

**EVIDENCE BASE**  
**FOR THE SAHAM TONEY NEIGHBOURHOOD**  
**DEVELOPMENT PLAN**



**REASONED JUSTIFICATION FOR**  
**POLICY 6: HERITAGE ASSETS**



# TABLE OF CONTENTS

<b>1. BACKGROUND .....</b>	<b>2</b>
<b>2. DESIGNATED HERITAGE ASSETS .....</b>	<b>2</b>
<b>3. NON-DESIGNATED HERITAGE ASSETS.....</b>	<b>3</b>
<b>4. THE SAHAM TONEY HERITAGE ASSET REGISTER .....</b>	<b>11</b>
<b>5. EVIDENCE FROM THE EMERGING LOCAL PLAN AND ITS SUPPORTING DOCUMENTS &amp; THE NATIONAL PLANNING POLICY FRAMEWORK.....</b>	<b>11</b>
<b>6. OTHER CONSIDERATIONS.....</b>	<b>13</b>

## 1. BACKGROUND

1.1 Saham Toney is an ancient village with evidence of habitation dating back to well pre-Roman times. The Norfolk Heritage Explorer Record (which is an online resource providing data from Norfolk County Council's Historic Environment Record) currently lists 152 assets of significance in Saham which are spread widely across the parish, as collated in Policy Maps 6A – 6D of the Saham Toney Neighbourhood Plan and The Saham Toney Heritage Asset Register. The book “The Roman Invasion of Britain” (Graham Webster 1993) notes that there is evidence that Saham Toney was close to a significant Romano-British settlement. According to Archaeology UK’s ARCHI database, there are twenty sites of registered archaeological interest within the parish of Saham. These range from the site of a Roman Camp at Woodcock Hall, an Iron-Age settlement site, an Anglo-Saxon cemetery and sites, and the site of a monastery at Saham Hills. Given this history, Policy 6 reasonably stipulates the need for archaeological surveys of known/potential sites.

1.2 The character of the District is defined by the combination of elements such as the mixture and style of buildings, the extent and form of open spaces, the quality and relationship of buildings, prevalent building materials and the number of trees or other green features. These features contribute to the overall character of the area and need to be recognised and respected in proposals for new development.

1.3 Saham Toney Heritage Group is a member of Wayland Partnership Heritage which organises Wayland heritage projects throughout the Wayland area, and the group actively contributes to the identification and protection of heritage assets. That group's archivist is also a member of the Saham Toney Neighbourhood Plan Committee and thus his knowledge provides a robust basis for the designation of assets in Policy 6.

## 2. DESIGNATED HERITAGE ASSETS

2.1 There are 11 listed buildings in the Neighbourhood Area, as follows:

St George's Church, Saham Toney
Brick Kiln Farmhouse, Ovington Road
Gardener's Cottage
Meadow Farmhouse, Chequers Lane
Page's Place
Park Farmhouse, Hills Road
Post-Mediaeval barn, Richmond Road, west of White Hall
Saham Hall Farmhouse
The Lodge, Chequers Lane
The Old Rectory, Richmond Road
White Hall, Richmond Road

2.2 There are 2 scheduled monuments in the Neighbourhood Area:

Roman settlement at Woodcock Hall
High Banks (shared with Ovington parish)

2.3 Policy 6 does not extend or exceed existing national regulation of listed buildings or scheduled monuments. The listed buildings and scheduled monuments in the neighbourhood area are included in the Heritage Asset Register as an aid to developers and others to understand their extent and location and as part of the village's general archival record.

### 3. NON-DESIGNATED HERITAGE ASSETS

3.1 The Saham Toney Heritage Asset Register lists Non-Designated Heritage Assets in the Neighbourhood Area, under one of three groups:

- i. Non-listed Heritage Buildings. The register includes both the non-designated buildings included in the Norfolk Historic Environment Record and other buildings that play a role in reinforcing a sense of local character and distinctiveness (as recommended by paragraph 5.64 of the emerging Local Plan), and/or that have historic, social or architectural significance in the Neighbourhood Area. Specific justification for the inclusion of each non-listed building as a non-designated heritage asset is given below.
- ii. Heritage Sites, all of which are taken from Norfolk County Council's Historic Environment Record;
- iii. Heritage Finds, all of which are taken from Norfolk County Council's Historic Environment Record.

3.2 The non-listed buildings included in Table 1 of the Saham Toney Heritage Asset Register as Non-Designated Heritage Assets are justified as such on the basis of assessment using the criteria defined in Table 1 of Historic England's Advice Note 7 "Local Heritage Listing", as listed below:

<b>Criterion</b>	<b>Description</b>
<b>Age</b>	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
<b>Rarity</b>	Appropriate for all assets, as judged against local characteristics.
<b>Aesthetic Interest</b>	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
<b>Group Value</b>	Groupings of assets with a clear visual design or historic relationship.
<b>Archaeological Interest</b>	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a man-made landscape. 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.
<b>Archival Interest</b>	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
<b>Historical Association</b>	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.

<b>Designed Landscape Interest</b>	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
<b>Landmark Status</b>	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
<b>Social and Communal Value</b>	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.

3.3 The assessment of each Non-Designated Heritage Asset building against these criteria is documented below:

<b>ASSET 51: Saham Hills Methodist Chapel, Hills Road</b> 	<b>Description:</b> A primitive Methodist chapel opened in 1876, one of four dissenting chapels at the time. Some records suggest more than half of the village attended them although most burials were in the Parish Church. It is the most imposing building in Saham Hills.	
	Age ✓ Rarity ✓ Aesthetic interest ✓ Group value ✗ Archaeological interest ✗	Archival interest ✓ Historical association ✓ Designed landscape interest ✗ Landmark status ✓ Social and communal value ✓
<b>Included in Norfolk County Council Heritage Record?</b>	<b>Justification for inclusion as a non-designated Heritage Asset</b>	
No	Sufficiently satisfies Historic England's criteria	

<p><b>ASSET 52: Broom Hall, Richmond Road</b></p> 	<p><b>Description:</b> A Victorian house constructed by Edward Grigson circa 1836, standing in 17 acres with the remains of an ornamental lake. It was owned by Mr Horace Neville Wells-Cole – who is remembered in the name of the village Community Centre. It was converted to a fee-paying junior school in the 1960s and subsequently to its present use as an hotel.</p>	
	<p>Age ✓</p> <p>Rarity ✗</p> <p>Aesthetic interest ✗</p> <p>Group value ✗</p> <p>Archaeological interest ✗</p>	<p>Archival interest ✓</p> <p>Historical association ✓</p> <p>Designed landscape interest ✓</p> <p>Landmark status ✗</p> <p>Social and communal value ✓</p>
<p><b>Included in Norfolk County Council Heritage Record?</b></p>	<p><b>Justification for inclusion as a non-designated Heritage Asset</b></p>	
<p>No</p>	<p>Sufficiently satisfies Historic England's criteria</p>	

<p><b>ASSET 53: Wisteria (formerly Alms) Cottage, opposite the Old Rectory</b></p> 	<p><b>Description:</b> These almshouses were built by the Rev W H Parker in 1859, using £400 obtained from the money earned from demolishing earlier almshouses in Low Road (now Ploughboy Lane). They are now in private hands but were originally controlled, with "young" widows not being considered suitable.</p>	
	<p>Age ✓</p> <p>Rarity ✗</p> <p>Aesthetic interest ✓</p> <p>Group value ✗</p> <p>Archaeological interest ✗</p>	<p>Archival interest ✓</p> <p>Historical association ✓</p> <p>Designed landscape interest ✗</p> <p>Landmark status ✗</p> <p>Social and communal value ✓</p>
<p><b>Included in Norfolk County Council Heritage Record?</b></p>	<p><b>Justification for inclusion as a non-designated Heritage Asset</b></p>	
<p>No</p>	<p>Sufficiently satisfies Historic England's criteria</p>	

**ASSET 54: Bristow's Tower Mill,  
Ovington Road**



**Description:**  
When built in 1826 by John Bristow, miller and farmer, this was a six storey 50' brick mill with a Norfolk boat shaped cap gallery. The patent double shuttered sails drove an 8' 6" great spur wheel. By 1960 the mill was in a serious state of deterioration and during its conversion to a private dwelling, the cap was replaced by castellated brickwork and the tower was given an off-white pebble dash finish. By 1981 single storey rooms had been added around the base of the tower.

Age ✓	Archival interest ✓
Rarity ✓	Historical association ✗
Aesthetic interest ✓	Designed landscape interest
Group value ✗	Landmark status ✓
Archaeological interest ✓	Social and communal value ✓

**Included in Norfolk County Council  
Heritage Record?**

**Justification for inclusion as a non-designated  
Heritage Asset**

No

Sufficiently satisfies Historic England's criteria

**ASSET 55: Hunt's Farm**



Source: Saham Heritage

**Description:**

Hunts is a typical 18<sup>th</sup> Century Gentlemen's clay lump Farm House, dating from 1746. A number of the windows were bricked up due to window tax, and have remained in this state.

The original house had 3 floors, with servant quarters in the roof, and 3 window dormers, plus an original cellar and pumped water supply. But during rebuilding after a serious fire in 1921 the cellar was filled in and the roof reconstructed without the dormers, but with a lot of original beams and brickwork. There has been speculation that the long barn at Hunts Farm was originally constructed by Napoleonic prisoners of war but there is no documentation proving this, although such prisoners were used as farm labour in Norfolk during the period the farm was constructed.

Age ✓	Archival interest ✓
Rarity ✗	Historical association ✓
Aesthetic interest ✗	Designed landscape interest ✗
Group value ✗	Landmark status ✗
Archaeological interest ✗	Social and communal value ✗

**Included in Norfolk County Council Heritage Record?**

Yes: Record No. 30608

**Justification for inclusion as a non-designated Heritage Asset**

Deemed by Norfolk County Council to be of sufficient value to include in its heritage records

**ASSET 56: Parker's Church of England Primary School**



**Description:**

Still used as a school, the building dates in part from the 1840's. Saham Toney was unusual in having a number of schools, one of which, Goffe's Endowed School, was established as early as 1612. Following a series of "School Sites acts" in the mid-19th Century, the "Parliamentary Acts for the Education of the Poor." made provision for new schools. As a result, Mrs Parker, wife of the then Vicar, endowed the Church of England Girls' School in 1874. The present Parker's School was the result of amalgamating the Boys' and Girls' Schools in the 1930s.

Age ✓	Archival interest ✓
Rarity ✗	Historical association ✓
Aesthetic interest ✓	Designed landscape interest ✗
Group value ✗	Landmark status ✗
Archaeological interest ✗	Social and communal value ✓

**Included in Norfolk County Council Heritage Record?**

Yes: Record No. 57250

**Justification for inclusion as a non-designated Heritage Asset**

- i) Deemed by Norfolk County Council to be of sufficient value to include in its heritage records;
- ii) Sufficiently satisfies Historic England's criteria

**ASSET 57: The Terrace, Richmond Road**



**Description:**

Construction is clay lump within a brick shell. A row of 15 terrace cottages, dating from approximately 1860, and supplied with water by two shared wells. Evidence suggests they were constructed by Mr Brighten Hardy, a brick and tile-maker and farmer who employed 17 labourers for whom The Terrace was most probably constructed. The Terrace housed the village Post Office -built specifically for the purpose and so larger than the other houses - from at least World War 1 till its closure in 2013.

Age ✓	Archival interest ✓
Rarity ✗	Historical association ✓
Aesthetic interest ✓	Designed landscape interest ✗
Group value ✓	Landmark status ✓
Archaeological interest ✗	Social and communal value ✓

**Included in Norfolk County Council Heritage Record?**

No

**Justification for inclusion as a non-designated Heritage Asset**

Sufficiently satisfies Historic England's criteria

**ASSET 58: The Old Bell Inn, Bell Lane**



**Description:**  
 A public house, it was first licensed in 1789, but there is earlier reference to a pub run on the site by one John Hills in 1732. It was originally a row of cottages apparently known at times as "The Bells". It is the last of Saham Toney's eight pubs to survive and retains original features such as bread ovens and a staircase.

Age ✓	Archival interest ✓
Rarity ✗	Historical association ✓
Aesthetic interest ✗	Designed landscape interest ✗
Group value ✗	Landmark status ✓
Archaeological interest ✗	Social and communal value ✓

**Included in Norfolk County Council Heritage Record?**

**Justification for inclusion as a non-designated Heritage Asset**

Yes: Record 49830

i) Deemed by Norfolk County Council to be of sufficient value to include in its heritage records;  
 ii) Sufficiently satisfies Historic England's criteria

<p><b>ASSET 59: Saham College, Richmond Road</b></p> 	<p><b>Description:</b> It is a handsome structure in the Elizabethan style that was originally an agricultural and commercial school, erected at great cost in 1852 by the Rev. W. H. Parker. On closure in 1918/19 it was divided into two dwelling houses, but earlier housed a convenient residence for the master in the centre of the building and a lofty and well-ventilated school room on the south side, with a library attached to it, and opened into a play ground of nearly three acres in extent. On the north side was a large dining room, kitchen, store room, etc. The bedrooms were light and airy, and had accommodation for 30 boarders.</p>	
	<p>Age ✓ Rarity ✓ Aesthetic interest ✓ Group value ✗ Archaeological interest ✗</p>	<p>Archival interest ✓ Historical association ✓ Designed landscape interest ✗ Landmark status ✓ Social and communal value ✓</p>
<p><b>Included in Norfolk County Council Heritage Record?</b></p>	<p><b>Justification for inclusion as a non-designated Heritage Asset</b></p>	
<p>No</p>	<p>Sufficiently satisfies Historic England's criteria</p>	

#### 4. THE SAHAM TONEY HERITAGE ASSET REGISTER

4.1 The Saham Toney Heritage Asset Register, which forms part of Policy 6, collates all available information in Norfolk County Council's Historic Environment Record (as referenced in paragraph 5.60 of the emerging Local Plan), that relates to the Neighbourhood Area. It is therefore a convenient source of heritage information for developers, those making representations on planning applications and planning decision makers. Likewise, Policy Maps 6A – 6D present that information in a way that allows easy initial identification of the location of a heritage asset when assessing a site with regard to heritage issues to facilitate easier review of any issues arising from a development proposal. Since the Saham Toney Heritage Asset Register forms part of Policy 6 it must be referred to when using that policy of the Neighbourhood Plan.

4.2 Any updates of the Register during the life of this Plan will be found at [www.stnp2036.org](http://www.stnp2036.org).

#### 5. EVIDENCE FROM THE EMERGING LOCAL PLAN AND ITS SUPPORTING DOCUMENTS & THE NATIONAL PLANNING POLICY FRAMEWORK

5.1 Breckland Council's document "Statement of Community Involvement" states: "A Neighbourhood Plan can decide where and what type of development can happen in the neighbourhood". It

indisputably then follows that a Neighbourhood Plan may also decide where and what type of development cannot happen in the neighbourhood. Policy 6 follows this principle.

5.2 The intent of Policy 6 is justified by various statements regarding heritage assets in the National Planning Policy Framework as follows:

i) Paragraph 184: “These (heritage) assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

ii) Paragraph 185:

“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.”

iii) Paragraph 192:

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”

iv) Paragraph 197: “The effect of an application on the significance of a non-designated asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss of their heritage asset.”

5.3 Policy ENV 08 of the emerging Local Plan "expects" development to "conserve and wherever possible enhance the character, appearance and setting of non-designated heritage assets". Policy 6 implements that expectation.

5.4 Where Norfolk County Council's Historic Environment Record identifies a Site or Find it is possible that more, so far unidentified, finds exist in the vicinity. For this reason, regardless of the significance of an individual find further investigation is warranted. This is borne out by the final paragraph of Policy ENV 07 of the emerging Local Plan, and Policy 6, item P6.4 implements the aims of the Local Plan policy.

5.5 Paragraph 189 of the National Planning Policy Framework states: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of details should be proportionate

to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation". Policy 6 implements this as a policy requirement.

5.6 Paragraph 5.55 of the emerging Local Plan recognises that Breckland's historic environment "as a unique and irreplaceable resource". Such a resource plays a role in attracting tourism which then indirectly supports the local economy. Hence protection of the heritage assets that help to attract visitors to the Neighbourhood Area can be seen to contribute to sustainability since it has an economic aspect. Indeed Paragraph 192 of the National Planning Policy Framework requires that "In determining planning applications, local planning authorities should take account of... the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality." Saham Toney works with the Wayland Partnership to assemble and present information on local heritage assets to support and encourage local tourism and it can be presumed that this can only have a positive economic effect, which Policy 6 reinforces.

## **6. OTHER CONSIDERATIONS**

6.1 When submitting planning applications or making decisions on applications relating to heritage assets or assessments of potential impact on such assets it is recommended that the Historic England publication "Conservation Principles, Policies and Guidance" is adhered to as this will ensure issues are dealt with in a robust and consistent way.

6.2 In considering any potential impact on the setting of a heritage asset account shall be taken of the guidance given in Historic England's good practice advice in its publication "The Setting of Heritage Assets".

6.3 In order to satisfy criteria P6.2 of Policy 6, in accordance with the policy stated in Historic England's publication "Enabling Development and the Conservation of Significant Places", a statement to justify development shall show:

- i. It will not materially harm the heritage values of the place or its setting;
- ii. It avoids detrimental fragmentation of management of the place;
- iii. It will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose;
- iv. It is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid;
- v. Sufficient subsidy is not available from any other source;
- vi. It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests; and
- vii. The public benefit of securing the future of the significant place through such enabling development decisively outweighs the disadvantages of breaching other public policies.

In satisfying these requirements the guidance given in the noted Historic England document should be adhered to.

6.4 In addressing the significance of heritage assets with regard to planning proposals and decisions the guidance given in Historic England's good practice advice "Managing Significance in Decision-Taking in the Historic Environment" should be adhered to.

6.5 The setting of a heritage asset shall be taken as the definition given in the glossary of the National Planning Policy Framework, i.e. "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."

6.6 In accordance with guidance given in the Historic England publication "Making Changes to Heritage Assets", when making or deciding on proposals for additions to heritage assets, aside from National Planning Policy Framework requirements such as social and economic activity and sustainability, the main factors to be taken into account should be proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of the way it is sited. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate. The historic fabric will always be an important part of the asset's significance, though in circumstances where it has clearly failed it will need to be repaired or replaced.





**Prepared by the Neighbourhood  
Plan Work Group**



**Saham Toney  
Parish Council**