>Medium heritage value</b></p>
<p>Potential effects</p>	<p>The Proposed Scheme would introduce a new built form into the immediate setting of the asset. The section of Rectory Lane which intersects the new access road would be reconstructed as an overpass immediately west of the asset. This would change the way in which The Old Rectory is experienced in terms of journeys to and from the asset, along Rectory Lane. The introduction of an overpass would also change the asset’s wider rural setting as well as the rural village character of North Runcton in general. The Proposed Scheme would impact the assets relationship to the Grade I listed Church of All Saints.</p> <p>The magnitude of change is moderate, therefore the significance of effect prior to mitigation is moderate adverse.</p>
<p>Additional mitigation</p>	<p>No additional mitigation is proposed.</p>
<p>Residual effects and monitoring</p>	<p>The sensitivity of The Old Rectory is medium and the magnitude of change is moderate. Therefore, there is likely to be a direct, permanent, long-term <b>moderate adverse effect</b> on The Old Rectory (<b>‘significant’</b>) following the implementation of mitigation measures.</p>





**Table 6-6 – Assessment of potential effects, additional mitigation, residual effects and monitoring during operation – North Runcton Lodge**

<b>Sensitive receptor</b>	<b>North Runcton Lodge (Listed Grade II)</b> <b>Medium heritage value</b>
Potential effects	<p>The Proposed Scheme would introduce a new built form into the wider rural landscape, which is part of the asset’s setting. There would be changes to the asset’s setting caused by the encroachment of the Proposed Scheme 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.</p> <p>The magnitude of change is minor, therefore the significance of effect prior to mitigation is slight adverse.</p>
Additional mitigation	No additional mitigation is proposed.
Residual effects and monitoring	The sensitivity of North Runcton Lodge is low and the magnitude of change is minor. Therefore, there is likely to be a direct, permanent, long-term <b>slight adverse effect</b> on North Runcton Lodge ( <b>‘not significant’</b> ) following the implementation of mitigation measures.

**Table 6-7 – Assessment of potential effects, additional mitigation, residual effects and monitoring during operation – North Runcton War Memorial**

<b>Sensitive receptor</b>	<b>North Runcton War Memorial (Listed Grade II)</b> <b>Medium heritage value</b>
Potential effects	<p>The Proposed Scheme would introduce a new built form into the wider rural landscape, which is part of the asset’s setting. The Proposed Scheme would change the way in which North Runcton War Memorial is experienced in terms of journeys to and from the asset, along Rectory Lane. There would be changes to the asset’s setting caused by the encroachment of the Proposed Scheme into the rural setting of the village of North Runcton.</p> <p>The magnitude of change is minor, therefore the significance of effect prior to mitigation is slight adverse.</p>



<b>Sensitive receptor</b>	<b>North Runcton War Memorial (Listed Grade II)</b> <b>Medium heritage value</b>
Additional mitigation	No additional mitigation is proposed.
Residual effects and monitoring	The sensitivity of North Runcton War Memorial is low and the magnitude of change is minor. Therefore, there is likely to be a direct, permanent, long-term <b>slight adverse effect</b> on North Runcton War Memorial ( <b>'not significant'</b> ) following the implementation of mitigation measures.

**Table 6-8 – Assessment of potential effects, additional mitigation, residual effects and monitoring during operation – The Mill at TF 6314 1678**

<b>Sensitive receptor</b>	<b>The Mill at TF 6314 1678 (Listed Grade II)</b> <b>Medium heritage value</b>
Potential effects	The Proposed Scheme would introduce a new built form in the setting of the asset. There would be changes to the asset's setting caused by the encroachment of the Proposed Scheme into the rural setting of the village of West Winch. This would change the way The Mill at TF 6314 1678 is experienced in terms of journeys to and from the asset, along Rectory Lane.  The magnitude of change is minor, therefore the significance of effect prior to mitigation is slight adverse.
Additional mitigation	No additional mitigation is proposed.
Residual effects and monitoring	The sensitivity of The Mill at TF 6314 1678 is low and the magnitude of change is minor. Therefore, there is likely to be a direct, permanent, long-term <b>slight adverse effect</b> on The Mill at TF 6314 1678 ( <b>'not significant'</b> ) following the implementation of mitigation measures.



**Table 6-9 – Assessment of potential effects, additional mitigation, residual effects and monitoring during operation – Medieval moated enclosure within site of Fincham Manor**

<p><b>Sensitive receptor</b></p>	<p><b>Medieval moated enclosure within site of Fincham Manor (Non-designated, under consideration of scheduling)</b></p> <p><b>High heritage value (moated site)</b></p> <p><b>Low heritage value (Manor Farm)</b></p>
<p>Potential effects</p>	<p>The Proposed Scheme would introduce a new built form in the setting of the assets. There would be changes to the assets' setting caused by the encroachment of the Proposed Scheme into the rural setting of the village of West Winch. This would change how the moated site, as well as the associated Manor Farm, are currently experienced.</p> <p>The magnitude of change is minor, therefore the significance of effect on both assets prior to mitigation is slight adverse.</p>
<p>Additional mitigation</p>	<p>No additional mitigation is proposed.</p>
<p>Residual effects and monitoring</p>	<p>The sensitivity of Medieval moated enclosure within site of Fincham Manor is high and the magnitude of change is minor. Therefore, there is likely to be a direct, permanent, long-term <b>slight adverse effect</b> on Medieval moated enclosure within site of Fincham Manor ('<b>not significant</b>') following the implementation of mitigation measures.</p> <p>The sensitivity of Manor Farm is low and the magnitude of change, following mitigation, is minor. Therefore, there is likely to be a direct, permanent, long-term <b>slight adverse effect</b> on Manor Farm ('<b>not significant</b>') following the implementation of mitigation measures.</p>

**6.7 Cumulative Effects**

6.7.1 Cumulative effects are 'elevated' effects which occur where the combined effect of the Proposed Scheme with other proposed schemes in the vicinity, on a discrete and significant shared buried heritage asset, is more severe than that reported at the Proposed Scheme Site. For intangible and deeply buried heritage assets it is not feasible to quantify accurately the nature of the



resource across the study area, which would enable the identification of a cumulative impact and potential elevated effect.

- 6.7.2 As part of the West Winch Strategic Growth Area, it is proposed to construct of 4,000 new homes to the west of the Proposed Development. This would introduce a new built form into the wider rural landscape. In particular, the Proposed Development would result in the additional loss of the surrounding landscape to the east of the A10 in West Winch. The impacts are summarised in Table 6-10.
- 6.7.3 Taken overall, any potential cumulative effects to other heritage assets would be negligible and no further mitigation is required.

**Table 6-10 – Summary of cumulative effects**

<b>Heritage asset (sensitive receptor)</b>	<b>Potential effects</b>	<b>Cumulative effect</b>
Church of St Mary (listed Grade II*)	<p>The Proposed Development would introduce an additional new built form into the wider rural landscape, which is an important part of the asset’s setting. The Proposed Development would further change how the asset is currently experienced, notably in journeys to and from the Church of St Mary along Rectory Lane.</p> <p>The Proposed Development would further detract from the asset’s significance.</p> <p>No additional mitigation is proposed.</p>	Moderate adverse (substantial)
The Mill at TF 6314 1678 (listed Grade II)	<p>The Proposed Development would introduce an additional new built form into the wider rural landscape, which is an important part of the asset’s setting, changing how the asset is currently experienced.</p> <p>The Proposed Development would further detract from the asset’s significance.</p> <p>No additional mitigation is proposed.</p>	Moderate adverse (substantial)
Medieval moated enclosure within site of Fincham Manor (under consideration for scheduling)	<p>The Proposed Development would introduce an additional new built form into the wider rural landscape, which is an important part of the asset’s setting, changing how the asset is currently experienced.</p> <p>The Proposed Development would further detract from the asset’s significance.</p> <p>No additional mitigation is proposed’</p>	Moderate adverse (substantial)



## **6.8 Opportunities for Environmental Enhancement**

6.8.1 No opportunities for environmental enhancement for the buried heritage assets or above ground heritage assets have been identified.

## **6.9 Summary**

6.9.1 Table 6-11 and 6-12 provide a summary of the findings of the assessment.

**Table 6-11 – Summary of cultural heritage Construction Phase effects**

<b>Receptor</b>	<b>Potential Effects</b>	<b>Significance of Effects Prior to Mitigation/Enhancement</b>	<b>Additional Mitigation</b>	<b>Residual Effects</b>	<b>Monitoring</b>
Features identified during trial trenching 2014 (A1e) Medium heritage value	Major (preliminary strip; construction of access road, treatment of local roads and temporary work)	<b>Moderate adverse effect (significant)</b> P / D / LT	Post-determination field evaluation leading to an agreed programme of mitigation, if required.	<b>Negligible (not significant)</b>	None proposed
Features identified during geophysical survey 2023 (A1d). Low heritage value	Major (preliminary strip; construction of access road, treatment of local roads and temporary work)	<b>Slight adverse effect (Not significant)</b> P / D / LT	Post-determination field evaluation leading to an agreed programme of mitigation, if required.	<b>Negligible (not significant)</b>	None proposed
Undated Linear Ditches (A1g) Low heritage value	Major (preliminary strip; construction of access road, treatment of local roads and temporary work)	<b>Slight adverse effect (Not significant)</b> P / D / LT	Post-determination field evaluation leading to an agreed programme of mitigation, if required.	<b>Negligible (not significant)</b>	None proposed
Possible medieval ditches and pits (A1i) Low heritage value	Major (preliminary strip; construction of access road, treatment of local roads and temporary work)	<b>Slight adverse effect (Not significant)</b> P / D / LT	Post-determination field evaluation leading to an agreed programme of mitigation, if required.	<b>Negligible (not significant)</b>	None proposed

Key to table:

**P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable**

**Table 6-12 – Summary of cultural heritage Operational Phase effects**

<b>Receptor</b>	<b>Potential Effects</b>	<b>Significance of Effects Prior to Mitigation/Enhancement</b>	<b>Additional Mitigation</b>	<b>Residual Effects</b>	<b>Monitoring</b>
18th Century Milestone (A1c) Low heritage significance	Minor (preliminary strip; construction of access road, treatment of local roads and temporary work)	<b>Slight adverse effect (Not significant)</b> P / D / LT	None proposed	<b>Minor adverse (Not significant)</b> P / D / LT	None proposed
Church of All Saints (Listed Grade I) High heritage significance	Changes to the asset's setting.	<b>Slight adverse effect (Not significant)</b> P / D / LT	None proposed	<b>Minor adverse (Not significant)</b> P / D / LT	None proposed
Church of Saint Mary (Listed Grade II*) High heritage significance	Changes to the asset's setting.	<b>Slight adverse effect (Not significant)</b> P / D / LT	None proposed	<b>Minor adverse effect (Not significant)</b> P / D / LT	None proposed
The Old Rectory (Listed Grade II) Medium heritage significance	Changes to the asset's setting.	<b>Moderate adverse effect (significant)</b> P / D / LT	None proposed	<b>Moderate adverse effect (significant)</b> P / D / LT	None proposed
North Runcton Lodge (Listed Grade II) Medium Heritage significance	Changes to the asset's setting.	<b>Minor adverse effect (Not significant)</b> P / D / LT	None proposed	<b>Minor adverse effect (Not significant)</b> P / D / LT	None proposed
North Runcton War Memorial (Listed Grade II) Medium heritage significance	Changes to the asset's setting.	<b>Minor adverse effect (Not significant)</b> P / D / LT	None proposed	<b>Minor adverse effect (Not significant)</b> P / D / LT	None proposed
The Mill at TF 6314 1678 (Listed Grade II) Medium heritage significance	Changes to the asset's setting.	<b>Minor adverse effect (Not significant)</b> P / D / LT	None proposed	<b>Minor adverse effect (Not significant)</b> P / D / LT	None proposed



<b>Receptor</b>	<b>Potential Effects</b>	<b>Significance of Effects Prior to Mitigation/Enhancement</b>	<b>Additional Mitigation</b>	<b>Residual Effects</b>	<b>Monitoring</b>
Medieval moated enclosure within site of Fincham Manor (Non-designated, under consideration of scheduling) High heritage significance Manor Farm Low heritage significance)	Changes to the assets' setting.	<b>Minor adverse effect (Not significant)</b> P / D / LT	None proposed	<b>Minor adverse effect (Not significant)</b> P / D / LT	None proposed

Key to table:

**P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable**



## 6.10 References

- **Reference 7.1:** His Majesty's Government (1979) Ancient Monuments and Archaeological Areas Act 1979
- **Reference 7.2** His Majesty's Government (1990) The Planning (Listed Buildings and Conservation Areas) Act 1990
- **Reference 7.3:** Ministry of Housing, Communities and Local Government (2023) National Planning Policy Framework
- **Reference 7.4:** Borough Council of Kings Lynn and West Norfolk (2011) CS12 'Environmental Assets' of the Local Development Framework: Core Strategy, 2011
- **Reference 7.5:** Borough Council of Kings Lynn and West Norfolk (2016) DM15 'Environmental Assets' of the Site Allocations and Development Management Policies Plan (SADMP)
- **Reference 7.6:** Geophysical survey Report 08501 West Winch Housing Access Road (WWHAR) Kings Lynn, Norfolk
- **Reference 7.7:** Planning Practice Guidance. [Online] accessed via <https://www.gov.uk/government/collections/planning-practice-guidance>
- **Reference 7.8:** IEMA, IHBC, CiFA (2021) Principles of Cultural Heritage Impact Assessment
- **Reference 7.9:** Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)
- **Reference 7.10:** Chartered Institute for Archaeologists (CIfA) 2014, Standard and Guidance for Historic Environment Desk-based Assessment
- **Reference 7.11:** Historic England, (2008) Conservation principles, policies and guidance. Swindon



- **Reference 7.12:** Historic England, (2019) Statements of Heritage Significance. Swindon
- **Reference 7.13:** Design Manual for Roads and Bridges (DMRB)