Archaeological Excavation & Monitoring during the development of 'Moat Island Glamping' on land adjacent to Keepers Cottage, Haveringland, Norfolk.

Prepared on behalf of Mr Roy Benton

Giles Emery
June 2018

Report No: 108

NHES Event No: ENF143603
Job Ref: NVC/2017/428
OASIS ID: norvicar1-321504

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Contents

Archaeological Excavation & Monitoring during the development of 'Moat Island Glamping' on land adjacent to Keepers Cottage, Haveringland, Norfolk. NR10 4PN.

Location:	Haveringland
Grid Ref:	TG 1514 2161 (centred on swimming pond)
NHES Event No:	ENF143603
Dates of fieldwork:	10th & 11th April 2018

1.0 Introduction

Norvic Archaeology was commissioned by Mr Roy Benton to undertake a programme of archaeological mitigation work required during the initial development of a campsite on land adjacent to Keepers Cottage, Haveringland, Norfolk. The development site lies c. 350m north-west of the site of Haveringland Hall (NHER 7518), a grand house, Italianate style, built c.1840 and demolished in 1947, and immediately north-east of Keepers Cottage. Most significantly, the north-eastern area of the campsite development is occupied by the rectangular earthworks of a moated site of possible 13th or 14th century date with an associated pond (NHER 7521). The raised platform measures c. 30m NW–SE by 50m SW–NE, surrounded by a moat some 10–15m wide and 1–1.6m deep.

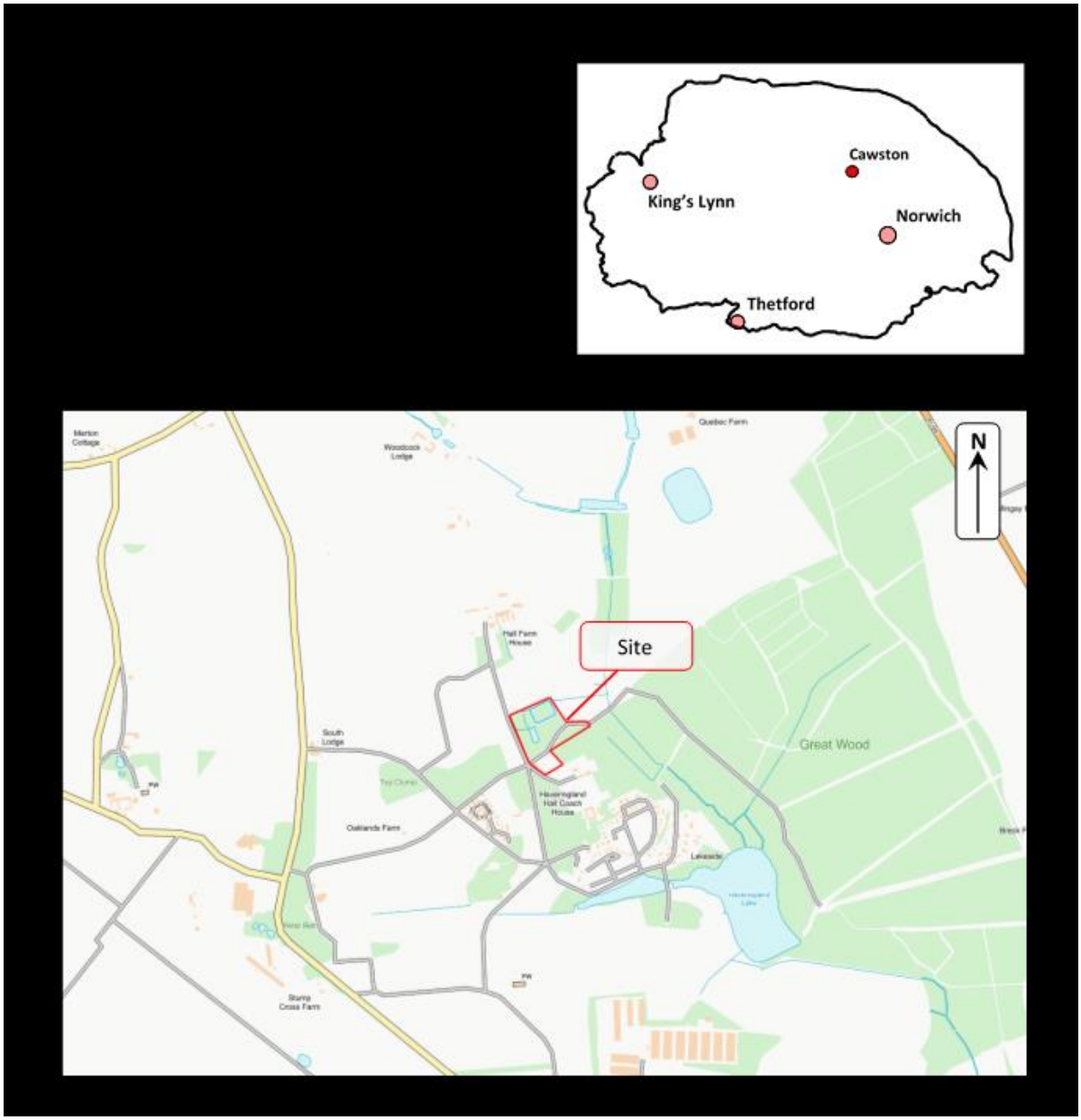
The archaeological work was undertaken in accordance with a Brief for a Programme of Archaeological Mitigatory Work, issued by John Percival of the Historic Environment Service (HES Ref: CNF47858) on behalf of Broadland District Council (Planning Ref: 20172098). A Heritage Statement including an archaeological desk-based assessment was included as part of the application and is provided as an Appendix within this report (Hoggett, R. 2018).

The aim of the archaeological work was to investigate and record the presence/absence, date, nature and extent of any buried archaeological remains and features identified during specific phases of groundworks. This report presents a brief description of the methodology followed and an archaeological interpretation of the results. On completion of the project the site archive will be offered for long term deposition with Norfolk Museums Service (Accession No. 2018.105).

2.0 Summary of Results

The trench on the footprint of the new Swimming Pond revealed saturated sands and gravels at c.0.5m below the current ground level. A very shallow feature was identified, which may once have served as a minor drainage feature emptying into the moat. In the area of the Biodigester, evidence for two small post-holes of uncertain date was revealed. At the eastern end of the foul-pipe trench, a cluster of three shallow pits were investigated, which contained only sparse residual evidence of localised burning in the form of charcoal flecks, burnt clay flecks and small number of burnt flints. The date and purpose of these features remains unclear, although given their proximity to the moated site, a medieval to post-medieval date is suggested. A lens of buried oyster shell clipped by the trench, was suspected to be midden waste of late medieval to post-medieval date.

A very small quantity of finds were collected from the subsoil, including abraded medieval brick fragments and a single sherd of Grimston-type ware of 13th to 14th century date. A second sherd of unabraded Grimston-type ware was collected from a molehill at the eastern end of the enclosed moated site. These finds are consistent with pottery, tile and brick of 14th to 16th century date collected from the surface of the monument during a walkover survey in 1979, which are suggestive of medieval occupation which dwindled in the early post-medieval period.


Cawston
King's Lynn
Norwich
Thetford
N
Site
Great Wood

3.0 Geology and Topography (Figure 1)

Keepers Cottage and the earthworks of the medieval moat are located within the Broadland district of Norfolk, c. 2.5m south-east of Cawston in a rural setting of arable farmland and wooded areas.

The application site is located at c. 36m OD on the eastern edge of a large plateau, which extends westwards for some considerable distance. To the east, the ground drops gently away into a shallow river valley c. 200m from the site, which flows north–south and feeds Haveringland Lake before continuing southwards.

The underlying solid geology of the site comprises the Wroxham Crag Formation, overlain by superficial deposits of the Sheringham Cliffs Formation (http://mapapps.bgs.ac.uk/geologyofbritain3d/index.html) and the site lies on a broadly north–south junction between the 0551f Newport 3 soil association, which lies to the west, and the 0861b Isleham 2 soil association, which lies in the river valley to the east (http://www.landis.org.uk/soilscapes/ accessed 2017).

The sub-surface geology of the site encountered during the fieldwork can be characterised as dense clay-sands/silty-sands with poorly sorted gravels.

4.0 Brief Archaeological and Historical Background

A Heritage Statement including archaeological desk-based assessment (Hoggett 2018) was submitted as part of the planning application. To avoid replication and for ease of reference the full document has been included as Appendix 4.

The site and its surroundings are summarised in Section 2, which includes a map review and known history of the site and its setting.

Known heritage assets listed on the Norfolk Environment Record are described in Section 4 including Scheduled Monuments (4.1), Listed Buildings (4.2), sites and findspots (4.3) with the moated site described on page 14.

5.0 Methodology (Figure 2)

The objective of this programme of archaeological mitigation work was to investigate/record any archaeological evidence revealed during two elements of the development;

- an archaeological excavation (trenching with potential for expansion) in the footprint of the natural swimming pond.
- monitoring of the bio-digester and main pipe run with machining carried out under direct archaeological supervision and control.

A trench was excavated through the long axis of the natural swimming pond (measuring 8m by 1.8m), which revealed features of negligible archaeological interest. In consultation with the Historic Environment Service, no further archaeological work was required during the creation of the swimming pond.

A second trench (measuring c.2.6m by 7m) on the footprint of the biodigester unit was excavated to the depth of natural geology. A linear trench for the associated drainage pipe was also excavated with a length of c.39m and a width of 0.55m.

All machine work was carried out by a 2-ton 360^0 tracked machine with ditching bucket, with all machining supervised by the attending archaeologist. Spoil, exposed surfaces and

features were scanned with a metal detector (Minelab XTerra 705). All metal-detected and hand-collected finds were retained for inspection, other than those which were obviously modern.

All archaeological features and deposits were recorded using Norvic Archaeology *pro forma* sheets. The trench location, plans and sections were recorded at appropriate scales and digital images were taken of all relevant features and deposits.

All levels were tied to an OS Spot Height of 36.17m OD located on the concrete trackway (c.1943) contiguous with the western edge of the site.

Plate 2. Swimming Pond trench (looking SE) [2x1m & 1x2m Scales]

6.0 Results (Figures 2 to 6) *(Appendix 1a)*

- ***'Lateral deposits'***

Natural sands and gravels were reached at a depth of c. 0.5m. In the area of the proposed natural swimming pond, the geology comprised of a very dense, wet clay-sand with gravels of mottled orange to pale grey colour (09). The geology exposed within the biodigester footprint and pipe trench was a firm pale-grey sand with frequent stones with frequent root mottling (16).

The subsoil in the area of the swimming pond (15) was a soft, mid-orangey-grey very silty-sand of c.0.25m thickness, below a soft, mid-brownish grey very-silty topsoil (14) of a similar thickness. The topsoil (25) and subsoil (26) within the biodigester footprint and pipe trench were of similar thicknesses and character.

- ***Swimming Pond Trench***

Two very thin linear features of modern date ([05] & [07]) were recorded that appeared to cut from just below the turf. They contained redeposited soils and conjoined with each other at right angles. They are thought to be associated with the areas recent use a small allotment and may have served to hold buried (and recovered) hosepipes bringing water to the site.

A very shallow linear feature ([03]) of possible medieval or later date was investigated which was on an WSW to ENE alignment. It measured a maximum of 0.15m deep with a concave profile and a width of c. 0.5m. It contained a wet mid-brownish-grey silty-clay (04) with a diffuse relationship with the subsoil and was sterile of any residual finds. This feature is highly likely to have served as a minor drainage feature emptying into the moat.

- ***Biodigester Trench***

The bases of two postholes were identified both of which had an unclear relationship with the subsoil. The sub-circular posthole ([10]) measured 0.25m in diameter and 0.22m deep, with a blunt base, while the circular posthole-base [12] measured 0.2m in diameter but

measured only 80mm deep. Both features contained similar mid-grey sandy-silts (11 & 13) from which only a small number of burnt flints were retrieved.

- ***Pipe-trench***

A cluster of three relatively shallow features were partly exposed and investigated near to the eastern end of the pipe-trench run. All three shared a fairly diffuse relationship with the subsoil (26).

Pit [18] measured 1.2m wide and 0.35m deep. It contained a soft (dense) mid to dark sandy-silt (19), with rare inclusions of burnt flint and charcoal flecks, with a few flecks of burnt clay also noted.

Pit [20] measured 0.7m wide, 0.2m deep and contained a soft, pale-grey very sandy-silt (21) with very rare charcoal flecking.

Pit [22] measured 1.5m wide, 0.3m deep and contained a similar fill to that of pit [18].

A lens of buried oyster shell waste (17) c. 50mm thick and 1m wide was clipped by the pipe trench near the middle of its route. This midden material lay at the interface with the subsoil and the topsoil and is suspected to be of late medieval to post-medieval date

Plate 3 (left). Biodigester trench (looking NE) [2x2m & 1x0.5m Scales]

Plate 4 (right). Foul pipe trench (Pit [18] in fore) (looking NE) [2x0.5m & 1x1m Scales]

7.0 Finds Analysis *(Appendix 2a)*

- **Pottery**

A single body sherd of Glazed Red Earthenware (54g) of 17th to 19th century date was collected from the subsoil (25), along with a single abraded base sherd (12g) of Grimston-type ware of 13th to 14th century date. A second sherd of unabraded Grimston-type ware (8g) was collected from a molehill at the eastern end of the enclosed moated site (28).

- **Medieval Brick**

A highly abraded fragment of medieval brick (104g) was collected from the subsoil (15), in a typical dark pinkish to mid-purplish estuarine clay. A similarly abraded piece (50g) in the same fabric was collected from the subsoil (26) and a third (12g) was collected from within the shell midden lens (17).

- **Shell and bone from midden lens (17)**

An assemblage of shell refuse was collected from the shell midden lens (17), with a combined weight of 517g. The shell is in fair condition although a small number of highly degraded mussel shells were noted in the deposit.

The vast majority of shell present was of edible Oyster (Ostrea edulis) with a weight of 492g; comprising of 35 bases and 20 lids. Two of the oyster shells exhibited clear shucking damage, with a neat narrow V-shaped notch on one and blade scar on another. The shell is all of fairly comparable size which may indicate a single farmed source. In addition, sixteen cockle shell halves were collected with a weight of 25g.

Two small fragments of animal bone were also collected from within this deposit; a single fragment of limb bone from a small mammal and a mandible fragment from a small sheep/goat.

This is food refuse deposited as a single dump and could represent waste from the preparation for a single large meal of late medieval to post-medieval date.

- **Burnt Flint**

A total of thirteen fragments of heat affected flint were collected as residual finds:

- Four fragments of heat affected flint (73g) were collected from fill (11) of the posthole [10]. The flint is scorched, heat reddened and well-granulated with a fresh (i.e. unabraded) appearance.
- A single heat affected flint fragment (10g) of similar character was also collected from the fill (23) of pit [22], with another two similar pieces (15g) from fill (19) of pit [18].
- Two fragments of burnt flint (47g) were collected from the fill (21) of pit [20], the larger of which was partially calcined and fire-cracked.
- A single small fragment of heat affected flint (3g) was collected from the fill (13) of posthole [12].
- Three partially calcined and fire-cracked flint fragments (86g) were collected from the subsoil (26).

8.0 Conclusions

The trench on the footprint of the new Swimming Pond revealed saturated sands and gravels at c.0.5m below the current ground level. A very shallow linear feature with a maximum depth of 150mm was identified, which was sterile of any residual finds. This feature is likely to have served as a medieval to post-medieval minor drainage feature emptying into the moat.

Natural pale-grey sand was reached at a depth of 0.5m in the area of the Biodigester, where evidence for two small post-holes of uncertain date were revealed. At the eastern end of the foul-pipe trench, a cluster of three shallow pits were investigated, which contained only sparse residual evidence of localised burning in the form of charcoal flecks, burnt clay flecks and small number of burnt flints. The date and purpose of these features remains unclear, although given their proximity to the moated site, a medieval to post-medieval date is suggested. A lens of buried oyster shell clipped by the trench, suspected to be midden waste of late medieval to post-medieval date.

A single sherd of post-medieval Glazed Red Earthenware was collected from the subsoil, along with a single abraded sherd of Grimston-type ware of 13th to 14th century date. A second sherd of unabraded Grimston-type ware was collected from a molehill at the eastern end of the enclosed moated site. Three abraded pieces of medieval brick were also collected. These finds are consistent with pottery, tile and brick of 14th to 16th century date collected from the surface of the monument during a walkover survey in 1979, which are suggestive of medieval occupation which dwindled in the early post-medieval period.

Overall, the small number of features impacted on by the development can be considered of low to negligible archaeological significance, although the monitoring work did identify discrete features and midden waste likely to be associated with the moated site.

9.0 Acknowledgements

Thanks are due to Mr Roy Benton who commissioned Norvic Archaeology to carry out this work. All stages of the fieldwork and post-excavation analysis was carried out by the author. The initial swimming pond trench was visited by John Percival on behalf of the Historic Environment Service.

10.0 Bibliography

Adkins, L & R.	1998	*The Handbook of British Archaeology.* London.
Ashwin, T. & Davidson, A.(ed.)	2005	*An historical atlas of Norfolk.* (3rd edition). Phillimore press
Jennings, S.	1981	*Eighteen centuries of pottery from Norwich.* East Anglian Archaeology 13.
MPRG	1998	*A Guide to the Classification of Medieval Ceramic Forms*. Medieval Pottery Research Group Occasional Paper 1.

Appendix 1a: Context Summary

Context	Category	Fill of	SSD	Brief Physical Description	Interpretation	Period
01	Deposit		Pond	Soft, dense/sticky, dark-orangey-brown, silty-clay, slightly 'peaty', occ. stones, freq. roots, v.damp. 0.2 to 0.3m deep	Topsoil	*Modern*
02	Deposit		Pond	Soft, sticky, mid-grey clay-silt, moderate stones, occ. rootlets, v.damp. 0.10 to 0.2m deep.	Subsoil	*Post-med.+*
03	Cut		Pond	Shallow linear feature, aligned W-E, c. 0.5m wide, 0.15m deep with a concave profile, ?heads toward drainage ditch	Ditch	*Uncertain*
04	Deposit	[03]	Pond	Friable (to firm)/dense, mid-brownish-grey silty-clay, mod. stones, occ. rootlets, wet.	Ditch-fill	
05	Cut		Pond	V.thin slit like linear aligned W-E, V-shaped profile, c. 0.2m wide.	?hosepipe-trench	*Modern*
06	Deposit	[05]	Pond	Soft, wet, mid-greyish-brown clay-silt	Fill	
07	Cut		Pond	Thin linear, aligned N-S, steep sided, V-shaped profile, c. 0.3m deep, 0.4m wide max.	?hosepipe-trench	*Modern*
08	Deposit	[07]	Pond	Soft, wet, mid-greyish-brown clay-silt mottled by redeposited lumps of natural	Fill	
09	Deposit		Pond	V.dense/firm clay-sand with moderate medium gravel, mottled orange to pale grey, very wet	Natural Geology	
10	Cut		Bio-digester	Sub-circular, diam. of c. 0.25m, well-sloping sides with a blunt base, c. 0.22m deep	Posthole	*Uncertain*
11	Deposit	[10]	Bio-digester	Soft, mid-grey v.sandy-silt, rare burnt flints	Posthole fill	
12	Cut		Bio-digester	Circular, diam. c. 0.2m, shallow concave c. 0.08m deep. Distinct in plan	?Posthole base	*Uncertain*
13	Deposit	[12]	Bio-digester	Soft, mid-grey v.sandy-silt	Fill	
14	Deposit		Bio-digester	Soft, dense, mid-brownish-grey v.silty-sand, mod. stones, freq. roots, c. 0.25m deep	Topsoil	
15	Deposit		Bio-digester	Soft, mid-orangey-grey v.silty-sand, freq. roots, damp. c. 0.25m deep	Subsoil	*Post-med.+*
16	Deposit		Bio-digester	Firm/dense, v.pale grey silty-sand, freq. stones, occ. large/v.large stones (poorly sorted), rare mid-yellow sand patches. Freq. roots and root mottled patches. Damp.	Natural Geology	
17	Deposit		Pipe-run	Lens of shell refuse (oyster with occ. cockle, rare mussel) c. 50mm thick max. c. 1m wide at interface of subsoil with topsoil	Shell midden	*?Medieval+*
18	Cut		Pipe-run	Fairly shallow, steeper s. edge, 1.25m wide, 0.35m deep	Pit (shallow)	*Uncertain*
19	Deposit	[18]	Pipe-run	Soft/dense, mid to dark grey ?ashy sandy-silt, occ. stones, rare burnt flints, rare charcoal flecks, v.rare burnt clay flecks	Pit fill	
20	Cut		Pipe-run	Shallow concave profile, 0.7m wide, 0.2m deep	Pit (shallow)	*Uncertain*
21	Deposit	[20]	Pipe-run	Soft, pale-grey v.sandy-silt, v.rare charcoal flecks	Pit fill	
22	Cut		Pipe-run	Shallow concave profile, possibly has straight sides and sub-rounded corners in plan, 1.5m W, 0.3m deep	Pit (shallow)	*Uncertain*
23	Deposit	[22]	Pipe-run	Soft/dense, mid to dark grey ?ashy sandy-silt, occ. stones, rare burnt flints, rare charcoal flecks, v.rare burnt clay flecks. 0.3m deep	Pit fill (primary)	
24	Deposit	[22]	Pipe-run	Soft, 'dirty' brownish orange sand ?redeposited natural. 0.18m deep	Pit fill (secondary)	
25	Deposit		Pipe-run	Soft, dense, mid-brownish-grey v.silty-sand, mod. stones, freq. roots, c. 0.25m deep	Topsoil	*Modern*
26	Deposit		Pipe-run	Soft, mid-orangey-grey v.silty-sand, freq. roots, damp. c. 0.25m deep	Subsoil	*Post-med.+*

Context	Category	Fill of	SSD	Brief Physical Description	Interpretation	Period
27	Deposit		Pipe-run		VOID	
28	Unstratified		Moated site	Mole hill finds		

Appendix 1b: OASIS feature summary table

Period	Feature type	Quantity
Unknown*	Ditch	1
	Pit	3
	Posthole	2

**NB: Features likely to be of medieval to post-medieval date*

Appendix 2a: Finds by Context

Context	Material	Quantity	Weight (g)	Comment
11	Burnt Flint	4	73	
13	Burnt Flint	1	3	
15	Ceramic Building Material	1	104	*Medieval*
17	Animal bone	2	3	
17	Ceramic Building Material	1	12	*Medieval*
17	Shell	71	517	
19	Burnt Flint	2	15	
21	Burnt Flint	2	47	
23	Burnt Flint	1	10	
25	Pottery	2	66	*Med. & P.Med.*
26	Burnt Flint	3	86	
26	Ceramic Building Material	1	50	*Medieval*
28	Pottery	1	8	*Medieval*

Appendix 2b: Finds summary table

Period	Material	Quantity
Unknown	Burnt flint	13
Medieval (1066 to 1539AD)	CBM – Brick	3
	Pottery	2
Post-medieval (1540 to 1900AD)	Pottery	1

Appendix 3: Factual Archive summary table

Factual Type	Quantity
Site diary sheets	1
Permatrace drawing sheets	2
Context register sheets	1
Context Sheets	21
Photo Index Sheets	1
Digital Images	25
Monochrome Film	1
Dwg. CAD file	1

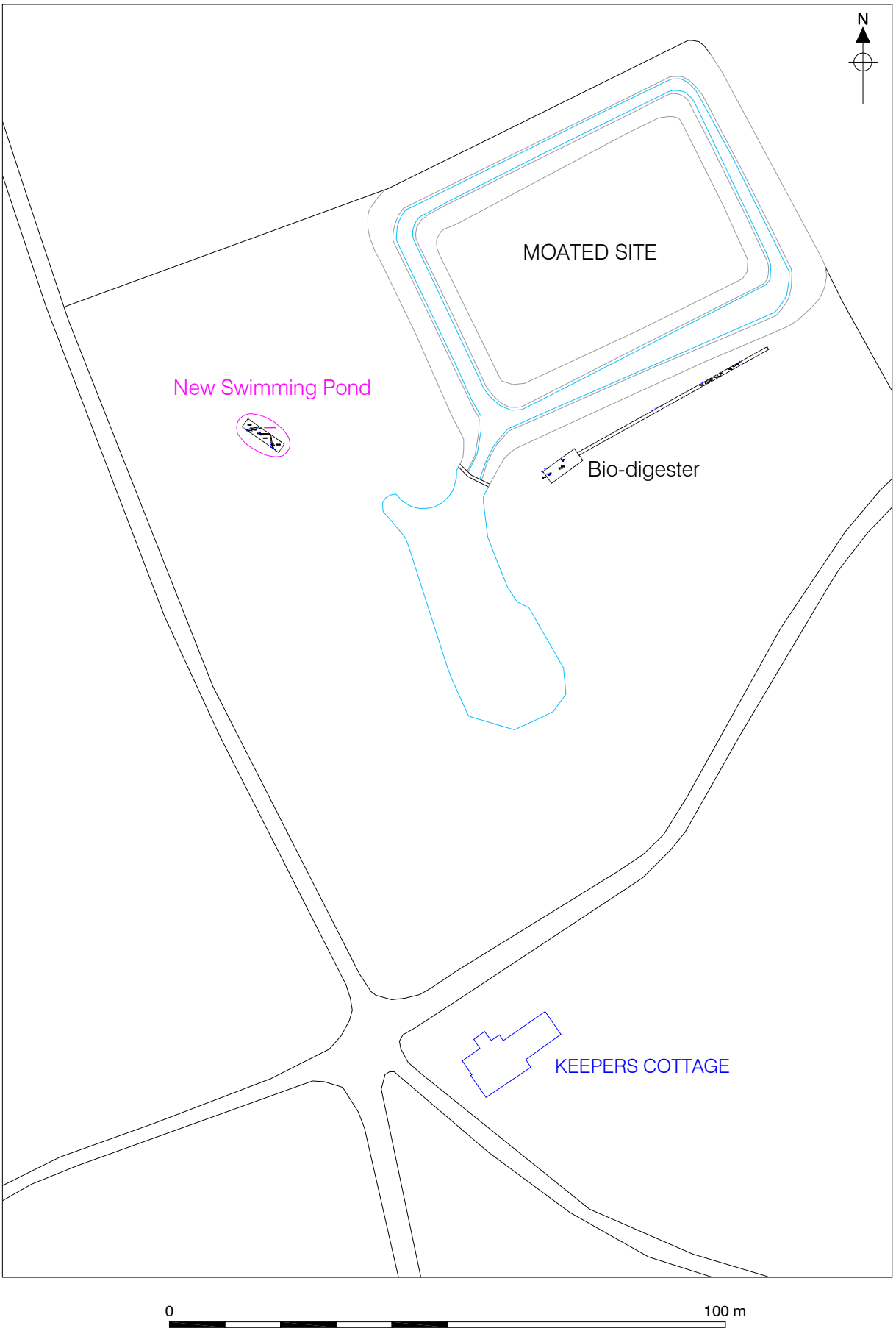


Figure 2. Site plan. Scale 1:1000

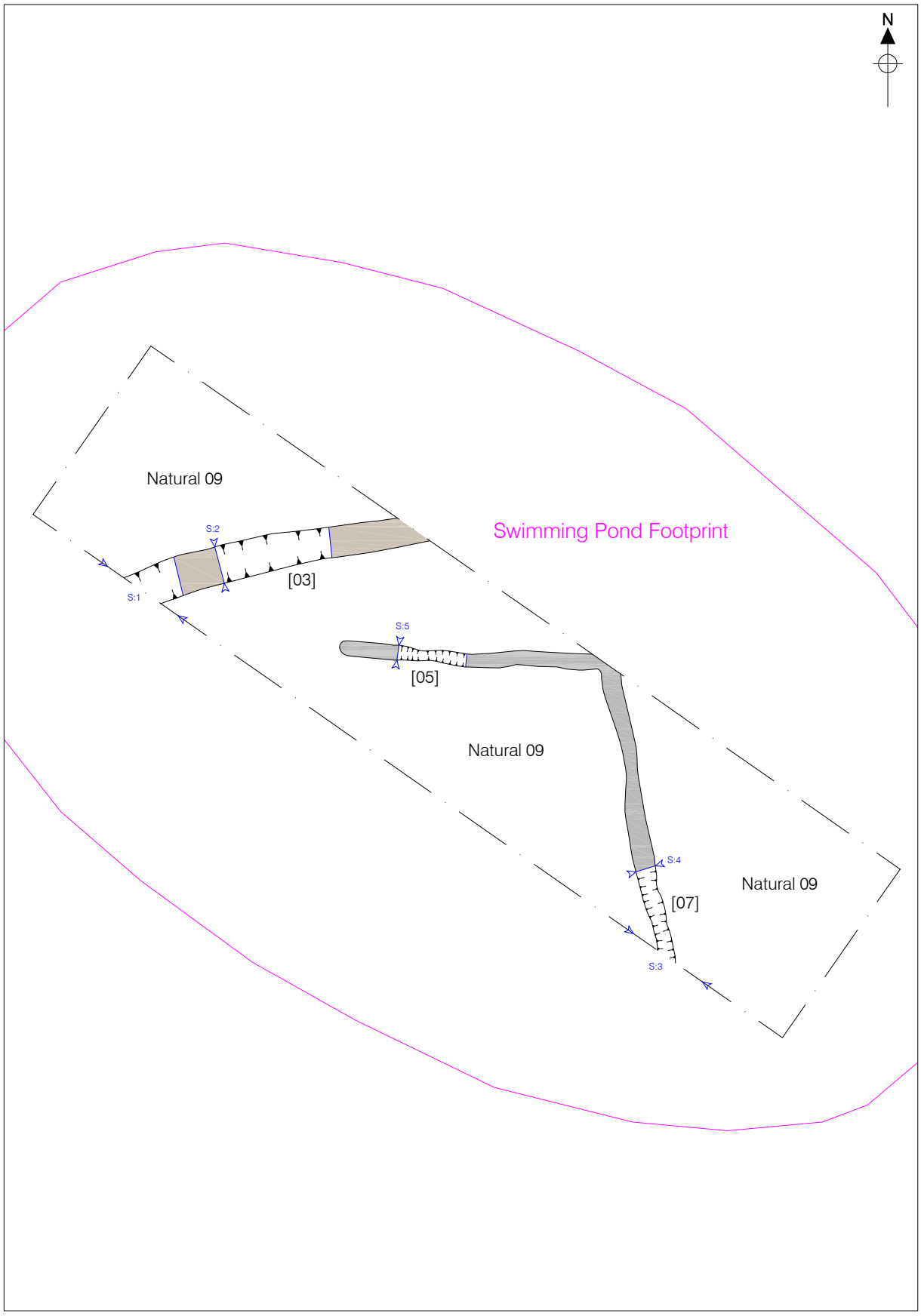


Figure 3. Swimming Pond plan. Scale 1:50

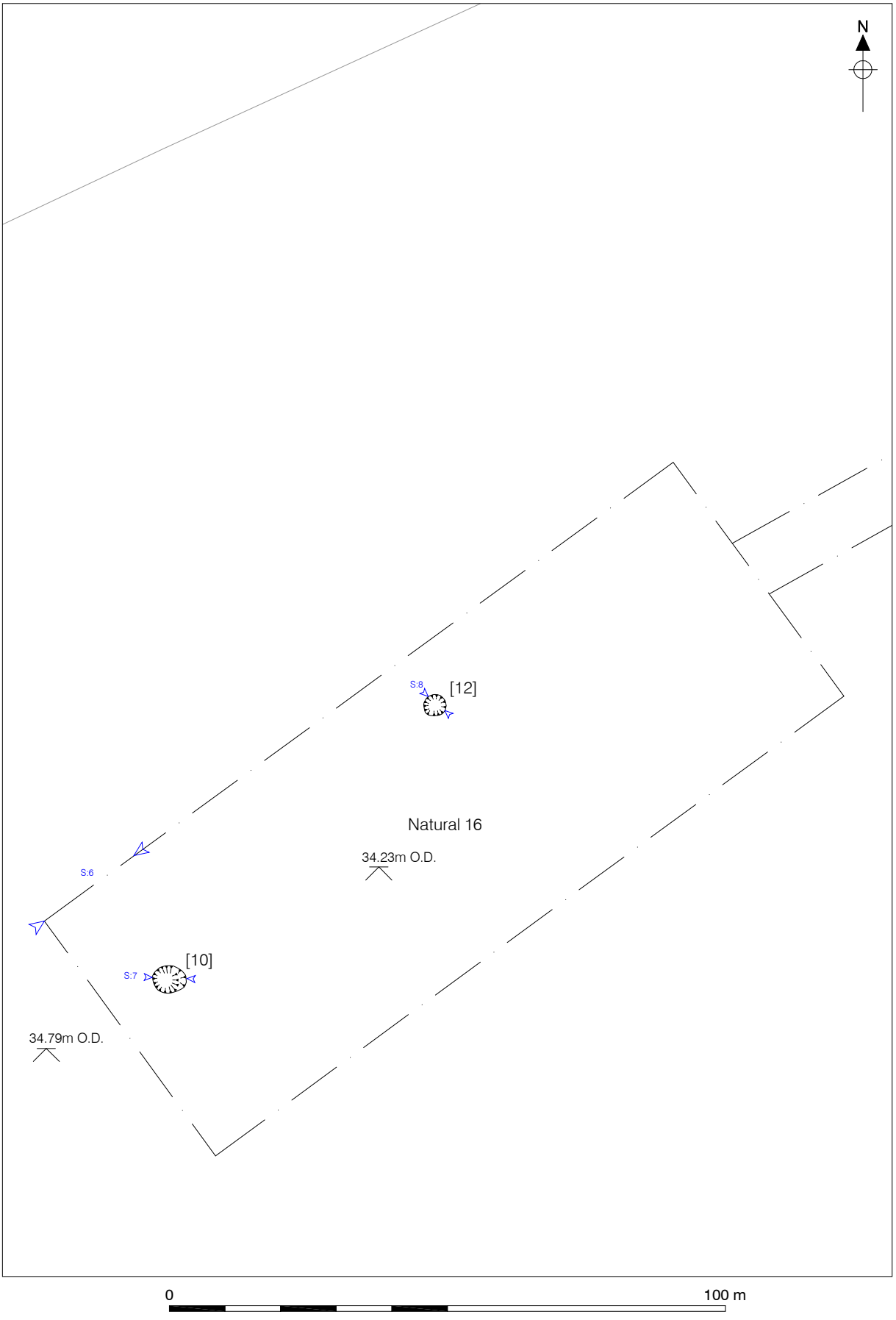


Figure 4. Biodigester Trench Plan. Scale 1:50

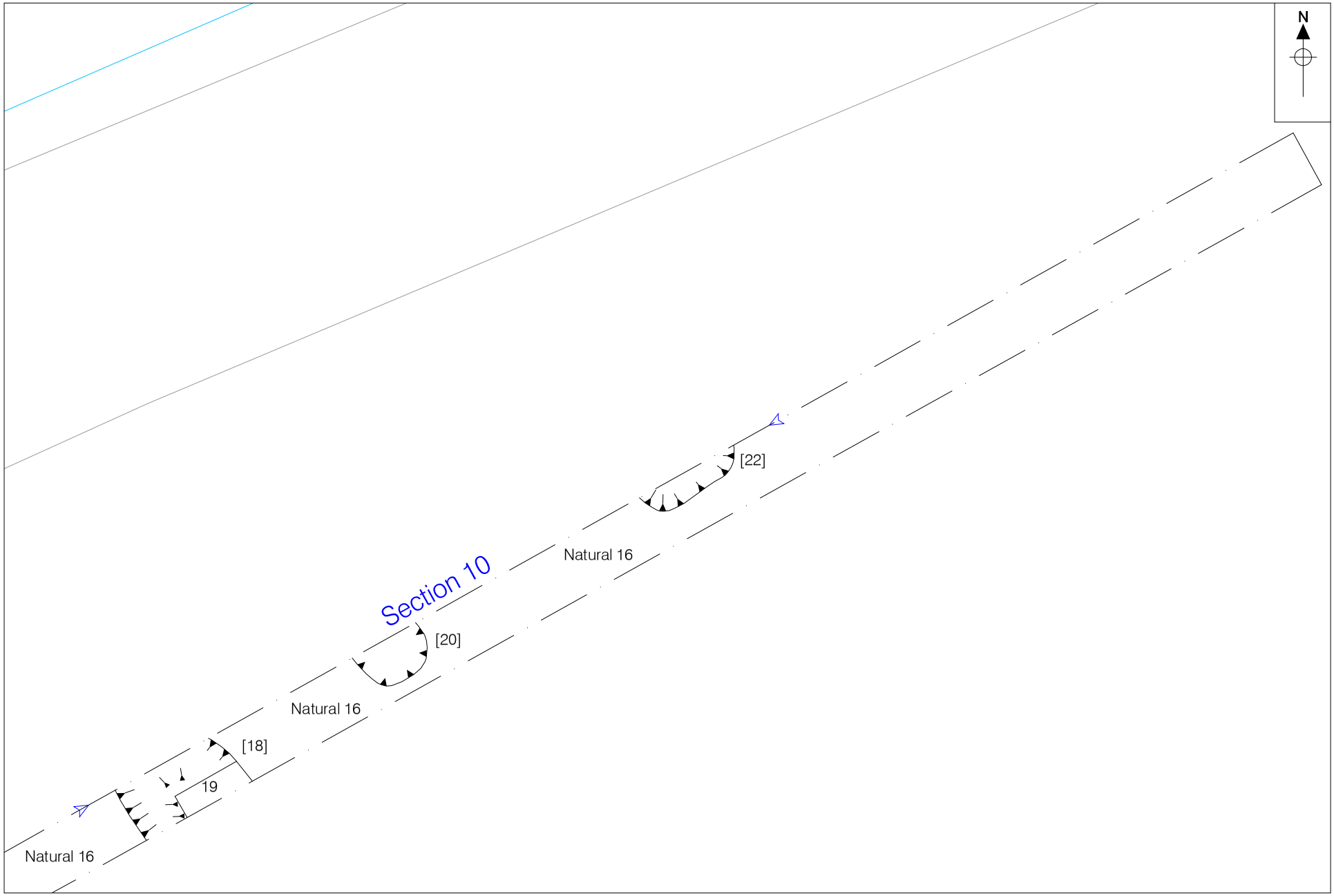


Figure 5. Foul-pipe trench (E. End). Scale 1:50

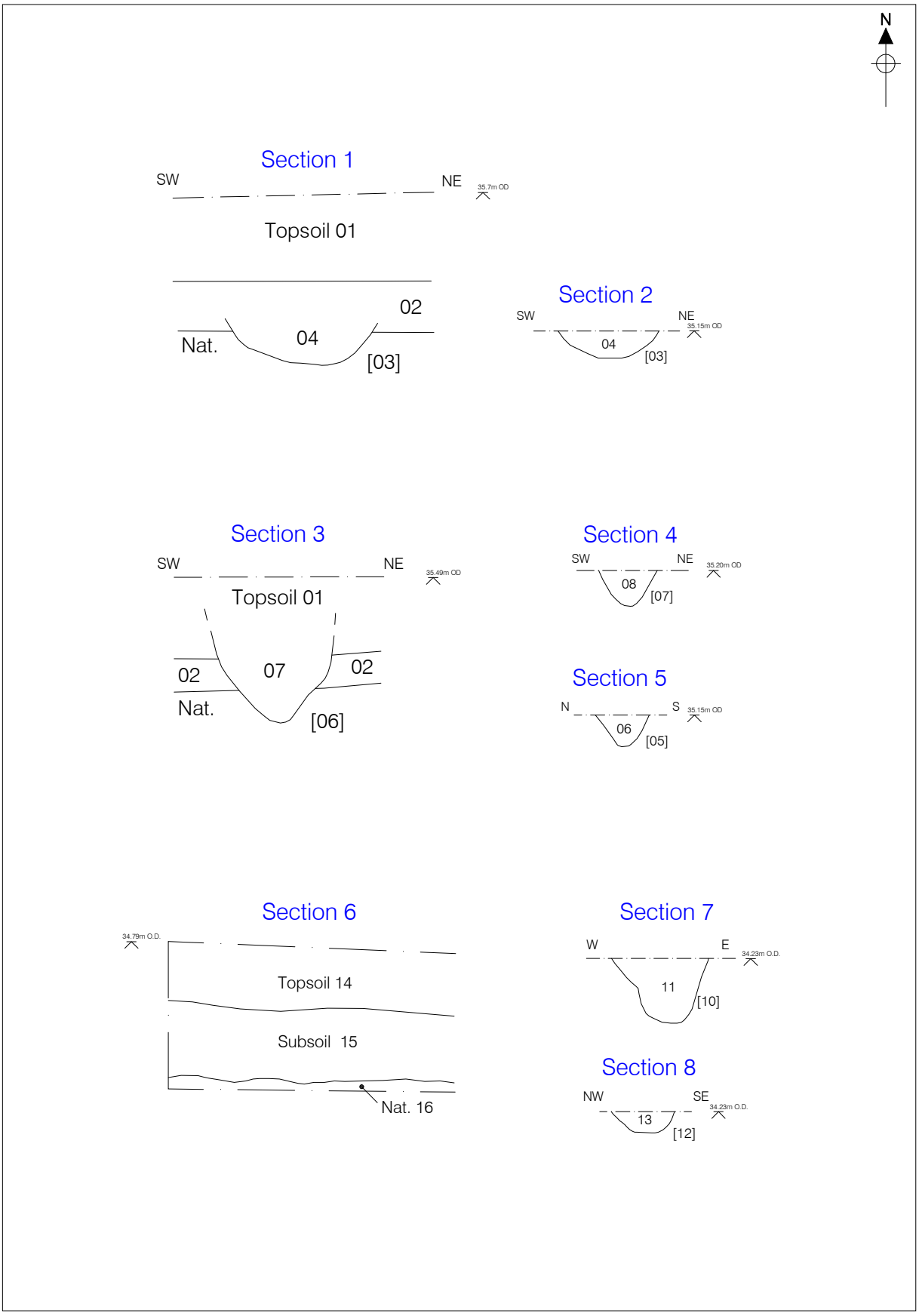


Figure 6. Recorded Sections. Scale 1:20

OASIS DATA COLLECTION FORM: England

Printable version

OASIS ID: norvicar1-321504

Project details

Project name	Archaeological Excavation/Monitoring at Moat Island Glamping on land adjacent to Keepers Cottage, Haveringland, Norfolk
Short description of the project	The results of archaeological mitigation work required during the initial development of a campsite on land adjacent to Keepers Cottage, Haveringland, Norfolk. The development site lies c. 350m north-west of the site of Haveringland Hall (NHER7518), a grand house Italianate style built c. 1840 and demolished in 1947, and immediately north-east of Keepers Cottage. Most significantly, the north-eastern area of the campsite development is occupied by the rectangular earthworks of a moated site of possible 13th or 14th century date with an associated pond (NHER 7521). The trench on the footprint of the new Swimming Pond revealed saturated sands and gravels at c. 0.5m below the current ground level. A very shallow feature was identified, which may once have served as a minor drainage feature emptying into the moat. In the area of the Biodigester, evidence for two small post-holes of uncertain date were revealed. At the eastern end of the foul-pipe trench a cluster of three shallow pits were investigated, which contained only sparse residual evidence of localised burning in the form of charcoal flecks, burnt clay flecks and small number of burnt flints. A very small quantity of finds were collected from the subsoil, including abraded medieval brick fragments and a single sherd of of Grimston-type ware of 13th to 14th century date. A second sherd of unabraded Grimston-type ware was collected from a molehill at the eastern end of the enclosed moated site.
Project dates	Start: 10-04-2018 End: 11-04-2018
Previous/future work	No / No
Any associated project reference codes	ENF143603 - HER event no.
Any associated project reference codes	NVC/2017/428 - Contracting Unit No.
Any associated project reference codes	20172098 - Planning Application No.
Type of project	Recording project
Site status	None
Current Land use	Other 5 - Garden
Monument type	DITCH Uncertain
Monument type	PIT Uncertain
Monument type	POSTHOLE Uncertain
Significant Finds	BURNT FLINT Uncertain
Significant Finds	CBM - BRICK Medieval
Significant Finds	POTTERY Medieval

Significant Finds	POTTERY Post Medieval
Investigation type	'"Part Excavation"',"'Watching Brief"'
Prompt	Direction from Local Planning Authority - PPG16

Project location

Country	England
Site location	NORFOLK BROADLAND HAVERINGLAND Keepers Cottage, Haveringland, Norfolk
Postcode	NR10 4PN
Study area	0 Square metres
Site coordinates	TG 1514 2161 52.74874642691 1.188049424186 52 44 55 N 001 11 16 E Point

Project creators

Name of Organisation	Norvic Archaeology
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	Norvic Archaeology
Project director/manager	Giles Emery
Project supervisor	Giles Emery
Type of sponsor/funding body	Landowner
Name of sponsor/funding body	Mr Roy Benton

Project archives

Physical Archive recipient	NMAS and Norvic Archaeology
Physical Archive ID	2018.105
Physical Contents	"Ceramics","Industrial","Worked stone/lithics"
Digital Archive recipient	NMAS
Digital Archive ID	2018.105
Digital Contents	"Survey"
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	NMAS
Paper Archive ID	2018.105
Paper Contents	"Survey"
Paper Media available	"Context sheet","Diary","Drawing","Report"

Project bibliography 1

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Additional Information

BROADLAND
DISTRICT COUNCIL
17 Jan 2018
20172098
PLANNING CONTROL

Heritage Statement

Keeper's Cottage, Haveringland, Norfolk, NR10 4PN

prepared for

Roy Benton

Broadland District Council Planning Application

20172098

January 2018

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1 Introduction

This Heritage Statement has been prepared by Dr Richard Hoggett MCIfA FSA on behalf of Mr Roy Benton. It supports a full planning application submitted to Broadland District Council seeking the change of use of woodland and pasture on the Haveringland/Cawston border (Figure 1) to a 19-pitch glamping site (Planning Application No. 20172098). The proposed works include the erection of buildings to accommodate a toilet and shower block, a communal kitchen, a site office, a bin store, natural swimming pool, biodigestor and a car-parking area, as well as the establishment of the glamping pitches themselves.

Figure 1. The location of the proposed development site at TG 1520 2162. Contains OS data © Crown copyright and database right 2018.

The *National Planning Policy Framework* (NPPF) requires planning applicants 'to describe the significance of any heritage assets affected by their proposals, including any contribution made by their setting. The Framework stipulates that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance' (NPPF, para. 128).

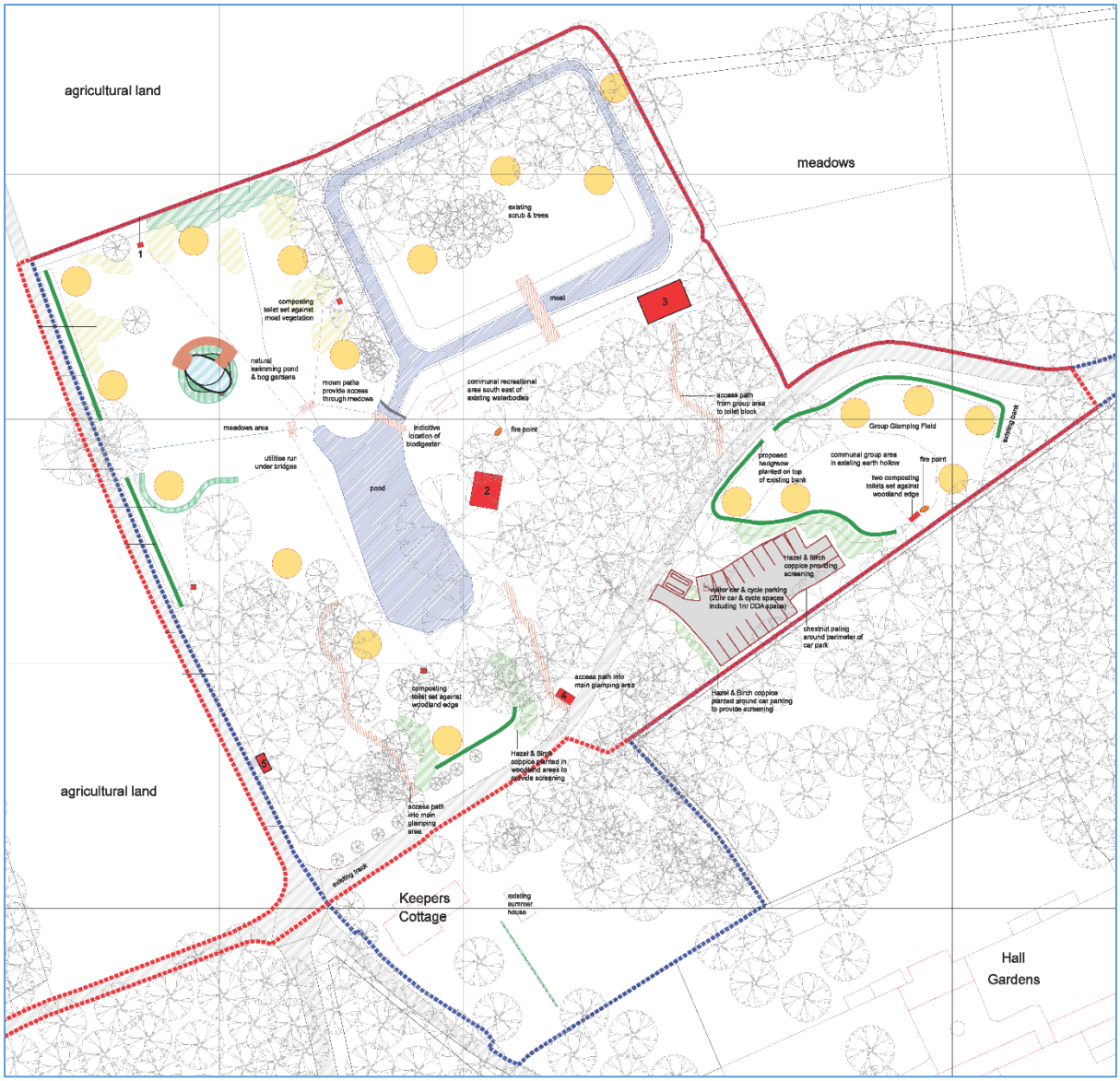

Figure 2. The submitted plan of grounds of Keepers Cottage, showing the proposed layout of the glamping site. Drawing by BB Landscape Design and Build.

The proposed development area contains the earthworks of a medieval moat (Figure 2), which is recorded in the Norfolk Historic Environment Record (NHER 7521) and which constitutes a Non-designated Heritage Asset under the terms of the NPPF. Following comments made on the initial planning application by the Norfolk Historic Environment Service, this Heritage Statement presents a summary of the relevant national and local legislation, planning policies and guidance as they apply to the application site. The archaeological and historical significance of the site are appraised, and the potential impact of the proposed glamping site upon the significance and setting of the moated platform is assessed.

2 The Site and Surroundings

Keepers Cottage and the earthworks of the medieval moat immediately to its north lie in the extreme south-east of the parish of Cawston, in the Broadland district of Norfolk, immediately adjacent to its border with the parish of Haveringland (TG 1520 2162; Figure 1). Keepers Cottage is the only extant building within the proposed development area, the majority of which is under a mixed coniferous and deciduous woodland or laid to pasture. The site is bounded to the south by the line of a SW–NE access track and to the west by a NW–SE concrete trackway of Second World War origin which follows the line of an earlier route (Figure 2).

The application site is located on the eastern edge of a large plateau, which extends westwards for some considerable distance. To the east, the ground drops gently away into a shallow river valley, which flows north–south and feeds Haveringland Lake before continuing southwards. The underlying solid geology of the site comprises the Wroxham Crag Formation, overlain by superficial deposits of the Sheringham Cliffs Formation,[1] and the site lies on a broadly north–south junction between the 0551f Newport 3 soil association, which lies to the west, and the 0861b Isleham 2 soil association, which lies in the river valley to the east.[2]

An assessment of historic mapping demonstrates that in the 19th century the site was open pasture, with woodland established on the moated platform. The Cawston tithe map of 1840 (TNA IR 30/23/135) depicts the moated enclosure as a discrete parcel of land (Figure 3, Plot 402), which the Tithe Apportionment indicates was owned and occupied by Edward Fellowes, whose family purchased the Haveringland Estate in the 1770s. The moat is described as being wooded and named as 'Moat Hill Plantation'. The outline of Plot 402 would suggest that the rectangular moat had not acquired its south-western extension pond by this date. The moat is enclosed within the wider pasture of 'Home Meadow' (Plot 403), which was also owned by Edward Fellowes (TNA IR 29/23/135).

[1] http://mapapps.bgs.ac.uk/geologyofbritain3d/index.html
[2] http://www.landis.org.uk/soilscapes/

Figure 3. Extract from the 1840 Cawston tithe map showing the site of Keepers Cottage and associated moated enclosure (Plot 402) (TNA IR 30/23/135).

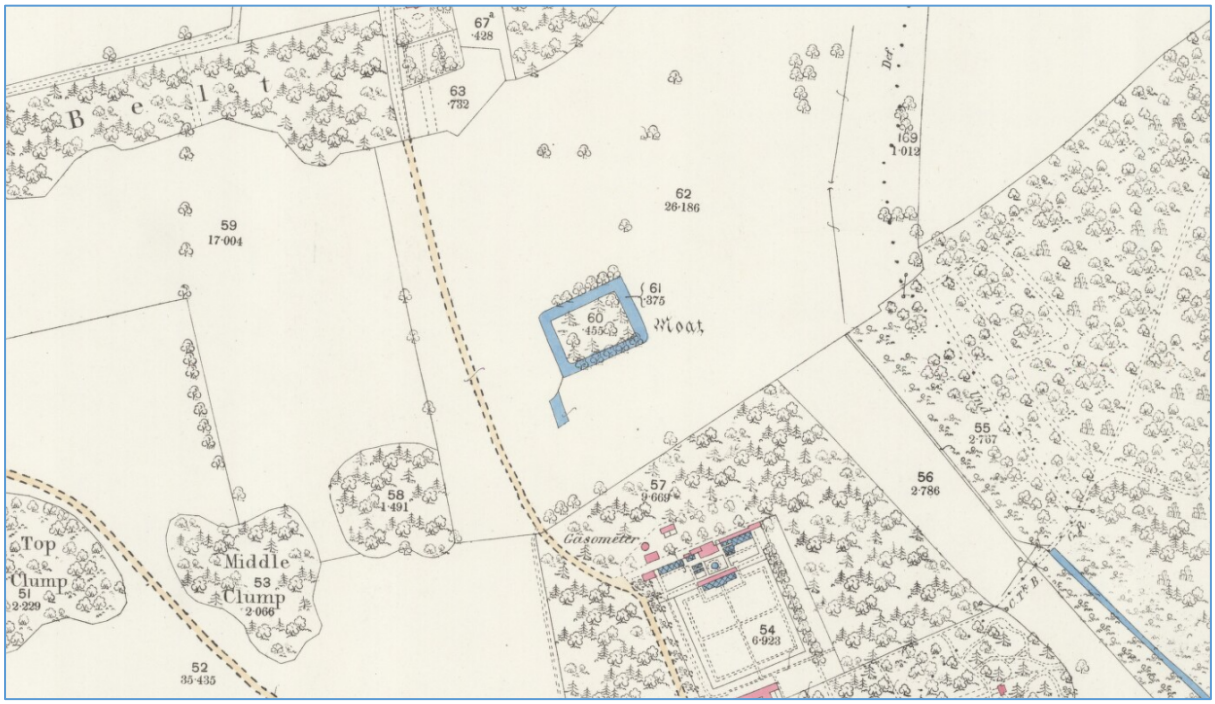

Figure 4. Extract from the 1886 First Edition Ordnance Survey 25-inch map (OS Norfolk XXXVIII.12).

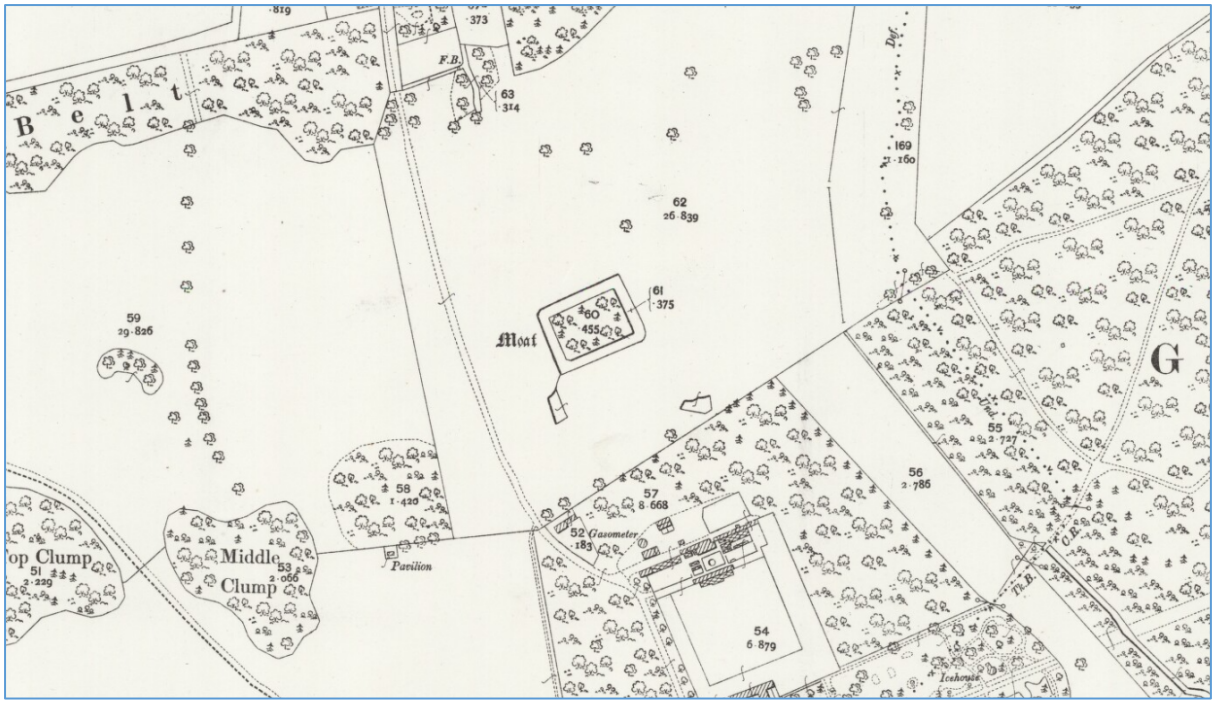

Figure 5. Extract from the 1906 Second Edition Ordnance Survey 25-inch map (OS Norfolk XXXVIII.12).

The 1886 First Edition of the Ordnance Survey 25-inch map, surveyed in 1885, indicates that the landscape to the south and east of the application site underwent significant changes during the middle decades of the 19th century (Figure 4). These were primarily the result of the construction of the third incarnation of Haveringland Hall, which was built in the Italianate style at the behest of Edward Fellowes between 1839 and 1843 (a full account of which is given in Mackley 1998). While the Hall itself lay some distance away from the application site, and was orientated away from it, a large square courtyard, walled garden and stable blocks were laid out to the south-east of the application site and substantial belts of trees were planted up to its borders (Figure 4). The agricultural field boundaries in evidence on the Tithe map were removed as part of this process, and the application site itself was incorporated within the area of the landscape park laid out around the Hall, the boundary of which is marked by the tree belts planted to the north and west of the site, and the gate and lodges still to be found to the west. The 1886 map also indicates that the pond which feeds into the south-western corner of the moat over a small weir was also created during this period, although it is shown smaller than its current size, suggesting that it has been enlarged since.

The 1906 Second Edition Ordnance Survey map, surveyed in 1905, shows much the same arrangement of moat, south-western lake, tree-belts and stables, but with the additional detail of a house first appearing in the location of what is now Keepers Cottage and a second small pond being depicted to the south-east of the moat against the treeline (Figure 5).

By 1927, the Haveringland estate had been sold to Viscount Rothermere and the Hall was requisitioned for used by the army during the Second World War, before being used as the Officers' Mess for the adjacent RAF Swannington from 1942 (Clarke 2008). The airfield, which is clearly depicted in aerial photographs taken in 1946, was operational from 1944 until the end of the war. Both the Hall and the estate suffered greatly from this military occupation, and were sold piecemeal at auction in November 1946. Not long afterwards, the Hall was demolished, although traces of it can still be found to this day (Williamson *et al.* 2016, 167–70).

The caravan park was established in 1953 and a fishery opened. Ordnance Survey maps indicate that by 1957 the application site had achieved its current layout, with the distinctive northward kink in the access road which runs SW–NE across the site, and the establishment of wooded areas to the north of this line, where previously there had been open pasture. In 1990, the coach-house and stable courtyard were granted planning permission for residential conversion, and a series of residential units are currently in process of being constructed and sold in the neighbouring Haveringland Hall Country Park development.

3 Legislation, Policy and Guidance

Where any development may affect designated or non-designated heritage assets, there is a framework of legislation, planning policy and guidance to ensure that proposals are developed and considered with due regard to their impact on the historic environment. Only those pieces of legislation, policy and guidance of relevance to the proposed development area are presented here.

3.1 Legislation

3.1.1 Ancient Monuments and Archaeological Areas Act (1979)

Under the terms of the act, an archaeological site or historic building of national importance can be designated as a Scheduled Monument under the terms of the Ancient Monuments and Archaeological Areas Act (1979). Any works, including development, which might affect a Scheduled Monument are subject to the granting of Scheduled Monument Consent alongside any planning permission which may be required.

3.1.2 Planning (Listed Buildings and Conservation Areas) Act 1990

Legislation pertaining to buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the 1990 Act states that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority … shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

3.2 Planning Policy

3.2.1 National Planning Policy Framework

Designated and non-designated heritage assets are given protection under the National Planning Policy Framework (NPPF), which was published by the Department for Communities and Local Government in 2012.

Provision for the historic environment is considered in Section 12 of the NPPF, which directs Local Planning Authorities to 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. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance' (NPPF, para. 126). The aim is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

Paragraph 128 of the NPPF states that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.' (NPPF, para. 128).

Paragraph 129 of the NPPF instructs Local Planning Authorities to 'identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise' (NPPF, para. 129).

Paragraph 132 states that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden 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 and gardens, and World Heritage Sites, should be wholly exceptional' (NPPF, para. 132).

As a corollary, Paragraph 134 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use' (NPPF, para. 134).

3.2.2 Broadland District Council Joint Core Strategy

Broadland District Council's local plans are the Joint Core Strategy for Broadland, Norwich and South Norfolk, adopted in 2011, which is a collaborative strategy prepared by the councils of Broadland, Norwich and South Norfolk and Norfolk County Council as the Greater Norwich Development Partnership, alongside this is the Development Management Plan DPD, adopted in 2015.

The Joint Core Strategy for Broadland, Norwich and South Norfolk is the key planning policy document for the Greater Norwich area. It forms part of the Local Plans for the districts of Broadland, Norwich and South Norfolk setting out the broad vision for the growth of the area and containing strategic policies for the period 2008–26. Objective 9 of the Joint Core Strategy is: 'To protect, manage and enhance the natural, built and historic environment, including key landscapes, natural resources and areas of natural habitat or nature conservation value.'

Policy 1 of the Joint Core Strategy *Addressing climate change and protecting environmental assets*, states that: 'The built environment, heritage assets, and the wider historic environment will be conserved and enhanced through the protection of buildings and structures which contribute to their surroundings, the protection of their settings, the encouragement of high-quality maintenance and repair and the enhancement of public spaces.'

3.3 Guidance

3.3.1 National Planning Practice Guidance

The NPPF is complemented by a series of National Planning Practice Guidance documents, which includes specific guidance on Conserving and Enhancing the

Historic Environment, published in 2014.[3] On the subject of how proposals can avoid or minimise harm to the significance of a heritage asset, the guidance states that 'a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.'

3.3.2 The Setting of Heritage Assets

More specific advice is set out by Historic England in *The Setting of Heritage Assets* (2015), which defines a staged approach to assessing setting:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

[3] https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment

4 Heritage Asset Assessment

In the light of the legislation, policies and guidance discussed above, this section presents an assessment of the designated and non-designated Heritage Assets to be found within and around the application site, and quantifies the potential impact of the proposed development upon them.

This discussion is informed by a data extract from the Norfolk Historic Environment Record obtained on 18th January 2018, complemented by a site visit undertaken by the author on 9th January 2018.

4.1 Designated Heritage Assets

4.1.1 Scheduled Monuments

The nearest Scheduled Monument to the application site is a medieval wayside cross which stands by the side of the road approximately 650m to the south-west (TG 14515 21005; National Heritage List Entry No. 1018301).[4] Given distance involved, the scale of the monument and the extensive woodland between the cross and the application site, the proposed development will have no impact.

4.2 Listed Buildings

A number of Listed Buildings lie within the vicinity of the application site. Approximately 300m to the south stand the courtyard stables, entrance arch and tower to the former Haveringland Hall, which are listed at Grade II (TG 15332 21350; National Heritage List Entry No. 1250809).[5] These structures have been partly converted to domestic dwellings and are separated from the application site by the site of the former walled garden, courtyard and other outbuildings, as well as a substantial tree-belt. The distance, lack of inter-visibility and low-key nature of the proposed development mean that there will be no impact upon these structures.

[4] https://historicengland.org.uk/listing/the-list/list-entry/1018301
[5] https://historicengland.org.uk/listing/the-list/list-entry/1250809

Some 800m south of the application site stands the Grade II*-listed church of St Peter, Haveringland, which has a round tower and was largely rebuilt in 1858, presumably as part of the same scheme that saw the construction of the last Haveringland Hall (TG 15149 20902; National Heritage List Entry No. 1372948).[6] Again, the distance between the church and the application site and the lack of inter-visibility mean that there will be no impact.

Approximately 800m to the west of the application site stand the Grade II listed Brandiston Hall, a country house of *c*.1600 with mid-19th-century remodelling (TG 14080 21546; National Heritage List Entry No. 1169085),[7] and the now redundant round-towered parish church of St Nicholas, Brandiston, which is listed at Grade II* (TG 14132 21423; National Heritage List No. 1076897).[8] Neither of these buildings is inter-visible with the application site, both being screened by woodland and other structures, and the proposals will therefore have no impact upon them.

4.3 Non-designated Heritage Assets

The Norfolk Historic Environment Record contains details of several sites and findspots which lies within the vicinity of the application site and one feature, the medieval moated site recorded under record number HNER 7521, which lies within the boundary of the site itself (Figure 6).

Fields to the north-west of the site have been subjected to infrequent metal-detecting, which has revealed traces of multi-period artefact scatters, including prehistoric flints, Romano-British, medieval and post-medieval pottery, coins and other artefacts (NHER 51738 and 55320). These are indicative of a background level of prehistoric and Romano-British occupation, coupled with medieval and post-medieval manuring scatters, doubtless relating to the nearby settlements of Brandiston and the deserted settlement of Alvington, which is thought to have lain in the vicinity (see NHER 7463), although this identification is by no means certain.

[6] https://historicengland.org.uk/listing/the-list/list-entry/1372948
[7] https://historicengland.org.uk/listing/the-list/list-entry/1169085
[8] https://historicengland.org.uk/listing/the-list/list-entry/1076897

Figure 6. Data extracted from the Norfolk Historic Environment Record showing archaeological monuments and findspots in the vicinity of the application site © Norfolk County Council

Some 300m to the south of the application site, two records from the mid-1940s highlight the discovery of human remains, thought to relate to prehistoric or Anglo-Saxon burials, during wartime works undertaken in and around Haveringland Hall (NHER 7482 and 7483). NHER 7482 records the discovery of a skull and other bones, while NHER 7483 records the discovery of a least five west–east aligned burials said to have been under small mounds. Without further details, it is difficult to be sure of the exact date and character of these discoveries, but both findspots are sufficiently distant from the application site to be confident that it is very unlikely that any cemetery to which they may belong would extend this far.

Other recorded features in area pertain to the various incarnations of the Hall. NHER 36424, to the south-west of the application area, records the location of the cropmarks of a rectilinear enclosure recognised in the 1990s and thought to belong to the designed landscape which surrounded the second Haveringland Hall, which is known to have stood in the vicinity prior to the construction of the third Hall in the mid-19th century (Williamson *et al.* 2016).

To the east of the application site, a large polygon (NHER 39748) records the location of Haveringland Park or Great Wood, which documentary evidence suggests might be the site of a medieval or early post-medieval woodland and deer-park, presumably related to the earliest incarnation of Haveringland Hall, although this identification is also conjectural.

Finally, to the south of the application area is a record pertaining to the remains of the third Haveringland Hall (NHER 7518), which incorporates the Grade II-listed structures discussed above, but also takes in the wider footprint of the Hall and its associated stables, courtyard, walled garden and outbuildings. A further feature of the 19th-century Hall, an ice house, is recorded at NHER 13708. As discussed, these sites and the extant remains of structures relating to the Hall are of sufficient distance from the application site and suitably screened from it with the consequence that there will be no impact upon them.

The main non-designated heritage asset, which is of primary significance to the current application, is the extant earthworks of a rectangular medieval moat which lies wholly within the application site and which forms a key component of the proposed glamping scheme. This feature is recorded in the Norfolk HER under record number NHER 7521 and comprises a raised platform measuring approximately 30m NW–SE by 50m SW–NE, surrounded by a moat some 10–15m wide and 1–1.6m deep (Plates 1–2). A large pond adjoins the south-western corner of the moat (Plate 3), to which it is linked by a small weir set into the earthworks of the moat (Plate 4).

The site was fieldwalked by Chris Barringer and 15 volunteers from the Norfolk Archaeological Research Group (NARG) in March 1979, who collected 14th- to 16th-century pottery, brick and tile from the surface and in rabbit scrapes, suggestive of medieval occupation which dwindled in the early post-medieval period. The earthworks of the site were subsequently surveyed by the Moated Sites Research Group in 1981, a copy of which is held by the Norfolk HER and reproduced here (Figure 7).

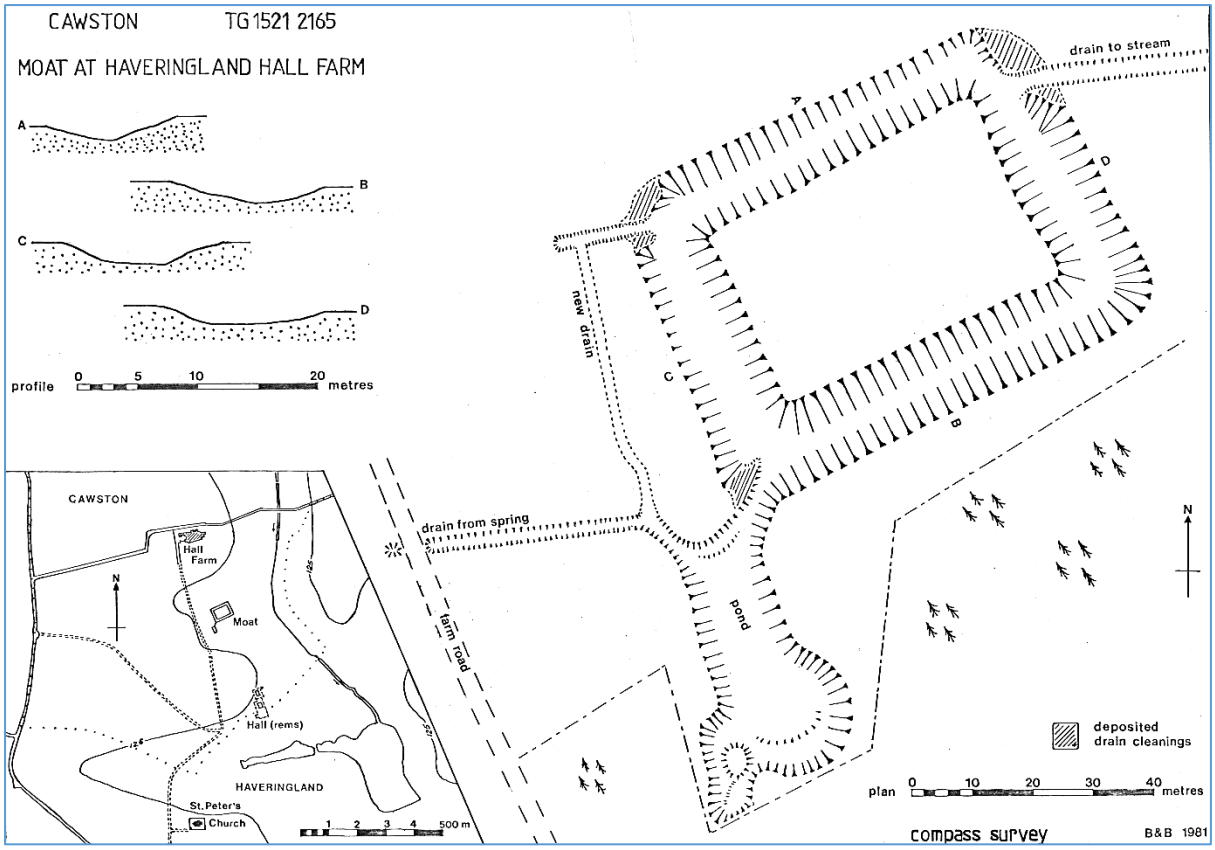

Figure 7. The earthworks of medieval moat NHER 7518, as surveyed by the Moated Sites Research Group in 1981 and lodged with the Norfolk HER.

Plate 1. The earthworks of the southern side of the moat viewed from the platform, looking west, note the existing trees on the platform and the evidence for the former regrading of the moat sides.

Plate 2. The earthworks of the northern arm of the moat viewed from outside the platform, looking east, showing the overgrown nature of the earthworks.

Plate 3. The lake which feeds into the south-western corner of the moat, looking north, with the trees on the moated platform beyond.

Plate 4. The weir at the northern end of the lake, which feeds into the southern arm of the moated enclosure.

It has been suggested that this moat was the site of the first Haveringland Hall, although other documentary evidence indicates that this was located elsewhere. The historian and antiquarian Blomefield identified the moat as actually being the location of the medieval Mey's or Sterling's Manor, which he described as lying 'in a close at the division of Cawston parish, almost by Heverlond: it is enclosed with an old moat, and contained about an acre' (Blomefield 1807).

Although moats are significant earthwork structures, over 800 examples are known to survive from Norfolk, many of which are concentrated on the central clay plateau of the county, which Haveringland lies on the eastern edge of. The vast majority of these moats date from the 13th and 14th centuries, which the pottery finds would suggest is also the case here, and they most often surrounded a single homestead, simultaneously providing an indication of the status of the owner, a degree of protection and, more functionally, aiding with drainage and water retention (Rogerson 2005). In these regards, the Haveringland moat is entirely typical and the following section considers the impact which the elements of the proposed glamping site will have upon the earthworks of the moat and its setting.

5 Heritage Impact Assessment

The conversion of the grounds surrounding Keepers Cottage to a 19-pitch glamping site would require the creation of a number of different elements, several of which have the potential to impact upon the non-designated earthworks of the medieval moat, which forms a focus of the scheme. This section considers each of these elements in turn, and it should be read in conjunction with the relevant sections of the submitted Design and Access Statement, which gives more details of each element, and with reference to the submitted Site Proposals drawing, a version of which is reproduced here as Figure 2.

- *19 Glamping Pitches*: The glamping pitches themselves are intended to support temporary canvas tents of various designs and will comprise timber platforms set upon the ground surface, onto which the tents and associated furniture will be placed. The proposed development plan indicates that only three of these pitches will be situated within the area enclosed by the moat, with the remaining 14 pitches lying outside it. With the exception of the fixings being used to secure these platforms to the ground, the pitches themselves will have no ground impact and be entirely removable. They will therefore have no impact on the moat or its setting.
- *Composting Toilets*: Six timber composting toilets will be positioned around the site, and these will be built on wooden sledges so that they can be moved and positioned easily, without the need for foundations. They will therefore have no ground impact and have no impact on the moat or its setting.
- *Communal Outdoor Kitchen*: The communal outdoor kitchen will be situated outside the area of the moat, at the edge of the woods to the east of the pond (Building 2 in Figure 2). This structure will be open on two sides and will be built off six timber posts set into the ground, from which the floor will be suspended. Additional support for the floor will be provided by a series of 12 small piles. Given this limited ground impact, materials and the location of the building, this element of the project will have no impact upon the moat or its setting.
- *Toilet and Shower Block*: The toilet and shower block will be situated outside the area of the moat, at the edge of woodland to the south-east (Building 3 in Figure 2). Again, the floor will be built up from the ground using pile-and-beam

construction, resulting in a minimal ground impact, and the materials chosen for the finishing and cladding of the structure will ensure that it blends into the surrounding natural landscape. Given its location and construction, this building will have no impact on the moat or its setting.

- *Site Office*: A site office is due to be constructed from a pre-existing cabin and be built on a wooden sledge to enable easy repositioning (Building 4 in Figure 2). As such, it will have no ground impact and is an entirely removable structure and will have no impact on the moat or its setting.
- *Bin Store*: The bin store will comprise a screened-off area at the west of the site, the ground surface for which will employ a 'no-dig' cellular mesh (Building 5 in Figure 2). The bin store will therefore have no impact on the moat or its setting.
- *Access and Paths*: The existing access road to the site and the existing woodland paths around it will continue to be used, requiring no further groundworks. There will therefore be no impact on the moat or its setting.
- *Car Park*: The proposed new car parking area for the site is situated to the south of the wooded belt of trees which lies to the south of the moat, and will be created by felling an area of grown-out Christmas tree plantation. The ground surface for the car park will utilise a 'no-dig' cellular mesh, resulting in no ground impact and no impact on the moat or its setting, from which the car park will not be visible.
- *Bridges*: There are already two simple timber bridges on the site, which span the earthworks of the drainage ditches to the west of the moat (Plate 5). Two new bridges of similar construction, i.e. two timber posts laid across the ditch, with lateral planking and/or sleepers forming the bed of the bridge, are proposed: one to cross the neck of the pond adjacent to the weir and one to provide access to the moat platform from the south. These new bridges will sit on the surface of the ground and be fasted down with posts to keep ground disturbance to a minimum. It is possible that small areas of turf may need to be stripped in order to accommodate the ends of the bridges, although if this is necessary, they will be very shallow indeed. All of the bridges are constructed from natural materials and neither will greatly affect the moat or its setting. By managing foot traffic across these fixed points, the bridges will discourage free crossing of the earthworks, enabling them to be better managed.

Plate 5. One of the existing bridges across the drainage ditch to the west of the moat, looking north.

- *Natural Swimming Pool*: A natural swimming pool is proposed in the open area to the west of the moat, which will necessitate the excavation of a hole measuring approximately 15m by 5m with a maximum depth of 2m. The spoil will be used to create landscaping around the edges of the pool, the majority of which will be built up rather than dug down. The area chosen for the pool is already very marshy and, as has been seen, lay within an area which was in use as open farmland until the mid-19th century. The construction of the pool will have a ground impact, although given its location this will not have direct impact upon the earthworks of the moat. In terms of the setting of the moat, the pool is designed to have a natural-looking character, and it will be surrounded by appropriate planting, which will complement the existing pond to the south and is in keeping with the existing character of the site.
- *Biodigestor*: All waste water from the site will be processed in an on-site biodigestor, which will ultimately discharge clean water into the existing ditch system. This biodigestor will be installed in the open ground to the south-west of the moat and will necessitate the excavation of a hole approximately 3m by 5m and 2.7m deep in order that the chamber may be sunk beneath the surface.

This will then be largely reburied and landscaped, with the exception of the necessary maintenance access. While the installation of the biodigestor will have a ground impact, it is situated outside the moat and once the ground is reinstated will have little or no effect upon the setting of the moat itself.

- *Service runs and drainage*: Several elements of the proposed scheme will require additional service runs, and the approximate positions of these have been marked on the submitted plans. Where possible, all service runs will take a 'no-dig' approach so as to avoid damage to tree roots and unnecessary ground disturbance. As far as possible, the water pipes servicing the new buildings will be carried along post-and-rail fencing and beneath the bridges, and where it is necessary to sink pipes into the ground, these will be kept as shallow as possible. It should be noted that no new service runs are proposed within the area of the moat itself. A larger drain pipe will be sunk from the new toilet and shower block to the biodigestor, the course of which will run parallel to, but several metres south of, the southern arm of the moat. This drainage run will be very narrow with a maximum depth of 0.6m, and will be backfilled and landscaped. Again, although the installation of this drain will have a ground impact, it is situated outside the moat and once the ground is reinstated will have little or no effect upon the setting of the moat itself.
- *Planting*: Specific concerns have been raised by the Norfolk Historic Environment Service about the possibility of new planting taking place on the moated platform. The platform and ditches are already heavily wooded (Plates 1–3), and historic mapping indicates that this has been the case for some time, but no new planting within the moat is proposed. In response to the concerns raised, the limited additional planting tree proposed outside the moat to the north has also been removed from the scheme.
- *Desilting*: The Norfolk Historic Environment Service also raised specific concerns about the possibility of the moat being dredged or desilted, which would have the potential to degrade the moat itself and to disturb archaeological deposits. The applicants have confirmed that no dredging or desilting will be undertaken as part of the proposed works.

6 Conclusion

This Heritage Statement has assessed the grounds of Keepers Cottage, Haverlingland, and assessed the likely impact which the proposed creation of a 19-pitch glamping site would have upon the site, which contains the upstanding earthworks of a non-designated medieval moat. This assessment has revealed that the moat itself has been studied and recorded in the past, and that evidence suggests that it is a very typical example of a Norfolk moated site of the 12th to 14th centuries, of which there are some 800 surviving examples in the county. Although the wider landscape of the site has been heavily altered during the post-medieval period, primarily through the construction of the third Haveringland Hall and the creation of a surrounding landscape park, the application site itself has been largely unaffected by these changes and its incorporating into the park may well in part account for its preservation. The application site has similarly survived the effects of the requisition to military use (first the army and then the RAF) and the construction of nearby RAF Swannington, which occurred during the latter half of the Second World War. The Hall itself was not so fortunate, being demolished shortly after 1946, and since the 1950s the application site has existed in its current configuration.

Having assessed the detailed implications of the proposed glamping site, its associated buildings and infrastructure, it is concluded that the scheme represents a very suitable, low-impact use for the site which will ensure that the earthworks of the moat are suitably protected and managed, while bringing them to the attention of visiting glampers and making them a focal part of peoples' experience of the site. The glamping pitches themselves are built-up from the ground on temporary wooden platforms, while the associated buildings and bridges are either built on sleds with no ground impact, or are built off piles so as to avoid unnecessary ground disturbance. A greater degree of ground impact will be caused by the creation of the natural swimming pool and the installation of the biodigestor and associated service runs, but all of these groundworks are situated outside the area of the moat itself and, once the ground is reinstated, will have no direct effect upon the earthworks of the moat itself or be detrimental to its setting.

7 References

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8 About the Author

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