

Swaffham

LP[097]006

Site Reference	LP[097]006
Site Location	Land off New Sporle Road, Swaffham
Buffer Zone	500m

Stage 1 Desktop Assessment

Designated Heritage Asset	Yes/No	Name and Location
Listed Building	Yes	Grade II listed Baptist Chapel & Hall; Grade II listed Point House; and Grade II listed Beech House.
Conservation Area	Yes	Partially
Scheduled Monument	No	
Registered Park and Garden	No	

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

The site was previously allotment gardens on the edge of the settlement to the east of New Sporle Road. There is existing development to the south, west and east of the site with arable land to the north. Whilst the site is situated along a gateway into the town, the location of the site would limit the impact of the site due to the existing development that surrounds the site.

Impact on designated heritage assets within the vicinity

Although historic buildings and the conservation area lie within the 500m buffer, these are screened by existing development and would, therefore, have no impact.

Are there any non designated heritage assets within the vicinity?

None.

Landscape impact (including key views and topography)

The site is alongside a gateway to the town; however, the impact of this is mitigated by the existing development to the south, east and west of the site. The site is situated within the 'Clarence Hills Open Tributary Farmland' landscape character area, which is of moderate sensitivity to change.

Prominent trees and other natural landscape features (both within and adjacent to the site)

None.

<i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i>
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Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site's location on the edge of the settlement, the surrounding character and form of existing development and the site being a prominent gateway into the village will be additional factors in the formation of proposals.
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Stage 3 Evaluating Impact

<i>Conclusions and RAG rating</i>	
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	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2.
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Site Reference	LP[097]008
Site Location	Land off New Sporle Road, Swaffham
Buffer Zone	500m

Stage 1 Desktop Assessment

Designated Heritage Asset	Yes/No	Name and Location
Listed Building	No	
Conservation Area	No	
Scheduled Monument	No	
Registered Park and Garden	No	

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)
The site is situated upon arable land on the edge of the settlement to the east of New Sporle Road. Arable land is situated to the north and east with previous allotment land to the south. Existing development to the west of the site is linear and relatively low in density. The site forms part of a key gateway into the town.

Impact on designated heritage assets within the vicinity
Although historic buildings and the conservation area lie within the 500m buffer, these are screened by existing development and would, therefore, have no impact.

Are there any non designated heritage assets within the vicinity?
N/A

Landscape impact (including key views and topography)
The site forms part of a gateway to the town; however, this is mitigated against by the development to the west of New Sporle Road. The site is situated within the 'Clarence Hills Open Tributary Farmland' landscape character area, which is of moderate sensitivity to change.

Prominent trees and other natural landscape features (both within and adjacent to the site)
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None

<i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i>
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Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. Respecting the site's location on the edge of the settlement and the site being a prominent gateway into the village will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

<i>Conclusions and RAG rating</i>	
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	Limited impact on the historic environment, development proposals should have regard to the policy requirements within Stage 2.
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Site Reference	LP[097]009
Site Location	Land to the east of Brandon Road, Swaffham
Buffer Zone	500m

Stage 1 Desktop Assessment

Designated Heritage Asset	Yes/No	Name and Location
Listed Building	No	
Conservation Area	No	
Scheduled Monument	No	
Registered Park and Garden	No	

Stage 2 Site Survey**Site description (including form and character, materials, massing and scale)**

The site is arable land located to south of the town on the edge of the settlement. The site forms part of a key gateway into the town along the South Pickenham Road/Watton Road. Existing development to the north of the site of the site is low in density and development to the west of the site, which the site forms an extension to, is also relatively low density. Land to the east of the site is designated open space with further arable land beyond.

Impact on designated heritage assets within the vicinity

None.

Are there any non designated heritage assets within the vicinity?

None.

Landscape impact (including key views and topography)

The site is a key gateway to the town from the south of the town. The Breckland District Settlement Fringe Landscape Assessment highlights that the site forms part of the 'Clarence Hills Open Tributary Farmland' landscape character area, which is of moderate sensitivity.

Prominent trees and other natural landscape features (both within and adjacent to the site)

None.

<i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i>
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Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. Respecting the site's location on the edge of the settlement, the site being a prominent gateway into the village and the respecting the landscape character sensitivity will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

<i>Conclusions and RAG rating</i>	
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	Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the landscape character sensitivity of the area• Respect the site's edge of settlement location and have regard to nearby form and character.
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Site Reference	LP[097]010
Site Location	Land to the south of Norwich Road, Swaffham
Buffer Zone	

Stage 1 Desktop Assessment

Designated Heritage Asset	Yes/No	Name and Location
Listed Building	Yes	Grade II listed Barn & Stock Houses with Enclosing Wall; Grade II listed Stable Block & Cart Shed NW. of Manor Farm; Grade II listed Manor Farmhouse inc. Attached Wing to North; Grade II* listed Manor House inc. Attached Service Range to E. Norwich Road; Grade II listed Grady's Hotel; Grade II listed The Church Rooms; Grade II listed 39, London Street; Grade II listed The Shirehall; Grade II listed Holmwood House; Grade II listed Crown Cottage; Grade II listed Wood Farmhouse;
Conservation Area	Yes	Partially
Scheduled Monument	No	
Registered Park and Garden	No	

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)
The site is situated upon the arable land to the east of the settlement to the south of Norwich Road. Low-density development is situated to the west of the site with arable land to the east. Farms and smallholdings are located to both the south and north of the site. The site forms part of a key gateway to the settlement from the east.

Impact on designated heritage assets within the vicinity
The Grade II listed Wood farmhouse and Crown cottage are within close proximity to the site and are clearly visible from the site. Furthermore, the topography of the landscape exacerbates the impact upon these listed buildings.
There are views towards the Church tower from the site.

Are there any non designated heritage assets within the vicinity?
None.

Landscape impact (including key views and topography)

The site is situated on the edge of the settlement and is a prominent gateway site to the village. The site is situated within the Clarence hills Open Tributary Farmland landscape character area, which is of moderate sensitivity to change.

Prominent trees and other natural landscape features (both within and adjacent to the site)

None.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. Respecting the site's location on the edge of the settlement and the site being a prominent gateway into the village and respecting the setting of the nearby listed buildings, in particular Wood Farm, will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact***Conclusions and RAG rating***

Retain site subject to policy requirements and updated development considerations. The following updates are required:

- Respect the setting of the nearby listed buildings and conservation area
- Have regard to nearby character and form to respect the site's gateway location.

Site Reference	LP[097]013
Site Location	Land off Sporle Road
Buffer Zone	500m

Stage 1 Desktop Assessment

Designated Heritage Asset	Yes/No	Name and Location
Listed Building	Yes	Grade II Baptist Chapel & Hall; Grade II listed Point House; and Grade II listed Beech House.
Conservation Area	Yes	Partially
Scheduled Monument	No	
Registered Park and Garden	No	

Stage 2 Site Survey**Site description (including form and character, materials, massing and scale)**

The site comprising arable land is situated to the east of the town. Allotments are situated to the north of the site with further arable land beyond. Arable land also lies to the south of the site with the A47 situated to the east of the site. The site feels very rural in nature and detached from the settlement by virtue of the dismantled railway.

Impact on designated heritage assets within the vicinity

None.

Are there any non designated heritage assets within the vicinity?

None.

Landscape impact (including key views and topography)

The landscape impact would be most evident when entering and leaving the town; the dismantled railway bridge acts as a strong gateway both into and out of the town; development to the west of the bridge is very linear and low density, whilst to the east of the bridge is very rural in character.

Prominent trees and other natural landscape features (both within and adjacent to the site)

The site is lined with native trees to the north of the site. No TPOs on the site.

<i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i>
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Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. Respecting the site's location on the edge of the settlement and the site being a prominent gateway into the village and preserving native trees where possible, will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

<i>Conclusions and RAG rating</i>	
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	<p>Retain site subject to policy requirements and updated development considerations.</p> <p>The following updates are required:</p> <ul style="list-style-type: none">• Respect the landscape character sensitivity of the area• Respect the site's edge of settlement location and have regard to nearby form and character.
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Site Reference	LP[097]014
Site Location	Land to the west of Brandon Road, Swaffham
Buffer Zone	500m

Stage 1 Desktop Assessment

Designated Heritage Asset	Yes/No	Name and Location
Listed Building	No	
Conservation Area	No	
Scheduled Monument	No	
Registered Park and Garden	No	

Stage 2 Site Survey**Site description (including form and character, materials, massing and scale)**

The site is situated upon flat arable land to the south of the settlement. Existing development lies to the north and east of the site with further arable land to the south and west. The site forms part of a key gateway to the town from the south along the Brandon Road.

Impact on designated heritage assets within the vicinity

None.

Are there any non designated heritage assets within the vicinity?

None.

Landscape impact (including key views and topography)

Views across the open fields to the west upon approach to the town from the south. The site is situated within the Hilly Whins Plantation Farmland landscape character area, which is of moderate/high landscape sensitivity.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Area of woodland partially covering southern area of the site with further woodland to the south of the site.

<i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i>
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Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. Respecting the site's location on the edge of the settlement and the site being a prominent gateway into the village; respecting the landscape character sensitivity and the character and form of surrounding development will be additional factors in the formation of proposals.

Stage 3 Evaluating Impact

<i>Conclusions and RAG rating</i>	
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	Retain site subject to policy requirements and updated development considerations.
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	The following updates are required:
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| | <ul style="list-style-type: none">• Respect the landscape character sensitivity of the area• Respect the site's edge of settlement location and have regard to nearby form and character. |
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Site Reference	LP[097]018
Site Location	Land to the north of Norwich Road
Buffer Zone	500m

Stage 1 Desktop Assessment

Designated Heritage Asset	Yes/No	Name and Location
Listed Building	Yes	Grade I Church of St. Peter (listed building falls partially into buffer); Grade II listed Town Pound; Grade II listed Church Cottage; Grade II listed Barn & Stock Houses with Enclosing Wall; Grade II listed Stable Block & Cart Shed NW. of Manor Farmhouse; Grade II listed Manor Farmhouse inc. Attached Wing to North; Grade II* Manor House inc. Attached Service Range to E. Norwich Rd; Grade II listed Grady's Hotel; Grade II listed The Church Rooms; Grade II listed Holmwood House; Grade II listed Wood Farmhouse; Grade II listed Crown Cottage;
Conservation Area	Yes	Partially
Scheduled Monument	No	
Registered Park and Garden	No	

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)
The site is situated upon arable land to the north east of the settlement. The site is situated between Norwich road and the residential development of Longfields. The development of Longfields is primarily cul-de-sac development and of a low/medium density. Development along Norwich Road is very linear and rural in character.

Impact on designated heritage assets within the vicinity
Manor House & the conservation area would be impacted by the development. However, the setting of the listed building and conservation area are screened by trees running alongside Box's Lane.

Are there any non designated heritage assets within the vicinity?
Keeper's cottage meets the non-designated asset criteria based on Aesthetic Merits and Historic Association.

<i>Landscape impact (including key views and topography)</i>

The landscape impact would be most severe from the footpaths. Vantage points from Box's Lane and Long Lane provide views both across open fields and towards the nearby listed building.
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<i>Prominent trees and other natural landscape features (both within and adjacent to the site)</i>

Trees provide screening around the site, most prominently to the north, east and west. Trees line both Box's Lane and Long Lane and these should be preserved where possible to preserve the character of the lanes.
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<i>Policy requirements – consideration of type/design/layout of development appropriate on the site</i>
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Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. Respecting the site's location on the edge of the settlement and the site being a prominent gateway into the village, preserving trees that act as screening for the site and respecting the setting of the nearby listed buildings and non designated asset, will be additional factors in the formation of proposals.
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Stage 3 Evaluating Impact

<i>Conclusions and RAG rating</i>
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	Retain site subject to policy requirements and updated development considerations. The following updates are required: <ul style="list-style-type: none">• Respect the setting of the nearby listed buildings and conservation area• Have regard to nearby character and form to respect the site's gateway location.
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