

**BRECKLAND
LOCAL PLAN
HEARING STATEMENT**

**MATTER 14 –
STRATEGIC URBAN
EXTENSIONS, HOUSING
SITE ALLOCATIONS &
SETTLEMENT
BOUNDARIES: BANHAM**

Quality Assurance

Client name: Breckland Bridge Ltd

Type of report: Hearing Statement

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Signed



Date 26 March 2018

Reviewed by: Iain Hill BSc Hons DipTP MRTPI

Signed



Date 26 March 2018



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1.0 Background

- 1.1 This Hearing Statement has been prepared on behalf of Breckland Bridge Ltd, in support of representations to the Breckland District Local Plan (2011-2036) Pre-Submission Draft (August 2017). This Statement seeks to address Issues and Questions raised by the Inspector, specifically Issues 14.35-14.37, which relate to proposed site allocations in Banham.

2.0 Response to Inspector's Issues

14.35 - Is the settlement boundary for Banham justified?

- 2.1 We consider that the settlement boundary for Banham should be extended to include all of the land covered by Banham Housing Allocation 1. The proposal is for a comprehensive development across all three sites, to deliver at least 42 dwellings, plus open space. The open space will be an integral part of any subsequent planning application on the combined site, and we would expect the entire site to fall within the settlement boundary.
- 2.2 Whilst it is anticipated that site LP003 will primarily be used as open space, given some of the identified constraints on this parcel, there may be potential for a small quantum of development to be accommodated here. For example, the southernmost part of the site, where there is currently a grain store and concrete hardstanding, could, potentially, be suitable for modest residential development. This would need to be subject to consultation with statutory consultees including the Local Highway Authority and Lead Local Flood Authority, but to preclude any development on parcel LP003 through the positioning of the settlement boundary is not considered to be an effective or justified approach.
- 2.3 In addition, it is considered that the proposed allocation should be treated as a single site within the new Local Plan, rather than split into three parcels as is currently the case. Whilst the need to identify the parcels separately at earlier stages in the plan process is understood, given the separate ownerships, it is considered that the overall site should be taken forward as a single allocation site, and accordingly referred to as a single site.

14.36 - Are the requirements for open space, as part of the allocation, justified?

- 2.4 A Minor Modification to the proposed wording of the allocation has been proposed by Breckland Council, confirming that the requirement is for a minimum of 0.75ha of open space to be provided.
- 2.5 We have no objection to the requirement for this quantum of open space to be provided, as this will effectively ensure that there is no loss of open space through the development of site LP009.
- 2.6 The requirement for provision of a Local Area for Play is in line with the Council's Adopted and proposed policy (ENV04) on provision of open space, sport and recreation facilities, for the quantum of development anticipated within the proposed allocation. However, it is questioned

whether this requirement needs to be contained within the allocation, given that the requirement is also set out in policy ENV04.

- 2.7 It is considered that the locational requirements for the open space set out in the allocation are too prescriptive. Whilst, as previously described, the likelihood is that the majority of the open space will be provided on parcel LP003, flexibility should be retained for any future developer to achieve the optimum development across the wider allocation, taking into consideration all relevant constraints. This may result in some open space being delivered on parcel LP009 or LP012.
- 2.8 We would suggest that the wording of the allocation is made less specific. The first paragraph should read: “*Land amounting to 3.2ha is allocated for a residential development of at least 42 dwellings, together with a minimum of 0.75ha of open space. Development will be subject to compliance with the following criteria...*”. In addition, criterion 7 can be removed, to avoid duplication. A full version of the proposed revised wording is provided in section 3..

14.37 - Is there sufficient evidence to suggest that Banham Housing Allocation 1 could come forward without causing harm to heritage assets?

- 2.9 We believe that Banham Housing Allocation 1 can come forward without causing harm to heritage assets. A Heritage Assessment has been commissioned in support of this Hearing Statement (Appendix 1), which considers the potential impacts on both designated and non-designated heritage assets, and concludes that the proposed allocation, with appropriate mitigation, can be delivered without detriment to any such assets. This accords with the conclusions of Historic England, and Breckland Council's own Historic Characterisation Assessment, which raise no objections to the proposed allocation of the site for residential development with open space.
- 2.10 There are a number of both designated and non-designated heritage assets within and close to the site. The key designated assets are the Conservation Area, within the boundaries of which site LP003 is located, and the Listed Buildings located on Mill Road, Church Green and Church Hill. The key non-designated asset is the potential archaeological remains which could exist beneath all three sites.
- 2.11 Considering the designated heritage assets first, the most prominent, and most significant, of the Listed Buildings is the Grade I Listed Parish Church of St Mary the Virgin, whose lead spire, is visible in the wider landscape from some distance. The Heritage Assessment confirms at paragraph 10.3.2 that views of the church across the landscape would remain unaltered by development of the proposed allocation site, which could potentially include an element of development on site LP003. There are a number of other Listed Buildings close to the site, none of which will be directly affected by development of the proposed allocation site. Furthermore, the site does not contribute to the setting of any of the Listed Buildings, and consequently, the Heritage Assessment concludes that there will be no significant negative effects or harm to any of the Listed Buildings.
- 2.12 Moving to the other designated heritage asset, the Conservation Area boundary extends significantly beyond the historic core of the village, and includes a large swathe of green open space which wraps around the built form, and encompasses all of site LP003. Breckland Council have not undertaken a Conservation Area Appraisal, but it is considered that the current green and open nature of the land surrounding the historic core of the village is distinctive, and a key part of the character of the Conservation Area. The proposed allocation envisages that the majority of site LP003 would be used as open space, replacing the 0.75 hectares of open space

currently located within LP009. This would ensure that the green and open character of this part of the Conservation Area is retained. The Heritage Assessment confirms that there are only narrow and limited views between the Listed Buildings on the north side of Church Hill, towards the site. Trees, foliage and more recent buildings largely screen the proposed allocation site, and consequently views from within the core of Conservation Area will remain largely unchanged.

- 2.13 Parcels LP009 and LP012 lie outside, but adjacent to the Conservation Area boundary. This land is entirely different in character and appearance to LP003, being elevated above Greyhound Lane and affording views to the modern developments of Gaymer Close and Wayland Way. Development here will be read in connection with the existing modern dwellings on both the northern and southern sides of Greyhound Lane. Views from the public footpath which runs adjacent to the western boundary of LP012, towards the Conservation Area and core of the village, are already interrupted by the existing modern dwellings.
- 2.14 It is clear, therefore, that development of the proposed allocation site can be undertaken in a way which will cause no harm to the Conservation Area, Listed Buildings and their settings. Any development of the site will need to have appropriate regard to these designated heritage assets, and will be accompanied by a specific Heritage Assessment which considers impacts on the significance of the assets. The use of appropriate landscaping, design and storey heights will ensure that any impacts are minimised, as will ensuring that LP003 is used primarily as open space.
- 2.15 Turning to non-designated heritage assets, it is clear from the Heritage Assessment that there is potential for archaeological remains to exist below ground. In particular, there is high potential for evidence of Roman activity to be found within LP009, given its proximity to other Roman remains found during the construction of the dwellings at Wayland Way in the late 1980s/early 1990s. However, the report of the excavations undertaken at the time (attached as an Appendix to the Heritage Assessment) is clear in its conclusion that the focus of Roman activity is likely to be to the north-east, outside the boundaries of the site allocation. There is also high potential for post-medieval remains to be found within LP003, which is closest to the historic core of the village.
- 2.16 If remains do exist below-ground, development would have the potential to damage or destroy them, which would have a detrimental impact. This is not an unusual situation, and there are a number of ways to mitigate this, to ensure that there would be no harm. An appropriate investigation strategy would be devised prior to submission of any application, which would cover all 3 parts of the site. This might comprise geophysical surveying and/or trial trenching. If remains are identified, various options would be available including avoidance through site layout, or excavation and recording. For instance, given that LP003 is envisaged to be used primarily as open space, limited groundworks are likely to be required in this area, and any structures to be erected in this area could be positioned to avoid any likely archaeological remains.
- 2.17 In light of the above, it is considered that there is sufficient evidence that, subject to ensuring appropriate mitigation measures, proposed Housing Allocation 1 can come forward without harm to heritage assets. The full impacts of any development on the significance of the heritage assets would be considered as part of any future planning application, which would include a project-specific Heritage Assessment.
- 2.18 To ensure consistency with national policy, it is also considered that revisions to criterion 5 of the policy are required. At present, the only heritage-related requirement is for development to protect and enhance the setting of Banham Conservation Area. However, whilst the general duty for Local Planning Authorities to pay special attention to the desirability of ‘preserving or enhancing’ Conservation Areas, set out in the Planning (Listed Buildings and Conservation

Areas) Act 1990, is acknowledged and understood, the NPPF provides broader guidance on how applications affecting heritage assets should be dealt with. Paragraph 128 sets out a requirement for any applicant to describe the significance of any heritage assets affected by a proposal. The Local Planning Authority must then weigh up the likely harm that would be caused to the significance of the identified assets, attaching great weight to the asset's conservation (para 132). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (para 134). Where a proposal affects a non-designated asset, a balanced judgement is required having regard to the scale of any harm or loss of significance.

- 2.19 In light of the above, we would suggest that criterion 5 is reworded, as set out in section 3 below, to ensure that the policy is justified, and consistent with national policy.

3.0 Conclusion

- 3.1 We consider that the Settlement Boundary for Banham in its current form is not justified. The boundary should be amended to include site LP003, and the site reference amended to form a single site allocation rather than being separated into three separate parcels.
- 3.2 We consider that the quantum of open space required by the Allocation is justified, but that the requirements set out in the first paragraph and criterion 7 are overly prescriptive and should be omitted/revised.
- 3.3 We consider that the Allocation can come forward without harm to heritage assets, and have provided a Heritage Assessment to supplement the conclusions on this matter already reached by Breckland Council and Historic England. The wording of criterion 5 should be revised to reflect national policy.
- 3.4 In light of the above, we consider that the following revisions should be made to the policy, to ensure that it is effective, justified and consistent with national policy, and therefore sound. Text which has been struck through indicates text to be deleted, and text in red represents new text to be inserted:

Banham Housing Allocation 1

Land adjacent to Gaymer Close and to the south of Greyhound Lane (LP[003]003, LP[003]009 & LP[003]012)

Land amounting to 3.2 ha is allocated for a residential development of at least 42 dwellings and a minimum of 4 0.75ha of open space. ~~including a children's play facility will be provided on land to the south of Greyhound Lane (LP[003]003).~~ Development will be subject to compliance with the following criteria:

- 1. **Principal** access to residential development to be provided from Wayland Way including associated improvements to the local highway and footway provision to the satisfaction of Norfolk County Council as Highway Authority, including a footpath link from the housing development to Greyhound Lane;*
- 2. Appropriate density to reflect and respect existing development;*

3. *Appropriate use of height and scale to ensure the site's position as a gateway to the settlement;*

4. *Retention of native hedgerow and trees on the site boundary, where appropriate, with further natural screening to be provided on the north west boundary of the residential site;*

5. ~~*Development proposals should seek to protect and enhance the setting of Banham Conservation Area;*~~ *Development shall maximise opportunities to preserve, enhance, or better reveal the significance of designated heritage assets and that of any other heritage assets subsequently identified through the development process;*

6. *Appropriate sustainable surface water attenuation measures are provided, and where possible included as part of landscaping schemes;*

~~*7. Subject to provision of equivalent replacement new open space of a minimum of 0.75ha including a Local Area for Play (LAP) on land south of Greyhound Lane (LP[003]003). The risk of surface water flood and fluvial flood risk is required to be addressed in the planning application, and appropriate solutions implemented to improve drainage and ground conditions to enable the open space and LAP to be in use throughout the year; and*~~

7. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought.

APPENDIX 1

HERITAGE ASSESSMENT

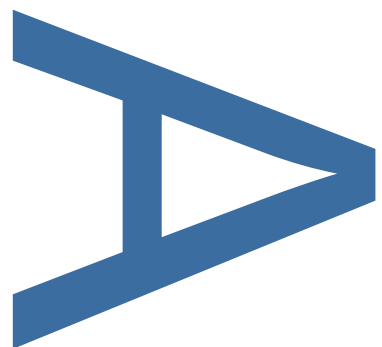
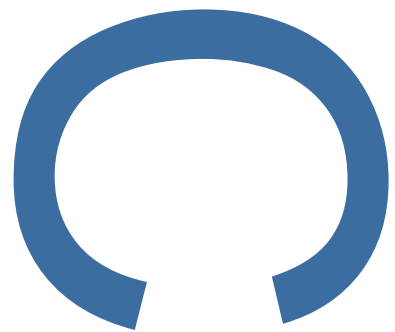
**LAND OFF GREYHOUND LANE,
BANHAM, NORFOLK**

A HERITAGE ASSESSMENT

**LOCAL PLANNING AUTHORITY:
BRECKLAND DISTRICT COUNCIL**

PCA REPORT NO: 13190

MARCH 2018



PRE-CONSTRUCT ARCHAEOLOGY

Land off Greyhound Lane, Banham, Norfolk: A Heritage Assessment

Local Planning Authority: Breckland District Council

Planning Reference: N/A

Central National Grid Reference: TM 0653 8837

Report No. R13190

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1 NON-TECHNICAL SUMMARY

- 1.1.1 Pre-Construct Archaeology Limited (PCA) was commissioned by Breckland Bridge Ltd and Sarah Hornbrook of Bidwells LLP organised the project. A Heritage Assessment was undertaken for the proposed development site of c. 42 dwellings and associated facilities (hereafter PDS) on Land off Greyhound Lane, Banham, Norfolk. The nearest postcode is NR16 2HT. The proposed development targets the land centred on TM 0653 8837.
- 1.1.2 The Heritage Assessment has established that the study area has an overall **moderate** potential for prehistoric, a **high** potential for Roman, particularly in Area LP 009, and a **low** potential for Anglo-Saxon and medieval, except for area LP 003, closest to the historic core of the village, where this could rise to **moderate**. There is a **high** potential for remains of post-medieval date, particularly close to the former site of Church Farm.
- 1.1.3 Given the overall moderate-high potential for uncovering archaeological remains from the prehistoric to post-medieval periods, the local planning authority may require that a programme of archaeological fieldwork is carried out prior to the development in order to assess the surviving archaeological resource. For example, an archaeological evaluation by trial trenching of areas likely to be impacted upon by the development may be recommended in order to quantify and characterise archaeological deposits that may survive on site. Dependent on the results of the evaluation exercise, further archaeological work may also be required.
- 1.1.4 Analysis of the impact of the proposed development on the listed buildings indicates that there is no direct physical/material impact. The overall effect on them in terms of changes to vistas and setting is that there will be **no significant negative effects/harm** caused. It is considered that the proposed development would help to improve and enhance the setting of these heritage assets.
- 1.1.5 The overall impact on the Conservation Area is one where there will be **no significant negative effects/harm** caused. Minor changes to part of the Conservation Area is mitigated by the overall benefits to the local community

arising from the development. The use of open-space in area LP 003 and sympathetic design could improve the 'connectedness' between the existing parts of Banham to the north of Greyhound Lane and the area around Church Green, improving the appearance of the approach to the village from the north-west.

2 INTRODUCTION

2.1 Outline

- 2.1.1 Pre-Construct Archaeology Limited (PCA) was commissioned by Breckland Bridge Ltd. Sarah Hornbrook of Bidwells LLP organised the project.
- 2.1.2 The report has been commissioned in support of the proposed allocation of land adjacent to Gaymer Close and to the south of Greyhound Lane for at least 42 dwellings and a minimum of 0.75ha of open space, within the draft Breckland Local Plan. The Plan has been submitted to the Secretary of State for Examination, and in the list of Final Matters to be considered at the forthcoming Hearings, question 14.37 asks “Is there sufficient evidence to suggest that Banham Housing Allocation 1 could come forward without causing harm to heritage assets?” This Heritage Assessment has been commissioned to respond to this matter..
- 2.1.3 The Heritage Assessment has established that the study area has an overall **moderate** potential for prehistoric, a **high** potential for Roman, particularly in Area LP 009, and a **low** potential for Anglo-Saxon and medieval, except for area LP 003, closest to the historic core of the village, where this could rise to **moderate**. There is a **high** potential for remains of post-medieval date, particularly close to the former site of Church Farm.
- 2.1.4 A Heritage Assessment has been requested according with policies set out in the National Planning Policy Framework which was published in March 2012. Section 12: ‘Conserving and enhancing the historic environment’ states ‘Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.
- 2.1.5 This report has been written following guidelines issued by English Heritage (2009) and in accordance with the standards specified by the Chartered Institute for Archaeologists (CIfA, 2008).

2.1.6 A Heritage Assessment is undertaken in order that the Local Planning Authority (LPA) may formulate an appropriate response to proposals which may impact upon any identified archaeological resource. This report aims to assess the archaeological potential of the site and to examine the likely impact of the proposals upon the archaeological resource.

2.1.7 This Heritage Assessment was written and researched by Peter Crawley of Pre-Construct Archaeology Limited. The research included a visit to the Norfolk Record Office at County Hall and the Heritage Centre at the Millennium Library, Norwich on Wednesday 7th March to examine historical maps and a 1km radius area search of the holdings of the Norfolk Historic Environment Record (NHER). A site visit was also undertaken.

2.2 Report Objectives

2.2.1 As defined by the Chartered Institute for Archaeologists (CIfA 2008), an archaeological desk-based assessment aims to:

Determine as far as is reasonably possible from existing records, the nature of the archaeological resource within a specified area. It will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct, Code of approved practice for the regulation of contractual arrangements in field archaeology, and other relevant by-laws of the CIfA.

2.2.2 A desk-based assessment should consist of:

A collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate.

2.2.3 The desk-based assessment is required in order to assess the merit of the archaeological resource and lead towards one or more of the following:

- The formulation of a strategy to ensure the recording, preservation or management of the resource.
- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.

- The formulation of a proposal for further archaeological investigation within a programme of research
- 2.2.4 The degree to which archaeological deposits survive on site will depend upon previous land-use and so consideration is given to the destructive effect of past and present activity from a study of the information available. In order that the appropriate archaeological response may be identified the impact of the proposed development is also considered.
- 2.2.5 This report also seeks to understand whether there are likely to be any impacts on above-ground heritage assets i.e. Listed Buildings/Conservation Area and their settings. The overall objective is to answer the Inspector's question about whether Banham Housing Allocation 1 could come forward without causing harm to heritage assets.

3 THE SITE AND PROPOSED SCHEME

3.1 The Study Site

- 3.1.1 The PDS lay on the north side of the village of Banham (Figure 1). The proposed allocation comprises three parcels of land LP 003, LP 012 and LP 009. Allocation LP 012 comprising an open arable field, LP 009, categorized in the Banham Local Plan as 'Open Space' currently used by the local community. LP 003 is largely pasture with a concrete yard surface and late 20th century barn (Figure 2).
- 3.1.2 The PDS covers an area of approximately 3.14ha and is intended for the development of approximately 42 new build houses, including a Local Area for Play.
- 3.1.3 As the site is only at allocation stage, plans for the proposed development have not yet been drawn up. Any subsequent planning application will, however, be supported by a detailed Heritage Assessment that will consider the specific impacts of the detailed proposal.
- 3.1.4 The proposals are for approximately 42 new dwellings in the two parcels of land to the north of Greyhound Lane (LP 009 and 012) and for LP 003 to remain largely as open space perhaps with amenities for the local community i.e. football pitch/play equipment and potentially for some small sympathetic high-quality dwellings. It is proposed that development within LP 003 would be subject to gaining a better understanding of the village's needs through discussion with the Parish Council, once the allocation is secured.
- 3.1.5 LP 009 is currently designated on The Banham Proposals Map as 'Open Space' managed by Breckland District Council for use by the local community. The Banham Proposals Map also indicates that the site LP 003 is located within the Banham Conservation Area. The proposals map was accessed online at (Website 1).
- 3.1.6 The proposed allocation envisages that the dwellings would be located on the two sites north of Greyhound Lane...(009 and 012). In terms of scale of

the residential development, it is envisaged that the dwellings are likely to be a maximum of 2-storeys although a flexible approach to storey heights could be taken when views and vistas are taken into account. The density would be less than 20dph. It is proposed that there would be a substantial landscaping buffer along the north-western and north-eastern boundaries of the residential development and potentially along Greyhound Lane too if considered necessary.

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

- 4.1.1 The underlying geology of the PDS is Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation (undifferentiated). A Sedimentary Bedrock formed approximately 72 to 94 million years ago in the Cretaceous Period when the local environment was dominated by warm chalk seas. (Website 2).
- 4.1.2 The superficial deposits vary between areas LP 003, LP 009 and LP 012.
- 4.1.3 The north-west half of LP 003 is recorded as Pea, a Superficial Deposit which formed up to three million years ago in the Quaternary Period in a local environment previously dominated by organic accumulations. These sedimentary deposits are lacustrine and palustrine in origin. They comprise accumulated (and detrital) organic material, forming beds and lenses within lagoons, bogs and swamps. For the south-east half of area LP 003 the superficial deposits are not recorded. (Website 2).
- 4.1.4 For the larger part of LP 009 and LP 012, the superficial deposits are Banham Member - Clay and Silt, Superficial Deposits which formed up to two million years ago in the Quaternary Period in a local environment previously dominated by ice age conditions. These sedimentary deposits are glacial in origin. They are detrital, created by the action of ice and meltwater. (Website 2)

4.2 Boreholes

- 4.2.1 There are only two relevant boreholes within the study area. Approximately 100m to the south-east of area LP 003, a deep borehole/well was drilled and recorded by Banham Poultry Produce Ltd. (Ref: TM08NE7). The borehole was located at 606560, 288130 and had a depth of 80m. This recorded that the rest-level of the water was at 24 feet, but the borehole was not concerned with recording the encountered deposits.

4.2.2 Approximately 400m the north-east of the PDS was borehole TM08NE16 DA 8. This was located at 606890, 288450 and was excavated to a depth of 3.2m. The uppermost 0.40m of deposits were recorded as Till and boulder clay was recorded for the remaining depth.

4.3 Topography

4.3.1 The site (LP 003) lies partly within the flood plain of an unnamed stream, located at the centre-west part of Banham village, which feeds westwards into drainage and the small tributaries which ultimately connect with the River Wittle and the Quiddenham Mere. The PDS is approximately 35m above Ordnance Datum (AOD) in the west, in the vicinity of LP 003, rising towards the east and the fields LP 009 and LP 012, where the height is approximately 45m (AOD). Areas LP 009 and LP 012, lie to the north-east of Greyhound Lane, which lie at a topographical low point.

5 PLANNING BACKGROUND

5.1 National Planning Policy Framework (NPPF)

5.1.1 The National Planning Policy Framework (NPPF) was adopted on 27 March 2012, and now supersedes the Planning Policy Statements (PPSs). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

5.1.2 Chapter 12 of the NPPF concerns the conservation and enhancement of the historic environment, with the following statements being particularly relevant to the proposed development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

5.1.3 **Additionally:**

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

5.1.4 In considering any planning application for development, the local planning authority will now be guided by the policy framework set by the NPPF.

5.1.5 The NPPF also states that:

214. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework.

215. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

5.1.6 As such the Local Planning Authority will continue to also be guided by the existent Development Plan policy and by other material considerations.

5.2 Breckland District Council

5.2.1 Breckland Planning History

5.2.2 The Breckland District Local Plan was adopted in 1999. In 2007, Breckland Council made representations to the Secretary of State to save a number of policies from the adopted Breckland District Local Plan (1999) beyond the

transition period from the implementation of the Planning and Compulsory Purchase Act (2004).

5.2.3 The adoption of the Core Strategy and Development Control Policies DPD (2009) continued to save a small number of policies from the District Local Plan. The Core Strategy outlines the vision and overall objectives for development in Breckland up to 2026 and sets out where new housing and other development should be focused (Website 3)

5.2.4 The Core Strategy also contains the district-wide Development Control policies for Breckland that will inform future planning decisions. These cover specific topics such as affordable housing, housing density, employment, retail, tourism, protecting rural facilities, re-use of rural buildings, flood risk, and protecting the natural and built environment. (Website 3)

5.2.5 The Council are in the process of producing a new Local Plan which will replace the Core Strategy and group of documents that make up the current adopted Local Plan. The new (emerging) Local Plan will run from 2011-2036.

5.2.6 Breckland Local Plan was submitted for examination on 30 November 2017 and Jonathan Manning BSc (Hons) MA MRTPI has been appointed by the Secretary of State to carry out an independent examination of the Local Plan. The Breckland Local Plan Examination Hearing sessions are due to be held in the Council's Offices in Dereham and will begin on the 17 April 2018.

5.2.7 The Submitted Local Plan contains two separate policies.... (Website 4)

5.3 Submitted Local Plan - ENV 07 Designated Heritage Assets

5.3.1 Proposals that would affect the significance of a heritage asset will not be accepted for consideration unless they provide sufficient information for that impact to be assessed.

5.3.2 Any development that will affect a designated heritage asset will be subject to comprehensive assessment. New development will be expected to preserve and enhance the character, appearance and setting of

Conservation Areas, Scheduled Monuments, Historic Parks and Gardens and other designated areas of historic interest. Where a proposed development will affect the character or setting of a Listed Building, particular regard will need to be given to the protection, preservation and enhancement of any features of historic or architectural interest; this includes internal features, floor plans and spaces or any object or structure within the curtilage of a listed building that predates 1st July 1948. The conversion of buildings of particular architectural or historic interest for economic or residential purposes in locations that would otherwise be unacceptable will be considered where this would ensure the retention and ongoing preservation of the building. Proposals will be considered against relevant guidance including the NPPF, the national PPG and specialist publications such as 'Enabling Development and the Conservation of Significant Places' produced by Historic England.

- 5.3.3 Sites of archaeological interest and their settings will be protected, enhanced and preserved; development which has an unacceptable impact on a site of archaeological interest will not be permitted. Where it is considered appropriate in cases where development coincides with the location of a known or suspected archaeological interest, an archaeological field evaluation will be required. Where the benefits of a particular development are considered to outweigh the importance of retaining archaeological remains in situ satisfactory excavation and recording of remains will be required before development is begun.

5.4 Submitted Local Plan - ENV 08 Non-Statutory Heritage Assets

- 5.4.1 Proposals that could affect previously unknown heritage assets will not be accepted for consideration unless through agreement with the Council they undergo an appropriate assessment in line with the significance of the asset. The assessment must provide sufficient information for that impact to be assessed. New development will be expected to preserve and enhance the character, appearance and setting of historic assets.

- 5.4.2 The District Council will protect and improve the built environment and have

special regard to the conservation and enhancement of the historic environment through positive action and partnership working. The historic environment makes a significant contribution to sustainable communities through sustaining economic vitality, providing social and cultural links to the past and ensuring a dynamic and varied built environment. New development must make a positive contribution to the historic environment's local distinctiveness.

5.4.3 The conversion of undesignated buildings of particular architectural or historic merit for economic or residential purposes in locations that would otherwise be unacceptable will be considered where this would ensure the retention of the building. Proposals will be considered against relevant guidance including specialist publications such as 'Enabling Development and the Conservation of Significant Places' produced by Historic England and also other policies within the Local Plan including COM05 Conversion of Buildings in the Countryside.

5.4.4 In the case of traditional dwellings which positively contribute to the character of Breckland, replacement will only be acceptable where the application is accompanied by a Design and Access Statement which includes a structural survey that demonstrates that the demolition is necessary and that there is no alternative and viable solution of renovation to provide an acceptable standard of accommodation.

5.5 Heritage Assets

5.5.1 The National Planning and Policy Framework (Department for Communities and Local Government 2012) defines a 'heritage asset' as:

5.5.2 A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

5.5.3 Heritage assets are described as 'the valued components of the historic environment' and can include designated heritage assets and assets

identified by the local planning authority during the process of decision making through the plan making process (known as non-designated heritage assets).

- 5.5.4 Designated heritage assets include such components as listed buildings and scheduled monuments and non-designated heritage assets can include much of the un-scheduled but recorded archaeological features and non-listed buildings recorded on the Norfolk County Council Environment Record.

5.6 Setting

- 5.6.1 Historic England published Historic Environment Good Practice Advice in Planning, Note 3: The Setting of Heritage Assets (March 2015). The Note is to be read in conjunction with Sustainable Management of the Historic Environment (2008) and other English Heritage guidance. The 2015 Note defines the extent of setting:

- 5.6.2 While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals; for instance, new understanding of the relationship between neighbouring heritage assets may extend what might previously have been understood to comprise setting.

There is advice for settings in a built-up area:

- 5.6.3 Setting in urban areas, given the potential numbers and proximity of heritage assets, is therefore intimately linked to considerations of townscape and urban design and of the character and appearance of conservation areas. The character of the conservation area, and of the surrounding area, and the cumulative impact of proposed development adjacent, would suggest how much impact on the setting should be taken into account.

5.6.4 The guidance on views and vistas in relation to setting is:

5.6.5 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 Introduction

6.1.1 In order to assess the potential of the archaeology within the development area, an examination of all archaeological entries in the Norfolk Historic Environment Record (NHER) has been made within a 1km radius from central point TM 0653 8837 (Figure 3) under Norfolk HER Licence No. 05/03/2018. The search area is defined as the 'study area' for the purposes of this assessment. A listing of these entries is provided in Appendix 1.

6.1.2 The purpose of the HER search is to identify known archaeological sites and finds in the vicinity in order to predict the likely archaeological conditions within the development area itself. It is important to understand that many of the entries on the HER result from chance discoveries, and therefore, at best, are a small and unrepresentative sample of the total buried heritage.

6.1.3 The information derived from the HER is supplemented by other archaeological, documentary and cartographic resources. Numbers in brackets in the following text refer to HER heritage asset numbers. Designated heritage assets are referred to by their number on the National Heritage List for England (NHLE).

6.2 Designated Heritage Assets

6.2.1 A 'search the list' map search on the Historic England website was undertaken on the 14th March 2018 at Website 5

Scheduled Monument

6.2.2 There are no scheduled monuments within the PDS.

6.2.3 There are no scheduled monuments within view to or from the PDS, within the 1km study area.

Listed Buildings

6.2.4 There are no listed buildings within the PDS.

- 6.2.5 There are a further 23 Listed Buildings within the 1km Study Area, the closest and most relevant of which shall be discussed here. All of the listed buildings are included in Appendix 2 at the rear of the report.
- 6.2.6 Listed Building (II) – 220398. This is located on Mill Road to the north-east of the PDS (NHER 29399). It consists of a row of timber framed cottages, possibly once used as almshouses, built in the mid-18th century, with a 19th century extension made of clay lump.
- 6.2.7 Listed Building (II) – 220399. Hillcrest is located further to the north along Mill Road (NHER 35807). It refers to a timber framed house dating from the 17th century, and extended in the early 19th century.
- 6.2.8 There are several listed buildings located at the historic centre of Banham, around Church Green, to the south of the PDS. Those with a possible view of the development on the north side of Church Green and closest to the PDS will be discussed here.
- 6.2.9 Listed Building (Grade I) – 220276. This refers to St Mary The Virgin Parish Church Banham (NHER10861). St Mary's is a medieval parish church, dating mainly from the 14th century, with 19th century alterations. The church contains an original medieval painted wooden tomb.
- 6.2.10 Listed Building (II) – 220288. Alexandra House (NHER 44686) is a mid-19th century gault brick house with red brick dressings and a slate roof rising to two storeys in height.
- 6.2.11 Listed Building (II) – 220277. This refers to Home or Spong Farm, Church Hill (NHER 21071). The building is a late medieval timber framed hall house probably dating from the 15th century, with later alterations including the insertion of upper floors. The building retains many of its original timbers, including a pair of arched doorways leading from the hall to the service areas.
- 6.2.12 Listed Building (II) – 220289 references the Old Guildhall (NHER 19785), a timber framed house, which may date back to around 1500, with later

alterations. The building has chequered brickwork, a crownpost roof, and two staircases with ovens beneath.

- 6.2.13 Listed Building (II) – 1448378. Banham War Memorial situated on The Green near to St Mary's Church. This feature appears as Listed but does not appear on the NHER. It is a First and Second World War memorial erected around 1920 with the names of the Fallen of the Second World War added after 1945.
- 6.2.14 There are several listed buildings on the south side of Church Green.
- 6.2.15 Listed Building (II) – 220281. This refers to Norfolk House (NHER 44687), a late 18th century brick shop with domestic accommodation above. The shop has a central pedimented door flanked by Georgian shop windows.
- 6.2.16 Listed Building (II) – 220291, Now divided into three houses, The Priory, Priory Cottage and Priory End (NHER 10844), this was once thought to have been a manor house. It is formed from a timber framed hall house, dating to around 1500, with original arched doorways, and 17th and 18th century alterations. The upper floor of the building retains original 16th century wall painting, and a 16th or 17th century copper alloy bowl was found inside a chimney, perhaps to ward off evil spirits.
- 6.2.17 Listed Building (II) – 220280. This records the Old Grammar School (NHER 44688). An early 19th century gault brick school with two gabled porches with elaborate bargeboards. The school has now been converted into a house.
- 6.2.18 There are further Grade II listed buildings located further south and east within Banham and to the south of the PDS. The buildings comprise 17th-19th century buildings, cottages, and an inn within the historic core of Banham. They are not relevant to the PDS, being unaffected by any development and are not discussed further here. They are fully listed in Appendix 2 at the rear of the report.

6.3 Registered Parks and Gardens

6.3.1 The site does not fall within or affect a registered park and garden.

6.4 Conservation Areas

6.4.1 Part of the PDS (LP 003) lies within the Banham Conservation Area. Areas LP 012 and LP 009 lay outside of the Banham Conservation Area, but are adjacent or close to it.

6.4.2 Banham Conservation Area was designated on the 26th May 1975. It was one of the earliest Conservation Areas within Breckland District Council. There is no Conservation Area Appraisal Document for this Conservation Area.

6.4.3 The Conservation Area as defined on the Banham Proposals Map of 2012, includes the village's historic core, located around St Mary's Church and Church Green, centre/west of the village, itself set largely enveloped within a wide band of smaller trapezoidal non-arable plots/pasture on the west side of the Conservation Area. These plots within the flood plain, are likely prone to flooding. These parcels of land contribute to the Conservation Area giving it an open and green setting. The Conservation Area is formed around a central 'T' shape, with the cross of the 'T' formed by Church Hill, extending eastwards as Heath Road. The northern boundary is formed by Greyhound Lane, and the cross-roads where it meets Church Hill, Mill Road and Heath Road, is set within the Conservation Area. Southwards the Conservation Area encapsulated the northern portions of Crown Street, covering the larger cottages to either side. The majority of these core properties are located within an array of long thin plot boundaries indicating their medieval origins. The development beyond the Conservation area 'fills in' behind to the east and is located around the curving Orchard Way and Crown Way, here the pattern is for plots to be smaller and squarer.

6.4.4 The part of the Conservation Area immediately around Church Green and St Mary's Church has a very 'self-contained' feel, whereby the most elaborate architecture is focussed on historical vistas from the street frontage, this is in comparison to the rear of the properties which are relatively drab. The part of

the Conservation Area to the rear (north) of the Church Hill does feel cut off and less connected to the other parts of the conservation area, this is probably because of its traditional use as part of a farm yard (Church Farm).

6.4.5 In terms of its built heritage, generally Banham Conservation Area is marked by a pleasing uniformity of building style with a 17th/18th-century appearance uppermost, in keeping with the time period of the greatest prosperity of Banham. Two-storey large village houses predominate, some semi-detached and some singular. There are a few timber frame buildings including the Grade II listed buildings Spong Farm – 220277, and the Old Guildhall – 220289, located around the Grade I St Mary's Church and built circa 1500, but the overwhelming majority of the houses within the Conservation Area, listed or not, are of red brick perhaps the commonest building material in Breckland, where timber was traditionally of poorer quality, and used less for building than in other districts of Norfolk. Several buildings around Church Green have an earlier core with alterations of 17th/18th century date, one such being the priory– 220291. The buildings along Crown Street are widely spaced, largely unadorned and built of sturdy red brick. They date to the 17th/18th-century properties, for example the Red Lion public House – 220282, built in the Late 18th-century. Several of these buildings have been plastered and sport a white-wash coating. The earlier buildings here tend to have sash windows and several of those later have bay windows. The properties around Church Green of the same date such as Alexandra House and Priory End are more ornate than those in Crown Street as perhaps befits their position, with the former built from a combination of red and gault brick and secondly with a stone effect alteration. Towards the extremities of the Conservation area there are a higher proportion 19th-century buildings, for example the three unlisted 19th century buildings on the north side of the cross roads and the Old Grammar School – 220280.

6.4.6 There is a feeling of space within the village with little clustering of the buildings within the Conservation Area and a further 'greening' of the setting is provided by the many mature trees interspersed within the historic core, and particularly around the Church Green. This contributes to the

Conservation Area's overall semi-rural feel.

6.4.7 Breckland Historic Characterisation Study has the following summary of development within Banham. 'The Breckland Landscape Character Assessment Settlement Fringe Study (2007) notes that Banham has extended out along the rural road network and includes an extensive settlement edge of low density red brick residential development. The settlement fringe study notes that the historic edge to the village to the west and south of the church (including the Lime lined green) is highly sensitive to change. To the south of the village Banham Zoo has led to a large-scale development at the periphery of the village off Kenninghall Road. This has extended the village and created a significant change to change. However it states that there is a need to retain a compact coherent settlement form and further linear expansion along roads would be inappropriate'.

6.5 Historical Background

6.5.1 The Domesday survey of 1086 indicates that Banham had a very large population, with 79 households and a total tax from all the households of 7.5 geld units. This indicated that it was reasonably prosperous.

6.5.2 The main manor (one of three) was described thus. The Head of Manor is listed as Kenninghall. It had a taxable value of 2.7 geld units and the value to the lord was listed as £3 in 1066, reducing to £2.5 in 1086. The households consisted of four villagers, six smallholders, seven total freemen. There was one lord's plough team and two and a half men's plough teams to undertake the ploughing. Further resources included 32 acres of meadow and woodland supporting 100 pigs. In 1066 there were four cattle and 16 pigs whereas in 1086 this had reduced to two cattle and two pigs. The lord both in 1066 and 1086 was the abbey of Ely St Ethedreda. (Phillimore reference 15, 11) Accessed online at Website 6

6.5.3 The Victoria History of Norfolk was accessed online at Website 7. It reveals little about the early history of the settlement, however it does give an idea of the three manors which were located there. Banham is located in the Hundred of Giltcross.

6.5.4 There were three manors in this town, all which are now united, though each retains its name in the style of the court, which is Banham, *Marshall's*, *Beckhall*, and *Grey's*. Marshall's was the head manor, part of which was owned by the Abbot of *Ely*. at the Confessor's survey, of whom it was held in the Conqueror's time by *William De'Schoies*, *L'Escois*, or the *Scot*, who in his own right then held another part and the advowson. At this time the church had 30 acres of land belonging to it; part of this manor *Ordar* then held of the said *William*, at one carucate, which, with the advowson, was afterwards given to *York* abbey; and in the Confessor's time was held (together with the manor and advowson of *Wylby*) by *Fader*, *L'Escois's* predecessor. The whole town of Banham was 3 miles long, and 2 miles broad, and paid 14*d. ob. geld* or tax, out of every 20*s.* that was laid on the hundred.

6.6 NHER Results

6.6.1 The search of the NHER returned 63 records (Figure 2).

6.7 Prehistoric

6.7.1 The PDS lies within an area which was perhaps less likely to have been conducive to settlement during the earlier prehistoric periods. The heavier clay soils, and propensity towards flooding in Area LP 003 may have been a factor, however there is some evidence of Mesolithic to Neolithic activity in the form of flint scatters and stray finds observed on the NHER within the 1km study area, and the fact that part of the site (LP 012 and LP 009) had an elevated aspect may have attracted prehistoric activity.

6.7.2 Of most relevance to the PDS, immediately to the east of LP 009, 78 worked flints were found as part of an archaeological evaluation (ENF12080) undertaken prior to the construction of new housing adjacent to Gaymer Close. The majority were either from unstratified contexts or residually deposited in later features. A total of thirteen were recovered from one of the natural features. Although much of the assemblage was undiagnostic, several small blades and long flakes with light patination were of probable Mesolithic or Early Neolithic date. Area LP 009 lay within the polygon NHER 24627 which records these finds, although the evaluation report indicates

that they were actually found immediately to the east. (Percival S)

- 6.7.3 There appears to be evidence for a prehistoric potboiler site, shown by the presence of burnt flint towards the south end of the village at NHER 25620.
- 6.7.4 Elsewhere there are a further two entries on the NHER within the study area. NHER 10854 records an extensive flint scatter including cores and flakes which were recovered from the plough soil to the east of the PDS, and a single flint scraper was unearthed towards the south end of the village (NHER 10839).
- 6.7.5 Although from the Later Bronze Age there is an increased amount of sporadic settlement evidence in the region as a whole, with evidence for pastoral and arable landscapes in some areas, there is nothing of this date within the 1km study area. As previously stated, this may have been due to the heavier clay soils in this location leading to the area being less attractive
- 6.7.6 Several finds were found as part of the larger multi-period finds scatters. A Late Bronze Age awl was found as part of NHER 29678, to the south and a Late Bronze Age spearhead point as part of NHER 31313. A Late Bronze Age socketed axehead fragment was found as part of multi-period finds scatters NHER 32136.

6.8 Iron Age and Roman

- 6.8.1 Twenty-four sherds of gritty Iron Age pottery were found as part of multi-period finds scatters at NHER 25620, south of the PDS and adjacent to the Kenninghall Road, and in terms of find spots an Iron Age silver coin was unearthed at NHER 25622. Each of these finds are very close to each other and perhaps represent a focus of Iron Age activity (which is sparse) towards the southern end of the village.
- 6.8.2 The most relevant NHER entry is that of NHER 24627, the polygon of which covers the area of LP Area 009.
- 6.8.3 The NHER records that observations made during the construction of residential dwellings (which occurred around 1988) in the vicinity of Gaymer

Close and Wayland Way indicated that a Roman building, possibly a villa or local bath house was located nearby. Further evidence for Roman activity has been recovered during subsequent metal-detecting, minor excavations and an archaeological evaluation. Large amounts of building materials have been recovered, including roof tiles and the remains of a hypocaust. Roman pottery, metalwork, wall plaster and tesserae have also all been found on the site. The building with the hypocaust appears to have lain in the eastern half of the site, although evidence for a second Roman building has also been recovered to the north-west, close to where a number of other Roman features have been identified. Limited evidence for earlier activity has also been recovered, including several worked flints of probable Mesolithic or Early Neolithic date and two sherds of possible Iron Age pottery. A variety of finds from all periods have been recorded at this location, but it is the Roman remains which are perhaps of more interest.

- 6.8.4 Consideration should be given to an alternative to that presented on the NHER, whereby the structure represents a small rural bath house or complex of bath houses for use by workers on an agricultural estate where the bulk of buildings are timber. This is a class of building that is now being recognised quite widely in the archaeological landscape of East Anglia. The rural bath houses are built with stone elements to fireproof them – though they are typically a mix of stone/tile/concrete (floors and foundations) with cobb (clay) walls and timber and tile roofs.
- 6.8.5 The subsequent evaluation at the site by Percival, S and small excavation by Savery, E, each undertaken in 1993, have been recorded as ENF 12080 and ENF 15039 respectively. The main conclusion of the 1993 evaluation was as follows:- ‘The presence of a Roman building within the evaluation area seems unlikely. Although fragments of building material were recovered from the topsoil, pits and ditches during the excavation, no structural evidence was uncovered. This is surprising as substantial quantities of *pilae*, some of which appeared to be *in situ* were found to the north and east of the evaluation area (Fig.3). This implies that any building would have lain to the north-east of the evaluation area’.

- 6.8.6 NHER 10842 records a possible Roman hearth indicated by burnt Roman pottery and partly burned clay found within a pit filled with ash. This was observed towards the south end of the village a considerable distance from the PDS
- 6.8.7 Roman coins (NHER 59635) has been found within LP 003.
- 6.8.8 There have been several other finds of Roman date recorded in the 1km study area, either singly, or as part of wider multi-period finds scatters.
- 6.8.9 These include: a single coin of Semis of Maximianus found while deep ploughing adjacent to Kenninghall Road at the south end of Banham. (NHER10841), and a Romano-British head-stud brooch with several Roman coins found during metal detecting activities and logged at NHER 51490.
- 6.8.10 A Roman brooch fragment was found approximately 1km to the north west of the PDS with other finds (including a medieval coin) and logged at NHER 37654.
- 6.8.11 NHER 51490 records Romano-British headstud brooch and several Roman coins.
- 6.8.12 Further sherds of Roman pottery, a tile and Roman coin date have been unearthed as part of the multi-period finds scatters NHER 24836 in the fields to the north east of the village. And to the south NHER 25620 produced Roman pottery and four Roman coins were found as part of NHER 29678. Roman finds including coins, steelyard weight, a brooch and a figurine were also found at NHER 32136, over 500m to the north of the PDS. Finds including copper alloy ferrule were found at NHER 52666.

6.9 Anglo-Saxon

- 6.9.1 There are metal detected finds and finds found as part of larger multi-period finds scatters logged within the study area, but nothing which suggests a strong focus. The Roman villa to the east of LP 009 may have acted as a focus for later Saxon activity, although there is no evidence at present to indicate this.

- 6.9.2 Metal detecting in 2009 recovered a fragment of a Late Saxon trefoil brooch to the west of Banham, logged at NHER 52665 and a Late Saxon disc brooch was also recovered during metal detecting activities recorded at NHER 52667. Metal detecting approximately 250m north-west of the PDS NHER 58702 recovered an Early Saxon wrist or sleeve clasp.
- 6.9.3 Several collections of finds were found as part of multi-period finds scatters. These include: a Middle to Late Saxon disc brooch which was found at NHER 24836, to the north east of the PDS. Also a single sherd of Ipswich ware from a finds scatter logged at NHER 25620 at the south end of the village. A hooked tag of Mid to Late Saxon date, a harness fitting, bridle bit and weight of Late Saxon date were also found at NHER 31313 at the south end of the village. Over 500m north of the PDS, NHER 32136, a multi-period finds scatter produced an Early Saxon brooch and a Late Saxon stirrup. NHER 52666, to the west, produced a Middle Saxon Ansate brooch and Middle Saxon pottery as part of a range of multi period finds.
- 6.9.4 It is likely that the origins of the village were in the Late Saxon period, and it is likely that further historic assets of this date are located around the church to the south of the PDS.

6.10 Medieval

- 6.10.1 There are two sites of medieval date logged recorded on the NHER.
- 6.10.2 Perhaps the most important is the site recorded on the NHER, in the vicinity of Banham, is the site of a possible medieval rectangular moat, visible on aerial photographs (NHER 29475). This lay approximately 600m to the south east of the PDS, a distance which makes it less relevant to the present study.
- 6.10.3 Secondly several human skeletons were found within a pipe trench in Old Rectory Drive. (NHER 10853) They were observed laid out in supine fashion, on top of each other. They almost certainly relate to the nearby medieval graveyard belonging to St Mary's Church, Banham.

- 6.10.4 As with any historic village there are many medieval finds found from across the study area, particularly as part of the multi-period finds scatters.
- 6.10.5 In a large field immediately east of the village, and south of the PDS, metal-detecting in 2011 recovered medieval pottery and medieval metal objects (NHER 55870).
- 6.10.6 NHER 20567 references a medieval gaming piece, made of bone, dating from the 11th or the 12th century
- 6.10.7 Medieval (along with post-medieval metalwork) logged at NHER 30343. A medieval pin, dating from the 14th century, a medieval harness pendant decorated with red and blue enamel found towards the south end of the village.
- 6.10.8 A further medieval metal vessel, dating from the 14th century, made of copper alloy with a handle in the form of a female head, found by metal detecting at NHER 31306. located over 300m to the north west of the PDS.
- 6.10.9 NHER 37654 medieval coin (found with a Roman brooch) found to the north west of the PDS.
- 6.10.10 NHER 29892 references a medieval coin which was found by metal detecting in an arable field just to the south of the village.
- 6.10.11 A medieval Ampulla and medieval pot-sherds were found on the site NHER 24627 alongside the many Roman period finds. Medieval pottery, a medieval horseshoe, a buckle, a thimble and a strap-end were found at NHER 24836 to the east of the PDS. Medieval pottery was found at NHER 25620. A medieval coin and buckle were found at NHER 31313. NHER 32136 a medieval brooch, hammer, pot, strap fitting, mount and buckle amongst other finds. A further multi-period finds scatter (NHER 52666) produced a medieval jetton buckles strap-end, buckles, thimbles and pottery. NHER 55870 produced pottery and buckles of medieval date.

6.11 Post-Medieval

- 6.11.1 The site of a post-medieval windmill, which was blown over in 1915, was located 200m to the east of the PDS and recorded on Faden's map of 1797 (Figure 4).
- 6.11.2 The site of Banham Hall was located over 500m to the north east of the PDS (NHER 10843). Banham Hall was a 16th century timber framed great house, which had undergone 17th and 18th century alterations. The site is moated, with a large reservoir feeding the moat. A 17th century knife with an ivory handle and a decorated leather sheath was found inside the house, and is now in the British Museum.
- 6.11.3 Several find-spots of post-medieval metal work have been unearthed over 500m to the north west of the PDS. These included two coins, one token and three metal objects. (NHER 39394).
- 6.11.4 The site of a brickworks from the 19th century, later converted into the pleasure garden of a 19th century house (NHER 15985). The garden included a brick tunnel for visitors to walk through in candlelight, and the remains of an airship from World War One.
- 6.11.5 A post-medieval Jew's harp was found by metal detecting to the south east of the PDS and recorded at NHER 31312.
- 6.11.6 Just south of the PDS from the garden of a property close to Church Green post-medieval tokens, and fragments of post medieval pottery were unearthed (NHER 36247).

6.12 Historic Landscape Characterisation

- 6.12.1 Area LP 012 is located within polygon HNF40024 and states the landscape character as 20th century farming.
- 6.12.2 Area LP 009 s located within polygon HNF40124 which states the landscape character as Parks, gardens, recreation, leisure recreation.
- 6.12.3 Area LP 003 is located within polygon HNF40030 which states the

landscape character as 18th-19th century enclosure and as piecemeal enclosure by agreement. The plot to the south of the unnamed stream is not part of a landscape characterisation polygon.

6.13 Cartographic Sources

6.13.1 This section assesses the evidence from the available early modern mapping.

6.13.2 Faden's Map of Norfolk 1797 (Fig 4). The earliest map which depicts the PDS is that of Faden. Faden's map, undertaken at a large scale, usefully depicts terrain though in this case it presents the area of the PDS as flat and featureless. To the south, the core of the historic village adjacent to St Mary's Church and Church Green are depicted, but for the outlying roads, including Greyhound Lane, these are little developed. There are no houses depicted along Grayhound Lane at this time. A windmill is depicted some distance from the PDS, to the east of the village. 'Ikneild Street' is depicted traversing across the landscape from south west to north east, and a Roman Camp is depicted at New Buckenham to the north east.

6.13.3 Bryant's Map of Norfolk 1826 (Fig 5). The only relevant change since Faden's Map is that a small road and building are depicted coming off Greyhound Lane to the west. Otherwise there is little further noteworthy detail. A large building adjacent to the church, is now clearly labelled as a parsonage, and the Banham Hall is more clearly depicted to the north east of the village.

6.13.4 The Map of Banham 1828 (Fig 6). This map is perhaps the equivalent of an enclosure map and concentrates on areas such as footpaths and rights of way. Compared to the Tithe map (Fig 7) the quality of the surveying is poor, but it is a useful source of detail. It suggests that many of the landholdings immediately around the village are held by Rev. I Surtees, the Crackwell family and the Hewitt family. The buildings around the Church Green and the church are depicted. For the PDS itself, no detail is presented. A building which is shown on Bryant's map to the west of Greyhound Lane, is not depicted here, although it would later be shown on the Tithe map.

- 6.13.5 The Tithe Map of 1838 (Fig 7). The area of the PDS to the north of Greyhound Lane has now been sub-divided into two fields allocated the apportionments 408 and 409 respectively. A large pond is depicted at the north western end of field 408 (no trace of this survives). The stream to the south of the PDS is not represented on the 1828 map, however on the more accurate Tithe map this is shown in some detail, a 'kink' to the south west could indicate that the course of the stream had had been previously diverted. A small gap in the stream is shown approximately where the bridge is located today. The main part of Area LP 003 has the apportionment 592, and the southernmost area has the apportionment 589, and there is extra detail here showing two small building, possibly out-buildings or linked with the activity of Church farm. A small square enclosure or garden is located at the rear of a larger rectangular property situated closer to Church Green.
- 6.13.6 The accompanying apportionment documents list 589 as 'yard, gardens and premises', 592 as a rookery, 409 as the Great (presumably great field), and 408 as the little field. Unfortunately it is not possible to read clearly the name associated with ownership of these plots.
- 6.13.7 Ordnance Survey 1883 -1st Edition (Fig 8). This first truly modern map shows the PDS in extra detail. The northern part of the PDS (LP 009 and LP012) has the same configuration as had been observed previously on the Tithe map. The two fields have numbers allocated to them, 409 and 411 (previously this had been 408), but other than that no changes. Plot 417, to the south of LP 003, is here depicted as an orchard. At the southern end of the PDS, alongside the two small possible out-buildings already depicted on the Tithe map, there is a further north-south orientated rectangular building. This may have had a specialist function and belonged to Church Farm. The area of LP 003 now has the plot numbers 415 and 418, and a bridge between the two is clearly shown. The wide parts of the stream between 415 and 418, have strong defined and angular lines on this map, which perhaps implies some type of canalisation, and several small square and rectangular shapes depicted on the south bank of the stream could suggest that the stream was being utilised as part of a specialist farming practice.

- 6.13.8 Ordnance Survey 1905 -2nd Edition (Fig 9). This map presents few changes from the 1883 map. The pond previously observed at the far south western corner of LP 012, is depicted again, although it had not been absent from the 1883 OS map. The configuration on this map is identical except for the absence of the small square and rectangular shapes on the south bank of the stream, and there is a more incomplete north to south boundary at the eastern side of plot 418.
- 6.13.9 Ordnance Survey 1958 (Fig 10). By the mid part of the 20th-century there have been very few changes, simply a re-configuration of the buildings at the southern part of the PDS. Here the rectangular north to south orientated building appears to have been extended, and a second (but not shaded) rectangular building may have been built alongside. One of the smaller buildings first seen on the Tithe map is now not depicted, whereas there is an extra small north to south orientated building at the far south of the PDS area.
- 6.13.10 Ordnance Survey 1979 (Fig 11). At some point between 1958 and 1979 a row of semi-detached houses has been built on the north side of Greyhound Lane, and work has commenced around what today is called Gaymer close, within the large field previously allocated the apportionment 409. Similarly three houses have been constructed to the west of the PDS, on the opposite side of Greyhound Lane, where the road turns to have a more northerly angle. The boundary at the north-west side of field 411, has now been removed. There is again a partial change in the configuration of the buildings at the southern end of the PDS, around Church Farm.
- 6.13.11 Ordnance Survey 1985 (Fig 12). This map adds little to what has already been depicted on the 1979 version. It clearly shows however that many of the buildings to the south of the PDS, and close to its boundary, were built after 1985. The remainder of Gamer Close and Wayland Way, as they appear today, have not been constructed.

6.14 Aerial photographs

- 6.14.1 The Aerial Photographs of 1948 and 1988 were accessed online at Website

8. Google images were also checked on Google Earth Pro for evidence of crop-marks or parch-marks.

6.14.2 The 1948 Aerial Photo. (Website 8) Interestingly the centre of the village appears to have been historically redacted, with two large strips blacked-out. In terms of the PDS, the far south of the PDS around Church Farm has four rectangular buildings, one of which appears to have had a new (shiny) roof added. The main part of LP 003 appears as 'blotchy' probable pasture. It is not clear what these 'blotches' represent. The rest of the PDS is devoid of any distinguishing features except that there appears to be a rectangular structure in the south west corner of LP 012. This is not present on any of the OS maps and it could represent a temporary structure. An identification is not forthcoming due to the scale of the photograph. It could be connected with World War Two activities, but is perhaps more likely to be connected with farming.

6.14.3 The 1988 Aerial Photo (Website 8). This shows the contemporary construction work on the houses at Gamer Close and Wayland Way adjacent to LP 009. Archaeological work had taken place at this time, but there do not seem to be any traces of any archaeological excavations on these photos. The only further change, is that the large modern barn (within LP 003) observed during the site visit appears to be in place by 1988.

6.14.4 A Google maps image from the 31/12/2005 confirms that LP 009 was also once used for arable crops in a similar way to LP 012. The earliest image checked was 31/12/1999. These early images show that the yard associated with the large barn in LP 003 was surrounded by a neat 'bund' of some kind, and the overall plot seems to be tidier. There were no obvious crop-marks or parch-marks, that might indicate an archaeological feature, on any image.

6.15 Previous Land Use

6.15.1 The three areas LP 003, LP 009 and LP 012 which comprise the study area have clearly been subjected to differing historic land-use. LP 012 appears from the map examination to have always been farmland, and at that probably arable. LP 009, was once open fields, but with the encroachment of

building at the south eastern end of Greyhound Lane, became turned over to open space and grass for use by the local community. LP 003 appears as pasture and former farmyard, laying close to the centre of a farm, Church Farm to the south.

6.16 Results of Earlier Investigations

- 6.16.1 There appears to have been few archaeological investigations within the 1km study area. There have been no fieldwalking or geophysical investigations.
- 6.16.2 What fieldwork has been undertaken though is of high relevance for the proposed development, as it was largely located within and immediately east of Area LP 009, part of the PDS.
- 6.16.3 ENF12080 refers to a Trial Trench and Test Pitting project undertaken by Norfolk Archaeological Unit at Gaymer Close, Banham from October to November 1993. The work has been reported on in an Unpublished Contractor Report: Percival, S. 1993. Evaluation Report. Gaymer Close, Banham. Norfolk Archaeological Unit.
- 6.16.4 As part of ENF 12080, a single trench and test pits were excavated. Ditches and pits, and a larger, almost certainly 'v-shaped' ditch were uncovered. Roman building material was recovered from a number of features, including fragments of tegulae, imbrices, box-tile, flue-tile and tesserae. These implied the presence of a Roman building such as a villa or a local bath-house beyond the boundary of the PDS to the north-east. The largest pit also contained a number of large flints and chalk blocks. A shallow Roman pit, what was possibly a truncated gully and another natural feature were the only archaeologically significant remains to be identified in the test pits. Two sherds of flint-gritted Iron Age pottery were also found. Finds of certain Roman date included a small assemblage of pottery (mostly locally-made coarse wares) and 199 fragments of building material. Other finds recovered included iron and copper alloy fragments, pieces of lead scrap, a small number of animal bone fragments and a piece of potentially Roman blue-green glass. Post-Roman finds were limited to two sherds of post-medieval

pottery.

6.16.5 Although the majority of the finds found during this work were Roman, limited evidence for earlier activity was also recovered.

6.16.6 Following the evaluation a limited excavation by E. Savery on land adjacent to Gaymer Close, Banham (ENF15039) to the north of the residential development found further elements of Roman building material including combed tile fragments, eight pieces of painted wall plaster (mostly brownish yellow) and 25 tesserae made from cut-down tile. These were closest to the greatest concentration of Roman features found during the evaluation.

6.16.7 Building investigations at Heath Lodge (NHER 31132 - MNF31132), Heath Road have been reported on as part of a round-up within the periodical Norfolk Archaeology. (Gurney 1996).

6.16.8 There were two negative projects recorded on the NHER.

6.16.9 NHER33858 a watching brief by Norfolk Archaeological Unit at Leader's Spinney, Banham, February 1998 (ENF13561) and NHER 40829 the monitoring of groundworks associated with construction of swimming pool at Wash Farm. In each case no archaeological finds or features were recorded.

6.17 Ground Soil Contamination

6.17.1 No geotechnical investigations have been undertaken upon the PDS and no contamination reports have been provided. However, it is unlikely that there will be ground soil contamination or disturbance on a majority of the PDS which will have impacted upon any extant remains. The exception to this is possibly area LP 003, where parts previously used as farmyard and for storage may have been subjected to some contamination.

6.18 Services

6.18.1 It might be assumed that much of the site will be free from services, being field, or former field. However, all services should be clarified prior to any excavation taking place.

7 SITE VISIT

7.1.1 (Plates 1 to 12)

7.1.2 This section reports on the site visit which was undertaken on Thursday 8th March 2018 to examine the PDS within its setting. Observations were made and photographs taken. Weather conditions on that day were overcast and damp, but did not preclude a full assessment of the setting of the proposed development.

7.1.3 The site visit confirmed that there are no historic buildings located within LP012, LP009 and LP 003. A large barn and brick bridge located in Area LP003 appear to have been constructed relatively recently in the last decades of the 20th century.

7.1.4 The site visit commenced by undertaking an anti-clockwise circuit around field LP 012, initially walking north-east along the boundary between LP 012 and LP 009.

7.1.5 Position 1. It is clear from this point that there is a view to the church tower to the south west. There is a marked drop down to the roadway (Greyhound Lane), which could suggest that there is something of a 'hollow way' and that there may be a considerable age to the road. It is noticeable from this position that the slope down towards said road is more pronounced in the lower (south-west) half of the field, with the field flattening out towards the top (to the north-east and Position 2). The field LP 012 is currently low sprouting arable crop. The boundary between 012 and 009, consists of a mature and relatively thick hedgerow which offers some amount of screening. The south-west half of the field is devoid of any further noteworthy features.

7.1.6 Position 2. (Plate 1) From position 2, looking approximately 20m to the south-west there is a shallow linear depression. This respects the orientation of the field and has almost certainly been caused by repeated ploughing, and is unlikely to refer to an underlying archaeological feature. An examination of the topsoil at this point confirmed that it has quite a high clay

content. The boundary along the northernmost limit of the PDS is a thick mature hedgerow with some small trees and offers good screening of any potential development to views to the north. It would also help soften any views, of a proposed development.

7.1.7 Position 3. (Plate 2) Continuing to walk anti-clockwise around field LP 012, position 3 offers very long views to and from the development to the rolling hills to the north and north-west, across wide similar arable fields. To the west there are two relatively recent 20th century properties and the land is flat lying adjacent to the flood plain of the unnamed stream. There would be a clear view to and from these properties. The church spire is clearly visible from this location, but views to and from the listed buildings adjacent to the Church Green, appear to be largely screened. A public footpath is located at the south western boundary of the PDS transecting the arable fields.

7.1.8 Position 4. The northern corner of LP 009, traversing around Field LP009 in a clockwise direction. (Plate 3) Again the northern boundary has a thick continuation of the mature hedgerow with some mature trees. From here the field slopes down gently towards the south-west. A housing estate adjacent to Gaymer Close and Wayland Way, constructed largely in 1988, lay immediately to the south-east. This designated open space consists of low tufty grass as pasture and there is evidence that the area is used regularly by dog-walkers, with several fresh pathways worn through the grass. There are two partly finished roadways which could extend into the field from the adjacent housing. This could indicate that the original plans were for a more extensive development stretching beyond Wayland Way.

7.1.9 Position 5. (Plate 4) There is a view from this position towards the church spire and to the north side of the listed buildings located on the northern side of Church Green, but it is unclear what the outlook from the buildings is.

7.1.10 Position 6. The slope in the lower half of the field increases. A bungalow at the south-west edge of the field effectively blocks much of the view to the south west of this lower third to a half of the field.

7.1.11 Position 8, 9 and 10. (Plate 5) Field LP 3 is traversed in an anti-clockwise

direction. A row of 20th century semi-detached houses lay across the road from LP 003, although they do appear to lay within the Banham Conservation Area. A further cottage immediately beyond the south-east end of the plot has been built relatively recently in a sympathetic style. The field consists of low stumpy grass. It had partly been enclosed by an electric fence, but in places this had collapsed allowing access to the south-east end of the field. This field lay within Banham Conservation Area. Here the ground surface is more undulating which could imply that it has not been subjected to the flattening caused by repeated ploughing, and it may have remained as pasture for some considerable time. The south-west boundary adjacent to the unnamed stream is composed of thick vegetation, with some mature trees. The 20th century properties immediately beyond the stream have long gardens and are not of great historic value. A view of the church is partly blocked by a hick screening foliage consists of fir trees, silver birch and a copse of high mature trees to the south west adjacent to the stream. Largely bare at this time of year, they would offer excellent screening in summertime. The area is bisected by a double-wheel track leading to a low unremarkable modern brick bridge (20th Century). There was no evidence for an earlier bridge.

- 7.1.12 Position 12. (Plates 6, 7, 8, 9 and 10) This former farmyard largely consists of a large corrugated steel barn of relatively recent construction (last decades of the 20th century) and an associated concrete yard surface. Several large cut segments of timber and pieces of old farm machinery are located around the plot. Where not concrete the vegetation is untidy, thick and overgrown. At several locations the ground is uneven and has probably been subject to areas of truncation, there is likely to have been previous buildings removed and dug out. Several piles of old building materials are located in the plot. The plot is low lying and there are views back towards the PDS to the north-east. There is one clear view along the Church Farm Barns access road to and from the Church Green to the south, and on the opposite corner Norfolk House a Listed building 220281. This plot is screened by the relatively recently built Church Farm Barns. It is noticeable that although the north side of listed buildings are located a short distance to the south west, there are

possibly just three small windows (that can be observed) from which a view of the PDS could be seen. The PDS is largely screened by thick and mature foliage.

7.1.13 (Plates 11 and 12) A visit was also made beyond the southern edge of the PDS, to examine the south aspect of the listed buildings located around Church Hill and Church Green to gauge what type of view they would gain of a potential PDS.



Plate 1 View south from top north-east corner of area LP 012



Plate 2 View south from top north-west corner of area LP 012



Plate 3 view south from north corner of area LP 009



Plate 4 view south from north-east corner of area LP 009



Plate 5 view south from entrance to LP 003



Plate 6 modern barn located within LP 003



Plate 7 recent/modern bridge construction within LP 003



Plate 8 view south-west showing concrete yard surface within LP 003



Plate 9 view south. The only clear view through to Church Green and the historic core of the village. Church Farm Barns of recent construction largely blocks the view. It became clear that at least from ground level many of the views were obstructed by new-build buildings and thick foliage. A view along the access road to Church Farm Barns gave a very obscured view back towards the PDS.



Plate 10 view north from south-west corner of LP 003 indicating minimal changes of vista adjacent to existing houses



Plate 11 view north towards PDS from access road adjacent to Church Farm Barns indicating minimal changes of vista



Plate 12 view north from a property on Church Hill with a typically blocked view (new build and trees) of the PDS

8 HERITAGE ASSESSMENT OF POTENTIAL AND SIGNIFICANCE

8.1.1 This section assesses the potential for the survival of potential archaeological heritage assets on the PDS and their significance, as well as the significance of any built heritage assets, in the light of the evidence discussed above. Significance criteria are given in Appendix 3.

8.2 ASSESSMENT

8.2.1 The Significance Criteria used in this Heritage Assessment is detailed in Appendix 3.

8.2.2 Details of the heritage assets that occur within the study area and their significance are presented in Appendices 1 and 2. The heritage assets have been assessed with reference to the definitions in Appendix 3, for example, and in relation to the PDS and the wider study area

8.2.3 Heritage assets are presented separately under the headings *Archaeology* and *Built Heritage*.

8.3 Designated Heritage Assets - Archaeology

8.3.1 The National Heritage List for England (NHLE) was searched on 14/03/18. This confirmed that there are no recognised designated heritage assets – archaeology within the PDS

8.3.2 The National Heritage List for England was searched on 14/03/18 and this confirmed that there are no Scheduled Monuments located within or in the wider 1km study area around the PDS.

8.4 Non-Designated Heritage Assets - Archaeology

8.4.1 There are two non-designated heritage assets within the PDS represented by NHER 24627 and by NHER 59635, of which NHER 24627 is the most relevant.

8.4.2 There are 40 other non-designated heritage assets within the 1km radius study area.

8.5 Unknown Heritage Assets - Archaeology

- 8.5.1 Consideration of NHER data indicates an overall **moderate** potential for the presence of as yet unknown archaeological remains at the development site. These are unknown non-designated heritage assets. For area LP 009 this rises to a **high** potential.
- 8.5.2 There have been many finds unearthed across the study area and recorded on the NHER and this in part reflects the relatively high amount of metal-detecting which has occurred in the fields around the village of Banham.
- 8.5.3 There have been few archaeological investigations within the study area and, as such, the potential for archaeological features for much of the area of the PDS remains largely untested.
- 8.5.4 As Banham village appears to have had relatively little development in recent years, this has directly meant fewer concomitant archaeological investigations.
- 8.5.5 The main concentrations of Neolithic and Bronze Age in Norfolk tended to focus on the larger river valleys and the confluence of rivers, although elevated positions were also utilised. The 78 worked flints found as part of NHER 24627 adjacent to the PDS could indicate that the elevated position of much of the PDS (LP 012 and 009) overlooking the floodplain of the unnamed stream (within LP 003) may be significant, as such locations were often utilised in the prehistoric period.
- 8.5.6 There is considerable evidence that Roman features and finds connected with a possible Roman Villa or local bath-house, logged as part of NHER 24627, lay adjacent to the PDS. This is a major focus of activity, but it should be stressed that this activity is outside the PDS and appear to lie to the north-east. NHER 59635 two Roman coins could simply indicate stray loss.
- 8.5.7 Although the most southerly part of the PDS is situated immediately north of the historic centre of the village of Banham, concentrated around the St Mary's Church and Church Hill, it is less likely that the medieval remains will

be found at such a distance ‘back’ from this ‘ribbon’-like street frontage activity, which is located on the north side of Church Hill and Church Green. If Church Farm, located just behind this street frontage, does have a medieval forerunner, then there may be a higher chance of finding features associated with farming practice. This would probably take the form of pits and ditches, rather than the more-complex house plots and surfaces associated with street frontage.

- 8.5.8 The shape of the unnamed stream within the PDS (LP 003) suggests that there may have been some diverting, or canalisation undertaken before the period of the Tithe map. Although this could suggest simply the process of managing drainage in an area prone to flooding, it could also point towards specialist activities such as a milling or fishing, which may have left archaeological remains. It is possible that the historic water-logging and the natural peat geology here could preserve such remains, including any forerunner of the bridge crossing.

8.6 Designated Heritage Assets – Built Heritage

- 8.6.1 The National Heritage List for England (NHLE) was searched on 14/03/18. This confirmed that there are no recognised designated heritage assets – built-heritage, in the form of listed buildings within the PDS.
- 8.6.2 The National Heritage List for England was searched on 14/03/18 and this confirmed that there are 23 listed buildings located within the wider 1km study area around the PDS. The majority of these are not relevant as they are not affected by the PDS. They are not physically altered and do not have a ‘setting’ altered by the PDS.

8.7 Non-designated heritage assets – built heritage

- 8.7.1 A modern barn and bridge located at the southern end of the PDS date to the second half of the 20th-century and are not considered as non-designated heritage assets having little heritage value.
- 8.7.2 There are several non-listed buildings with a NHER reference within the 1km

study area. These are fully listed elsewhere within the report and within Appendix 1.

8.8 Designated Heritage Assets – The Conservation Area

8.8.1 As previously stated part of the proposed allocation does lay within the Banham Conservation Area.

9 VALUING THE ARCHAEOLOGICAL RESOURCE

- 9.1.1 The value of the archaeological resource at the development site is based on the archaeological potential of the site to contain information that will contribute to regional or local research objectives as put forward by Medleycott (Medleycott 2011).
- 9.1.2 The known archaeological records and the historical and cartographic sources show the development site LP 012, LP 009 and the majority of LP 003 lies largely in an area outside of the main medieval settlement of Banham, and was largely undeveloped fields from at least the 18th century onwards. Building started to encroach within these fields from the later 20th century.
- 9.1.3 The southernmost part of LP 003, to the south of the unnamed stream, presents the largest unknown for the PDS. If this area was used by a forerunner of the Church Farm, or has been used historically to manage the water resources of the stream, it, combined with levels of preservation may present some interesting and important unknown Non-designated heritage assets in the form of archaeological features. If this was not the case, the considerable distance 'back' from the street frontage of Church Hill would indicate a low probability that remains will be found.
- 9.1.4 The generally undulating nature of the ground in LP 003 could suggest that the area has been pasture for an extensive time, without the 'flattening' caused by repeated ploughing and therefore any archaeological remains here would probably be well preserved. Some of the largest dips are here adjacent to the modern barn, although this could also suggest a greater degree of truncation, the plot being part of Church Farm. From the Tithe map onwards there have been several buildings at the southern tip of the PDS which have been removed likely leading to truncation and disturbance of the deposits. If elements of such buildings survive, they could dependent on their age and quality be characterised as non-designated heritage assets. Elsewhere on the PDS, within areas LP 009 and LP 012 any unknown non-designated heritage assets may have suffered from truncation of their upper

portions by ploughing which appears to have been intensive since the beginning of the modern mapping in the 18th-century.

- 9.1.5 The borehole evidence, although derived from some distance away, indicates that any topsoil on the site is potentially quite shallow (approximately 0.40m), which might indicate that any sub-surface archaeological remains may have been more exposed to farming practices, however, the features excavated at Gaymer Close in 1993, do indicate that any features present within the PDS would probably leave some remains. (Percival 1993).
- 9.1.6 The earlier prehistoric remains seem to be reasonably evenly spread as spot-finds across the 1km study area, with perhaps a focus of activity recorded at NHER 24627 adjacent to the PDS. As the PDS is not situated close to a large water source, but still relatively close to a focus of activity there is likely to be a **moderate** possibility of prehistoric features being present on the site. The seventy eight flints found during the archaeological evaluation to the east were residually deposited within later features. Later Bronze Age and Iron Age activity seems to be less well represented within the 1km study area, although there is perhaps a slight focus of Iron Age activity towards the south end of the village.
- 9.1.7 The large quantity of Roman finds and building material, suggestive of a villa, immediately to the north east of the PDS (LP 009) means that there is a **high** probability that Roman remains will be present within the PDS, particularly in area LP 009. Although the archaeological projects including evaluation and excavation undertaken in 1993 were immediately to the east of LP 009, the polygon allocated on the NHER (NHER 24627) covers the entirety of area LP 009.
- 9.1.8 In relation to the Saxon period, there was little material found close to the PDS and logged on the NHER and it is considered that there will be a **low** probability that features of Saxon date shall be found within the bounds of the PDS. For the southernmost part of the PDS (LP 003), based on Banham having a Late Saxon foundation, this would perhaps rise from low to

moderate possibility.

- 9.1.9 For the medieval period, as the majority of the PDS (particularly LP012 and 009) had been used as arable, there is a **low** probability that features would be present. If the southernmost part of LP 003, to the south of the unnamed stream was used by a forerunner of the Church Farm, this could rise from low to **moderate**. If this was not the case, the distance back from the street frontage of Church Hill would indicate a **low** possibility that remains will be found in keeping with the remainder of the PDS.
- 9.1.10 As the southern part of LP 003 was known to have been part of Church Farm, with various buildings evidence from maps, since removed, there is a **high** probability that features, such as drains, ditches and structures of post-medieval date will be present. To the north of Greyhound Lane post-medieval field boundaries are likely to be present.

10 DEVELOPMENT IMPACTS

10.1.1 All built developments have a range of potential impacts from the direct (including construction and landscaping) to the indirect (which includes changes to the setting to a Conservation Area). The impacts can occur either during the construction or operation phases.

10.1.2 This Heritage Assessment is being undertaken at an early stage in the planning process and as yet there are no firm plans indicating what a resulting new area of housing would look like, or construction methodologies.

10.2 Impact on the unknown non-designated archaeological resource

10.2.1 The direct impacts during the proposed scheme are likely to be during the early phases of construction, from stripping topsoil to the excavations required for the construction of new buildings and associated services. There are likely to be areas set aside as gardens and car parks where any disruption to sub-surface heritage assets will be minimal or non-existent.

10.2.2 It is worth noting that development impacts can be either negative or beneficial. The construction impacts to the archaeological resource (if present) would be the loss of or damage to any surviving below ground archaeological remains in areas of the site affected by earth moving operations.

10.2.3 It is considered that the potential destruction of possible unknown non-designated heritage assets in the form of archaeological features arising from housing development would lead to an overall **moderate** effect on this resource arising from the proposed development, whereby there would be the possibility that some or all of the resource could be removed by excavations associated with the creation of new housing. The results of the evaluation in 1993, appear to suggest that the Roman villa or bath-house is likely to be located to the north-east, outside the PDS, but there may be features of a similar date within the PDS. If elements of this building are encountered this would be of local to regional importance dependent on what type of building is represented (Appendix 3).

10.2.4 The effect on this resource arising from the proposed development in Area LP 003 is considered as **low**, because the proposals are for the majority of this area to remain as open space with limited and dispersed buildings and facilities. Therefore there would be fewer and less extensive foundations excavated lessening any potential effect on unknown non-designated heritage assets in the form of archaeological features.

10.3 Impact on the listed buildings

10.3.1 The proposed development will not lead to any material change to the structure of the listed buildings. In relation to paragraph 132 of the NPPF, this report indicates that no harm or loss will occur to them.

10.3.2 Public views towards the Grade I Listed Church of St. Mary would be unchanged by this development.

10.3.3 In terms of change of vista, it is apparent from the site visit that there are only narrow and limited views between the listed buildings which are located on the north side of Church Hill (St Mary's Church NHER 10861-Listed Building (I) – 220276, Spong Hill NHER 21071- Listed Building (II) – 220277, Alexandra House NHER 44686- Listed Building (II) – 220288, The Old Guildhall NHER 19785 Listed Building (II) – 220289, Church Farm House NHER 18858- Listed Building (II) – 220290) towards the PDS. Taller copses of trees, relatively thick foliage and the presence of newer houses, such as the Church Farm Barns, all help to largely screen the proposed development. There several small windows at the rear of these listed buildings which present narrow viewing opportunities of the PDS. Again any change of vista from Norfolk House NHER 44687- Listed Building (II) – 220281 along the access road to Church Farm Barns, seems minimal.

10.3.4 It is considered that with a minimal change to the vistas of the listed buildings listed in the paragraph above, and in relation to paragraph 134 of the NPPF, that there would be **no significant negative effects/harm** caused to the significance of the designated heritage asset'. It is considered that this minor change of vista's and setting can be weighed against the public benefits of the proposal, which will largely keep the open character of

the Area 003 and seek to improve and enhance the setting of these listed buildings. The development will then help to preserve and enhance the setting of these heritage assets in line with the Local policy ENV 07

10.3.5 Local policy ENV 07 states that ‘Where a proposed development will affect the character or setting of a Listed Building, particular regard will need to be given to the protection, preservation and enhancement of any features of historic or architectural interest’

10.3.6 Although plans for the development are at an early stage it has been assessed to produce no significant negative effect in relation to the setting of these heritage assets.

10.4 Impact on the Banham Conservation Area

10.4.1 Area LP 003 is within the Conservation Area, and the development of Area LP 012 and LP 009 are also visible to and from the Conservation Area.

10.4.2 Starting with the part of the PDS Area LP 003, which is directly part of the Conservation Area, it’s development as largely open-space with community facilities will help to maintain the green space which ‘wraps around’ the parish Church and Church Green to the south and marks the Banham Conservation Area as distinctive. In relation to paragraph 134 of the NPPF overall there would be **no significant negative effects/harm** caused to the significance of the designated heritage asset’. As proposed ‘open-space’ this would maintain the green-surrounding of the Conservation Area.

10.4.3 It is considered that this **no significant negative effects/harm** to the Conservation Area can be weighed against the public benefits of the proposal, which will largely keep the open character of the Area 003 and seek to improve and enhance the Conservation Area.

10.4.4 In particular by developing and improving Area LP 003 as largely open space, this would ‘fill-in’ and create a smoother link between the area around Church Green to the south and the existing houses on and to the north of Greyhound Lane. It could be argued that a greater ‘feel’ of connectedness

between these areas may improve the appearance of the village from the north western approaches, particular as the development will be undertaken with a sympathetic design and large amounts of screen planting. This would contribute to paragraph 137 of the NPPF (below). Locally it has been a stated desire to retain a 'compact coherent settlement form' rather than developing out along the roads in a 'ribbon-like' fashion.

- 10.4.5 Paragraph 137 of the NPPF states that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.
- 10.4.6 The proposed development will be considerate, sympathetic and in keeping with the existing 'feel' of the Conservation Area and would be undertaken in consultation with the parish council. The untidy condition of much of the concrete yard and plot at the southern end of LP 003, it could be argued would be improved by the installation of community facilities. A sympathetic design would possibly contribute to revealing and enhancing the existing setting of the listed buildings and the Conservation Area.
- 10.4.7 Many of the possible views from Church Green towards the north and the PDS appear to be blocked by new-build or high foliage, and part of the attractive 'feel' of the area immediately around Church Hill and Church Green is as an enclosed space, which very much 'looks towards' the green. The PDS is unlikely to change this 'feel' or affect the 'vistas' in anything other than a negligible way.
- 10.4.8 For the part of the PDS which lay immediately north of Greyhound Lane (009 and 012), it is proposed that approximately 42 dwellings would be constructed on the two sites. These are likely to be a maximum of 2-storey, a modest height which is in keeping with many other houses in the vicinity, and the housing density would be less than 20dph. It is proposed that a substantial landscaping buffer along the north-western and north-eastern

boundaries and potentially along Greyhound Lane should be used to screen the long views towards the development from the rolling hills to the north and the flood plain to the west. The views from the northeast are already largely screened.

10.4.9 Again in relation to paragraph 134 of the NPPF it is considered that due to a change to the views and overall setting of the Conservation Area there would be **no significant negative effects/harm** to the significance of the designated heritage asset' and with sympathetic planning the benefits of the proposed development would outweigh these overall minor changes.

10.5 In terms of the effects of the proposed development on the 'setting' of the listed buildings to the south-west and more generally to the Conservation Area. It is clear from the site visit that there have already been sympathetic relatively recent developments such as Church Farm Barns to the south-west which enhance the setting. Mitigation would involve low building density, limited heights and the use of considerable amounts of natural screening.

10.5.1 Further housing within area LP 009 would feel like a continuation of the existing development adjacent to Gaymer Close and Wayland Way, although it would entail a change in land use from 'open space'. It is considered that further development would not drastically alter 'the vistas' or change the 'feel' of this area. The creation of replacement larger 'open space' for use by the local community in area LP 003 will mitigate this loss of community space.

10.6 Mitigation to impact on non-designated heritage assets

10.7 Although new housing would have a **moderate** and **low** effect on sub-surface non-designated heritage assets, it is considered that a programme of archaeological fieldwork, if required by the Local Planning Authority, could successfully mitigate these effects to enable the proposed development. Projects would include measures to investigate and record the presence/absence, nature and significance of the potential archaeological

assets.

10.8 An appropriate evaluation and investigation strategy could be agreed and undertaken prior to the commencement of the development. This may either be required pre-planning or could be secured as a condition on any planning consent. An investigation strategy may involve geophysical survey followed by targeted evaluation of any anomalies observed. Geophysical survey may allow for site layout and design to avoid key remains.

10.8.1 It is possible that if structural remains are unearthed (possibly elements of Roman Villa in area LP 009) these could be incorporated into the development plans adding heritage value to the site.

10.9 Mitigation to impact on Listed building and Conservation Area Setting

10.9.1 Development of Area LP 003 must retain an 'open-space feel' to preserve the distinctive green character of the Banham Conservation Area. Community facilities here and any dispersed houses here (few in number) would need to be sympathetic and if involving structures perhaps reflect the vernacular architecture (largely 17th/18th-century style) seen in the listed buildings to the south.

10.9.2 New houses to the north of Greyhound Road at LP 009 and LP 012 could perhaps mirror/reflect the styles with 20th century semi-detached houses currently situated along Greyhound Lane and the bungalows and houses around Gaymer Close and could seek to form a pleasing 'bridge' between existing styles and between the Conservation Area and the area beyond.

10.9.3 Careful design and the use of large amounts of natural screening, seeking to maintain established mature trees and hedges would be enacted. Screening would be used imaginatively and carefully as 'simple' long lines of fences or hedges would lead to too much of a suburb 'feel' which must be avoided.

11 CONCLUSIONS

- 11.1.1 This report aimed to identify the potential for the presence of archaeological remains which may be encountered on land off Greyhound Lane Banham, the probable period from which they date and the type of remains that may be expected. In addition, the likelihood for the survival of these remains has been assessed, as has the impact of the proposed development on those heritage assets identified.
- 11.1.2 This report also aimed to consider the impact of the proposed development on the vistas and setting of the designated building heritage (listed buildings) around Church Green and the Banham Conservation Area.
- 11.1.3 Topographically, the undulating nature of the area of the PDS means that the furthest northern parts of LP 012 and LP 009 are the highest and most visible although this is mitigated by distance and partially screening by the 20th-century buildings along Greyhound Lane. The lower portions of the PDS tend to have less of an impact and 'dip' out of view particularly as they are to be low-rise by design.
- 11.1.4 The Norfolk HER search data shows that there is a wide spread of sites within the study area with the principal concentrations of activity focused immediately to the east of the proposed development area at the site of a possible Roman villa or bath house NHER 24627. The two Roman coins found through the use of a metal detector within area LP 003 could simply point to stray loss but does also point to Roman activity across the area.
- 11.1.5 It is worth noting that although the NHER polygon (NHER 24627) extends over Area LP 009, the Roman building remains were found immediately to the east of the PDS and not within it. The likely building they evidenced, whether villa or bath house, it was suggested, lay further to the north-east. It should be stated that agricultural practices since at least the 18th-century are likely to have severely disrupted the remains of a Roman building.
- 11.1.6 An examination of the historical mapping and Historic Landscape Characterisation helped to confirm much of the PDS had been arable land

since at least the 18th-century and helped to date the construction of some of the 20th-century buildings. It indicated that the southern portions of Area LP 003 was part of Church Farm which could act as another focus for unknown non-designated heritage assets in the form of archaeological features.

- 11.1.7 The Heritage Assessment has established that the study area has an overall **moderate** potential for prehistoric, a **high** potential for Roman, particularly in Area LP 009, and a **low** potential for Anglo-Saxon and medieval, except for area LP 003, closest to the historic core of the village, where this could rise to **moderate**. There is a **high** potential for remains of post-medieval date, particularly close to the former site of Church Farm.
- 11.1.8 It is expected that the proposed development will penetrate below the upper level of the natural drift geology and thus have a moderately adverse impact upon any extant archaeological remains. Given the scale of the proposed development and the number and range of archaeological sites recorded in the vicinity, it is thought that an appropriate investigation strategy, to fully assess the potential impacts of the proposed development may be required by the Local Planning Authority and this would mitigate the effects.
- 11.1.9 Analysis of the impact of the proposed development on the listed buildings indicates that there is no direct physical/material impact. The overall effect on them in terms of changes to vistas and setting is that there will be **no significant negative effects/harm** caused. It is considered that the proposed development would help to improve and enhance the setting of these heritage assets.
- 11.1.10 The overall impact on the Conservation Area is one where there will be **no significant negative effects/harm** caused. Minor changes to part of the Conservation Area is mitigated by the overall benefits to the local community arising from the development. The use of open-space in area LP 003 and sympathetic design could improve the 'connectedness' between the existing parts of Banham to the north of Greyhound Lane and the area around Church Green, improving the appearance of the approach to the village from the north-west.

11.1.11 Alongside other planning considerations the proposal has been designed to respect the local heritage assets, notably the setting of the nearby listed building and the character/appearance of the Conservation Area. The proposed development seeks to protect and enhance the setting of the Conservation Area and there is deemed sufficient evidence through this study that the Banham Housing Allocation could proceed without causing harm to heritage assets. The scheme is considered therefore to be acceptable in heritage terms, within the identified site and the wider area.

12 ACKNOWLEDGEMENTS

12.1 Pre-Construct Archaeology Ltd would like to thank Breckland Bridge for commissioning this report and Sarah Hornbrook of Bidwells LLP for organising the project and providing extra information. The author would like to thank the staff at Norfolk Historic Environment Record and Norfolk's Archive and Local Studies Centre for their assistance with the cartographic and historical research. The heritage assessment was managed by Mark Hinman and PCA's CAD department produced the figures.

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British Geological Survey Accessed 08/03/2018 (website 2)

<https://www.breckland.gov.uk/article/2952/Existing-Development-Plan>
(website 3)

https://www.breckland.gov.uk/media/1167/Banham/pdf/Banham_Adopted_Jan_2012.pdf (website 4)

Historic England National Heritage List for England
<https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>.

(website 5)

<http://opendomesday.org/place/TM0688/banham/> (website 6)

<https://www.british-history.ac.uk/topographical-hist-norfolk/vol1/pp345-359>

(website 7)

<http://www.historic-maps.norfolk.gov.uk/mapexplorer/> (website 8)

13.3 Cartographic Sources

Fadens' Map of Norfolk 1797

Bryant's Map of Norfolk 1826

Map of Banham 1828 (C/Scf 2/13/4)

Tithe Map 1838 (MF 747 23-28)

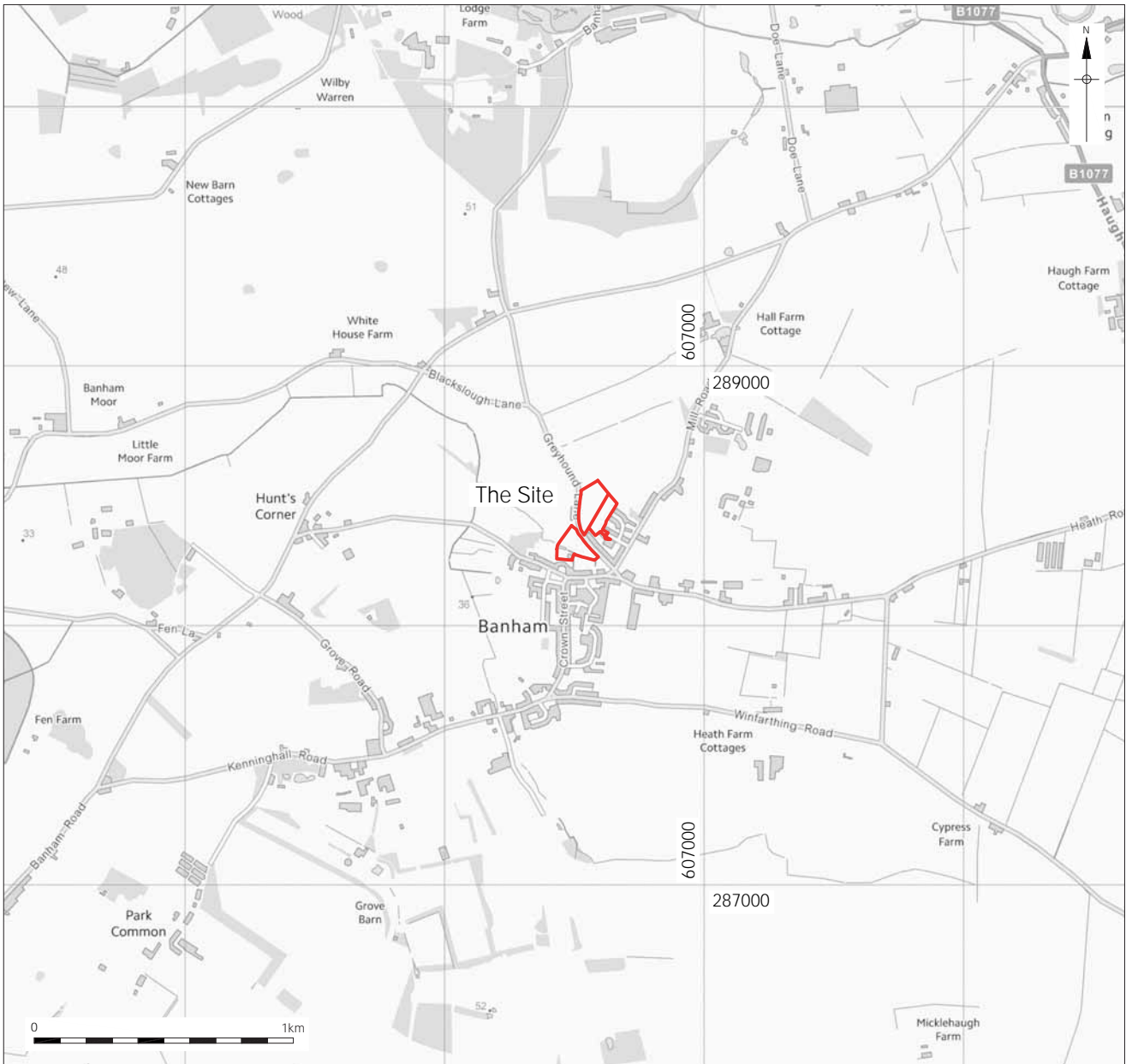
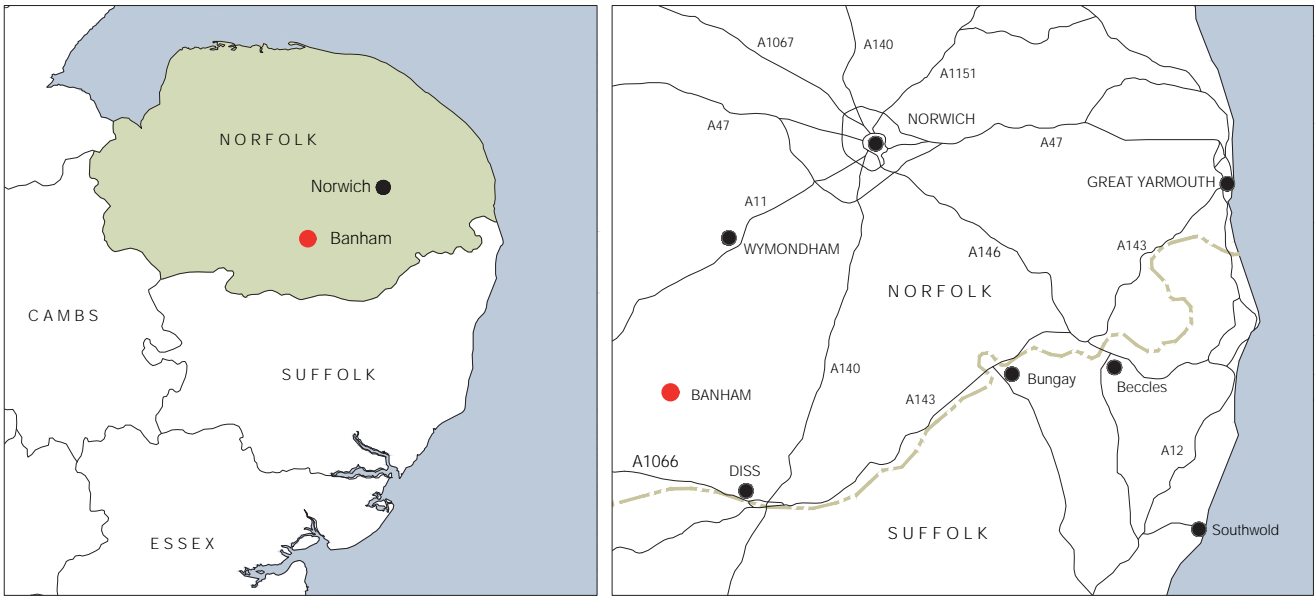
Ordnance Survey Map 1883

Ordnance Survey Map 1905

Ordnance Survey Map of 1958

Ordnance Survey Map of 1979

Ordnance Survey Map of 1985

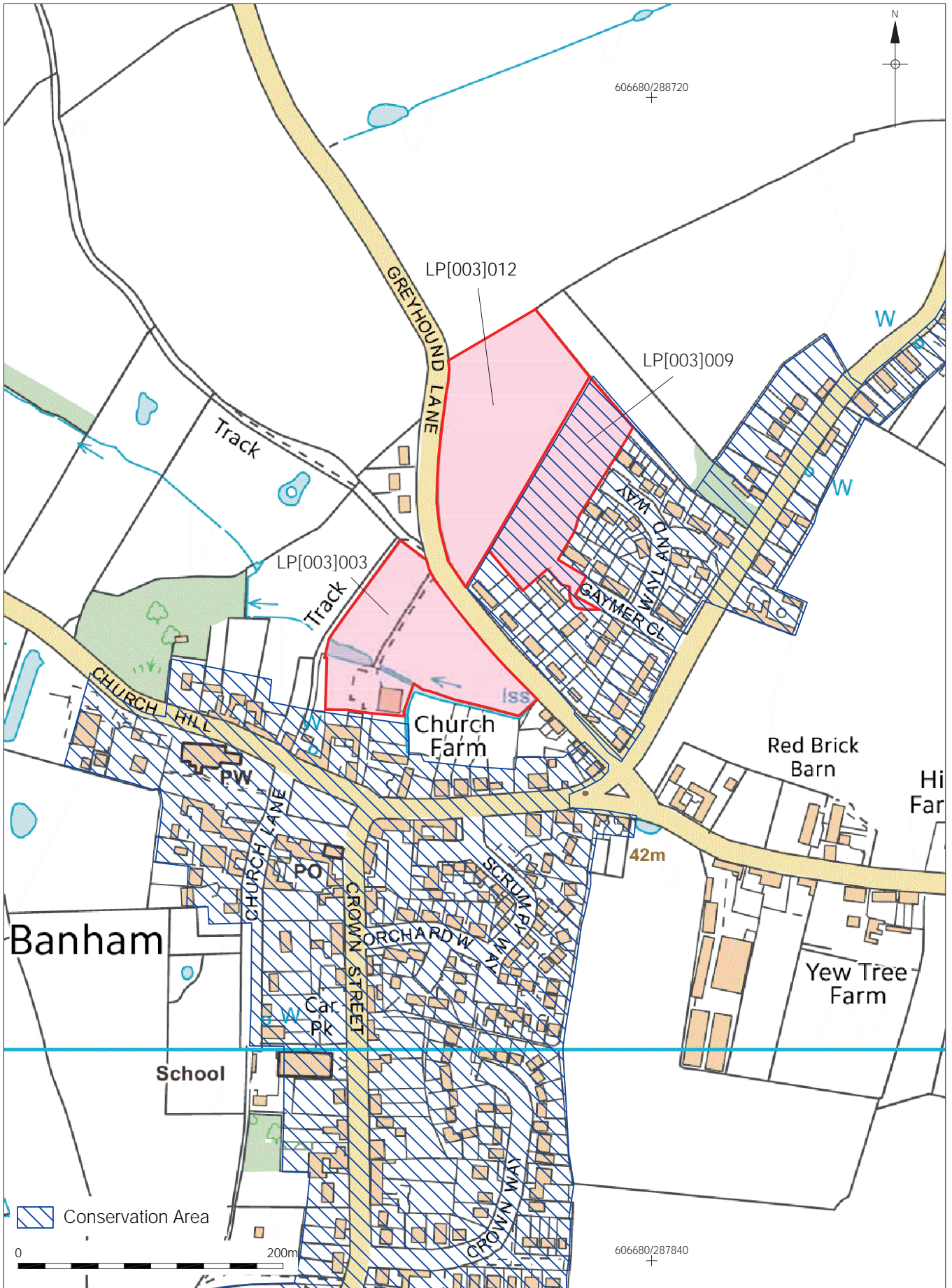


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Figure 1
Site Location
1:2,000,000; 625,000 & 25,000 at A4



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Figure 2
Detailed Site Location
1:4,000 at A4

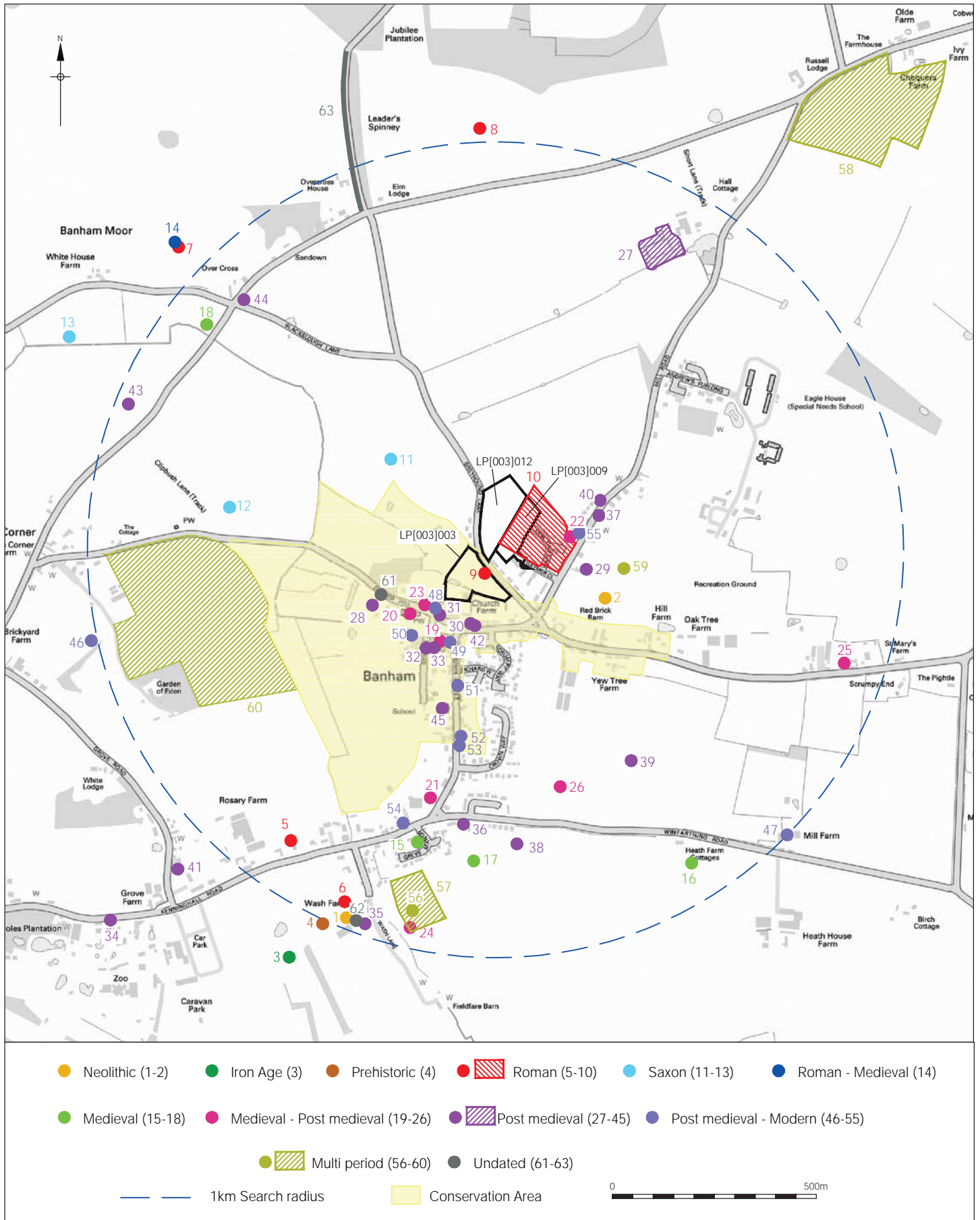


Figure 3
NHER Locations
1:12,500 at A4

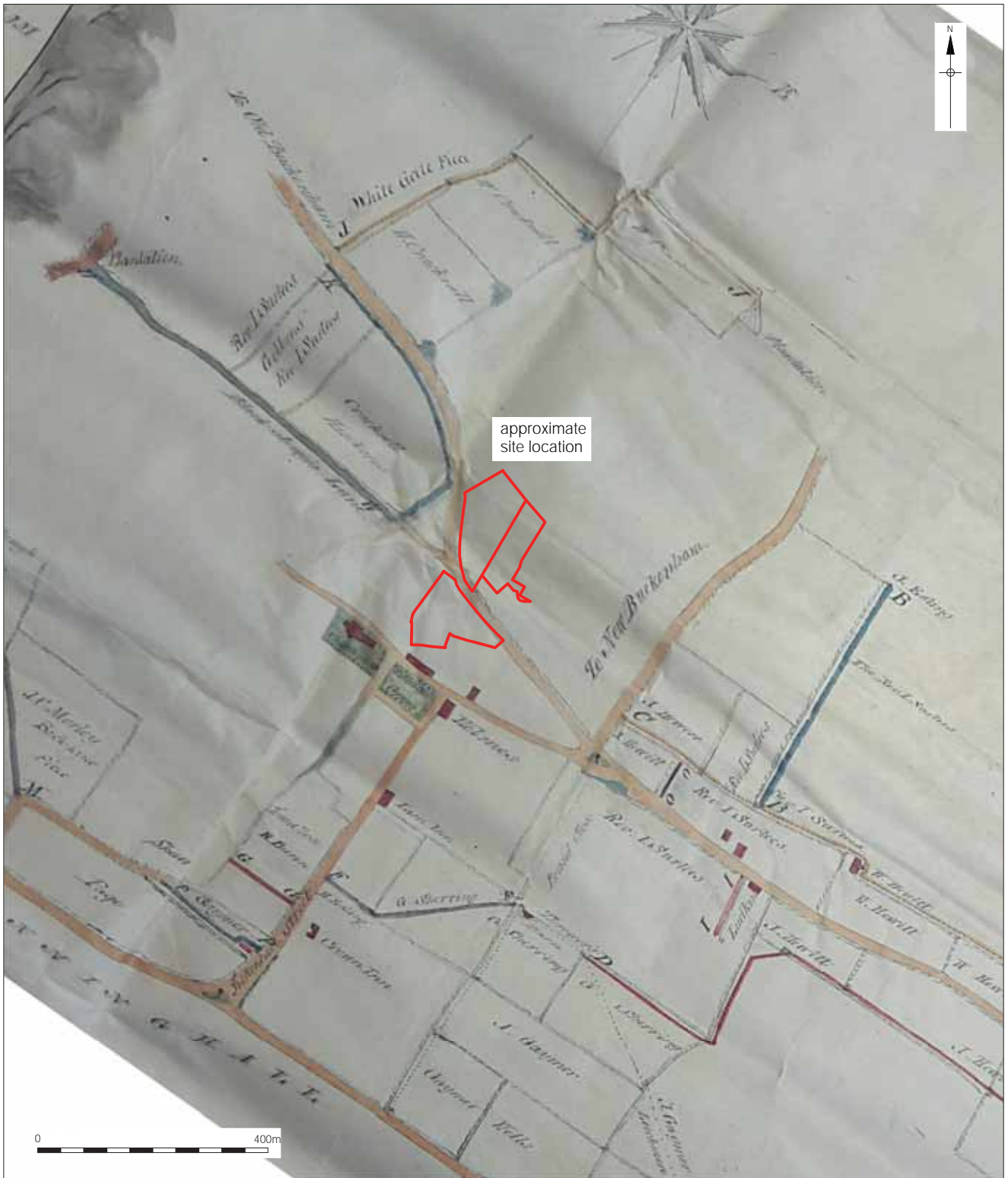


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Figure 4
Faden's Map of Norfolk 1797
Approximately 1:20,000 at A4

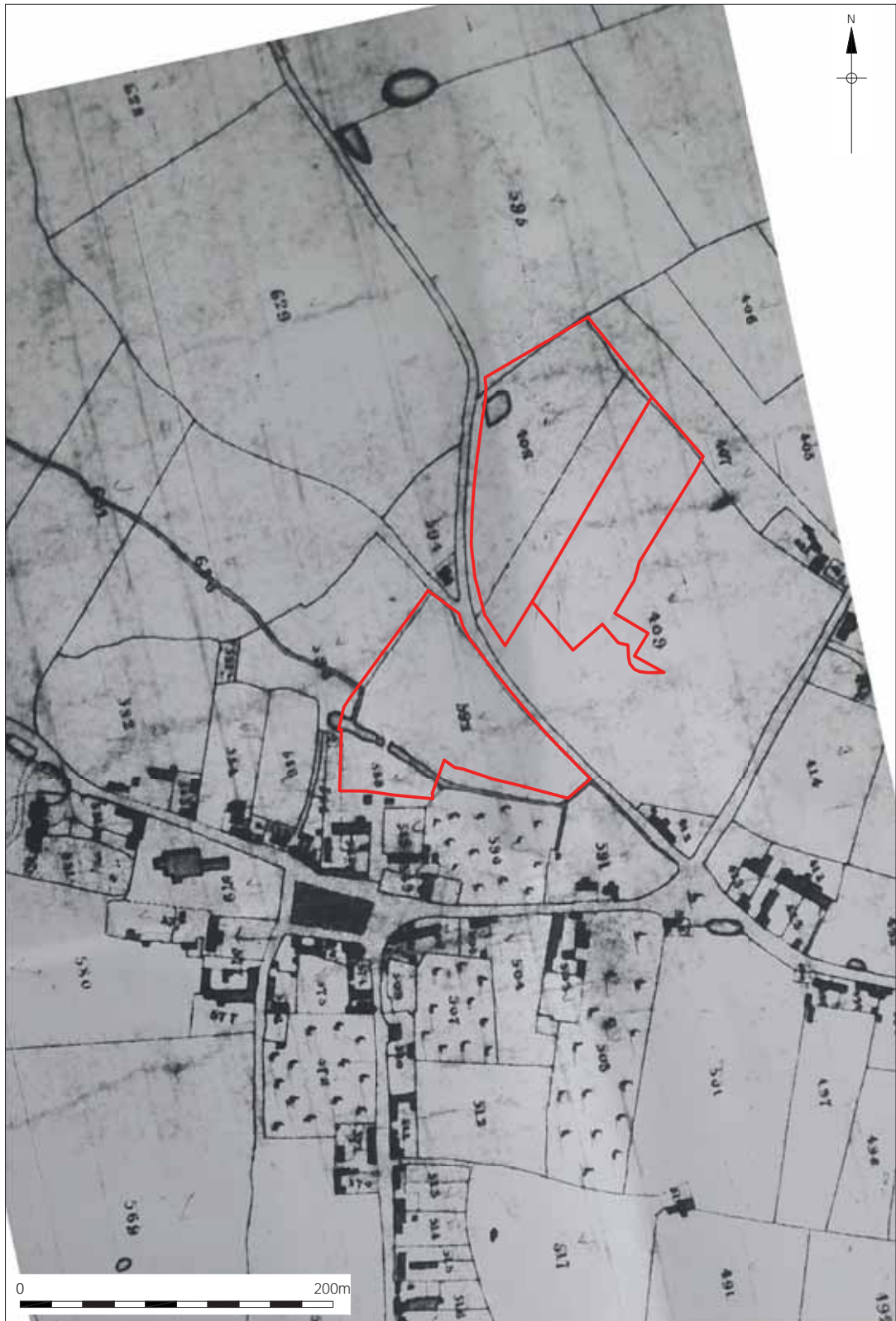


Figure 5
Bryant's Map of Norfolk 1826
Approximately 1:10,000 at A4



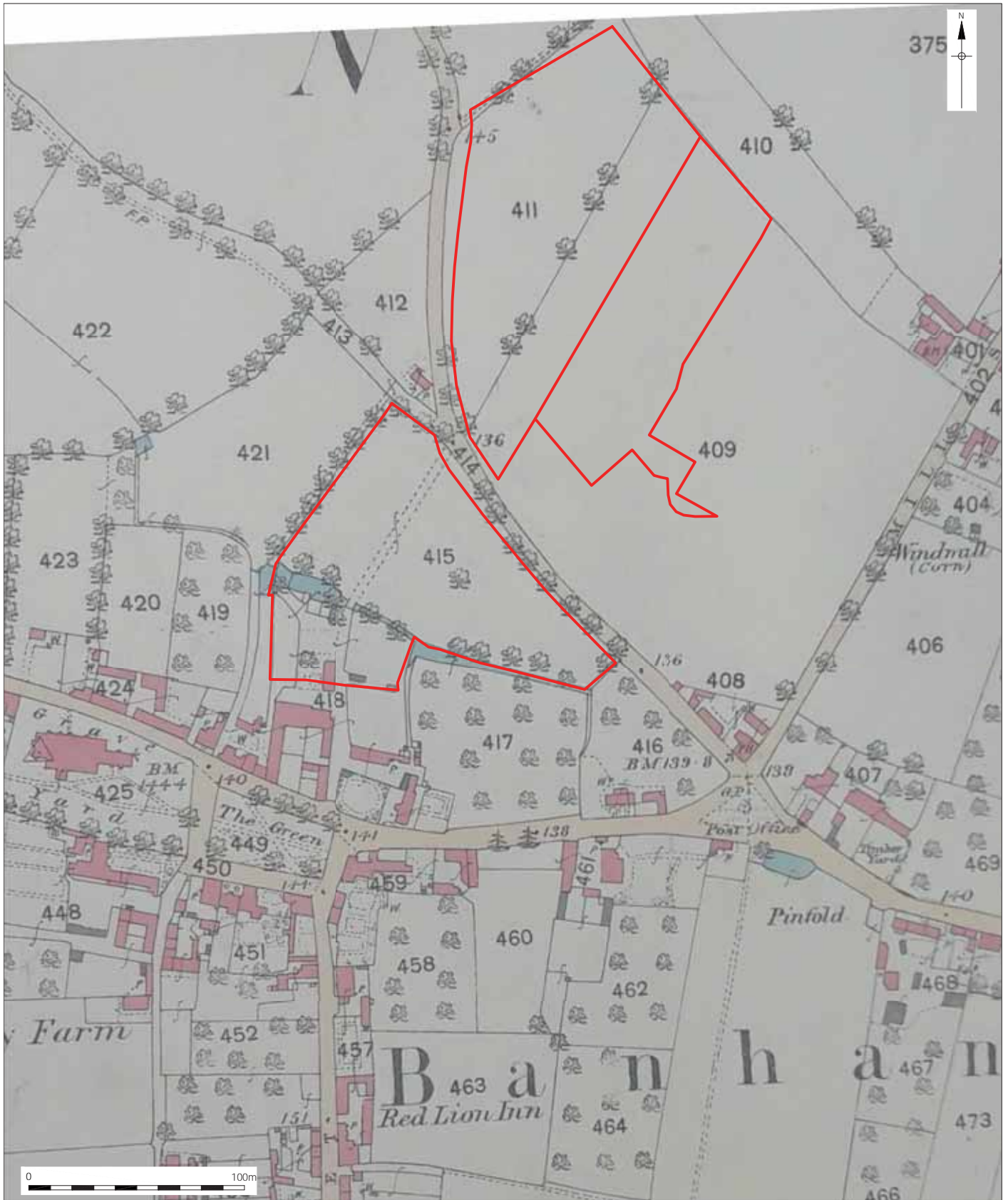
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Figure 6
Map of Banham 1828
Approximately 1:10,000 at A4



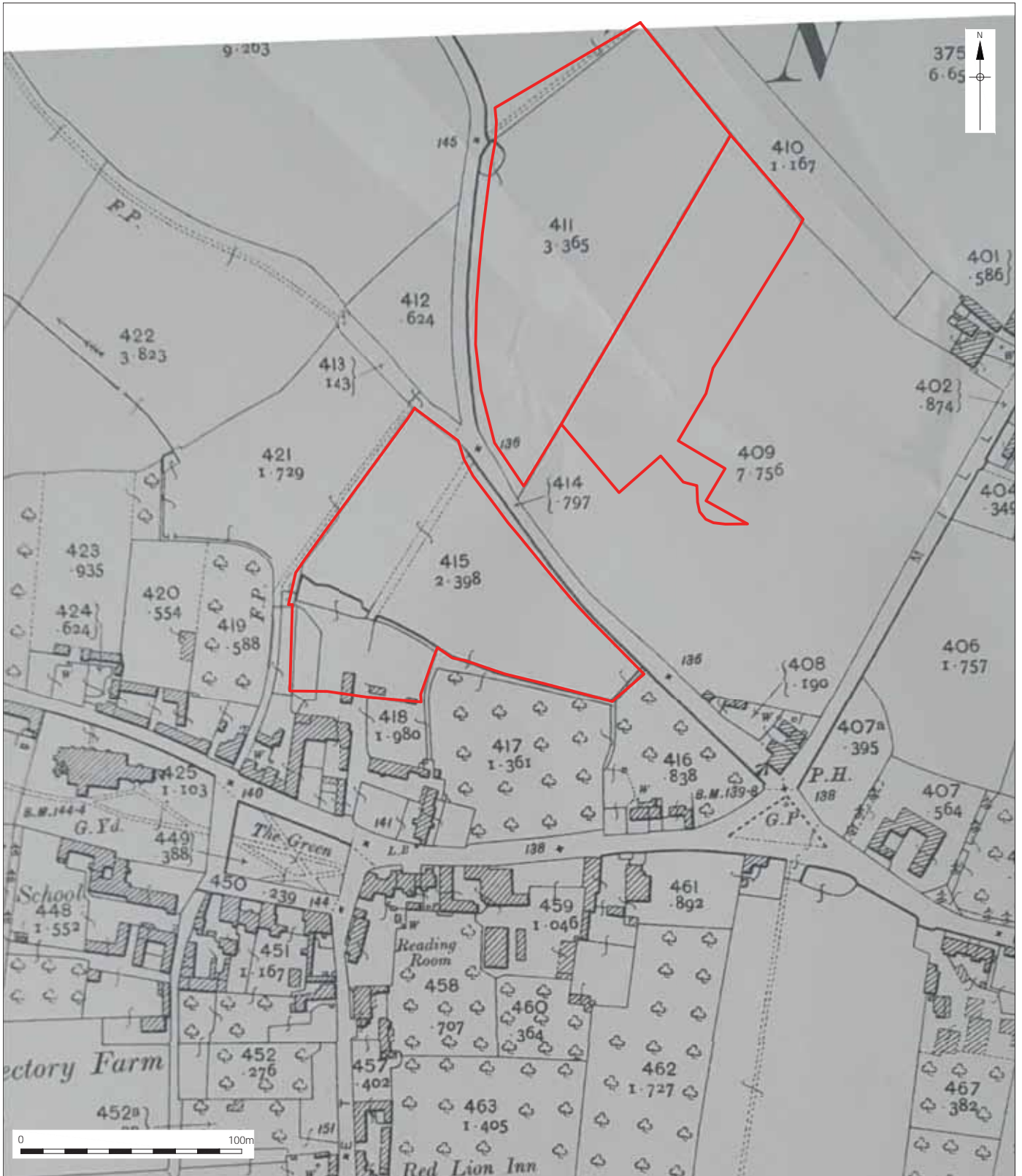
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Figure 7
Tithing Map 1838
1:4,000 at A4



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Figure 8
Ordnance Survey 1883 (1:2,500)
1:2,500 at A4



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Figure 9
 Ordnance Survey 1905 (1:2,500)
 1:2,500 at A4

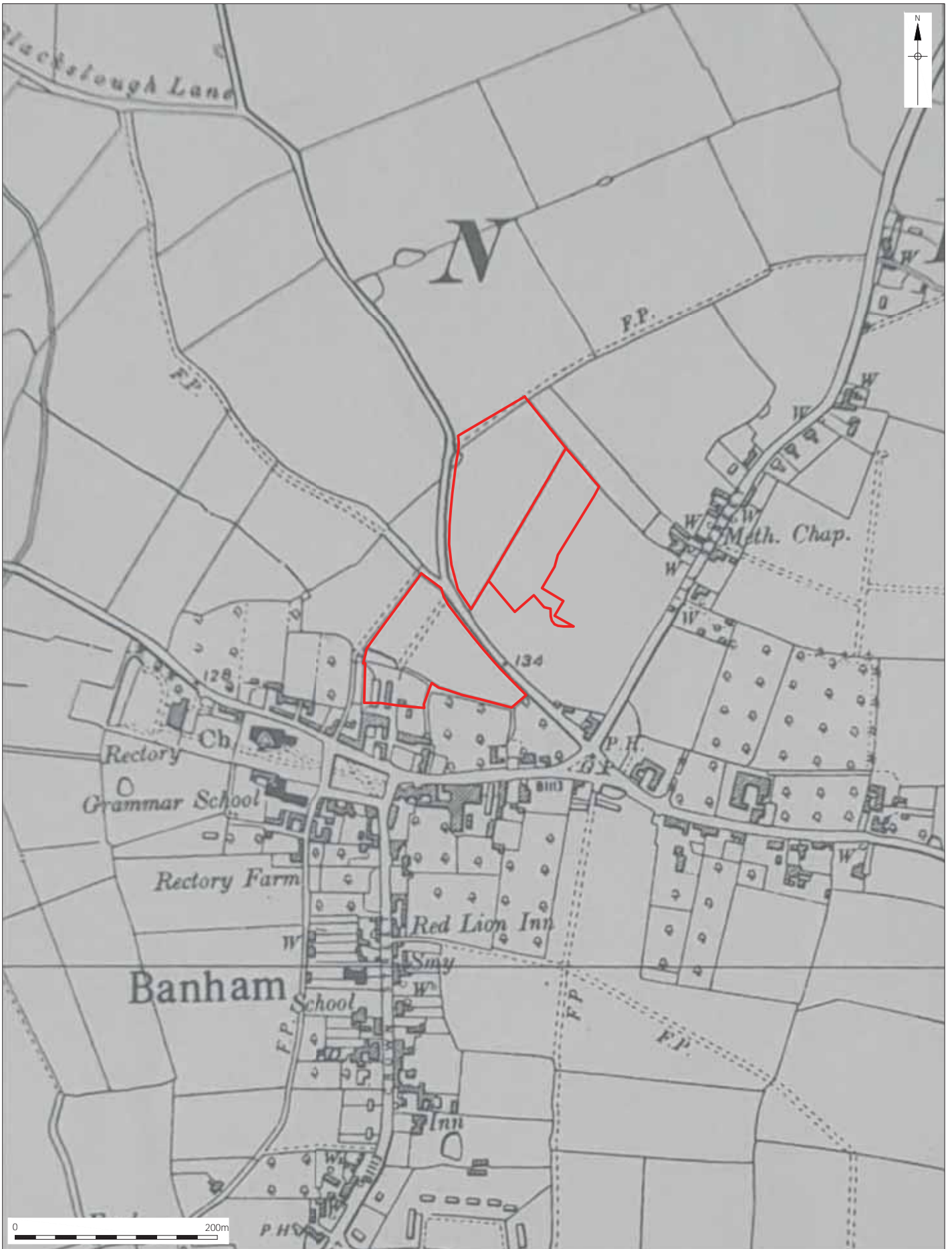
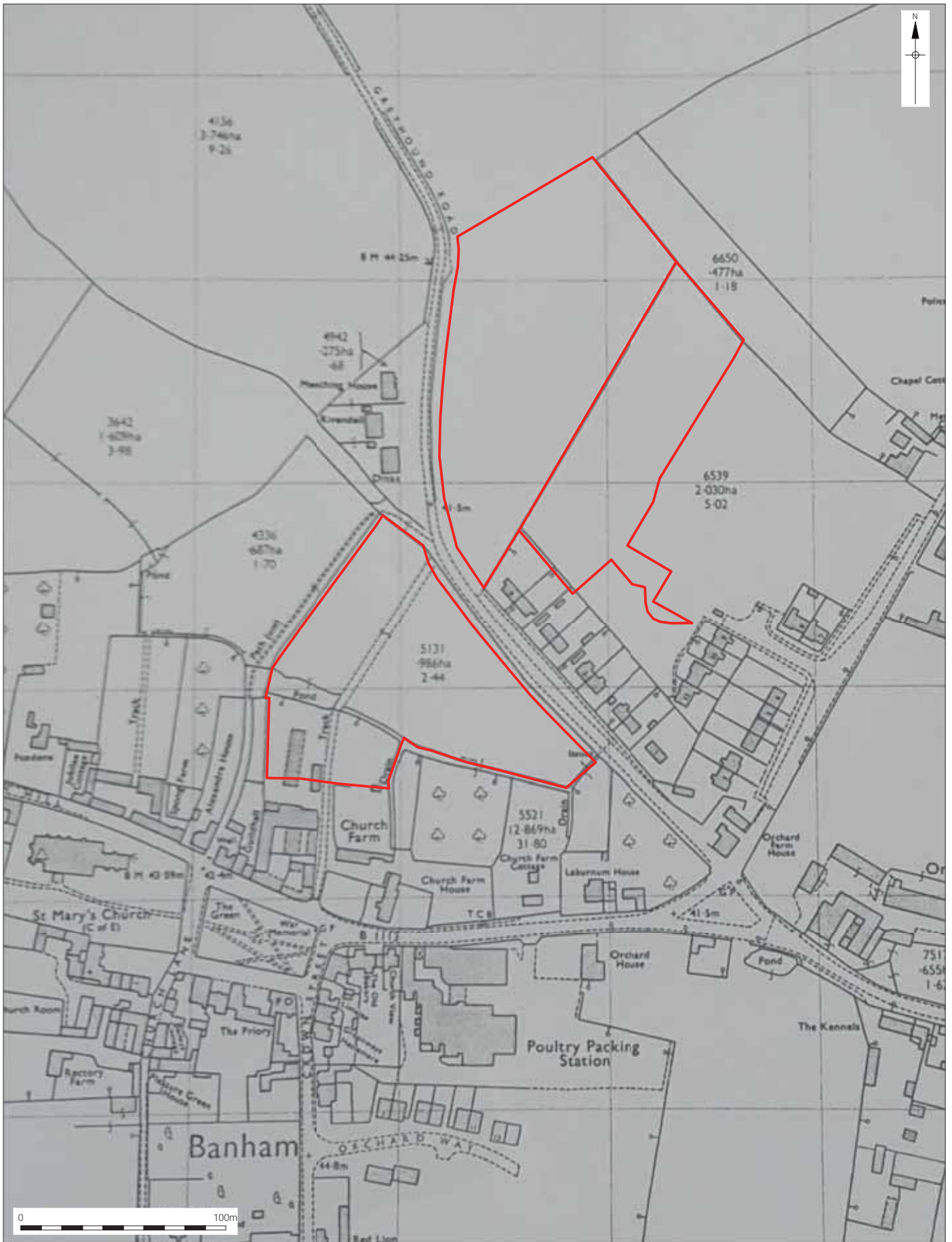


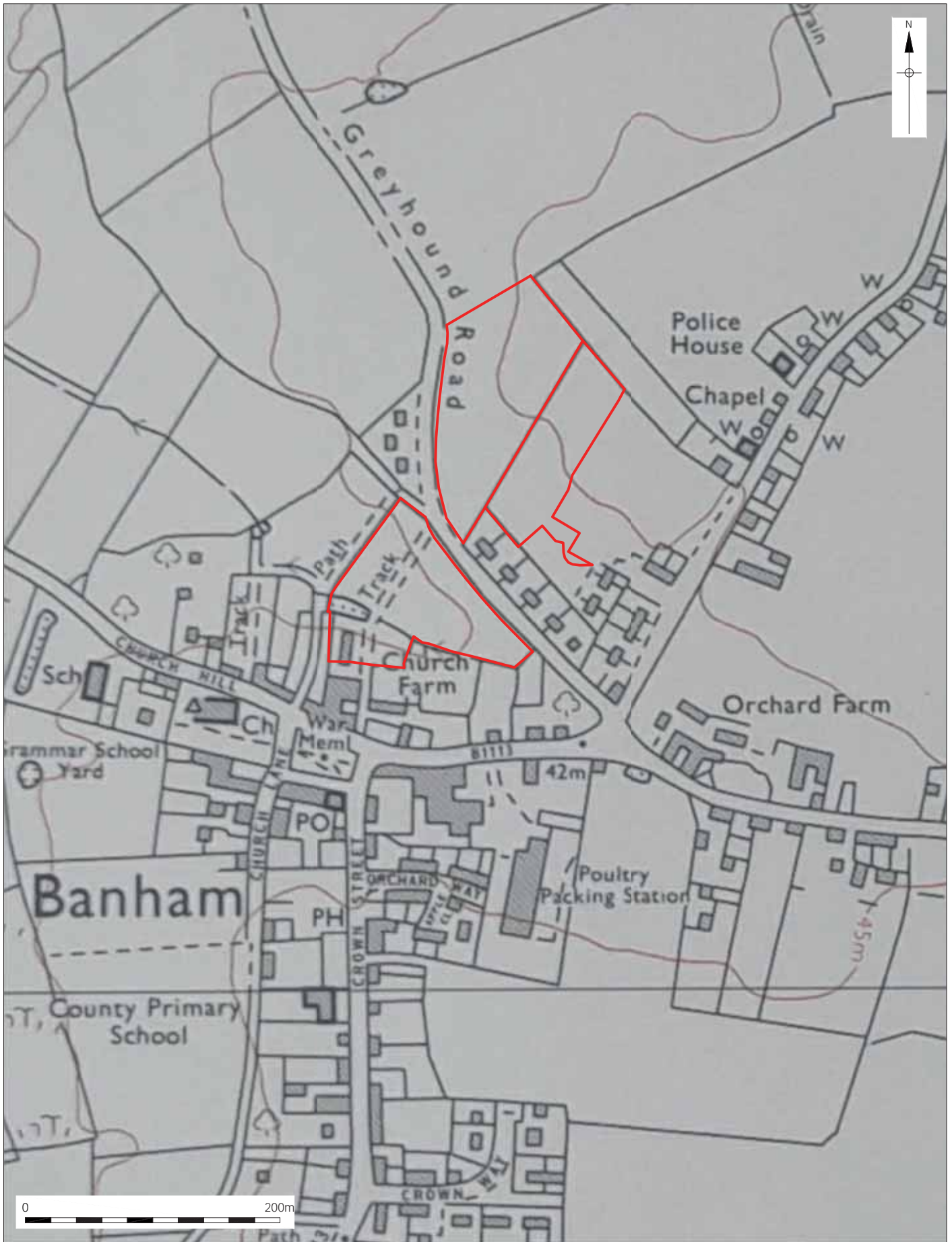
Figure 10
Ordnance Survey 1958 (1:10,500)
1:5,000 at A4



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Figure 11
Ordnance Survey 1979 (1:2,500)
1:2,500 at A4



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Figure 12
Ordnance Survey 1985 (1:10,500)
1:4,000 at A4

14 APPENDIX 1: HER SUMMARY DESCRIPTIONS

Site	NHER No	MNF No	Date	Name	Description	Significance
1	NHER 10839	MNF10839	Neolithic	FINDSPOT	Neolithic scraper	Low
2	NHER 10854	MNF10854	Neolithic	FINDSPOT	Neolithic cores and flakes	Low
3	NHER 25622	MNF25622	Iron Age	FINDSPOT	Iron Age coin	Low
4	NHER 25620	MNF25620	Prehistoric	BURNT MOUND	Multi-period finds scatter	Low
5	NHER 10841	MNF10841	Roman	FINDSPOT	Roman coin	Low
6	NHER 10842	MNF10842	Roman	HEARTH, PIT	Roman hearth and pottery	Low
7	NHER 37440	MNF42078	Roman	FINDSPOT	Roman coin	Low
8	NHER 51490	MNF56770	Roman	FINDSPOT	Romano-British coins and brooch	Low
9	NHER 59635	MNF65556	Roman	FINDSPOT	Roman coins	Low
10	NHER 24627	MNF24627	Lower Palaeolithic to Post Medieval	DITCH, HYPOCAUST, PIT, FLOOR, TESSELLATED FLOOR, BUILDING, DITCH, HEARTH, BUILDING, DITCH, PIT, VILLA, FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT, NATURAL FEATURE	Site of Roman villa	Regional
11	NHER 58702	MNF61121	Early Saxon	FINDSPOT	Early Saxon wrist or	Low

			Medieval				medieval metalwork	
25	NHER 31132	MNF31132	Medieval to Medieval	Post Medieval	HOUSE, TIMBER FRAMED BUILDING, TIMBER FRAMED BUILDING, HALL HOUSE	Heath Lodge, Heath Road	Moderate	
26	NHER 55870	MNF62246	Medieval to Medieval	Post Medieval	FINDSPOT, FINDSPOT, FINDSPOT	Medieval and post-medieval pottery and metal objects	Low	
27	NHER 10843	MNF10843	Post Medieval		SITE, MOAT, TIMBER FRAMED BUILDING, GREAT HOUSE, SITE	Banham Hall	High	
28	NHER 12220	MNF12220	Post Medieval		HOUSE	The Old Rectory	Moderate	
29	NHER 15306	MNF15306	Post Medieval		WINDMILL	Site of windmill	Low	
30	NHER 18858	MNF18858	Post Medieval		HOUSE, TIMBER FRAMED BUILDING	Church Farm House	Moderate	
31	NHER19785	MNF19785	Post Medieval		GUILDHALL, TIMBER FRAMED BUILDING	The Old Guildhall	Moderate	
32	NHER 22780	MNF22780	Post Medieval		HOUSE, TIMBER FRAMED BUILDING	Baileys Cottage, Church Lane	Moderate	
33	NHER 22781	MNF22781	Post Medieval		BARN, TIMBER FRAMED BUILDING, HOUSE	The Barn, Church Lane	Moderate	
34	NHER 22782	MNF22782	Post Medieval		HOUSE, TIMBER FRAMED BUILDING	White House, Kenninghall Road	Moderate	
35	NHER 22783	MNF22783	Post Medieval		HOUSE, TIMBER FRAMED BUILDING	Wash Farmhouse	Moderate	

36	NHER 22784	MNF22784	Post Medieval	HOUSE, TIMBER FRAMED BUILDING	Hill Winfarthing Road	Farmhouse, Winfarthing Road	Moderate
37	NHER 29399	MNF29399	Post Medieval	HOUSE, ALMSHOUSE, TIMBER FRAMED BUILDING	Mill Cottages	Mill Cottages	Moderate
38	NHER 29893	MNF29893	Post Medieval	FINDSPOT	Post medieval padlock	Post medieval padlock	Low
39	NHER 31312	MNF31312	Post Medieval	FINDSPOT	Post medieval jews harp	Post medieval jews harp	Low
40	NHER 35807	MNF39978	Post Medieval	HOUSE, TIMBER FRAMED HOUSE	Hillcrest, Mill Road	Hillcrest, Mill Road	Moderate
41	NHER 35806	MNF39979	Post Medieval	HOUSE, TIMBER FRAMED HOUSE	Grove Cottages, Grove Road	Grove Cottages, Grove Road	Moderate
42	NHER 36247	MNF40470	Post Medieval	FINDSPOT	Post medieval tokens and pottery	Post medieval tokens and pottery	Low
43	NHER 39394	MNF42583	Post Medieval	FINDSPOT	Post medieval metalwork	Post medieval metalwork	Low
44	NHER 52955	MNF58144	Post Medieval	HOUSE	Cottage on Blackslough Lane, Over Cross	Cottage on Blackslough Lane, Over Cross	Moderate
45	NHER 56440	MNF62835	Post Medieval	BOARD SCHOOL, SCHOOL	Banham Board School	Banham Board School	Moderate
46	NHER 15985	MNF15985	Post Medieval to Modern	BRICKWORKS, TUNNEL, FOLLY, GARDEN	Hunt's Corner brickworks and garden	Hunt's Corner brickworks and garden	Low
47	NHER 22785	MNF22785	Post Medieval to Modern	TIMBER FRAMED HOUSE, TIMBER FRAMED BARN	Mill Farm	Mill Farm	Moderate
48	NHER 44686	MNF50010	Post Medieval to Modern	HOUSE	Alexandra House	Alexandra House	Moderate
49	NHER 44687	MNF50011	Post Medieval to Modern	SHOP, APARTMENT	Norfolk House	Norfolk House	Moderate
50	NHER 44688	MNF50012	Post Medieval to Modern	GRAMMAR SCHOOL,	Old Grammar School	Old Grammar School	Moderate

				Modern	HOUSE			
51	NHER 44689	MNF50013	Post Medieval to Modern	Public House	Red Lion public house			Moderate
52	NHER 44690	MNF50014	Post Medieval to Modern	HOUSE	Stinton Lodge			Moderate
53	NHER 53115	MNF58322	Post Medieval to Modern	TIMBER FRAMED HOUSE	14 Crown Street			Moderate
54	NHER 58037	MNF63971	Post Medieval to Modern	NONCONFORMIST CHAPEL, WESLEYAN METHODIST CHAPEL, HOUSE	Former Wesleyan Chapel			Low
55	MNF58038	MNF63972	Post Medieval to Modern	NONCONFORMIST CHAPEL, PRIMITIVE METHODIST CHAPEL	Primitive Methodist Chapel			Low
56	NHER 29678	MNF29678	Early Bronze Age to Post Medieval	FINDSPOT, FINDSPOT	Multi-period finds scatter			Low
57	NHER 31313	MNF31313	Late Bronze Age to Post Medieval	FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT	Late Bronze Age, Middle to Late Saxon, medieval and post-medieval finds			Low
58	NHER 32136	MNF32136	Lower Palaeolithic to Post Medieval	FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT	Multi-period finds scatter			Low
59	NHER 24836	MNF24836	Roman to Post Medieval	FINDSPOT, FINDSPOT, FINDSPOT	Multi-period finds			Low

					FINDSPOT, FINDSPOT, FINDSPOT	FINDSPOT, FINDSPOT, FINDSPOT,		
60	NHER 52666	MNF57758	Roman to Post Medieval				Multi-period findspot	Low
61	NHER 10853	MNF10853	Undated		INHUMATION		Human remains, Rectory drive	Low
62	NHER 40829	MNF44978	Undated				Site with no archaeological finds or features, Wash Farm	Low
63	NHER 33858	MNF33858	Undated				Site with no archaeological finds or features	Low

15 APPENDIX 2: LISTED BUILDINGS

Site	NHLE NO.	Name	Grade
27	220294	Banham Hall NHER 10843	(II*)
19	220291	The Priory NHER 10844	(II)
20	220276	St Mary's Church, Banham NHER 10861	(I)
30	220290	Church Farm House NHER 18858	(II)
21	220284	King's Head Cottage NHER 19471	(II*)
31	220289	The Old Guildhall NHER 19785	(II)
23	220277	Home or Spong Farm, Church Hill NHER 21071	(II)
32	220278	Baileys Cottage, Church Lane NHER 22780	(II)
33	220279	The Barn, Church Lane NHER 22781	(II)
34	220287	White House, Kenninghall Road NHER 22782	(II)
35	220292	Wash Farmhouse NHER 22783	(II)
36	220293	Hill Farmhouse, Winfarthing Road NHER 22784	(II)
47	220392	Mill Farm NHER 22785	(II)
37	220398	Mill Cottages NHER 29399	(II)
40	220399	Hillcrest, Mill Road NHER 35807	(II)
41	220285	Grove Cottages, Grove Road NHER 35806	(II)
48	220288	Alexandra House NHER 44686	(II)
49	220281	Norfolk House NHER 44687	(II)
50	220280	Old Grammar School NHER 44688	(II)
51	220282	Red Lion public house NHER 44689	(II)
52	220283	Stinton Lodge NHER 44690	(II)
53	493933	14 Crown Street NHER 53115	(II)
NA	1448378	Banham War Memorial situated on The Green near to St Mary's	(II)

	Church. This feature appears as Listed but does not appear on the	
	NHER.	

16 APPENDIX 3: SIGNIFICANCE CRITERIA

Significance	Definition
International (Very High)	Archaeological Sites or Monuments of International importance, including World Heritage Sites and Grade I listed buildings.
National (High)	Ancient Monuments scheduled under the Ancient Monuments and Archaeological Areas Act 1979, or archaeological sites and remains of comparable quality, assessed with reference to the Secretary of State's non-statutory criteria (these are set out in PPG16, Annex 4 Grade II* Listed Buildings.
Regional (Moderate)	Archaeological sites and remains which, while not of national importance, fulfil several of the Secretary of State's criteria and are important remains in their regional context. Grade II Listed Buildings.
Local (Low)	Archaeological sites and remains that are of low potential or minor importance. Buildings of local heritage value.
Negligible	Areas in which investigative techniques have produced negative or minimal evidence for archaeological remains, or where previous large-scale disturbance or removal of deposits can be demonstrated. Buildings of no architectural or historical note.

**17 APPENDIX 4: REPORT ON AN EVALUATION AT GAYMER CLOSE
1993**

NORFOLK ARCHAEOLOGICAL UNIT

Report of an Evaluation

at

Gaymer Close, Banham

1993

24627.

NORFOLK ARCHAEOLOGICAL UNIT

EVALUATION REPORT

Gaymer Close Banham

by

Sarah Percival

(Project Manager)

Finds Report by Lucy Talbot and Sarah Percival

Illustrations by Piers Wallace

November 1993

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5. South-facing section of ditch [108] and south-facing section of pit [118].
6. Plan of test pits T3, T4, T5, and T13.

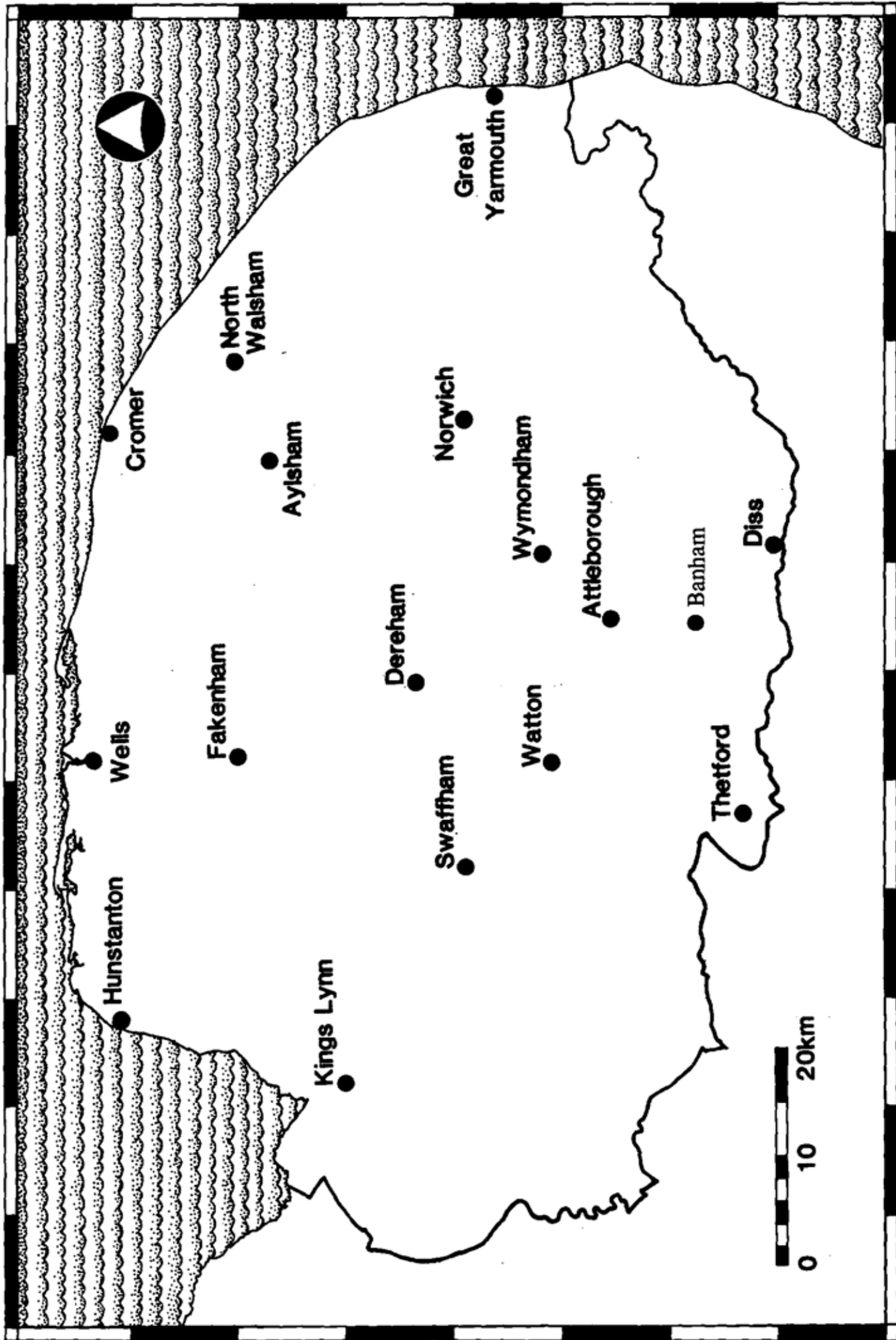


Fig. 1

Location Gaymer Close Banham
Grid reference TM 0671 8838
Dates of fieldwork 25th October 1993 - 12th November 1993
S.M.R. number 24627 BAN

Summary

A trench 32 x 1.5m and twelve test pits 2 x 2m were excavated initially by machine, followed by hand excavation. The excavations revealed ditches and pits of Roman date and a number of naturally formed peri-glacial features.

1.0 Introduction

1.1 In October and November 1993 the Norfolk Archaeological Unit undertook a two week evaluation excavation on the site of proposed housing development by Breckland District Council off Gaymer Close, Banham (Fig.1).

1.2 The work was commissioned by Breckland District Council and was undertaken within the context of an Archaeological Brief issued by the Norfolk Landscape Archaeology Section (Appendix A) and an Archaeological Method Statement prepared by the Norfolk Archaeological Unit (Appendix B).

1.3 The site consisted of an area of rough pasture some 4,250 square metres beside Gaymer Close off Wayland Way to the north of the village of Banham (Fig.2).

1.4 The underlying geological natural subsoil consisted of glacial clays interspersed with lenses of sand.

2.0 Methodology

2.1 Background research was undertaken using secondary material and sources available in the County Sites and Monuments Record. A summary of the results is given below (paragraph 3) and the full results are included in Appendix D.

2.2 A trench approximately 33m by 1.5m was excavated by machine adjacent to the northern boundary of the field (Fig.2). The trench was positioned to be as close as possible to known finds spots (Fig.3). The overburden was removed to a depth of 800mm and the exposed features were then excavated by hand.

2.3 Twelve test pits 2m by 2m square were excavated by machine to investigate the remainder of the field (Fig.2). The pits were excavated on a grid spaced approximately 20m apart. The topsoil was removed and any features revealed after hand cleaning were then excavated.

2.4 The topsoil removed from the trench and the test pits was examined with a metal detector.

246727 BAN 1993
Excavation Trenches
and Finds
Location Plan

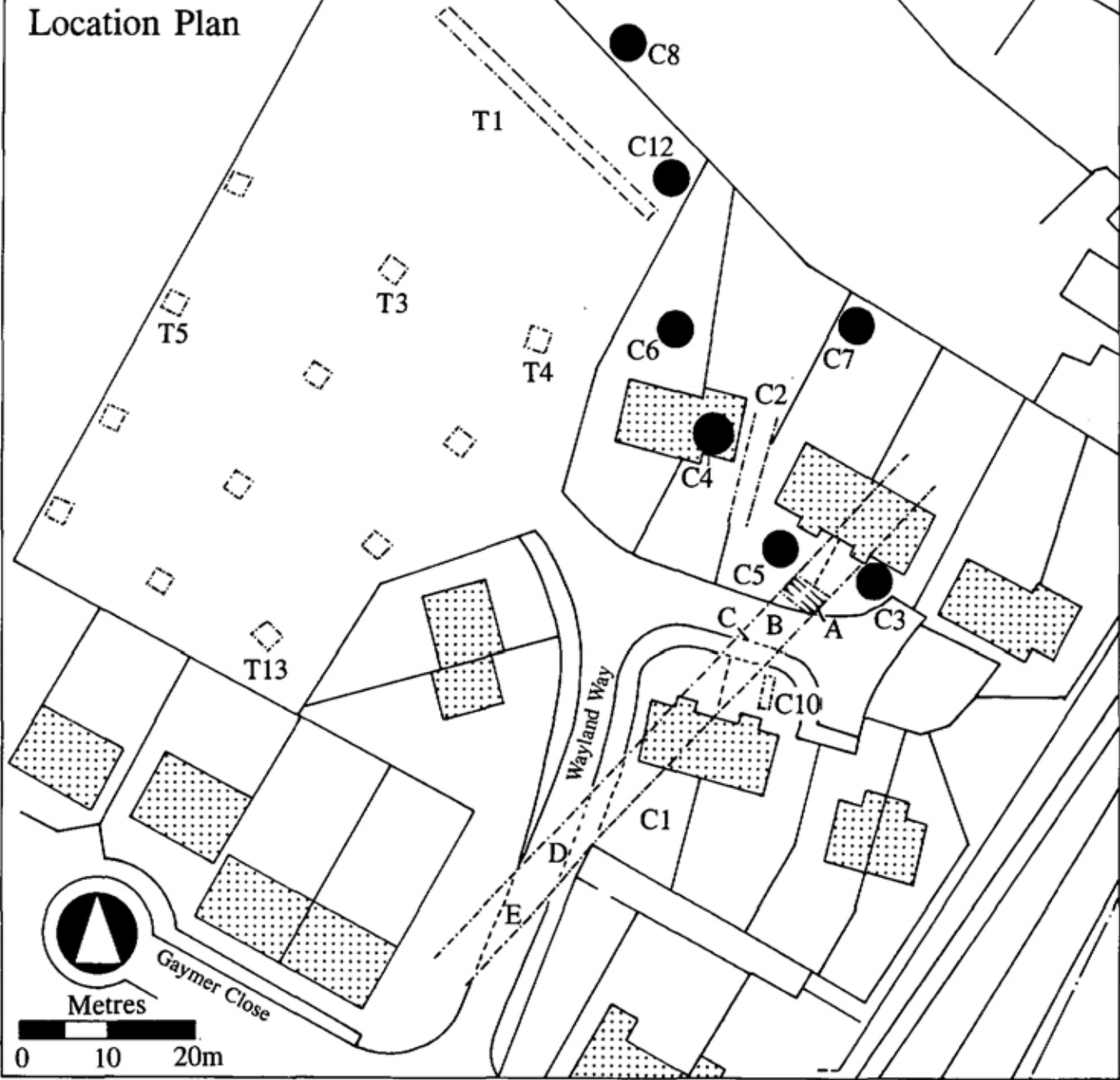


Fig. 2

3.0 Background Information

3.1 The site under investigation consisted of an area of 4,250 square metres currently under pasture. The surface of the field was very irregular and had been used as a storage area for machinery and materials when the adjacent housing estate was constructed in 1988. The field had been under plough within living memory.

3.2 During the construction of Gaymer Close and Wayland Way in 1988 a significant quantity of Roman tile, pottery and coins was recovered from service trenches and test pits excavated on the site of the present houses (Fig.2). The finds and finds spots are described in Appendix D. The nature of the material recovered suggested the presence of a substantial Roman building close by (D.Gurney *pers comm*). Further tile, oyster shell and mortar fragments were recovered from a meadow immediately to the north of the present excavation (Fig.2), c8, Appendix D. The finds were located just below the turf at a depth of 30cm.

4.0 Results of Fieldwork

4.1 Trench 1

4.1.1 The topsoil was stripped from the trench revealing a number of features within the underlying natural subsoil. The upper portions of these features had been truncated by ploughing leaving only the bases undisturbed. The features were excavated in half section and any artifacts recovered.

4.1.2 Three features in Trench 1, [121] [132] and [102] were identified as natural. The fills of these features were homogeneous silts and clays with flecks of charcoal (Fig.4). They appeared to have been the result of peri glacial frost action.

4.1.3 At the eastern end of the trench a deep ditch [108] (Fig.3) was identified running north-east to south-west which appeared to be of Roman date. The ditch was approximately 1m deep with a 'v' shaped base. The complete profile of the ditch was not exposed as it lay outside the limit of the excavation. The ditch appeared to have been filled by a mixture of natural and cultural processes. Bands of silty sand and clay formed by natural weathering were interspersed with layers of charcoal-rich silt which seem to have been the result of deliberate backfilling (Fig.5). Three sherds of Roman pottery and a fragment of Roman tile were found in the backfill.

4.1.4 Ditch [108] cut through an earlier feature [127] (Fig.3) which was also identified as the remains of a ditch. Ditch [127] ran north-to-south and was heavily truncated with a slightly concave base. The ditch appeared to have been filled by natural weathering and contained no dating evidence.

4.1.5 Ditches [106] and [104] ran parallel in a north-to-south orientation. The ditches were both heavily truncated and may represent the base of a single ditch which had been recut. A sherd of Oxidised ware and a fragment of tile were recovered from [104]. The fills of the ditches were indistinguishable and consisted of silty clay with occasional flints and flecks of charcoal.

4.1.6 Feature [125] situated to the west of ditch [108] was identified as a circular pit with steep sides and a flat base. The fill was homogeneous silty sand and appeared to have been deposited in a single episode. The pit contained a single fragment of Roman tile which was heavily burnt, a *tessera* and flecks of charcoal suggesting that the fill was cultural in origin.

4.1.7 Clustered at the western end of the trench was a collection of features which all contained Roman material. Circular pit [118] was rich in charcoal and also produced fragments of copper alloy, an iron nail and a fragment of *tegula*. The pit was shallow with gently sloping sides and a flat base and was heavily truncated. Although the fill of the pit had

24627 BAN 1993
Trench 1
Plans

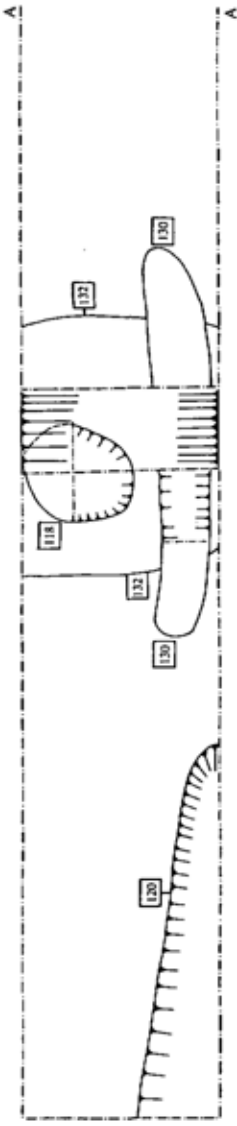


Fig. 3

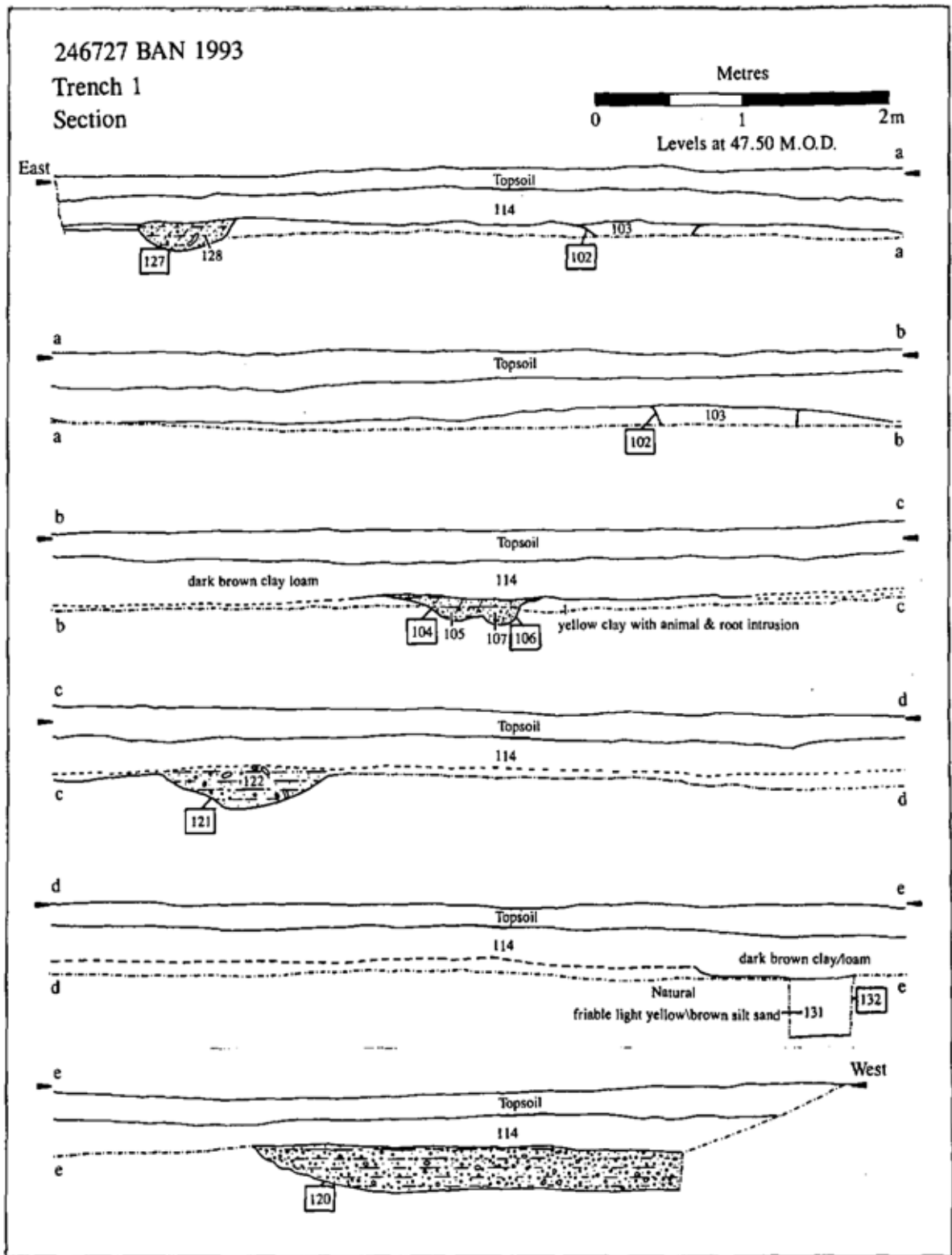


Fig. 4

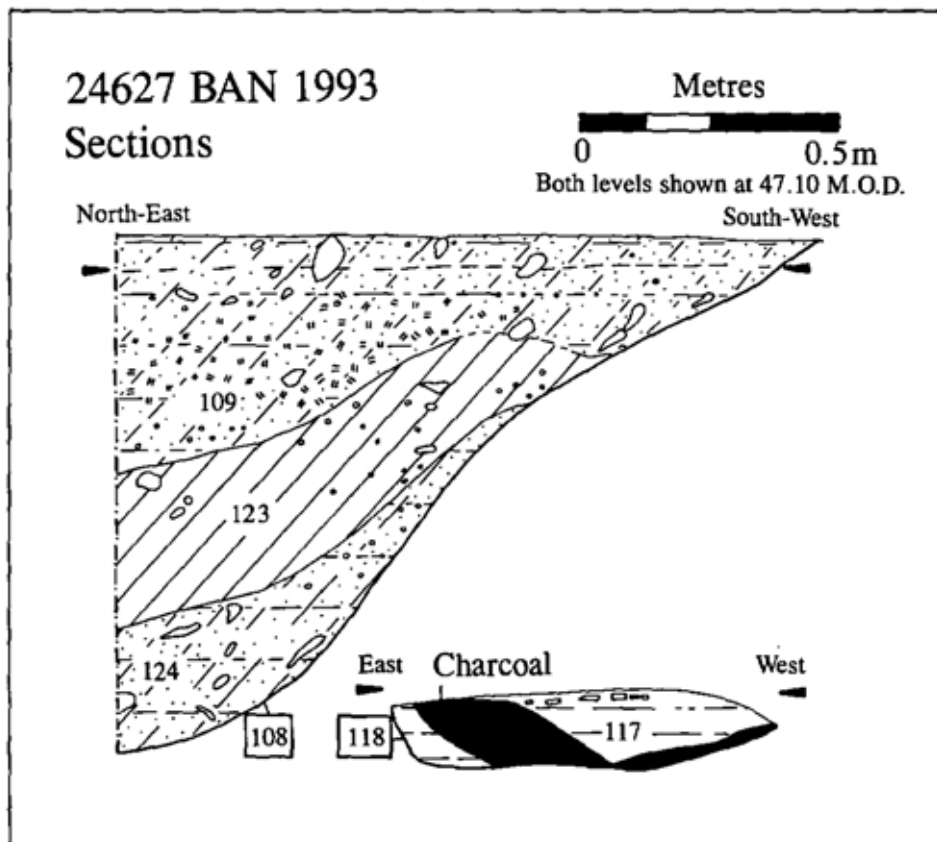
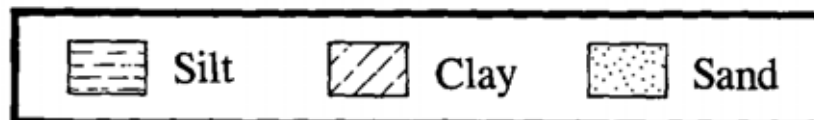
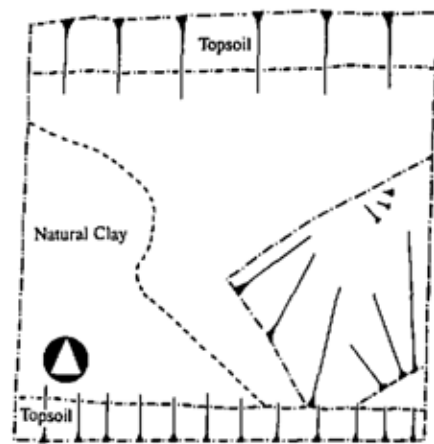
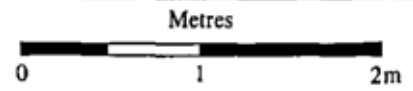


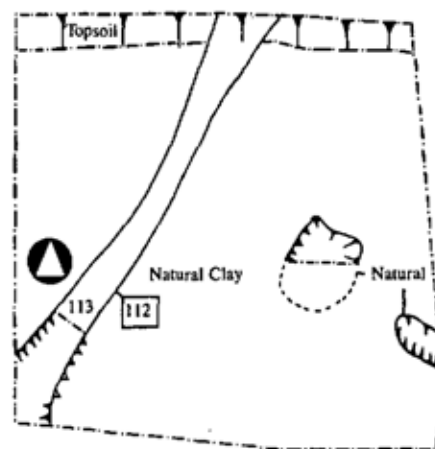
Fig. 5



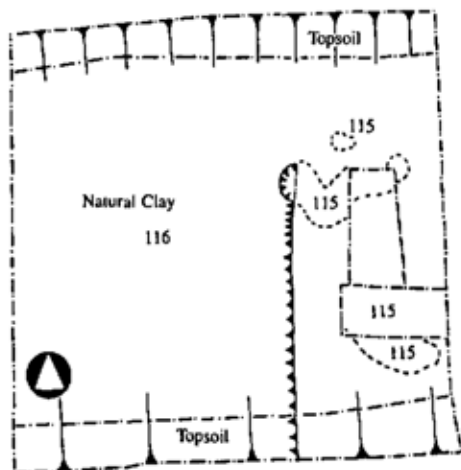
24627 BAN 1993
Test Pit Plans



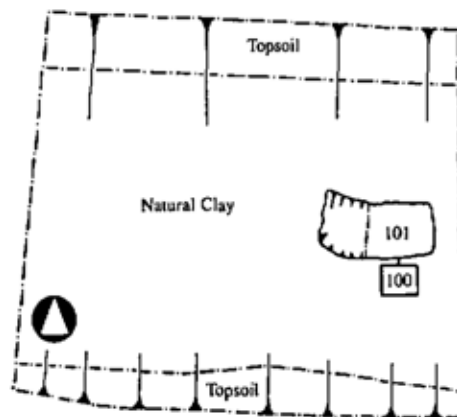
T4



T5



T6



T13

Fig. 6

been burnt, the sides and base had not been subjected to heat suggesting, that the fill had been re-deposited into the pit from elsewhere.

4.1.8 Adjacent to pit [118] a linear feature [130] was identified. The feature appeared to be the remains of a ditch running east-to-west across the site and partly destroyed by ploughing. The ditch contained three sherds of pottery, one Grey ware and two Oxidised ware and a single *tessera*.

4.1.9 At the extreme west of the trench a feature, [120], was identified running into the sides of the trench. The size and profile of the feature were not established as these lay beyond the limits of the excavation. The feature had straight sides and a flat base and was filled with a loosely packed mixture of flint boulders, chalk blocks, fragments of *tegulae*, box-tile, flue-tile, *imbrices* and *tesserae* bound in sandy silt (Fig.4).

4.1.10 All the features were overlain by topsoil to a depth of c.800mm (Fig.4). The topsoil consisted of a layer of dark, compacted silt loam which was rich in organic material and was probably deposited as a result of ploughing. Twenty-six fragments of Roman ceramic tile were collected from the topsoil after the trench was stripped, (these are listed in Appendix C). The tile fragments were probably incorporated in the soil by the action of the plough.

4.2 The Test Pits

4.2.1 No features were observed in test pits T2, T3, T7, T8, T9, T10, T11 or T12.

4.2.2 Test pit T4 contained a large pit-like feature [111] (Fig.6). On further investigation it became clear that [111] was a natural feature, probably the result of periglacial frost action. The pit contained struck flints.

4.2.3 T5 contained a linear feature [112] with straight sides and a flat bottom, this was interpreted as a truncated gully. The gully contained a sherd of flint gritted pottery, possibly prehistoric, and a fragment of tile. The feature was too slight to be attributed a definite period.

4.2.4 Upon initial excavation, Test pit T6 revealed a number of irregular patches of chalk-speckled clay (115). Further investigation confirmed that these were non-cultural (Fig.6).

4.2.5 Test pit T13 contained a shallow feature [100] (Fig.6). This had a flat base and irregular edges and was interpreted as the remains of a pit which had been heavily truncated. Sherds of Roman pottery were recovered from the fill.

5.0 The Finds

5.1 Pottery

5.1.1 51 sherds weighing 0.274g were recovered from the site. Of these 16 sherds weighing 0.077kg were found in stratified contexts and 35 weighing 0.197kg were collected from top soil. The majority of the pottery was abraded and exhibited ancient fractures. A small quantity of prehistoric pottery was recovered, but the majority of the material was Roman. Two sherds of post Medieval pottery was also found.

5.1.2 Two sherds of coarse, flint gritted fabric were found in the topsoil of Trench 1 and T10. These sherds were probably of Iron Age date.

5.1.3 The Roman assemblage consisted of locally produced coarse wares, including Grey wares, Oxidised wares and Reduced wares. Fine wares were represented by one sherd of Nene Valley colour-coated ware and five sherds of Samian ware. The Samian ware included one

South Gaulish rim and three East Gaulish shreds of which one was a foot-ring base. One sherd was unprovenanced. It is unusual to find such a large proportion of Samian (15%) within an assemblage of this size (D. Gurney *pers comm*).

5.1.4 The Roman assemblage was too small to provide sufficient dating evidence (David Gurney *pers comm*). No diagnostic forms were found. The only datable evidence is the Samian can be given a date of no later than the end of the second century AD. The single sherd of colour-coated ware found in T13 can be dated to the third century. It is therefore impossible to provide a precise date for the assemblage. The lack of pottery reflects the small number of features discovered. The small quantity of pottery is remarkable in view of the large amount of material found in 1988; this suggests that any occupation may have been concentrated to the north and east of the area of excavation.

5.1.5 Two sherds of post-medieval Glazed Red Earthenware were found in unstratified contexts. This is consistent with the distribution of material within the plough-soil.

5.2 Ceramic Building Material

5.2.1 A wide range of building materials was recovered from the site. These included fragments of tile, *tegulae* and *imbrices* as well as 6 fragments of flue tile, 2 fragments of box-tile and a number of *tesserae*. A total of one hundred and ninety-nine fragments of building material weighing 7.090kg was found. Of these eighty-nine were from stratified contexts and the remainder was from the topsoil.

5.2.2 The majority of the fragments were abraded. A notable exception was the *tesserae* which were consistently found in a better condition. Three of the *tegulae* fragments came from a single tile, which appears to have been burnt before it was broken.

5.2.3 Two fragments of box-tile were found, one of these had the remains of a circular vent on one surface. Both fragments displayed characteristic combed keying.

5.2.4 One fragment of floor tile bore the impression of an animal paw, possibly that of a dog.

5.2.5 The presence of building material, including *tesserae*, suggests that a domestic building of some status may have stood nearby. The building seems to have lain outside the limits of the evaluation area, possibly to the north-east where a number of *pilae* from the heating system of a building were found *in situ*.

5.3 Stone

5.3.1 Many fragments of chalk were noted in the fill of feature [120]. These may have used as building material.

5.4 Flint by Peter Robbins

5.4.1 Seventy eight pieces of flint were recovered. Of these forty-six were from stratified contexts including 13 from natural feature [111] which produced the largest group. The remaining thirty-two pieces were from the ploughsoil.

5.4.2 The flints were mostly undiagnostic. There were several small blades and long flakes with some light patination. These may be attributed to the Mesolithic or early Neolithic. The majority of the assemblage exhibited fresh fractures. A single, triangular flake recovered from the fill of feature [120] appeared to have been struck using a pointed hammer suggesting that it may have been produced by flint trimming for building purposes.

5.5 Copper alloy

5.5.1 Seven fragments of copper alloy were recovered, but none was recognizable as an object.

5.6 Iron work

5.6.1 Twenty-eight pieces of iron were found by excavation and metal detecting. The finds were all modern or undatable scrap.

5.7 Lead

5.7.1 Three pieces of unrecognizable lead scrap were found.

5.8 Glass

5.8.1 A single fragment of blue-green glass of possible Roman date was recovered from (101) T13.

5.9 The Animal Bone

5.9.1 16 fragments of animal bone weighing 243g were recovered from four contexts. The fragments were small and in poor condition. The surfaces of the bones were eroded and had become brittle and "chalky".

5.9.2 The assemblage consisted of domestic species including cow metacarpal and jaw fragments, sheep/ goat pelvis fragments and a pig tooth.

6.0 Conclusion

6.1 The natural features [102], [121], [132], (Fig.3), [111], [112], (116), (115) and [100], (Fig.6) were probably formed as the result of peri glacial frost action.

6.2 The trenches and tests pits were located to investigate the whole of the evaluation area, a sample of 2%. Most features were in Trench 1 suggesting that the focus of activity was to the north of the site.

6.3 Trench 1 produced evidence of activity taking place on the site in the Roman period. Pit [118] (Fig.5) contained charcoal and copper-alloy flecks suggesting that the fill may have been a waste product from industrial activity. The nature and location of this activity is uncertain but may have taken place close by.

6.4 Ditches [104], [106], (Fig.4) [108] (Fig.6) and [127] all appear to be of Roman date. Ditch [108] is similar in nature to c2 observed during the construction of Gaymer Close (see Appendix D). The purpose and relative chronology of the ditches could not be resolved within the constraints of the excavation. The ditches may have served as boundary markers.

6.5 The presence of a Roman building within the evaluation area seems unlikely. Although fragments of building material were recovered from the topsoil, pits and ditches during the excavation, no structural evidence was uncovered. This is surprising as substantial quantities of *pilae*, some of which appeared to be *in situ* were found to the north and east of the evaluation area (Fig.3). This implies that any building would have lain to the north-east of the evaluation

area. This is also suggested by the alignment of ditches [108] and [127] which may mark the boundaries of Roman occupation. The *pilae* stacks found in 1988 and the fragments of *tesserae* uncovered by the evaluation suggest that the putative building was for domestic use and may have been of fairly high status.

6.6 No artefactual evidence was found to suggest any post-Roman activity on the site. The plough-soil observed in the trench and test-pits and the distribution of artefacts within the topsoil indicated that the area was used for agricultural purposes.

Acknowledgements

The Norfolk Archaeological Unit wishes to thank Breckland District Council for their cooperation with this project. The ceramic finds were identified by David Gurney and the flint by Peter Robbins and the animal bone by Trevor Ashwin. The finds were processed by Lucy Talbot. The illustrations were prepared by Piers Wallace. On site excavation was carried out by Richard P. Holbery and Melanie J. Stone.

Appendix A

BANHAM - LAND OFF GAYMER CLOSE

PLANNING AUTHORITY: Breckland District Council
PLANNING APPLICATION NO: -

SMR SITE 24627
L.A.S. REF 327

BRIEF FOR ARCHAEOLOGICAL EVALUATION

Summary

This site, the development potential of which is being considered, is located in an area of great archaeological interest and potential importance, immediately adjacent to very important Roman remains probably indicating the site of a Roman villa. If development plans including archaeology are to be drawn up, these should include the results of an evaluation in line with Planning Policy Guidance 16 so that the extent, date and state of preservation of archaeological features and deposits can be assessed, and an informed decision made on their future.

Background

During the construction of Gaymer Close in 1988, large numbers of features and artefacts were recovered, suggesting that a substantial Roman building, probably a villa with or without a bath-house is located in this area. Substantial ditches were found, and animal bones, Roman roof tile fragments, pottery and oyster shells were all abundant. Some of the pottery sherds suggest that there may be a Roman kiln in the vicinity. The site has also produced more than fifty Roman coins, along with brooches and other metalwork. In one part of the site stacks of tiles indicate the probable position of part of a hypocaust system.

Roman coins have been reported along the hedge line which forms the north-east boundary of the site, and a small test excavation just over the boundary in the field to the north-east revealed a dense mass of Roman roof tile, mixed in with mortar and oyster shells.

The evidence suggests that Gaymer Close is located over the site of a Roman villa, and that archaeological remains associated with this if not part of the villa building itself (or related structures in masonry or of timber construction) are likely to extend into the area being considered for development.

The objectives of the evaluation should be to make an assessment of the extent, date and state of preservation of archaeological features, deposits and finds on the site of proposed development, with minimal intervention. It is recommended that a small trial trench be mechanically

excavated in the north-east corner of the site (adjacent to Site 24627 contexts 8 and 12), and that a number of small test-pits be excavated mechanically elsewhere on the site to assess the depth, preservation and extent of archaeological deposits.

Brief

The Detailed Project Specification or Method Statement should:-

1. Provide a clear statement of the project's aims and objectives.
2. Present a strategy to assess the artefact content of the topsoil by fieldwalking, metal-detecting or other surveys.
3. Include a scale plan showing the proposed locations and extent of any survey and trenches.
4. Indicate how topsoil in those areas will be excavated (i.e. by hand or by machine) and if hand-excavated control areas are proposed.
5. Indicate what levels of sampling are anticipated in the excavation of various types of contexts which may be encountered e.g. buried soils, structures, pits, post-holes, ditches. Minimal intervention into subsoil features is recommended.
6. Include details of:-
 - i) projected duration on site
 - ii) numbers of staff involved and structure of team
 - iii) details of the appropriate knowledge, experience and skills of the project team.
7. Indicate how as much information as possible will be collected on the presence/absence, extent, condition, character, quality and date of archaeological deposits within the application site. Proposed data collection methods must be described.
8. Indicate that all archaeological contexts and artefacts exposed or examined will be adequately surveyed, sampled, cleaned, planned, excavated and preserved by record on appropriate context, finds and sample sheets, by the production of plans, sections and elevations, and by black and white and colour photographic record. Describe the proposed recording strategy.
9. Provide a provisional programme outlining post-evaluation analysis, specifying what staff and time resources have been provisionally allocated to the project. This programme may be subject to review when the excavation results are assessed.
10. Indicate what opportunities are proposed for project monitoring within the project's stages of:-
 - i) on-site evaluation

- ii) assessment
- iii) analysis and report preparation
- iv) completion of archive, deposition of archive and finds and dissemination of results

so that monitoring officer(s) are able to examine and discuss work in progress to ensure that all work is being carried out to appropriate professional standards.

Proposed monitoring points should be specified in any timetable submitted.

11. Include an estimate of the time and resources required for the completion of the project archive and for the production of an Evaluation Report.
12. Show what provision has been made for the identification of artefacts, including specialist reports if appropriate.
Include a list of specialist consultants who might be required to advise or report on finds or other aspects of the investigation.
Finds work should be to accepted professional standards, and adherence to the Institute of Field Archaeologists Guidelines for Finds Work is strongly recommended.
13. Show what provision will be made for inclusion of the results of the project in the County SMR.
14. Indicate that all Site and Context numbering used will be compatible with the Norfolk SMR.
15. Show what provision has been made for conservation.
16. Show what provision has been made for environmental assessment of the site.
17. Provide a summary of agreements reached with:-
 - i) the landowner
 - ii) an appropriate museumover the donation and deposition of cultural material and project records in a permanently accessible form and in an acceptable form.
Account must be taken of any reasonable requirements the museum may have regarding the conservation, ordering, organisation, labelling, marking and storage of excavated material and the archive.
In this instance, deposition with the Norfolk Museums Service is appropriate.
The finds and archive should usually be deposited within one year of the completion of the project.
18. Indicate that provision has been made for the microfilming of the excavation archive by the RCHME.

The Evaluation Report

1. Style and format of the Evaluation Report may be determined by the archaeological contractor.

2. A plan at an appropriate scale showing trench layout and features must be included.
3. For each trench, the Evaluation Report should include comprehensive details of features and finds, their state of preservation and interpretation.
4. The Evaluation Report should include an assessment of the finds, and should present an overview of the quality and potential of the finds assemblage.
5. A scale plan of actual and where possible predicted archaeological deposits should be included.
6. A copy of the Evaluation Report will be supplied to the Norfolk SMR within six months of the completion of the project on the understanding that this will become a public document after an appropriate period of time (generally not exceeding six months).
7. The Evaluation Report should not give an opinion on whether preservation or further investigation is considered appropriate.

The Norfolk Museums Service Landscape Archaeology Section will be responsible for monitoring progress and standards throughout the project. The archaeological contractor will give the Landscape Archaeology Section not less than two week's written notice of the commencement of the work so that arrangements for monitoring the project can be made.

Archaeological contractors are strongly advised to forward any 'Detailed Project Specification' or 'Method Statement' to the Norfolk Museums Service Landscape Archaeology Section for approval before any proposals are submitted to potential clients.

Any subsequent variation to the Detailed Project Specification or Method Statement must be agreed with the Landscape Archaeology Section prior to its implementation.

David Gurney
Principal Landscape Archaeologist
22 March 1993

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Union House
Gressenhall
Dereham
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Fax: (0362) 860951

NORFOLK ARCHAEOLOGICAL UNIT

BANHAM
LAND OFF GAYMER CLOSE

Planning Authority: Breckland District Council
SMR Site: 24627
LAS Ref: 327
NAU Ref: MS/Eval/93/27

METHOD STATEMENT FOR ARCHAEOLOGICAL EVALUATION

1. The evaluation of this area, which has been identified as archaeologically sensitive for the Roman period, is intended to provide details of the extent, depth, date and state of preservation of any archaeological deposits. Trial trenching and test pitting will be undertaken to establish whether larger scale work is necessary in order to understand fully the nature and extent of any settlement patterns prior to development works.
2. Metal-detecting will be undertaken on the topsoil as it is removed. Prior metal-detecting is not considered to be appropriate given the existing nature of the land as pasture.
3. Scale plan attached (Fig. 1) indicates the location of the area to be surveyed. Exact trench location will be determined on site but it is proposed that a trench will be excavated in the north-east corner of the site (adjacent to Site 24627 contexts 8 and 12) with test pits elsewhere as recommended in the Archaeological Brief.
4. The trial trenches will be excavated initially by machine with hand excavation being undertaken if buried stratigraphy is encountered and on features and deposits within the subsoil. Sufficient excavation will be undertaken to establish the nature and date of archaeological contexts but, should complex or dense stratigraphy be encountered, further work will be limited to establishing the state and quality of preservation.
5. Detailed strategies for levels of sampling of buried soils, structures, pits, post-holes and ditches will be determined on site. Percentage sampling will apply in order to minimise impact and establish as rapidly as possible the state and quality of preservation (see Para. 4 above).
6. i) The topsoil removal, trench excavation and test pitting of

the site is intended to last a maximum of 2 weeks.

- ii) The staff structure will consist of:
 - A Project Manager
 - A Finds Assistant/Experienced excavator
 - An Experienced Excavator

iii) The Project Manager will have experience of interpreting rural settlements and knowledge of sampling strategies. The Finds Assistant will be supported by the NAU Finds Officer (a Project Manager grade). All members of staff will have experience of NAU recording and surveying procedures.

7. Data collection and minimum recording to obtain as much information as possible will include:

distribution map of all metal-detected finds;
detailed recording of all visible archaeological features;
linear features will be sectioned to determine form and relationships;
pits will be half-sectioned;
late post-medieval and modern features will be dealt with summarily.

8. The site will be located within the Ordnance Survey grid using appropriate technology. Recording of features and deposits will be undertaken with the aid of proformas (examples deposited in F.A.D. library at Gressenhall). Finds, both hand-collected and sieved, will be processed and recorded during the course of the excavation as far as possible to enable speedy assessment of the material. Overall plans will be made at a scale of 1:50, with provision for 1:20 and 1:10 drawings as appropriate. All sections of small features will be recorded at 1:10, others at 1:20 depending on detail considered necessary. Photographs will be taken for the following reasons:

- a) to record archaeological relationships
- b) to record the specific nature of archaeological features
- c) to record spatial relationships
- d) to record regular progress of the excavation.

9. The proposed programme consists of the following:

- a) excavation - 2 weeks
- b) archive - 2 days
- c) assessment - 2 weeks

10. The NAU has a policy of following the procedures outlined in the HBMC publication Management of Archaeological Projects (1991). Monitoring opportunities will therefore be in line with those procedures and are suggested as follows:

- a) at the end of the first week of excavation
- b) at the end of the first week of assessment
- c) upon deposition of the archive

11. Resources will be allocated to enable completion of the archive, the production of a report and the deposition of the archive.

12. Provision will be made for specialist reports (subject to the agreement of the named individuals) as follows:

- a) flints (John Wymer/Peter Robins)
- b) Roman coins (John Davies)
- c) Saxon and medieval small finds (Sue Margeson)
- d) Roman, Saxon & medieval pottery (Irena Lentowicz)
- e) soils/micromorphology (Richard Macphail/C. French)
- f) environmental (Peter Murphy)

A small contingency sum will be set aside for any further reports which become necessary. All work on finds is co-ordinated by the NAU Finds Officer. The NAU has a policy of adhering to the Institute of Field Archaeologists' Guidelines for Finds Work.

13. A copy of the report will be sent to the County SMR together with an AM107 form. This will include a reference to the archive and the intended place of deposition of the archive.

14. Note will be taken of any contexts already used by the SMR. All further numbering of the site and individual contexts will be compatible with the Norfolk SMR.

15. Conservation will be undertaken within the Conservation Department at Norwich Castle Museum. The NAU maintains liaison with the Department and allocates resources to conservation within each of its budgets according to a formula agreed with the Conservation Department. This ensures that all necessary conservation will be undertaken using the facilities available at Norwich Castle Museum. Any additional conservation costs necessitated by the use of specialist facilities elsewhere is also covered by the available budget.

16. An assessment to establish an environmental sampling procedure will be undertaken in consultation with the Environmental Archaeologist at the the Centre of East Anglian Studies at the University of East Anglia. Resourcing of environmental work is provided by formula in a similar way to that outlined for conservation (Paragraph 15).

17. The NAU will be undertaking work on behalf of Breckland District Council. It is proposed that details of access, timing, funding and backfilling will be determined between the NAU and the Council or his appointed agent. Further agreement with the Council as landowner will seek donation of the finds to the Norfolk Museums Service. Donation and deposition of such cultural material and the archive will be to the Norfolk Museums Service,

to the standards of the Service at the time of deposition.

18. The excavation archive will be prepared in such a form that it can be microfilmed by the RCHME.

An Evaluation Report will be produced within the guidelines stipulated in the Archaeological Brief. Copyright will be retained by the Norfolk Archaeological Unit.

Brian S. Ayers
Principal Field Archaeologist
9th July, 1993

Appendix C The Finds

<i>Context</i>	<i>Material</i>	<i>Comments</i>
T1 114 Iron Age	Pottery	flint-gritted ware x1
Roman		Samian x 4 (East Gaulish x 2; South Gaulish x 1 rim) Grey ware x 7 Reduced ware x 2 Oxidised ware x 1
post medieval		GRE x 1
	Building Material Roman	<i>tegula</i> x 6 flue-tile x 3 <i>imbrices</i> x 7 box-tile x 1 <i>tesserae</i> x 8 tile x 59
	Flint	flake x 1 core tablet x 1
	Animal bone	x 1 unidentified
T2 114	Pottery	Flint-gritted x 1
	Flint	scraper x 1 flakes x 2
T3 114	Building Material	Tile fragments x 9 some possible <i>tesserae</i>
	Flint	core fragments x 2 flakes x 4
T4 114	Pottery	Grey ware x 3 GRE x 1
	Building Material	tile fragments x 9
T5 114	Pottery	Oxidised ware x 2
	Building Material	tile fragment x 1
	Flint	flake x 1
T9 114	Flint	flakes x 2

<i>Context</i>	<i>Material</i>	<i>Comments</i>
T10 114	Pottery	Flint-gritted (Iron Age) x 1 Grey ware x 1 Oxidised x 1
	Building Material	tile fragments x 2 (Roman) modern wall tile x 1
	Flint	flake x 1
T11 114	Flint	flakes x 5
T12 114	Pottery	Reduced ware x 1
	Building Material	tile x 1
	Flint	flakes x 5 shatter piece x 1
T13 114	Pottery	Oxidised ware x 1 Nene Valley Colour Coat x 1
	Building Material	tile fragments x 3
	Flint	flakes x 2
T13 101	Glass	x 1
	Flint	core fragment x 1 flake x 1
T1 105	Pottery	Grey ware x 1
	Building Material	tile fragment x 1
T1 107	Pottery	Grey Ware x 1
	Building Material	<i>tessara</i> x 1
T1 109	Pottery	Samian x 1 (East Gaulish foot-ring base) Grey ware x 2
	Building Material	tile fragment x 1
	Flint	flakes x 3 pot-boiler x 1
	Animal Bone	x8

<i>Context</i>	<i>Material</i>	<i>Comments</i>
T1 110	Pottery	Oxidised ware x 1
	Flint	flakes x 11 blade x 1 pot-boiler x 1
T1 113	Pottery	Flint-gritted x 2
	Building Material	tile fragment x 1
	Flint	flakes and fragments x 9
114	Pottery	Samian x 1 Grey ware x 4
	Brick/ tile	tile fragment x 1
117	Brick/ tile	<i>tegula</i> fragment x 1
	Cu alloy	slag lump
	Fe	nail (Roman) x 1
119	Pottery	Grey ware x 2
	Building Material	<i>tegula</i> x 1; box tile x 1; flu tile x 3; imbrex x 2 (possible <i>tesserae</i>); <i>tesserae</i> x 6
126	Building Material	tile x 1 (heavily burnt); <i>tesserae</i> x 1
129	Pottery	Grey ware x 1 Oxidised ware x 3
	Building Material	<i>tesserae</i> x 1

Appendix D Finds recovered during the construction of Gaymer Close in 1988

All information has been copied from the Norfolk Sites and Monuments Records.

Gaymer Close, Banham

Housing development by Breckland DC, contractors R.G. Carter, Dereham. Site reported to NCM on 9.6.88 by Mr A.E. Savery, Chapel House, Mill Road, Banham, enquiry no. 13501.

Site visited 16.8.88. Virtually all earth moving and trenching completed. A few very old sections still available for inspection.

c1. A large ditch, running north-east to south-west. Contractors claim this seen in all footings on the line shown on the plan (Fig.3). At A on plan large machine-dug hole dug by contractors for DG exposed ditch with fairly homogeneous grey-brown loamy clay fill cut into boulder clay. Many tile fragments in upper fill, and large dump of animal bones at base. Bones appear to be from one animal, *bos*, perhaps complete. One other bone, unidentified as yet, also recovered from the same area. Ditch here approximately 2m wide and 1m deep. At B (see plan), Mr Savery reports "2 circles, about 4ft diameter, with tile, burnt bone and large chalk lumps". Nothing visible here at visit. At C (Fig.3) in old section, 40cm topsoil over a layer 20cm thick and c 1.50m wide of brown loamy clay with flint nodules, abundant tile fragments and abundant small chalk lumps and flecks; probably the upper fill of the ditch. At D and E, old sections show evidence of a possible ditch. Mr Savery reports that most of finds came from this area.

c2. A large ditch with black fill cutting the boulder clay reported by contractors. Said to be 3m wide and 2m deep. Backfilled area; nothing now visible.

Comment

The only feature seen on this on building site is the large ditch c1, but a report by the contractors may suggest another (c2). Only animal bone was recovered from the basal fill, but the upper fill contained a single sherd from an mortarium, along with (apparently) abundant Roman roofing tile. Roman tile appears to be present in the uppermost fill of the ditch in several locations across the site. The amount of roofing tile *tegulae* and *imbrices* suggests that somewhere in this area there is probably a substantial Roman building. A distorted Grey ware jar rim could be a second, or if it is a waster, there may be a kiln in the vicinity.

Finds

c1 finds from machine dug hole (see A fig) collected by DG.

ditch upper fill	
Pottery	<i>mortarium</i> x 1 sherd
Fired clay	fragment x 1
Building Material	<i>tegulae</i> x 7 <i>imbrices</i> x 5 bonding tile x 1
ditch lower fill	
Animal Bone	large deposit of animal bone smashed through digger. Sample recovered, suggesting one ?complete <i>bos</i> , with one other unidentified bone
General collection by Mr Savery (includes material handed to DG and NCM enquiry, subsequently donated)	
Fe	key, nails x 3 unidentifiable objects x 4 handle fragment x 1
Slag	lump x 1
Building Material	<i>tegulae</i> fragments x 14 <i>imbrices</i> x 6
Stone	chalk lump x 1
Glass	base x 1
Pottery	medieval/ post medieval x 18 <i>amphora</i> x 1 <i>mortarium</i> x 1 colour coated x 3 Samian (South Gaulish) x 2 Grey ware (Waveney Valley) x 67. Grey ware jar rim a second or waster x 1 C2-C3.

Mr Savery also reports that the site has been metal-detected by someone who he cannot name, and that coins were recovered. He will try and obtain these for us. DG 4 July 1988.

Additional finds by Mr Savery, July 1988

c1	further finds;
at D on plan (Fig.3)	
Cu alloy	stud with a convex head (Roman)
at E on plan (Fig.3)	
	pottery (Roman)
	coin (Roman)

- c3 coin (Roman)
- (the two Roman coins from c1 and c3 above have been jumbled i.e not sure which came from which context. One is *antoninianus Carausius* AD 286-93, other *antoninianus* of AD 268-73).
- c4
Building Material tile x 7
- c5
Cu alloy scallop shell ampulla (Medieval)
- c6
Stone flints (not worked)
Building Material tile (Roman)
large pieces of *opus signinum*
- Pottery (Roman)
- c7
Coins along hedge line; report of coins found several years ago (those referred to above in report dated 4th July 1988)
- c8 in pasture field to north of development behind ruined building (see site 20206) owned by Mr Aldridge, small hole dug by Mr Savery exposed at depth of 12" dense mass of broken roof tile (Roman) and mortar with Roman pottery and oyster shell. Probable site of building (or very close to it) so further excavation discouraged.
- plus general collection over site includes;
- Fe awl x1
knife fragment x 1
Post-Medieval button x 1
- Ae sheet with rivet holes
strip with rivet hole
- Pb lead scrap
- Glass Post-Medieval glass
opaque green hexagonal bead (Roman)
- Pottery large collection of Roman pottery (200+ sherds), predominantly Grey wares, micaceous as earlier finds, with some shell-tempered, also mortaria x 2, Samian x 4 and an amphora sherd with handle stub.
- Medieval-Post-Medieval pottery is predominantly LMT with some GRE
Late Medieval glazed x 3
Post-Medieval stoneware x 2
- c9 old metal-detector finds by R. Oxley, many years pre-1988 and not precisely located.

Post-Medieval:

Ae

wire-headed pin
8-strand chain in five lengths linked by
small studded spheres
C17 buckle
large decorative fitting, secured by 2
screws
small decorative fitting with turquoise
glass
pommel
fitting secured by rivets
buckle with moulded decorative loop

Roman:

Coins

16 coins, all very worn and largely
illegible
Claudius *as* Minerva SC 41-54
?Vespasian *sest* eagle on globe 69-79
?Nerva *dup* 96-98
?Hadrian *sest* 117-138
illeg. sest
7 *illeg. dup*
3 *illeg. asses*
AE 4 *illeg. C4*.

D.A. Gurney 15 September 1988

Site visited 15 November 1988, in response to report from contractors of possible structural remains.

c10 In a machine-dug service trench (Fig.3), the following were recorded (in darkness, by light from a torch and JCB headlamps, as the trench was to be backfilled immediately):-

0 - 60cm	topsoil
60 - 170cm	mass of broken tiles and chalk lumps
170 - 180cm	crushed brick floor
180+	boulder clay

Cleaning of the east side of the trench revealed two stacks of flat tile *pilae*, side by side and aligned north-west to south-east or north-east to south-west. The tops of the *pilae* were at a depth of c1m, and they had a minimum height of 40cm. The southern *pila* was of eight flat tiles, c18cm square with a white chalky mortar between. The southern *pila* was of eight flat tiles, c18cm square with a white chalky mortar between. The northern *pila* was only partly exposed, and of eight or more tiles, larger than those of the southern *pila* and probably rectangular (long axis aligned north-west to south-east). A third tile stack was reported by the contractors on the west side of the trench, but this had been machined away.

These appear to be *pilae* of a hypocaust system. The clear orientation of the *pilae* suggest a building aligned north-west to south-east or north-west to south-west. The footings of the building to the south of this trench reached a similar depth, but nothing was noted by the contractors here. To the north, a concentration of finds was noted in earlier work (see context 1, B and C on plan).

c11	Unlocated finds within development area:
Ae	buckle (Post-medieval)
Pottery	Samian Form 36 rim with trailed leaves
Coins:	Carausius <i>antoninianus</i> ?PAX AVG C mint 286-93 illeg. <i>antoninianus</i> C3 illeg. <i>antoninianus</i> C3 House of Constantine illeg. C4
Miscellaneous	pottery, tile etc as earlier finds
Coins:	collection of 38 coins, all extremely worn and / or corroded, the following identifiable: Tetricus I <i>antoninianus</i> HILARITAS AVG? 270-3 illeg. <i>antoninianus</i> C3 illeg. <i>antoninianus</i> C3 House of Valentinian GLORIA ROMANORVM 364 - 78 Gratian GLORIA NOVI SAECVLI Aries 367 - 75 Tetricus I <i>antoninianus</i> 270 - 3 illeg. <i>antoninianus</i> C3 The remainder are all C3 - C4.

The last group of 38 coins are believed to be old metal-detector finds by R. Oxley. All finds returned to Mr E. Savery.

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