



# Sheringham Shoal and Dudgeon Offshore Wind Farm Extension Projects

Environmental Statement

## **Volume 3**

## Appendix 21.5 - Offshore Infrastructure Setting Assessment

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## Glossary of Acronyms

AD	Anno Domini
AOD	Area of Development
AONB	Area of Outstanding Natural Beauty
DEP	Dudgeon Offshore Wind Farm Extension Project
EIA	Environmental Impact Assessment
ES	Environmental Statement
ETG	Expert Topic Group
km	Kilometre
LVIA	Landscape and Visual Impact Assessment
NPPF	National Planning Policy Framework
PEIR	Preliminary Environmental Information Report
PPG	Planning Practice Guidance
SEP	Sheringham Shoal Offshore Wind Farm Extension Project
SVIA	Seascape and Visual Impact Assessment
UK	United Kingdom
ZTV	Zone of Theoretical Visibility

## Glossary of Terms

Order Limits	The area subject to the application for development consent, including all permanent and temporary works for SEP and DEP.
Dudgeon Offshore Wind Farm Extension Project (DEP)	The Dudgeon Offshore Wind Farm Extension onshore and offshore sites including all onshore and offshore infrastructure.
DEP offshore site	The Dudgeon Offshore Wind Farm Extension consisting of the DEP wind farm site, interlink cable corridors and offshore export cable corridor (up to mean high water springs).
DEP onshore site	The Dudgeon Offshore Wind Farm Extension onshore area consisting of the DEP onshore substation site, onshore cable corridor, construction compounds, temporary working areas and onshore landfall area.
DEP North array area	The wind farm site area of the DEP offshore site located to the north of the existing Dudgeon Offshore Wind Farm
DEP South array area	The wind farm site area of the DEP offshore site located to the south of the existing Dudgeon Offshore Wind Farm
DEP wind farm site	The offshore area of DEP within which wind turbines, infield cables and offshore substation platform/s will be located and the adjacent Offshore Temporary Works Area. This is also the collective term for the DEP North and South array areas.
Horizontal directional drilling (HDD) zones	The areas within the onshore cable route which would house HDD entry or exit points.
Jointing bays	Underground structures constructed at regular intervals along the onshore cable route to join sections of cable and facilitate installation of the cables into the buried ducts.
Landfall	The point at the coastline at which the offshore export cables are brought onshore, connecting to the onshore cables at the transition joint bay above mean high water

Offshore cable corridors	This is the area which will contain the offshore export cables or interlink cables, including the adjacent Offshore Temporary Works Area.
Onshore cable corridor	The area between the landfall and the onshore substation sites, within which the onshore cable circuits will be installed along with other temporary works for construction.
Onshore export cables	The cables which would bring electricity from the landfall to the onshore substation. 220 – 230kV.
Onshore Substation	Compound containing electrical equipment to enable connection to the National Grid.
PEIR boundary	The area subject to survey and preliminary impact assessment to inform the PEIR.
Separated Grid Option	Transmission infrastructure which allows each project to transmit electricity entirely separately.
Sheringham Shoal Offshore Wind Farm Extension Project (SEP)	The Sheringham Shoal Offshore Wind Farm Extension onshore and offshore sites including all onshore and offshore infrastructure.
SEP offshore site	Sheringham Shoal Offshore Wind Farm Extension consisting of the SEP wind farm site and offshore export cable corridor (up to mean high water springs).
SEP onshore site	The Sheringham Shoal Wind Farm Extension onshore area consisting of the SEP onshore substation site, onshore cable corridor, construction compounds, temporary working areas and onshore landfall area.
SEP wind farm site	The offshore area of SEP within which wind turbines, infield cables and offshore substation platform/s will be located and the adjacent Offshore Temporary Works Area.
Study area	Area where potential impacts from the project could occur, as defined for each individual Environmental Impact Assessment (EIA) topic.
The Applicant	Equinor New Energy Limited



## 21.5 OFFSHORE INFRASTRUCTURE SETTING ASSESSMENT

### 21.5.1 Introduction

1. This report presents the results of an assessment of the predicted impacts of the offshore infrastructure for Sheringham Shoal Offshore Windfarm Extension Project (SEP) and Dudgeon Offshore Wind Farm Extension Project (DEP), both individually and cumulatively, on the significance of coastal onshore heritage assets resulting from change in their setting.
2. This assessment builds upon preliminary screening work on the setting of heritage assets undertaken in 2021 as part of the Preliminary Environmental Information Report (PEIR).
3. Thirty-one heritage assets have been identified where change in setting could lead to material harm to their significance. This report contains detailed assessments of the predicted impact of SEP and DEP on these 31 designated heritage assets.
4. As described in **Chapter 5 EIA Methodology** (document reference 6.1.5), there are several proposed construction scenarios for the proposed SEP and DEP. The assessment presented in this appendix presents the following construction scenarios:
  - Build SEP or build DEP in isolation;
  - Build SEP and DEP sequentially with a gap of up to four years between the start of construction of each Project – reflecting the maximum duration of effects; and
  - Build SEP and DEP concurrently – reflecting the maximum peak effects.
5. Depending on the construction scenario SEP and DEP will comprise between 30-53 turbines.
6. In order to effectively and efficiently understand the potential impact to the setting of coastal onshore heritage assets, this assessment has been undertaken as a ‘worst-case’ scenario assuming that both SEP and DEP would be constructed and operate at the same time.

### 21.5.2 Relevant Guidance

7. 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 take a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.
8. The advice note also notes that the settings of heritage assets change over time. Understanding the history of change will help to determine how further development within the asset’s setting is likely to affect the contribution made by setting to the significance of the heritage asset.

9. A requirement for the assessment of the settings of heritage assets is defined in Planning Practice Guidance (PPG): Historic Environment (MHCLG, July 2019). This guidance has been updated in support of the NPPF (2021 and reiterates the importance of assessing heritage assets in a manner appropriate to their significance, and the contribution to its setting, to better understand the potential impact and acceptability of development proposals.
10. Conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. The neglect and decay of heritage assets is best addressed by ensuring that they have a viable use that is consistent with their conservation.
11. An important consideration should be whether development proposals adversely affect (harm) a heritage asset's significance. Key elements of the guidance relate to assessing harm as 'substantial' or 'less than substantial' in accordance with NPPF paragraphs 200-202. Critically, it is the degree of harm to the heritage asset's significance rather than the scale of the development that is to be assessed and should be explicitly identified.
12. The level of substantial harm is stated to be a 'high test'. Whether development proposals cause substantial harm will be a judgment in the decision-taking process, having regard to the circumstances of the case and by applying the relevant NPPF paragraphs. The harm may arise directly from works to the heritage asset, or indirectly from development within its setting. A thorough assessment of the harm that development proposals will have on this setting needs to consider, and be proportionate to, the heritage asset's significance and the degree to which any changes enhance or detract from that significance, and the ability to appreciate and experience it.

### 21.5.3 Summary of Previous Assessment

13. An initial screening assessment of designated assets along the coastline in the vicinity of the offshore infrastructure has been undertaken. This was presented in Annex 23.3.2 of Appendix 23.3 of the PEIR.
14. The screening assessment used a Zone of Theoretical Visibility (ZTV) (generated for the Seascape and Visual Impact Assessment) to identify coastal heritage assets within a 40km study area from both SEP and DEP offshore array areas where significant effects (as a result of the offshore infrastructure) may or may not be incurred.
15. The ZTV used for the assessment models intervening terrain, settlements, and vegetation, with indicative heights based on wind turbine height (with heights derived from NEXTMAP 25 surface mapping data). The methodology for the ZTV process is set out in ES **Chapter 25 Seascape and Visual Impact Assessment** (document reference 6.1.25).
16. In addition to the use of the ZTV, a desk-based exercise of the coastal heritage assets was utilised, with the use of Google Earth and Bing maps in the absence of a site visit. Additional knowledge was obtained from the initial site visit conducted in October 2020, in particular for those assets located at the landfall.



17. Heritage assets located entirely outside the ZTV have been screened out as have those where distance, orientation and/or vegetation (where appropriate) indicate that there would be no significant effects created by the Projects. Similarly, assets where small areas of them lie within the ZTV but where there would be no significant effects created by the Projects have also been screened out.
18. Additionally, designated heritage assets located within the built development of the coastal towns and villages along the Norfolk coastline have been screened out. This is on the basis that significant effects by the Projects are unlikely as their setting is formed very largely or entirely by the landscape and built environment of their respective coastal towns and villages.
19. Assets at the edge of these coastal towns and villages, with views out to or which have a direct relationship with the sea (such as a lighthouse or pier) have been considered on a case-by-case basis. Considerations have been made as to whether significant effects by the Projects are likely, depending on the setting of the asset.
20. As part of the screening assessment, collaborative workshops were undertaken with Landscape and Visual Impact specialists. The aim of this was to refine specific heritage viewpoints to capture photomontages in order to inform the final settings assessment report. Those assets selected for further assessment with the use of the heritage viewpoints are indicated below.
21. Work was also undertaken on the visibility of the wind turbines as part of the seascape, landscape and visual amenity studies for the Projects in **Chapter 25 Seascape and Visual Impact Assessment**.

#### 21.5.4 Setting Assessment Methodology

22. This setting assessment is undertaken in accordance with the Historic England advice presented in Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets second edition (Historic England, 2017). This recommends a staged approach to the assessment of potential impacts on heritage significance, comprising the following five steps:
  - **Step 1:** Identify which heritage assets and their settings are affected.
  - **Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
  - **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
  - **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm.
  - **Step 5:** Make and document the decision and monitor outcomes.
23. The assessment of onshore infrastructure on the significance of onshore heritage assets whose setting may be impacted by the onshore infrastructure is presented in **ES Appendix 21.4 Onshore Infrastructure Setting Assessment** (document reference 6.3.21.4).
24. The scope of this offshore setting assessment is defined in terms of its geographical extent and the types of heritage asset to be considered within the chosen study area.

25. The geographical extent of the study area has been set as all land up to 50km from the closest wind turbine of either project (see **Figure 21.5.1**).
26. Within the 50km study area, the screening exercise has considered the potential for impacts on the significance of designated heritage assets which, in the present context, include examples of Scheduled Monuments, Listed Buildings, Registered Parks & Gardens and Conservation Areas.
27. The decision to limit the setting assessment to designated assets reflects the higher importance of these assets, the higher level of protection afforded by statute and policy and therefore their greater potential to experience significant effects.
28. This assessment addresses **Steps 2 to 4**, with a re-evaluation of **Step 1** undertaken for the PEIR setting assessment.
29. **Step 1** (the identification of assets) was undertaken as part of the PEIR for SEP and DEP. It was concluded that 42 coastal heritage assets, including Conservation Areas may be affected and therefore merited further assessment in Steps 2 to 4. However, as a result of this assessment and through additional LVIA wire frames and photomontages further assets have been screened out due to distance and lack of intervisibility with SEP and DEP. These are:
  - Site of Manorial Complex, Hall Farm (1013418, Scheduled Monument);
  - Dial House and Dial Cottage, Harbour Cottage and waterside attached to west (1237920, Grade II);
  - Church of All Saints (1373509, Grade II);
  - Andrews Wall (1390594, Grade II);
  - House on Scolt Head Island (1391200, Grade II);
  - Brancaster (Conservation Area);
  - Burnham Norton (Conservation Area);
  - Burnham Overy Mills (Conservation Area);
  - Weybourne (Conservation Area);
  - Upper Sheringham (Conservation Area);
  - Beeston Regis (Conservation Area);
  - East Runton (Conservation Area); and
  - Morston (Conservation Area).
30. **Step 2** (the degree to which setting contributes to the significance of the asset) involved desk-based research, site visits and the use of LVIA wireframes, offshore visualisations, and photomontages of assets progressed past Step 1. In each case, written statements describe their heritage significance with a focus on the contribution made by their setting.
31. **Step 3** (impact of the proposed development). It has been determined that only changes in setting due to the operation of SEP and DEP would be of sufficient duration to merit assessment as impacts during construction and decommissioning would be temporary and not long lasting. As such, construction and decommissioning have not been assessed.

32. Visual change is considered to be the only aspect of setting that would be changed in ways that could affect heritage significance. The presence of the offshore infrastructure in the landscape has the potential to change the appearance and character of the setting, as well as changing specific views within these settings that contribute to the significance of the assets. Understanding of the predicted visual changes in the setting of the 29 assets has been informed by the production of photomontages.
33. The assessment has been undertaken as a 'worst-case' scenario assuming that both SEP and DEP would be constructed and operate at the same time.
34. Conclusions in Step 3 regarding the impact of SEP and DEP has been expressed in terms of the magnitude of impact (harm) to the significance of heritage assets, applying the magnitude criteria set out in **Chapter 5 EIA Methodology** (document reference 6.3.21.5). Magnitude of impact has also been expressed using the vocabulary of the Overarching National Policy Statement for Energy (EN-1) and the NPPF (i.e., 'substantial' and 'less than substantial' harm) to permit direct application to the policy tests in these documents.
35. **Step 4** (maximise enhancement, minimise harm) involved dialogue with other members of the project team (including the Landscape and Visual Impact specialists) and the ETG to ensure relevant assets were identified and sufficiently assessed.
36. **Step 5** (decision-making and monitoring) the report concludes no further mitigation measures are required.

### 21.5.5 Proposed Offshore Infrastructure Relevant to This Assessment

37. A full description of SEP and DEP is provided within **Chapter 4 Project Description** of the ES. The proposed locations for the SEP and DEP turbines are shown in relation to the adjacent Norfolk coastline on **Figure 21.5.1**.
38. In terms of turbines, SEP will have between 13 and 23 units, while DEP will have between 17 and 30 units. These will have a tip height between 265m and 330m.
39. The closest point to the coast from SEP is 13.6km and 24.8km from DEP. As such, any impacts on the significance of coastal heritage assets would be caused by change in their setting due to visibility of wind turbines on the horizon in views looking out to sea. This could include night-time visibility of any lights on these wind turbines.
40. Visual change in the setting is the only cause of potential adverse impacts considered in this assessment. In this case, the ZTV studies for both SEP and DEP indicate that a degree of theoretical visibility of wind turbine hub height would be available up to approximately 55km from the outermost wind turbines for both wind farm sites. However, effects are unlikely to occur beyond 50km. Therefore, seascape, landscape and visual receptors are scoped out beyond 50km.

### 21.5.6 Identification of Heritage Assets (Step 1)

41. As discussed above in **Section 21.5.4**, a number of assets have been screened out of further assessment. These and the justification for their removal are presented in **Error! Reference source not found.: OFFSHORE INFRASTRUCTURE SETTING ASSESSMENT SCREENING TABLES**. 29 heritage assets have been identified for further assessment.
42. The 29 designated assets identified for further detailed assessment are presented in detail in **Error! Reference source not found.** and are summarised below and presented in **Figure 21.5.2**:
- Blakeney Chapel, site of (1003622, Scheduled Monument) – Blakeney;
  - Roman fort (Branodunum) (1003983, Scheduled Monument) – Brancaster;
  - Church of All Saints (1049521, Grade I) – Beeston Regis;
  - Church of St Mary (1169843, Grade I) – Happisburgh;
  - Parish Church of St Peter and St Paul (1049032, Grade I) – Cromer;
  - The Pleasaunce (1049817, Grade II\*) – Overstrand;
  - Remains of Blakeney Chapel at TG 043 452 (1172376, Grade II) – Blakeney;
  - Cromer Pier (1049005, Grade II) – Cromer;
  - Cromer Lighthouse (1171781, Grade II) – Cromer;
  - Sea View (1231563, Grade II) – Wells;
  - Lifeboat House (1277330, Grade II) – Wells;
  - Happisburgh Lighthouse, Lighthouse Cottages (1306338, Grade II) – Happisburgh;
  - Sea Wall Defences including Promenade and cliff retaining walls from opposite the bottom of Melbourne slope to the gangway (1350361, Grade II) – Cromer;
  - Jetty Cliff and Bastion including sloping pedestrian pathways (1350362, Grade II) – Cromer;
  - The Watch House (1373910, Grade II) – Cromer;
  - Terraced Beach Chalets, The Promenade, Cromer (1408235, Grade II) – Cromer;
  - The Pleasaunce, Overstrand (1001013, Grade II Registered Park and Garden) – Overstrand;
  - Burnham Overy Staithe (Conservation Area);
  - Wells (Conservation Area);
  - Blakeney (Conservation Area);
  - Cley-next-the-Sea (Conservation Area);
  - Glaven Valley (Conservation Area);
  - Salthouse (Conservation Area);
  - Sheringham (Conservation Area);

- West Runton (Conservation Area);
  - Cromer (Conservation Area);
  - Overstrand (Conservation Area);
  - Mundesley (Conservation Area); and
  - Happisburgh (Conservation Area).
43. The assessment for each asset is divided into three sections that equate to Steps 2 and 3 of the Historic England approach to assessment of setting. The two sections here that relate to Step 3 are referred to as Step 3a and 3b:
- *Significance of the heritage asset*: a description of the significance of the asset, focussing on the contribution made by its setting (Step 2).
  - *Predicted change to the setting of the asset*: a description of how the setting would be changed by the operation SEP and DEP, focussing on changes to how the asset would be experienced (Step 3a).
  - *Predicted impact on the significance of the asset*: an assessment of how and to what degree the changes in the setting would impact (positively or negatively) on the significance of the asset (Step 3b).
44. Understanding of the change to setting (addressed in Step 3a) is supported by LVIA wireframes, offshore visualisations, and photomontages 24 viewpoints that are relevant to the 29 heritage assets.
45. Conclusions regarding predicted impacts on the significance of heritage assets (Step 3b) reflect the ways in which the predicted change to setting (Step 3a) affects the contribution made by setting to significance (Step 2). Conclusions are expressed in terms of magnitude of impact (harm) to significance.

### 21.5.7 Significance of the Heritage Assets (Step 2)

46. As identified above, 29 assets have been identified where there is potential harm to their significance due the operation of SEP and DEP. SEP and DEP would lie within the setting of these assets so may result in changes to their character and significance. These have been grouped and will be assessed as follows:

#### *Wells (Conservation Area)*

- Sea View (1231563, Grade II) – Wells; and
- Lifeboat House (1277330, Grade II) – Wells.

#### *Cromer (Conservation Area)*

- Parish Church of St Peter and St Paul (1049032, Grade I) – Cromer;
- Cromer Pier (1049005, Grade II) – Cromer;
- Sea Wall Defences including Promenade and cliff retaining walls from opposite the bottom of Melbourne slope to the gangway (1350361, Grade II) – Cromer;
- Jetty Cliff and Bastion including sloping pedestrian pathways (1350362, Grade II) – Cromer;

- The Watch House (1373910, Grade II) – Cromer; and
- Terraced Beach Chalets, The Promenade, Cromer (1408235, Grade II) – Cromer.

#### *Overstrand (Conservation Area)*

- The Pleasaunce, Overstrand (1001013, Grade II Registered Park and Garden) – Overstrand; and
- The Pleasaunce (1049817, Grade II\*) – Overstrand.

#### *Happisburgh (Conservation Area)*

- Church of St Mary (1169843, Grade I) – Happisburgh; and
- Happisburgh Lighthouse, Lighthouse Cottages (1306338, Grade II) – Happisburgh.

#### *Individual Assets*

- Roman fort (Branodunum) (1003983, Scheduled Monument) – Brancaster;
- Church of All Saints (1049521, Grade I) – Beeston Regis;
- Blakeney Chapel, site of (1003622, Scheduled Monument) and Remains of Blakeney Chapel at TG 043 452 (1172376, Grade II) – Blakeney;
- Blakeney (Conservation Area);
- Cromer Lighthouse (1171781, Grade II) – Cromer;
- Cley-next-the-sea (Conservation Area);
- Glaven Valley (Conservation Area);
- Salthouse (Conservation Area);
- Sheringham (Conservation Area);
- West Runton (Conservation Area);
- Burnham Overy Staithe (Conservation Area); and
- Mundesley (Conservation Area).

47. In the assessment that follows, the assets are dealt with in geographical order from west to east. Where identified assets are located in a conservation area, these will be assessed in conjunction with the conservation area. One asset (Blakeney Chapel, site of) is designated as both a Listed Building and a Scheduled Monument.
48. The locations of heritage assets are presented on **Figure 21.5.2** and are organised west to east.

#### **21.5.7.1 Roman fort (Branodunum) (1003983, Scheduled Monument) - Brancaster**

49. The Roman fort (Branodunum) is located between the villages of Brancaster and Brancaster Staithe. The Scheduled Areas comprise 53.9 hectares of land, which is split by the A149 Road.
50. The significance of the monument is recognised by its designation as a nationally designated Scheduled Monument.

51. The monument takes in the remains of a Roman 'Saxon Shore' fort which was likely constructed between 225 AD and 250 AD but does not comprise any upstanding remains (Norfolk Heritage Explorer, n.d.). The fort is likely to have replaced an earlier fort constructed on the same site. The fort at Brancaster was one of a chain of eleven forts between Brancaster on The Wash and Portchester. These forts were commanded by the 'Count of the Saxon Shore' a military commander whose forts and units are listed in the 'Notitia Dignitatum'; a document compiled around 395 AD (Norfolk Heritage Explorer, n.d.).
52. These forts were built at different times, and the earliest forts (Brancaster, Caister-on-Sea and Reculver) may have been built for trade purposes rather than defence. The first at Brancaster had a garrison which included units from Gaul and Dalmatia (Norfolk Heritage Explorer, n.d.). The fort originally had stone walls which were demolished in the 18<sup>th</sup> century.
53. Cropmarks indicate the locations of internal buildings, whilst finds indicate occupation during the 3<sup>rd</sup> and 4<sup>th</sup> centuries AD. These finds include a finger ring featuring early Christian symbols. Excavations were carried out here in 1846, 1935, 1985 and 2013 (Wessex Archaeology, 2014). The most recent excavation revealed evidence from the 3<sup>rd</sup> and 4<sup>th</sup> centuries AD including additional features and a metalled road surface. The name 'Branodunum' may mean 'Fort of the crow'.
54. The significance of the fort is largely derived from its archaeological remains and the information that these hold about the civic, military, and economic organisation of Brancaster during the late Roman Empire. Additionally, the setting of the fort plays a role in its importance and significance.
55. As discussed, the fort is located between the villages of Brancaster and Brancaster Staithe. It is bounded by agricultural land to the south, the built development of the villages to the east and west and marshland and the coast to the north. Here a natural inlet is created by Scolt Head through which Norton Creek and Mow Creek create a navigable passage to the fort. This created the ideal setting for a fort/trading port, with potential attackers forced to navigate the narrow creeks and providing a protective port for would be traders. Views from the fort out to sea would have allowed for ample time to spot potential enemies or traders.
56. The immediate setting of the fort is provided by the marshland, villages, and agricultural land. The fort would have originally stood as the dominant feature in the landscape, however, as no upstanding remains survive, and it has been enclosed by the villages this aspect has been lost.
57. The mid to long range setting of the fort is provided by the marshland and coast to the north. These can be seen from various locations within the monument. At the northern most part of the fort, views out to sea are obscured by intervening marshland and the dunes of Scolt Head, while views from the higher southern parts of the fort are still maintained. As the fort no longer survives as an upstanding monument, the long-range views have largely been lost, as such, any that are maintained are important in contributing to the setting of the fort.

58. The key contributor to the setting of the fort are the mid-range views from the fort out to the navigable area of marshland to the north. As discussed, this natural inlet created the ideal defensible location for the construction of the fort. Without this, the fort would not have been constructed at this location.
59. As such, setting can be seen to be an important contributor to the significance of the monument. The key contributors to its setting are the forts relationship with the natural inlet and Mow Creek and views of the marshland and the immediate coast to the north.

#### 21.5.7.2 Burnham Overy Staithe (Conservation Area)

60. Burnham Overy Staithe is situated on the A149 coast road within the Norfolk Coast Area of Outstanding Natural Beauty (AONB), 8km from Wells-next-the-Sea (King's Lynn & West Norfolk Borough Council, 1992). The settlement is linear having expanded between the main road and the harbour. Recent development has spread south onto the gently rising farmland.
61. The two main approaches east and west are between cornfields with extensive views north across sloping fields to the edge of the marshes and beyond over the mudflats and dunes on Scolt Head (King's Lynn & West Norfolk Borough Council, 1992). The edges of the village are defined by thick hedges and boundary walls.
62. The Conservation Area contains five listed buildings, however, none of these were identified as requiring further assessment. The parish has its origins in the Saxon period, when Saxon settlers established a settlement here (King's Lynn & West Norfolk Borough Council, 1992). The settlement succeeded as a port with small craft reaching the village until the 15<sup>th</sup> century. By this time the river had silted up, so trade began to move further downstream.
63. The settlement continued to gradually expand; however, it wasn't until the 17<sup>th</sup> century that the nucleus of the present settlement was established (King's Lynn & West Norfolk Borough Council, 1992). Several houses survive from this period.
64. Due to its location, the parish became an important hub for trade as larger ships could dock here and off load their coal in exchange for grain. Between the 18<sup>th</sup> and 20<sup>th</sup> centuries the settlement prospered with it expanding along the coast road with new cottages and warehouses constructed and cottages, maltings and granaries constructed further inland. Today many of these have been converted into holiday lets.
65. The significance of the Conservation Area is derived from the buildings and land it contains and the information this holds about its development over the intervening centuries. Additionally, its setting is an important factor in its significance.
66. As indicated, Burnham Over Staithe has an important relationship with the sea, however, views are limited to marsh and the River Burn. The Conservation Area does have long range views out to sea; however, these are not considered to be key contributors to its setting. The key relationships and views are those between the Conservation Area, the marsh, and the River Burn.



67. Additionally, there is no mention of long-range views out to sea contributing to its character and setting within the Character Statement (King's Lynn & West Norfolk Borough Council, 1992). This indicates that key views are those north across sloping fields to the edge of the marshes and beyond over the mudflats and dunes on Scolt Head.
68. As such, while setting is considered to be a key contributor to the significance of the Conservation Area, this is limited to its relationship with the marshes and beyond over the mudflats and dunes on Scolt Head.

### 21.5.7.3 Wells Conservation Area and two Listed Buildings

69. Wells-next-the-Sea is a port town located on the North Norfolk coast, 24km from Hunstanton and 32km from Cromer. The Conservation Area contains a large number of Listed Buildings, including Sea View (1231563, Grade II) and Lifeboat House (1277330, Grade II) further assessed here. Wells is located in the North Norfolk AONB.
70. Wells has its origins in the medieval period as it is mentioned in the Domesday Book of 1086 (Norfolk Heritage Explorer, n.d.). Early on it developed as a fishing port and a supplier of grain to London, as early as the 1300s. By the 1500s it was a major importer of coal, with beer and wheat being sent in the other direction (Wells Guide, n.d.).
71. In the 18<sup>th</sup> century Wells was a nationally important producer of malt, sending large quantities to the Dutch and to London (Wells Guide, n.d.). The malting and granaries associated with this still exist today.
72. By the 19<sup>th</sup> century Wells had become an important shipyard, constructing vessels up to 300 tons. Wells continued as an important port until c.1990; in 1986 there were 258 cargo ship movements into the harbour (Arguile, 2014). Wells has also had a lifeboat station since 1869.
73. Today, Wells is a popular holiday destination with scenic beaches and nature reserves. Additionally, it still operates commercially as a fishing town with a fleet of 11 crabbers and three commercial fishing vessels (Wells Guide, n.d.).
74. Wells contains a large number of Listed Buildings, two of which have been identified as having a direct relationship with the sea and views out to it. These are Sea View (1231563, Grade II) and Lifeboat House (1277330, Grade II).
75. The significance of the Conservation Area is largely derived from the Listed Buildings and historical remains it retains and the information this contains about the economic and civic development of Wells through the centuries. In addition, setting is a key contributor to its significance.
76. Wells is surrounded by an agricultural landscape to the east, south and west, with marshland and the sea to the north. As discussed above, Wells has a long and continuing relationship with the sea and is even named Wells-next-the-Sea which reinforces this relationship.

77. The Conservation Area does take in the whole of Wells and sits within surrounding built development. As such, the Conservation Area has no tangible links to the surrounding agricultural landscape. As such, views along its northern boundary are of particular importance.
78. Wide views out across the marshland and further out to sea are provided from Beach Road, The Quay and East Quay. These views are of particular importance to the Lifeboat House (1277330, Grade II), situated in an area where vessels in distress or flares could be seen. Other buildings in Wells with relationships and views to sea are the Old Custom House (1231561, Grade II) and Standards House (1231825, Grade II).
79. Based on the above, Wells' relationship with the sea and views out towards it are a key contributor to its setting and its significance.

#### 21.5.7.4 Blakeney Conservation Area

80. Blakeney is a village on the North Norfolk coast located approximately 0.8km east of Morston and approximately 1km west of Cley-next-the-Sea. Blakeney lies within the North Norfolk Coast AONB and the North Norfolk Heritage Coast. Blakeney is one of the historic Glaven ports which owe their existence to their proximity to the sea and River Glaven (North Norfolk District Council, 2019a). Together with Wiveton and Cley-next-the-Sea, Blakeney was an important port on the North Norfolk coast, which served import and export trade for hundreds of years.
81. Blakeney was first recorded in 1230 in the Patent Rolls (North Norfolk District Council, 2019a). After the 13<sup>th</sup> century items relating to a port are mentioned. During this period Blakeney lay in the medieval Hundred of Holt. By the mid-13<sup>th</sup> century Blakeney was a well-established settlement with a port and coastal trade centred on fish. Boat building was also an important trade (North Norfolk District Council, 2019a). The town was asked to supply ships to Edward III in the 1320s-40s for various military campaigns. It is thought that there were no established boatyards but that ships were built in open bays along the cliffs.
82. Several buildings survive from this period including the Guildhall and St Nicholas Church. By the 16<sup>th</sup> century Cley and Blakeney had become very prosperous ports. Coastal trade depended on salt fish, both Icelandic cod and ling, as well as locally caught cod, herring, and sprats (North Norfolk District Council, 2019a). Foreign trade stemmed mainly from the Low Countries, Norway, and Iceland with imports centring around brick, iron, building stone and rope. Exports largely consisted of agricultural exports, barley, malt, and grain.
83. Coastal trade continued to thrive during the 17<sup>th</sup> century. Blakeney exported barley, malt and fish and imported groceries, cloth, and exotic goods from London (North Norfolk District Council, 2019a). In terms of international trade, ship from Blakeney started to trade with France and Spain, however, foreign trade began to decline as bigger ships were required. These were too big for Blakeney harbour.

84. The coastal trade of Blakeney continued and prospered in the 18<sup>th</sup> century with barley exported to London and coal imported. As such, the town prospered and grew (North Norfolk District Council, 2019a). Two large merchants houses from this period still survive. These are The Quay House (1039444, Grade II\*) and The Red House (1171139, Grade II\*), both located at the quay.
85. During the 19<sup>th</sup> century foreign trade continued to dwindle and the channels continued to silt up. However, in 1817 Blakeney was revived by an Act of Parliament and the establishment of the Blakeney Harbour Company (North Norfolk District Council, 2019a). The Act resulted in the cutting of a new channel through 500 yards of marsh and deepening Blakeney Quay. As a result, Blakeney became the dominant of the Glaven ports. Many of the buildings in the High Street date to this period of prosperity.
86. By the mid-19<sup>th</sup> century, trade began to decrease. It could not support the larger ships required and the channel began to silt up again (North Norfolk District Council, 2019a). This, coupled with the arrival of the railway in the 1870s and 1880s, led to tourism taking over as the primary industry. Bird watching and sailing became popular activities.
87. Blakeney still served as a harbour in the 20<sup>th</sup> century with a flourishing marine industry. Oysters, mussels, lugworms, cockles, and samphire were all harvested and collected in the locality (North Norfolk District Council, 2019a). Additionally, a sail making business was established. In order to support the thriving tourism industry, the Blakeney Hotel was constructed in 1923. By 1935 the quay had seriously deteriorated but was restored shortly after.
88. The village saw expansion in the second half of the 20<sup>th</sup> century with new homes built along the Coast Road.
89. The Conservation Area contains 102 Listed Buildings and one Scheduled Monument. The significance of the Conservation Area is largely derived from these assets and the architectural and historic information they hold about the development of Blakeney over the centuries. In addition, as stated in the Blakeney Conservation Area Appraisal and Management Plan, '*the setting of the village is of significance to its character....*' (North Norfolk District Council, 2019).
90. The setting of Blakeney is defined in the Blakeney Conservation Area Appraisal and Management Plan as follows:  
*'open, flat salt marshes interspersed with channels and creeks, set below the broad Norfolk skies to the north, which are dramatic both by day and night. Views into and out of the Conservation Area to the north are especially important to preserve. This coastal setting is known nationally, and even internationally, as characteristic of the North Norfolk coast and its frequently represented in photographs, art and film, making it well known to the general population.'*

*The agricultural setting to the south and bank of tree planting along the southern and eastern edges of the village are also important, the latter creating a green backdrop to the village as seen from the marshes. The two towers of St. Nicholas Church provide a punctuating element to the skyline in views, above the varied roofline of the buildings in the historic core. The towers are also a key element in providing a visual link between the neighbouring villages of Cley and Wiveton, where it can be seen in views over the River Glaven. Green spaces within the village, such as The Pastures, are valued open areas for recreation’.*

(North Norfolk County Council, 2019)

91. As stated above, the coastal setting of Blakeney is of particular significance to its character, and to the character of the North Norfolk Coast. While Blakeney has a strong relationship with the water, owing its existence to it, and being the only Glaven port that retains a substantial quay, its relationship to the water is primarily through the marshes and River Glaven estuary.
92. Views out across the marshes, along the estuary and along the coast are key contributors to its setting. Additionally, view towards Cley-next-the Sea and Wiveton are also key contributors.
93. Long distance views out to sea are provided from various locations within the Conservation Area, however, long distance views beyond the marshland and Glaven estuary far out to sea are not considered to contribute significantly to its setting.
94. As such, while setting is a key contributor to the significance of Blakeney, long distance views out to sea are not considered to be a key contributor to its setting and character.

#### 21.5.7.5 Blakeney Chapel, site of (1003622, Scheduled Monument) and Remains of Blakeney Chapel at TG 043 452 (1172376, Grade II) - Blakeney

95. The site of Blakeney Chapel is located on Blakeney Eye approximately 1.5km northeast of the village of Blakeney. It is located in the North Norfolk AONB and North Norfolk Heritage Coast.
96. The monument is recognised as a nationally significant assets by its designation as both a Scheduled Monument and a Grade II Listed Building. The monument takes in the ruined remains of a possible medieval chapel of which no extant remains survive. Excavations undertaken between 2003 and 2005 confirmed the presence of a 14<sup>th</sup>/15<sup>th</sup> century building (Norfolk Heritage Explorer, n.d.). Flint walls, a cobbled surface, artefacts, and a 17<sup>th</sup> century extension were identified.

97. It is uncertain whether the remains represent a chapel or some other building. A map from 1586 shows a man, his dog and rabbits near the building suggesting it could be a warrener's cottage (Norfolk Heritage Explorer, n.d.). Certainly, evidence from the excavations suggest it is more likely to be a domestic or agricultural building rather than a chapel (Norfolk Heritage Explorer, n.d.). The only suggestion it was a chapel comes from it being labelled 'Chapel Ruins' on Faden's Map of 1797. A similar building is also recorded on this map across the river, as 'Cley Chapel Ruins', however, by Bryant's Map of 1826 this is defined as an 'Old Well'. Blakeney Chapel is not depicted.
98. The significance of the monument is largely derived from its archaeological remains and the information this holds about the use and development of the building. Without extant remains it is difficult to appreciate the asset in its surroundings. However, setting is considered to form part of its significance.
99. As discussed, the 'Chapel' is located on Blakeney Eye in an area of marshland with the sea to the north. Without knowing with certainty what the purpose of the building was, it is difficult to establish the key characteristics of its setting. If indeed the building was a warrener's cottage its setting would be the rural marshland landscape with key views across the marshland, with views out to sea not a key contributor. Similarly, if indeed a chapel, key views would be back inland towards the settlements, where worshippers would come from.
100. In any case, at the time of its construction, the assets would have been further back from the sea, given the rate of coastal erosion in this area. Certainly the 1586 map shows the asset set further back from the shoreline with the former Glaven River channel to the north.
101. As such, views out to sea are not considered to be a key contributor to the setting of the 'Chapel'.

#### 21.5.7.6 Cley-next-the-Sea Conservation Area

102. Cley-next-the-Sea is a village and civil parish located on the River Glaven. It is located approximately 2km west of Salthouse and approximately 1km east of Blakeney. Blakeney Point and the River Glaven estuary form a natural harbour.
103. Cley was first recorded in the 1086 Domesday Book as *Claia* meaning 'the place with the clayey soil' (North Norfolk District Council, 2019b). By the mid-13<sup>th</sup> century Cley along with Blakeney were both established settlements with ports and an established coastal and foreign fish trade.
104. The Church of St Margaret was built in the 14<sup>th</sup> and 15<sup>th</sup> centuries which still survives today. The ornate nature of the church and its impressive size indicates the past wealth of the medieval port (North Norfolk District Council, 2019b)

105. By the 16<sup>th</sup> century Cley and Blakeney had become very prosperous ports. Coastal trade depended on salt fish, both Icelandic cod and ling, as well as locally caught cod, herring and sprats (North Norfolk District Council, 2019b). Foreign trade stemmed mainly from the Low Countries, Norway and Iceland with imports centring around brick, iron, building stone and rope. Exports largely consisted of agricultural exports, barley, malt and grain. In 1586 Cley was recorded as a large settlement with 59 buildings lying next to the main channel of the River Glaven.
106. Cley continued to thrive during the 17<sup>th</sup> century with ships reaching and trading with France and Spain, however, a fire in 1612 destroyed 117 buildings (North Norfolk District Council, 2019b). During this period, landowners started to reclaim areas of marshland to the north of Cley to increase the acreage of their pasture and therefore increase their trade products. Overtime however, this led to Cley's decline as a port as the Glaven estuary silted up.
107. The 18<sup>th</sup> century largely saw improvements to infrastructure, while the 19<sup>th</sup> century saw a new channel cut and improvements to the quay (North Norfolk District Council, 2019b). The Inclosure Act in the early 1820s restrained the revival of the port at Cley. The Act intended to reclaim the marshland on both sides of the Glaven by putting a bank and sluice across the river. During this period the ports continued to decline, with the arrival of the railway, allowing goods to be transported more quickly and for less money.
108. By the 19<sup>th</sup> century, Cley had become a holiday town which led to outward expansion. Tourism is still a key industry to this day.
109. The Conservation Area contains 33 Listed Buildings and 35 Locally Listed Buildings. The significance of the Conservation Area is largely derived from these buildings and the architectural and historic information these contain about the development of Cley. However, setting is also a contributor to its significance.
110. As outlined in the Cley-next-the-Sea Conservation Area Appraisal and Management Plan (North Norfolk District Council, 2019b), the setting of Cley is as follows:
- 'To the north of the village lies the vast open expanse of the salt marshes, which in the past were harvested and are now protected and used for recreation. The River Glaven Valley to the west is also important as the river was one of the determinants for Cley's existence and for its layout, as well as being an important ecological habitat. Next to the salt marshes and river valley, the agricultural land around Cley is easy to overlook but it not only provides an essential element of the setting of the former farm buildings within the village but was also part of Cley's story as port because many of Cley's exports were agricultural. The broad Norfolk skies are also a key element of Cley's setting, both in the daytime and at night when the dark skies can be appreciated.*
- Cley also has an important relationship with Wiveton and Blakeney, which were other ports of the Blakeney Haven. They contribute not only to the historic context for Cley but also are part of the physical setting with Wiveton, especially its church, prominent in views from Cley, as is the tower of Blakeney church'.*

111. The Conservation Area Appraisal and Management Plan indicates that while Cley's proximity to the sea has been key to its development throughout its history, its status as an agricultural village and relationship to the River Glaven are the key contributors to its setting. Additionally, its relationship to Wiveton and Blakeney are also key contributors to its setting.
112. While views out to sea are provided from the Coast Road and the Quay, these are not mentioned as being key contributors to Cley's setting. Key to its setting are its relationship to the marshland and River Glaven estuary to the north.
113. As such, views out towards the sea are not considered to contribute to the setting of Cley Conservation Area.

#### 21.5.7.7 Salthouse Conservation Area

114. Salthouse is a village and civil parish located on the salt marshes of North Norfolk, approximately 2.8km west of Weybourne and approximately 1.8km east of Cley-next-the-Sea. It is located in the North Norfolk AONB. No Conservation Area Appraisal or Statement is available for Salthouse, so it is difficult to determine the reason for its designation or to establish to what degree setting contributes to its significance. Additionally, there is little information available regarding the history and development of Salthouse.
115. Salthouse was first recorded in the 1086 Domesday with 25 households. Its name originates from Old English and means 'house for storing salt' (Norfolk Heritage Explorer, n.d.). During this period, it was one of the most important producers of salt in Britain (Brooks, 1984).
116. The village Church of St. Nicholas (1152302, Grade I) dates from this period, but was largely rebuilt in the 15<sup>th</sup> century. The development of Salthouse over the next centuries seemingly appears to have moved from salt production to agriculture as at some point, the salt marshes were reclaimed and turned to grazing land. This likely occurred during the post-medieval period. Several buildings from this period still survive.
117. The Conservation Area contains five listed buildings. These are:
  - K6 Telephone Kiosk (1068823, Grade II);
  - Church of St. Nicholas (1152302, Grade I);
  - Salthouse Hall (1049798, Grade I);
  - Ruins of Chapel in North West Corner of Churchyard of Church of St Nicholas (1049840, Grade II); and
  - Salthouse War Memorial (1456624, Grade II).
118. The significance of the Conservation Area is largely derived from its architectural remains and the information they hold about the development of Salthouse. Setting is also a contributor to its significance.

119. Salhouse is bounded by agricultural land to the south, east, and west, with grazing pastures to the north and the sea beyond that. During the medieval period Salhouse had an important relationship with the salt marshes to the north. By the post-medieval period these had been reclaimed for agricultural use. As such, Salhouse seems to have developed as a salt producer and then as an agricultural village.
120. Due to this, the overall setting of Salhouse seems to be that of an agricultural village with the coast as a backdrop, rather than a seaside town or village.
121. As such, its setting is an important factor to its significance, however, the key views and relationships are those with the former salt marshes and surrounding agricultural landscape rather than a relationship with the sea and view out towards it.

#### 21.5.7.8 Sheringham Conservation Area

122. Sheringham is a seaside town located on the North Norfolk coast and is known as the 'Premier Seaside Town on the North Norfolk Coast' (Sheringham Town Council, 2017). Sheringham is located c.4km east of Weybourne and 0.75km west of West Runton. No Conservation Area Appraisal or Statement is available for Sheringham, so it is difficult to determine the reason for its designation or to establish to what degree setting contributes to its significance.
123. Sheringham was first recorded in the Domesday of 1086 as *Silingham* with a population of 28 (Sheringham Town Council, 2017). Settlement may have been in Sheringham as early as the Roman Period as Roman pottery was discovered in 1956 at the Upper Sheringham council Depot.
124. In terms of medieval buildings, the Guild Chapel dedicated to St. Nicholas (the patron saint of sailors and fishermen) was built in Lower Sheringham in 1200. Part of the chapel was still standing around Wyndham Street in the 1800s. Some of the chapel ruins can be seen in the museum at The Mo (Sheringham Town Council, 2017).
125. Over the next few centuries, Sheringham continued to grow as an important fishing village. In 1870-2 John Marius Wilson's 'Imperial Gazetteer of England and Wales' described Sheringham as a '*considerable fishery; and has a harbour excavated out of a cliff, curing-houses, about 173 boats, a coastguard station, a lifeboat, a mariners' chapel, and a reading room*' (A Visions of Britain Through Time, n.d.).
126. In 1887 a railway came to Sheringham (Sheringham Town Council, 2017). This coupled with the purchase of Sheringham by the Upcher family, lead onto the major transformation of Sheringham. In the last decade of the 19<sup>th</sup> century Sheringham rapidly developed from a small fishing village into a thriving seaside town (Sheringham Town Council, 2017).
127. The significance of Sheringham it largely derived from its architecture and the information this hold regarding Sheringham's development. However, its setting is a key factor in its significance.
128. Throughout its history, Sheringham's relationship to the sea has been key to its development and significance, first developing as a small fishing village before growing into the thriving seaside town it is today.



129. The Conservation Area only encompasses parts of Sheringham, with the majority of its boundaries located predominantly within the surrounding residential areas. However, the northern boundary runs along the seafront. As such, links to the surrounding landscape are limited meaning Sheringham's relationship to the sea is particularly important to its character and setting.
130. Key views are provided out towards the sea from the Promenade, The Esplanade and Beach Road as well as various buildings throughout. The character of Sheringham is that of a popular seaside town with links back to its historic heyday. Therefore, its relationship to the sea and views out towards it are key contributors to its setting.
131. As such, setting is a key contributor to Sheringham's significance with its relationship and views out to sea are key contributors to its setting.

#### 21.5.7.9 Church of All Saints (1049521, Grade I)

132. The Church of All Saints is located to the north-west of Beeston Regis, in an area dominated by modern holiday parks. Traditionally this would have been coastal agricultural land.
133. The asset comprises a medieval flint-built church, with various later additions (Norfolk Heritage Explorer, n.d.). It has stone dressings and a tower with flint quoins, nave, north and south porches, north and south aisles, chancel, and clerestory. The roofs are arch braced with lead and decorative tiles. Inside there is a 15<sup>th</sup> century rood screen and a 17<sup>th</sup> century communion rail.
134. The significance of the monument is indicated by its designation as a Grade I listed building and its physical remains. These contain key information about the religious and civic development of the area over the centuries as well as the architectural methods and techniques of the day.
135. The immediate setting of the church is provided by the churchyard. This creates a historically appropriate space around the church from which the architecture of the building, as well as the functionality of the church can be appreciated at close range. This has been diminished however, by the development of the holiday park to the north.
136. The church can also be appreciated as an important feature within the surrounding landscape especially the tower. The church is not located in the modern Beeston Regis village; however, a settlement was located near the church during the medieval period when it was constructed. This is evident from the moat located nearby.
137. The church has long range views across large expanses of agricultural land to south and the sea to the north. However, the church is set 180m back from the sea and given it was originally constructed during the medieval period, may have been set further back given the rate of coastal erosion in Norfolk. As such, the church is likely to have originally been located in a large rural landscape so its relationship to the sea may be relatively recent in its comparative history.

138. Nevertheless, in recent centuries, the church and its tower will have served as an important landmark, not only for would be worshippers but also navigators, assisting in the navigation of boats close to the shore. As such, views to the church from the sea and surrounding landscape are key contributors to its setting and significance, rather than views from the church.
139. As such, while the church has a relationship to the sea and can be seen as a dominant landmark both from the land and sea, especially the tower, views from the church and tower out to sea are not considered to be key contributors to its significance.

#### 21.5.7.10 West Runton Conservation Area

140. West Runton is a village located on the North Norfolk coast approximately 1.5km west of East Runton and 0.75km east of Sheringham. No Conservation Area Appraisal or Statement is available for West Runton, so it is difficult to determine the reason for its designation or to establish to what degree setting contributes to its significance.
141. The two villages of East and West Runton form the parish of Runton. Runton was first recorded in the Domesday Book of 1086 as *Rugutune* with 24 households recorded (East and West Runton Parish Council, 2010). By the 13<sup>th</sup> century a church had been built in West Runton, the Church of the Holy Trinity (1049535, Grade II\*) a 13<sup>th</sup>-14<sup>th</sup> century church which underwent restorations in 1854 and 1886 (Norfolk Heritage Viewer, n.d.). No other medieval buildings survive.
142. The village continued to expand through the post-medieval period with a brick manufacturing works constructed between East Runton and West Runton, however, this no longer survives (Norfolk Heritage Viewer, n.d.). During this period the economy was dominated by agriculture and fishing with large numbers of people in these professions recorded in the 1871 census (East and West Runton Parish Council, 2010).
143. West Runton was an important location during World War II with large numbers of defences constructed, however, these no longer survive (Norfolk Heritage Viewer).
144. In the absence of any Conservation Area Appraisal or Statement it is difficult to determine why West Runton has been designated as a Conservation Area. The designated area only contains two Listed Buildings, these being:
- Church of the Holy Trinity (1049535, Grade II\*); and
  - East and West Runton War Memorial (1466515, Grade II).
145. The village, however, does contain several traditional redbrick and flint-built buildings.
146. The West Runton Conservation Area is bounded by wooded hills to the south, Sheringham with interspersed agricultural land to the west and East Runton with interspersed agricultural land to the east. To the north, the agricultural land and holiday parks with the sea beyond that.

147. The majority of the Conservation Area is screened by tree belts, hedgerows and topography, however, there are some glimpsed views from the Conservation Area into the surrounding landscape and towards the sea. Views to sea are provided from the houses along Water Lane.
148. The Conservation Area is set back c.280m from the sea, which is likely to have been further given the rate of erosion along the Norfolk Coast (Environment Agency, 2013). The setting of West Runton would seem to be that of a rural village located near the sea, rather than that of a seaside village or town. It contains no areas identifiable as having clear relationships to the sea such as a beach front or promenade.
149. As such, while setting contributes to the significance of the Conservation Area, its relationship with the sea and views towards it are not considered to be a key contributor towards its setting. Therefore, they are not considered to contribute to its significance.

#### 21.5.7.11 Cromer Conservation Area and seven Listed Buildings

150. Cromer is a seaside town located on the North Norfolk coast overlooking the North Sea. It is located approximately 2km northwest of Overstrand and 0.6km southeast of East Runton. It is surrounded by the North Norfolk AONB.
151. The Conservation Area contains a large number of Listed Buildings, however, seven have been identified for further assessment here due to their relationship with the sea. There are:
- Parish Church of St Peter and St Paul (1049032, Grade I) – Cromer;
  - Cromer Pier (1049005, Grade II) – Cromer;
  - Cromer Lighthouse (1171781, Grade II) – Cromer;
  - Sea Wall Defences including Promenade and cliff retaining walls from opposite the bottom of Melbourne slope to the gangway (1350361, Grade II) – Cromer;
  - Jetty Cliff and Bastion including sloping pedestrian pathways (1350362, Grade II) – Cromer;
  - The Watch House (1373910, Grade II) – Cromer; and
  - Terraced Beach Chalets, The Promenade, Cromer (1408235, Grade II) – Cromer.
152. As such, the Conservation Area and these seven Listed Buildings are assessed collectively.
153. Settlement at Cromer is thought to have been established by Danish settler in the 9<sup>th</sup> century as a fishing village called Shipden (since lost to the sea) (North Norfolk District Council, 2012). Certainly, Shipden was recorded in the Domesday Survey of 1086. By the 13<sup>th</sup> century, trade with the Baltic and Icelandic whaling industries brought increased wealth in return for local agricultural products.

154. This prosperity continued through to the 15<sup>th</sup> century with taxes on merchandise passing through the port resulting in funds raised to build the first of a series of wooden jetties (North Norfolk District Council, 2012). This provided a haven for ships, whilst also affording the town some protection against the sea. Regardless, by the end of the 15<sup>th</sup> century the church along with nearby cottages had fallen into the sea.
155. As a result, by the 16<sup>th</sup> century the settlement moved further inland towards the church at Shipden-Juxta-Felbrigg (Cromer) which is at the centre of the town today with the tallest tower in North Norfolk.
156. During the 17<sup>th</sup> century several fires destroyed parts of Cromer, however, it continued to prosper and expand. By the late 18<sup>th</sup> century Cromer began to transform into an elegant seaside resort with sea bathing becoming a popular activity (North Norfolk District Council, 2012). Prior to this Cromer had been a fishing village. Buildings during this period largely comprised traditional flint-built cottages.
157. By the 19<sup>th</sup> century many of these buildings had been rebuilt or converted into lodgings, boarding houses, and hotels. During this period the population rose to 1232 (North Norfolk District Council, 2012). To accommodate this population increase, cliff top sites were developed for private residents, including Hastings House for Lord Hastings of Melton Constable Hall, and Marine Villa (soon to become the Hotel de Paris) for Lord Suffield of Gunton Hall (North Norfolk District Council, 2012). The town continued to expand through the 19<sup>th</sup> and 20<sup>th</sup> centuries with the arrival of the railway in 1877 causing a building boom with more shops, hotels and landmarks including the construction of the pier in 1901. The church was also restored in 1889.
158. During World War II Cromer experienced German bombing leading to some areas of re-development which detracted from the character of the historic seaside town.
159. Today Cromer is still a thriving holiday destination which has retained much of its Victorian, Edwardian, and Georgian character.
160. The Conservation Area contains 85 Listed Buildings and a large number of unlisted buildings of architectural and historic significance. The significance of the Conservation Area is largely derived from these buildings and the information these contain about the development of Cromer throughout the centuries. Additionally, the historic character and setting of the Conservation Area is an important contributor to its significance.
161. The Conservation Area only encompasses parts of Cromer, with the majority of its boundaries located predominantly within the surrounding residential areas. However, the northern boundary runs along the seafront, while part of the southern boundary is formed of woodland which forms part of the Cromer Hall estate (North Norfolk District Council, 2012). As such, links between the Conservation Area and the surrounding landscape are a limited.

162. As a result, Cromer's relationship to the sea is particularly important to its character and setting. The Cromer Conservation Area Appraisal and Management Plan identifies key panoramic views out to sea from the Promenade and Esplanade. While not identified, views out to sea are provided all along the seafront including the Pier and the six other identified Listed Buildings.
163. Given Cromer's long-standing relationship to the sea, first as a fishing village then as a luxury holiday resort, views which maintain this relationship are key to its character and understanding.
164. Based on the above, the setting of Cromer is considered to be a key contributor to its significance, with its relationship to the sea and views out towards its being the most important aspect of its character and setting.

#### 21.5.7.12 Cromer Lighthouse (1171781, Grade II)

165. Cromer Lighthouse is located on the northeast Norfolk coast, approximately 500m southeast of Cromer.
166. The asset comprises a 19<sup>th</sup> century lighthouse, with a squat octagonal stuccoed tower with cornice balustrade, topped by circular lantern with a wind vane. The lighthouse was built in 1883 to replace an earlier one built in 1719 which fell into the sea.
167. The significance of the building is largely derived from its architectural design and the information this holds about its historical development. In addition to this, the setting of the lighthouse is a key contributor to its setting.
168. The lighthouse is located atop the Cromer cliffs, with modern dwellings to the northwest and southwest, with trees and vegetation to the northeast and Cromer Golf Course to the southeast. The lighthouse is set back c.140m from the clifftop, presumably to avoid or delay damage or collapse due to ongoing coastal erosion.
169. The immediate setting is provided by the grounds of the lighthouse, creating a historically appropriate space around the lighthouse from which the architecture of the buildings, as well as its functionality, can be appreciated at close range.
170. Its mid to long range setting is that of a dominant feature seen from long distances from both shore and land. As a lighthouse, its primary purpose was to warn ships of hazards or indicate land. As such, its relationship to the sea is of key importance to its setting. Key views are those from the sea to the lighthouse, however, views out to sea are also a key contributor to its relationship and appreciation as a lighthouse.
171. The sea cannot be seen from the lighthouse from ground level as it is screened by surrounding dwellings and vegetation.
172. The setting of the lighthouse is considered to be a key contributor to its significance with its relationship to the sea being a key element to this. Key views are those from the sea to the lighthouse and from the lighthouse to sea.

### 21.5.7.13 Overstrand Conservation Area, one Listed Building and one Registered Park and Garden

173. Overstrand is a small parish located on the northeast Norfolk coast, approximately 1km northwest of Sidestrand and approximately 2km southeast of Cromer. No Conservation Area Appraisal or Statement is available for Overstrand, so it is difficult to determine the reason for its designation or to establish to what degree setting contributes to its significance.
174. A Listed Building and Registered Park and Garden have been identified within the Conservation Area whose setting may be impacted by the proposed Projects. These are:
- The Pleasaunce (1049817, Grade II\*); and
  - The Pleasaunce (1001013, Grade II Registered Park and Garden).
175. As such, they are assessed collectively with the Conservation Area.
176. The origins of Overstrand are somewhat obscure with some suggestion the name is derived from Old English meaning 'narrow shore with a step edge' (Norfolk Heritage Explorer, n.d.). By the time of the 1086 Domesday Book, Overstrand was a well-established settlement.
177. St. Martin's Church is the oldest building in the parish, replacing a church which washed into the sea in 1399 (Norfolk Heritage Explorer). In the 18<sup>th</sup> century the new church was in ruins but was restored between 1911 and 1914.
178. The parish has its roots in fishing, with boats still based here today. However, during the post-medieval period to the start of the World War I, Overstrand became a popular holiday destination for the wealthy with the construction of buildings like The Pleasaunce (1049817, Grade II\*) and Sea Marge (1170873, Grade II) (Norfolk Heritage Explorer, n.d.).
179. Today Overstrand serves as a holiday destination with its long beaches and coastal walks.
180. The Conservation Area contains 12 Listed Buildings and one Registered Park and Garden. The significance of the Conservation Area is largely derived from these assets and the architectural and historic information they hold about the development of Overstrand over the centuries.
181. Overstrand is bounded by Cromer to the northwest, Sidestrand to the southeast, a wide agricultural landscape southwest and the sea to the northeast. The majority of the Conservation Area is screened by internal vegetation and buildings within it, perhaps to provide privacy to the wealthy clientele of the 19<sup>th</sup> and 20<sup>th</sup> centuries.
182. However, there are glimpsed views into the surrounding rural landscape from several places and views out to sea from the grounds of Pleasaunce (1001013, Grade II Registered Park and Garden), clear views from the house itself (1049817, Grade II\*) and from the clifftops and beach.

183. As the parish became a popular holiday destination and continues to due to its proximity to the sea, views out to sea are considered to be a key contributor to the setting of the Conservation Area and the two listed buildings. However, these are predominately views to the northeast as views up and down the coast are screened by intervening topography and vegetation.

#### 21.5.7.14 Mundesley Conservation Area

184. Mundesley is located on the coast of northeast Norfolk, approximately 11km from Cromer. The landscape surrounding the Village forms part of the Norfolk Coast AONB.
185. The general character of Mundesley Conservation Area is a mix of a historic coastal fishing community and small Edwardian seaside resort (North Norfolk District Council, 2009). It contains predominantly 19<sup>th</sup> and early 20<sup>th</sup> century buildings, some notably taller and more imposing than other buildings of that period, alongside some older flint cottages, outbuildings, and flint walls.
186. Mundesley is situated on 15-18m high cliffs, overlooking the wide sandy beach below (North Norfolk District Council, 2009). The valley of Mundesley Beck cuts through the village and, although the Beck is now partially culverted, diverted and reduced in size, the wide valley opening or former mouth of the river, remains a distinctive feature. The settlement is bounded by an area of heathland to the south-west, which is now, in part, occupied by Mundesley Golf Course.
187. The village, including a church is first recorded in the Domesday book as *Muleslai* (North Norfolk District Council, 2009). The church has some Norman parts, but was predominantly of 14<sup>th</sup> and 15<sup>th</sup> century date, prior to its re-building in 1903-04.
188. The development of Mundesley has always been bound up with the sea (North Norfolk District Council, 2009). It seems to have originated as a fishing and farming community, before becoming a holiday/health resort in the 18<sup>th</sup> and 19<sup>th</sup> centuries similar in style to Cromer, albeit smaller.
189. Mundesley saw its biggest boom in the 20<sup>th</sup> century, when in 1906 the railway line was extended bringing new tourists and opportunities for income. As such, infrastructure was built to accommodate these holiday makers including shops and hotels.
190. The Conservation Area contains five Listed Buildings however, these have not been identified as requiring further assessment. The overall significance of the Conservation Area is derived from the buildings and spaces it contains and the information this holds regarding its development. Additionally, significance is derived from its character and setting.
191. The Mundesley Conservation Area Character Appraisal and Management Plan indicates that the following are its key characteristics:
- Coastal location – the settlement’s position on high cliffs overlooking a wide sandy beach.
  - The Mundesley Beck valley and mouth create an undulating landscape and distinctive landscape feature.

- The historic buildings combine imposing late Victorian/Edwardian buildings and the flint cobble and thatch of the older coastal community of Mundesley.
  - High flint boundary walls, often with arched door openings.
  - There are important multi-functional green spaces e.g., Gold Park and the cliff top green along with mature garden vegetation.
192. The majority of the Conservation Area is set back from the coast, with most of it located within the surrounding built development. As such links to the surrounding landscape are limited. However, to the northeast the Conservation Area is bounded by the coast. As such, this boundary is important to the setting of Mundesley.
193. Two-character areas have been identified along its northern boundary with key views out to sea. These are the Beach Road and Cromer Road area. Here the buildings includes good examples of Mundesley's late Victorian/Edwardian buildings relating to its development as a seaside town. There are also key views from the Esplanade looking out to sea.
194. As such, Mundesley's relationship with the sea is considered to be a key contributor to its setting and significance. However, as Mundesley lies on the northeast coast, the most important coastal view are those out to the northeast.

#### 21.5.7.15 Happisburgh Conservation Area and the Church of St Mary (1169843, Grade I)

195. Happisburgh is a village located on the northeast Norfolk Coast. It is located approximately 2km northwest of Eccles-on-Sea and approximately 1.5km southeast of Ostend. No Conservation Area Appraisal or Statement is available for Happisburgh, so it is difficult to determine the reason for its designation or to establish to what degree setting contributes to its significance.
196. Happisburgh was first recorded in the Domesday Book of 1086 as *Hapesburc* meaning 'the stronghold of a man called Haep' (Norfolk Heritage Explorer, n.d.). Happisburgh was held by King William I and Count Alan. Buildings and remains from this period include the Church of St Mary (1169843, Grade I) and a medieval moat at Manor Farm.
197. Throughout its history, Happisburgh seems to have predominantly been agricultural. The majority of the post-medieval buildings that survive within Happisburgh are farmhouses and barns.
198. By the 19<sup>th</sup> century a brickwork was built to the south of Happisburgh but has since been abandoned (Norfolk Heritage Explorer, n.d.). During World War II several defences were built along the Happisburgh coastline, some of which still survive.
199. In recent years, Happisburgh has become a holiday destination with holiday parks along the cliff top, however, these have been removed for risk of eroding into the sea. The rhetoric surrounding the village has largely been around the rate of coastal erosion, with several houses along Beach Road lost to the sea and the remaining demolished. Historic records indicate that between 1600 and 1850, 250m of Happisburgh coastline has been lost to the sea (BGS, n.d.). Additionally, between 1991 and 2012, 140m of coastline has been lost (Environment Agency, 2013).



200. Happisburgh Conservation Area contains nine Listed Buildings and one Registered Park and Garden. The significance of the Conservation Area is largely derived from these assets and the architectural and historic information these contain about the development of Happisburgh. However, setting also contributes to its significance.
201. Happisburgh is set within an agricultural landscape, with the sea to the east. The majority of the Conservation Area is screened from the surrounding landscape and seascape by surrounding development and vegetation, however, two areas have views out to sea. These are from the clifftops and Church of St Mary (1169843, Grade I).
202. In terms of the Church of St Mary, this was built in the 14<sup>th</sup> century so would have been set back at least 390m from the coast, possibly with other villages in between. As such, while the church has views out to sea particularly from the tower, these are not considered to form a key part of its setting.
203. Throughout its history the tower may have served as a navigational aid. As such, views from the sea to the church are significant rather than views out to sea. The significance of the church predominantly derives from its architecture and the information this holds about the religious organisation of Happisburgh over the centuries.
204. In terms of the Conservation Area, without a Conservation Area Appraisal it is difficult to determine why the open areas along the cliffs are included within it. It is possible that they originally formed part of the Happisburgh Manor estate, however, they are not included in its listing as a Registered Park and Garden. Views are provided out to sea and do form part of the setting; however, the majority of the Conservation Area is set within a self-contained area of development and vegetation. As such, views out to sea are not considered to be a key contributor to the setting of the Conservation Area.

#### 21.5.7.16 Happisburgh Lighthouse, Lighthouse Cottages (1306338, Grade II)

205. Happisburgh Lighthouse and Cottages is located on the northeast Norfolk coast, approximately 180m southeast of Happisburgh.
206. The asset comprises an 18<sup>th</sup> century five storey lighthouse with accompanying cottages. The lighthouse was built in 1791 making it the oldest lighthouse in Norfolk. It is painted red and white, however, during World War II it was painted in camouflage.
207. The significance of the building is largely derived from its architectural design and it being the oldest lighthouse in Norfolk. In addition to this, the setting of the lighthouse is a key contributor to its setting.
208. The lighthouse is located in a largely rural landscape atop the Happisburgh cliffs. The lighthouse is set back c.180m from the clifftop, presumably as at the time of construction coastal erosion was as much of a problem in this area as it is today.
209. The immediate setting is provided by the grounds of the lighthouse, creating a historically appropriate space around the lighthouse from which the architecture of the buildings, as well as functionality can be appreciated at close range.

210. Its mid to long range setting is that of a dominate feature seen from long distances from both shore and land. As a lighthouse, its primary purpose was to warn ships of hazards or indicate land. As such, its relationship to the sea is of key importance to its setting. Key views are those from the sea to the lighthouse, however, views out to sea are also a key contributor to its relationship and appreciation as a lighthouse.
211. When viewing the lighthouse from land, the sea is also an important backdrop to its appreciation and character.
212. As such, the setting of the lighthouse is considered to be a key contributor to its significance with its relationship to the sea being a key factor to this. Key views are those from the sea to the lighthouse and from the lighthouse to sea.

### 21.5.8 Predicted Change to the Setting of the Asset (Step 3a) and Predicted Impacts to Heritage Significance (Step 3b)

213. This section assesses how the setting of the identified assets would be changed by the operation of the proposed offshore infrastructure. It also provides an assessment of how and to what degree the changes in the setting would impact (positively or negatively) on the significance of the asset.

#### 21.5.8.1 Roman fort (Branodunum) (1003983, Scheduled Monument) – Brancaster *Predicted change to the setting of the asset*

214. The closest turbines of SEP would be located approximately 35km northeast of Branodunum, while the closest turbines of DEP would be located approximately 53km to the northeast.
215. The majority of the monument is screened by vegetation and the surrounding built development of Brancaster and Brancaster Staithe. However, there are some views from certain points within the monument into the surrounding landscape and to the coast, particularly the higher points to the south of the A149.
216. Between the monument and the coast there is 1.2km of marshland through which the Mow Creek and Norton Creek flow creating a natural inlet. Additionally, along Brancaster Beach and Scolt Head there are tall sand dunes, further screening views out to sea.
217. As discussed above in [Section 21.5.7.1](#), long distance views far out to sea are not considered to be key contributors to the setting of the monument. Instead, key views are those from the monument towards the marshland to the north, the natural inlet created by Mow Creek and Norton Creek and along the coast. Additionally, views from the sea towards the monument are important to its setting. Viewpoints and photomontages from the monument (see [Figures 21.5.4 & 21.5.5](#)), indicate that SEP would be relatively indiscernible on the horizon and would only be visible on a clear day.
218. As such, SEP and DEP are not considered to form part of this setting as they are located c.35km from the monument and will not affect their relationships. Additionally, views out to sea from the monument are considered to be those up to c.20km as this is the distance modern ships can be seen from shore. This is likely to be less, as ships during the Roman period were significantly smaller.

219. As such, there would be no change in the setting of the monument. As DEP would be located 53km away it lies outside the ZTV so would not be visible.

*Predicted change on the significance of the asset*

220. As there is considered to be no change to the setting of Branodunum, there would be no change to the significance of the monument.

#### 21.5.8.2 Burnham Overy Staithe (Conservation Area)

*Predicted change to the setting of the asset*

221. The closest turbines of SEP would be located approximately 31km northeast of the Burnham Overy Staithe Conservation Area, while the closest turbines of DEP would be located approximately 50km to the northeast.
222. The majority of the Conservation Area is screened from the surrounding landscape by vegetation and the built development within it. However, there are some views from the southern and western edges of the Conservation Area into the surrounding agricultural landscape. Additionally, there are views from the northern edge of the Conservation Area towards the marshland and Scolt Head and further out to sea.
223. The Burnham Overy Staithe Conservation Area Character Statement (King's Lynn & West Norfolk Borough Council, 1992) indicates that key views are those north across sloping fields to the edge of the marshes and beyond over the mudflats and dunes on Scolt Head. Additionally, views from the quay across the marshes and the River Burn is key to its setting.
224. As discussed in **Section 21.5.7.4**, long range views out to sea from the Conservation Area are not considered to contribute to the setting of the Conservation Area. Additionally, viewpoints and photomontages (see **Figure 21.5.6**) from the Conservation Area towards SEP indicate it would be relatively discernible on the horizon and would only be visible on a clear day. As DEP will be located 50km away it would be located outside the ZTV and not visible from the Conservation Area. As such, there will be no change to the setting of the Conservation Area.

*Predicted change on the significance of the asset*

225. As there is considered to be no change to the setting of the Burnham Overy Staithe Conservation Area, there would be no change to its significance.

#### 21.5.8.3 Wells-next-the-Sea Conservation and two Listed Buildings

*Predicted change to the setting of the asset*

226. The closest turbines of SEP would be located approximately 28km northeast of Wells-next-the-Sea, while the closest turbines of DEP would be located approximately 45km to the northeast.
227. The majority of the Conservation Area is screened from the surrounding landscape by the built development of Wells as only part of the town is designated as a Conservation Area. Views into the agricultural landscape in which Wells sits are provided from the western edge of the Conservation Area. Views out across the marshland, along the East Fleet and further out and along the coast are provided from the northern edge of the Conservation Area, particularly the quay.

228. Views across the marshland, East Fleet, along the coast and out to sea are key contributors to the setting of the Conservation Area. These views are of particular importance from the Lifeboat House (1277330, Grade II).
229. Between the Conservation Area and the coast there is approximately 4km of marshland, with some tall sand dunes along the coast. As such, some of these views would likely be screened by the intervening topography of the marshland and the dunes. Nevertheless, some views out to sea are still maintained.
230. Viewpoints and photomontages towards SEP (see **Figure 21.5.7**) indicate that it would be relatively indiscernible upon the horizon and only visible on a clear day, while DEP would be located at a distance where it won't be visible. Additionally, while views out to sea are important to the setting of the Conservation Area and the two Listed Buildings, the distance at which SEP is located is not considered to form part of their setting.
231. As such, there would be no change to the setting of the Conservation Area or the two Listed Buildings.

*Predicted change on the significance of the asset*

232. As there is considered to be no change to the setting of the Conservation Area or the two Listed Buildings, there would be no change to their significance.

#### 21.5.8.4 Blakeney Conservation Area

*Predicted change to the setting of the asset*

233. The closest turbines of SEP would be located approximately 20km northeast of Blakeney Conservation Area, while the closest turbines of DEP would be located approximately 36km to the northeast.
234. The Conservation Area is bounded by agricultural land to the south, east and west, with agricultural land and marshland to the north. Blakeney's relationship with the water and the coast are important to its setting, with these views being provided from the Quay and Back Lane. Views of particular importance are those across the marshes, along the Glaven estuary, and along the coast as defined by the Blakeney Conservation Area Appraisal (North Norfolk County Council, 2019a). In addition, views towards Wiverton and Cley-next-the-Sea are of importance as the two towns were originally Glaven Ports.
235. Long distance views far out to sea are not considered to contribute to the setting of the Conservation Area as they are not mentioned in the Blakeney Conservation Area Appraisal (North Norfolk County Council, 2019a).
236. In addition, wireframes, and photomontages (see **Figure 21.5.10** and **Figures 25.34** and **25.35** of **Chapter 25 Seascape and Visualisation**) indicate that the windfarms would be relatively indiscernible upon the horizon and only visible on a very clear day. As such, there would be no change to the setting of the Conservation Area.

*Predicted change on the significance of the asset*

237. As there is considered to be no change to the setting of the Conservation Area, there would be no change to its significance.

#### 21.5.8.5 Blakeney Chapel, site of (1003622, Scheduled Monument) and Remains of Blakeney Chapel at TG 043 452 (1172376, Grade II) – Blakeney

##### *Predicted change to the setting of the asset*

238. The closest turbines of SEP would be located approximately 19km northeast of Blakeney Chapel, while the closest turbines of DEP would be located approximately 34km northeast.
239. As discussed above in **Section 21.5.7.5** the ‘Chapel’ does not survive as upstanding remains but is located on Blakeney Eye in an area of marshland with views across the marshland to the east, west and south with views out to sea to the north.
240. It is not certain whether the ‘Chapel’ represents the remains of a chapel or agricultural building, however, based on evidence from excavations it appears to be agricultural. Certainly, it seems an odd location for a chapel, with no settlement nearby, but would suit an agricultural building, located in an area of marshland.
241. In any case, it was determined in **Section 21.5.7.5** that long distance views out to sea do not contribute to the setting of the ‘Chapel’ and key views are those out across the surrounding marshland.
242. As such, there would be no change to the setting of the ‘Chapel’ as a result of the proposed offshore infrastructure for SEP and DEP.

##### *Predicted change on the significance of the asset*

243. As there is considered to be no change to the setting of the ‘Chapel’, there would be no change to its significance.

#### 21.5.8.6 Cley-next-the-Sea Conservation Area

##### *Predicted change to the setting of the asset*

244. The closest turbines of SEP would be located approximately 19km northeast of Cley-next-the-Sea Conservation Area, while the closest turbines of DEP would be located approximately 34km northeast.
245. As outlined in the Cley-next-the-Sea Conservation Area Appraisal and Management Plan (North Norfolk District Council, 2019b), while Cley’s proximity to the sea has been key to its historic development, its status as an agricultural village and its relationship to the River Glaven are the key contributors to its setting. Similarly, its relationship to Wiveton and Blakeney are key contributors to its setting.
246. Additionally, while views out to sea towards the Projects are provided from the Coast Road and the Quay, these are not mentioned as being key contributors to Cley’s setting. Key to its setting are its relationship to the marshland and River Glaven estuary to the north.
247. LVIA wireframes, offshore visualisations, and photomontages (see **Figure 21.5.8**) indicate that the windfarms would be relatively indiscernible upon the horizon, with little noticeable change from that of the existing windfarms.
248. Views out to sea towards SEP and DEP are not considered to contribute to the setting of Cley Conservation Area, and as such there would be no change to its setting.

### *Predicted change on the significance of the asset*

249. As there is considered to be no change to the setting of Cley Conservation Area, there would be no change to its significance.

#### 21.5.8.7 Salthouse Conservation Area

##### *Predicted change to the setting of the asset*

250. The closest turbines of SEP would be located approximately 18km northeast of Salthouse Conservation Area, while the closest turbines of DEP would be located approximately 33km northeast. Salthouse is bounded by agricultural land to the south, east, and west, with grazing pastures to the north and the sea beyond that.
251. As discussed in **Section 21.5.8.7** during the medieval period Salthouse had an important relationship with the salt marshes to the north, however, by the post-medieval period these had been reclaimed for agricultural use. As such, the overall setting of Salthouse seems to be that of an agricultural village with the coast as a backdrop, rather than a seaside town or village.
252. Additionally, LVIA wireframes, offshore visualisations, and photomontages from the Conservation Area (see **Figure 21.5.9**) indicate that the windfarms would be relatively indiscernible upon the horizon, with little noticeable change from that of the existing windfarms.
253. While views out to sea are provided from certain areas within the Conservation Area, these are not considered to be key contributors to its setting. As such, there would be no change to the setting of the Conservation Area as a result of the proposed offshore infrastructure for the Projects.

##### *Predicted change on the significance of the asset*

254. As there is considered to be no change to the setting of the Salthouse Conservation Area, there would be no change to its significance.

#### 21.5.8.8 Sheringham Conservation Area

##### *Predicted change to the setting of the asset*

255. The closest turbines of SEP would be located approximately 16km northeast of Sheringham Conservation Area, while the closest turbines of DEP would be located approximately 29km to the northeast.
256. As discussed above in **Section 21.5.7.8** Sheringham has an important relationship to the sea owing much of its development to it.
257. Key views out to sea are key contributors to its setting, it being a historic seaside town. These are provided from the Promenade, The Esplanade and Beach Road as well as various buildings throughout the Conservation Area.
258. Viewpoints and photomontages indicate that both SEP and DEP would be visible from the Conservation area given their proximity to it (see **Figure 25.23 of Chapter 25: Seascape and Visualisation**). However, while the Projects would be seen from the Conservation Area and would lie within its setting, they would not detract from the character of the Conservation Area or as its appreciation as a historic seaside town.

259. As such, while there would be some change to the setting of the Conservation Area, this change is considered negligible.

*Predicted change on the significance of the asset*

260. As changes to the setting of the Conservation Area are considered to be negligible, there would be no significant change to its heritage significance.

#### 21.5.8.9 Church of All Saints (1049521, Grade I)

*Predicted change to the setting of the asset*

261. The closest turbines of SEP would be located approximately 16km northeast of the Church of All Saints, while the closest turbines of DEP would be located approximately 28km to the northeast.
262. As discussed above in **Section 21.5.7.9** while the church has long range views out to sea, these are not key contributors to its setting. Views from the church into the surrounding agricultural landscape and surrounding settlement are key to its setting. In addition, views to the church from these locations, as well as from the sea to the church.
263. Moreover, the setting of the church has been severely eroded by the placement of the Beeston Regis Holiday Park to the north and northwest. This sits between the church and the coast, so interrupts views out to sea.
264. As such, while viewpoints and photomontages (see **Figure 21.5.12**) show SEP and DEP would be visible from the church, views towards the sea are not considered to form part of its setting. Therefore, the offshore infrastructure would not detract from its appreciation, so there would be no change to its setting.

*Predicted change on the significance of the asset*

265. As there is considered to no change to the setting of the Church of All Saints, there would be no change to its significance.

#### 21.5.8.10 West Runton Conservation Area

*Predicted change to the setting of the asset*

266. The closest turbines of SEP would be located approximately 16km northeast of West Runton Conservation Area, while the closest turbines of DEP would be located approximately 28km to the northeast.
267. As discussed in **Section 21.5.7.10**, the majority of the Conservation Area is screened by tree belts, hedgerows, and topography, however, there are some glimpsed views from the Conservation Area into the surrounding landscape and towards the sea.
268. Additionally, the Conservation Area is set back c.280m from the sea, which is likely to have been further given the rate of erosion along the Norfolk Coast (Environment Agency, 2013).

269. The setting of West Runton would seem to be that of a rural village located near the sea, rather than that of a seaside village or town. It contains no areas identifiable as having clear relationships to the sea such as a beach front or promenade. As indicated by **Figure 21.5.17**, view towards the sea are largely screened by vegetation.
270. There are some glimpsed views to sea, however these do not contribute to the setting of the Conservation Area. Therefore, there would be no change to its setting.

*Predicted change on the significance of the asset*

271. As there is considered to be no change to the setting of West Runton Conservation Area, there would be no change to its significance.

#### 21.5.8.11 Cromer Conservation Area and seven Listed Buildings

*Predicted change to the setting of the asset*

272. The closest turbines of SEP would be located approximately 17km north of Cromer Conservation Area, while the closest turbines of DEP would be located approximately 27km to the northeast.
273. As discussed in **Section 21.5.7.11**, views out to sea are key contributors to the setting of Cromer Conservation Area, it being a historic seaside town. These are provided from the Promenade and Esplanade as well as various buildings throughout the Conservation Area.
274. Viewpoints and photomontages indicate that both SEP and DEP would be visible from the Conservation area given their proximity to it (see **Figure 25.25** of **ES Chapter 25 Seascape and Visual Impact Assessment** (document reference 6.3.25)). However, while they would be seen from the Conservation Area and would lie within its setting, they would not detract from the character of the Conservation Area or its appreciation as a historic seaside town.
275. As such, while there would be limited change to the setting of the Conservation Area, this change is considered negligible.

*Predicted change on the significance of the asset*

276. As changes to the setting of the Conservation Area would be negligible, there would be no significant change to its heritage significance.

#### 21.5.8.12 Cromer Lighthouse (1171781, Grade II)

*Predicted change to the setting of the asset*

277. The closest turbines of SEP would be located approximately 19km north of Cromer Lighthouse, while the closest turbines of DEP would be located approximately 28km northeast.
278. As discussed above in **Section 21.5.7.12**, views out to sea and views from the sea to the lighthouse are considered to be key contributors to the setting of the lighthouse as its primary purpose was to warn ships of hazards or indicate land.
279. Additionally, the coastal location of the lighthouse with the sea as a backdrop is important to its appreciation and character.



280. While SEP and DEP would be visible from the lighthouse, they would not detract from its setting or appreciation as a lighthouse.
281. Additionally, as shown by wireframes and photomontages (see **Figure 21.5.15**), SEP and DEP would be relatively indiscernible on the horizon, and only visible on a clear day. As such, changes in the setting of the lighthouse and cottages would be negligible

*Predicted change on the significance of the asset*

282. As changes to the setting of the lighthouse would be negligible, there would be no change to its significance.

#### 21.5.8.13 Overstrand Conservation Area, one Listed Building and one Registered Park and Garden

*Predicted change to the setting of the asset*

283. The closest turbines of SEP would be located approximately 19km north of Overstrand, while the closest turbines of DEP would be located approximately 27km northeast.
284. As discussed above in **Section 21.5.7.13**, views out to sea are considered to be key contributors to Overstrand Conservation Area, as the parish developed into a popular holiday destination and continues today due to its proximity to the sea.
285. Views out to sea which contribute to the setting of the Conservation Area are the those to the northeast, as views up and down the coast are largely screened by intervening topography and vegetation. While viewpoints and wireframes from the Conservation Area towards the Projects (see **Figure 2.5.21**) indicate that the turbines would be visible, they would not detract from its appreciation as seaside resort.
286. SEP and DEP would not lie within these views, so there would be no change to the setting of the Conservation Area.

*Predicted change on the significance of the asset*

287. As there is considered to be no change to the setting of the Conservation Area, there would be no change to its significance.

#### 21.5.8.14 Mundesley Conservation Area

*Predicted change to the setting of the asset*

288. The closest turbines of SEP would be located approximately 25km northwest of Mundesley Conservation Area, while the closest turbines of DEP would be located 30km northeast.
289. As discussed above in **Section 21.5.7.14**, as Mundesley is a seaside town and developed as a seaside town, views out to sea are considered to be a key contributor to its setting.
290. Views out to sea are from the Beach Road, Cromer Road, and the Esplanade. As the settlement lies on the northeast Norfolk coast, views out to sea are orientated in this direction and these form key contributors.

291. SEP and DEP would be located to the north of Mundesley so are not considered to lie within its setting. Additionally, viewpoints and wire frames indicate that the windfarms would be relatively indiscernible upon the horizon, with little noticeable change from that of the pre-existing windfarms (**Figures 21.5.17 & 21.5.18**). As such, there would be no change to the setting of Mundesley Conservation Area.

*Predicted change on the significance of the asset*

292. As there is considered to be no change to the setting of Mundesley Conservation Area, there would be no change to its significance.

#### 21.5.8.15 Happisburgh Conservation Area and the Church of St Mary (1169843, Grade I)

*Predicted change to the setting of the asset*

293. The closest turbines of SEP would be located approximately 35km northwest of Happisburgh Conservation Area, while the closest turbines of DEP would be located approximately 37km to the north.
294. As discussed in **Section 21.5.7.15** the majority of the Conservation Area is screened from the surrounding landscape and seascape by neighbouring development and vegetation, however, two areas have views out to sea. These are from the clifftops and Church of St Mary (1169843, Grade I).
295. In terms of the Church of St Mary, views out to sea are not considered to form a key part of its setting. Throughout its history the tower may have served as a navigational aid and, as such, views from the sea to the church are significant.
296. In terms of the Conservation Area, while views are provided out to sea and do form part of the setting, the majority of the Conservation Area is set within a self-contained area of development and vegetation. As such, views out to sea are not considered to be a key contributor to the setting of the Conservation Area.
297. Additionally, as shown by wireframes and photomontages (see **Figure 21.5.25**), SEP and DEP would be relatively indiscernible on the horizon, and only visible on a clear day. As such, changes in the setting of the Conservation Area would be negligible.

*Predicted change on the significance of the asset*

298. As changes to the setting of the Conservation Area are negligible, there would be no change to its significance.

#### 21.5.8.16 Happisburgh Lighthouse, Lighthouse Cottages (1306338, Grade II)

*Predicted change to the setting of the asset*

299. The closest turbines of SEP would be located approximately 35km northwest of Happisburgh Lighthouse, while the closest turbines of DEP would be located approximately 37km to the north.
300. As discussed in **Section 21.5.8.16**, views out to sea and views from the sea to the lighthouse are considered to be key contributors to the setting of the lighthouse as its primary purpose was to warn ships of hazards or indicate land. Views from the cottages are screened by surrounding vegetation.

301. Additionally, the coastal location of the lighthouse with the sea as a backdrop are important to its appreciation and character.
302. While SEP and DEP would be visible from the lighthouse, they would not detract from its setting or appreciation as a lighthouse.
303. Additionally, as shown by wireframes and photomontages, SEP and DEP would be relatively indiscernible on the horizon, and only visible on a clear day. As such, changes in the setting of the lighthouse and cottages would be negligible.

*Predicted change on the significance of the asset*

304. As changes to the setting of the lighthouse and cottages would be negligible, there would be no change to its significance.

**21.5.9 Explore ways to maximise enhancement and avoid or minimise harm (Step 4)**

305. As detailed above, there is no impact to the heritage significance of any heritage asset, due to either there being no change to setting, or the change being negligible. As such no mitigation measures are required

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