

Silica Sands AOS E and SIL 02
Marham, Shouldham, Shouldham Thorpe and Wormegay, Norfolk
Historic Environment Impact Assessment
Designated Heritage Assets



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Introduction

Scope of Study

This report constitutes a visual assessment of the impact of the proposed silica sand extraction within two conjoined areas known as AOS E and SIL 02 (Figure 1) on the settings of designated heritage assets in the surrounding landscape.

It is understood that any silica sand extraction in these areas would involve 'wet working' and that at the cessation of works the extraction pits would be left as areas of open water. This assessment has considered the impact on designated heritage assets based on this 'worst case' scenario in which changes to the landscape resulting from the extraction are permanent with no reinstatement taking place.

All currently designated heritage assets within 2km of the outer boundaries of AOS E and SIL 02 have been considered in this study.

This report is not a full Landscape and Visual Impact Assessment and is based on unmodified images viewed from publically-accessible locations at ground level.

Policy Background and Definition of Designated Heritage Assets

The National Planning Policy Framework (NPPF, revised February 2019) Paragraph 190 requires local planning authorities to consider the impact of any proposed development on the significance of heritage assets including '*development affecting the setting of a heritage asset*'. Designated heritage assets are buildings, monuments, structures, sites, places, areas or landscapes of historic and/or archaeological significance which are legally protected. For the AOS E and SIL 02 study area all the designated heritage assets are either Scheduled Monuments (SM), Listed Buildings (LBs) or Conservation Areas.

A Scheduled Monument is a heritage asset of national importance protected under the Ancient Monuments and Archaeological Areas Act 1979. A SM can consist of either above or below ground remains or both. The provision of advice on the preservation and curation of SMs is undertaken by Historic England.

A Listed Building is a building or structure of historic or architectural significance protected under the Listed Buildings and Conservation Areas Act 1990 (modified by the Listed Buildings and Conservation Area Regulations, England 1990). There are three grades of listed building I, II* and II which reflect the significance of the building and the level of protection they have. The provision of advice on the preservation and curation of Grade I LBs is undertaken by Historic England.

A Conservation Area is a zone within a settlement where as a group the buildings, trees and other features are legally protected by Listed Buildings and Conservation Areas Act 1990 (modified by the Listed Buildings and Conservation Area Regulations, England 1990).

For the AOS E and SIL 02 study area Grade II* and Grade II LBs and conservation areas fall within the responsibility of the Borough Council of King's Lynn and West Norfolk conservation officers.

Some heritage assets are protected as both a SM and LB. Within the AOS E and SIL 02 study area Marham Abbey, Blackborough Priory and the medieval crosses located on Wormegay village green and adjacent Crossgates Farm are both SMs and LBs.

Other forms of designated heritage asset include Registered Parks and Gardens and Registered Battlefields. There are no Registered Parks and Gardens or Registered Battlefields within the AOS E and SIL 02 study area.

Heritage assets protected under the Protection of Military Remains Act 1986 and the Hedgerows Regulations 1997 are beyond the scope of this report.

Definition of Setting

This report considers the effect the AOS E and SIL 02 extraction areas will have on the setting of designated heritage assets within 2km of the outer boundaries of AOS E and SIL 02 extraction areas.

NPPF Paragraph 194 states that *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.* NPPF Paragraph 194 goes on to state that impacts on the significance of designated heritage assets that constitute substantial harm should be regarded as exceptional for Grade II LBs and wholly exceptional in the case of Grade I LBs, Grade II* LBs and SMs.

NPPF (2019) defines setting as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*

Historic England (2015) describes the setting of a heritage asset as the surroundings, in terms of landscape, buildings and other features in which the heritage asset is experienced (Historic England 2015). Fixed boundaries or buffers are not used in assessing setting. All views to and from a heritage asset are considered as part of its setting as are other factors, such as noise, dust and vibration that might affect the environment around a heritage asset.

'The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.' (Historic England 2015).

Methodology

Grouping of Heritage Assets

The AOS E and SIL 02 study area contains a total of 43 designations applied to 39 heritage assets.

For ease of practical consideration designated heritage assets have been combined into 13 groups and it is the views from these groups that have been used to consider the affect the proposed extraction area will have of the settings of the heritage assets.

Heritage assets have been grouped primarily based on simple geographical proximity, rather than on inter-visibility or any other landscape related factors.

Site Visits

Site visits were made to the groups of designated heritage assets on 25/04/2019, 26/04/2019 and 28/04/2019. Views from the groups of heritage assets towards the approximate centres of the AOS E and/or SIL 02 extraction areas were assessed and photographed. The groups of designated heritage assets were accessed or viewed from publicly accessible areas such as the highway or public footpaths. No attempts were made to access groups of designated heritage assets, or viewpoints from these, which were located on private land.

Impact Assessments and Mitigation Measures

Introduction

The table below include a name and or brief description of each heritage asset. Further detailed information on the heritage assets can be found at <https://historicengland.org.uk/listing/the-list/map-search>. The Norfolk Historic Environment Record may also contain information additional to that held by Historic England. Full Norfolk Historic Environment Record Data can be obtained by following the contacts at <https://www.norfolk.gov.uk/libraries-local-history-and-archives/archaeology-and-historic-environment/historic-environment-record>. A filtered version of the Norfolk Historic Environment Record database, not suitable for use in planning process can also be found at <http://www.heritage.norfolk.gov.uk/>.

Please note it is relatively common for the national grid reference point data for locations of Listed Buildings to be incorrect, sometimes by several hundred metres. In the below tables the corrected grid references are in red. The original Historic England grid references are given in the brief description for each heritage asset.

The below assumes that the proposed extraction area will be bounded by a bund and substantial hedge as the existing silica sand extraction site at East Winch.

Group 1 - Pentney Priory

The imposing remains of Pentney Abbey occupy an elevated position overlooking the floodplain of the Nar and the open landscape of the central and western parts of SIL 02 to the south.

Table 1				
Group 1 - Pentney Priory				
Distance from SIL 02 outer boundary or AOS E outer boundary	Type of designation	Building site or monument name	HE Ref	NGR (red = corrected for LBs)
0.03 km	SM	Remains of Pentney Priory at Abbey Farm	1019666	TF 70172 12037
0.30 km	LB II	Abbey Farmhouse at TF 701 121 adjacent to Augustinian Priory	1077622	TF 70108 12138
0.31 km	LB I	Remains of Augustinian Priory	1342419	TF 70096 12155

The nearest edge of the extraction area of SIL 02 is approximately 240m south of the southern boundary of the Scheduled monument area at Pentney Abbey. The prominent and elevated position of the gatehouse means that it very difficult to mitigate the relatively severe setting impacts that extraction within SIL 02 and the north-eastern parts of AOS E would have on the significance of the designated heritage assets at Pentney Abbey.

Mitigation measures such as tree planting and creation of bunds would radically alter the landscape south of Pentney Abbey and thus have setting impacts in themselves.



Plate 1 Looking northeast from TF 69810 11935 across the Nar at Group 1 – Pentney Abbey



Plate 2 Looking north from TF 69959, 11878 across the Nar at Group 1 – Pentney Abbey



Plate 3 Looking south from TF 69959, 11878 across the SIL 02 extraction area

Group 2 – Crossgates Farm

Crossgates Farmhouse and the remains of the medieval cross approximately 200m southeast of it both sit nestled within the landscape relatively distant from the northeast corner of the SIL 02 boundary.

Table 2				
Group 2 – Crossgates Farm				
Distance from SIL02 outer boundary or AOS E outer boundary	Type of designation	Building site or monument name	HE Ref	NGR (red = corrected for LBs)
1.65 km	LB II	Crossgates Farmhouse	1077625	TF 71771 13548
1.47 km	SM	Wayside cross 190m SW of Crossgates Farm	1018298	TF 71686 13375
1.47 km	LB II	Remains of cross at TF 7168 1336	1077624	TF 71684 13375

The inter-visibility between the SIL 02 boundary and Crossgates Farm and cross is extremely limited. No specific additional mitigation measures are necessary.



Plate 4 Looking southwest from TF 71825, 13581 towards the SIL 02 extraction area

Marham Abbey, church and former Vicarage

In common with three of the other four churches within the AOS E and SIL 02 study area the church of Holy Trinity, Marham occupies a relatively prominent elevated position. Marham Abbey SM lies between the church and the SIL 02 extraction area. The edge of SIL02 extraction area is approximately 0.3km further away from the heritage assets listed below in Table 3 than the outer edge of the SIL02 extraction boundary.

Table 3				
Group 3 – Marham Abbey, church and former Vicarage				
Distance from SIL 02 outer boundary or AOS E outer boundary	Type of designation	Building site or monument name	HE Ref	NGR (red = corrected for LBs)
0.26 km	SM	Marham Abbey	1016482	TF 70652 09833
0.46 km	LB II*	Remains of Abbey of SS Mary Barbara and Edmund	1304912	TF 70721 09810
0.58 km	LB I	Church of Holy Trinity	1077832	TF 70815 09737
0.73 km	LB II	Grove House	1152166	TF 70941 09642



Plate 5 looking northwest from TF 70781 09730 towards the SIL 02 extraction area across Marham Abbey SM



Plate 6 Looking west from TF 70781 09730 towards the SIL 02 extraction area across Marham Abbey SM



Plate 7 Looking northwest from TF 70738 09367 towards the SIL 02 extraction area across Marham Abbey SM

Marham Abbey SM, the church of Holy Trinity and Grove House, the Former vicarage are partly shielded from the SIL 02 extraction area and AOS E by existing stands of trees such as Ashholt Plantation, and Osierbed Plantation. The existing hedgerows, some of which are quite high and substantial also have a partial mitigatory effect. Carefully designed and placed additional tree planting within the landscape northwest of Marham could mitigate the setting impacts of the proposed extraction areas.

Site of Marham Castle and Home Farm

This group of heritage assets is located towards the southwestern margins of Marham village. The edge of SIL02 extraction area is approximately 0.3km further away from the heritage assets listed below in Table 4 than the outer edge of the SIL02 extraction boundary.

Table 4				
Group 4 – Site of Marham Castle and Home Farm				
Distance from SIL 02 outer boundary or AOS E outer boundary	Type of designation	Building site or monument name	HE Ref	NGR (red = corrected for LBs)
0.47 km	SM	Moated site in Hills and Holes Plantation, 30m NW of Home Farm	1009983	TF 70527 09560
0.65 km	LB II	Home Farmhouse	1077830	TF 70548 09430
0.67 km	LB II	Outbuilding to S of entrance to Home Farm complex	1077831	TF 70568 09413
0.65 km	LB II	Barn at Home Farm, 15m E of Home farmhouse	1152160	TF 70568 09438
0.73 km	LB II	Outbuildings to N of entrance to Home Farm complex including wall to North (TF 70942 09642)	1077829	TF 70611 09450
0.82 km	LB II	The Garden cottage	1152156	TF 70553 09346



Plate 8 Looking northwest from TF 70645 09499 towards the SIL 02 extraction area, the (moated) site of Marham castle SM is in front of the trees on the left of the frame



Plate 9 Looking northwest from TF 70608 09435 at northern boundary all of Home Farm towards the SIL 02 extraction area



Plate 10 Looking northwest from TF 70581 09410 at the Home Farm LBs, the SIL 02 extraction area is beyond the tree in the background of the frame.

The moated site/site of Marham Castle SM, is partly shielded from the SIL 02 and AOS E extraction areas by existing stands of trees such as Hills and Holes Plantation, Osierbed Plantation and Ashholt Plantation. Carefully designed and placed additional tree planting within the landscape northwest of Marham could mitigate the setting impacts of the proposed extraction areas.

The Home Farm complex of listed buildings is largely shielded from the SIL 02 and AOS E extraction areas by Hills and Holes Plantation.

Shouldham Priory

The scheduled area at Shouldham Priory is substantial and includes large area of below-ground remains as well as upstanding earthworks. The edge of SIL02 extraction area is approximately 0.4km further away from the heritage assets listed below in Table 5 than the outer edge of the SIL02 extraction boundary.

Table 5				
Group 5 – Shouldham Priory				
Distance from SIL 02 outer boundary or AOS E outer boundary	Type of designation	Building site or monument name	HE Ref	NGR (red = corrected for LBs)
0.26 km	SM	Shouldham Priory with associated water management features, a section of a Roman road and a Bronze Age urnfield.	1010572	TF 68054 09540



Plate 11 Looking northeast from TF 67759 09499, the priory earthworks south of Abbey Farm are in the foreground of the frame.



Plate 12 Looking northeast from TF 68582 09875 towards the SIL02 extraction area. Shouldham priory SM is behind and to the left of the viewpoint.

If the existing well wooded margins of Shouldham Warren were maintained and enhanced this would largely mitigate any setting issues relating to Shouldham Priory SM and AOS E. Views from Shouldham Priory SM towards the SIL 02 extraction area are partly interrupted by Redmere Lane Plantation and the existing substantial hedge on the northern side of Spring Lane. Thickening and enhancement of the existing hedge on the northern side of Spring Lane could mitigate the impact of the SIL 02 extraction area on the setting of Shouldham Priory SM.

Shouldham medieval settlement remains, conservation area, church and village

This is a large group of heritage assets which encompasses most of the south-eastern part of Shouldham village.

Table 6				
Group 6 – Shouldham medieval settlement remains, conservation area, church and village				
Distance from SIL 02 outer boundary or AOS E outer boundary	Type of designation	Building site or monument name	HE Ref	NGR (red = corrected for LBs)
1.05 km	SM	Medieval settlement remains immediately W of All Saints Church	1020446	TF 67988 08844
1.14 km	Conservation Area	Shouldham		
1.08 km	LB I	Church of All Saints	1152173	TF 68127 08903
1.09 km	LB II	Headstone to Allen Mills 1.5m E of porch of church of All Saints	1077833	TF 68121 08895
1.09 km	LB II	Headstone to Margaret Mills immediately S of that of Allen Mills	1342300	TF 68124 08893
1.34 km	LB II	K6 telephone box	1319465	TF 67723 08857
1.32 km	LB II	Spar	1152192	TF 67711 08898
1.33 km	LB II	House immediately S of Spar including Nos 1-3 The Crofts	1077835	TF 67704 08885
1.24 km	LB II	Colts Hall	1152184	TF 67844 08887
1.23 km	LB II	Colts Hall Barn	1077834	TF 67832 08914
1.53 km	LB II	Alexandra Cottages	1152201	TF 67451 08858



Plate 13 Looking north from TF 67717 08840 at the LBs at the eastern end of the village green towards AOS E



Plate 14 Looking northeast from the northeast corner of the Church of All Saints (TF 68136 08909) towards SIL 02.



Plate 15 Looking from TF 68136 08909 towards the Church of All Saints and AOS E. The medieval settlement remains SM is in the left side of the frame.

Shouldham Conservation Area and the LBs within it are largely shielded from AOS E and SIL02 by the northern parts of the village. Views from the church are largely already blocked by the existing hedged churchyard boundary. Existing boundaries and landscape features largely shield the medieval settlement remains SM from AOS E and SIL02.

No additional mitigation measures are required.

Shouldham Thorpe conservation area, church and village

This relatively small group of heritage assets is located at some distance away from the boundaries of AOS E and SIL02

Table 7				
Group 7 – Shouldham Thorpe conservation area				
Distance from SIL 02 outer boundary or AOS E outer boundary	Type of designation	Building site or monument name	HE Ref	NGR (red = corrected for LBs)
1.33 km	Conservation Area	Shouldham Thorpe		
1.57 km	LB II	House 220 metres south-south-east of Hall House	1304703	TF 66262 07748
1.33 km	LB II	Foreman's House	1342290	TF 66192 08016
1.33 km	LB II*	Church of St. Mary The Virgin	1152535	TF 66117 08009



Plate 16 looking north from north end of West Road (TF 66198 07983) towards AOS E. Foreman's House LB is in the left hand side of the frame.

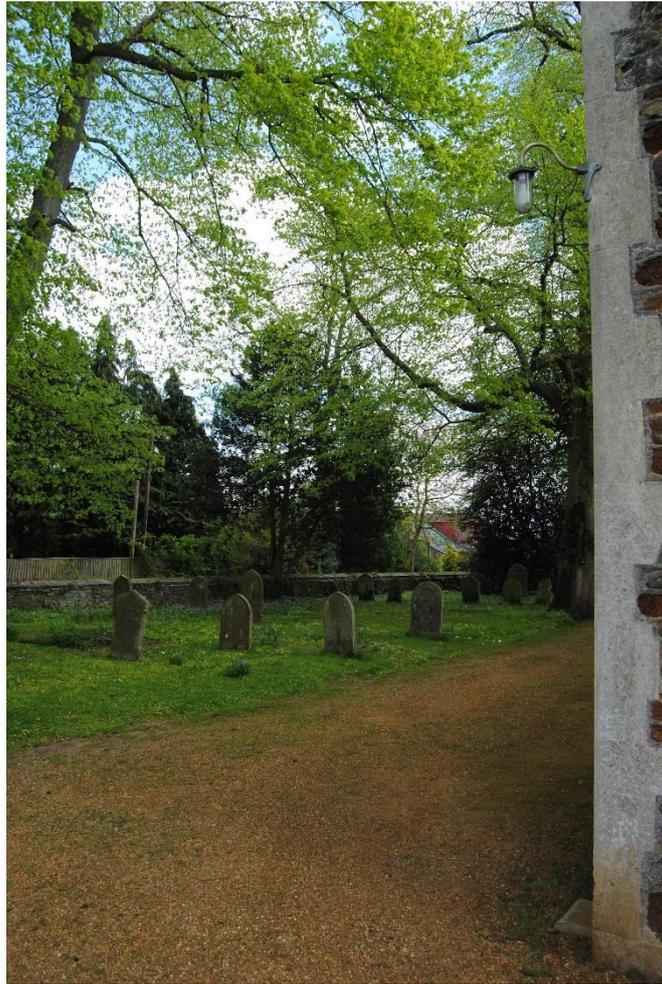


Plate 17 Looking northeast from northwest corner of the Church of St Mary the Virgin (TF 66107 08015) towards AOS E.

The LBs and Conservation Area at Shouldham Thorpe are shielded from view toward AOS E by the existing hedges boundaries within the village and the existing wooded area or orchard north of Church Farm.

No additional mitigation measures are recommended.

Hall House, Shouldham Thorpe

This single isolated LB is located next to the A134.

Table 8				
Group 8 – Hall House, Shouldham Thorpe				
Distance from SIL 02 outer boundary or AOS E outer boundary	Type of designation	Building site or monument name	HE Ref	NGR (red = corrected for LBs)
0.78 km	LB II	Hall House	1077888	TF 65605 08616



Plate 18 Looking northeast from TF 65584 08603 towards Hall House and AOS E

Inter-visibility between Hall House and the southwestern boundary AOS E is extremely limited, being blocked by farm buildings and a row of poplars north of Hall House (Plate 18).

No additional mitigation measures are recommended.

West Briggs church

The church of St. Botolph is in an isolated location in the eastern part of the parish of Tottenhill. It is positioned on a distinct and pronounced eminence, somewhat elevated above the surrounding landscape.

Table 9				
Group 9 – West Briggs church				
Distance from SIL 02 outer boundary or AOS E outer boundary	Type of designation	Building site or monument name	HE Ref	NGR (red = corrected for LBs)
0.25 km	LB I	Church of St. Botolph	1077838	TF 65302 10904

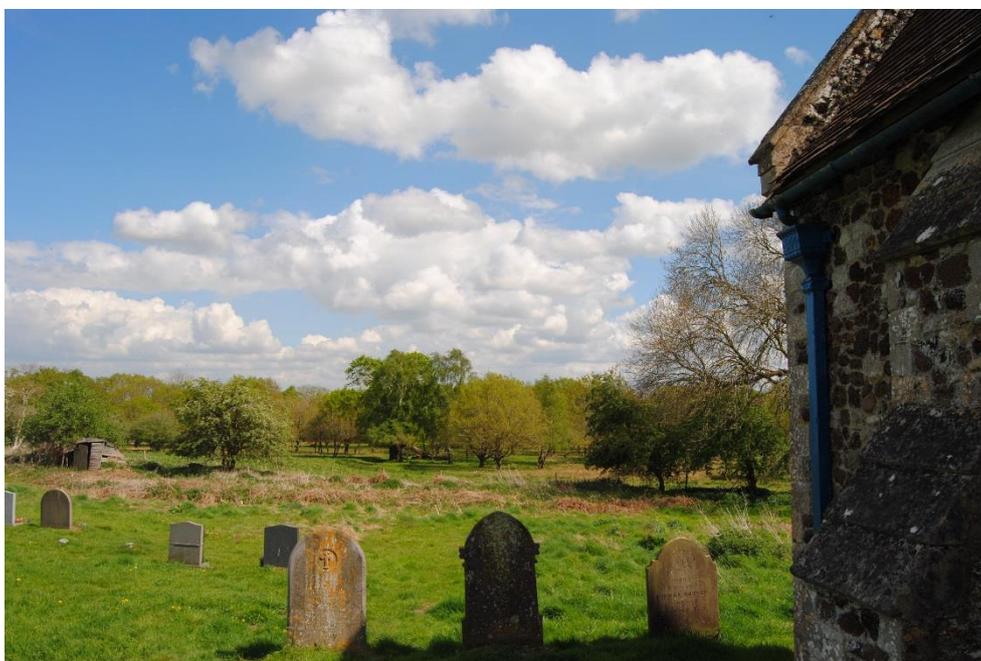


Plate 19 Looking east from the northeast corner of the church of St. Botolph towards AOS E

Despite its relative close proximity to the AOS E boundary and relatively prominent position within the landscape the church of St. Botolph is shielded from view to and from AOS E by the wood pasture-like landscape east of the church.

No additional mitigation measures are recommended.

Wormegay Priory

The largely earthwork remains of Wormegay Priory are located northwest of the village relatively distant from the boundary of AOS E.

Table 10				
Group 10 – Wormegay Priory				
Distance from SIL 02 outer boundary or AOS E outer boundary	Type of designation	Building site or monument name	HE Ref	NGR (red = corrected for LBs)
1.34 km	SM	Moated site of Wormegay Priory, fishponds and associated enclosures	1009987	TF 6519 1269



Plate 20 Looking southeast from TF 65352 12806 towards Wormegay village and AOS E. Wormegay Priory SM is to the right of the viewpoint

Inter-visibility between Wormegay Priory SM and the AOS E Boundary is extremely limited being blocked by existing, hedges, shelter belts, Wormegay village and other landscape features.

No additional mitigation measures are recommended.

Wormegay Castle and village

The earthwork remains of Wormegay motte and bailey castle occupy a relatively prominent location close to the north-western boundary of AOS E.

Table 11				
Group 11 – Wormegay Castle and village				
Distance from SIL 02 outer boundary or AOS E outer boundary	Type of designation	Building site or monument name	HE Ref	NGR (red = corrected for LBs)
0.32 km	SM	Motte and bailey castle in Wormegay village	1018651	TF 6592 1173
0.33 km	LB II	Castle Road Bridge	1096153	TF 65767 11761
0.33 km	LB II	Castle Meadow	1152328	TF 65821 11767
0.27 km	LB II	Village Cross (TF 66392 11816)	1152337	TF 66399 11816
0.27 km	SM	Village cross	1018107	TF 6640 1181



Plate 21 looking southwest from TF 66072 11731 across the relatively open landscape towards AOS E. The eastern side of Wormegay Castle SM is in the right of the frame. The wooded area in the distance is Shouldham Warren.



Plate 22 Looking south from TF 66391 11825 towards AOS E. Village Cross SM and LB is on the left of the frame. The wooded area in the distance is Shouldham Warren

The open landscape between Wormegay Castle and village and Shouldham Warren is overlooked by Wormegay Castle SM. It is very difficult to mitigate the relatively severe setting impacts that extraction within the parts of AOS E located on the agricultural land north of Shouldham Warren would have on the significance of Wormegay motte and bailey castle. Views from the Village Cross towards these parts AOS E are more limited.

Mitigation measures such as tree planting and creation of bunds would radically alter the landscape southeast of Wormegay and thus have setting impacts in themselves.

Wormegay Church

The Church of St Michael occupies a relatively prominent position on natural eminence within the Nar Valley east of Wormegay village.

Table 12				
Group 12 – Wormegay Church				
Distance from SIL 02 outer boundary or AOS E outer boundary	Type of designation	Building site or monument name	HE Ref	NGR (red = corrected for LBs)
0.23 km	LB II*	Church of St Michael	1077839	TF 67417 12027



Plate 23 Looking southwest from the east end of St Michael's Church (TF 67435, 12027) towards AOS E



Plate 24 Looking south from the west end of St Michael's Church (TF 67402, 12032) towards AOS E

Despite its relatively prominent location Wormegay church is well shielded from AOS E by the existing woodland of Church Wood. Additional planting on the margins of the existing woodland would largely mitigate any setting impacts caused by AOS E.

Blackborough Priory

The remains of Blackborough Priory are located on the northern side of the Nar Valley at some distance from AOS E and are not publically accessible.

Table 13				
Group 13 – Blackborough Priory				
Distance from SIL 02 outer boundary or AOS E outer boundary	Type of designation	Building site or monument name	HE Ref	NGR (red = corrected for LBs)
1.34 km	SM	Remains of Blackborough Priory	1016483	TF 6738 140
1.34 km	LB II	Remains of Benedictine Priory	1169050	TF 67300 14000



Plate 25 Looking south from TF 67402, 12032 towards AOS E. The upstanding remains of Blackborough Priory are just visible between the trees

Inter-visibility between Blackborough Priory SM and the AOS E Boundary is limited being blocked by existing, hedges, wooded area, Wormegay church and other landscape features.

No additional mitigation measures are recommended.

Conclusions

There are three levels of impact the proposed extraction areas will have on the settings of groups of designated heritage asset discussed above and three types of mitigation recommended.

Groups 2, 6, 7, 8, 10 and 13

These groups of designated heritage assets are relatively distant from the boundaries of AOS E and SIL 02. Inter-visibility between them and AOS E and SIL 02 is limited.

No additional mitigation measures are recommended

Groups 3, 4, 5 and 12

Although relatively close to the boundaries AOS E and SIL 02 carefully designed and placed additional tree planting, thickening and enhancement of the existing hedges and enhancement of existing well-wooded margins of Shouldham Warren would largely mitigate any setting issues relating to groups of designated heritage assets 3, 4, 5 and 12.

Group 1 and 11

The prominent and elevated position within the landscape of these groups of designated heritage assets make it very difficult to mitigate the relatively severe setting impacts that extraction within SIL 02 and the parts of AOS E located on the agricultural land north of Shouldham Warren would have on their significance.

The provision of mitigation measures such as bunds and planting to screen the extraction area would in themselves significantly and adversely alter the landscape and setting of the designated heritage assets in Groups 1 and 11.

Only major changes to the northern extent of SIL 02 and AOS E (Fig. 2) would lessen these impacts.

Recommendations for Further Assessment

The recommendation in this report are provisional in the sense that they are based on an assessment of unmodified images viewed from publicly-accessible locations at ground level.

Any proposed measures to mitigate the setting impacts of SIL 02 and AOS E on designated heritage assets would require detailed consideration including a full Landscape and Visual Impact Assessment produced specifically from a historic environment perspective.

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| Ministry of Housing, Communities & Local Government | 2019 | <i>National Planning Policy Framework</i> |

SIL 02 and AOS E

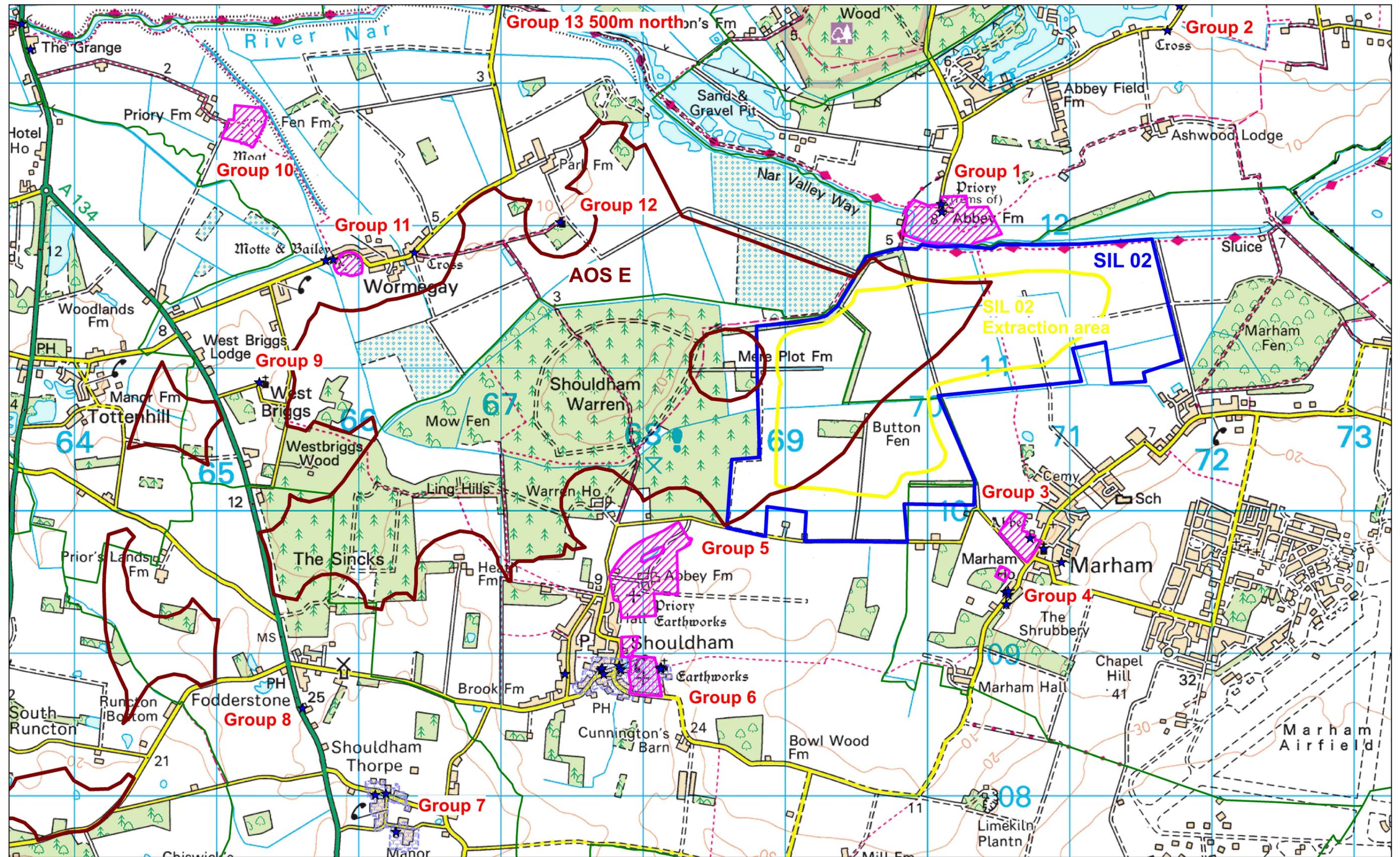
Designated Heritage Assets

Compiled by John Percival on 21 May 2019

Magenta = SMs, Dark blue stars = LBs Light blue = Conservation areas



Environmental Service
historic environment strategy and advice



SIL 02 and AOS E

Designated Heritage Assets

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Cyan = possible reductions in area to SIL 02 and AOS E

