

West Winch, Kings Lynn Heritage Impact Assessment



Client:
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West Winch, Kings Lynn Heritage Impact Assessment

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1. Introduction

1.1. This Heritage Impact Assessment has been prepared by Place Services for the Borough Council of Kings Lynn and West Norfolk. This document provides an assessment of heritage impact for a Site Allocation in the Local Plan at West Winch. The location and extent of the Site is shown in **Figure 1**.

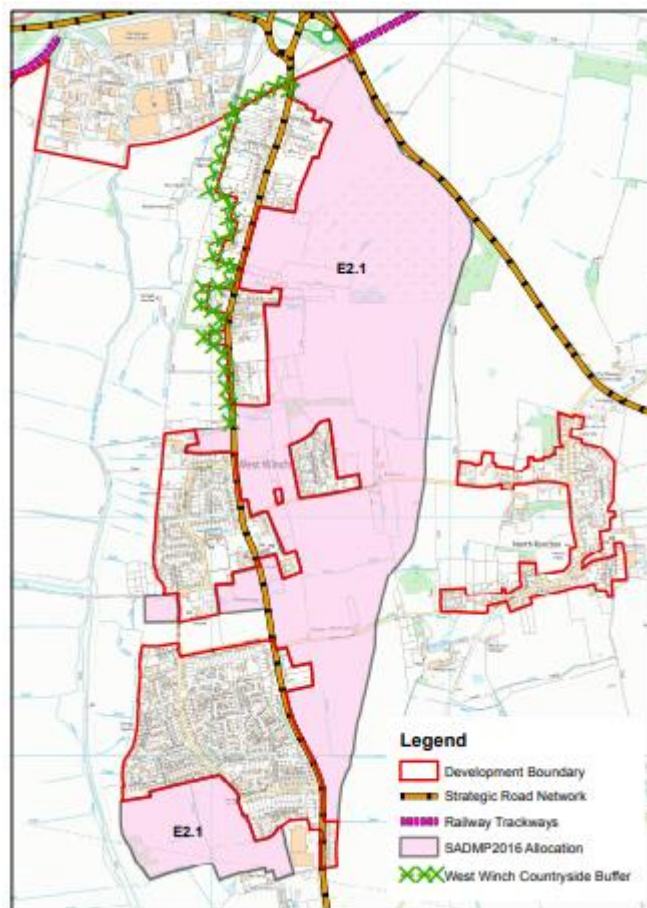


Figure 1: Location Plan

- 1.2. For the purposes of this assessment, the allocation area shall be referred to as ‘the Site’ and the 500m HER search area (from the edge of the Site) shall be referred to as ‘the Study Area’.
- 1.3. This report provides a baseline summary of the significance of known heritage assets within the Site and Study Area, based on documentary research and a site inspection. The aim is to assess the potential impact of a development on the significance of these heritage assets to inform the Draft South East King’s Lynn Growth Area Framework Masterplan currently being prepared.



- 1.4. This assessment follows best practice procedures produced by Historic England^{1,2,3,4,5} the Chartered Institute for Archaeologists⁶ and is designed to meet the requirements of heritage planning policy contained in Section 16 of the National Planning Policy Framework (NPPF)⁷.
- 1.5. Planning policy, legislation and guidance relating to the historic environment (see **Appendix B** for detail) sets out the need to consider all elements of the historic environment to inform the planning process and, where appropriate, measures to mitigate adverse impacts from proposed developments.

The Site

- 1.6. The Site is centred on Ordnance Survey Grid Reference TF 63628 15705 and located on the outskirts of King's Lynn.
- 1.7. The Site comprises undeveloped agricultural land. A large portion of the Site is located on the east side of the A10 located between West Winch and North Runcton. The north boundary of the Site is formed by the A47. Small parcels of land are located on the west side of the A10.

¹ Historic England, July 2015. *The Historic Environment in Local Plans - Historic Environment Good Practice Advice in Planning: 1*

² Historic England, July 2015. *Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2*

³ Historic England, December 2019. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

⁴ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets*

⁵ Historic England, October 2015. *The Historic Environment and Site Allocations in Local Plans: Environment Advice Note 3*

⁶ Chartered Institute for Archaeologists, January 2017. *Standard and guidance for historic environment desk-based assessment*

⁷ Department for Communities and Local Government, 2021. *National Planning Policy Framework*

2. Methodology

2.1. This report provides an assessment of the potential impacts on heritage assets arising from development within the Site.

2.2. This assessment has included the following:

- Identification of any designated or non-designated heritage assets potentially affected by future development;
- Research to obtain information from historic maps, documents and secondary sources relating to identified heritage assets;
- Review of the Norfolk Historic Environment Record (HER) for designated and non-designated heritage assets;
- Consultation of Historic England's National Heritage List;
- A survey of the Site and the surrounding area;
- Assessment of the potential for known and any as yet unknown archaeological remains to survive within the Site;
- Assessment of the heritage significance of the identified heritage assets, including the contribution made by setting to significance;
- Assessment of the potential impacts, both direct and indirect (due to change within an asset's setting,) that development (as known) will have on the significance of the heritage assets;
- Production of recommendations for opportunities for enhancement and additional field investigations or mitigation in line with statutory requirements and best practice guidelines; and
- Consultation of local and national planning policy and guidance pertaining to heritage.

2.3. **Appendix D** presents all relevant NHER records in the Study Area (500m buffer from the edge of the Site). A map showing the Study Area and locations of the NHER records is included at **Appendix D**. The number references used in the text are those used by the Norfolk HER or National Heritage List.

2.4. The relevant legislation and policy context are set out in **Appendix A** of this report.

2.5. Statutory designation descriptions are reproduced in **Appendix B** of this report.

2.6. The Site and Study Area were visited in August 2022. The aim of the Site walkover was to identify any features of heritage merit. Footpaths were walked through the Site. A photographic record of the visit was made. A number of the resultant images are reproduced in this report.

2.7. This assessment has consulted Historic England Guidance *The Historic Environment and Site Allocations in Local Plans* which prescribes a stepped approach:

- Step 1: Identify which heritage assets are affected by the potential site allocation;
- Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s);



- Step 3: Identify what impact the allocation might have on that significance;
 - Step 4: Consider maximising enhancements and avoiding harm; and
 - Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness.
- 2.8. In order to assess the indirect impact of a proposed development on the significance of a heritage asset, arising from change within its setting, this assessment has followed the four steps set out in Historic England's guidance *The Setting of Heritage Assets*⁸. These steps are as follows:
- Step 1: Identify which heritage assets and their settings are affected;
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- 2.9. Section 3 of this report identifies any heritage assets potentially affected by future development and the potential for unknown/unrecorded (archaeological) heritage assets and provides an overview of the historical development of the Site and its surroundings.
- 2.10. Section 4 provides an assessment of Built Heritage and Section 5 of Archaeological Potential.
- 2.11. Section 6 provides an assessment of the potential impact of a development on the identified heritage assets.
- 2.12. Section 7 concludes with a summary of the results of this assessment and provides recommendations relating to future development.

⁸ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

3. Heritage Baseline

Heritage Assets

Designated Heritage Assets considered relevant to the assessment

- 3.1. Designated heritage assets within the Site and its environs have been reviewed. The following designated heritage assets have been scoped into this assessment. Designation descriptions are reproduced in **Appendix B**.
- 3.2. The relevant designated heritage assets located within the immediate environs of the Site are:
 - Church of St Mary, Winch, Grade II* Listed (List Entry ID: 1342420);
 - War Memorial, Grade II Listed (List Entry ID: 1457776);
 - Windmill, Grade II Listed (List Entry ID: 1077631); and
 - The Old Dairy Farmhouse, Grade II Listed (List entry ID: 1169310).
- 3.3. The moated site, adjacent to the Church of St Mary, is recorded on the HER and is a non-designated heritage asset. However, the footnote to paragraph 200 of the National Planning Policy Framework states: “*Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets*”. This assessment suggests that, with regard to the NPPF, the moated site should be considered a non-designated heritage asset.
- 3.4. There are a number of additional designated heritage assets in the environs of the Site. These have been scoped out because of proximity or because the Site does not contribute to their settings. One scoped-out asset, in the environs of the Site, is Grade I listed Church of All Saints (List Entry ID: 1342408). This landmark building has been scoped out because of its proximity, and relationship (or lack of) with the Site. The architectural interest of the church is best experienced from School Lane looking north across The Green toward the south elevation. Between the church and the Site there are fields, a cricket pitch and properties fronting onto New Road at the west, initial assessment suggests this heritage asset is not experienced from within the Site nor is its significance appreciated in wider views from the west in the Site.
- 3.5. The locations of the designated heritage assets are identified on **Figure 2**.

Non-Designated Heritage Assets

- 3.6. The local planning authority does not have a local list of buildings of architectural interest. During a site visit a number of buildings were identified which are likely to be considered as non-designated heritage assets. The table in Section 4 highlights assets noted during the site survey. There was no access to these assets and there may be additional to those identified to date.



3.7. There are a large number of archaeological sites and find spots recorded on the Norfolk Historic Environment Record within the 500m Study Area. The main archaeological sites identified on the HER are noted in the archaeological overview below. A map showing the location of HER monuments/findspots and accompanying gazetteer is included in **Appendix D**.

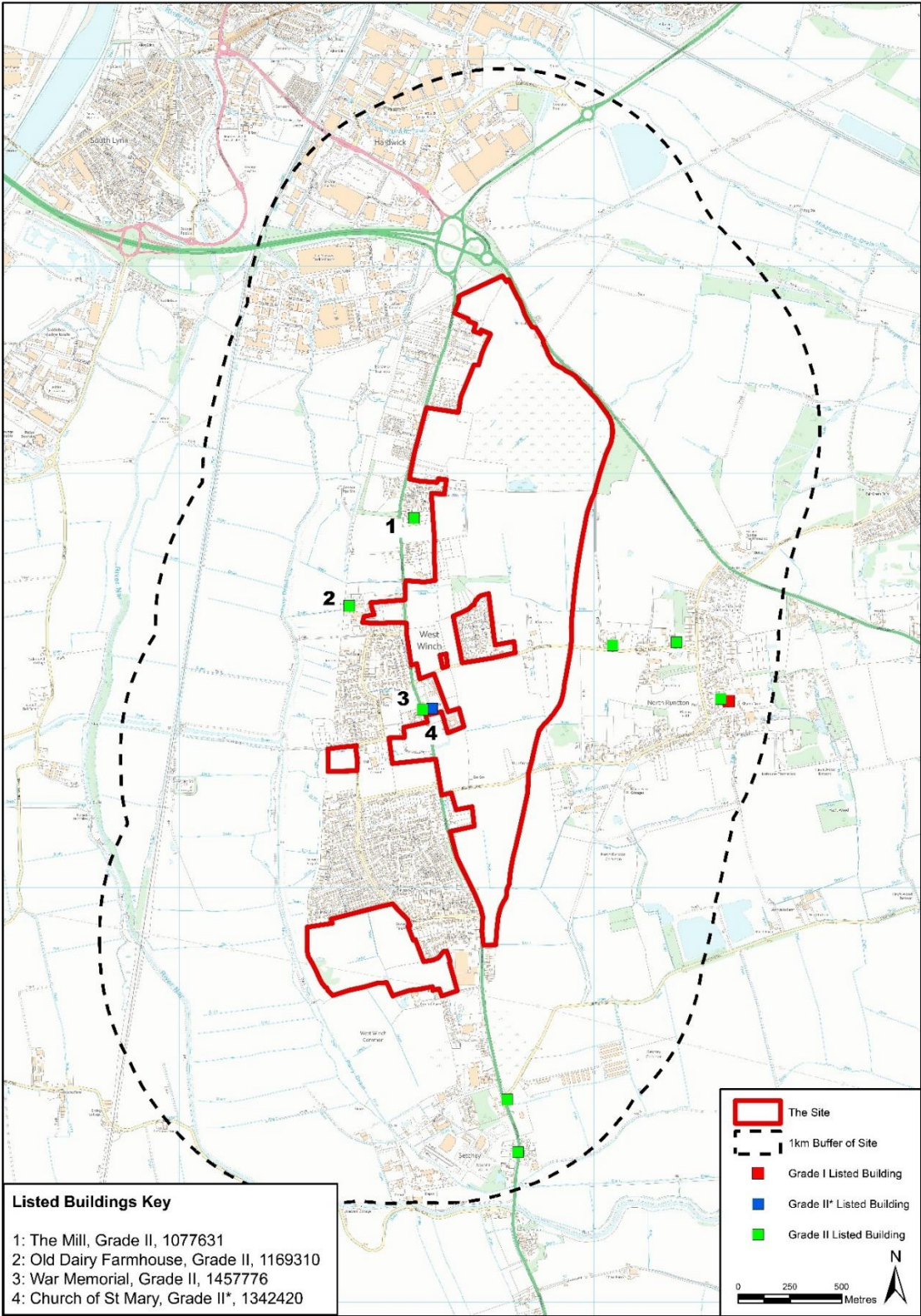


Figure 2: Map showing Site and locations of designated heritage assets in a 1km radius

Landscape Character

3.8. The site predominantly comprises agricultural land under a mixture of arable and pastoral uses. Whilst there has been changes to the field boundaries, a broad comparison with nineteenth century maps suggest many remain in situ. Any future proposals for development within the Site will need to further assess the landscape character, field boundaries and the parish boundary to inform appropriate design and development layout. Further assessments should also take account of West Norfolk's Landscape Character Assessment⁹.

Archaeological and Historical Overview

- 3.9. The information below is based on a review of the Norfolk Historic Environment Record and archival research.
- 3.10. The origins and development of Land at West Winch and its surrounding area are presented in the following text summarising the principal heritage assets within the Study Area.

Prehistoric

- 3.11. Trial trenching on a later Roman site (NHER 3364) at the northern end of the Site revealed limited evidence for sporadic prehistoric activity, including a small number of Early Neolithic and Late Neolithic/Early Bronze Age worked flints and several residual Late Neolithic/Early Bronze Age Beaker pottery sherds. Potboilers, indicative of a burnt mound, were found at the northern end of the Site (NHER 5790). A small number of potentially Middle Iron Age features were also identified including a pair of pits in the southernmost part of the Site. Prehistoric pot boilers had also been recorded in this area in 1975 (NHER 5790).
- 3.12. A number of records (NHER3351) identify prehistoric flint flakes being recovered from the fields within the Site.

Roman

- 3.13. At the northern end of the Site a Roman settlement (NHER 44496, 3364) with associated industrial activity has been identified. A large rectangular enclosure, approximately 200m in length and a width of 94m, with a number of internal divisions and possible remains of buildings were identified initially as cropmarks on aerial photographs taken in 1976 (NHER 44496). Geophysical survey, undertaken by Stratascan in 2012, provided much more detail indicating extensive features inside the enclosure. The enclosure is largely defined by a single ditch, although there is the possibility of a double ditch or narrow annexe at the south-western end. Extensive features are visible showing the settlement extends outside of the enclosure (**Figure 3**).

⁹ [Landscape Character Assessment | Borough Council of King's Lynn & West Norfolk \(west-norfolk.gov.uk\)](#)



Figure 3: Geophysical plot and interpretation from Stratascan report 2012

- 3.14. This Roman site was evaluated by trial trenching in 2012 and 2014 (47 trenches in total) which identified extensive Roman remains indicative of a settlement and industrial site (Archaeological Solutions 2015). The trenching was largely restricted to the northern part of the site where detailed geophysical data was available. The Roman occupation extended outside of the enclosure both to the north and south, being visible on the geophysics. The pottery suggests that the main phase of activity on this site probably occurred during the third century AD and appears to have disappeared by the early fourth century AD. The available evidence suggests that the Site then saw little activity until the post-medieval period.
- 3.15. Further evidence of Roman occupation was identified with three furnaces recorded further to the south of the above Roman site (NHER 3365-67) all of which are likely to be associated with industrial production outside of the main settlement.
- 3.16. Throughout the remainder of the Site, and surrounding area, there are numerous records of metal detecting activity recovering Roman artifacts. Based on the spread of these finds there are no specific concentrations within the Site.

Saxon

- 3.17. An earthwork bank, approximately 200m to the west of the Site, running north south and called The Green Dyke is recorded in the medieval period and may be a late Saxon land reclamation dyke (NHER 21806). The bank is mentioned in fourteenth century documents and in some places runs along parish boundaries. It has been suggested that the bank is one of the original banks around the reclaimed area of King's Lynn. This is located on the western boundary of the Site with one of the separate potential development areas cutting the line of the bank. The bank forms the western extent of the present settlement of West Winch.
- 3.18. Throughout the Site metal detecting has recovered a series of metal artefacts, comprising brooches, strap ends and reused Roman coins as pendants. There are no specific metal detecting

concentrations rather a scatter across the whole of the Site. This would indicate there is the potential for occupation in the immediate vicinity.

Medieval

- 3.19. The site of Fincham's Manor House is located within the Site on its western edge. It comprises a probable medieval moat (NHER 3373) currently with formal gardens within it. It is a well-preserved water filled moat measuring 80 metres east to west and slightly less north to south. The interior platform is slightly raised with the HER stating that the owner has recorded parch marks in the northern part of the moat, potentially representing the site of the original house. The probable entrance to the moated enclosure is recorded on the Tithe map (**Figure 5**) on the northern side of the complex facing towards the church. The shape of the moats have remained consistent on all of the cartographic evidence available (see post medieval below).
- 3.20. The moated site is located to the south of the grade II* Church of St Mary (NHLE 1342420) (discussed further below) which has its origins in the thirteenth century. The proximity of these two features is not uncommon in a moated manor/church arrangement.
- 3.21. A potential deserted medieval village (DMV) is located to the north of Hardwick Farm (NHER 38259, 3360). Immediately north of the Site there are a series of features comprising a probable medieval moated site with an internal structure with associated possible enclosures, ditches and extraction pits. These possibly relate to the DMV, although none have been noted extending onto the Site (NHER 38258).
- 3.22. Throughout the Site and surrounding area there are numerous records of metal detecting activity recovering medieval artifacts. Based on the spread of these finds there are no specific concentrations within the Site although these could be related to the medieval church and moated hall site.
- 3.23. To the west of the A10 the HER records the presence of possible linear ditches within the Site (NHER 16231) which are probably medieval or post medieval. These were visible as cropmarks and there is some form a possible enclosure.

Post-Medieval

- 3.24. The Faden map of 1797 (**Figure 4**) shows West Winch comprising the Hall and Church with scattered buildings along the western side of the road which has now become the A10.
- 3.25. Track ways are shown linking the main road to Hardwick Green in the north and a link between the modern roads of Chequers Lane and Rectory Lane. It is possible that elements of this link survive within the extant field boundaries. A group of buildings are located to the east on the western edge of the settlement of North Runcton.

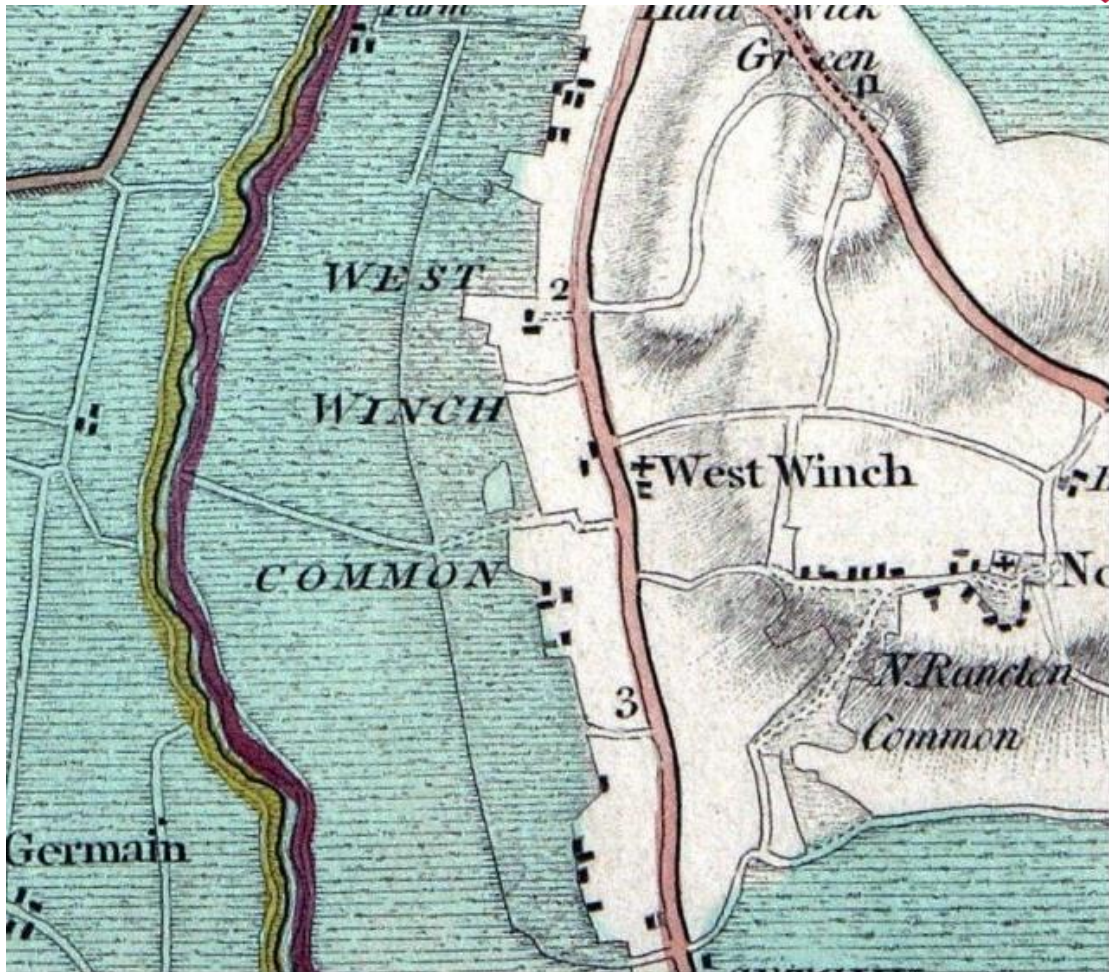


Figure 4: Faden Map Extract (1797)

3.26. The Tithe map indicates a probable building surviving in the centre of the moated enclosure at Finchams Manor (**Figure 5**) with the development of further buildings to the north-east. The first edition Ordnance Survey (OS) map of 1885 shows the moated site empty with the complex of buildings directly to the north-east of the moated site called Manor Farm (**Figure 6**). This complex is potentially the successor to Finchams with a range of farm buildings set around a yard area. The house is located to the west facing towards the modern A10 with the access coming from the road directly to the north of the moat.



Figure 5: Tithe Map West Winch Extract (1838)

3.27. The Tithe map depicts a rectilinear field pattern extending to both sides of the main north-south road (now the A10) with a number of the larger fields divided into strip fields. The Tithe map shows that the majority of the Site is under agricultural use. A small group of properties had developed on the main road to the south of Chequers Lane, these may be those located immediately outside the Site boundary.



- 3.28. The edge of the rural field pattern is similar to today, with the small fields stopping at the linear earthwork running down the western side of the parish. The first edition OS map shows a similar field pattern sequence with the dispersed settlement pattern evident.
- 3.29. The church and hall complex is shown with the moated enclosure with no internal features. Clearly by this date the main farmhouse had moved to be located in the Manor farm complex to the north-east of the moat. Historic cartography, particularly the Tithe Map and OS, show the group relationship between the moat, farm and church which is a typical historic composition of assets.
- 3.30. There is a further change from the Tithe map with the construction of the Rectory to the north of St Mary's church. Cartographic evidence indicates this remained in use until the 1960s when a new Rectory was built in the grounds and close to Rectory Lane.
- 3.31. There is a mid-nineteenth school located in the north-western corner of the graveyard with a couple of cottages to the north of it. The school building is later (in 1968) identified as a Hall on mapping. Further to the north of the Church of St Mary is the Rectory with large gardens between it and the road (on modern maps this is recorded as Winchley Home).
- 3.32. A windmill (NHLE 1077631, NHER 4672) is located to the east of the A10 which was constructed in 1821, with a granary and oven in the adjacent house. Paraffin engines were installed in 1925, but the mill became disused in 1937, when the last miller was killed in the mill. The tower mill is very unusual in that its windows are staggered rather than vertically in line.



Figure 6: Extract from the OS 1st Edition 25' map (1876)



- 3.33. The first edition OS map (**Figure 6**) shows the route of the Midland and Great Northern Joint Railway forming the northern boundary of the Site. Settlement evidence shows the church, manor farm, school and rectory towards the southern end of the Site with dispersed ribbon development along what would become the A10.
- 3.34. North Runcton Hall to the east of the Site was built on the site of an Elizabethan Hall in 1835. It was extended with a tower in 1853. Elements of the historic park land associated with the Hall survive on the western side of the present village with the home farm visible on its western edge.
- 3.35. The remaining OS editions show little change through to the mid twentieth century. A number of properties are added along the route of the A10 although the linear and dispersed nature of the settlement pattern is retained. Other development such as the housing to the north of Rectory Lane only appear on the cartographic records in the 1960s. Known built features of heritage interest are discussed further in the maps below.
- 3.36. Full reproductions of historic Ordnance Survey maps are located in **Appendix E**.

4. Built Heritage Assessment

- 4.1. A site visit was undertaken in August 2022. A visual assessment was undertaken of the Site and the heritage assets within it and its environs. The setting of the identified heritage assets, both within the Site and the immediate vicinity, was also considered. During the site visit the weather was bright and clear. The Site was viewed from the public realm.
- 4.2. This section provides an overview of the significance of the designated heritage assets and the contribution to significance made by setting and the Site's part of this. This section will also give an indication of impact based on the existing high-level allocation information. This section will also identify a number of potentially undesignated heritage assets which will require further assessment. The criteria for this assessment is outlined below.

Significance Criteria

- 4.3. The intrinsic significance unique to each heritage asset can be defined as the sum of tangible and intangible values which make it important to society. The significance of an asset or place may reflect its age, aesthetic, architectural quality or fabric, as well as intangible qualities such as associations with historic people or events.
- 4.4. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England¹⁰ which recommends making assessments under the categories of: Archaeological interest, Architectural and artistic interest, and Historic interest. These interests together contribute to the overall significance of a place or site.
- 4.5. These attributes of significance are described as:
 - **Archaeological interest**

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest**

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

¹⁰ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*



- **Historic Interest**

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.6. The significance of the identified heritage assets will be assessed using a number of significance ratings to permit a quantifiable assessment:

- **High:** Significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site.
- **Medium:** Significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site.
- **Low:** local or regional significance.
- **Neutral:** Has no cultural significance but is also not considered intrusive to heritage value.
- **Intrusive:** Detracts from heritage significance.

4.7. Further to the above, when considering the significance rating of a particular heritage asset, it is important to acknowledge the various levels of protection granted to heritage assets. For example, the scheduling of a monument is applied only to sites of national importance and is reserved for carefully selected sites, which creates a representative sample of sites from different epochs¹¹. A building is listed to mark and celebrate its special architectural and historic interest, with Grade I listed buildings being of exceptional interest; Grade II* listed buildings being particularly important buildings of more than special interest; and Grade II listed buildings being of special interest¹². Scheduled Monuments and Listed Buildings are designated by the Secretary of State for Digital, Culture, Media and Sport (DCMS). Parks and gardens are registered to celebrate designed landscapes of note. The 'Register of Parks and Gardens of Special Historic Interest in England' is compiled by Historic England¹³.

4.8. Setting also contributes to the significance of a heritage asset. The NPPF notes that setting is: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

¹¹ Historic England. Scheduled Monuments. <https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/>

¹² Historic England. Listed Buildings. <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

¹³ Historic England. Registered Parks and Gardens. <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>

- 4.9. As outlined in Section 2 of this report, this assessment has followed the steps set out in the Historic England Guidance document, *The Setting of Heritage Assets*¹⁴.

Built Heritage Assets

Designated Heritage Assets

- 4.10. The following designated heritage assets have been identified in this assessment as relevant to development of the Site. Regardless if the buildings are located within or outside the allocation, it has been assumed the impacts will be indirect and limited to setting considerations. Designation descriptions are located in **Appendix B**.

Church of St Mary, Winch, Grade II Listed (List Entry ID: 1342420)*

- 4.11. As a Grade II* listed building the structure is of high national significance and of exceptional interest. The main significance is drawn from its architectural interest. The church of St Mary (**Figure 7**) is located on the east side of the A10. The building is of multiple phases and was originally constructed in the thirteenth century. As typically the building is aligned east-west with a tower at the east end. The building is constructed of stone masonry with slate roof.
- 4.12. The immediate setting of the church is defined by its graveyard, surrounded by a wall. Outside the west entrance is the Grade II Listed War Memorial (List Entry ID: 1457776). The north and east boundary of the church yard are heavily planted with trees which, in summer months, obscures wider views of the tower. The setting to the south of the church is open with a field separating the church and the adjacent farm which includes the moated site. As typical with churches (especially with towers and spires) they should be considered landmark features in the wider landscape. Historically the Church of St Mary would have likely been more prominent in the local and wider environs. Post medieval development and planting have obscured the church to some degree. The best place to experience the church, and its architectural interest, is from the field adjacent to the south (within the Site). During summer months views to and from the agrarian land to the east are obscured by dense planting which limits its landmark prominence. However, this assessment has been undertaken during summer months. Future assessments should consider seasonal changes in permeability of the planting on the church boundaries as this may increase the prominence of the church tower in views from and across the Site. During the time of Site visit there were no wider ranging views of the church from the east.
- 4.13. The setting (of which the Site forms part) makes a contribution to the significance of the asset. Whilst the A10 adds an intrusive level of noise to the experience of the asset, the setting to the south and east permit an experience of rural tranquillity which has been an unaltered situation for hundreds of

¹⁴ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

years and enhances an understanding of the church as an ecclesiastical landscape feature. The undeveloped field to the south is also important as there is no significant interruption between the church and the moated site which are believed to have had a relationship historically. The group value of the church, manor farm and moated site is an important consideration of setting. These three assets have a historical functional relationship and should be considered as a composition in terms of their proximity to each other, boundaries and intervening landscape. Furthermore this should be considered a rural composition, the church and moated site predating any other visible historic features in this area. The ability to experience the three assets in an agrarian setting is fundamental given this is the landscape they were constructed and serviced in varying ways. In terms of the Site, and agrarian environs, the church provided the ecclesiastical centre, the farm in this setting reinforces the agricultural economy and the moated enclosure would have likely been the site of the pre-existing Manor House and the seat of ownership. Experienced as a composition in an agrarian landscape makes a considerable contribution to the experience of the significance of the individual assets.

- 4.14. Development of the allocation Site will result in some level of adverse impact to the setting and significance of the church. The urbanisation of the rural environment around the church will adversely affect the way the building is experienced, appreciated and understood. Should the land to the south of the church be altered/developed in any way, this would likely lead to a high level of harm to the asset and the same can be considered for land immediately adjacent to the west. The development of the adjacent fields to the east and south east of the church is likely to cause considerable less than substantial harm in terms of the experience of this asset's significance.
- 4.15. Mitigation could take the form of siting, scale and landscaping of development. Whilst this may lower harm, it will not be completely removed. Mitigation is problematic. Given mitigation will likely include screen planting, it is unlikely the layout of any new development will reduce harm nor will there be opportunities for new views. Enhancements of the church may be more indirect and focussed on enhanced public interaction and understanding of the asset considering walking routes and interpretation that a new development could bring.



7. View of Church of St Mary

The Old Dairy Farmhouse, Grade II Listed (List entry ID: 1169310)

4.16. The Old Dairy Farmhouse was not accessible during the site visit. Views of the property from the public realm (**Figure 8**) suggest that the immediate surroundings of the farmhouse have been developed with some modern structures. The main significance of the asset is likely drawn from its architectural interest as a vernacular farmhouse. Development of the allocation will result in some harm through the urbanisation of the rural farmhouse's setting. Some mitigation may be found in the siting and buffering of new development. This will however unlikely completely remove harm given the fundamental change to the character of the farmhouse's rural surroundings.



8. View Old Dairy Farmhouse (in background) from A10

The Mill, Grade II Listed (List Entry ID: 1077631)

- 4.17. The site was not accessible during the site visit. The Mill (**Figure 9**) was constructed in the early nineteenth century and constructed of brick in English Bond (later tarred). The listing description mentions an onion cap, with fantail and two sails-these have been removed from the structure. The attached building on the north side of the windmill was reconstructed. The main significance of the building is drawn from its architectural interest and there may be some archaeological industrial interest found in any surviving mill machinery. The immediate setting of the windmill is enclosed in its domestic curtilage but there are views of the feature from distance and across the fields of the Site (**Figure 10**). Whilst not an intended landmark, the windmill is typically considered to be one because of its height (determined by its operational requirements) and as such is experienced in the wider landscape. The landscape prominence, of the asset, has been compromised to some extent through the loss of the mill's sails and cap. However, the tower is still visible in views across the Site. Windmills are intrinsically linked with a rural situation and historic local economy. As such, the ability to experience the mill in views across fields reinforces this relationship and enhances the experience of significance.
- 4.18. The urbanisation of this rural typology, and obscuring in wider rural views, will adversely impact the significance of the mill. Harm may be reduced though considered landscaping and siting of any new development here. Mitigation could include minimising development in the adjacent fields and considering views across the site towards the windmill in development layouts.



9. View of The Mill



10. View of the Mill across the fields of the Site

The Moated Site




- 4.19. The moated site is not scheduled. As noted in Section 3, the NPPF requires this site to be considered a designated heritage asset because of its significance which is further outlined below.
- 4.20. The site was not fully accessible during site visit but what was observed is that this feature appears to be a well-preserved medieval moat with likely connections to St Mary's Church. The moat is water filled and appears to correspond to the footprint shown on nineteenth century mapping. The interior platform was also level where a building would have stood with little planting or apparent truncation. Based on an initial review this appears to be a good example and survival of this typology.
- 4.21. In terms of wider typological context, moated sites or homestead moats were concentrated particularly in the eastern counties of England. Most examples had their origins in the thirteenth-fourteenth centuries. It has been suggested that the earliest moats were circular in emulation of the moats of motte and bailey castles, but this has not been proved. The majority of moated sites consist of a rectangular ditch or moat enclosing a raised platform, although circular, triangular, irregular and many partially-moated examples are also known. The platform would have contained a house or range of buildings.
- 4.22. The setting of the asset makes a contribution to its significance. Typologically these types of moated sites were constructed outside of urban locations and in the rural landscape. Whilst field boundaries in this vicinity have likely changed over time, the fundamental agrarian land use has remained. In terms of history and degree of change over time the setting contributes to the significance of the

asset. Considering the experience of the asset, the tranquillity and undeveloped grain of the surrounding landscape character makes a positive contribution to the significance of the asset.

- 4.23. Further research of this site, and its relationship with the Church of St Mary, is needed. However, an initial review has suggested this is of high archaeological interest.
- 4.24. Development in the immediately adjacent fields will cause higher less than substantial harm than development in the wider environs. Like with St Mary’s Church, mitigation will be problematic.
- 4.25. Any development which dissects the moated site and Church of St Mary (such as development in the field to the south of the church), will be intrusive to the experience of the group value of the assets which should be experienced and appreciated as such.

Non-Designated Heritage Assets

4.26. The local planning authority does not have a local list of buildings of architectural interest. During a site visit a number of buildings were identified which are likely to be considered as non-designated heritage assets and furthermore there would be a negative impact of the development of the Site through urbanisation of their rural settings. The harm to these settings may be reduced through mitigation such as siting of development and landscaping. The table below highlights assets noted on the site survey. There was no access to these assets and there may be additional to those below.

	<p><i>Former School House and Adjoining Cottage</i></p> <p>Located on the east side of the A10 adjacent to St Mary’s Church, constructed in 1857.</p>	<p>This building forms part of a group with the adjacent church. The impact of development of the Site will be limited to this feature.</p>
	<p><i>Moated Site adjacent to Manor Farm</i></p> <p>(See above) This is a well-preserved medieval moat with likely connections to St Mary’s Church.</p>	<p>Development of the Site could have a significant level of harm to the setting and significance of this asset.</p>
	<p><i>Manor Farmhouse</i></p> <p>This post-medieval farmhouse house likely replaced the building which once stood within the moat.</p>	<p>Development of the Site could have a significant level of harm to the setting and significance of this asset and the associated farm yard/buildings to the</p>

		<p>east and adjacent to the Site.</p>
	<p><i>Nineteenth Century residential buildings on east side of A10.</i></p> <p>There are a number of residential buildings on the east side of the A10 which date to the nineteenth century and are of sufficient architectural interest to be considered non-designated heritage assets.</p>	<p>These buildings have a rural rear aspect which will likely be adversely urbanised by development of the Site. The development of the Site will also likely detract from the understanding of the linear form of ribbon development which forms the historic character and setting of these buildings.</p>
	<p><i>Rectory</i></p> <p>This site was not accessible but it is understood that there is at least one phase of rectory to the north of St Marys Church. A view from the rear suggests at least one of these buildings is of architectural interest.</p>	<p>These buildings have a rural rear aspect which will likely be adversely urbanised by development of the Site. The development of the Site will also likely detract from the understanding of the linear form of ribbon development which forms the historic character and setting of these buildings.</p>
	<p><i>Cottages Adjacent to The Mill</i></p> <p>To the west of The Mill, fronting the A10, are a terrace of cottages of nineteenth century derivation.</p>	<p>These may have group value with the Mill which should be investigated further. Urbanisation of their setting would have an adverse impact.</p>

	<p><i>Cottages on Mill Lane</i></p> <p>At least one of the cottages appears to be nineteenth century and typology appears to be a historic farmworkers dwelling.</p>	<p>Urbanisation of its rural setting would be adverse to the significance of this asset.</p>
	<p><i>Cottages on Hall Lane</i></p> <p>The pair of cottages, of nineteenth century date, are of some artistic and architectural interest.</p>	<p>The development of the allocation Site would fully urbanise their environment as well as views away from their main aspect.</p>
	<p><i>Sheep Pen on Watering Lane</i></p>	<p>This feature has a functional relationship with its rural surroundings which are formed by the Site. Development here would adversely impact this feature through removal of the rural character.</p>

5. Archaeological Potential

- 5.1 The following provides an indication of the potential for archaeological features within the Site based on a desk-based assessment. No features (below-ground archaeology) were noted in during the Site visit.

Prehistoric: Low-Moderate Potential

- 5.2. Potboilers indicative of a burnt mound have been found at the northern end of the Site. Undated irregular curvilinear and linear ditches, some of which could be prehistoric, have also been located in the same area. Prehistoric features have been recovered within the area trial trenched and scatters of flint artifacts have been identified elsewhere. Whilst there is no evidence of prehistoric settlement within the Site, features have indicated activity and occupation in this area.

Roman: High Potential

- 5.3. A Roman settlement and industrial production site has been confirmed in the northern part of the Site. A further three probable Roman iron furnace sites are recorded within the Site, to the south of the main enclosed settlement, indicated by remains of slag and pottery. The main area of the known settlement has been surveyed by geophysics and trial trenching but there is the potential for the known extent of Roman settlement to extend significantly further than has been defined to date and further evaluation would be required in advance of any planning application. On other areas of the Site a range of metal detecting finds including Roman coins and other artifacts, such as brooches have been recorded on the NHER which indicates there may be potential for further features within the Site.

Anglo-Saxon: Low-High Potential (High on the west side of the A10)

- 5.4. An earthwork bank 200m to the west of the Site called The Green Dyke is recorded in the medieval period and may be a late Saxon land reclamation dyke, although it appears to be an isolated feature of this period. Whilst most of this feature is located outside of the proposed allocation Site, one section of the proposed Site includes this feature within the Site boundary. Over the remainder of the Site there is a general distribution of Saxon metal artifacts recovered from metal detectorists which may indicate the potential of occupation. Any development within the Site should preserve the alignment of this geographical and historically important boundary and its alignment.



Medieval: Medium- High Potential (High specifically in the area of the Church, Manor Farm and Finchams Manor)

- 5.5. The site of Fincham's Manor and the moated enclosure is a highly significant non-designated heritage asset, linked to both the church and the later Manor Farm complex. The settlement of North Runcton has surviving elements of the historic parkland associated to North Runcton Hall on the western side of the settlement.
- 5.6. A Deserted Medieval Village is located to the north of Hardwick Farm (NHER 38259, 3360). Scatters of medieval coins and metalwork have been found during metal detecting across the Site. The existing field pattern although suffering some field boundary loss, probably has its origins in the medieval or early post medieval period.
- 5.7. The presence of further historic lanes on the early post medieval cartographic data indicates the potential for further settlement to be present across the Site. This is also supported by the range of metal detector finds made across the Site.

Post-medieval: Low Potential

- 5.8. The historic settlement pattern comprises dispersed farms and cottages located along the route of the A10 with a small concentration around the medieval site of the church and hall. The line of the obsolete Midland and Great Northern Joint Railway forms the northern edge of the Site. There is some potential for further dispersed settlement plots on the Site based on the distribution of the historic routes on the cartographic data. However, cartographic data has indicated that much of the Site was in agricultural use, as today.

6. Potential Impact of Development

- 6.1. This section assesses the potential impact of development within the Site upon the heritage significance of the identified heritage assets. No specific or outline masterplan has been created for the Site. As such this assessment will address the principle of development within the Site and make recommendations to reduce harm.
- 6.2. The potential impact of development is considered in relation to the direct (physical) impacts on heritage assets located within the Site and the indirect (non-physical) impacts on heritage assets located within the Site and the Study Area, due to change within their settings.
- 6.3. The assessment of the potential impact of development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's *The Setting of Heritage Assets*¹⁵.

Heritage Assets within the Site (Direct Impact)

Archaeology

- 6.4. Assessment has revealed the potential for features from multiple periods across the site. In the northern part of the Site it has been established that a large Roman settlement and industrial site is present although its full extent has not been fully defined. Once the full extent and significance has been determined an appropriate mitigation strategy of preservation in situ or large scale open area excavation will need to be agreed. Development within this area will result in loss of features.
- 6.5. The presence of the church, moat and manor complex form an important group of medieval heritage assets, both designated and non-designated which warrant preservation. The moated site lies within the development boundary and the other elements have been excluded. Development in the vicinity of these would result in harm to the setting of these important assets.
- 6.6. For the remainder of the site, where archaeological deposits are present, there is the potential that development will cause a significant impact to the surviving deposits.
- 6.7. The potential of the Site to reveal features of significance has not yet been fully understood. A programme of archaeological evaluation over all areas of development in advance of the submission of a planning application will be required either as a programme of geophysical assessment and/or trial trenching.

¹⁵ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

Built Heritage Assets (Indirect Impact)

- 6.8. Assessment has identified that the Site forms part of the setting of the following designated heritage assets:
- Church of St Mary, Winch, Grade II* Listed (List Entry ID: 1342420);
 - War Memorial, Grade II Listed (List Entry ID: 1457776);
 - Windmill, Grade II Listed (List Entry ID: 1077631); and
 - The Old Dairy Farmhouse, Grade II Listed (List entry ID: 1169310).
- 6.9. Impact and mitigation for each asset has been discussed above in Section 4. The development of the allocation Site, even with mitigation, will result in a level of 'less than substantial harm' to all of the above assets. The level of impact will be dependant of the details of the masterplan and in particular the siting and scale of development as well as landscaping.

Non-Designated Heritage Assets

- 6.10. Assessment has identified a number of built non-designated heritage assets adjacent to the Site. All of these assets will likely be impacted by development of the allocation Site. The level of impact will be dependant of the details of the masterplan and in particular the siting and scale of development as well as landscaping.

Summary of Impact

- 6.11. The development of the allocation Site will likely directly and adversely impact any archaeological features within the Site. The level and extent of this impact will be further informed by pre-determination investigations.
- 6.12. The development of the allocation Site will also adversely impact the setting and significance of a number of designated and non-designated heritage assets. The level of impact will be dependant of the details of the masterplan and in particular the siting and scale of development as well as landscaping.
- 6.13. The harm to the assets will need to be considered under paragraphs 202 and 203 of the NPPF.

7. Conclusions and Recommendations

- 7.1 This Heritage Impact Assessment has been prepared by Place Services for the Borough Councils of King's Lynn and West Norfolk. This document provides an assessment of heritage impact for a proposed allocation site at West Winch ("the Site").
- 7.2 Designated heritage assets within the Site and its environs have been reviewed. The designated heritage assets relevant to the Site are:
- Church of St Mary, Winch, Grade II* Listed (List Entry ID: 1342420);
 - War Memorial, Grade II Listed (List Entry ID: 1457776);
 - Windmill, Grade II Listed (List Entry ID: 1077631); and
 - The Old Dairy Farmhouse, Grade II Listed (List entry ID: 1169310).
- 7.3 There are a number of additional designated heritage assets in the environs of the Site. These were scoped out because of proximity or because the Site does not contribute to their settings.
- 7.4 The local planning authority does not have a local list of buildings of architectural interest. During a site visit a number of buildings were identified which are likely to be considered as non-designated heritage assets.
- 7.5 There a number of archaeological settlement sites recorded on the Norfolk Historic Environment Record within the 1 km Study Area which have been considered in the archaeological overview within Section 3 of this report. These indicate that there has been occupation within the Site since the prehistoric through to the post medieval period. Highly important settlements of both Roman and medieval date have been identified which will need to be carefully considered when developing masterplans for the Site. The known Roman settlement has been previously partially evaluated, however its full extent will need to be defined and a mitigation strategy agreed.
- 7.6 There is a high possibility for previously unknown archaeological deposits within the Site, however this will only be defined by appropriate field evaluation to support any planning application
- 7.7 The development of the allocation Site will also adversely impact the setting and significance of a number of designated and non-designated built heritage assets. The level of impact will be dependant of the details of the masterplan and in particular the siting and scale of development as well as landscaping.
- 7.8 The harm to the assets will need to be considered under paragraphs 202 and 203 of the NPPF.

Recommendations

- 7.9 The Site will comprise a number of individual developments which will require bespoke design to reduce or mitigate harm as part of the individual planning application processes. It is recommended that this is undertaken in consultation with the local planning authority, their heritage advisors and Historic England.
- 7.10 Further research could consider the significance of the church and moat complex and how this has developed.
- 7.11 Any future development within the Site should consider the potential for enhancement of the significance of heritage assets. This may be challenging as much of the mitigation of any harm, arising from built form, is likely to include screen planting to the boundary of development. There may however be opportunities for indirect enhancements, one example would be enhanced interpretation of assets.
- 7.12 Any future planning applications should be undertaken in consultation with the County Archaeologist. This will identify areas for further investigation and enhancement in the detailed design, one example being the intersection of the Parish Boundary.
- 7.13 Future planning applications should be informed by this baseline study so mitigation can be embedded which reduces harm to the significance of heritage assets.
- 7.14 A detailed Heritage Impact Assessment, which adds to the level of detail in this document, will be required for future planning applications within the Site.
- 7.15 Further assessment of documentary records would be beneficial in understanding the history of Fincham's Manor. The moated site is in very good condition showing little change since the early cartographic data and should be considered for Scheduling.
- 7.16 A detailed mitigation strategy for archaeological features, potentially including preservation in situ or preservation by record, should form part of the submitted application.
- 7.17 The completion of an archaeological evaluation for the remainder of the Site via geophysical survey and/or trial trenching will be required to define the archaeological potential.

8. References and Sources

Bibliography

Chartered Institute for Archaeologists	2017	<i>Standard and guidance for historic environment desk-based assessment</i>
Department for Communities and Local Government	2019	<i>National Planning Policy Framework</i>
Historic England	2015	<i>The Historic Environment in Local Plans - Historic Environment Good Practice Advice in Planning: 1</i>
Historic England	2015	<i>Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2</i>
Historic England	2017	<i>The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)</i>
Historic England	2019	<i>Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.</i>

Appendices A: Legislation & Policy

Policy E2.1 - West Winch Growth Area Strategic Policy

PART A - OUTCOMES

Land in the vicinity of West Winch of around 192ha, as shown on the Policies Map, is allocated for development to provide the following strategic outcomes (*Indicative locations for items marked with an asterisk are represented on the 'West Winch Growth Area Strategic Diagram' accompanying this Policy):

1. At least 1,600 new dwellings, together with associated facilities and infrastructure, including around 1ha of employment land.
2. The potential for further development beyond the plan period (subject to future development plans).
3. A broad range of dwelling types, to provide choice and meet different needs, including a proportion of affordable housing commensurate with the local planning authority's standards at the time.
4. *A new road linking the A10 and A47 to provide a degree of relief of traffic on the existing A10 around West Winch, and access to new development
5. *Early and continuing delivery of various traffic calming measures and environmental enhancements on the existing A10 in and around West Winch, for the benefit of existing local residents, with the first measures commencing within 12 months of the start of development.
6. Provision of: a) suitable arrangements for public transport to route through the wider site, and connectivity to main routes to encourage non car modes b) a network of cycle and pedestrian routes (including links to King's Lynn town centre) which would facilitate the level of growth both that planned to 2026 and potential further growth
7. A network of cycle and pedestrian routes (including links to King's Lynn town centre) which would facilitate the level of growth both that planned to 2026 and potential further growth
8. *Local highway improvements and management measures to fully integrate the development into the surrounding network while avoiding adverse impacts including, in particular, consideration of the capacity of the Hardwick interchange and environmental and amenity impacts of potential additional traffic through North Runcton.
9. *Three new distinct neighbourhoods to the east of the A10, with some smaller areas of development expanding the existing neighbourhoods to its west.
10. *A neighbourhood centre in the each of these new neighbourhoods, providing a cluster of local facilities and a visual and community focus for both existing and new residents. These are each to be at a point where pedestrian and cycle routes intersect with a primary street. The bulk of new housing is to be within a walkable distance of one of these neighbourhood centres.
11. *Open 'green' areas separating the three neighbourhoods, and aligned roughly with the two gas pipelines crossing the growth area. These 'green' areas may incorporate a mix of uses such as recreation, nature conservation, agriculture, landscaping, and foot /cycle/bridle paths.
12. An orderly phasing of development ensuring that this proceeds broadly in step with infrastructure provision. Development is encouraged to proceed concurrently in northern and southern parts of the growth area.



13. Significant 'green infrastructure', including (separately and/or combination, as appropriate) Landscape planting to integrate the development within the local landscape, character and provide visual amenity within the growth area; Recreational open space of at least 9 hectares; Conservation and enhancement of local biodiversity Measures to mitigate potential adverse recreational impacts on designated nature conservation sites (SPAs, SACs, Ramsar) outside the growth area.

14. Incorporation of Sustainable Drainage Systems to address surface water run-off, flood risk, biodiversity and the avoidance of groundwater pollution.

15. High standards of design, featuring:

- distinct areas with different characters;
- a range of densities, with generally higher densities in the vicinities of the neighbourhood centres and public transport routes;
- sensitivity to the character and amenity of existing developed areas, and to the qualities and setting of heritage assets.

PART B - PROCESS

In order to achieve the above strategic outcomes, proposals for development within the Growth Area will need to: a. Demonstrate how the proposals for development of the individual application area(s) contribute to the implementation of the each of the outcomes listed above and their indicative distribution shown on the Strategic Diagram

b. Demonstrate through an Infrastructure Delivery Plan, to be agreed by the local planning authority, how the growth area's infrastructure can be delivered in a way which is proportionate to the scale and value of development on the application site, and showing how the various considerations and requirements (including those above) can be satisfactorily integrated and delivered across the site. (Where appropriate (in terms of location, etc.) this may be by providing a particular contribution on site or in kind in one aspect to balance commensurate and complementary contributions in other aspects provided on other sites in the growth area.)

c. Provide a scheme and timetable of phasing of construction over the period to 2026 demonstrating how it complements the timely and coordinated implementation of the whole growth area development to 2026 and the potential for further development beyond the plan period.

d. Provide financial contributions towards the provision of infrastructure including additional primary and secondary school places, and, in an appropriate location provide sufficient land free of charge for a new primary school up to 2 hectares.

e. Be accompanied by:

1. A comprehensive strategic transportation plan for the area, assessing the traffic likely to be generated by the development and its interaction with the existing road and path network, and planned additions and improvements. The strategic transportation plan should expressly address the provision of and role in minimising car based traffic of public transport across the wider allocation.

2. An ecological assessment that identifies

1. the ecological assets, sensitivities and potential of the application site and its surroundings,

2. the likely impacts of the proposed development on these,



3. proposals for mitigation, conservation and enhancement, and

4. the likely net impact on these.

3. A package of habitat protection measures, to mitigate potential adverse impacts of additional recreational pressure associated with the allocated development upon nature conservation sites covered by the habitats assessment regulations. This package of measures will require specialist design and assessment, but is anticipated to include provision of an integrated combination of:

(a) Enhanced informal recreational provision on (or in close proximity to) the application site, to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on nearby relevant nature conservation sites. i. Informal open space (potentially over and above the local planning authority's normal standards for play space); ii. A network of attractive pedestrian routes, and car access to these, which provide a variety of terrain, routes and links to the wider public footpath network;

(b) Contribution to enhanced management of nearby designated nature conservation sites and/or alternative green space;

(c) A programme of publicity to raise awareness of relevant environmental sensitivities and of alternative recreational opportunities.

4. A heritage assessment that identifies any heritage assets (including archaeology) potentially affected by the proposed development, and intended measures for their protection, recording, enhancement, setting treatment, etc. as appropriate.

5. An assessment of the potential for extracting, either in advance of development or in the course of its development (should that prove to be appropriate), any viable reserve of silica sand on the site.

6. Submission of a site specific Flood Risk Assessment.



National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies, including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets, including Designated Assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (Paragraph 197).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed, and thus where desk-based research is insufficient to assess the impact, field evaluation may also be required. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportionate to their significance and the potential impact (Para 194).

The NPPF sets out the approach that local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets, and harm or loss to significance through alteration or destruction should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, Registered Parks & Gardens should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks & Gardens, and World Heritage Sites, should be wholly exceptional (Para 200). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (Para 200 and 201).

Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (Para 201). Where there is less than substantial harm the harm should be weighed against the public benefits of the development (Para 202). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (Para 203). The NPPF also makes provision to allow enabling development (Para 208) and allowing development which enhances World Heritage Sites and Conservation Areas (Para 206).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publicly accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (Para 205).

Appendices B: Designation Descriptions

Designation Descriptions

Church of St Mary, Main Road, Winch

Overview

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1342420

Date first listed: 15-Aug-1960

Statutory Address 1: CHURCH OF ST MARY, MAIN ROAD

Location

Statutory Address: CHURCH OF ST MARY, MAIN ROAD

County: Norfolk

District: King's Lynn and West Norfolk (District Authority)

Parish: West Winch

National Grid Reference: TF 63221 15865

Details

WEST WINCH WEST WINCH TF 51 NW Main Road (east side) 4/82 Church of St Mary 15.8.60 - II* Parish church, C13 and later. Carstone with limestone and brick dressings; slate roof. West tower, nave, chancel, south aisle and south porch. Tall tower mainly of carstone with limestone dressings; stepped diagonal buttresses; polygonal stair turret to north-east; west face with lower part of flint flushwork panels; Perpendicular west doorway with blank shields in spandrels, large lion stops, 2 side shafts to left and to right; canopied polygonal niches flanking doorway; 3-light west window with stepped supertransoms and panel tracery, some brickwork above; clock with limestone face dated 1727; traceried sound openings to north and south with shields, that to north blank; bell openings of 2 cusped lights under large cusped eyelet; brick embattled parapet with limestone crocketed pinnacles. Nave incorporates earlier diagonal buttresses of tower. South nave of carstone with some limestone, brick dressings, 3 renewed clerestorey lights with brick dressings each of 3 trefoil-headed lights under a segmental arch. South aisle of carstone with limestone dressings; 2 openings each of 2 cusped lights under a square head, that to right with figure stops; east window of aisle with 3 cusped lights. South porch: gabled north and south, gable parapet with shaped kneelers, remains of cross on north gable, plain tiles; south facade and diagonal buttresses of flint and limestone chequerwork, double hollow chamfered porch arch, sundial above dated 1766; returns of brick with flint chequerwork plinth, 2-light Decorated openings. Porch interior with quadripartite vault with stone ribs springing from defaced figure corbels; central bossy brick benches, moulded south doorway with deeply undercut hood mould and large figure stops. Chancel: carstone with brick dressings; south chancel with 3 stepped buttresses in brick, 2 openings of 2 and 3 pointed lights under a square hood mould, doorway to right blocked in brick; east chancel with much iron conglomerate, C13 east window of 3 stepped lights, mural monument to Phillip Brittoff 1723, Usher of the Free Schole at Lynn; north chancel with small lancet and C19 lean-to vestry. North nave of large carstone blocks, 2 3-light Perpendicular openings with panel tracery, north doorway as south. Crosses to nave and chancel gables. Interior: roof renewed C19; 3-bay south arcade with polygonal responds, that to



west with ball flowers to capital; eastern pier of two polygonal responds, respond to west with nail head decoration to capital, quatrefoil western pier; double chamfered eastern arch, double hollow chamfers to central and western arches. Double chamfered chancel arch with polygonal jambs and a lancet archway to either side; north nave lancet with C12 splayed rear arch; C17 table with strapwork frieze and bulbous legs, table top extended; C17 rails with vase turned balusters, newels with large carved figures holding loaf, winecup, moneybag and cross. Tall tower arch with semi-circular jambs, polygonal capitals supporting multi-chamfered arch; C14 screen to tower with Decorated tracery to 4 panels, upper lights renewed; 4-centred doorway to tower stair with ledged and battened door. South aisle: cusped piscina and C17 table. Plain octagonal tub font with moulded base added to octagonal stem with moulded head. Rear arch of south doorway moulded; alms box on trefoil headed C15 bench end with carving of St Paul. West nave with some C15 poppy head benchends; brick floor.

War Memorial

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1457776

Date first listed: 28-Jan-2019

Statutory Address 1: St Mary's Churchyard, Main Road, West Winch, Norfolk, PE33 0NP

Location

Statutory Address: St Mary's Churchyard, Main Road, West Winch, Norfolk, PE33 0NP

County: Norfolk

District: King's Lynn and West Norfolk (District Authority)

Parish: West Winch

National Grid Reference: TF6320315860

Details

Summary

First and Second World War memorial. Erected March 1921 with the names of the Fallen of the Second World War added after 1945 and the names of the Fallen from Setchey added in 2008.

Reasons for Designation

West Winch war memorial, which stands in the churchyard of the Church of St Mary, West Winch, is listed at Grade II for the following principal reasons:

Architectural interest:

* as a simple, but well executed decorated Latin cross in limestone.

Historic interest:

* as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20.

Group value:



* with the Grade II* listed Church of St Mary, West Winch.

History

The aftermath of the First World War saw an unprecedented wave of public commemoration with tens of thousands of memorials erected across the country, both as a result of the huge impact the loss of three quarters of a million British lives had on communities and the official policy of not repatriating the dead, which meant that the memorials provided the main focus of the grief felt at this great loss.

One such memorial was raised at West Winch, as permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.

The memorial at West Winch, like many Norfolk war memorials, was situated within the churchyard. The memorial was erected in March 1921 and unveiled on 28 March 1921 by Rev. Canon A H Hayes, rector of South Lynn. The memorial commemorates seven local servicemen who fell in the First World War and two men who fell in the Second World War. A plaque commemorating an additional three men, from Setchey, is also now (since 2008) present.

The Parish Council refurbished the monument in 2000.

Details

First and Second World War memorial. Erected March 1921 with the names of the Fallen of the Second World War added after 1945 and the names of the Fallen from Setchey added in 2008.

MATERIALS: Carved from Hopton Wood limestone.

DESCRIPTION: West Winch war memorial is located in the churchyard of St Mary's Church, Main Road, West Winch, Norfolk. It is prominently situated by the west end of the church, to the right and in front of the tower doorway. It comprises a granite Latin cross with carved wreath and ribbons at the head encircling the relief-carved and painted dates '1914 – 1918', on a tapering, rough-axed shaft, small moulded rough-axed plinth with slightly projecting front section, and two-stepped base that also projects forward at the front. The shaft and plinth bear the inscriptions on inserted, incised granite plaques. The epitaph is directly incised into the upper step of the base.

The inscription reads: 1914 / 1918 / TO THE / GLORY OF GOD / AND TO THE / UNDYING HONOUR / OF THE MEN / WHO GAVE / THEIR LIVES IN / THE GREAT WAR / (NAMES) / 1939 – 45 / (NAMES) / FROM SETCHEY / 1914 – 1918 / (NAMES) // "THEIR NAME LIVETH FOR EVERMORE" / ECCLUS.XLIV.14 //

The Mill at TF 63141678

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1077631



Date first listed: 20-Jun-1988

Statutory Address 1: THE MILL AT TF 6314 1678, WEST WINCH

Location

Statutory Address: THE MILL AT TF 6314 1678, WEST WINCH

County: Norfolk

District: King's Lynn and West Norfolk (District Authority)

Parish: West Winch

National Grid Reference: TF 63132 16784

Details

WEST WINCH TF 61 NW 4/80 The Mill at TF 6314 1678 - II Windmill, c.1821. Tarred brick in English bond, onion cap with fantail and 2 sails. 5 floors; third floor with balcony and doorway to east; 4 openings to south with segmental head and glazing bars; second floor with similar opening to south-east. Ground floor doorway to west; doorway with loading balcony renewed to first floor north-west. Interior: some milling equipment remaining. Attached house to north rebuilt, hipped roof with notch for sails. House contains large bread oven c.2.5 x 1.8 m. The mill was in use until 1937.

The Old Dairy Farmhouse

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1169310

Date first listed: 20-Jun-1988

Statutory Address 1: OLD DAIRY FARMHOUSE AT TF 6282 1636

Location

Statutory Address: OLD DAIRY FARMHOUSE AT TF 6282 1636

County: Norfolk

District: King's Lynn and West Norfolk (District Authority)

Parish: West Winch

National Grid Reference: TF 62820 16360

Details

WEST WINCH WEST WINCH TF 61 NW 4/81 Old Dairy Farmhouse at TF 6282 1636 - II Farmhouse, dated 1623. Carstone rubble with brick dressings, pantile roof with gable parapets. Two cell lobby entrance, 2 storeys. Central axial stack with datestone '1623 I'. Central doorway. Square hood moulds to ground floor left and right, that to left part blocked, that to right now with doorway. First floor with 2 quoined openings part blocked. Left return with doorway within partially blocked opening with remains of square brick hood mould; first floor and attic with blocked openings; continuing wing to rear. House unoccupied for 17 years at time of survey; roof partially collapsed.

Appendix C: Glossary

Glossary (National Planning Policy Framework) ¹⁶

<i>Archaeological interest</i>	<i>There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i>
<i>Conservation (for heritage policy)</i>	<i>The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.</i>
<i>Designated heritage asset</i>	<i>A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</i>
<i>Heritage asset</i>	<i>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).</i>
<i>Historic environment</i>	<i>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</i>
<i>Historic environment record</i>	<i>Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.</i>
<i>Setting of a heritage asset</i>	<i>The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</i>
<i>Significance (for heritage policy)</i>	<i>The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.</i>

¹⁶ Department for Communities and Local Government, February 2019. *National Planning Policy Framework*

Summary of Sites on the HER

MonUID/NHER	Name	Mon Record Type	Period
MNF12556	West Winch (Setchey) oilfield	Monument	World War One to 21st Century
MNF12557	Site of shale mine, medieval pottery sherds	Monument	World War One to Early 20th Century
MNF13169	Pre 1830 enclosure road	Monument	19th Century
MNF13169	Pre 1830 enclosure road	Monument	19th Century
MNF13581	Route of Midland and Great Northern Joint Railway (Great Yarmouth to Sutton Bridge)	Monument	19th Century to 21st Century
MNF13581	Route of Midland and Great Northern Joint Railway (Great Yarmouth to Sutton Bridge)	Monument	19th Century to 21st Century
MNF13581	Route of Midland and Great Northern Joint Railway (Great Yarmouth to Sutton Bridge)	Monument	19th Century to 21st Century
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MNF13581	Route of Midland and Great Northern Joint Railway (Great Yarmouth to Sutton Bridge)	Monument	19th Century to 21st Century

MNF13581	Route of Midland and Great Northern Joint Railway (Great Yarmouth to Sutton Bridge)	Monument	19th Century to 21st Century
MNF13581	Route of Midland and Great Northern Joint Railway (Great Yarmouth to Sutton Bridge)	Monument	19th Century to 21st Century
MNF13594	East Anglian Railway, originally known as Lynn and Ely	Monument	19th Century to 21st Century
MNF13594	East Anglian Railway, originally known as Lynn and Ely	Monument	19th Century to 21st Century
MNF13595	Route of Clarke's Drove Siding (Setchey Oil Railway)	Monument	Early 20th Century to Mid 20th Century
MNF14366	Medieval coin	Find Spot	Medieval
MNF14988	Site of post medieval wind pump, Setchey	Monument	Post Medieval
MNF15300	Bronze Age palstave	Find Spot	Bronze Age
MNF15483	Neolithic or Bronze Age flint scraper	Find Spot	Early Neolithic to Late Bronze Age
MNF15695	Medieval pottery sherds, complete jug and key	Find Spot	Medieval
MNF15856	Possible medieval moated enclosure	Monument	Medieval
MNF15867	Multi-period finds	Monument	Medieval
MNF16231	Earthworks of medieval or post medieval ditches, prehistoric flints and medieval pottery sherds	Monument	Medieval to 19th Century
MNF17303	Possible post medieval coin hoard	Find Spot	Post Medieval
MNF17304	Site of post medieval brick and tile kiln	Monument	Post Medieval
MNF17305	Roman pottery sherds	Find Spot	Roman
MNF17306	Roman coin of Diva Faustina	Find Spot	Roman
MNF17312	Roman ditch with 3rd or 4th century pottery sherds	Monument	Roman
MNF17880	Toll house, north of Lynn road layby	Building	Post Medieval

MNF20166	Roman coin of Constantine I	Find Spot	Roman
MNF21300	Late Saxon to medieval pottery sherd	Find Spot	Late Saxon to Medieval
MNF21804	Late medieval or early post medieval buckle, site of Willow Farm	Find Spot	Medieval to 19th Century
MNF21805	Site of medieval wind mill	Monument	Medieval
MNF21806	The Green Dyke (Late Saxon/medieval)	Monument	Late Saxon to Medieval
MNF21978	Site of medieval moat, Little Seche	Monument	Medieval to 19th Century
MNF22503	Medieval pottery sherds, southeast of Clarkes Chase	Find Spot	Medieval
MNF22504	Medieval pottery finds	Find Spot	Medieval
MNF22505	Possible Bronze Age ring ditch and medieval pottery find	Monument	Bronze Age
MNF22506	Medieval pottery finds	Find Spot	Medieval
MNF22507	Medieval pottery finds	Find Spot	Medieval
MNF22508	Medieval pottery finds	Find Spot	Medieval
MNF22509	Medieval earthwork and pottery finds	Monument	Medieval
MNF22511	Medieval and post medieval finds	Monument	Medieval to 19th Century
MNF2256	Mesolithic worked flints and Roman corn drier	Monument	Early Mesolithic to Roman
MNF2257	Mesolithic worked, Roman pottery and tiles, and possible also medieval sherds	Find Spot	Lower Palaeolithic to Medieval
MNF2260	Bronze Age funerary urn fragments	Find Spot	Bronze Age
MNF2261	Early Bronze Age and Iron Age pottery sherds	Find Spot	Beaker to Late Iron Age
MNF2262	Roman well and medieval pottery sherds	Monument	Roman to Medieval
MNF2277	Medieval pottery sherds	Find Spot	Medieval to 21st Century
MNF2278	Undated cropmarks	Monument	Unknown
MNF22805	Bull Cottage and the Alehouse, formerly listed as The Bull Inn, Main Road	Building	Post Medieval to 21st Century

MNF2287	St Mary the Virgin's Church, Setchey	Building	19th Century to 21st Century
MNF23011	Prehistoric pot boiler sites	Monument	Prehistoric
MNF23030	Medieval object concentration, medieval pottery sherds	Find Spot	Medieval
MNF23031	Medieval pottery sherds, field between River Nar and railway	Find Spot	Medieval
MNF23032	Medieval pottery sherds, field on west side of Puny Drain	Find Spot	Medieval
MNF23033	Site of medieval settlement in field immediately south and southeast of buildings of Manor Farm	Monument	Medieval
MNF23040	Undated ditches and prehistoric and medieval finds	Monument	Unknown
MNF23067	Medieval pottery sherds, field between Puny Drain and Straight Drain	Find Spot	Medieval
MNF23068	Medieval pottery sherds and post-medieval coin, field between River Nar and Straight Drain	Find Spot	Medieval to 19th Century
MNF23170	Concentration of prehistoric pot boilers, field in southeast angle of lane to Middleton	Monument	Prehistoric
MNF23171	Concentration of medieval and post medieval pottery sherds, field east of Clarke's Drove Siding	Find Spot	Medieval to 19th Century
MNF23172	Late Bronze Age/Early Iron Age and medieval pottery sherds	Find Spot	Early Bronze Age to Medieval
MNF23173	Medieval pottery sherds, field between Parish boundary and Puny Drain	Find Spot	Medieval

MNF23174	Medieval pottery sherds, field between parish boundary and Clarke's Drove Siding	Find Spot	Medieval
MNF23587	Medieval pottery sherd, between railway and former siding	Find Spot	Medieval
MNF23588	Flint scraper, Roman and post medieval coins	Find Spot	Lower Palaeolithic to 19th Century
MNF23589	Prehistoric scraper found west of Puny Drain	Find Spot	Prehistoric
MNF23590	Medieval pottery from east end of Clarke's Chase against Puny Drain	Find Spot	Medieval
MNF23608	Prehistoric pot boiler concentration, medieval sherds and brooch	Monument	Lower Palaeolithic to Medieval
MNF23612	Medieval pottery sherds	Find Spot	Medieval
MNF23872	Ivy Farm, Hall Lane	Building	16th Century to 21st Century
MNF25068	Late Saxon strap end, medieval coin and harness pendant	Find Spot	Late Saxon to Medieval
MNF25069	Roman brooches and coins, Middle Saxon pin, medieval to post medieval objects	Find Spot	Roman to 19th Century
MNF25155	Late Saxon Borre-style disc brooch and medieval/post-medieval dress hook	Find Spot	Late Saxon to 19th Century
MNF25291	Roman coin reused as Early Saxon pendant	Find Spot	Roman to Early Saxon
MNF25465	Roman dolphin object, Middle Saxon coin	Find Spot	Roman to Middle Saxon
MNF25760	Roman mount, brooch and coins, medieval brooch and coin	Find Spot	Roman to Medieval
MNF25983	Roman and Early Saxon brooches	Find Spot	Roman to Early Saxon
MNF28120	Bronze Age to post medieval metal objects	Find Spot	Early Bronze Age to 19th Century
MNF28757	Roman, Late Saxon, medieval and post medieval objects	Find Spot	Roman to 21st Century

MNF30857	Post medieval buckle	Find Spot	Undated
MNF31016	Site of post medieval tollhouse	Monument	Post Medieval
MNF31634	Site of Hardwick Brickworks, Paxman Road	Monument	Early 20th Century
MNF31737	Manor Farm	Building	16th Century to 21st Century
MNF32166	Site of Late Saxon or medieval stone bridge	Monument	Late Saxon to Medieval
MNF3348	Early Saxon cremation cemetery and inhumation	Monument	Early Saxon
MNF3349	Iron working site of unknown date	Monument	Unknown
MNF3351	Prehistoric flint flakes	Find Spot	Prehistoric
MNF3352	Neolithic flaked flint axeheads	Find Spot	Neolithic
MNF3353	Neolithic polished flint chisel	Find Spot	Neolithic
MNF3354	Roman coin, late medieval finger ring	Find Spot	Roman to Medieval
MNF3355	Medieval, and possibly Roman, pottery sherds	Find Spot	Roman to Medieval
MNF3357	Medieval pottery sherds	Find Spot	Medieval
MNF3358	13th century lead seal matrix	Find Spot	Medieval
MNF3359	Possible site of post medieval pound	Monument	Post Medieval
MNF33598	Cropmarks of long undated enclosure	Monument	Unknown
MNF3360	Site of prehistoric burnt mount and medieval finds	Monument	Lower Palaeolithic to Medieval
MNF3363	Roman pot	Find Spot	Roman
MNF3364	Roman settlement and industrial site	Monument	Early Neolithic to 19th Century
MNF3365	Possible site of Roman furnace	Monument	Roman
MNF3366	Possible site of Roman furnace	Monument	Roman
MNF3367	Possible site of Roman furnace	Monument	Roman

MNF3368	Site of North Runcton Hall	Monument	19th Century to Late 20th Century
MNF3369	All Saints' Church, North Runcton	Building	Early Saxon to 21st Century
MNF3371	Undated double rectangular cropmarked enclosure	Monument	Undated
MNF3372	St Mary's Church, West Winch	Building	Medieval to 21st Century
MNF3373	Medieval moated enclosure, site of Fincham's Manor	Monument	Medieval to 21st Century
MNF3374	Prehistoric, Roman, Late Saxon, medieval and post medieval finds	Find Spot	Early Neolithic to 19th Century
MNF33852	The Gables, Main Road, Setchey	Building	Post Medieval to 21st Century
MNF33853	Old Dairy Farmhouse	Building	17th Century to 21st Century
MNF39993	Multi-period finds scatter	Find Spot	Early Iron Age to 19th Century
MNF40070	Late Saxon stirrup strap mount and late medieval buckle	Find Spot	Late Saxon to Medieval
MNF40359	Multi-period metal finds	Find Spot	Middle Iron Age to 19th Century
MNF40374	Multi-period finds	Find Spot	Roman to 19th Century
MNF40527	Single sherd of post medieval pottery	Find Spot	Post Medieval
MNF41572	Palaeolithic flint flake	Find Spot	Lower Palaeolithic to Medieval
MNF41588	Medieval coin and cup weight	Find Spot	Medieval
MNF42013	Site with no archaeological finds or features, A47 Hardwick Roundabout	Negative evidence	Undated
MNF42020	Medieval and post medieval finds	Find Spot	Medieval to 19th Century
MNF42146	Single post-medieval pottery sherd	Find Spot	Post Medieval
MNF42893	The Farmhouse, No. 14 Common Close	Building	Post Medieval to 21st Century
MNF42894	Site of White House Farm, Common Close	Monument	16th Century to 21st Century

MNF43362	Medieval and post medieval finds	Find Spot	Medieval to 19th Century
MNF44483	World War Two pillbox (type 22)	Monument	World War Two
MNF44484	Undated cropmark enclosures/features/pits	Monument	Unknown
MNF44485	Possible Roman cropmarked enclosures/features/pits	Monument	Unknown
MNF44487	Possible prehistoric cropmarks of ring ditch/linear feature and ?enclosure	Monument	Unknown
MNF44488	Undated cropmarked boundaries/enclosures	Monument	Unknown
MNF44489	Cropmarks of undated field boundaries and possible enclosure	Monument	Unknown
MNF44490	Post medieval drains and field boundaries	Monument	Post Medieval
MNF44491	Post medieval ridge and furrow and linear ditches	Monument	Post Medieval
MNF44492	Cropmarks of undated linear features and possible enclosure	Monument	Unknown
MNF44493	Undated linear ditches	Monument	Unknown
MNF44494	Cropmarks of probable undated field boundaries, road and possible ridge and furrow	Monument	Unknown
MNF44495	Cropmarks of probable field boundaries	Monument	Unknown
MNF44496	Cropmarks of Roman enclosure and associated remains	Monument	Roman
MNF44497	Cropmarks of medieval or post medieval enclosure, possible mound, and drains	Monument	Unknown
MNF44499	Possible post medieval field or drainage system	Monument	Unknown
MNF44502	Medieval to post medieval fields and features	Monument	Unknown

MNF44510	Possible medieval enclosures, pits and ditches	Monument	Medieval
MNF44511	Medieval moated site with extraction pits, remains of the hamlet of Hardwick	Monument	Medieval
MNF44516	Medieval to post medieval linear banks	Monument	Medieval to 19th Century
MNF44518	Post medieval field boundaries and features	Monument	Post Medieval
MNF44521	Post medieval stack stands	Monument	Post Medieval to 21st Century
MNF44522	Medieval to post medieval ridge and furrow and possible stack stand	Monument	Post Medieval
MNF44525	Undated irregular curvilinear ditches	Monument	Unknown
MNF44530	Earthworks of possible post-medieval flood defence banks	Monument	Medieval to 19th Century
MNF44531	Earthworks of possible post medieval banks	Monument	Post Medieval
MNF4572	West Winch windmill	Building	19th Century to 21st Century
MNF45875	Old Forge, 3 The Green	Building	19th Century to 21st Century
MNF45925	Medieval coin	Find Spot	Medieval
MNF47820	Post medieval jetton	Find Spot	Post Medieval
MNF50098	Roman coin	Find Spot	Roman
MNF50245	Ruin of post medieval barn, east of Chase House	Monument	Post Medieval to 21st Century
MNF50445	Medieval and post medieval objects, West Winch Punny Drain	Find Spot	Medieval to 19th Century
MNF51850	The Old Rectory, Rectory Lane	Building	18th Century to 21st Century
MNF51925	North Runcton Lodge, Rectory Lane	Building	Medieval to 21st Century
MNF54521	Cropmarks of possible medieval saltern mound, West Winch Common	Monument	Medieval

MNF56767	Romano-British and medieval/post medieval finds.	Find Spot	Roman to 19th Century
MNF57244	'Graveslab' in West Winch	Find Spot	Unknown
MNF57246	Site of tithe barn, West Winch	Monument	Medieval to 18th Century
MNF57709	Middle Iron Age post alignment and potentially prehistoric pit	Monument	Late Prehistoric
MNF57777	Late Saxon/medieval strap-end	Find Spot	Late Saxon to Medieval
MNF57846	Campbell's Factory, Kings Lynn	Building	Mid 20th Century to 21st Century
MNF5790	Prehistoric pot boilers	Monument	Prehistoric
MNF59156	Medieval and post-medieval coins	Find Spot	Medieval to 19th Century
MNF59438	Old Dairy Farm barn	Building	18th Century to 21st Century
MNF61719	7 Holly Close	Building	19th Century to 21st Century
MNF61859	Medieval to post-medieval finds	Find Spot	Medieval to 19th Century
MNF63150	18th century milestone marking Lynn 3 miles and Downham 8 miles	Structure	18th Century to 21st Century
MNF63399	St Mary's Church Hall, formerly West Winch School, Main Road	Building	19th Century to 21st Century
MNF63467	North Runcton Voluntary Aided Primary School	Building	19th Century to 21st Century
MNF64556	Middle Bronze Age to Roman peat deposits	Find Spot	Middle Bronze Age to Roman
MNF65206	Site with no archaeological finds or features, east of Scania Way	Negative evidence	Undated
MNF65207	Site with no archaeological finds or features, east of Scania Way	Negative evidence	Undated
MNF65208	Post medieval ditches	Monument	Post Medieval to Mid 20th Century

MNF65209	Late 13th to 14th century clay extraction pit and peg tiles	Monument	Medieval to Mid 20th Century
MNF65476	Palaeochannel and Middle Neolithic to Roman palaeo-sediments	Monument	Lower Palaeolithic to Roman
MNF66731	Undated ditches and gullies	Monument	Unknown
MNF67634	Roman coins	Find Spot	Roman
MNF69135	Undated ditches and modern pits	Monument	Roman to 21st Century
MNF70281	Site with no evidence for archaeologically significant remains	Negative evidence	Undated
MNF70282	Site with no evidence for archaeologically significant remains	Negative evidence	Undated
MNF70892	Post-medieval/modern and undated ditches and modern pit	Monument	Post Medieval to 21st Century
MNF71626	Medieval seal matrix	Find Spot	Medieval
MNF72211	World War One memorial with World War Two additions, North Runcton	Structure	World War One to World War Two
MNF74281	?Prehistoric worked flint and Roman and medieval pottery sherds	Find Spot	Lower Palaeolithic to Medieval
MNF74294	World War One memorial with World War Two additions, West Winch	Structure	World War One to World War Two
MNF74643	Site where limited groundworks no evidence for archaeologically-significant remains	Negative evidence	Undated



Appendices E: Ordnance Survey Maps