Archaeological Appraisal

Land at Horsford, Norfolk

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Executive summary

This archaeological appraisal has been prepared by TetraTech RPS for Endurance Estates Land Promotion Ltd. It has been prepared to support the promotion of two sites within the Horsford Neighbourhood Plan: c.25ha of land to the east of the village centre (referred to in this appraisal as 'Site A') – forming a draft allocation for residential development and community hub, and c.10ha of land south of Holt Road ('Site B') – forming a draft allocation for a sports hub

The document provides a high-level assessment of archaeological heritage sensitivities within the sites and the surrounding area to identify any potential heritage opportunities and constraints for the sites.

This appraisal is based on an examination of evidence in the Norfolk Historic Environment Record (HER) and online resources including Historic England's National Heritage List for England (NHLE). It has also reviewed published and unpublished material and the historic land use of the sites through historic mapping resources. A preliminary site visit and walkover was undertaken on 17 March 2026. This was limited to site boundaries and public footpaths.

There are no designated heritage assets located within either site.

There is one designated archaeological heritage asset within the surrounding 1km area – *Horsford Castle* (Scheduled Monument, NHLE 1003998). The remains of the castle and the two allocation sites are not intervisible, and the appraisal strongly suggests that neither of the sites contribute to its significance or setting. The proposed developments are anticipated to be delivered without harm to the significance of the Scheduled Monument.

With regard to non-designated archaeological heritage assets, Site A is located within the recorded extent of the former medieval *Horsford Castle Park* (HER Monument reference 40139), the boundaries of which correspond with the western and southern site boundaries, and an existing east-west aligned track within the site. These boundaries are of limited local historical interest, significant for their relative association with the nearby castle earthworks.

Possible *Medieval and Post-Medieval boundary features* are recorded as earthworks and cropmarks in the north and southeast of Site A (HER 53205 & 53207). Most of these features correspond with boundaries visible on historic maps and are of negligible archaeological significance. The interpretation of any features not corresponding with maps however is currently uncertain, and their significance will be determined by their origin, function and their ability to contribute to relevant research agendas in the regional research framework.

A World War II bomb crater (53204) is visible as a cropmark within Site A. This is of negligible archaeological significance.

Recorded previous archaeological finds from the sites are limited to a single Prehistoric find recovered from each site (51426 & 12306). These are considered unlikely to be associated with another, currently unidentified buried archaeological asset within the site.

The assessment has not identified any non-designated heritage assets within the sites which would pose a major constraint on future development, and which would either prevent development or require significant design measures to avoid potential impacts.

Further evaluation of the archaeological potential of the sites will be necessary as part of a future planning application. Geophysical survey would be an appropriate initial evaluation technique, when site conditions allow.

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1 Introduction and scope of study

1.1 This archaeological appraisal has been prepared by TetraTech RPS for Endurance Estates Land Promotion Ltd.

1.2 The document has been prepared to inform the promotion of two sites within the Horsford Neighbourhood Plan, and to confirm the sites' suitability for the proposed uses in the Neighbourhood plan from an archaeology perspective. It provides a high-level assessment of archaeological heritage sensitivities within the sites and the surrounding area to identify heritage opportunities and any potential constraints.

1.3 It considers two separate sites within the village of Horsford, Norfolk: c.25ha of land to the east of the village centre ("Site A"; centred at National Grid Reference TG 1958 1625)– forming a draft allocation for residential development and community hub and c.10ha of land south of Holt Road ("Site B"; centred at National Grid Reference TG 1972 1474 – forming a draft allocation for a sports hub (Figure 1).

1.4 Both sites are proposed to be allocated for development under *Policy SS2A: New Development* in the emerging Horsford Neighbourhood Plan 2025-2038.

1.5 The document has been prepared with reference to Section 16 of the National Planning Policy Framework and considers the potential sensitivity of known archaeological and heritage assets potentially affected by the proposed development within the site. This appraisal additionally assesses the site's potential for further below-ground archaeological remains.

1.6 All work was undertaken in accordance with national and local planning policy, relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, the Chartered Institute for Archaeologists' *'Standard and Guidance for Historic Environment Desk-Based Assessment'* (CIfA 2020), and relevant Historic England guidance documents (2015a, 2015b, 2015c and 2017), notably *'The Historic Environment and Site Allocations in Local Plans'*, *'The Setting of Heritage Assets'* and best-practice guidance.

1.7 The initial assessments comprise an examination of evidence in the Norfolk Historic Environment Record (HER) and online resources including Historic England's National Heritage List for England (NHLE). The assessment has reviewed published and unpublished material and the historic land use of the sites through historic mapping resources. A preliminary site visit and walkover was undertaken on 17 March 2026. This was limited to site boundaries and public footpaths.

1.8 This report does not provide the detailed description and assessment of heritage assets required to inform a planning application under paragraph 207 of the National Planning Policy Framework. The findings of this report are based on the known conditions at the time of writing, and all maps, plans and photographs are for illustrative purposes only.

2 Planning background and development plan framework

2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in December 2024. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.

2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition that heritage makes to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.9 *Significance (for heritage policy)* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. 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.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

2.14 The sites are located within the administrative jurisdiction of the Broadland District Council.

2.15 The present Local Plan for the Broadland District comprises:

- Greater Norwich Local Plan (GNLP) (adopted 24th March 2024);
- Development Management DPD (adopted August 2025);
- 'Made' Neighbourhood Plans: The Horsford Neighbourhood Plan 2025 - 2038 is currently under review (Regulation 14 Version October 2025).

2.16 The relevant heritage policy from the Greater Norwich Local Plan is *Policy 3: Environmental Protection and Enhancement The Built and Historic Environment* and from the Development Management DPD is *Policy EN2 – Landscape.*

2.17 The Neighbourhood Plan allocates both sites for mixed-use development under *Policy SS2A: New Development*. *Policy SS2A* states that the development should be designed to 'sustain and enhance the setting and significance of heritage assets.' *Policy HBE3:*

Locally Important Buildings identifies a number of buildings and structures in Horsford which are regarded as 'non-designated' heritage assets.

2.18 All of the identified local assets relate to standing buildings along Holt Road, the closest of which are Horsford CofE VA Primary School, located c.150m west of Site A, and 2 Holt Road, c. 400m north of Site B. Neither of the sites are considered to contribute to the setting of these assets, and the significance of these assets will remain unaffected by development within the sites.

3 Geology, Topography and Site Conditions

Geology & Topography

3.1 The British Geological Survey (BGS) 1:50,000 mapping records the bedrock geology across both sites as sand and gravel (Wroxham Crag Formation).

3.2 Superficial deposits of sand and gravel (Briton's Lane Sand and Gravel Member) are present across the majority of Site A, with additional superficial deposits of Diamicton (Happisburgh Glacigenic Formation) and Head (clay, silt, sand and gravel) towards the south of the site.

3.3 Superficial deposits of sand and gravel (Sheringham Cliffs Formation) are recorded across Site B (https://geologyviewer.bgs.ac.uk - accessed 11/03/2026).

3.4 The Cranfield Soil and Agrifood Institute identifies freely draining, slightly acidic sandy soils (Soilscape 10) across Site B and the majority of Site A, with naturally wet, very acidic sandy and loamy soils also present towards the south of Site A (Soilscape 15; https://www.landis.org.uk/soilscapes/ - accessed 11/03/2026).

3.5 The land within Site A reaches a peak at a height of c.35m Above Ordnance Datum (AOD) within the middle of the sight, sloping steeply to lows of c.22mAOD in the south and c.29m AOD in the north. Horsford Brook runs along the southern site boundary.

3.6 The land within Site B slopes gradually west-east, from a height of c.37m AOD along the western boundary, to c.33m AOD in the east.

Site Conditions & Review of Available LiDAR Data

3.7 Preliminary site visits were conducted on 17 March 2026 in fair weather conditions (Plates 1-5). The site visits were limited to site boundaries and public footpaths.

3.8 Site A is located immediately east of the village of Horsford. It comprises two large arable fields with one additional smaller area of pasture towards the south. Lodge Farm is located within the west of the site, with a track running from the farm east-west across the site. Mature trees and a Horsford Brook form the southern site boundary, while open agricultural land continues eastwards. Diamond Jubilee Plantation is located immediately northeast of the site, and other small areas of woodland are located to the north. Residential development borders the site to the west. A public footpath cuts across the far southeastern corner of the site. No obvious archaeological find or features were observed from this footpath.

3.9 Site B is located immediately south of Holt Road and comprises a single arable field. Mature trees and hedges form the site boundaries to the east, west and south, with the Broadland Northway located immediately south. Glebe Farm is located outside of the site to the immediate northwest.

4 Identification of Heritage Assets

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/early medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

4.1 This chapter reviews the available archaeological and built heritage evidence for the sites and the archaeological/historical background of the general area to identify Heritage Assets whose significance could be affected by future development within the sites. It considers the potential for further as yet undiscovered archaeological evidence on the sites and establishes and assesses the sensitivity of built heritage assets in relation to future development of the sites.

Archaeological Assets, Previous Work and Archaeological Potential of the Sites

Designated Heritage Assets

4.2 There are no designated archaeological heritage assets (Scheduled Monuments, Registered Battlefields or World Heritage Sites) within either of the sites (Figure 2). Built heritage assets (e.g. Listed Buildings, Conservation Areas, Registered Parks and Gardens) do not fall within the scope of this assessment.

4.3 There is one Scheduled Monument recorded within the 1km search area: *Horsford Castle* (NHLE 1003998), located c.700m southeast of Site A and c.1km northeast of Site B. The earthworks of this Norman motte and bailey castle are clearly visible on aerial photographs and on the ground, although the motte is no longer appreciably higher than the bailey as it has been badly damaged by ploughing. Aerial photographs suggest that there may have been a stone keep on the motte. The castle has been interpreted as the hunting grounds of Robert Malet – a country retreat in the periphery of his estates, although documentary evidence suggests the castle may have been raised following his exile by his tenant, Waller of Caen. The castle went out of use soon after 1431.

Previous Archaeological Work and Non-Designated Heritage Assets

Site A

4.4 Site A lies within the mapped extent of the former Horsford Castle Medieval Park (40139). The park is mentioned in a document dating to 1302 and is depicted on a 1773 map, comprising Great Park, to the north, and Little Park to the south. The site lies within Little Park, which is thought to have been a medieval deer park with Lodge Farm as its management centre. The park is not marked on Faden's 1797 Map of Norfolk (Figure 5), suggesting that the site constituted agricultural land rather than parkland by this time. The site of the castle is also not marked on Faden's map, perhaps revealing that it was not considered a significant feature in the landscape during this period.

4.5 A series of possible Medieval & Post-Medieval boundary features are recorded throughout the north and southeast of the site (53205 & 53207). These are visible as cropmarks on aerial photographs (Figures 8 & 9). The majority of these features appear to represent a system of field boundary ditches and trackways which are partly depicted on the Tithe Map of 1841 (Figure 6). Although the majority of these features are likely to be medieval to post-medieval in date, they are yet to be intrusively tested and their exact date and function remains unknown.

4.6 A possible World War Two bomb crater is recorded within the north of the site (53204). This is visible as a cropmark on aerial photographs from 1944 (Figure 7) but has been ploughed out by 1946. It is possible that this feature may represent a Post-Medieval extraction pit, particularly given that a gravel pit is recorded elsewhere within the site in plot 384 of the 1841 Tithe Map (Figure 6). However, given its fresh appearance on the wartime aerial photographs, it is most likely a bomb crater.

4.7 A Middle Palaeolithic flint handaxe (51426) was discovered along the bank of Horsford Beck, within the far southeast of the site in 2002.

4.8 The site was included within a 2003 earthwork survey (ENF110916). The survey identified the extent of the likely Medieval deer park, which was found to be located along the southern and western site boundaries, as well as along the east-west aligned track which cuts across the middle of the site (Figure 8). Other earthworks present within the site were interpreted to represent post-medieval field boundaries visible on historic maps (Cushion, 2003).

Site B

4.9 The end of a Neolithic polished flint axehead was recovered from the surface of Site B in 1977 (12306).

4.10 A systematic fieldwalking and metal-detecting survey of the route of the Broadland Northway immediately south of Site B in 2007 included part of the south of the site (ENF117021). The survey recovered no finds apart from possibly a small number of Prehistoric worked flints.

4.11 A geophysical survey was conducted in February 2026 by Headland Archaeology along the proposed route of the SPA North Norfolk interconnector pipeline (ENF159133). This survey also included the south of the site, however there is not yet a report available.

Within the 1km Search Area

4.12 The most relevant programmes of archaeological work within the search area relate to geophysical survey and trial trenching along the route of the Norwich Northern Distributor Route immediately south of Site B between 2007 and 2015 (ENF123632, ENF137058

ENF138600 & ENF139683). None of these investigations identified any significant archaeological finds or features within the vicinity of the site.

4.13 Extensive archaeological investigations comprising geophysical surveys, trial trenching, excavations and watching briefs have taken place throughout the search area, all at a greater distance from the sites. The previous archaeological investigations are recorded within the gazetteer of HER records included in Appendix 1 and their locations are shown on Figure 4.

4.14 Evidence for **Early Prehistoric** activity within the search area includes a middle Bronze Age enclosure (51048), excavated c.700m west of Site B/1km south of Site A and the remains of two possible Bronze Age round barrows (53614 & 54396), located c.450m south of Site A/c.1km north of Site B, and c.340m west of Site B/c.1km south of Site A respectively. The interpretation of the two potential barrows is dubious, and they could equally be related to agricultural features. The remaining evidence for earlier Prehistoric activity relates to unstratified finds, notably immediately east and west of Site B (49743 & 50497), and c.130m south of Site A (63734).

4.15 The closest known **Iron Age and Roman** activity within the search area comprises potential Roman ditches (51048) excavated c.700m west of Site B/1km south of Site A, and several Iron Age/Roman features including a trackway and contemporary field system (63577) excavated c.1km west of Site B/c.1.1km south of Site A. Several undated cropmarks throughout the search area have been interpreted to also be of a potential Iron Age/Roman date (18126, 18192, 36415, 53421, 53239, 54399), however these are yet to be intrusively tested and their exact dates and functions remains uncertain. The remaining evidence for Iron Age/Roman activity throughout the search area relates to unstratified finds (12305, 28271, 35284, 51233, 52807, 67510), none of which have been discovered within the vicinity of either site.

4.16 Horsford is recorded in the Domesday survey (1086), demonstrating that the settlement had been established by the late **Saxon** period. Two pits of a possible early Saxon date (49744) were uncovered during trial trenching in 2010 c.850m east of Site B/ c.1.8km south of Site A. The remaining evidence for Saxon activity throughout the search area relates to finds recovered through metal detecting and fieldwalking (35284, 34393 & 63815).

4.17 While Site A is recorded as being within the **Medieval** deer park of Horsford Castle, Site B appears have been located outside of the Medieval core of Horsford. Based on available satellite imagery and LiDAR data, there is no clear evidence for Medieval ridge and furrow ploughing in either site, however given Site B's location, coupled with a lack of evidence for significant Medieval evidence in the vicinity, the site was likely located within Hosford's agricultural hinterland during the Medieval period.

4.18 There are no **Post-Medieval** records within the vicinity of either site which are relevant to the assessment of the sites' archaeological potential. From available historic mapping (as early as Faden's Map of Norfolk from 1797, Figure 5) both sites remained in agricultural use throughout the Post-Medieval and Modern periods. This is with the exception of the gravel pit recorded in Site A on the 1841 Tithe Map (Figure 6), and Lodge Farm, which is located within the east of Site A.

Archaeological Potential

4.19 Based on the available archaeological data for the sites and surrounding area, both sites are considered to have a moderate potential for early Prehistoric flints dispersed throughout the plough soils, but a low potential for archaeological features of an early Prehistoric date.

4.20 Site A is considered to have a high potential for Medieval boundary ditches associated with the Medieval deer park. Aside from this, both sites are assessed to have a low potential for significant (i.e. non-agricultural) Medieval remains.

4.21 Both sites are assessed to have a low potential for significant archaeological remans of all other periods.

Initial Assessment of Significance (Designated Assets)

Horsford Castle (NHLE 1003998)

4.22 The remains of Horsford Castle are of national importance. The significance of the monument is vested primarily in its archaeological interest and evidential value. It is a significant symbol of Medieval feudal authority and local resource control – the castle had one of only three Medieval chases in Norfolk, allowing hunting rights over people's land. It is also a demonstration of the placement of strategic fortifications in Norfolk. In the Medieval period the castle would have served as a visual symbol of Normal authority over the surrounding heath and pasture landscape which formed its original setting. Since then, the motte has been badly damaged by plough activity, and the open heath and pasture landscape has largely been lost as a result of 18th and 19th century enclosure. Therefore, its current surroundings provide only a minor contribution to the significance of the castle.

4.23 Horsford Castle is located c.700m southeast of Site A and c.1km northeast of Site B. The preliminary site visits have suggested that views to and from the monument in respect to the sites are screened by dense vegetation and the topography. The castle, and the Medieval history of the local area is not experienced or understood from within either site, at least not without prior understanding of Site A's former association with the castle park.

4.24 The current evidence does not indicate that either of the sites contribute to the significance of the Scheduled Monument.

Initial Assessment of significance (Non-Designated assets)

Horsford Castle Park (40139)

4.25 Cartographic evidence suggests that Site A was located within the Medieval deer park associated with Horsford Castle, although the present-day agricultural use of Site A reflects the later Post-Medieval land use. An earthwork survey conducted in 2003 suggests that the southern and western site boundaries, as well as the existing east-west track running through the site demarcate the boundaries of the former park (Cushion, 2003). These boundaries are assessed to be of limited local historical interest, significant for their relative association with the nearby castle earthworks.

Medieval and Post-Medieval Boundary Features (53205 & 53207)

4.26 The Medieval and Post-Medieval boundary features recorded within the north and southeast of Site A generally correspond with field boundaries and trackways visible on historic maps and are therefore of negligible archaeological significance. The interpretation of any features not corresponding with maps however is currently uncertain, and their significance will be determined by their origin, function and their ability to contribute to relevant research agendas in the regional research framework.

World War Two Bomb Crater (53204)

4.27 The cropmark visible on 1944 aerial photographs within the north of Site A could potentially represent Post-Medieval extraction activity, particularly as such activity is

known elsewhere within the site. It has been suggested, however, that this is more likely to represent a Second World War Bomb crater due to the searchlight battery located nearby. Regardless, this would be of negligible archaeological significance.

Palaeolithic flint handaxe (51426) & Neolithic flint axehead (12306)

4.28 The Palaeolithic flint handaxe recovered from Site A (51426) and the Neolithic flint axehead from Site B (12306) are likely the result of casual losses, rather than being associated with another – currently unidentified – buried archaeological asset located within the Sites. Archaeological trial work along the Broadland Northway immediately south of Site B did not identify any great potential for significant Prehistoric archaeology in the area.

Other Potential Archaeological Assets

4.29 Based on the available archaeological data for the sites and the surrounding area, both sites are considered to have a moderate potential for early Prehistoric flints dispersed throughout the plough soils, but a low potential for significant (non-agricultural) archaeological features of all periods. Any surviving remains are likely to be of local interest and would be significant for their archaeological interest and potential to contribute to regional research agendas.

5 Potential for Impacts on Archaeological Assets

Review of Potential Development Impacts on Designated Assets

5.1 The initial assessment of the sites has suggested that neither site contributes to understanding or appreciating the significance of Horsford Castle (NHLE 1003998).

5.2 It is considered that development within the sites would result in no harm to this designated archaeological asset.

Review of Potential Development Impacts on Non-Designated Assets

5.3 From the available archaeological evidence, historic mapping and Google Earth satellite imaging, both sites have remained as agricultural land since at least the late Medieval period. Ground disturbance within both sites will mostly have been shallow and a result of ploughing. This is with the exception of the area within the middle of Site A, which is recorded on the 1841 Tithe Map as a gravel pit, where more significant ground disturbance is likely.

5.4 The assessment has not identified any non-designated heritage assets within the sites which would pose a major constraint on future development, and which would either prevent development or require significant masterplanning design measures to avoid potential impacts.

6 Summary and conclusions

6.1 This archaeological appraisal has been prepared by TetraTech RPS for Endurance Estates Land Promotion Ltd.

6.2 The document has been prepared inform the promotion of two sites within the Horsford Neighbourhood Plan, and to confirm the site's suitability for the proposed uses in the Neighbourhood Plan from an archaeology perspective. It provides a high-level assessment of archaeological heritage sensitivities within the sites and the surrounding area to identify any potential heritage opportunities and constraints. The assessment does not provide the detailed description and assessment of heritage assets required to inform a planning application under paragraph 207 of the NPPF.

6.3 There are no designated heritage assets located within either site.

6.4 There is one designated archaeological heritage asset within the surrounding 1km search area – Horsford Castle (Scheduled Monument. NHLE 1003998). The remains of the castle and the two allocation sites are not intervisible, and the appraisal strongly suggests that neither of the sites contribute to the castle's heritage significance or setting. The proposed developments are anticipated to be delivered without harm to the significance of the Scheduled Monument.

6.5 Site A is located within the recorded extent of Horsford Castle Park (HER 40139), the boundaries of which correspond with the western and southern site boundaries, and an existing east-west aligned track within the site. These boundaries are of limited local historical interest, significant for their relative association with the nearby castle earthworks.

6.6 Earthworks and cropmarks of possible Medieval and Post-Medieval boundary features are recorded in the north and southeast of Site A (HER 53205 & 53207). Most of these features correspond with boundaries visible on historic maps and are of negligible archaeological significance. The interpretation of any features not corresponding with maps however is currently uncertain, and their significance will be determined by their origin, function and their ability to contribute to relevant research agendas in the regional research framework.

6.7 A World War II bomb crater (53204) is visible as a cropmark within Site A. This is of negligible archaeological significance.

6.8 A single Prehistoric flint has previously been recovered from each site (51426 & 12306). These are considered unlikely to be associated with another, currently unidentified buried archaeological asset within the site.

6.9 Based on the available archaeological data for the sites and the surrounding area, both sites are considered to have a low potential for significant additional archaeological features of all periods.

6.10 The assessment has not identified any non-designated heritage assets within the sites which would pose a major constraint on future development, and which would either prevent development or require significant design measures to avoid potential impacts.

6.11 Further evaluation of the archaeological potential of the sites will be necessary as part of a future planning application. Geophysical survey would be an appropriate initial evaluation technique, when site conditions allow.

Sources consulted

General

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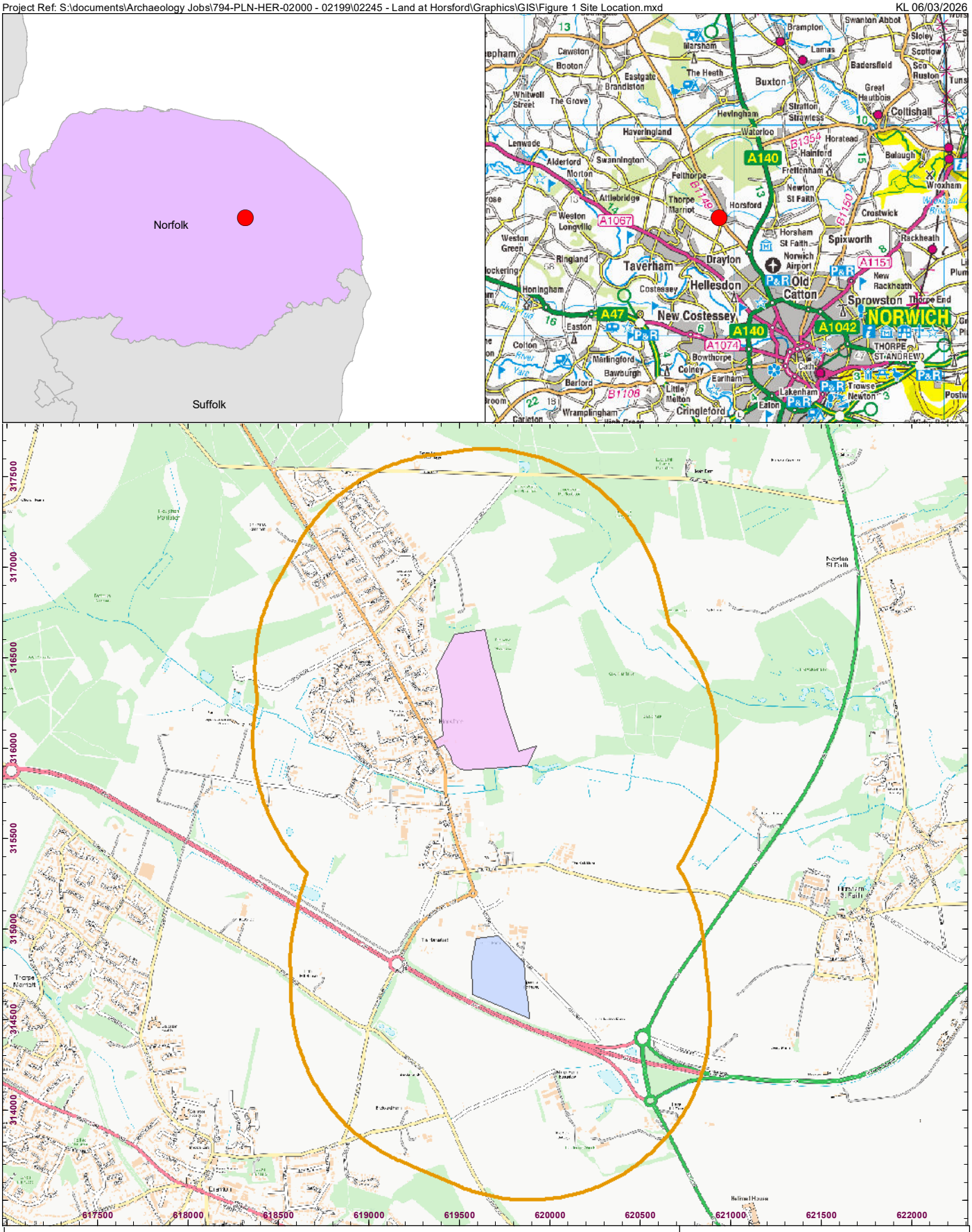
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Figures



Site A

Site B

1km Search Area

N

0 1,100m

Scale at A4: 1:29,000

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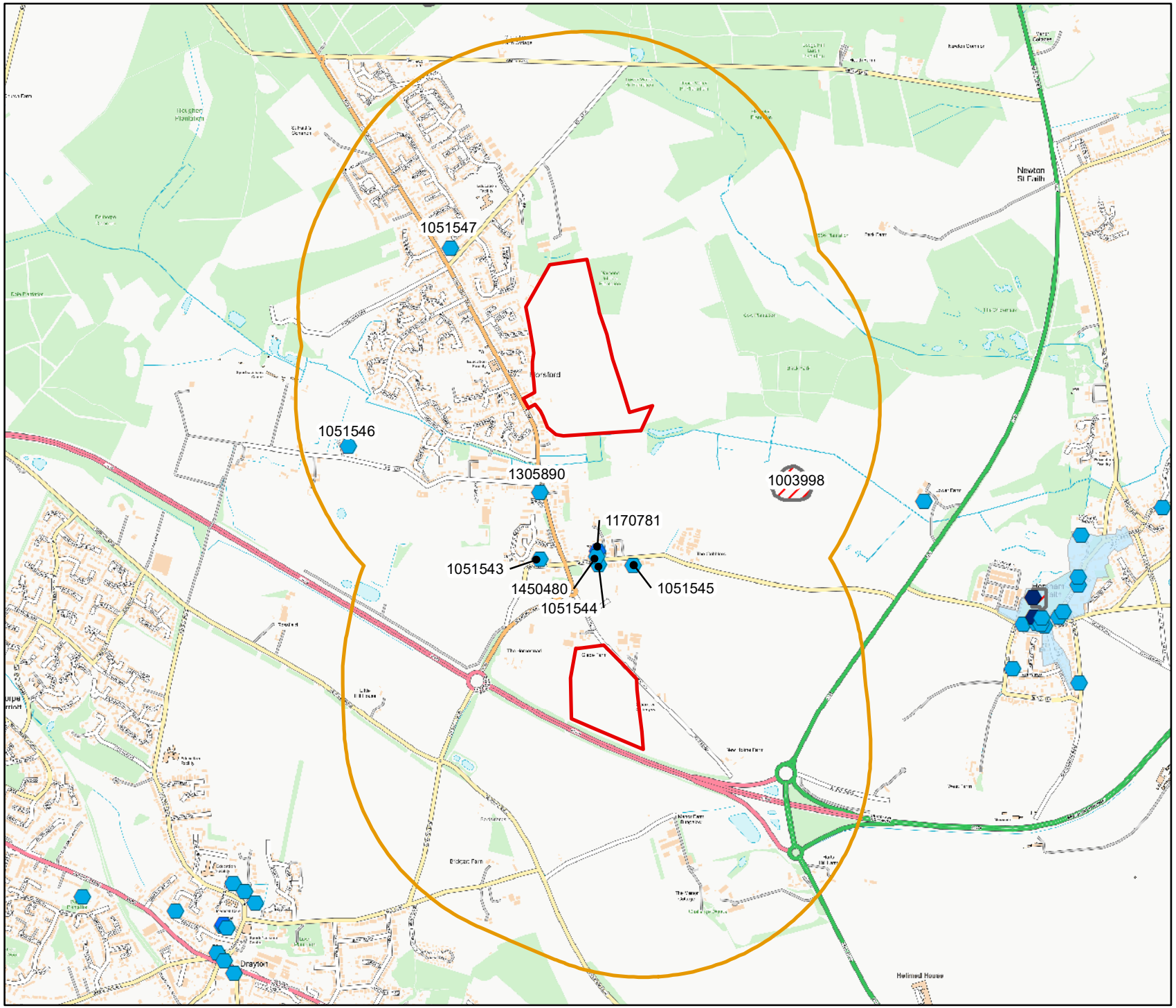
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Figure 1

Site Location

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Site Boundary

1km Search Area

Listed Buildings

Grade

I

II*

II

Conservation Area

Scheduled Monuments

N

0 295 590 m

Scale at A4: 1:23,000

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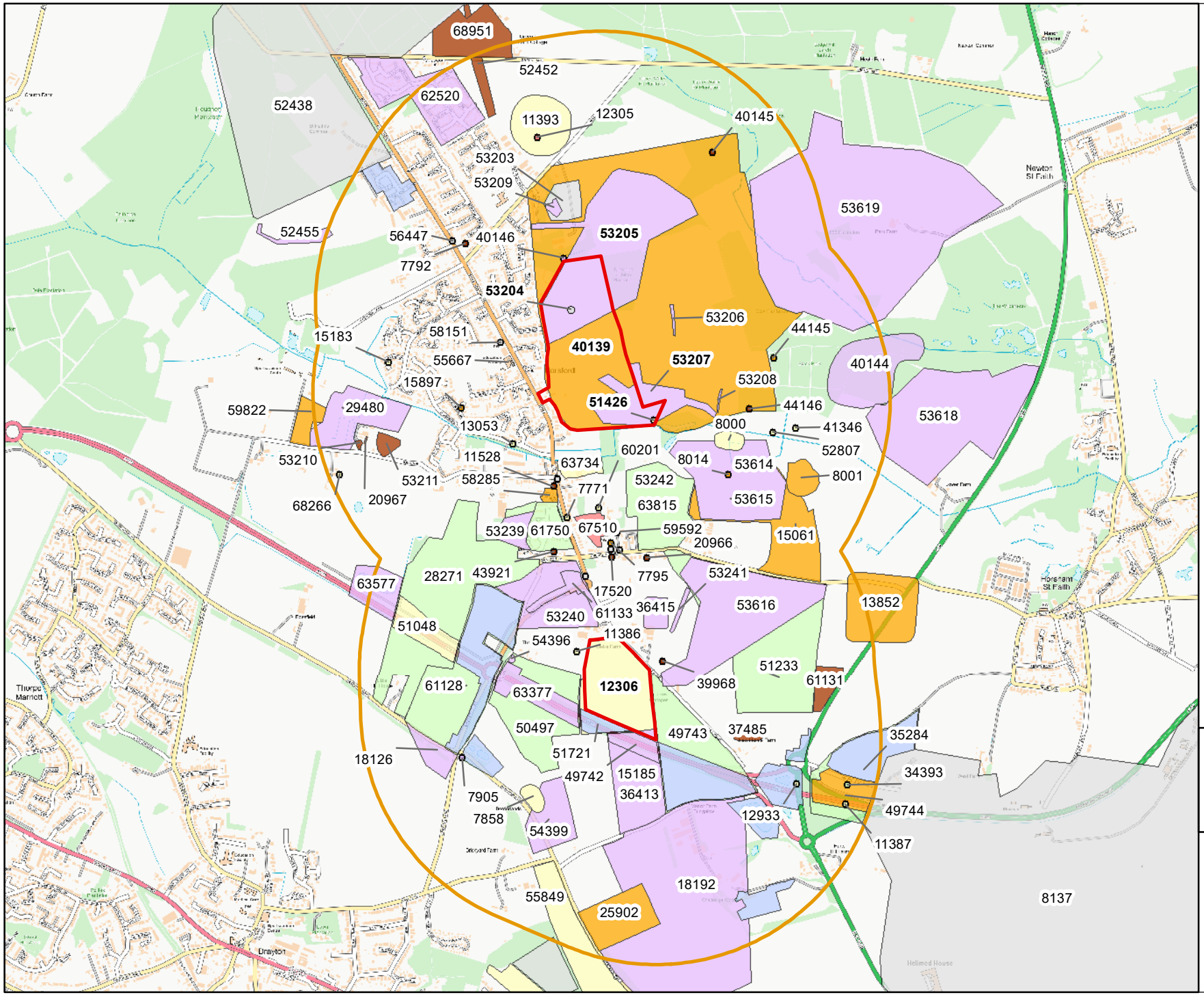
Figure 2

Designated Heritage Assets

Project Ref: S:\documents\Archaeology Jobs\794-PLN-HER-02000 - 0219902245 - Land at Horsford\Graphics\GIS\Figure 2 Des Ass A4.mxd

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Site Boundary
1km Search Area
Prehistoric
Roman
Medieval
Post-Medieval
Modern
Multi-Period Finds
Undated Features
Negative Evidence

N

0 295 590m

Scale at A4: 1:23,000

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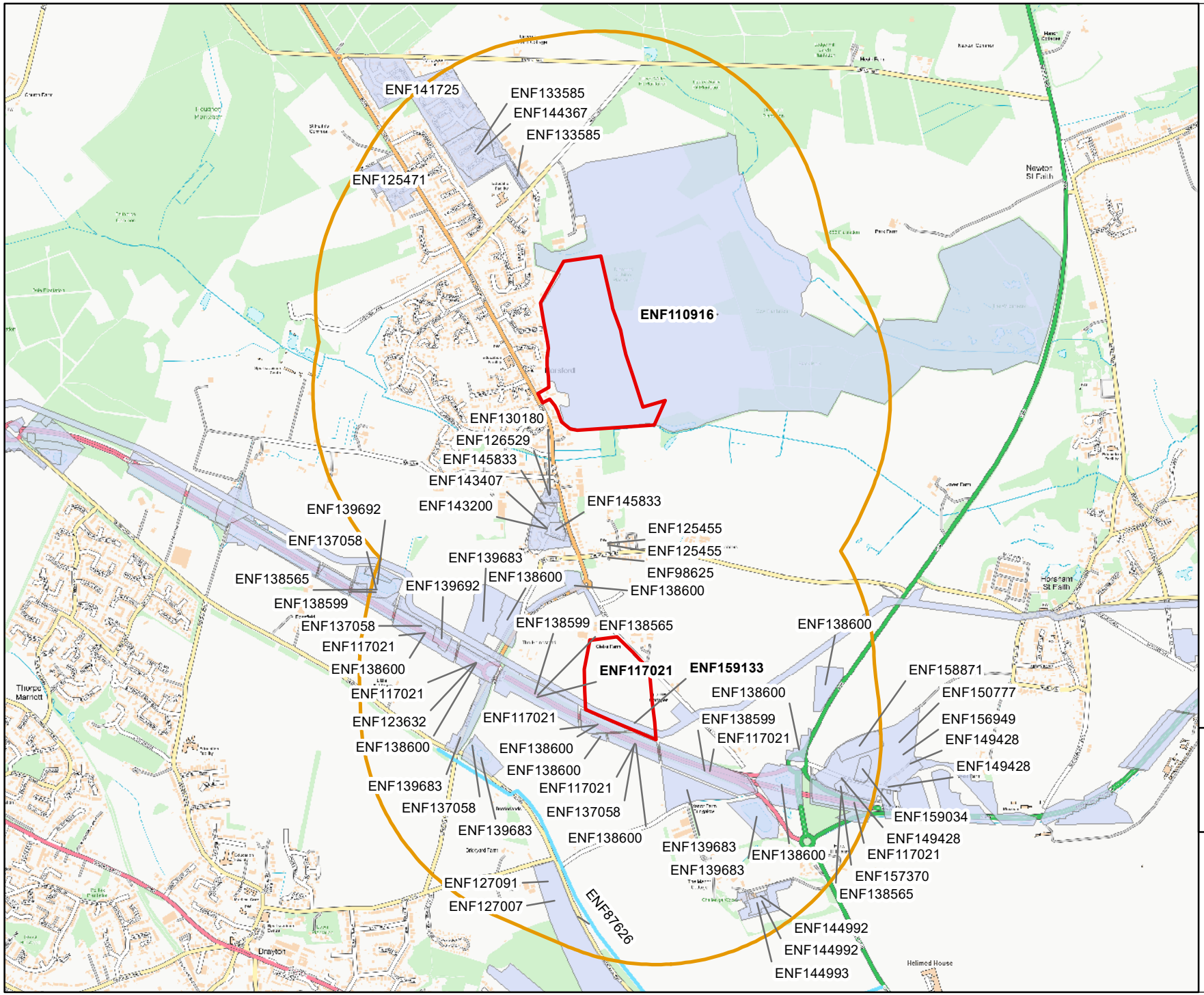
Figure 3

HER Monuments

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Site Boundary

1km Search

Events (lines)

Events (polygons)

N

0 295 590 m

Scale at A4: 1:23,000

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Figure 4

HER Events

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Site Boundary

N

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Scale at A4: 1:16,000

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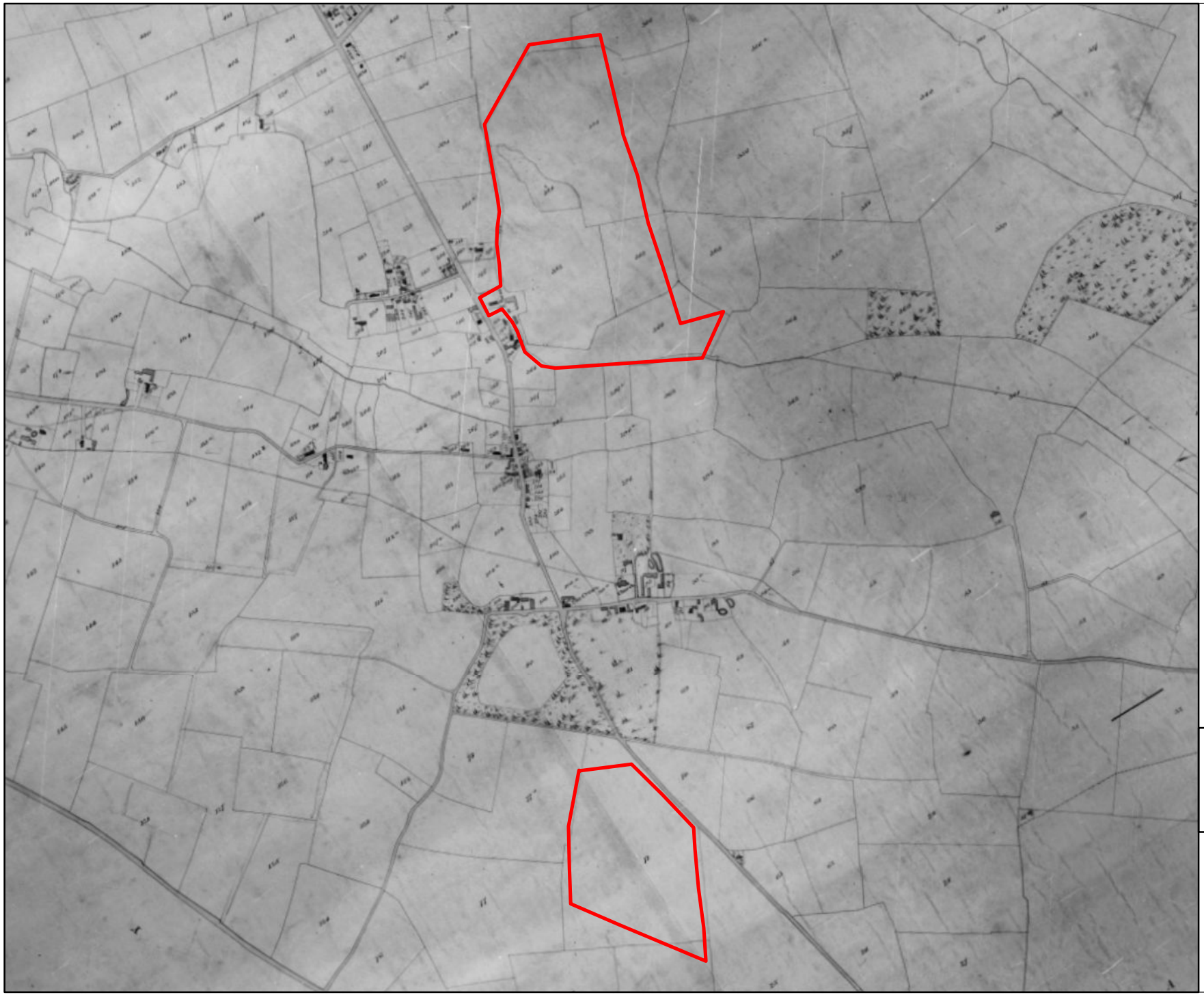
Figure 5

Faden's 1797 Map of Norfolk

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Site Boundary

N

0 155 310m

Scale at A4: 1:12,000

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Figure 6

1841 Horsford Tithe Map

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Site Boundary

Possible Bomb Crater

N

0 55 110 m

Scale at A4: 1:4,500

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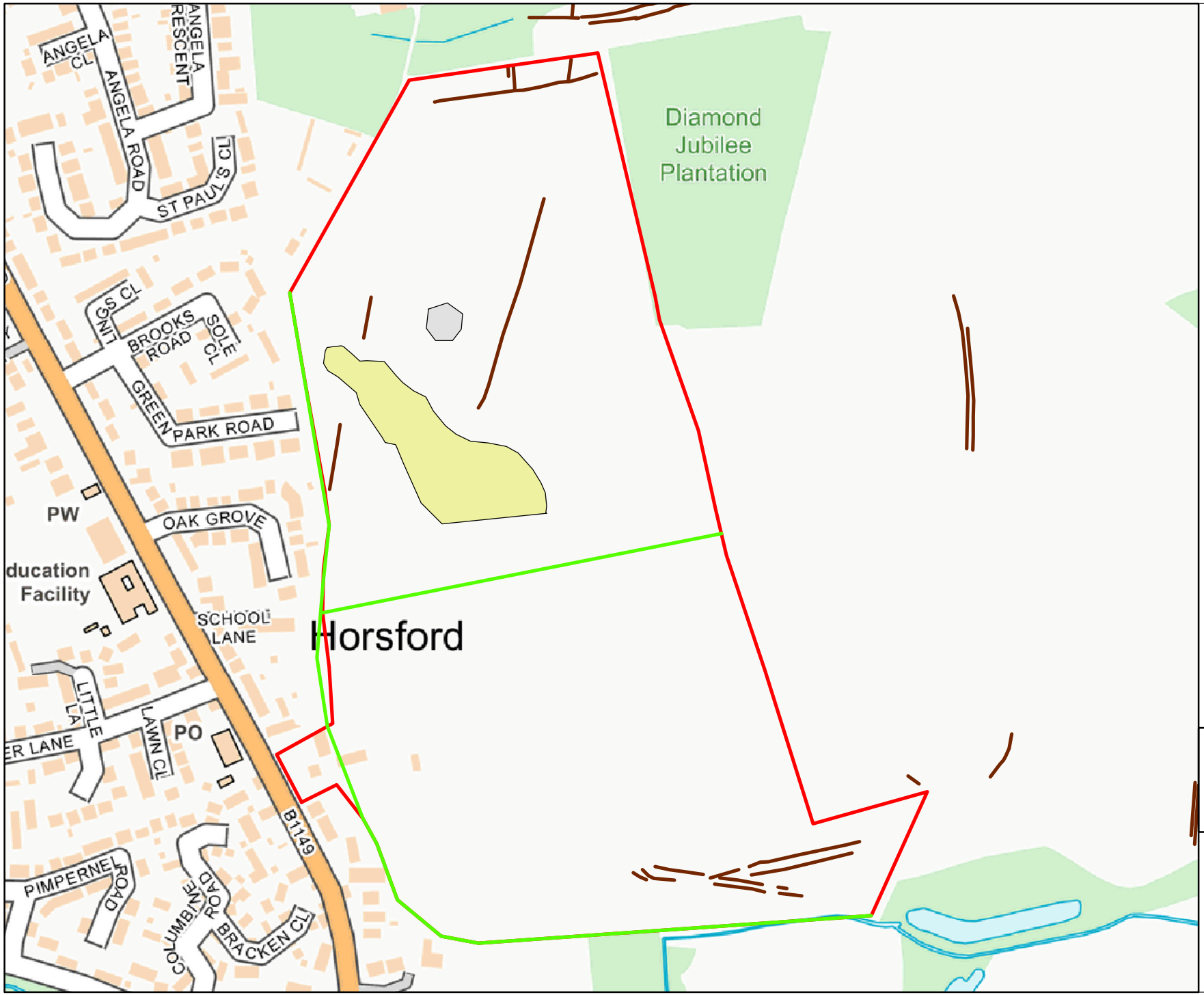
Figure 7

1944 Aerial Photograph: Site A

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Site Boundary

Medieval Park Boundary

Post-Med Field Boundaries

Former Gravel Pit

WW2 Bomb Crater

N

0 55 110 m

Scale at A4: 1:4,500

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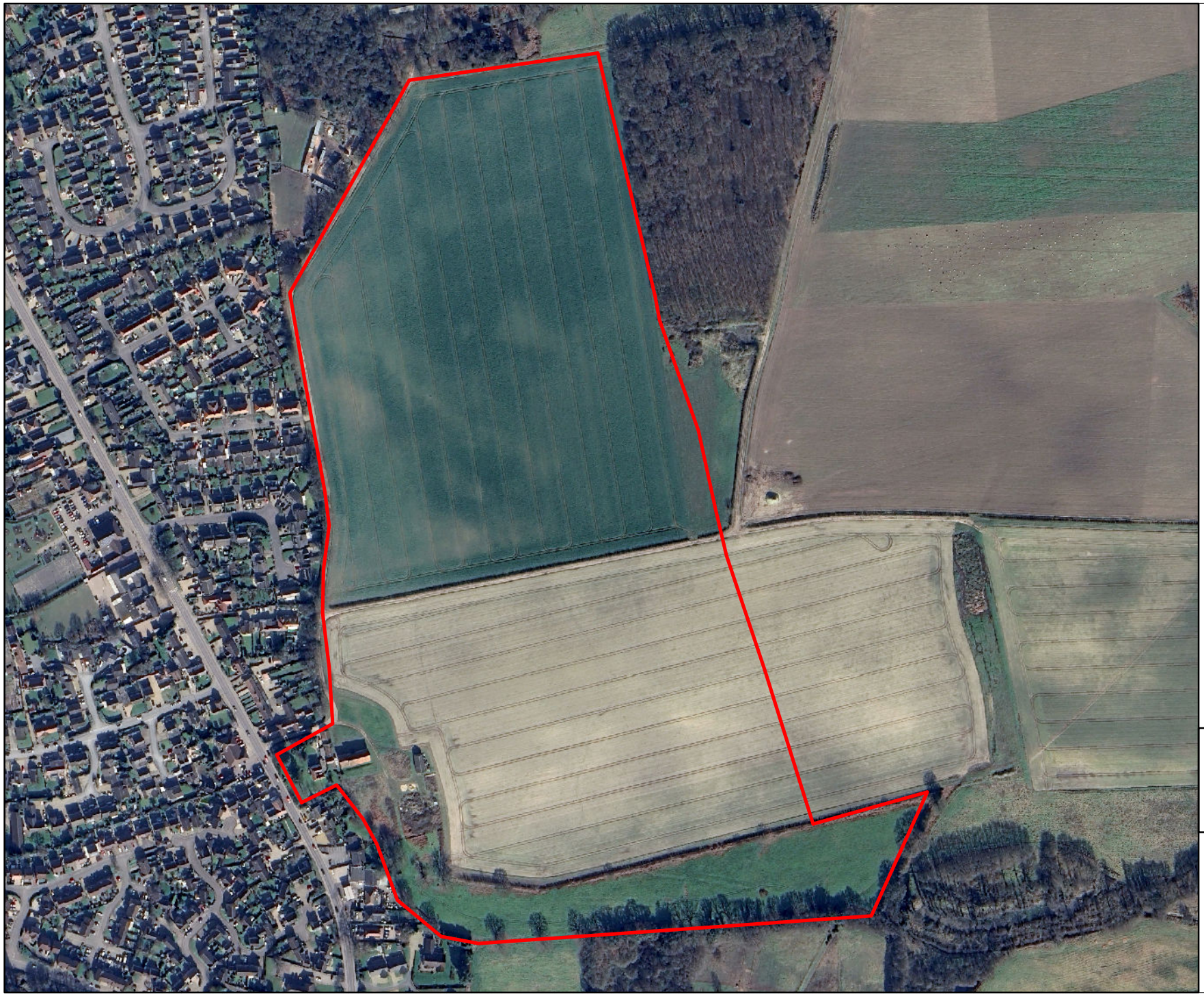
Figure 8

Cropmarks and Earthworks Site A

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Site Boundary

N

0 55 110 m

Scale at A4: 1:4,500

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Figure 9

2025 Google Earth Site A

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Site Boundary

N

0 37.5 75m

Scale at A4: 1:3,000

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Figure 10

2025 Google Earth Site B

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Plates



Plate 1: Views across Site A, looking eastwards from Green Park Road



Plate 2: Views across Site A, looking north from public footpath



Plate 3: Views across Site A, looking west from public footpath



Plate 4: Views across Site B, looking south from Holt Road



Plate 5: Views across Site B, looking east towards Glebe Farm

Appendix 1

Gazetteer of HER Entries

Data received 13 March 2026

HER No.	Name	Location	Date
	Monuments		
7771	Neolithic axehead	TG 1948 1549	Neolithic
7792	Horsford Windmill	TG 1903 1671	Post Medieval
7795	All Saints' Church, Horsford	TG 1968 1538	Medieval
7858	?Mesolithic flint scatter	TG 193 142	Early Mesolithic to Late Neolithic
7905	Bugg's Grave	TG 190 144	Unknown
8000	Bronze Age axehead	TG 202 158	Late Bronze Age
8001	Horsford Castle, Castle Yards or Castle Hill	TG 2053 1567	Medieval
8014	Medieval brick wall	TG 2020 1568	Medieval
8137	Horsham St Faith airfield (Norwich Airport)	TG 2185 1345	World War Two to 21st Century
11386	Prehistoric tanged flint point	TG 1953 1489	Prehistoric
11387	Mesolithic worked flints	TG 2072 1422	Mesolithic
11393	Bronze Age axehead	TG 193 172	Bronze Age
11528	The Dog post medieval public house	TG 1943 1563	Post Medieval
12305	Roman coin	TG 1935 1718	Roman
12306	Neolithic axehead	TG 197 147	Neolithic
12933	Neolithic flint arrowhead	TG 205 143	Neolithic
13053	Neolithic axehead	TG 1924 1582	Neolithic
13852	Medieval horse harness decoration and other medieval and post medieval finds	TG 20 15	Medieval to 19th Century
15061	Medieval pottery found near Horsford Castle	TG 2032 1548	Medieval

15183	Neolithic axehead	TG 1869 1618	Neolithic
15185	Prehistoric, medieval and post-medieval finds	TG 1979 1432	Lower Palaeolithic to 19th Century
15897	Medieval ring	TG 1901 1597	Medieval
17520	Horsford Hall	TG 1968 1531	Post Medieval
18126	Cropmarks of two Iron Age or Roman enclosures, potential former field boundaries and a trackway	TG 18 14	Lower Palaeolithic to Roman
18192	Cropmarks of possible Roman field system	TG 1992 1389	Roman to 19th Century
20966	Little Orchard	TG 1984 1531	16th Century to 21st Century
20967	Poplars Farm House	TG 1859 1584	Post Medieval
25902	Medieval seal matrix	TG 19 13	Post Medieval
28271	Roman and post medieval finds	TG 18 15	Lower Palaeolithic to 19th Century
29480	Possible medieval tofts and field system west of Poplars Farm	TG 1856 1593	Medieval
35284	Multi-period finds	Not displayed	Lower Palaeolithic to 19th Century
36413	Multi-period cropmarks	TG 1979 1432	Early 20th Century to 21st Century
36415	Cropmarks of undated enclosure	TG 1988 1507	Early Iron Age to 19th Century
37485	Post medieval weight	TG 20 14	Post Medieval
39968	Post medieval strap fitting	TG 19 14	Post Medieval
40139	Horsford Castle Park	TG 19944 16537	Medieval to 19th Century
40144	Post medieval banks and ditches in 'The Thicket'	TG 20860 16150	Post Medieval

40145	Post medieval bank and ditch in Horse Meadow Lings	TG 20136 17117	Post Medieval
40146	Undated bank and ditch	TG 19474 16648	Post Medieval
41346	Prehistoric flint core from near Horsford Beck	TG 20505 15893	Prehistoric
43921	The Lindens, Drayton Lane	TG 19432 15342	Medieval to 21st Century
44145	Medieval pollarded oak tree	TG 20405 16201	Medieval to 21st Century
44146	Post-medieval ditch	TG 20297 15977	Post Medieval
49742	?Post-medieval and undated features	TG 19782 14469	Post Medieval
49743	Prehistoric and post-medieval finds	TG 20096 14493	Lower Palaeolithic to 19th Century
49744	Potentially Early Saxon pits, post-medieval and undated ditches and medieval finds	TG 20727 14281	Lower Palaeolithic to 19th Century
50497	Prehistoric and post-medieval finds	TG 19343 14627	Lower Palaeolithic to 19th Century
34393	Multi-period find scatter	TG 20 14	Post Roman
51048	Middle Bronze Age enclosure and later features	TG 18856 15001	Lower Palaeolithic to 19th Century
51233	Roman, medieval and post medieval finds	TG 20 14	Early Neolithic to 19th Century
51426	Middle Palaeolithic flint handaxe	TG 19 15	Middle Palaeolithic
51721	Site with no evidence for archaeological features	TG 19659 14587	Undated
52807	Iron Age saddle quern	TG 20 15	Iron Age
52438	Earthworks of World War Two slit or practice trenches	TG 1857 1753	World War Two
52452	Cropmarks of medieval to post medieval field boundary ditches	TG 1909 1752	Medieval to 19th Century

52455	Cropmarks of undated fragmentary linear features and possible trackways	TG 1827 1675	Medieval to 21st Century
53203	Site of World War Two searchlight battery and associated structures	TG 1946 1690	World War Two
53204	Site of possible World War Two bomb crater	TG 1950 1642	Medieval to World War Two
53205	Site of medieval to post medieval field boundary ditches and possible trackways	TG 1969 1665	Roman to 19th Century
53206	Cropmarks of possible medieval to post medieval trackway	TG 1995 1637	Medieval to 19th Century
53207	Site of medieval to post medieval field boundary ditches and possible trackways	TG 1987 1604	Medieval to 19th Century
53208	Site of possible medieval to post medieval trackway	TG 2016 1601	Medieval to 19th Century
53209	Site of undated fragmentary linear and possible pit features	TG 1942 1687	Medieval to 19th Century
53210	Earthworks of post medieval garden features	TG 1856 1582	Medieval to 19th Century
53211	Site of medieval to post medieval tofts or field boundaries and a possible enclosure east of Poplars Farm	TG 1869 1582	Medieval to 19th Century
53239	Cropmarks of possible Iron Age to Roman road or hollow way, rectilinear enclosures and pits	TG 1933 1544	Early Iron Age to 19th Century
53240	Cropmarks of undated fragmentary linear ditches	TG 1934 1515	Early Iron Age to 19th Century
53241	Cropmarks of undated possible trackway	TG 1998 1508	Early Iron Age to 19th Century
53242	Cropmarks of undated fragmentary linear ditches	TG 1998 1555	Early Iron Age to 21st Century
53614	Possible Neolithic/Bronze Age oval or round barrow	TG 2023 1577	Early Neolithic to Late Bronze Age
53615	Undated linear features	TG 2020 1566	Medieval to 19th Century

53616	Undated linear features and fragment of possible enclosure	TG 2027 1503	Early Iron Age to 19th Century
53618	Probable medieval to post medieval field boundaries and possible enclosures	TG 2120 1590	Post Medieval
53619	Probable medieval to post medieval field boundaries and possible enclosures	TG 2086 1681	Post Medieval
54396	Cropmarks of a possible ring ditch	TG 1924 1486	Bronze Age
54399	Cropmarks of an enclosure of unknown but possible Iron Age to Roman date	TG 1941 1417	Early Iron Age to Roman
54492	Probable World War Two military training site	TG 1938 1349	World War Two
54371	World War Two domestiv aid raid shelters in central Norwich and environs (OS quarter sheet TG11NE)		World War Two
55298	Negative evidence at the Pinelands Industrial Estate	TG 1869 1696	Undated
55667	Horsford Church of England Infants School	TG 1924 1618	19th Century to 21st Century
55849	Early Neolithic hollow and other, undated and post-medieval remains	TG 1960 1338	Lower Palaeolithic to 21st Century
56446	Late 19th century milestone marking Norwich 4 miles and Holt 17 miles	TG 1957 1523	Modern
56447	19th century milestone marking Norwich 5 miles, Holt 16 miles and Cawston 6 miles	TG 1897 1672	Modern
58151	Horsford United Free Methodist Chapel	TG 1919 1627	Modern
58285	Medieval and post medieval field boundaries or property boundaries and pits	TG 1940 1559	Lower Palaeolithic to 19th Century
59822	Medieval jetton	TG 18 15	Medieval
60201	Early/Middle Bronze Age flanged axehead	TG 19 15	Early Bronze Age to Middle Bronze Age

61128	Multi-period finds	TG 1903 1482	Lower Palaeolithic to 19th Century
61129	Site with no evidence for archaeological features	TG 2042 1429	Undated
61130	Site with no evidence for archaeological features	TG 2051 1448	Undated
61131	Post-medieval (or earlier) ditch	TG 2064 1473	Post Medieval
61132	Site with no evidence for surviving archaeological features	TG 1911 1482	Undated
61133	Undated ditch and possible pits	TG 1947 1516	Undated
61750	Medieval to post-medieval finds	TG 19 15	Medieval to 19th Century
62520	Post-medieval ditch and undated pits	TG 1881 1734	Lower Palaeolithic to 21st Century
59591	Concrete public footpath marker	TG 19722 15350	Modern
59592	Concrete public footpath marker	TG 19710 15428	Modern
59593	Concrete public footpath marker	TG 19444 15665	Modern
63377	Post-medieval and undated ditches	TG 1935 1470	Medieval to 19th Century
63378	Site with no evidence for archaeologically significant remains	TG 2011 1434	Undated
63380	Site with no evidence for archaeologically significant remains	TG 1911 1443	Undated
63577	Prehistoric, ?Roman and post-medieval features	TG 1863 1516	Lower Palaeolithic to 19th Century
63578	Site with no evidence for archaeologically-significant remains	TG 2031 1415	Undated
63734	Bronze Age finds	TG 19 15	Bronze Age
63815	Late Saxon to post-medieval finds	TG 19 15	Late Saxon to 19th Century

63863	World War One memorial with World War Two and late 20th-century additions, Horsford	TG 1968 1535	World War One to Modern
67510	Roman coin	TG 19 15	Roman
67189	Site where geophysical survey identified no evidence for archaeologically-significant remains	TG 2084 1447	Undated
68266	Neolithic part-polished axehead fragment	TG 18 15	Neolithic
68951	Post-medieval finger ring	TG 19 17	Post Medieval
69175	Site with no evidence for archaeologically-significant remains	TG 2036 1379	Undated
	Events		
ENF87626	Watching Brief by Norfolk Archaeological Unit at Hellesdon, April 1999	TG 1944 1399	
ENF98625	Building Survey by Norfolk Historic Buildings Group at Horsford Hall Cottage, Horsford, November 2003	TG 19672 15314	
ENF110916	Earthwork Survey by Brian Cushion of land to north of Horsford Castle, Horsford, late 2003	TG 20511 16543	
ENF117021	[PARENT] Field Survey by NAU Archaeology on the proposed line of the Norwich Northern Distributor Road, September 2006-March 2007	TG 22283 12197	
ENF123632	[PARENT] Trial Trenching by NAU Archaeology on the proposed line of the Norwich Northern Distributor Route, 2007	TG 2300 1217	
ENF125455	Watching Brief by Archaeological Solutions at All Saints' Church, Horsford, November 2010-January 2011	TG 1967 1536	
ENF125455	Watching Brief by Archaeological Solutions at All Saints' Church, Horsford, November 2010-January 2011	TG 1967 1536	
ENF125471	Trial Trenching by Oxford Archaeology East at Pinelands Industrial Estate, Horsford, December 2010	TG 1869 1696	

ENF126529	Trial Trenching by NPS Archaeology at land south of the Dog Inn, Horsford, May 2011	TG 1941 1561	
ENF127007	Geophysical Survey (magnetometry) by Archaeological Project Services at Canham's Hill, Reepham Road, Drayton, March 2011	TG 1960 1338	
ENF127091	Trial Trenching by NAU Archaeology at Canham's Hill, Drayton, August-September 2011	TG 1960 1338	
ENF130180	Excavation by Chris Birks Archaeological Services at land south of the Dog Inn, Holt Road, 2012	TG 1941 1561	
ENF133585	Geophysical Survey by Wessex Archaeology at land north of Mill Lane (Sharps Hall Farm), Horsford, October 2013	TG 1911 1710	
ENF133585	Geophysical Survey by Wessex Archaeology at land north of Mill Lane (Sharps Hall Farm), Horsford, October 2013	TG 1911 1710	
ENF137058	[PARENT] Trial Trenching by Oxford Archaeology East on proposed route of Norwich Northern Distributor Road, April-August 2015	TG 2174 1241	
ENF138565	[PARENT] Trial Trenching by NAU Archaeology on proposed line of Norwich Northern Distributor Route, October 2009-April 2010	TG 2216 1221	
ENF138599	Geophysical Survey (magnetometry) by North Pennines Archaeology Ltd on proposed line of Norwich Northern Distributor Route, March-June 2009	TG 2173 1307	
ENF138600	Geophysical Survey (magnetometry) by Archaeological Services WYAS on proposed line of Norwich Northern Distributor Route, April 2012-April 2013	TG 2198 1314	
ENF139683	Geophysical Survey (magnetometry) by Archaeological Services WYAS on	TG 2193 1256	

	proposed line of Norwich Northern Distributor Route, May 2014-January 2015		
ENF139692	[PARENT] Excavations by Oxford Archaeology East on route of Norwich Northern Distributor Road, January-September 2016	TG 2290 1270	
ENF141725	Trial Trenching by Thames Valley Archaeological Services at land off Holt Road, Horsford, February-March 2017	TG 1881 1734	
ENF143200	Trial Trenching by Pre-Construct Archaeology at land west of Holt Road, Horsford, February 2018	TG 1940 1545	
ENF143407	Geophysical Survey (magnetometry) by Phase Site Investigations at land off Holt Road, Horsford, October 2016	TG 1941 1545	
ENF144367	Trial Trenching by Wessex Archaeology at land north of Mill Lane, Horsford, June 2014	TG 1912 1709	
ENF144992	Geophysical Survey by MOLA (Northampton) at land off Holt Road, Horsford, September 2018	TG 2036 1379	
ENF144993	Trial Trenching by MOLA (Northampton) at land off Holt Road, Horsford, October 2019	TG 2033 1378	
ENF145833	Excavation by Pre-Construct Archaeology at land west of Holt Road, Horsford, February 2019	TG 1941 1547	
ENF149428	[PARENT] Trial Trenching by CFA Archaeology at land off A140 Cromer Road/A1270 Broadland Northway, Horsham St Faith and Newton St Faith, August 2020	TG 2082 1434	
ENF149428	[PARENT] Trial Trenching by CFA Archaeology at land off A140 Cromer Road/A1270 Broadland Northway, Horsham St Faith and Newton St Faith, August 2020	TG 2082 1434	

ENF150777	Geophysical Survey by Archaeological Services WYAS of 'Broadway Enterprise Park', Horsham St Faith and Newton St Faith, August 2020 (Phase 1)	TG 2084 1444	
ENF156949	Watching Brief by Pre-Construct Archaeology at Broadway Enterprise Park Phase 1, Horsham St Faith and Newton St Faith, September 2024	TG 2082 1443	
ENF157370	Trial Trenching by Pre-Construct Archaeology at Plot 32a, Broadway Enterprise Park, Horsham St Faith, January 2025	TG 2070 1429	
ENF158871	Trial Trenching by Pre-Construct Archaeology at Plots 12-14, Broadway Enterprise Park, Horsham St Faith and Newton St Faith, November 2025	TG 2078 1447	
ENF159034	Trial Trenching by Pre-Construct Archaeology at Plot 30, Broadway Enterprise Park, Horsham St Faith and Newton St Faith, January 2026	TG 2080 1437	
ENF159133	Geophysical Survey by Headland Archaeology on proposed route of SPA North Norfolk Interconnector pipeline, February 2026	TF 9448 1545	