

## **Appendix 2: Detailed characterisation zone reports**

### **Contents**

<b>Map of Study Areas</b>	<b>3</b>
<b>Study area 1: Long Stratton</b>	<b>5</b>
Zone 1: Long Stratton East	6
Zone 2: Long Stratton Historic Settlement	10
Zone 3: Long Stratton West	14
Zone 4: Long Stratton 20 <sup>th</sup> century	18
Zone 5: Long Stratton South	22
<b>Study area 2: Wymondham</b>	<b>25</b>
Zone 1: Wymondham 20 <sup>th</sup> century	26
Zone 2: Wymondham Historic Core	29
Zone 3: Wymondham Downham	34
Zone 4: Wymondham South	37
Zone 5: Wymondham Tiffey Valley	43
Zone 6: Wymondham Station	46
<b>Study area 3: Hethersett-Easton</b>	<b>49</b>
Zone 1: Hethersett Common	50
Zone 2: Hethersett Norwich Road	53
Zone 3: Hethersett & Meltons	56
Zone 4: Yare Valley	60
Zone 5: Easton	64
<b>Study area 4: North-East Norwich</b>	<b>67</b>
Zone 1: The Historic Parkland & Ancient Woodland Area	68
Zone 2: Former Rackheath Airfield	72
Zone 3: Former Mousehold Heath Area	76
Zone 4: Area South of Spixworth	79
<b>Maps of study areas showing sensitivity zones</b>	

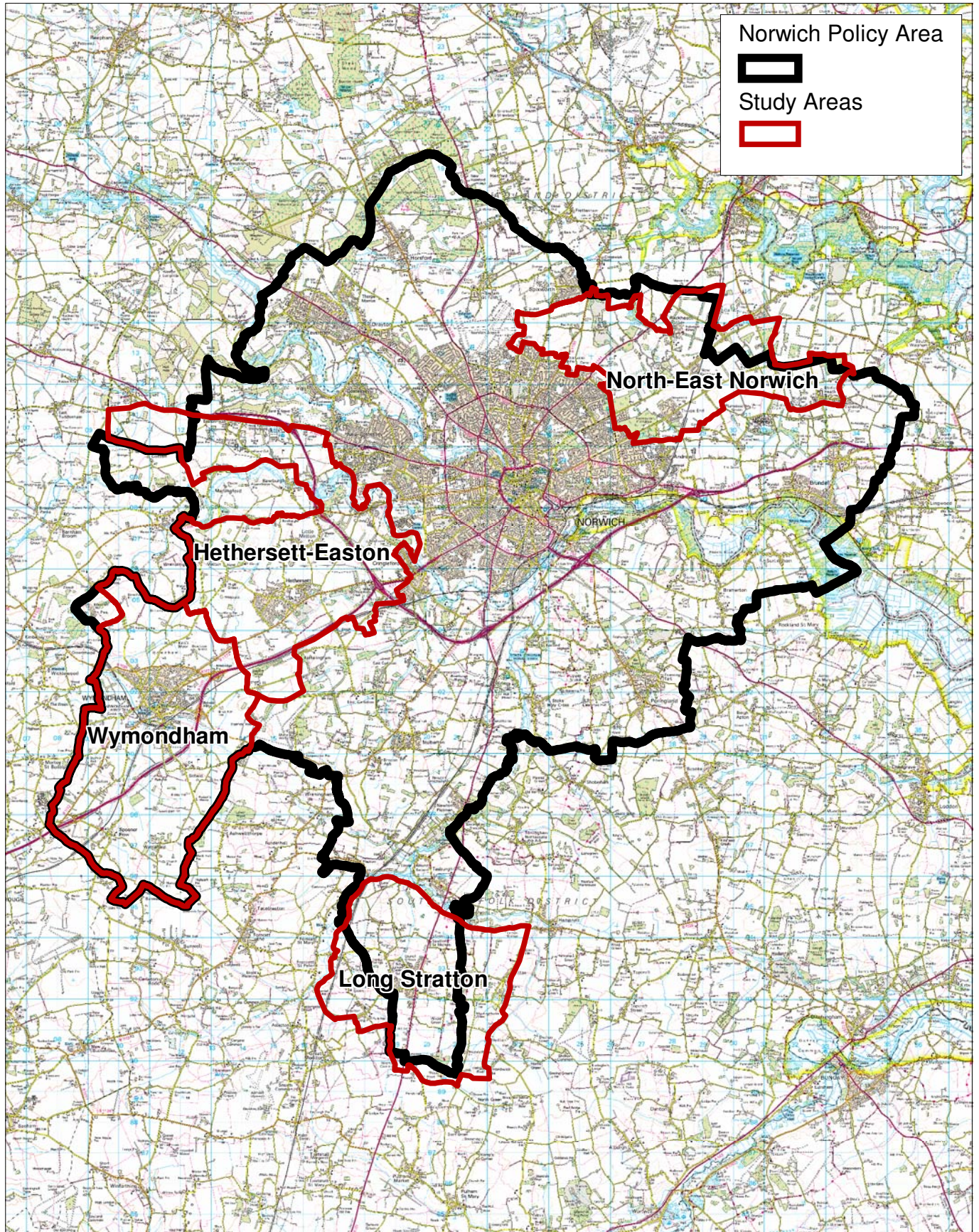


# Figure 1. Study Areas

Norfolk Landscape Archaeology  
Union House  
Gressenhall  
East Dereham  
Norfolk  
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Compiled by Alice Cattermole & Heather Hamilton on 26 May 2009





## Study Area 1 Long Stratton

### OVERVIEW OF LONG STRATTON AREA:

The growth areas proposed in the vicinity of Long Stratton sit within the national landscape character area 83: South Norfolk and High Suffolk claylands which are characterised by a mix of remnant medieval 'Ancient Countryside', early co-axial field patterns and large modern fields devoid of hedges and trees. It is almost entirely arable, except for pasture in river valleys, remnant parkland, commons and greens; there are few major transport routes, but an extensive network of narrow lanes and byroads.

'Ancient Countryside' is characterised by settlements consisting of isolated farmsteads, hall/church complexes, and common-edge or roadside strings of houses forming 'hamlets', all linked by tracks, which survive as footpaths, tracks, lanes and roads in the current landscape. Within this dispersed settlement pattern are larger settlements – such as Long Stratton - which act as markets and service centres. These focal settlements often developed their own town-field systems which contrasted with land-use systems in the surrounding area.

Within this particular area the Roman Pye Road (A140) is a significant feature, visible in the landscape, and the reason for Long Stratton's location. In addition the road influences the shape and arrangement of field boundaries either side of its length, and possibly the layout of the ancient road network, particularly to its east.

## **ZONE : 1 Long Stratton East**

(Part of Long Stratton and Morningthorpe parishes)

**Summary:** This zone is characterised by a strong grid system of roads. Within this framework are hall/church complexes and post-medieval settlement around a common greens network, and remains (fragmented by 20<sup>th</sup> century field enlargement) of medieval hedge patterns and the remnants of medieval manors settlements. Buildings are predominantly 16<sup>th</sup>/17<sup>th</sup> century timber-framed farmhouses.

### **Key attributes for testing sensitivity**

- grid system of track ways
- Remnant medieval settlements with related earthworks
- Greens and commons
- boundary loss
- Areas of piecemeal enclosure by agreement
- Isolated farmsteads
- 16<sup>th</sup>/17<sup>th</sup> century vernacular buildings
- small 18<sup>th</sup>-20<sup>th</sup> century woodland plantations

## **THEMES**

### **1 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>1</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

The most striking characteristic of the zone is a grid of lanes: three principal lanes runs north-south from the B1135 (Boudica's Way, Boylandhall Lane and The Street) and probably relate to the Roman Road alignment; a series of broadly east-west narrow winding lanes run from the Pye Roman Road to medieval satellite settlements and beyond. This grid system is very similar to the area in Suffolk around Elmham /Ilketshall either side of the Roman Stone Street, which Oliver Rackham<sup>2</sup> argues is Bronze Age in origin. However, more recent opinion suggests such a system may be the fossilized remains of a semi-regulated medieval open-field system, partly planned in character, which was later subject to informal piecemeal enclosure<sup>3</sup>.

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<sup>1</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell

<sup>2</sup> *Oliver Rackham, The History of the Countryside* (Phoenix Giant: 1986)

<sup>3</sup> Professor Tom Williamson via email

During the post-medieval period the north-south lanes were lined with road-side greens and were probably used as livestock droves. A number of these greens, commons and remnant road-side greens survive from the extensive network visible on Faden's map (late 18thC): Wood Green which retains its historic form, surrounded by common-edge settlement; Rhees Green; Morningthorpe Green and Fritton Common. To the south is a large area of woodland, Crow Green, which was formerly a common-edge settlement, and includes ancient woodland. The medieval manors at Stratton St Michael and Wood Green survive as hamlets. Stratton St Michael and Morningthorpe are centred around church/manor complexes; and Stratton was also the site of a second church to the east. Other settlement is in the form of isolated farmsteads.

An area of coaxial fields is notable in the centre of the area – a survival of the formerly generalised pattern of field boundaries before extensive field amalgamation. Loss of hedgerows and field amalgamation is particularly noticeable between Church Lane Stratton St Michael and Hall Lane, bounded to the west by Rhees Green, where there are some very large and featureless fields – some of these were already large by the late 19<sup>th</sup> century. South of Parker's Lane narrow 'strippy' fields of medieval origin survived for longer, but were amalgamated into large fields in the 20<sup>th</sup> century. In other areas field amalgamation has not been so extensive – for example, north of Stratton St Michael - and still reflect 19<sup>th</sup> century boundaries.

Patches of piecemeal enclosure by agreement are scattered throughout the zone, but predominantly in the northern half. Here they appear to be largely related to the hinterland of Long Stratton, where 16<sup>th</sup> and 17<sup>th</sup> century householders presumably took in extra adjacent land from former town fields.

There is also a patchwork of 18<sup>th</sup> - 20<sup>th</sup> century woodland through the centre of the zone which may have developed from former wayside greens.

## **2 Archaeology (ARCH)**

*Sources: HER*

This zone includes archaeological evidence of a string of medieval settlements aligned along the north-south lane (Boudica's Way) which runs from north of Stratton St Michael down to Crow Green: at Stratton St Michael there are two visible medieval earthworks and evidence for other medieval features including the site of a second medieval church; at Wood Green a medieval enclosure is visible as ditches, with evidence of two further moats, one visible as an earthwork; further south surface finds indicate the positions of Welham's medieval manor and Rhees' manor (near Rhees Green). On the east side of Fritton Common there is also a series of ditches possibly relating to medieval tofts. Despite proximity to the Roman Pye Road, there is relatively little known Roman archaeological remains in this zone – one site of possible Roman enclosure sits near the northern boundary.

Visible impact of archaeological remains in the landscape is limited. However, the survival of these medieval features contributes to the strongly medieval character of the settlement pattern in the zone.

### **3 Built Environment (HBE)**

*Sources: HER, Conservation area appraisals, buildings at risk register,*

Significant groupings of 16<sup>th</sup> and 17<sup>th</sup> century timber-framed buildings are typically arranged around common edges – as at Wood Green, and Fritton or grouped around church/hall complexes as at Stratton St Michael, and Morningthorpe. Stratton St Michael retains an important cohesive group of historic buildings - its medieval church, the 16<sup>th</sup> century rectory house and church farmhouse, and a number of 17<sup>th</sup> century cottages. A number of isolated farmsteads scattered through the zone date from the 17<sup>th</sup> century and later.

#### **SENSITIVITY summary**

This zone retains a high number of features of typical 'Ancient' countryside, with a significant number of surviving greens, cohesive settlements of timber-framed buildings grouped around them, church/hall complexes and an extensive network of ancient track ways linking them together. In addition, the zone contains a rare grid system of lanes which dates from at least the medieval period, and may well be much earlier. There is little evidence of modern housing development – a few 20<sup>th</sup> century ex-local authority houses in Morningthorpe - so that the zone has a strong 16<sup>th</sup>/17<sup>th</sup> century character. The most significant change in recent times has been loss of hedgerow boundaries, particularly adjacent to Long Stratton. Robustness is affected by the proposed Long Stratton bypass which, as proposed, will cut across the lane grid system. The setting of settlements and archaeological sites would also be affected.

#### **HLC**

The grid system of roads in this zone is rare – though there is no agreement regarding its historic origins, it is nevertheless, at least of medieval origin and has high significance. It is vulnerable to erosion through imposition of new road structures (e.g. bypass and/or housing estate road structures) and robustness is therefore low. Greens, particularly wayside greens, are relatively uncommon in the county as a whole, although there is a group of them in this part of south Norfolk<sup>4</sup>. The surviving Wood Green settlement is particularly unusual in its completeness, and Fritton is also unusual. Significance is therefore high. These greens do not all carry designation and are therefore vulnerable to development or changes in farming practise and are not replaceable. They represent a tiny fragment of what was once an extensive network. Robustness is therefore judged to be low.

Significance: High

Robustness: low

**= Sensitivity: High**

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<sup>4</sup> source: An Norfolk Historical Atlas



## ARCH

A number of medieval earthworks survive and help to reinforce the medieval character of the settlement pattern. Significance is therefore medium. A number of earthworks have been ploughed out in the past, and the surviving monuments are vulnerable. Robustness is therefore low.

Significance: Medium

Robustness: Low

= **Sensitivity: High-Medium**

## HBE

The early date, and cohesive grouping of timber-framed building around the greens are relatively rare surviving examples of 'Ancient' countryside which means significance is high. The historic buildings in this area are protected by listing and are generally in good condition, but their setting is vulnerable to development - robustness is therefore medium. *However, the setting of the cohesive group of historic buildings at Stratton St Michael will be adversely affected by the proposed bypass and so robustness here is low.*

Significance: High

Robustness: Medium

= **Sensitivity: High-Medium**

high	-HLC-	-HBE-	-----
med	-ARCH-	-----	-----
low	-----	-----	-----
	low	medium	high

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Significance    Robustness >

## SUMMARY

HLC:            High

ARCH:         High medium

HBE:            High medium

Zone	Overall sensitivity
Long Stratton East	High

## **ZONE :2 Long Stratton Historic Settlement**

(Part of Long Stratton parish)

**Summary:** This zone is characterised by the linear historic core of Long Stratton along the Roman Pye Road, together with more recent development which has extended the linear pattern north and south

### **Key attributes for testing sensitivity**

- Roman Road and associated archaeological remains
- 16/17<sup>th</sup> century and later historic buildings
- linear settlement pattern
- Market centre

## **THEMES**

### **2 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>5</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

The defining characteristic of this zone is the Roman Pye Road which forms the spine of the historic settlement of Long Stratton, and is easily recognisable as an historic feature in the landscape. The 16<sup>th</sup>/17<sup>th</sup> century surviving core of the settlement is strongly linear, houses opening straight on to the pavement for much of its length; and settlement usually only one plot wide either side of the road, extending from around Edge Lane to the north, down to St Mary's church. The settlement developed as a market and service centre for the surrounding area of dispersed settlement - the village is the focus of a number of lanes running broadly east-west on either side of the road, to outlying hamlets. A widening of the road between Swan Lane and the Old Guildhouse marks the market plain, dominated in modern times by the busy road.

During the 19<sup>th</sup> and 20<sup>th</sup> centuries the existing linear pattern was extended, further south and north with piecemeal housing. In the 20<sup>th</sup> century this linear pattern has been affected by modern housing developments but the bulk of these form a separate zone (see zone 4). Beyond the 20<sup>th</sup> century development another historic group around the church forms the southern extent of the historic settlement, but has lost its relationship with the main core.

### **2 Archaeology (ARCH)**

*Sources: HER*

This zone is characterised by a relative lack of archaeological evidence, due to an absence of interventions within the historic built-up area. Consequently the archaeology of this area is poorly understood. Its proximity to the Roman

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<sup>5</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell

Road makes it likely that other Roman sites lie under the existing settlement – however, they are likely to have been damaged or disturbed by later buildings.

### **3 Built Environment (HBE)**

*Sources: HER, Conservation area appraisals, buildings at risk register,*

The historic core of Long Stratton contains a concentration of listed buildings (54), many of which are timber-framed and of the 16/17<sup>th</sup> century. A further number of historic buildings are of townscape significance<sup>6</sup>. These historic buildings line either side of the Roman Road from around Edge's Lane to the modern development on the west side, to form a cohesive historic core, and a strong sense of the 17<sup>th</sup> century settlement. Many of them retain shop fronts, and continue to function as shops, emphasising that the village developed as a market centre. The extent of modern development to the north and west (separate zones) and significant areas of modern infill have diluted historic cohesiveness to some extent.

#### **SENSITIVITY summary**

The historic core of Long Stratton is still an easily visible coherent grouping of 16<sup>th</sup> and 17<sup>th</sup> century timber-framed houses and shops which provided goods and services for the dispersed settlements in the surrounding countryside – and still does. The Roman Road which forms its spine, is the reason for its location, and for its linear shape, but in modern times, increased traffic on the road has brought an erosion of character through dirt, noise and preventing easy passage from one side to the other. Modern infill between the old church/hall complex and the market has diluted the historic cohesion of the settlement – but has continued its role as a service centre. Although extensive development either side of the road has distorted the linear pattern, this is not at present easily perceivable when travelling through the historic core. Further development in the hinterland either side of the road would be likely to have more impact on the wider landscape of other zones than within the inward-looking and largely contained historic street – unless the new development was taller and out of scale with the historic buildings. The cohesive group of historic buildings and the recognisable archaeological feature of the Roman Road which has shaped the settlement pattern of the village influences significance. Robustness is affected by modern infill and potential future development and the busy road which has eroded character.

#### **HLC**

The village is one of a number of linear developments along Pye Road (such as Dickleborough and Scole) which serve hinterlands with small dispersed settlements – it is therefore typical of a regional pattern and its significance is judged to be medium. The linear settlement pattern is vulnerable to further development on the east side, though the historic core along the main street would remain clearly defined (unless new development was higher or out of scale), and would be capable of repair/improvement. Robustness is therefore judged to be medium.

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<sup>6</sup> source: conservation area appraisal

Significance: medium  
 Robustness: medium  
 = **Sensitivity: medium**

### ARCH

Due to the built-up nature of the zone there is little record of archaeological intervention, and so the archaeology of this area is poorly understood. Its proximity to the Roman Road makes it likely that Roman sites lie under the buildings. Significance is judged to be high. Because they have been built on, it is likely that any remains have been damaged and disturbed. Robustness is therefore low

Significance: high  
 Robustness: low  
 = **Sensitivity: high**

### HBE

The large number of historic buildings forming a still visibly cohesive group, of predominantly similar date, is judged to be of high significance. Most of these buildings are protected by their listed status, and only a small number (3) are considered in need of repair. However their setting is affected by the busy road running through the village, and is also vulnerable to inappropriate development which could further dilute historic cohesion. Robustness is therefore judged to be medium.

Significance: high  
 Robustness: medium  
 = **Sensitivity: high-medium**

### ZONE

high	<b>-ARCH-</b>	<b>-HBE-</b>	<b>----</b>
med	<b>----</b>	<b>-HLC-</b>	<b>----</b>
low	<b>----</b>	<b>----</b>	<b>----</b>
	low	medium	high

^  
 Significance    Robustness >

## SUMMARY

HLC: medium  
ARCH: high  
HBE high medium

<b>Zone</b>	<b>Overall sensitivity</b>
<b>2 Historic Settlement</b>	<b>High-medium</b>

## **ZONE : 3 Long Stratton West**

(Part of parish) Part of Tharston, Wacton and Long Stratton parishes, including the medieval churches at Tharston and Wacton

**Summary:** A zone of dispersed settlement consisting of one church/ hall complex, hamlets and farmsteads associated with complex track way systems, former common greens, and limited remains of medieval hedge-field patterns, fragmented by 20<sup>th</sup> century field enlargement.

### **Key attributes for testing sensitivity**

- Roman, Saxon & Medieval archaeological sites.
- Deserted villages
- Dispersed farmsteads
- Common greens
- 16<sup>th</sup>/17<sup>th</sup> century timber-framed buildings
- boundary loss

## **THEMES**

### **3 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>7</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

The zone is characterised by small settlements, at Tharston and Wacton, focused around church/hall complexes, with additional dispersed common-edge settlements throughout, linked by a complex network of trackways, which survive as tracks and footpaths as well as narrow winding lanes. Though all the common greens in this zone were enclosed during the 19<sup>th</sup> century, the 16<sup>th</sup> and 17<sup>th</sup> century dispersed farmhouses remain, and Bustard Green recalls the existence of one, while there were others at Tharston and Twaynton (this settlement has also gone).

In the late 19<sup>th</sup> century a broad strip of sinuous rectilinear fields running generally north-south through the centre of this zone still survived stretching from the road to the north down through Tharston village before petering out near Ciudad Rodrigo farm. A vestige of this pattern can still be seen just to the south of the village, and is fossilised in the shape of the footpaths that once ran along the boundaries to the north of the village.

Medieval field boundaries also survive north of Brands Lane in Long Stratton, in the north-east of the zone consisting largely of piecemeal enclosure by

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<sup>7</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell

agreement. A large proportion of this seems to be related to the Long Stratton settlement – there are corresponding bands of this type of enclosure on both sides of the A140 (Roman Pye Road) around the settlement, disrupted by modern development. Another group of medieval field boundaries, forming small square fields in a sinuous line, run along Buttle Lane west-east, and might be related to piecemeal enclosure of Bustard's Green. Towards the northern end of the zone is a sinuous area of enclosed meadow and 18th-20th century woodland plantation running alongside a tributary of the River Tas. However, in general the zone is characterised by high levels of field amalgamation in the 20<sup>th</sup> century leading to boundary loss. Former greens and commons have been turned over to arable, or form fields/paddocks between farmhouses and the lanes. An area of strip fields recorded on the OS 1st Edition north-west of Tharston, survived in use until the 1940s, but has since been absorbed into a vast field.

## **2 Archaeology (ARCH)**

*Sources: HER*

Two possible deserted settlements lie within the zone, one with associated earthworks which may mark the site of a medieval hall. Below-ground remains within this area are poorly-understood, but a number of Roman and Saxon artefacts have been recovered and more frequent medieval finds scattered widely across the whole area, so the risks of development disturbing important sites will be high without further evaluation

## **3 Built Environment (HBE)**

*Sources: HER, Conservation area appraisals, buildings at risk register,*

Settlement of this zone is sparse, with a small hamlet at Tharston consisting of a cluster of 16<sup>th</sup> and 17<sup>th</sup> century timber-framed houses, 16<sup>th</sup> century Hall and medieval church, with a handful of more recent buildings; and similar clusters of 16<sup>th</sup> and 17<sup>th</sup> century timber-framed houses at Wacton. Wacton retains its medieval church, and the site of another lies at the site of the lost settlement of Little Wacton to the west. Other settlement is in the form of dispersed farmsteads, formerly associated with greens and commons, now lost. The majority are Grade II timber-framed farmhouses of the 17<sup>th</sup> century. They no longer form wholly cohesive groups having generally lost their historic landscape settings around greens – but remain rural and isolated. Wacton is the only area with significant modern expansion, focused along the Stratton Road.

## **SENSITIVITY summary**

This zone reflects the dispersed settlement pattern of 'Ancient' countryside, with its dispersed farmsteads and tiny hamlets focused around church/halls. However, it differs from the east side of Long Stratton in having lost all its greens which provided the context for the 16<sup>th</sup>/17<sup>th</sup> century farmhouses that survive. There has been considerable erosion of field boundaries. The farms along Chequers Lane which once lined Tharston Common (Chequers Farm, Spreading Oak Farm, Poplars Farm and Ciudad Rodrigo) are now on the edge of Long Stratton's western expansion, and have largely lost their rural

setting. In general, the typical elements of the dispersed settlement pattern are still discernible in the current landscape, but the loss of the greens network has eroded the cohesion of these elements reducing the overall significance of the zone. Robustness is influenced by the existing loss which reduces potential vulnerability, and the protection of the remaining historic building asset.

## **HLC**

Dispersed farmsteads mark the sites of former common greens though these have all been enclosed since the early 19<sup>th</sup> century. A network of trackways has survived, though amalgamation of fields in the 20<sup>th</sup> century and hedgerow boundary loss has been widespread through most of the zone. Church/hall settlements remain small with discernible historic cores. This partial survival of the typical pattern is judged to be of medium significance. The existing loss of field boundaries and greens reduces potential vulnerability. Robustness is therefore judged to be medium.

Significance: medium  
Robustness: medium  
**= Sensitivity: medium**

## **ARCH**

There is minimal visible archaeological remains in the zone. Significance is therefore judged to be unknown at this stage but the potential is medium. The extent of modern ploughing makes the robustness of what might survive low.

Significance: medium  
Robustness: low  
**= Sensitivity: high-medium**










## **HBE**

The cohesive groupings of 16<sup>th</sup>/17<sup>th</sup> century houses in hamlets, and the survival of less cohesive farmstead groups around former greens are typical of the overall settlement type of the area, and are therefore of high significance. They are not generally vulnerable to development pressures due to their isolation though moderate 20<sup>th</sup> century infill has occurred in the hamlets. None is at risk. Robustness is therefore high.

Significance: high  
Robustness: high  
**= Sensitivity: medium**



**ZONE Long Stratton West**

high			
med			
low			
	low	medium	high

^  
Significance    Robustness >

**SUMMARY**

HLC:            medium  
 ARCH:        High-medium  
 HBE            medium

<b>Zone</b>	<b>Overall sensitivity</b>
<b>Long Stratton West</b>	<b>Medium</b>

## **ZONE 4 : 20<sup>th</sup> century settlement** (Part of Long Stratton and Tharston parishes)

**Summary:** A zone characterised by 20<sup>th</sup> century development arranged around new estate road systems.

### **Key attributes for testing sensitivity**

- Field and road patterns
- Settlement pattern
- Roman archaeological remains

## **THEMES**

### **1 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>8</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

This zone has been gradually developed for housing from the mid-20<sup>th</sup> century onwards. Initially the grounds of the old Manor House were developed to the south-west between Flowerpot Lane and Swan Lane, and this area has extended further west more recently up to Chequers Lane in Tharston parish. Further expansion has occurred in the grounds of the Old Rectory south of Flowerpot Lane. In addition council offices, two schools and a sports centre within this area have created a 'bulge' to the west of the historic linear settlement pattern, and a whole new network of roads unrelated to the historic network – apart from Manor Road which forms the western boundary of the Manor House estate and follows the route of the old field boundary footpath. The 20<sup>th</sup> century network is based on arterial estate roads with numerous cul-de-sacs running from them. At the end of the 20<sup>th</sup> century further development took place on the eastern side of the main road either side of Edge Lane. This forms a satellite of the modern development zone, with the same characteristics of planned estate roads and cul-de-sacs superimposed on the previous field system.

The 19<sup>th</sup> century OS shows long curving rectilinear fields running north-south on the west side prior to development which are quite different to the more square-shaped and often larger fields in neighbouring Tharston. These may reflect the development of town common fields behind Long Stratton, in a response to its settlement pattern as a market along the road rather than around existing common greens. The shape of these fields can be traced along the route of Manor Road, in the curving boundary of the Flowerpot Road development, in the field boundaries north of Poplar Farm, and within the school grounds.

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<sup>8</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell

In the eastern satellite of modern development there are no traces of pre-existing field boundaries.

## **2 Archaeology (ARCH)**

Sources: HER

There is no visible archaeological remains in the zone and below-ground remains within this area are poorly-understood. The only known intervention is an antiquarian excavation which took place in 1773 in a gravel pit thought to be Saffronpan pit, adjacent to South Norfolk House. This revealed a possible Roman hearth and several urns as well as coins and other finds. At a similar location, building work in the 1970s revealed Roman pottery sherds, along with a buried horse skull. The position of this zone adjacent to the Roman Road, and the known settlement site south of the village suggests that previous development may have disturbed or destroyed important sites, but that potential for further sites in undisturbed areas is potentially high.

## **3 Historic Built Environment (HBE)**

Sources: HER, Conservation area appraisals, buildings at risk register

The character of the built environment in this zone is late 20<sup>th</sup> century planned housing estate. In the shopping precinct facing Norwich Road an early 19<sup>th</sup> century brick ice house survives in a poor state, with no earth covering and none of its historic context. There is no other trace of the Manor House.

This zone has only minimal traces of historic character. Though street names may reflect the former existence of the Manor House and the survival of the ice-house, the area is strongly characterised by 20<sup>th</sup> century planned housing estate which has, by and large, been super-imposed upon the existing landscape.

## **SENSITIVITY summary**

This zone has only minimal traces of historic character. Though street names may reflect the former existence of the Manor House and the survival of the ice-house, the area is strongly characterised by 20<sup>th</sup> century planned housing estate which has, by and large, been super-imposed upon the existing landscape. Lack of historic features and minimal potential for loss affect significance and robustness levels.

### **HLC**

The character of this area is late 20<sup>th</sup> century with minimal survival of historic landscape features, and only one historic building. Field boundaries have been largely eroded and the historic framework of roads has been absorbed within an extensive new network of planned estate roads and cul-de-sacs. Significance of HLC is therefore judged to be low and robustness high.

Significance: low  
Robustness: high  
**= Sensitivity: low**

### **ARCH**

There are no known visible archaeological features in the zone. Archaeological remains are likely to have been largely disturbed or damaged by previous development. Significance overall is therefore judged to be low, and robustness high though there is still potential for significant finds/sites within undisturbed areas which would require evaluation.









Significance: low  
Robustness: high  
**= Sensitivity: low**

### **HBE**

The zone consists largely of an area historically unsettled, apart from the Manor House which was demolished. Significance of the HBE is therefore judged to be low and robustness high.

Significance: low  
Robustness: high  
**= Sensitivity: low**

## ZONE 4 20<sup>th</sup> century settlement

high			
med			
low			HLC/ ARCH/ HBE
	low	medium	high

^  
Significance    Robustness >

### SUMMARY

Archaeology: low  
HLC: low  
HBE **low**

Zone	Overall sensitivity
20 <sup>th</sup> century settlement	<b>LOW</b>

### NB

Though this area has low sensitivity, it does have the potential to impact on adjacent zones, in particular, in continuing to distort the historic linear pattern of settlement along the old Roman Road.

**ZONE : 5 Long Stratton South**  
(Part of Long Stratton and Wacton parishes)

**Summary:** A zone of dispersed farmsteads, positioned along the Roman Road, and adjacent to Wacton Common.

**Key attributes for testing sensitivity**

- Dispersed farmsteads
- Commons and greens
- Piecemeal enclosure
- Roman Road

**THEMES**

**4 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>9</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

This small zone is dominated by the Roman Pye Road, from which minor roads run to connect with the outlying hamlets and settlements. It is the immediate hinterland of the historic settlement, and is a place people moved through, on their way to other market towns, or to Wacton Common to the south. By the 19<sup>th</sup> century the field pattern on this side of the road was generally of medium sized broadly square-shaped fields, and appears to have been enclosed early, associated with two or three 17<sup>th</sup> century farmsteads dispersed along the road edge. These farmsteads may once have been sited on the edge of the common, though some longer, narrower fields suggest the zone may previously have been an area of open strip fields associated with the town – this pattern is stronger on the eastern side of the road. Enclosure stops abruptly at the parish boundary with Wacton and its large common. Haynton's Lane, which runs parallel with the Roman Road, and leads into the common, also marks the parish boundary.

Field amalgamation in the 20<sup>th</sup> century has led to substantial erosion of earlier boundaries, but the settlement pattern, of dispersed farmsteads along the road, remains clear.

**2 Archaeology (ARCH)**

*Sources: HER*

The site of a Roman settlement which appears to have straddled the Pye Road was recorded during evaluation work in advance of the Long Stratton

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<sup>9</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell

A140 bypass. Within this area there have also been numerous Roman finds. However, there are no known visible archaeological features in the landscape within the zone, apart from the route of the Roman Road itself.

### **3 Built Environment (HBE)**

*Sources: HER, Conservation area appraisals, buildings at risk register,*

The zone is characterised by a handful of 17<sup>th</sup>/18<sup>th</sup> century farmsteads strung out along the road, their position influenced both by the existence of the road, but possibly also associated with common edge settlement and early enclosure.

#### **SENSITIVITY summary**

##### **Text:**

This area has historically been sparsely populated and remains a zone of dispersed farmsteads strung out along the road. The Roman Road is a highly visible and easily understood archaeological feature in the landscape. However, the agricultural landscape is strongly 20<sup>th</sup> century and this is the dominant character of the zone now. The visible settlement pattern and recognisable archaeological feature of the Roman Road affects significance. Erosion of pre-20<sup>th</sup> century field patterns, and vulnerability to modern-in-fill affects robustness.

#### **HLC**

This zone has lost most of its pre-20<sup>th</sup> century features. However, its settlement pattern of dispersed farmsteads along the road remains clear. Significance is judged to be medium. The dispersed nature of the settlement is vulnerable to infill and so robustness is judged to be medium.

Significance: medium

Robustness: medium

**= Sensitivity: medium**

#### **ARCH**

There is no known visible archaeological features in the zone, apart from the route of the Roman road itself, which is an easily recognisable feature in the landscape. Significance is therefore moderate. Lack of knowledge of the area, and the likelihood of damage through ploughing etc makes robustness low.

Significance: moderate

Robustness: low

**= Sensitivity: high-medium**

#### **HBE**










The pattern of 17<sup>th</sup>/18<sup>th</sup> century farmsteads strung out along the Roman Road survives in an easily recognisable form, though their setting consists now of almost entirely 20<sup>th</sup> century landscape. Significance is therefore moderate. The buildings have been much altered over the years, and their setting

eroded, both through farming practises, and their position next to the increasingly busy road. Robustness is therefore medium.

Significance: medium

Robustness: medium

= **Sensitivity: medium**

high			
med			
low			
	low	medium	high

^  
Significance    Robustness >

**SUMMARY**

HLC : medium

ARCH: high-medium

HBE : medium

Zone	Overall sensitivity
Long Stratton south	medium



## **Study Area 2: Wymondham**

### **OVERVIEW OF Wymondham AREA:**

Wymondham parish lies on the boundary between the south Norfolk and central Norfolk claylands, and this has influenced settlement and land use patterns within the area.

The reason behind the parish of Wymondham being so large is not fully understood, though it is thought that it was the centre of a large Anglo-Saxon estate, and this may have influenced historic land use and settlement patterns. Wymondham is the market and service centre for a hinterland which, to the south, developed into a pattern of hamlets, usually including small church/hall settlements and dispersed common edge-settlement, linked by a complex system of trackways, in a form commonly described as 'Ancient' countryside. Around the central market settlement the land-use system differed, usually with the development of 'town fields', farmed initially in common strips, but later enclosed. There is an absence of church/hall settlements within the parish which is a variant on the settlement type.

To the north of the settlement the soils of the plateau are poorer central Norfolk claylands some of which remained as heathland until the 18<sup>th</sup> century. This central Norfolk area was generally less populated. This is true of the area immediately north of Wymondham; other influences may have been the site of a deer park at Downham within which there was no settlement; and the influence of the market centre's land requirements to support the population.

To the west of the parish is the river valley of the Tiffey which unlike the rest of the parish is predominantly pasture, with extremely sparse settlement.

**ZONE : 1 Wymondham C20th**  
(Part of Wymondham parish)

**Summary:** This area was previously the site for town fields of the medieval settlement, later enclosed. In the 20<sup>th</sup> century these have been developed for modern housing leaving minimal trace of earlier historic landscape features, settlement or land use patterns.

**Key attributes for testing sensitivity**

- Historic roads and trackways
- Boundary loss
- Industrial archaeology

**THEMES**

**1 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

The late 19<sup>th</sup> century OS shows surviving strip fields in this zone, as well as further regular rectilinear field plots which appear to be the result of enclosure of strip field land use systems farmed by the medieval town. The name Northfield for this area supports this connection to the settlement. The northern road boundary (now the B1135) marks a discernible difference between the rectilinear fields of the settlement, and the more erratic field shapes on the north side suggesting this road marks the historic extent of the town fields.

At the end of the 19<sup>th</sup> century a line of small regular fields of enclosed common had developed along the north side of London road and were beginning to be developed for housing - the only significant residential development outside the historic core of the settlement at that point, and still to the north of the London Road.

During the second half of the 20<sup>th</sup> century very extensive housing estates have been built within the existing road framework to the north of the historic settlement, creating self-contained housing areas built around a network of estate roads with cul-de-sacs off. Apart from the main roads there is no surviving evidence of earlier landscape features in this zone. More recently, housing estate settlement has extended to the southern side of the B1172 (the old bypass), again around arterial estate roads, with cul-de sacs off. In addition, business parks and industrial activity have further eroded pre-20<sup>th</sup> century landscape features between the old bypass, and the more recent A11 bypass.

Sources: *settlement pattern morphology*<sup>10</sup>, *historic and contemporary maps*, *HLC/Historic maps/field visit*

## **2 Archaeology (ARCH)**

Sources: *HER*

No archaeological interventions or surveys took place in the north of the area before or during development of large housing estates during the 1960s to 1990s; stray finds are minimal; and the zone has not been subject to any archaeological investigation since housing development took place: consequently, the historic environment of this area is poorly understood. In the Hart's Farm area greater archaeological intervention prior to building of a housing estate has revealed a Roman aisled building and other Roman find sites have been recorded in the area. However, there is no visible evidence of former landscape features.

## **3 Built Environment (HBE)**

Sources: *HER, Conservation area appraisals, buildings at risk register,*

Cartographic evidence indicates that this area formed the industrial hinterland of the town during the post-medieval period. Two windmills are recorded on maps of this area, the brick tower mill known as Northfield Mill and the smock mill which replaced it, called North Mill. Another possible windmill is recorded on a map of 1836 Brickworks are recorded at three separate locations within this zone. However, none of these features survive above ground.

### **SENSITIVITY summary**

#### **Text:**

This zone has been entirely re-developed during the second half of the 20<sup>th</sup> century, in a series of large housing estates built within a network of estate roads and cul-de-sacs laid out between the historic road framework, and more recent business and industrial parks. There is little or no surviving evidence of previous historic landscape features. Lack of evidence for time-depth affects significance; and previous loss reduces vulnerability.

#### **HLC**

Surviving evidence for previous settlement pattern and land use is limited to the network of roads which lead out in a fan shape from the historic centre of the settlement, and perhaps mark the extent of medieval town fields.

Significance is judged to be low. Other earlier historic landscape features have been erased entirely by housing development, so that further erosion is not an issue. Robustness is therefore judged to be high.

Significance: low

Robustness: high

**= Sensitivity: low**

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<sup>10</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell

## ARCH

The archaeological remains of this area is poorly understood because no archaeological intervention was undertaken before development in the second half of the 20<sup>th</sup> century. A number of known post medieval industrial sites exist , but it is likely that much archaeological remains would have been disturbed or destroyed by housing development. Significance is judged to be medium (or should it be low?) and robustness low.

Significance: Medium

Robustness: Low

= **Sensitivity: medium**








## HBE

There are no extant buildings earlier than the second half of the 20<sup>th</sup> century, and existing housing is of standard design and layout. Significance is judged to be low and robustness high

Significance: low

Robustness: high

= **Sensitivity: low**

high			
med	-ARCH-		
low			-HLC HBE-
	low	medium	high

^  
Significance    Robustness >

## SUMMARY

HLC : low

ARCH: medium

HBE : low

Zone	Overall sensitivity
1 Wymondham C20th	low

## **ZONE : 2 Wymondham Historic Core** (Part of Wymondham parish)

**Summary:** A zone characterised by historic settlement formed adjacent to an important road and influential Abbey.

### **Key attributes for testing sensitivity**

- Cohesive group of historic buildings from the 15<sup>th</sup> century onwards
- Medieval market
- Wymondham Abbey site
- Major historic route
- Commons and greens

## **THEMES**

### **2 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>11</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

Wymondham's growth as an important market town has been influenced by its position on the main route from Norwich to Thetford and London, and its proximity to the important ecclesiastical centre of the abbey on its west side.

The town was formally granted a market in 1204 but was probably performing this function long before<sup>12</sup>. The main market plain to the south east of the settlement is characteristically funnel-shaped, indicating its likely origins as a common green which grew into a market. This open space, which probably began at Town Green and widened out through Market Street to the funnel 'mouth' at Fairland was gradually encroached upon, as temporary stalls and shops developed into permanent buildings.

The town's expansion was constrained on its western side by the Abbey precinct, and to the south by the Tiffey, and so developed in a limited way southwards along Damgate Street, and more extensively northwards towards what is now Cock Street. The town has a typical medieval development pattern of long narrow 'burgage' plots running back from the streets, still clearly predominant in the central part of the town<sup>13</sup>. From the main street frontages further buildings (original or later) stretch back onto yards or gardens. In many areas there are then further outbuildings giving onto rear service lanes. There is a clear distinction between the busy street-side of buildings, and the secluded rear yards or gardens. This is echoed in the street

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<sup>11</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell

<sup>12</sup> Williamson, T *ibid*

<sup>13</sup> South Norfolk Council *Wymondham Conservation Area Character Appraisal* November 2001

pattern, with 'front' streets such as Market Place, Market Street and Damgate Street, and 'back' streets such as Chandlers Hill, Brewery Lane and Back Lane. None of the roads is straight or of even width, and there is a strong sense of enclosure.

In Middleton Street and Vicar Street the pattern is different reflecting its predominantly 18<sup>th</sup> century character - here large houses and walled gardens predominate.

The Abbey grounds are immediately adjacent to the historic core of the town and run up to Damgate Street and Church Street to the east, and down to the river to the west. In the 18<sup>th</sup> and 19<sup>th</sup> centuries the ruins and grounds were adapted to provide promenades, with views across the meadows to the river, and to provide a picturesque setting for the surviving church<sup>14</sup>. On the other side of the river to the west the grounds of Cavick House continue the park-like landscape in this part of the zone. The two towers of the Abbey are a significant feature in the landscape for several miles around the town, and are particularly prominent on approaches from the north and south.

In the 1950s the first Wymondham by-pass was constructed at the southern end of Fairland, emphasising the town's boundary on this side, which was formerly marked by the River Tiffey, and creating a stronger separation of the core settlement from the 19<sup>th</sup> century industrial area around the station on the other side (see separate Zone).

## **2 Archaeology (ARCH)**

*Sources: HER*

Evidence of an Anglo-Saxon church and an early Norman church has been found on the site of the current church. In recent times a number of small scale investigations have been made on the site of the former Abbey but evidence for the plan of the former monastic buildings, visible in the lumps and bumps of the grounds, and recovered in archaeological excavations, and through aerial photography, is complex and not fully understood. There is also potential within the grounds for recovering evidence of d'Aubigny's (founder of the Priory) 12<sup>th</sup> century mansion.

Very few archaeological interventions have taken place within the historic core of Wymondham though several buildings within this zone have been subject to detailed studies and surveys. There is much unknown potential for evidence of 16<sup>th</sup> century and earlier timber framed buildings which partially survived the 1615 fire and were encased in later buildings, which may come to light during repairs and alterations.

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<sup>14</sup> Williamson T *ibid*

### 3 Built Environment (HBE)

Sources: HER, Conservation area appraisals, buildings at risk register,

The central area of the town is densely packed with historic buildings, with 203 buildings listed as of special architectural or historic interest, and a large number which are of townscape significance<sup>15</sup>.

A small number of timber-framed 15<sup>th</sup> and 16<sup>th</sup> century houses survive, in Church Street, Damgate Street, Town Green, Market Place and Market Street, but most were destroyed in the fire of 1615. Many buildings date from the 17<sup>th</sup> century rebuild – these predominate in Bridewell Street, Market Place and Market Street. Vicar Street is predominantly 18<sup>th</sup> century. A number of historic shop fronts survive, particularly in Market Street the Market Place and Damgate Street..

Wymondham priory was established by the d'Aubigny family as a daughter church of the Abbey of St Albans in 1107, but became an independent Abbey in 1449. The church served the parish and only the parts of the building allocated to the church were not dismantled at the Dissolution<sup>16</sup>. This is why only the nave of the Monastic church survives. The other parts of the Abbey buildings were dismantled and the material sold, apart from the octagonal tower which was once in the centre of the larger church. The Abbey church with its two towers and monastic ruins have been the favoured subject of artists from the early 18<sup>th</sup> century. The towers are a landmark for several miles around, and are particularly significant on approach from the north-west (zone 3) and south (zones 4 and 5).

Cavick House and its associated buildings form a perfectly preserved small country house estate of the 18<sup>th</sup> century with associated brewhouse, dovecote, garden walls and stables; and was occupied at the end of the 18<sup>th</sup> century/early 19<sup>th</sup> century by the vicar of the Abbey.

#### **SENSITIVITY summary**

**Text:** The town retains a strongly cohesive historic core, with a high number of historic buildings from the 15<sup>th</sup> century-19<sup>th</sup> century. The road network and footprint of the town reflects the development of the medieval settlement pattern, and the visual relationship with the important Abbey site remains strong. The Tiffey river valley to the west and south of the town has limited modern housing growth so that the sense of a small historic town in a rural landscape is still largely intact on approach from the north, along the Tiffey valley boundary, and from the west. The development of housing and business parks either side of the B1172 approach from the north-east and more recently to the south-west has eroded the rural setting in these areas. However, the town's relationship to the 1950s by-pass (which to an extent encapsulated the settlement's historic southern boundary), means that most vehicular access to the historic core is through a fairly 'thin' modern development area. The north-eastern boundary merges into an extensive area of 20<sup>th</sup> century housing development, which is largely self-contained, with

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<sup>15</sup> South Norfolk Council *ibid*

<sup>16</sup> Stephen Heywood 'The Romanesque Church' in Cattermole, Paul (ed) *Wymondham Abbey* (2007)

no main approaches through it to the town. It therefore has little direct impact on the historic core in a visual sense, although it has, of course, destroyed the rural setting of the town in this direction. Significance is influenced by the highly cohesive and well-preserved medieval settlement pattern, a post-medieval buildings. Robustness is affected by erosion of the setting of the historic core, but ameliorated by the levels of protection and generally good condition of the zone.

### **HLC**

The town retains its medieval footprint to a great extent with an easily recognisable plan around a large market place, and includes the medieval Abbey church and ruins in their 18-19<sup>th</sup> century landscaped setting, and the park of Cavick House. Significance is high. The setting of this zone has been eroded on the approach along the B1172, and extensively to the northeast through modern housing. Its robustness is therefore judged to be medium.

Significance: high

Robustness: medium

**= Sensitivity: high-medium**

### **ARCH**

The potential for archaeological remains in the vicinity of the Abbey is high, with extensive evidence of the former monastic buildings still to be fully interpreted and explained. In addition, it is expected that several early timber-framed buildings damaged in the 1615 fire are encased within later buildings in the town. Significance is therefore high, and robustness low.

Significance: high

Robustness: low

**= Sensitivity: high**

### **HBE**

The town retains an extensive and cohesive group of historic buildings which demonstrate the development of the town from the medieval period onwards. The Abbey church and Cavick House and its associated buildings are particularly significant as exceptional buildings. Significance is high. The setting of this cohesive group has been eroded by modern development to the north and on approaches from the north-east and south-west. A number of buildings are also at risk, and the number of vacant upper floors above shops is an concern. Robustness if therefore judged to be medium.

Significance: high

Robustness: medium

**= Sensitivity: high-medium**



high	-ARCH-	-HLC HBE-	---
med	---	---	---
low	---	---	---
	low	medium	high

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Significance    Robustness >

### SUMMARY

HLC : High-medium  
 ARCH: High  
 HBE : High-medium

Zone	Overall sensitivity
Wymondham historic core	High-medium

## **ZONE : 3 Wymondham Downham**

(Part of Wymondham parish)

### **Summary:**

A zone of dispersed and isolated farmsteads, with a lack of hamlets or other significant settlement.

### **Key attributes for testing sensitivity**

- Dispersed farmsteads
- Field boundaries
- Commons and greens
- Boundary loss

## **THEMES**

### **3 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>17</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

Settlement within this zone is sparse, mainly consisting of dispersed post-medieval common-edge farmsteads, which up until the early 19<sup>th</sup> century were grouped around the large expanse of Great Melton and Wymondham commons, now under arable cultivation. Apart from these, there are no other settlements. This is in contrast with the regularly spaced villages along the Yare valley and the smaller parishes along the western boundary of the parish. The network of track ways is also relatively less extensive than in more settled areas. This pattern of sparse settlement may be due to the poorer soils to the north of Wymondham.

Surviving curved boundaries at Downham Grove suggest the possibility of a small medieval park in this zone related to the surviving moat feature, though there is no further evidence for this.

The late 19<sup>th</sup> century OS shows the early 19<sup>th</sup> century common enclosure pattern of bundles of square-shaped small-sized fields, but the majority of these were amalgamated into much larger fields during the 20<sup>th</sup> century and earlier boundaries largely eroded.

### **2 Archaeology (ARCH)**

*Sources: HER*

There is little known visible archaeological remains in the zone. Downham Grove house sits near a rectangular water-filled feature which is thought to be a fishpond but might be a moat related perhaps to a small medieval park –

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<sup>17</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell

perhaps the site of a hunting lodge. Parts of this area have been subject of intensive field study which has yielded a large amount of prehistoric worked flint and a number of artefacts from Iron Age to Post medieval. A Roman Road ran through this area west-east, but is only discernible in crop marks; and a number of Roman finds have been recovered within this area, suggesting further archaeological potential for evidence of Roman activity in the area.

### **3 Built Environment (HBE)**

*Sources: HER, Conservation area appraisals, buildings at risk register,*

Buildings within this zone are few in number, and very dispersed. Some of the remaining farmsteads mark former common-edge settlement – for example Hart Farm and Milebridge Farm to the south of the old London Road, which mark the old boundary of a part of Wymondham Common. On Faden’s map Kidd’s Moor, Manor Farm and Britton’s Farm mark the southern boundaries of Great Melton Common (though they are in Wymondham parish) while Willow Farmhouse, Beeches Farm and Lower Grove Farm are shown to be new farmsteads carved out of the common, in what were recent piecemeal enclosures by agreement.

#### **SENSITIVITY summary**

##### **Text:**

This zone appears to have been sparsely populated for many centuries with little or no evidence of medieval or earlier settlements. It is characterized by isolated farms which stand on sites marking the edge of large areas of common, now under arable cultivation. The majority of the surviving buildings are later than the post-medieval farmsteads or much altered, the commons are gone, and the majority of 19<sup>th</sup> century field boundaries have also been eroded so that little visible evidence survives of the pre-20<sup>th</sup> century landscape. Loss of historic features affects significance and reduces potential for future vulnerability.

#### **HLC**

Dispersed farmsteads mark the edge of lost commons but are generally of a later date than the original post-medieval farmsteads, so that the settlement pattern is largely obscured. Later enclosure field patterns have been eroded by 20<sup>th</sup> century field amalgamation. Significance is therefore judged to be generally low. The loss of most historic landscape features in the area means that robustness is generally high.

Significance: low

Robustness: high

**= Sensitivity: low**

## ARCH

Apart from the water feature at Downham there is no known above ground evidence of earlier settlement or land use features in this area and its archaeology is poorly understood. Significance is judged to be low. Due to extensive ploughing robustness is judged to be low.

Significance: low

Robustness: low

= **Sensitivity: medium**










## HBE

The existing buildings in the zone are indicators of common-edge settlement, but their extensive alteration and re-building means that this pattern is obscured, and they do not form strongly cohesive groups. They have also lost their original context as the commons have been enclosed and then amalgamated into large 20<sup>th</sup> century fields. Significance is therefore judged to be medium. Most have been much altered, but are in good repair. Robustness is therefore judged to be high.

Significance: medium

Robustness: high

= **Sensitivity: low medium**

high			
med			
low			
	low	medium	high

^  
Significance    Robustness >

## SUMMARY

HLC :low

ARCH :medium

HBE :low- medium

<b>Zone</b>	<b>Overall sensitivity</b>
<b>Wymondham Downham</b>	<b>LOW</b>

## **ZONE : 4 Wymondham South** (Part of Wymondham parish)

**Summary:** A zone characterised by medieval manor sites and deer parks, post-medieval hamlets and dispersed common-edge settlement, within a former network of long greens and track ways, and fragmented 19<sup>th</sup> century enclosure boundaries.

### **Key attributes for testing sensitivity**

- Medieval moats and earthworks
- Medieval deer parks
- Post-medieval halls
- Dispersed common-edge settlement
- Isolated farmsteads
- Common green
- Post-medieval field boundaries
- Boundary loss
- Historic roads

## **THEMES**

### **4 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>18</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

The area broadly south of Wymondham town is characterised by hamlets and post-medieval common-edge settlement which developed around a network of greens and commons. A system of track ways with wide common verges fan out from the market town, and skirt around the large medieval deer park to serve the scattered settlements in the town's hinterland. Sutton, Silfield (Sinfield on Faden's), Wattlefield, Browick (Brathwayte on Faden's) and Spooner Row all developed as common edge settlements. Commons took the form of long, road-side greens which during the 19<sup>th</sup> century were enclosed and put down to arable.

Two medieval deer parks were formed in this area, the first adjacent to the castle or hunting lodge built by the d'Aubignys to the east of Wymondham, now known as Moot Hill, the second to the south of the town, and still a significant feature in the landscape. The curves in Browick Lane and Spinks Lane (now a track north of Browick Hall) may fossilize in the landscape the shape and extent of the first deer park, in the same way that the route of lanes around the second park (Strayground Lane, Sutton Lane and Wattlefield

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<sup>18</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell

Road), emphasise its shape in the landscape. The characteristic ovoid shape of this second and larger park is still clearly discernible in field boundaries, from maps and from the air, but is less clear on the ground, due to its large scale and inaccessibility. One footpath cuts across the northern end, and a couple of farm tracks peter out inside the park – so that the area retains its historic separation from the surrounding countryside. The late 19<sup>th</sup> century OS shows a different pattern of enclosure within the park pale to the land outside – inside, the fields are fairly large and irregular, probably reflecting pre-18<sup>th</sup> century enclosure. During the 20<sup>th</sup> century field amalgamation has reduced the older field boundaries by about half, but the outer boundary marking the old park pale has survived almost intact. There is a Park Lane running from Wymondham town to the area; Strayground Lane forms the northern boundary and may refer to an element of the deer park, farms within the boundary are called Park Farm and Lower Park Farm, and an area near the eastern boundary is named Lawn Wood (Lawn was the word for clearings in deer parks). An area of woodland, Peaseacre Wood, is an ancient remnant of the park. The 19<sup>th</sup> century railway line clipped the north–west side of the park, and in the 20<sup>th</sup> century the Wymondham bypass has separated the northern portion of the park from the rest, diminishing its completeness and its impact in the landscape.

In the rest of this zone the late 19<sup>th</sup> century OS shows a pattern of broadly square shaped fields of 18<sup>th</sup> and 19<sup>th</sup> century enclosure, generally in smaller blocks on former common – this reflects the difference between land ownership and management within the commons, and outside them. Some fields are already amalgamated into much larger fields. This trend was continued into the 20<sup>th</sup> century to produce a contemporary landscape of very large fields, and a consequent substantial erosion of earlier boundaries. Exceptions to the rule are an area of small and complex field boundaries north of Silfield Street; and either side of Sutton Street where common edge farmsteads appear to have retained there early 19<sup>th</sup> century field boundaries.

The 19<sup>th</sup> century 1st ed. OS map shows a strong linear boundary north of Silfield (and north of Coll's Farm) running east-west, above which there is a faintly discernible pattern of larger and more rectilinear fields (slightly clearer on the tithe map) - this boundary partially survives as an estate road through the modern development between Park Lane and Silfield Road, and continues as tracks on either side. It is possible that this marks the boundary of Wymondham's town fields on the south side.

The 'field' in Silfield, Burfield, Stanfield (on the parish border) and Wattlefield suggests that these settlements were established in wood clearings, and a series of surviving ancient woods (Smeeth, Ashwellthorpe and Fundehall and to a lesser extent Stanfield park woods) running along the outside of the parish boundary on the east imply the earlier loss of ancient wood within Wymondham parish.

This large area is unusual in having no medieval church/hall settlements, probably due to the lack of division of the large Anglo-Saxon estate into smaller separate manorial units which occurred elsewhere. Burfield Hall,

Stanfield Hall, and Gonville Hall all stand on medieval sites, but do not have associated churches.

Wymondham sits on an important travel corridor between Norwich and London (and Thetford) and this has had a profound effect on the landscape to the south of the town. The old London Road (now the B1172), which until the 1950s ran right through the town, was important in sustaining Wymondham's growth, as a stopping point on the main communication route from Norwich to the capital. In the 17<sup>th</sup> century part of this road was 'turnpiked' and the event is commemorated by The Dial - a pillar erected as a memorial to a donation by Sir Edwin Rich, which allowed the construction of the road in 1695. It was one of the first three turnpikes to be authorised in Britain and the second to be built, predated only by the Great North Road. Two nearby farms are named after the pillar (Dial Farm and Little Dial Farm) and another farm nearby is called Turnpike Farm. Following a parallel route is the 19<sup>th</sup> century railway line, which formed a new southern boundary to the town, beyond the old road, and the land in between has been largely infilled with housing and industrial development during the 20<sup>th</sup> century extending the footprint of the settlement into this southern zone (see separate zone). In a further development, the current A11 bypass (late 20<sup>th</sup> century) drops further south, cutting through the medieval deer park and re-joining the old road near Turnpike Farm, resulting in further development at the new road intersection to the north. The old London Road retains to a degree its function as an important link road between the town and key settlements in both directions.

## **2 Archaeology (ARCH)**

*Sources: HER*

A large number of moated sites survive in this zone – at Stanfield Hall (where the parish boundary runs across it); Gonville Hall; Burfield Hall; near Home farm south of the Deer Park (there is also one within the deer park – see separate zone); Wick Hall (west of Spooner Row – no associated above ground building); and Sexton's moat (partially in-filled) near the southern border. The earthwork remains of a medieval moat also survive in the lower end of the southern deer park, thought to be the site of a hunting lodge. In addition a 12th century ring motte with external wet ditch survives to the east of the town, and is thought to be the site of a castle or hunting lodge built by the d'Aubignys (who also established the Abbey) between 1088 and 1139. These survivals indicate widespread medieval settlement.

## **3 Built Environment (HBE)**

*Sources: HER, Conservation area appraisals, buildings at risk register,*

A number of 17<sup>th</sup> century timber-framed farmhouses are dispersed throughout the zone around the former boundaries of commons. However, survival is patchy with only one or two surviving in each settlement area.

In addition there are five halls, three of which are clearly on medieval sites and retain buildings with at least elements from the 16<sup>th</sup> / 17<sup>th</sup> centuries (see above). The current Browick Hall and Wattlefield Halls date from the 18<sup>th</sup>/19<sup>th</sup>

centuries but are on the sites of earlier buildings - a large house is marked at Wattlefield on Faden's. There are no medieval churches in this zone, but a school built during the 19<sup>th</sup> century at Spooner Row is now used as one. Spooner Row is also the focus for 20<sup>th</sup> century linear housing development, presumably influenced by the existence of the railway station there.

### **SENSITIVITY summary**

#### **Text:**

This area was dotted with moated manors in the medieval period, and a relatively high number survive as visible features in the landscape, three of them associated with post-medieval halls. The southern deer park is difficult to see as a cohesive whole on the ground due to its isolation and lack of access. However, most of its outer boundary survives in current field boundaries, emphasised by road routes; and survival of the moat, and further evidence in place names provide enough evidence to understand this area as a piece of landscape originating in the 12<sup>th</sup> century.

Post-medieval settlement was associated with commons, all of which have been enclosed and taken into arable. Relatively few of the 16<sup>th</sup>/17<sup>th</sup> century houses associated with common-edge settlement have survived, though a number of later buildings mark their sites. Pre-nineteenth century enclosure boundaries have been eroded to a great extent through field amalgamation in the 20<sup>th</sup> century. Development of traffic corridors has brought about an extension to the town settlement pattern into this zone, for the first time. The rest of the zone remains sparsely populated with relatively little 20<sup>th</sup> century in-fill but retains few survivals of historic field and land use systems, or cohesive evidence of the post-medieval common-edge settlement pattern. Erosion of historic features reduces significance of the general area and pre-existing loss reduces potential vulnerability, raising robustness. However, the deer park remains a visible and fairly cohesive feature in the landscape and is therefore judged separately.

### **HLC**

The post-medieval landscape of dispersed farmsteads and hamlets has been largely eroded through enclosure and amalgamation of fields in the 20<sup>th</sup> century though the network of narrow lanes and dispersed farmsteads is still tangible in the landscape – its significance is judged to be medium, and due to the extent of feature loss its robustness is high. The deer park has been a significant feature in the landscape for several centuries, and has influenced the surrounding countryside by determining trackway routes around its boundaries. However, of the original woods and grass clearings of the park only a fragment of woodland survives and the rest is under large 20<sup>th</sup> century arable fields. Its significance is judged to be medium. The park boundaries are vulnerable to erosion and some segments have already been lost. The park is also vulnerable at its north end where the transport corridor has already breached the boundary twice. Robustness is therefore judged to be low.

Significance: medium (*Deer park area medium*)

Robustness: high (*Deer park area low*)



**= Sensitivity: low-medium (Deer park High-medium)**

**ARCH**

Evidence for medieval manors within the zone is relatively strong, though 'Moot Hall', the former castle outside Wymondham, is stranded and inaccessible within a network of busy roads and the railway, and the other moat sites are generally inaccessible and overgrown. Stanfield Hall potentially retains potentially earlier park features. Taken together the significance of these features is medium. Vulnerability due to neglect, farming practices and inaccessibility make robustness low

Significance: medium

Robustness: low

**= Sensitivity: High medium**

**HBE**







A small group of post-medieval halls survive on medieval manorial sites, though the surviving buildings are much altered, and in some cases landscape settings have been eroded. These buildings are protected by legislation, have been continually adapted over the centuries and are in good repair. Significance is judged to be medium and robustness is judged to be medium.

Survival of other historic buildings is sparse across the zone. Farmsteads established as part of common-edge settlements have lost their setting, and most associated 19<sup>th</sup> century enclosure boundaries have been eroded by 20<sup>th</sup> century field amalgamation. The farmsteads do not therefore form cohesive groups within the landscape. Significance is therefore judged to be low, and robustness medium.

Significance: medium

Robustness: medium

**= Sensitivity: medium**

high			
med	-ARCH-	-HBE-	-HLC-
low			
	low	medium	high

^  
Significance    Robustness >

## SUMMARY

HLC : Low -medium

ARCH: high- medium

HBE : medium

<b>Zone</b>	<b>Overall sensitivity</b>
<b>Wymondham South</b>	<b><i>MEDIUM</i></b> <b><i>(Deer Park HIGH-MEDIUM)</i></b>

## **ZONE : 5 Wymondham Tiffey Valley** (Part of Wymondham parish)

**Summary:** A very sparsely settled zone along the Tiffey river valley and its tributaries, with isolated farmsteads and pasture.

### **Key attributes for testing sensitivity**

- River valley
- Field boundaries of late 18<sup>th</sup>/19<sup>th</sup> century enclosure
- Isolated 19<sup>th</sup> century farmsteads
- Abbey at head of the valley

## **THEMES**

### **5 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>19</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

The settlement of this zone has been limited by the course of the river Tiffey and its tributaries, and consists largely of drained pasture. Settlement is generally limited to isolated farms of relatively late establishment – late 18<sup>th</sup>/19<sup>th</sup> century related to enclosure. The valley slope immediately west of the town is known as Town Green (see 19<sup>th</sup> C OS), and presumably performed the same function for town-dwellers as the greens and commons did in the wider 17<sup>th</sup> post-medieval countryside. Looking south from the meadows the Abbey church dominates the landscape.

The field boundaries marked on the late 19<sup>th</sup> century OS map of the north of this area remain almost complete, though current ditches may mark what were previously hedges in some areas, fossilising 19<sup>th</sup> century enclosure patterns. of predominantly piecemeal enclosure by agreement. Track ways are very limited, avoiding the wet river meadows. The area remains predominantly in pastoral use, though there is some arable, and pockets of woodland dating from the 18<sup>th</sup>/19<sup>th</sup> century. Some of the meadows have recently been reclaimed from arable as part of a countryside stewardship scheme.

To the south of the settlement the river continues to influence the landscape in the area called 'The Lizard', now a conservation area, comprising low lying meadows divided into 'parcels' by ditches lined with hedges and trees.

### **2 Archaeology (ARCH)**

*Sources: HER*

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<sup>19</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell

Chapel Bridge was once the site of a 12<sup>th</sup> century leper hospital, but no trace remains apart from the name – the current bridge is late 18<sup>th</sup>/early 19<sup>th</sup> century. There are no readily visible archaeological features on the ground, though three ring ditches just west of the Abbey are visible from the air, one with a clear central depression, and another with a wide causeway.

No archaeological interventions have taken place in this zone, and knowledge is confined to stray finds of mostly Roman date, probably related to the Roman temple site just outside this zone at Crownthorpe.

### **3 Built Environment (HBE)**

*Sources: HER, Conservation area appraisals, buildings at risk register,* Historic buildings are very sparse in this area, consisting of a handful of isolated farmsteads of relatively late date. These must have developed after enclosure and drainage of what was previously wet meadow. 20<sup>th</sup> century encroachment is limited to a small housing development on the west side of Chapel Lane in former orchards (separate zone). Though the Abbey is outside this zone, it is dominant in views to the head of the valley from Town Green and elsewhere along the valley

#### **SENSITIVITY summary**

##### **Text:**

This zone is characterised by very dispersed isolated farmsteads related to 19<sup>th</sup> century enclosure, and retains a largely 19<sup>th</sup> century field boundary pattern fossilised in ditches and some hedges. The river Tiffey and its wet meadows have prevented more extensive settlement or intensive land use so that a relatively cohesive historic landscape of the 19<sup>th</sup> century has been preserved. Town Green forms an important foreground to the Abbey which dominates the head of the valley. Good survival of historic features influences significance, and vulnerability to changes in land management and setting reduce robustness.

##### **HLC**

The predominantly pastoral landscape here is relatively rare in arable Norfolk, and is in stark contrast to the zone of large arable fields south of Wymondham. Though hedges have been partially removed, much of the 19<sup>th</sup> century boundaries are still readable as ditches. The late 18<sup>th</sup>/19<sup>th</sup> century settlement pattern is also atypical in the wider area of post-medieval common-edge settlement. Its significance is judged to be high. The relative lack of previous change in the zone and its vulnerability to further boundary loss and extended arable use makes robustness of the area low.

Significance: High

Robustness: low

**= Sensitivity: High**

## ARCH

Relatively little is known about this zone due to a lack of archaeological interventions. The river valley has historically limited settlement, though evidence of funerary ring ditches indicates potential for further evidence of human activity in the area. Significance is likely to be low and robustness, due to lack of previous interventions such as ploughing or building, medium

Significance: Low

Robustness: medium

= **Sensitivity: low-medium**

## HBE

Historic buildings are not a dominant feature in the zone, but the relatively late date of the few farmsteads dotted across the landscape in combination with the fairly well preserved enclosure pattern presents a moderately cohesive late 18<sup>th</sup>/19<sup>th</sup> century pattern of medium significance. The dominance of the Abbey with its two towers at the head of the valley (though it stands outside it) raises the significance of the HBE to high. The farmsteads in the zone have generally been the subject of alteration and extension so that robustness is medium.

Significance: high

Robustness: medium

= **Sensitivity: high-medium**

high	-HLC-	-HBE-	-ARCH-
med	-HLC-	-HBE-	-ARCH-
low	-HLC-	-HBE-	-ARCH-
	low	medium	high

^  
Significance    Robustness >

## SUMMARY

HLC : high

ARCH : low-medium

HBE : medium

Zone	Overall sensitivity
Wymondham Tiffey valley	High-medium

## **ZONE : 6 Wymondham Station** (Part of Wymondham parish)

**Summary:** An zone characterised by 19<sup>th</sup> century development of the railway station and associated features, and a planned cemetery

### **Key attributes for testing sensitivity**

- 19<sup>th</sup> century industrial development
- 19<sup>th</sup> century designed landscape

## **THEMES**

### **6 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>20</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

This area represents an extension to the south of the Wymondham settlement during the latter half of the 19<sup>th</sup> century around the creation of the Great Eastern railway line from Norwich to Cambridge, with branch lines to Fornsett and Wells-next-the-Sea. The railway cut across the Tiffey valley and through a previously arable area, and brought a landscape of associated cuttings and sidings, and industrial buildings such as the gasworks (now gone).

Also in the 19<sup>th</sup> century the cemetery was laid out in an oval shape on land formerly arable fields. The buildings were designed by Edward Boardman and opened in 1882. The cemetery is planted with dense Scots pine, Irish yew, box and horse chestnut creating a park-like cohesive landscape.

### **2 Archaeology (ARCH)**

*Sources: HER*

The zone includes much evidence of industrial archaeology related to the railway line, though no formal archaeological intervention has been recorded. The Station still functions as a mainline station to Cambridge, and the line former to Wells-next-the-Sea is partially open, running steam trains between the Abbey and Dereham. Due partly to extensive disruption of the earlier landscape through construction works, and through creation of the cemetery there are no other visible archaeological remains.

### **3 Built Environment (HBE)**

*Sources: HER, Conservation area appraisals, buildings at risk register,*

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<sup>20</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell

The built environment is strongly 19<sup>th</sup> century in character, including the Station building, platform and goods sheds (all 1844/45), and hotel. Rows of terrace houses to the east of the station, along the Lizard, were provided for railway workers, and sit within the conservation area.

A number of associated buildings stand within the cemetery. A single storey chapel divided by a central arch into a Nonconformist chapel to the west and a Church of England chapel to the right; a lodge and the cemetery walls.

### **SENSITIVITY summary**

**Text:** This zone consists of a 19<sup>th</sup> century industrial landscape imposed upon formerly unsettled land, and is typical of many other 19<sup>th</sup> century developments around railways, with its associated station building, goods yard, hotel and workers houses. The Victorian cemetery contributes to the planned 19<sup>th</sup> century character of the zone. Some 20<sup>th</sup> century industry has developed adjacent to the station which erodes this 19<sup>th</sup> century flavour, but also continues the industrial function of the area. Cohesiveness of the area increases its significance, and robustness is affected by development pressures and erosion of historic industrial features to accommodate 20<sup>th</sup> century use.

### **HLC**

The cemetery is a coherent and planned piece of typical 19<sup>th</sup> century townscape, as are the railway and associated groups of buildings and features. Significance is judged to be medium. The coherence of the 19<sup>th</sup> century features is vulnerable to infill and large scale 20<sup>th</sup> century development. Robustness is therefore judged to be low.

Significance: medium

Robustness: Low

**= Sensitivity: High - medium**

### **ARCH**

The potential for industrial archaeology is high, but due to the continued use of the area as a main-line, some features are vulnerable to demolition/alteration, although continued use protects other features.

Robustness is therefore medium.

Significance: High

Robustness: Medium

**= Sensitivity: High-medium**

### **HBE**

Surviving 19<sup>th</sup> century buildings relating to the railway are easily recognisable as typical, such as the Station itself, the hotel and the Goods Shed. Other features, such as the railway cottages to the east are more eroded. Buildings in the cemetery retain their original setting and appearance. Together the significance of this wider group of 19<sup>th</sup> century buildings is judged to be medium. Vulnerability to alteration, and loss of setting makes robustness medium.

Significance: medium

Robustness: medium

= Sensitivity: medium

high	-HLC-	-ARCH-	---
med	---	-HBE-	---
low	---	---	---
	low	medium	high

^  
Significance    Robustness >

**SUMMARY**

HLC : High-medium  
 ARCH : High-medium  
 HBE : Medium

Zone	Overall sensitivity
Wymondham station	High-medium



### Study Area 3: Hethersett – Easton

#### OVERVIEW OF HETHERSETT-EASTON AREA:

The growth areas proposed in the area between Hethersett and Easton sit within the national landscape character area 84: Mid Norfolk , an area of extensive sand and gravel soils, and is characterised by remnant medieval 'Ancient Countryside', with a patchwork field system, sporadically rationalised.

'Ancient Countryside' is characterised by settlements consisting of isolated farmsteads, hall/church complexes, and common-edge or roadside strings of houses forming 'hamlets', all linked by tracks, which survive as footpaths, tracks, lanes and roads in the current landscape. Within this dispersed settlement pattern are larger settlements which act as markets and service centres.

The NLC area is predominantly arable with variable field sizes, relatively well wooded, often related to the large number of small to medium sized 18<sup>th</sup> century estates; but with little ancient woodland; and dispersed villages and isolated farmsteads within a complex minor road system, and a cohesive 17<sup>th</sup>/18<sup>th</sup> century vernacular architecture.

The land between Hethersett and Easton marks a transition between the urban influence of Norwich and its suburbs, and the rural hinterland. South-west of the city a number of landscaped parks and associated halls show that this was a favoured area for the city's wealthy and influential to build convenient country residences. Settlement in the study area has been influenced by two major routes – the old London Road to the south, and the Swaffham Road to the north.

Running broadly west-east through this area, the River Yare produces another settlement pattern of hamlets which developed around river crossings, with associated buildings such as bridges and mills, and pastoral river meadows.

## **ZONE : 1 Hethersett Common**

(Part of Hethersett parish)

**Summary:** This zone is characterised by the common-edge settlement of Hethersett, now much eroded by 20<sup>th</sup> century development.

### **Key attributes for testing sensitivity**

- Greens and commons
- boundary loss
- 16<sup>th</sup>/17<sup>th</sup> century vernacular buildings

## **THEMES**

### **7 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>21</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

The settlement of Hethersett grew up around two focal areas – one around the church/hall settlement on the Norwich Road with a small number of dispersed larger houses (see zone 2), and this, a more populous one, around the common to the north-west of the road, known by the 19<sup>th</sup> century as Lynch Green, consisting of dispersed common-edge farmsteads. During the early 19<sup>th</sup> century the common was enclosed in small broadly square-shaped fields to form a number of small holdings, many with orchards. Between this area and the Norwich Road, the enclosure pattern was of larger regular fields, associated with parliamentary enclosure by larger landowners.

By the late 19<sup>th</sup> century the settlement was quite large but dispersed, with no obvious nucleated centre. During the second half of the 20<sup>th</sup> century a series of housing estates have been developed to the west and north, within the existing road system, based around arterial estate roads and cul-de-sacs. These developments have been superimposed upon the existing land use pattern, and, apart from the main road system, no evidence of previous land-use survives. However, Back Lane, which was historically the boundary to the settlement to the north, retains this role, and the settlement continues to be focused on the north side of the Norwich Road.

### **2 Archaeology (ARCH)**

*Sources: HER*

One archaeological intervention has taken place in this zone in the north-west corner, revealing a variety of Roman and Early Saxon features. The early Roman phase is represented by a farmyard with possible stock enclosures and a pond enclosed by a large boundary ditch. Later Roman features centre around a large, well-preserved building used for drying, and a well. These

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<sup>21</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell

features almost certainly indicate arable farming alongside the nearby Roman settlement. However, there are no visible archaeological features in the landscape.

### 3 Built Environment (HBE)

*Sources: HER, Conservation area appraisals, buildings at risk register,*  
A small group of dispersed 16<sup>th</sup> and 17<sup>th</sup> century timber-framed houses survive in the zone around the former Lynch Green area, but they have lost their common-edge setting, and as a result of modern in-fill, can no longer be read as a cohesive group.

#### **SENSITIVITY summary**

**Text:** The former common-edge settlement at Hethersett has been almost entirely eroded by extensive 20<sup>th</sup> century development, and there is virtually no evidence left of the pre-20<sup>th</sup> century landscape. This affects significance; and the extent of erosion reduces potential future vulnerability.

#### **HLC**

The road framework is all that survives of the pre-20<sup>th</sup> century landscape, with field boundaries and land use features eroded by 20<sup>th</sup> century housing. Significance is low and robustness high.

Significance: low

Robustness: high

= **Sensitivity: low**

#### **ARCH**

Although there is significant potential for below-ground archaeological remains, there are no visible archaeological features in the zone. Significance is therefore judged to be medium. Due to the built-up nature of the zone, robustness is judged to be low.

Significance: low

Robustness: low

= **Sensitivity: medium**










#### **HBE**

The group of surviving 16<sup>th</sup> and 17<sup>th</sup> century houses which mark the former edge of Hethersett Common, no longer form a cohesive group, having lost their original setting, and having become absorbed within extensive 20<sup>th</sup> century development. Their significance is therefore judged to be medium. They have been altered over the years but retain strong 16/17<sup>th</sup> features, easily recognisable. Robustness is judged to be medium.

Significance: medium

Robustness: medium

= **Sensitivity: medium**

high			
med			
low			
	low	medium	high

^  
Significance    Robustness >

### SUMMARY

HLC : Low  
ARCH: medium  
HBE : medium

<b>Zone</b>	<b>Overall sensitivity</b>
<b>Hethersett common</b>	<b>Low-medium</b>

## **ZONE : 2 Hethersett Norwich Road** (Part of Hethersett parish)

**Summary:** A zone based around a medieval church/hall settlement which during the post-medieval period developed as a residential suburb for the well-to-do of Norwich, due to its proximity to the city and its position on the Norwich to London road.

### **Key attributes for testing sensitivity**

- Church/hall settlement
- Country houses and parks
- Major road

## **THEMES**

### **1 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>22</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

The settlement of Hethersett has grown around two focal areas – one around the common to the north-west of the road, known by the 19<sup>th</sup> century as Lynch Green (see Zone 1), and this one, dispersed along the Norwich Road near the medieval church and former manor house – though now the church stands on its own surrounded by a large churchyard bounded by landscaped gardens; and its associated Manor House – latterly called Mockbeggar Hall - was demolished in the 19<sup>th</sup> century.

The settlement pattern of this part of the village has been strongly influenced by its position adjacent to the important Norwich to London Road and its proximity to the city of Norwich, and is not nucleated around the church. The road is lined with dispersed moderately sized halls with small parks and grounds, several of which were used by successive mayors of Norwich. Large farms are also located within this zone, including Park Farm, which had become gentrified by the end of the 18<sup>th</sup> century, and developed its own 'grounds' by the mid-19<sup>th</sup>. Land-use continues to be mainly private small parks and gardens, most of which have survived with little erosion.

Though the zone 1 Hethersett Common settlement has filled in most of the gaps between the large houses on the north of the road, to the south the dispersed settlement pattern has survived.

### **2 Archaeology (ARCH)**

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<sup>22</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell

Sources: HER

Part of the medieval road survives as a hollow way between the church and the existing road, and a large amount of 16<sup>th</sup> century bricks tiles, and pottery have been found to the east of the church where a great hall stood until the 19<sup>th</sup> century (Mockbeggar Hall). Four 18<sup>th</sup> century milestones survive within the zone marking the distances from Norwich and Thetford, which were erected when the road was rationalised by the Norwich and Thetford Turnpike Trust – a reminder that this road first became important as a route between the two, originally Viking, settlements. No archaeological interventions have taken place within the zone, and few finds have been recorded.

### **3 Built Environment (HBE)**

Sources: HER, *Conservation area appraisals, buildings at risk register*

This zone contains a number of large houses and associated buildings set in their own small parks or grounds including The Priory (16<sup>th</sup> and early 17<sup>th</sup>), Wood Hall (17<sup>th</sup> on older core), Hethersett Old Hall (1774) Whitegates (18<sup>th</sup> century) Park Farm (formerly Hethersett House c 1800) and Thickthorn Hall (1812). These buildings are largely hidden from the road, but their grounds, including a large number of trees, and boundaries retain a cohesive sense of a well-to-do 18<sup>th</sup> century satellite settlement to Norwich. The medieval church is also set back from the road, and its churchyard contributes to the green and leafy aspect.

#### **SENSITIVITY summary**

**Text:** This zone has a medieval church/hall settlement at its core, but in the post-medieval period developed as a residential suburb to Norwich along the main road. This settlement pattern is largely preserved, though 20<sup>th</sup> century development has eroded the spaces between historic buildings on the north side of the road, reducing its robustness.

#### **HLC**

Although the early church/hall settlement is no longer visible as a coherent relationship, the settlement in this zone has a strong pattern of dispersed country residences, directly influenced by the original settlement's position close to Norwich on an important route. Its significance is therefore high. As evidenced by development on the north side of the road, the pattern is vulnerable to infill and other 20<sup>th</sup> century development. Robustness is therefore medium.

Significance: high

Robustness: medium

= **Sensitivity: high-medium**

## ARCH

The route from Norwich to Thetford/London is a significant feature in this zone, and archaeological evidence shows how the route has been modified from the 18<sup>th</sup> – 20<sup>th</sup> centuries. There is also potential for evidence of earlier cores within several of the historic buildings. Significance is therefore judged to be medium. Robustness is low

Significance: medium

Robustness: low

= **Sensitivity: high-medium**










## HBE

The buildings in the zone form a cohesive group of small country house estates standing in original settings of landscaped parks and grounds. Significance is high. Vulnerability to erosion of setting makes robustness medium.

Significance: high

Robustness: medium

= **Sensitivity: high-medium**

high			
med			
low			
	low	medium	high

^  
Significance    Robustness >

## SUMMARY

ZONE:

HLC : High-medium

ARCH: High-medium

HBE : High-medium

<b>Zone</b>	<b>Overall sensitivity</b>
<b>Hethersett Norwich Road</b>	<b>High-medium</b>

## **ZONE : 3 Hethersett & Meltons**

(Part of Hethersett , Little Melton, Great Melton parishes)

**Summary:** This zone is characterised by eroded remnants of hall/church complexes and post-medieval settlement around a common greens network, and remains (much eroded by 20<sup>th</sup> century field enlargement) of post-medieval enclosure boundaries.

### **Key attributes for testing sensitivity**

- Greens and commons
- Boundary loss
- Isolated farmsteads
- 16<sup>th</sup>/17<sup>th</sup> century vernacular buildings
- historic park

## **THEMES**

### **1 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>23</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

The linked area broadly north and south of Hethersett settlement is characterised by hamlets, church/hall settlement and post-medieval common-edge settlement which developed around a network of greens and commons, though in this zone the number and complexity of former greens is less notable than adjacent zones. High Green, south of Great Melton park, records the existence of Great Melton common, once an extensive area of common land which linked up with Wymondham Common to the south, where Planet Farm marks the southern edge. The area known as The Wong in Great Melton parish appears to be a remnant of the eastern boundary of Great Melton Common.

At Little Melton, Manor Farm and Grey Cottage mark the former edges of the roadside common which ran the length of the main street in the late 18<sup>th</sup> century. A further area of common is recorded in the name Low Common north-west of the church. To the south, the straight road to Beckhithe is a 19<sup>th</sup> century enclosure road running through the former common area, with rationalised square-shaped fields typical of common enclosure on either side. Quite a high proportion of these 19<sup>th</sup> century field boundaries survive to the north of Hethersett, and north of Braymeadow Bottom. Elsewhere field amalgamation in the 20<sup>th</sup> century has eroded earlier boundaries. In the late 19<sup>th</sup> century the bulk of land between Lt Melton and Hethersett was divided

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<sup>23</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell



into relatively small square-shaped enclosures, compared to the west of the zone in Gt Melton where larger fields were already typical, probably due to organised land management by the Great Melton estate.

The ruined hall at the heart of the estate (abandoned in the late 19<sup>th</sup> century) sits within a hexagonal shaped small park in the north of the parish centred on a former medieval deer park, and is a significant feature in the landscape. The boundaries of the park are formed by lanes which were diverted when the park was enclosed in the 18<sup>th</sup> century. The park seems to have brought or exacerbated depopulation to this area, disrupting the church/hall settlement pattern, with only dispersed farmsteads remaining. This dwindling of population is supported by the abandonment of one of the medieval churches now a ruin in the churchyard at Gt Melton.

During the 20<sup>th</sup> century Great Melton has remained empty of nucleated settlement, and is characterised by dispersed farmsteads. In contrast, Little Melton has continued to develop in a generally linear pattern already established in the 19<sup>th</sup> century, along the old common road, along Church Road, and towards Braymeadow Bottom.

## **2 Archaeology (ARCH)**

*Sources: HER*

A number of visible medieval and post-medieval earthworks survive in the zone. The site of a deserted settlement is visible as earthworks on aerial photographs north of Hall Farm, Gt Melton. In the late 1970s an undated enclosure and undated ditches survived as earthworks south of the ruined church, though by the 1980s nearly all the earthworks had been levelled. Medieval and post medieval pottery sherds have been collected from this location. Within Gt Melton park are the ruins of the Hall dated 1611 as well as medieval and post medieval earthworks, and cropmarks visible on aerial photographs. They include landscape park features, a medieval moated site, medieval and post medieval hollow ways and possible medieval tofts.

Just south of the church at Little Melton the remains of two medieval moats and a connecting ditch survive as earthworks and appear on 19<sup>th</sup> and 20<sup>th</sup> century maps. Three sides of the western moat remain and are water filled. An L-shaped pond is all that survives of the eastern moat. This may have been the site of a manor associated with the church.

## **3 Built Environment (HBE)**

*Sources: HER, Conservation area appraisals, buildings at risk register,*

A number of 16<sup>th</sup> and 17<sup>th</sup> century timber-framed buildings, much altered, are dispersed throughout the zone, where they were formerly sited on common-edges, for example College Farm and Whiterails Farm at High Green; Wong Farm; and Planet Farm to the south of the A11.

A small number of 18<sup>th</sup> and 19<sup>th</sup> century houses also remain, some associated with small holdings created by enclosure, for example Valley Farm at Low Common, and Holly Tree Farm at Beckhithe.

Medieval churches survive at Little and Great Melton, as well as the tower of a medieval church in Great Melton churchyard.

### **SENSITIVITY summary**

**Text:** The zone represents a much fragmented area of the 'Ancient Countryside' landscape type. Former commons have all been enclosed and turned to arable, and 20<sup>th</sup> century field amalgamation has eroded earlier field boundaries. Former common-edge settlements are difficult to recognise, particularly where modern in-fill has eroded the relationship of these buildings to each other, as in Little Melton. Several of those historic houses which have survived have been much altered. These factors reduce significance; and the extent of erosion reduces future potential vulnerability. Gt Melton Park is a significant and cohesive feature and is therefore judged separately.

### **HLC**

Survival of historic landscape features is much eroded though vestiges of common edge settlement are discernible in this area. Significance is judged to be low. Due to the scale of erosion robustness is medium. Great Melton park forms a significant and cohesive feature within this zone, emphasised by its influence on the road routes around its boundaries. Separate landownership and management has preserved it in tact but it is vulnerable to erosion of setting. Robustness is therefore judged to be medium

Significance: medium (*Gt Melton park: high*)

Robustness: medium (*Gt Melton park: medium*)

**= Sensitivity: medium (*Gt Melton park : high-medium*)**

### **ARCH**

A number of medieval earthworks are sited in the zone which contributes to the understanding of medieval manorial settlement patterns, though their visible impact is minimal. A number of features survive within Great Melton Park. Significance is judged as medium, and robustness, due to continuing erosion, low.

Significance: Medium (*Gt Melton park : high*)

Robustness: Low (*Gt Melton park: medium*)

**= Sensitivity: High-medium**










### **HBE**

Cohesion of former common-edge settlement is poor, due to erosion of the common greens, and 20<sup>th</sup> century erosion of earlier enclosure boundaries. Many of the surviving 16/17th century historic buildings are much altered. Three medieval churches (including the ruined church at Gt Melton) remain though they have lost to an extent their church/hall relationship. Significance is therefore judged to be medium, and robustness medium.

Significance: medium

Robustness: medium

**= Sensitivity: medium**

high			
med			
low			
	low	medium	high

^  
Significance    Robustness >

**SUMMARY**

HLC : medium  
ARCH : high-medium  
HBE : medium

<b>Zone</b>	<b>Overall sensitivity</b>
<b>Hethersett &amp; Meltons</b> <i>(Great Melton Park)</i>	<b>Medium</b> <i>High-medium)</i>

## **ZONE 4: Yare Valley**

(Part of Colney, Cringleford, Bawburgh and Hethersett parish(es))

**Summary:** A zone characterised by lack of substantial settlement associated with river valley bottom.

### **Key attributes for testing sensitivity**

- Church/hall settlement
- Dispersed farmsteads
- Limited trackway system and crossings
- Anciently enclosed river meadow
- 18-19<sup>th</sup> century plantations
- Historic park

## **THEMES**

### **1 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>24</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

Lack of settlement is characteristic of this zone, with only one tiny church/hall settlement on the edge of the zone at Colney, with the rest of the zone populated by only a handful of isolated farms, and very limited trackway system. On Faden's, a large triangle from Thickthorn to Colney is shown as blank, with only one farm, Newfound Farm marked. This suggests that the land was enclosed early and already established as arable. Some fairly large surviving areas of 18<sup>th</sup>-19<sup>th</sup> century piecemeal enclosure by agreement support this.

Early enclosure of this area is also suggested by the route of the lane running from Braymeadow Bottom to Hethersett which is marked on Faden's map (i.e. late 18<sup>th</sup> century), but appears to cut through established field boundaries as shown on the late 19<sup>th</sup> century OS. By this time field sizes within the zone were already large. Within the Colney and Cringleford portions of this zone about half of the 19<sup>th</sup> century field sizes have survived, and in Colney in particular, hedgerow trees have also survived in places. Within Hethersett and Bawburgh parish, boundaries have been more eroded through field amalgamation, and also underneath gravel extraction.

Immediately adjacent to the river there are areas of anciently enclosed grazing marsh throughout the zone. In Cringleford, behind the river meadows are surviving 19<sup>th</sup> century plantations.

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<sup>24</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell

Colney park is marked on Faden's, and fits into the pattern of 18<sup>th</sup> century parks to the south-west of Norwich. The present house is late 18<sup>th</sup> century, though existing park features such as the conifer woods are mostly 19<sup>th</sup> century. Part of the woods are used as a woodland cemetery, and part of the park has been eroded by gravel workings.

To the north of Colney park is an extensive area of 20<sup>th</sup> century gravel pits – now filled with water to form extensive lakes. Also in the late 20<sup>th</sup> century the Norwich Southern bypass was constructed across this zone.

At Colney village in the 20<sup>th</sup> century a significant area of previously farmed land has been developed with a number of large institutional buildings: including the Norfolk and Norwich Hospital. The 20<sup>th</sup> century institutional buildings and associated settings have had some impact on the rural and isolated character of the zone.

At the Cringleford end housing development has transformed Colney Lane from a once isolated and lonely rural lane into a busy arterial road, leading from an extensive residential area to a large employment area. Other trackways through the area – Hethersett Lane, New Road (extant on Faden's) and to a lesser extent the B1108 retain their rural character.

## **2 Archaeology (ARCH)**

*Sources: HER*

This area has been quite intensively investigated in response to modern development. Evidence of extensive prehistoric occupation is widespread throughout the zone through find sites and from archaeological interventions. Bronze Age occupation has come through finds and aerial photography showing the sites of a number of Bronze Age round barrows, two of which survive above ground in Big Wood at Cantley (in the south of the zone), and another may still be visible east of Thickthorn Farm.

Roman to medieval finds are few, as would be expected in a sparsely settled area, although a 1<sup>st</sup>-2<sup>nd</sup> century cemetery has been excavated just east of Bawburgh; and the route of a possibly Roman road appears to be fossilised in east-west field boundaries and partially surviving route of Long Lane north of Duck Farm. In post-medieval times the area has been exploited for its natural resources: a clay pit west of Newfound Farm survives, and evidence for pottery kilns nearby in an area known historically as Potter's Close.

## **3 Built Environment (HBE)**

*Sources: HER, Conservation area appraisals, buildings at risk register,*

The zone is characterised by very sparse settlement in the form of isolated farmsteads, and one church/hall settlement at Colney. The medieval church, early 18<sup>th</sup> century rectory, and 17<sup>th</sup> century Old Hall still survive though their setting is much eroded by new road junctions and modern development.

Colney Park reflects a typical pattern of movement away from the village centre to 18<sup>th</sup> century emparkment of the Hall.

Lodge Farm, Bawburgh was a Dower House to Bawburgh Hall before becoming a farmhouse and is earlier (17<sup>th</sup> century) than the other farms, which appear to have been built as land was rationalised into large arable fields in the 18<sup>th</sup> and 19<sup>th</sup> centuries. Newfound Farm has 18<sup>th</sup> century origins (according to 19<sup>th</sup> century source, apparently named after 'a remarkable sort of earth newly found there, which was lately transported to Holland for the potter's use, but now totally disused'<sup>25</sup>) while Lodge Farm Costessey and Thickthorn farm are both 19<sup>th</sup> century planned farms.

The 20<sup>th</sup> century is represented by three sites of extensive institutional buildings: at the John Innes Institute, the Research Park, and the Norfolk and Norwich Hospital.

### **SENSITIVITY summary**

**Text:** This zone is characterised by lack of substantial settlement, due to its proximity to the river. Evidence of prehistoric activity is strong, though visible evidence in the landscape is sparse. The later settlement pattern of dispersed farmsteads has largely survived. River meadows were anciently enclosed, and away from the river bottom other land was enclosed early and turned over to arable. Earlier field boundaries are more eroded in Bawburgh and Hethersett than Colney and Cringleford. Significance is affected by erosion in some areas of pre-20<sup>th</sup> century features. The area is vulnerable to further erosion from housing development which affects robustness. Colney Park is a significant feature in the landscape, and is shown separately, though sensitivity assessment has the same result as the wider zone.

### **HLC**

The zone is characterised by lack of settlement which remains the case. Areas of anciently enclosed pastoral river meadows survive next to the river, but away from it evidence of pre-20<sup>th</sup> century land use systems is much eroded by field amalgamation, and gravel pits. However, the pattern of dispersed farms survives. Significance is judged to be medium. The zone area is adjacent to areas of 20<sup>th</sup> century housing at its northern and southern ends, and is vulnerable to erosion of setting, and the characteristic of lack of settlement. Robustness is therefore judged to be low. Colney Park is a visible feature in the landscape, its woods particularly prominent in views from the southern bypass, and with views across the park from the B1108 which forms its boundary. Previous erosion affects its robustness.

Significance: medium (*Colney park: high*)

Robustness: low (*Colney park: medium*)

**= Sensitivity: High-medium (*Colney park: high-medium*)**

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<sup>25</sup> Blomfield *History of Norfolk*. vol.V p.39

## ARCH

Although potential for below-ground archaeological remains is high, visible archaeological features in this zone are few – the most significant being the barrows in the southern end. Significance is judged to be medium and robustness low.

Significance: medium

Robustness: low

= **Sensitivity:**










## HBE

Due to the river valley setting evidence of built environment is sparse, though the dispersed pattern of isolated farmsteads survives in tact. A church/hall settlement survives though its setting is much eroded, and the post-medieval emparked hall survives. 20<sup>th</sup> century institutional buildings have the potential to acquire significance. Overall significance is therefore judged to be medium. Setting of the buildings is vulnerable and robustness is judged to be medium.

Significance: Medium (*Colney park: medium*)

Robustness: Medium (*Colney park: medium*)

= **Sensitivity: Medium** (*Colney Park: Medium*)

high			
med			
low			
	low	medium	high

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Significance    Robustness >

## SUMMARY

HLC : High-medium

ARCH : High-medium

HBE : medium

Zone	Overall sensitivity
<b>Yare Valley</b> ( <i>Colney Park</i> )	<b>High-medium</b> ( <i>High-medium</i> )

## **ZONE : 5 Easton**

(Part of Easton and Colton parish)

**Summary:** This area is on the edge of 'Ancient' countryside, though the typical features of common greens, common edge settlement and church/hall settlement were already eroded by the late 18<sup>th</sup> century. Settlement has been strongly affected by the major road.

### **Key attributes for testing sensitivity**

- Greens and commons
- boundary loss
- Isolated farmsteads
- 16<sup>th</sup>/17<sup>th</sup> century vernacular buildings
- Important road

## **THEMES**

### **8 Historic Landscape Character (HLC)**

(Settlement Pattern, Communications, Field and Land-use systems)

*Sources: settlement pattern morphology<sup>26</sup>, historic and contemporary maps, HLC/Historic maps/field visit*

This zone sits on the watershed between the river valleys of the Yare and the Wensum. The medieval church/hall settlement was located on the main road from Norwich which traverses this relatively high ground on its way to the important market town of Swaffham. Post-medieval settlement clustered on a cross roads around the west end of the small common which ran either side of the road to the east of the church. Away from the settlement were two or three isolated farmsteads.

Apart from the small common along the road this zone was devoid of common green by the late 18<sup>th</sup> century according to Faden's. This contrasts with the large commons, heaths and moors to the west, and the parkland to the north of the main road. This area appears to have been enclosed early, with several boundaries from piecemeal enclosure by agreement still extant. Field sizes were already relatively large by the late 19<sup>th</sup> century, compared to areas of piecemeal enclosure in adjacent zones. During the 20<sup>th</sup> century field amalgamation has affected about two thirds of the earlier field boundaries, creating a landscape of very large open fields.

This area does not appear to have been seen as attractive to estate owners, with the majority of 17<sup>th</sup>-19<sup>th</sup> century parks being established to the south-west

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<sup>26</sup> *An atlas of rural settlement in England* (2000) and *Region and place: A study of English Rural Settlement* (2002) both by Dr B Roberts & Dr S Wrathmell



of Norwich, and on the slopes above the river Wensum. However, Easton Hall and its small park was established in the late 18<sup>th</sup> century on the site of an earlier farm (Faden's). The grounds are occupied by Easton Agricultural College, and little evidence remains of the park – a small area north of the Hall remains in pastoral use.

In the 20<sup>th</sup> century the village of Easton has expanded first in a linear pattern along the main road and then, in a second phase, small housing estates have been developed based around arterial estate roads with cul-de-sacs. The A47 southern by-pass now runs north of the settlement, with the construction of a roundabout at the west end of the village, which has emphasised the separation of the church from the later settlement. Further housing has been developed between the old Swaffham Road and the bypass.

## **2 Archaeology (ARCH)**

*Sources: HER*

There is no record of visible archaeological remains in this zone, there have been no archaeological interventions, and records of finds are minimal. These have been mainly of late prehistoric date which fits into the archaeology of adjacent zones where recent interventions have revealed complex prehistoric remains.

The eastern end of this zone, currently the Norfolk Showground, was used as the second Norwich airport between 1949-1951 but there is no visible evidence of the former runways or associated buildings.

## **3 Built Environment (HBE)**

*Sources: HER, Conservation area appraisals, buildings at risk register,*

None of the common edge farmhouses have survived into the 20<sup>th</sup> century in recognisable form, and the settlement has a very pronounced 20<sup>th</sup> century character, consisting of mainly detached houses and bungalows.

The predominantly 12<sup>th</sup> century church has become isolated from the post-medieval settlement, and this separation has been emphasised by the new road structure which by-passes the village.

There is no known evidence of manorial sites in the zone, and Easton Hall is a relatively late gentrification of a more humble farmhouse, rather than a development on an earlier manorial site.

### **SENSITIVITY summary**

**Text:** Though this area once conformed to the 'Ancient' countryside settlement pattern, it was eroded at an early stage, and its current character is strongly 20<sup>th</sup> century. The lack of time-depth affects significance, and the extent of erosion reduces potential for future erosion, making robustness high.

### **HLC**

Enclosure of common land appears to have occurred early, and was followed in the 20<sup>th</sup> century by substantial field amalgamation. The historic common edge settlement pattern has been almost completely eroded, and the change in road systems has exacerbated this. At Easton Hall the historic park has

largely been eroded by the agricultural college. Significance is therefore judged to be low and robustness high.

Significance: low

Robustness: high

= **Sensitivity: low**

### ARCH

There is no known visible archaeological remains in the zone, though below-ground potential may be high. Significance in the landscape is low, and robustness low.

Significance: low

Robustness: low

= **Sensitivity: low**










### HBE

Few historic buildings remain in the zone and there are no cohesive groupings to evidence earlier common-edge settlement. Significance is low and robustness high

Significance: low

Robustness: high

= **Sensitivity: low**

high			
med			
low			
	low	medium	high

^  
Significance    Robustness >

### SUMMARY

HLC : low

ARCH: medium

HBE : low

<b>Zone</b>	<b>Overall sensitivity</b>
<b>Easton</b>	<b>low</b>

## Study Area 4 – North-east Norwich

### OVERVIEW OF NORTH EAST NORWICH AREA:

The north-east Norwich Growth Area lies at the south-easterly extent of the National Landscape Character Area No.78 'Central North Norfolk'. Key characteristics of this wider area include: extensive sand and gravel deposits; areas of heathland; relatively well-wooded landscapes; a predominantly arable agricultural economy, dispersed villages, isolated farmsteads and a large number of small to medium sized eighteenth-century estates and parkland.

The study area lies to the north east of Norwich, in an area of mainly light, sandy land, sub-divided by the various roads radiating out from the city. To the north of Norwich the formerly rural landscape of isolated farms and small parks is subject to various modern influences: the Norwich International airport; modern Spixworth settlement area; the northern suburbs and urban amenity uses.

East of the B1150 North Walsham Road, the landscape changes and is largely defined by a group of historic parklands (Beeston St Andrew, Rackheath, Sprowston and Sprowston Lodge) and woodland. The plantation belts of the parks, along with an area of ancient woodland fragments around Dobbs Beck/The Springs where the boundaries of Beeston St Andrew, Rackheath and Sprowston converge, contribute to the generally well-wooded appearance of the area.

To the east of Rackheath Park, a level plateau of arable farmland, bounded by roads and railway, was requisitioned in 1943 to become an airfield of the USAAF. Today, most of the airfield infrastructure has been removed, although the line of the main runway survives, highlighted by one of the narrow plantation belts that criss-cross the area.

The area to the south of the former airfield and parks was formerly part of the vast Mousehold Heath, some 6000 acres of heathland that extended eastwards to Woodbastwick until it was subject to a series of parliamentary enclosures in the early nineteenth century. This area is now in mixed use and the light lands are frequently cultivated. Closer to Norwich are a number of blocks of nineteenth-century mixed coniferous and broadleaf plantation and there are areas of interwar (and later) housing development at Thorpe End and New Rackheath.

The former heathland is reflected in minor place-names and traces of characteristically heathland vegetation (e.g gorse and bracken) can be found throughout the area, notably along the roadside verges.

**ZONE 1: The Historic Parkland and Ancient Woodland Area**  
(Part of Sprowston, Rackheath, Beeston St Andrew and Crostwick CP)

**Summary:** This zone contains four adjacent historic landscape parks and a series of blocks of ancient woodland.

**Key characteristics:**

- Cluster of historic landscape parks
- Formal architectural style (Halls and parkland buildings)
- Parkland landscape features
- Mature landscape structure including a series of blocks of ancient woodland.
- Wider rural setting of landscape parks.

**THEMES**

**5 Historic Landscape Character (HLC)**

*Sources: Field Survey, 1589 Mousehold Map, Rackheath and Beeston St Andrew Enclosure Maps, Tithe Maps, 1<sup>st</sup> ed. 6" OS map; 2<sup>nd</sup> ed. OS Map and NCC/UEA parkland inventory, Alan Davison, 'Investigations at Godwick and Beeston St Andrew' in Norfolk Archaeology XLV (2007), Beeston St Andrew Conservation Area Appraisal (unadopted draft).*

This zone contains four adjacent historic landscape parks (Sprowston, Beeston St Andrew, Rackheath and Sprowston Lodge). The parkland features that survive are mainly of the eighteenth and nineteenth centuries although the parks are likely to have originated as deer parks in the sixteenth century or earlier.

Sprowston and Rackheath Halls (along with Dakenham Hall also in Rackheath) are marked on the upper extent of a 1589 Map of Mousehold Heath while Beeston St Andrew Park appears on an estate map of 1722 displaying an earlier geometric design and an E-plan Hall.

There is much evidence of repeated remodelling of the parks in the eighteenth and nineteenth century. The line of the Wroxham road here was straightened and shifted slightly northwards in 1791 and new approaches created to both Sprowston and Rackheath Halls.

Faden's map (surveyed 1790-4) shows both Sprowston and Rackheath parks abutting what was then the northern edge of Mousehold Heath. The parliamentary enclosure of Rackheath provided a further opportunity to expand Rackheath park by taking in part of the former Mousehold Heath. A new or possibly modified road (the present day Salhouse Road) was

constructed immediately south of the extended park and new southern approach to the Hall constructed.

Beeston too must have been redesigned in the eighteenth century. The earlier geometric form mapped in 1722 contrasts strongly with the Beeston enclosure map which shows rounded clumps of trees and curving paths. The most notable survival of the earlier park is the Broad Walk; an unusually long and wide avenue to the north that joins with the North Walsham road.

There is little visible evidence of historic settlement within this zone. Both Rackheath Parva and Beeston St Andrew churches had been abandoned by the first half of the sixteenth century (and are now lost) while the surviving Rackheath Magna church stands in an isolated position just to the north of this zone.

Unusually for north-east Norfolk, this zone contains a group of ancient woodland sites (Tollshill Wood, Lady's Carr, Sprowston Wood and Church Wood). These are located around a minor watercourse, Dobbs Beck/The Springs where the parish boundaries of Rackheath, Sprowston and Beeston St Andrew converge and are likely to represent the remains of a once, much larger area of woodland.

## **2 Archaeology (ARCH)**

*Source: HER, Archaeological Zone ACZ 11*

Levels of archaeological investigation in this zone have varied and mainly non-invasive. These include systematic fieldwalking in Beeston St Andrew and aerial photo analysis of the north of Beeston and Rackheath parks.

The Broad Walk avenue in Beeston St Andrew park may follow the line of a Roman road between Brampton and Thorpe St Andrew, although no supporting evidence has yet been found.

Both Beeston St Andrew and Rackheath are associated with lost medieval churches and settlements. The site of the lost Rackheath Parva church has not been firmly established but is believed to be located within the former 'Chapel Close' just west of the modern Edward Stracey road, off Green Lane.

The main visible archaeological remains within this zone relate to the 1943-5 occupation of Rackheath park by the USAAF as accommodation and service sites for the airfield personnel. This has left an additional layer of historic interest within the park. Concrete roadways and remains of WWII buildings and bomb shelters survive throughout the park but are in generally very poor condition.

## **3 Built Environment (HBE)**

*Sources: HER, field survey,*

Most of the historic buildings in this area relate to the parks and display a range of formal architectural styles. The halls and park buildings generally date from mid to late nineteenth century rebuilding, although Rackheath Hall has been remodelled around an eighteenth-century core and Sprowston Lodge is of the Regency era, though was partly rebuilt following a fire in the mid twentieth century.

### **SENSITIVITY summary**

This is a notable group of historic parks likely to be of at least the sixteenth century in origin but generally displaying much later features. The ancient woodland sites are unusual in this part of Norfolk, although are mostly replanted. The cluster of parkland and woodland has meant there has traditionally been very little development within this area. Robustness of all elements is affected by condition and the proposed Northern Distributor Road.

### **HLC**

The landscape parks generally retain their late eighteenth and nineteenth century outlines and the woodland and grassland component is significant in view of their proximity to the suburbs and within a wider arable landscape. The ancient woodland sites are not common in this part of Norfolk but are mostly replanted. Significance is considered medium.

Rackheath and Beeston Parks are likely to be adversely affected by the proposed Northern Distributor Road. Rackheath Park has suffered from fragmented ownership and mixed uses along the eastern boundary. Areas of the parks are under arable cultivation. Sprowston has been remodelled into a golf course, although retains a number of standard mature trees. It is also more influenced by the proximity of the suburbs than the other parks. Overall robustness is low.

Significance: Medium

Robustness: Low

**= Sensitivity: High-medium**

### **ARCH**

The main visible archaeological features within the zone relate to the WWII occupation sites in Rackheath Park. Significance is low. Condition is generally poor and a number are likely to be affected by the proposed Northern Distributor Road. Robustness is therefore low.

Significance: Low

Robustness: Low

**= Sensitivity: Medium**

### **HBE**

The halls, park and estate buildings are important in their landscape setting and form cohesive architectural groupings. The historic buildings are of medium significance.

A number of the buildings are in poor condition and vulnerable to loss. The proposed Northern Distributor Road is also likely to impact on some. Robustness is therefore low.

Significance: Medium

Robustness: Low










= **Sensitivity: High-medium**

**SUMMARY**

**HLC : High medium**

**ARCH: Medium**

**HBE : High medium**

high			
med			
low			
	low	medium	high

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Significance    Robustness >

Zone	Overall sensitivity
The Parks and Ancient Woodland	High-medium

## **ZONE 2: Former Rackheath Airfield**

(Part of Rackheath and Salhouse CP)

**Summary:** This zone approximates to the area of the former WWII Rackheath Airfield operations site.

### **Key characteristics:**

- Level arable plateau
- Long lines of plantation belts
- Line of former main, N-S runway and other fragmentary remains of WWII airfield.

## **THEMES**

### **1 Historic Landscape Character (HLC)**

*Sources: Field Survey, Rackheath Enclosure Map, Tithe Map, 1<sup>st</sup> ED 6" OS, 2<sup>nd</sup> Edition OS, Broadland District Council Landscape Character Assessment (2008), David Kibble-White, Rackheath Aggies (Erskine, 2001) Roderick McKenzie, Ghost Fields of Norfolk, (Larks Press, 2004)*

This zone consists of a plateau of arable farmland with an industrial estate and modern linear residential development along the Green Lane boundary.

The zone is bounded by Green Lane and Wroxham Road (A1151) to the west; Stonehouse Road to the north; the Norwich-Sheringham railway line to the east and a curving boundary which marked the extent of Mousehold Heath in the late eighteenth century, to the south.

This area has seen radical change since it was requisitioned for use as an airfield in 1943. The 1801 Rackheath Enclosure map shows an agricultural landscape with two farmsteads (Dakenham Hall and Green Farm) on the edge of the area and a mix of both piecemeal and parliamentary enclosures. A number of the 1801 field names: Ling Pieces, Furze Close, Heath Piece, and Heath Close, were testimony to the former presence or proximity of heathland.

Most of these field boundaries survived into the twentieth century but were erased by the establishment of the WWII USAAF airfield in 1943. The airfield was constructed with three runways arranged in classic 'A' plan; a number of dispersal stands around the perimeter track; a Technical Site on the western Green Lane boundary; and bomb and ammunition storage areas to the north.

After the war, an RAF maintenance unit was based here until 1959, followed by a crop spraying company in the early 1960s.



The lane that crosses the middle of the area, known as Dakenham Hall Lane on the Enclosure map, re-named Muck Lane by the early 20thc, was reinstated post-war, albeit with a slight bend removed.

## **2 Archaeology (ARCH)**

*Sources: HER, Archaeological Character Zone ACZ 12*

This area has been surveyed by the National Mapping Programme and by metal detectorists but to date there has been only minimal archaeological intervention.

There are few visible archaeological features other than those relating to the former airfield.

The line (although not the full width) of the main north-south runway survives, highlighted by a linear plantation beside it, along with a short section of perimeter boundary and some dispersal stands.

A notable earlier survival to the south is the former boundary of Mousehold Heath, marked on Faden's map, which survives as a bank with outgrown hedge.

## **3 Built Environment (HBE)**

*Sources: Site Survey, HER*

The two farmstead sites marked on both Faden's and the 1801 enclosure map both survive although are much altered.

The main area of built development within this zone is the Rackheath Industrial estate which developed around the airfield's former technical site the 1960s.<sup>27</sup> This still includes a cluster of WWII buildings, albeit in poor or much altered condition. Otherwise settlement lies along Green Lane, with linear development of mid to late 20thC housing.

### **SENSITIVITY summary**

This zone was an area of mainly piecemeal enclosed fields that was comprehensively reorganised in 1943-4. That 1940s airfield landscape has itself not survived particularly well.

### **HLC**

The pre-1940s landscape survives only in respect of the roads, the two farm sites and the section of heathland boundary to the south. The 1940s airfield site in turn survives only in fragments. Significance is considered to be low.

Robustness is considered high as much change has already occurred.

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<sup>27</sup> David H Kibble-White, *Rackheath Aggies* (Erskine Press, 2001)

Significance: Low  
Robustness: High  
= Sensitivity: Low-medium

## **ARCH**

Although through systematic analysis of aerial photographs, the National Mapping Programme (NMP) has uncovered a vast array of buried sites visible as cropmarks, Visible surviving features include the curving boundary to the south of the zone that marked the extent of Mousehold Heath on Faden's Map and traces of the airfield, most notably the line of the main north-south runway.

The main significance of the area is as a former WWII airfield site, significance is medium.

The majority of the area is under the plough, robustness is therefore low.

Significance: Medium  
Robustness: Low  
= Sensitivity: High Medium

## **HBE**







There are relatively few historic buildings within this zone. Significance is low.

Those of historic interest are a mixture of poor condition and much-altered condition or in the case of the farmsteads, have lost their rural context. Robustness is considered to be medium.

Significance: Low  
Robustness: Medium  
= Sensitivity: Low-medium

## **SUMMARY**

**HLC : Low Medium**  
**ARCH: High Medium**  
**HBE : Low-Medium**

high			
med	ARCH		
low	HBE-		-HLC-
	low	medium	high

^  
Significance    Robustness >

Zone	Overall sensitivity
Former Rackheath Airfield	Low Medium

## **ZONE 3: Former Mousehold Heath Area**

(Part of Sprowston, Rackheath, Beeston St Andrew and Great and Little Plumstead CP)

**Summary:** This zone approximates to the former extent of Mousehold Heath once some 6000 acres and extending from Norwich into eight rural parishes<sup>28</sup>.

### **Key characteristics**

- Straight 19<sup>th</sup> century roads and rectilinear fields.
- 19<sup>th</sup> Century farmsteads
- 19<sup>th</sup> Century woodland plantation blocks
- Compact 20<sup>thC</sup> settlement areas in a wider rural setting

## **THEMES**

### **1 Historic Landscape Character (HLC)**

*Sources: Field Survey, HER, 1589 Mousehold Map, Fadens Map, Bryant's Map, Rackheath Enclosure Map, Tithe Map, 1st ed 6" OS Map 2<sup>nd</sup> Ed 25" OS Map. Oliver Rackham, The History of the Countryside (Phoenix Giant: 1986)*

This zone forms part of what was once the vast extent of Mousehold Heath an estimated 6000 acres which extended from Norwich as far east as Woodbastwick.

The Heath was mapped in 1589 when it was the subject of one of a number of legal disputes regarding the use of its resources. These uses included rights of the inhabitants of the neighbouring townships to drift their livestock and to take 'swepage' or 'furs, brake, lyng and flagg'<sup>29</sup>. The 1589 map shows four routeways radiating out from Norwich across the Heath as well as a number of north-south interconnecting routes.

More than 200 years later the heath was still of similar size and form when shown on Fadens map, although the road network appears to have become simplified. Jagged boundaries around Sprowston and Plumstead suggest there had also been some localised intake of land around the edge of the heath.

Shortly after the publication of Faden's map, the Heath was effectively lost as a common resource through a wave of parliamentary enclosures acts

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<sup>28</sup> Oliver Rackham p299

<sup>29</sup> Catalogue PRO/E133/7/942

including those for Rackheath and Sprowston (1799), Salhouse, (1800), Blofield and Hemblington (1801).

These acts must have coordinated the rebuilding and realignment of the two main roads through the area (modern day Salhouse and Plumstead Roads). They appear on their present, notably straight, alignment with farms and barns regularly spaced along them by the time of Bryant's Map published in 1826.

Bryants also shows that a number of the present-day plantations at the western end of the former Heath had already been established by the 1820s. These are generally a coniferous and broadleaved mix.

## **2 Archaeology (ARCH)**

*Sources: HER Zone report ACZ 14*

Despite a comprehensive reordering of the landscape of the Heath during the early years of the nineteenth century; earlier boundaries have been preserved in a few areas. A section of the heathland-edge boundary survives to the south of the airfield site. Other less regular boundaries, such as that around Racecourse Plantation may also fossilise the line of an earlier routeway.

## **3 Built Environment (HBE)**

*Sources: Field Survey, HER*

Settlement appears to have been confined to the edges of the heath until the early nineteenth century Enclosure Acts. After enclosure a number of farm sites were established along the two main roads across the former heath.

There are two predominantly interwar settlements within the preferred growth area - Thorpe End and New Rackheath<sup>30</sup>. These both subsequently been expanded to the north. Thorpe End was designed along 'garden village' lines with the dwellings arranged around a green and a number of mature trees retained. Some of the houses display 'Arts and Crafts' influences thatched roofs etc.

### **SENSITIVITY Summary**

Although part of an historically significant former heathland, this landscape was redrawn in the early nineteenth century (roads, fields, plantations, farms). A number of elements of this early 19<sup>th</sup>C landscape survive although with a degree of boundary loss and mid twentieth-century and later additions. The proposed Northern Distributor Road is likely to have an adverse impact on part of this zone.

### **HLC**

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<sup>30</sup> Only the preferred growth area west of the railway has been considered.

The landscape was redrawn in the early nineteenth century and has experienced a degree of boundary loss during the twentieth century. Significance is low.

The area has already experienced change. The Northern Distributor road is likely to have some adverse impact. Robustness is considered medium

Significance: Low  
 Robustness: Medium  
 = Sensitivity: Low Medium

**ARCH**

Historically, settlement seems to have been largely confined to the edges of the heathland. Archaeological significance is considered to be low. Much of the area is currently under the plough. Robustness is considered low.

Significance: Low  
 Robustness: Low  
 = Sensitivity: Medium







**HBE**

As a formerly unsettled area, the main group of historic buildings are the nineteenth century post enclosure farmsteads. Significance is considered low. These are not an architecturally cohesive group and are generally much altered. Robustness is therefore high.

Significance: Low  
 Robustness: High  
 = Sensitivity: Low

**SUMMARY**

**HLC : Low Medium**  
**ARCH: Medium**  
**HBE : Low**

high			
med			
low	<b>ARCH</b>	<b>HLC</b>	<b>HBE</b>
	low	medium	high

^  
 Significance Robustness >

<b>Zone</b>	<b>Overall sensitivity</b>
Former Mousehold Heath Area	Low Medium

## **ZONE 4: Area South of Spixworth**

Spixworth, Beeston St Andrew and Sprowston CP

### **Summary:**

This is a generally agricultural landscape with a number urban fringe uses.

### **Key attributes**

- Mixed agricultural and urban fringe uses
- Nineteenth and early twentieth century boundary loss
- Some woodland belts
- Small historic parks

## **THEMES**

### **1 Historic Landscape Character (HLC)**

*Sources: HER, Faden's Map, Bryant's Map, Spixworth and Beeston St Andrew Tithe Maps, OS 1<sup>st</sup> ed 6" 2<sup>nd</sup> edition 25" OS.*

This zone is located between the Norwich International Airport to the west; Spixworth park and settlement area to the north, North Walsham Road and Beeston St Andrew Park to the east and the Norwich northern suburbs to the south.

This zone contains relatively little historic settlement despite containing one extant medieval church (Sprowston) and one lost church site (Beeston St Andrew). Beeston Church had been abandoned in the sixteenth century. By the late eighteenth century, this was an area of isolated farms and the smaller high status dwellings (Red Hall/Old Hall and Oak Lodge both of which stand in small parks).

Faden's Map also shows Sprowston Church standing slightly detached from the settlement area which was arranged around Sprowston Common. By the nineteenth century both Spixworth and Beeston had populations of only around 50 inhabitants probably reflecting several centuries of migration towards the growing urban centre of Norwich. The nineteenth century tithe maps indicate this was an area of small, rectilinear fields located around older, sinuous lanes. These smaller fields had already been rationalised into larger units by the late nineteenth century and again during the twentieth century.

In Sprowston, although the common had gone the common edge settlement pattern could be discerned into the early twentieth century, although linear development had also then spread along Wroxham Road.



This area has seen considerable housing development in recent years. Although outside this study area, a large detached modern settlement has grown up in Spixworth to the north. The common edge settlement pattern in Sprowston has disappeared amongst modern development. Sprowston Church and Oak Lodge both now stand on the edge of the northern suburbs.

Although much of this area is still in agricultural use, it also functions as an urban amenity area with various sports grounds, cemeteries and park and ride site.

## **2 Archaeology (ARCH)**

*Sources: HER, ACZ 8 and 10*

Levels of archaeological investigation in this zone have been varied and mainly non-invasive. These include systematic fieldwalking within Beeston St Andrew parish and aerial photo analysis of part of the zone.

The archaeological interest in this zone lies below ground. This includes the site of the lost church and medieval settlement of Beeston St Andrew to the south of the modern Spixworth development. The church site is marked on several nineteenth century maps but no firm archaeological evidence of its exact position has yet been found.

## **3 Built Environment (HBE)**

*Sources: HER*

The zone contains relatively few historic buildings. Most significant are those associated with the two small parks along with the medieval Sprowston parish church.

### **SENSITIVITY Summary**

Overall, the range of activity in and around this zone means this area lacks cohesion. The proposed Northern Distributor Road is also likely to have an adverse impact on part of this zone.

### **HLC**

Although there are pockets of interest, notably the small parks and some of the older lanes, overall significance is low.

The historic landscape has experienced much change but is also vulnerable to further change. Robustness is therefore considered to be medium.

Significance: Low

Robustness: Medium

= Sensitivity: Low Medium

### **ARCH**

There are no known visible archaeological sites. Significance is considered low. Potential buried archaeological sites are vulnerable therefore robustness is low.

Significance: Low  
 Robustness: Low  
 = Sensitivity: Medium

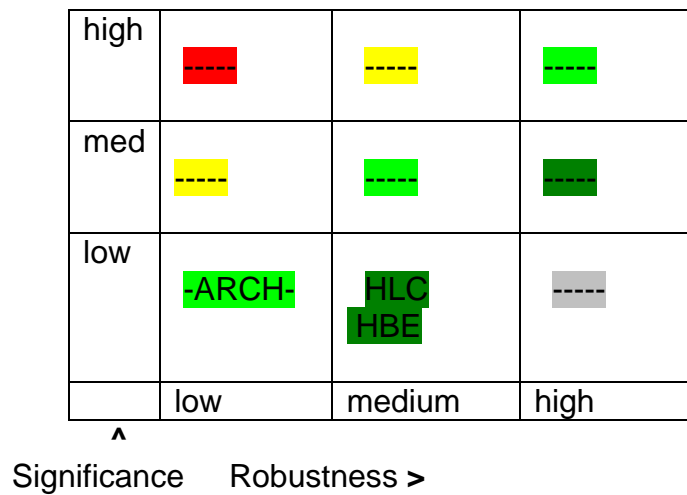
**HBE**

There are relatively few historic buildings within this zone and no cohesive groups of buildings. Significance is therefore low. The historic buildings within the zone are either already affected by change or are vulnerable to loss of context. Robustness is therefore considered medium.

Significance: Low  
 Robustness: Medium  
 = Sensitivity: Low Medium

**SUMMARY**

**HLC : Low Medium**  
**ARCH: Medium**  
**HBE : Low Medium**



Zone	Overall sensitivity
Area south of Spixworth	Low-medium

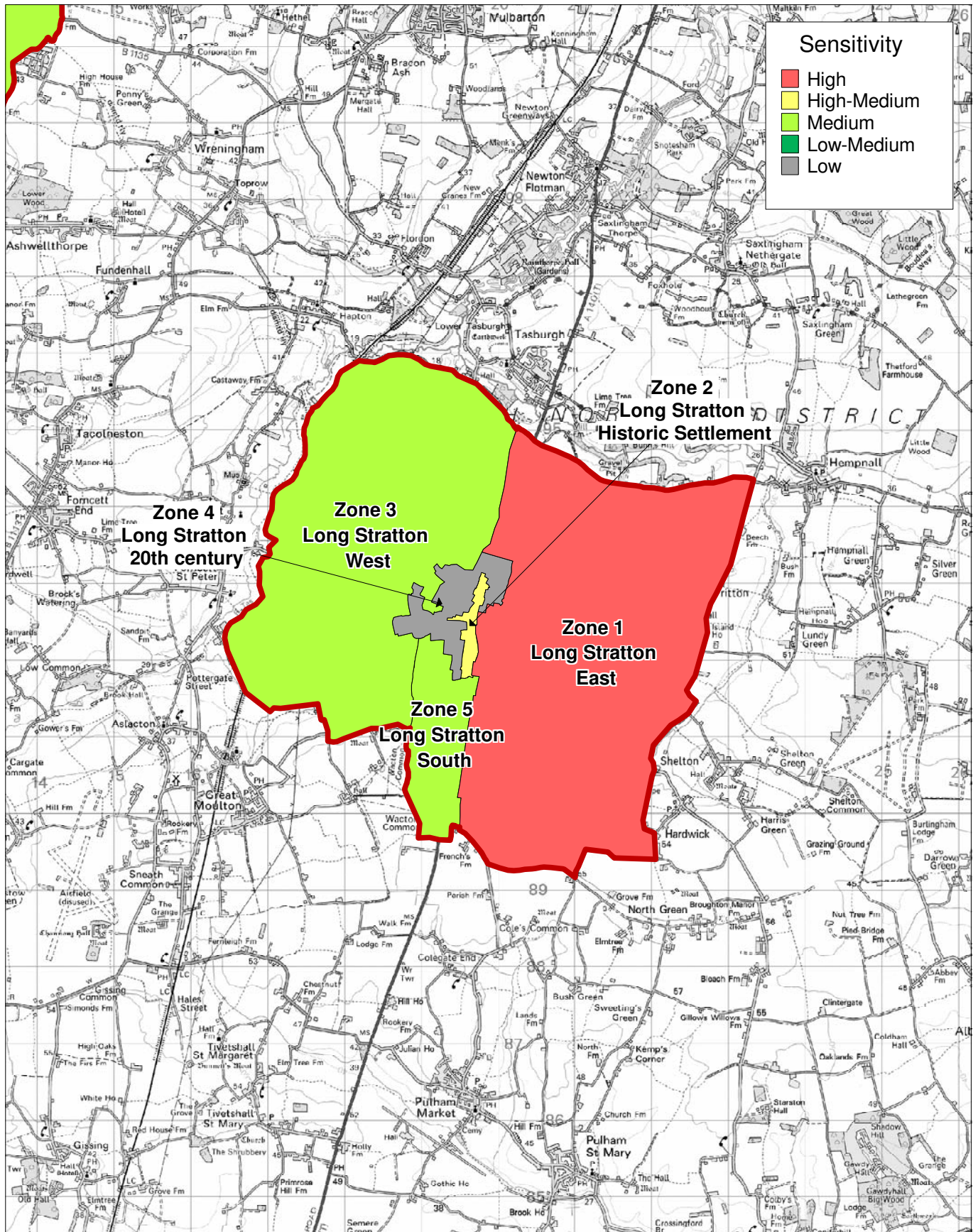


# Figure 5. Sensitivity Zones

Study Area 1: Long Stratton

Compiled by Alice Cattermole & Heather Hamilton on 26 May 2009

Norfolk Landscape Archaeology  
Union House  
Gressenhall  
East Dereham  
Norfolk  
NR20 4DR

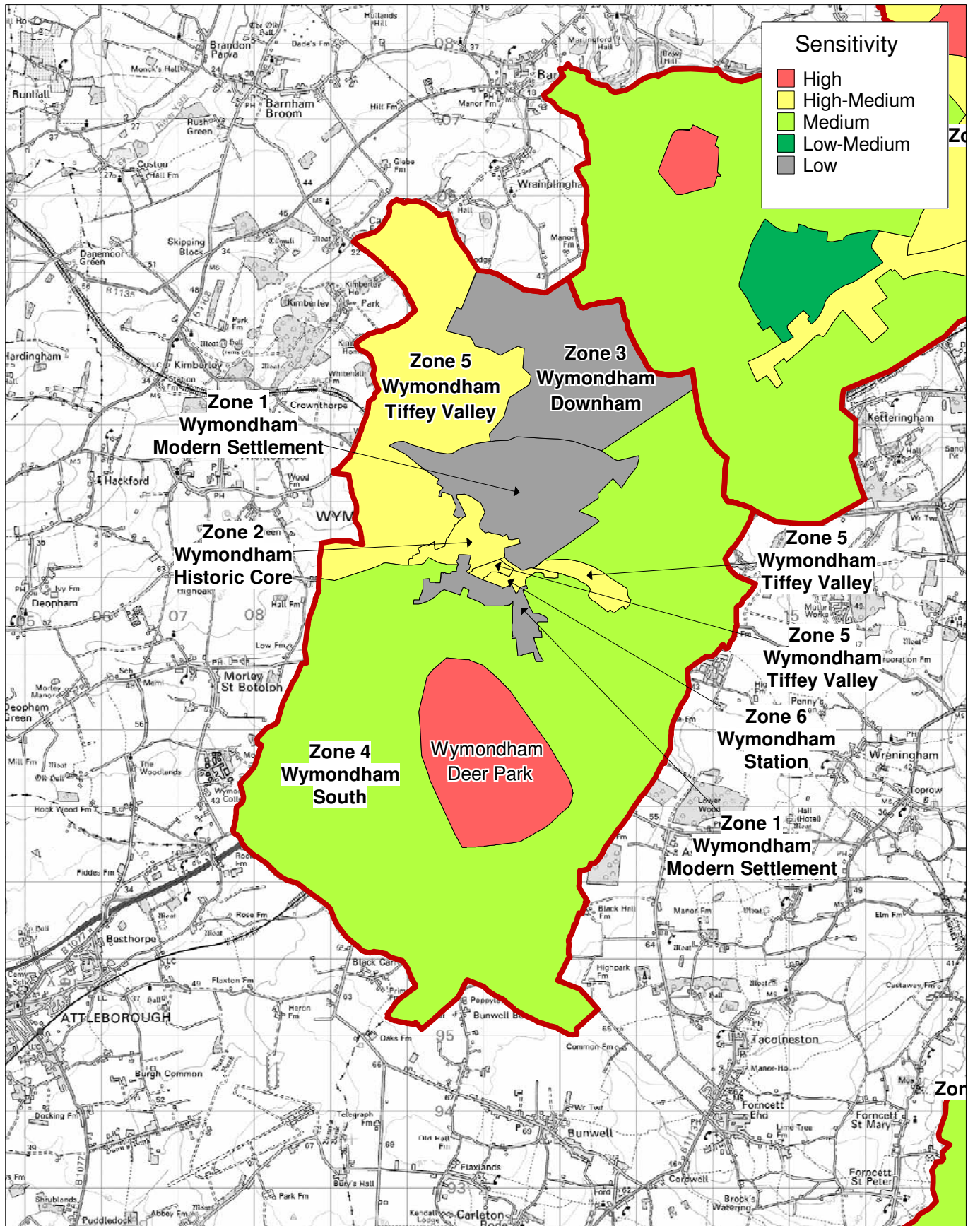


# Figure 5. Sensitivity Zones

Study Area 2: Wymondham

Compiled by Alice Cattermole & Heather Hamilton on 26 May 2009

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East Dereham  
Norfolk  
NR20 4DR

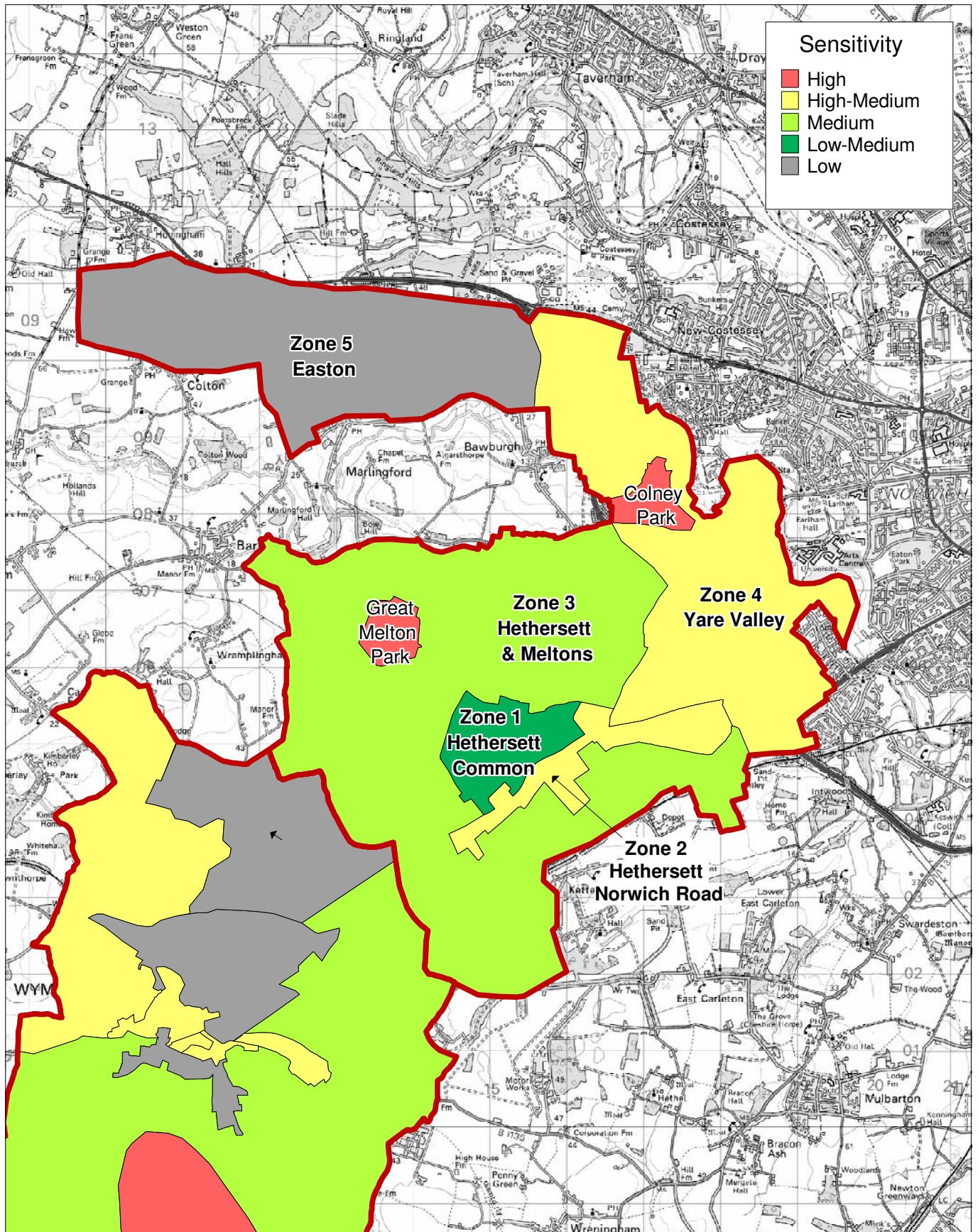


# Figure 5. Sensitivity Zones

Study Area 3: Hethersett-Easton

Compiled by Alice Cattermole & Heather Hamilton on 26 May 2009

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East Dereham  
Norfolk  
NR20 4DR



# Figure 5. Sensitivity Zones

Study Area 4: North-East Norwich

Compiled by Alice Cattermole & Heather Hamilton on 26 May 2009

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