

Town and Country Planning Act 1990

Appeal by Hopkins Homes Limited

PROOF OF EVIDENCE of Roy M Lewis BA (Hons), MA (Arch Cons), MRTPI, IHBC on Heritage

Proposed residential development of forty-nine dwellings with new vehicular access from Bramford Road (B1113), associated parking, landscaping and open space on land on the east side of, Bramford Road, Sproughton, Suffolk

on behalf of

Babergh District Council as Local Planning Authority

Planning application ref. DC/18/02010
Appeal ref. APP/D3505/W/20/3256969

November 2020

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Note: Appendices A-J are attached to this document. Appendices K and L are provided separately.

Abbreviations

The following abbreviations are used in my evidence:

BDC	Babergh District Council
EH	English Heritage
HE	Historic England
HIA	Heritage Impact Assessment
LPA	Local Planning Authority
NPPF	National Planning Policy Framework
PPG	National Planning Policy Guidance
SoC	Statement of Case
SoCG	Statement of Common Ground
SPD	Supplementary Planning Document
PINS	The Planning Inspectorate

1.0 Witness details and scope of evidence

Witness details

- 1.1 My name is Roy Martin Lewis. I am a town planning and built heritage consultant. I have been a member of the Royal Town Planning Institute (RTPI) since 1980 and the Institute of Historic Building Conservation (IHBC) since its formation in 1997. From 2009-2019, I was a director and employee of Grover Lewis Associates Limited, a specialist town planning and built heritage consultancy. For the majority of the forty years I have practiced as a chartered town planner, I have specialised in planning matters relating to the historic environment.
- 1.2 I am a trustee and a director of the IHBC and am currently the Institute's Policy Secretary. From 2002-6, I represented the IHBC on the Urban Design Alliance (UDAL). UDAL was a network of seven built environment professional institutes and two campaigning organisations that was formed in 1997 to promote the value of good urban design.
- 1.3 Since 2004, I have been the Historic England (formerly English Heritage) nominated representative on the Roman Catholic Historic Churches Committee for the Nottingham Diocese, which covers an area similar to the East Midlands region. In this capacity, I provide planning and heritage advice on the suitability of proposals that affect listed churches.
- 1.4 Between 2002 and 2008, I was the programme leader for the IHBC recognised undergraduate programme of BA (Hons) Architectural Conservation at the University of Derby. From 2006-9, I was the external examiner for the MSc in Historic Conservation run by Oxford Brookes University in collaboration with the University of Oxford.
- 1.5 My professional experience has included employment as a planning officer in a variety of local authorities including Newark and Sherwood District Council, Chesterfield Borough Council, and Gedling Borough Council, as well as private sector architectural and planning practices, including Latham Architects and CgMs Consulting.
- 1.6 Consequently, I have extensive experience of dealing with development proposals, and in particular proposals that affect the historic environment. My experience has made me conversant with the application of national policies and guidance relating to planning and the historic environment. Over the

course of my career, I have provided evidence in numerous planning appeals, acting on behalf of developers, local authorities, and local action groups.

- 1.7 The evidence which I have prepared and provide for this appeal reference APP/D3505/W/20/3256969 in this proof of evidence is true and has been prepared and is given in accordance with the guidance of my professional institutions. I confirm that the opinions expressed are my true and professional opinions.

Scope of evidence

- 1.8 My evidence is submitted on behalf of the local planning authority, Babergh District Council (BDC).
- 1.9 My evidence is restricted to matters relating to heritage, and in particular, to the impact of the proposal on the setting of listed buildings. My evidence considers whether the proposed residential development would be harmful to the setting of these heritage assets, the degree of potential harm, and the extent to which the design of the proposed development mitigates such harm.
- 1.10 Photographs included in this proof of evidence were taken by myself. Photographs are included for illustrative purposes. It is intended that the actual views should be experienced on site.
- 1.11 My evidence should be read in conjunction with the evidence of Mr Steven Stroud (Planning) and Mr Alex Roberts (Housing Land Supply).

Personal involvement

- 1.12 I was approached to provide heritage evidence with regard to this appeal in early August 2020. I had not had any previous involvement in the case. I was formally instructed by Babergh District Council on 24 August 2020.

2.0 Appeal proposal

Appeal proposal

- 2.1 The proposal is for the erection of forty-nine dwellings with a new vehicular access from Bramford Road (B1113), associated parking, landscaping and open space on land on the east side of, Bramford Road, Sproughton, Suffolk. Although not included in the application description, the proposal includes the widening of Bramford Road in the vicinity of the proposed access.
- 2.2 The proposed development would be sited on an approximately rectangular shaped block of land some 3.45 hectares in extent, located to the immediate east of Bramford Road and to the immediate north of the main built-up area of Sproughton. The Appeal Site abuts Bramford Road for its full length, with the exception of three residential properties at the southern end. To the south, the Appeal Site extends to the rear gardens of properties that line the north side of Lower Street, the principal historic village street. At the south-eastern corner, a small part of the Appeal Site extends to Lower Street. On the eastern side, the Appeal Site abuts the grounds of Sproughton Hall and to the north abuts open countryside. Open countryside extends on rising land to the west of Bramford Road, interrupted only by a pair of isolated dwellings and a caravan storage area adjacent to the roadside.
- 2.3 The Appeal proposal is described in more detail in Section 4.0.

Planning application

- 2.4 The application for full planning permission (ref. DC/18/02010) was submitted by Hopkins Homes Ltd in May 2018. The validated application proposed 64 dwellings. This was subsequently amended to a proposal for 54 dwellings. Following consideration by the Council's Planning Committee, the application was further amended to a proposal for 49 dwellings.
- 2.5 The application was not deemed to be EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
- 2.6 The revised proposal for 49 dwellings was submitted in March 2020 and was supported by a revised Planning Statement dated December 2019, a revised Design and Access Statement dated 2019, and a revised Heritage Impact Assessment (HIA) dated December 2019.

- 2.7 The planning application was subject to consultation with a wide variety of external bodies. In relation to built heritage issues, Historic England stated that the organisation did not wish to comment and suggested that views were sought from the Council's specialist conservation and archaeological advisers (letter dated 27 January 2020).
- 2.8 Suffolk Preservation Society did not comment on the revised proposal for forty-nine dwellings having made no objection to the earlier proposal for fifty-four dwellings.
- 2.9 The revised planning application for forty-nine dwellings was considered by the District Council's Planning Committee on the 30 April 2020. Babergh District Council issued a Notice of Refusal of Planning Permission on the 4 May 2020 which stated the following reason for refusal:
- “The circumstances of the application and the proposed development are not exceptional and are without a proven justifiable need, contrary to policies CS2 and CS11.*
- The proposed development is considered to lead to a medium level of less than substantial harm to the settings of the Grade II listed buildings of Sproughton Hall, Root Barn and Tithe Barn and the Grade II* listed All Saints Church in Sproughton, and is not considered to respect the features that contribute positively to the setting and significance of these listed buildings, conflicting with Babergh Local Plan (2006) policy CN06, not respecting these heritage assets, the heritage characteristics of the village or historic views of heritage assets contrary to Babergh Core Strategy and Policies (2014) policies CS11 and CS15. Further to this, the public benefits of the scheme, chiefly the market housing, affordable housing, and net gains for biodiversity on the site, are not considered to outweigh this harm, making the proposal contrary to the heritage policies of the NPPF.*
- The development conflicts with the development plan when taken as a whole and there are no material considerations which indicate that a decision should be taken other than in accordance with the development plan”.*
- 2.10 My evidence relates to the impact of the proposal on the setting of heritage assets and the associated policy considerations and statutory duty. My evidence should be read in conjunction with the evidence of Mr Alex Roberts with regard to housing land supply and Mr Steven Stroud with regard to the overall planning considerations to be taken into account.

3.0 Decision-making context

Introduction

- 3.1 This section of my proof provides a summary of the relevant statutory duty, planning policies, and associated guidance, which must be taken into account in the determination of this appeal, together with relevant court judgments and appeal decisions that help to clarify the interpretation and application of policy and guidance relating to heritage considerations.

Statutory duty

- 3.2 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a statutory duty for a local planning authority, in considering whether to grant planning permission for development which affects a listed building or its setting, to:

“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

- 3.3 In considering this appeal, the decision maker must apply the section 66(1) duty. ‘Preserving’ in this context means doing no harm: see *South Lakeland District Council v Secretary of State for the Environment* [1992] 2 AC 141, per Lord Bridge at page 150. Furthermore, if it is judged that harm to a heritage asset would arise from the proposed development, the decision maker must attribute considerable importance and weight to that harm in the decision, in order to comply with the statutory duty (see *Barnwell Manor* [26] and [28-29] and *Jones v. Mordue and others* [2015] EWCA Civ 1243 at [28]).

Local planning policy

- 3.4 The statutory development plan that relates to the Appeal Site comprises:
- The Babergh Core Strategy & Policies (adopted February 2014)
 - The Babergh Local Plan Alteration No.2 (adopted June 2006)
- 3.5 The stated aim of the Core Strategy with regard to the historic environment is *“to continue to conserve and enhance the heritage assets throughout the district for the benefit of all to enjoy and to enrich the quality of life and learn*

from local knowledge and understanding of the past through these assets and ensure they are safeguarded for future generations to enjoy and learn from”.

3.6 Core Strategy Policy CS2: Settlement Pattern Policy defines Sproughton as a ‘Hinterland Village’ and states that outside such villages, *“development will only be permitted in exceptional circumstances subject to a proven justifiable need”.*

3.7 Core Strategy Policy CS11: Strategy for Development for Core and Hinterland Villages provides for development beyond defined built-up area boundaries defined in the 2006 Local Plan Saved Policies and states that development will be approved in Hinterland Villages where proposals are able to satisfy five criteria, of which the following are relevant to heritage considerations:

- (i) *“is well designed and appropriate in size / scale, layout and character to its setting and to the village;*
- (ii) *meets a proven local need, such as affordable housing or targeted market housing identified in an adopted community local plan / neighbourhood plan.”*

3.8 Core Strategy Policy CS15: Implementing Sustainable Development in Babergh states that *“proposals for development must respect the local context and character of the different parts of the district ... and in particular, and where appropriate to the scale and nature of the proposal, should (inter alia):*

- (i) *respect the landscape, landscape features, streetscape / townscape, heritage assets, important spaces and historic views”.*

3.9 Core Strategy Policy CS15 goes on to state that:

“Proposals for development must ensure adequate protection, enhancement, compensation and / or mitigation, as appropriate are given to distinctive local features which characterise the landscape and heritage assets of Babergh’s built and natural environment within designated sites covered by statutory legislation, such as AONBs, Conservation Areas, etc. and local designations such as Special Landscape Areas and County Wildlife Sites, and also local features and habitats that fall outside these identified areas. In particular proposals should protect and where possible enhance the landscape and heritage areas including habitats and features of landscape, historic, architectural, archaeological, biological, hydrological and geological interest. Adaptation or mitigation will be required if evidence indicates there will be damaging impacts if a proposal is otherwise acceptable and granted planning permission”.

3.10 Note 1 to Policy CS15 states that:

“Mitigation, adaptation and enhancement will need to reflect the existing landscape character and / or historic pattern / characteristics and provide relevant features appropriate to the specific area / location including habitat type, respecting the biodiversity, geodiversity or historic character of the location affected”.

3.11 The aim *“to conserve and enhance the natural and built environment, including the cultural heritage of the Babergh District”* was one of two broad aims of the Strategy of the Babergh Local Plan Alteration No.2, which was adopted in June 2006 (paragraph 1.8). Saved Local Plan Policy CN06 states:

“Proposals for the alteration (including part demolition), extension or change of use of buildings of Special Architectural or Historic Interest (including curtilage structures), or for the sub-division of, or new work within the curtilage or setting of a listed building should (inter alia):

- retain all elements, components, and features which form part of the building’s special interest and respect the original scale, form, design and purpose of the architectural unit;*
- not conceal features of importance or special interest;*
- be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting;*
- retain a curtilage area and/or setting which is appropriate to the listed building and the relationship with its surroundings;*
- use materials and components which are natural or handmade, and which complement or harmonise with those on the building and the area. This will include: lime plasters and lime mortars; natural clay or slate roofs; bricks; handmade timber windows and doors;*
- respect those features which contribute positively to the setting of a listed building including space, views from and to the building and historic layout”.*

National planning policy

- 3.12 Chapter 16 of the National Planning Policy Framework (NPPF, February 2019) sets out policies relating to the conservation and enhancement of the historic environment (paragraphs 184-202). At the outset, Chapter 16 establishes that:

“... heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value ...” and that *“... these assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”* (paragraph 184, page 54).

- 3.13 The NPPF defines a ‘heritage asset’ as:

“... a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)” (Annex 2: Glossary, page 67).

- 3.14 The NPPF defines a ‘designated heritage asset’ as:

“... a world heritage site, scheduled monument, listed building, protected wreck site, registered park and garden, registered battlefield or conservation area designated under the relevant legislation” (Annex 2: Glossary, page 66).

- 3.15 The NPPF defines ‘conservation’ (for heritage policy) as:

“... the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance” (Annex 2: Glossary, page 65).

- 3.16 The policies in Chapter 16 of the NPPF are predicated on the concept of significance. The Annex 2: Glossary (page 71) defines the significance of a heritage asset’ (for heritage policy) as:

“... the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.

- 3.17 The NPPF (Annex 2: Glossary page 71) defines the ‘setting of a heritage asset’ as:

“... the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.

- 3.18 NPPF paragraphs 193-202 set out policies and key considerations relating to the determination of planning applications that affect heritage assets. Paragraph 193 (page 55) states that:

“... when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

- 3.19 NPPF paragraph 194 (page 55) makes it clear that:

“... any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”.

- 3.20 Paragraph 194 goes on to clarify that:

“... substantial harm to or loss of grade II listed buildings, or grade II registered parks or gardens, should be exceptional” and that “substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”.*

- 3.21 Paragraph 196 (page 56) states that:

“... where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

- 3.22 With regard to ‘enhancement’, NPPF paragraph 200 (page 57) states that:

“... local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably”.

Guidance

3.23 The Government published online national Planning Practice Guidance (PPG) on the 6 March 2014, which has been periodically updated since. The PPG includes guidance on enhancing and conserving the historic environment.

3.24 In relation to the importance of ‘significance’ in decision-making, the PPG makes it clear that:

“heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals” (Paragraph: 007 Reference ID: 18a-007-20190723).

3.25 With regard to ‘the setting of a heritage asset and how it can be taken into account’, the PPG advises that:

“The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation".

(Paragraph: 013 Reference ID: 18a-013-20190723)

3.26 With regard to the term 'public benefits', the PPG advises that:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation".*

(Paragraph: 020 Reference ID: 18a-020-20190723)

3.27 As well as the PPG, further relevant guidance is contained in the following Historic England (HE) publications:

- Historic Environment Good Practice Advice in Planning Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (March 2015) (Appendix K)
- Historic Environment Good Practice Advice in Planning Note 3 (GPA3): The Setting of Heritage Assets (Second Edition, December 2017) (Appendix L).

3.28 GPA2 advises that:

"... understanding the nature of the significance is important to understanding the need for and best means of conservation" (paragraph 8) and that "understanding the level of significance is important as it provides the essential guide to how the policies should

be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives” (paragraph 10).

3.29 GPA3 sets out a five step assessment process for proposals that may affect the setting of a heritage asset, namely:

- 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 effect 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.

3.30 In respect of Step 2, assessing the degree to which setting makes a contribution to the significance of the heritage asset(s) in question, GPA3 recommends that the assessment should identify the key attributes of the heritage asset itself and then consider:

- The physical surroundings of the asset, including its relationship with other heritage assets;
- the asset’s intangible associations with its surroundings, and patterns of use;
- the contribution made by noises, smells, etc to significance; and
- the way views allow the significance of the asset to be appreciated.

3.31 In respect of Step 3, assessing the effect of the proposed development on the significance of the asset(s), GPA3 recommends that the assessment should address the attributes of the proposed development in terms of its:

- location and siting;
- form and appearance;
- wider effects; and
- permanence.

3.32 In respect of Step 4, exploring way to maximise enhancement and avoid or minimise harm, GPA3 recommends that ‘enhancement’ may be achieved by:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting.

3.33 In respect of Step 4, GPA3 recommends that:

“... options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements” (paragraph 39, page 14).

3.34 I have had regard to the above statutory duties, planning policies, and guidance, in my assessment of the impact and effects of the proposed development at Bramford Road, Sroughton.

4.0 Assessment of the impact of the proposed development

Introduction

- 4.1 The following assessment is presented in accordance with the methodology set out in the Historic England GPA3 guidance, as summarised in my section 3.0, with the omission of Step 5 (making and documenting the decision and monitoring outcomes) which is not relevant to my evidence for this Appeal.

Step 1: Identification of the heritage assets and settings affected

- 4.2 The Appellant's submitted HIA (paragraph 2.18) identifies the following heritage assets that could be affected by the development:

- Sproughton Hall
- Barn about 50 metres south-west of Sproughton Hall (known as The Root Barn)
- Tithe Barn (Lower Street)
- Walnut Cottage, Lower Street
- The Mill
- Mill House
- Parish Church of All Saints
- Numbers 1-4 Church Close
- Lower House and The Stores
- Numbers 2 and 4 Lower Street
- The Wild Man Public House

All are grade II listed buildings, with the exception of the Parish Church of All Saints which is listed grade II*. The location of these buildings was identified on submitted plan SPR3-004 (copy at Appendix A). The statutory list entries for all of these listed buildings are included at Appendix B. Of these listed buildings, the HIA concluded that the proposed development would result in a harmful impact on Sproughton Hall, the Barn about 50 metres south-west of Sproughton Hall (Root Barn), the Tithe Barn, and Walnut Cottage.

- 4.3 The Council's reason for refusal considers that the proposed development would lead to harm to Sproughton Hall, the Root Barn, the Tithe Barn, and the Parish Church of All Saints. Consequently, my assessment will concentrate on the assessment of impact on these buildings. However, it should be noted that the Appellant has identified some harm to Walnut Cottage, which is not referred to in the Council's reason for refusal.

Sproughton Hall

- 4.4 The statutory list entry describes Sproughton Hall as a late sixteenth or early seventeenth-century timber-framed house, with rendered brick walls and plain tile roofs (see Plates 1 and 2). Parts of the external walling are exposed brickwork. The L-plan house has a two-and-a-half storey front range with a hipped roof incorporates two gabled dormers and a two-storey rear range projecting to the north. The south-facing front range has a clasped purlin roof, whilst the rear range has a side-purlin roof. The entrance door, which has been re-sited to the western end of the front range, is sheltered by a timber porch with a flat canopy. The rear range has two large external brick chimneystacks on its eastern side, one in English bond dating from c.1600 and one in Flemish bond c.1700, on the base of an earlier stack. The interior contains eighteenth-century panelling.
- 4.5 Sproughton Hall was formerly a grand farmhouse that stood at the centre of a large agricultural operation. Sales particulars relating to the property from 1944 show that it was part of the Sproughton Manor Estate (see Appendix C). Sproughton Manor is a separate grade II listed country house, located on higher ground approximately 600 metres to the north-east. Sproughton Hall, which is described in the sales particulars as 'The Hall Farm', was offered as a separate lot in the 1944 sale, together with associated agricultural premises and just over 122 acres of land. The farmland, which was described as "*mixed soil well suited to growing sugar beet*", included 106.337 acres of arable and 11.936 acres of pasture. The agricultural premises were described as "*a range of brick and tiled Buildings divided into Garage, Stabling and Granary, thatched Corn Barn, thatched Bullock Barn, tiled Stable and Bullock Boxes with Yards; range of Pig Courts and Loose Boxes with Yard; range of six Pigsties, timber and tiled Cart Lodge*". The thatched Corn Barn is the building currently known as the Root Barn.
- 4.6 Most of the agricultural buildings described in the 1944 sale particulars buildings have survived, although not in agricultural use. Plate 3 shows the former cart lodge that stands to the immediate west of Sproughton Hall. Plate 4 shows the tiled stable and bullock boxes and the curved loose boxes building to the south of Sproughton Hall, together with the Root Barn. Sproughton Hall was first listed in February 1955 (see list entry at Appendix B). The agricultural

buildings had a historic subordinate functional association with Sproughton Hall (also known as The Hall Farm) and stayed in the same ownership following the sale. Consequently, they constitute part of the listed building under the ‘curtilage rule’ (section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990, with the exception of the ‘thatched Corn Barn’ which is separately listed as ‘Barn about 50 metres south west of Sproughton Hall’ (i.e. the Root Barn) (see list entry at Appendix B). The list entry notes the group value of Sproughton Hall.



Plate 1: Sproughton Hall seen from the west, with its canopied main entrance door



Plate 2: Sproughton Hall seen from the east with its massive external chimney stacks



Plate 3: View of the former cart lodge that stands to the immediate west of Sproughton Hall



Plate 4: The tiled stable and bullock boxes (left) and the curved loose boxes south of Sproughton Hall, with the Root Barn to the right

Barn about 50 metres south-west of Sproughton Hall (known as The Root Barn)

- 4.7 The Root Barn is a substantial timber-framed, weatherboarded structure with a half-hipped thatched roof (see Plates 5 and 6). The barn stands on a brick plinth. The statutory list entry describes the building as probably having five bays, including a storeyed bay to the north; a halved braced frame with curved braces to the beams; a clasped purlin roof with one row of collars and some wind braces. The list entry dates the building to the sixteenth century (see Appendix B). The barn is aligned north-south and forms part of the group of former farm buildings that stand to the south-west of Sproughton Hall. Historically, the barn had an associative functional relationship with Sproughton Hall, as indicated by the documentary evidence referred to above in relation to Sproughton Hall. The Root Barn also has a close visual relationship with Sproughton Hall (see Plate 6). A wing with weatherboarded walls and a clay tiled roof has been added on the east side.
- 4.8 The Root Barn is significant as a fine example of a Suffolk timber-framed and thatched barn that has survived for over four hundred years. The building has been converted to a dwelling but retains its essential characteristics. The barn makes a prominent contribution to the character and appearance of the Sproughton Hall group of former farm buildings. The architectural and historic

interest of the Root Barn is reflected in its grade II listed status. The Root Barn was first listed in February 1955 (see list entry at Appendix B). The group value of the Root Barn is noted in the list entry.



Plate 5: Barn about 50 metres south-west of Sproughton Hall (known as The Root Barn)



Plate 6: View showing the close relationship between the Root Barn, the other associated other former farm buildings, and Sproughton Hall

The Tithe Barn, Lower Street

- 4.9 The Tithe Barn is a magnificent structure that stands aligned west-east immediately alongside Lower Street, to the south of Sproughton Hall and its associated farm group (see Plates 7 and 8). The timber-framed, weatherboarded, building stands on a brick plinth, and has a thatched roof that is half-hipped at the eastern end. The timber structure has eight bays, with a two-tier butt purlin roof incorporating collars and tie beams. The tie beams have straight braces and knees. There is some reused timber in the walls. There are two doorways on the south side with opposing wagon porches on the northern side.
- 4.10 The statutory list entry dates the building to the seventeenth and eighteenth centuries (see Appendix B). The Tithe Barn was given to the village in 1978 and was restored and re-clad by the Parish Council in 1985. Two minor lean-to additions have been made on the north side. The barn has been converted for use as a sports hall, which required minimal alteration and has retained the building's internal spatial qualities.
- 4.11 The Tithe Barn stands approximately 60 metres to the north-west of the Parish Church of All Saints with which it was historically associated. The building has a close visual relationship with both the church and the Sproughton Hall farm group. The relationship with the Root Barn is particularly strong as a result of the similar form, construction and appearance of the two buildings.
- 4.12 Tithe barns were originally built to store the agricultural produce paid to the church as tithes (one tenth of the crop). Consequently, there is a close link between the Tithe Barn, the Parish Church, and the village farms.
- 4.13 Large tithe barns of this scale are relatively rare. The building's timber-framed structure has survived, little altered. Many tithe barns are listed grade II*, in recognition of their architectural grandeur, scale, high status as rural buildings, rarity, historic value and communal interest.
- 4.14 The Tithe Barn is significant as a magnificent example of a timber-framed and thatched tithe barn that has survived for over three hundred years. The building has been converted to a sports hall but retains its essential characteristics. The Tithe Barn makes a highly prominent contribution to the character and appearance of the Sproughton traditional village streetscene and has a close visual relationship with the Parish Church of All Saints, the Root Barn and the Sproughton Hall group of former farm buildings. The architectural and historic interest of the Tithe Barn is reflected in its grade II listed status. In relation to grade II listed buildings generally, the tithe barn should be considered to be of exceptional interest. The Tithe Barn was first

listed in January 1988 (see list entry at Appendix B). The group value of the Tithe Barn is noted in the list entry.



Plate 7: The Tithe Barn – south side to Lower Street



Plate 8: The Tithe Barn – north side with wagon porches and later lean-to additions

Parish Church of All Saints

- 4.15 The Parish Church of All Saints has a square unbuttressed tower of 3 stages with an embattled parapet (see Plates 9 and 10). Aisles on the north and south sides of the nave, partly extends across the chancel. The south aisle incorporates a south porch. There is a vestry on the north side. The church is built in flint with stone dressings, and there are glacial boulders in the plinth and footings. The nave has a raised clerestorey and a six bay arch-braced hammer beam structure. Both nave and chancel have steeply pitched roofs, with plain-tile coverings. The shallow-pitched aisle roofs are leaded. The building has a mixture of larger Perpendicular-style windows with smaller and earlier Y-tracery and geometric tracery windows.
- 4.16 The building, which dates from the fourteenth century and contains later medieval fabric, was restored between 1863-68 by Frederick Barnes of Ipswich, with further work in 1870 and 1884.
- 4.17 The parish church stands at the heart of the traditional village and its robust embattled tower is a local landmark. The building has a close functional and visual relationship with the Tithe Barn, Sproughton Hall and the Sproughton Hall former farm buildings.
- 4.18 The Parish Church of All Saints is significant as a fine example of a medieval parish church, sensitively restored in the Victorian era. The church makes a key contribution to the character and appearance of the Sproughton traditional village scene and has a close visual relationship with Tithe Barn, Sproughton Hall, and the Sproughton Hall group of former farm buildings. The architectural and historic interest of the Parish Church of All Saints is reflected in its grade II* listed status. The Parish Church was first listed in February 1955 (see list entry at Appendix B). The group value of the parish church is noted in the list entry.



Plate 9: The Parish Church of All Saints – south side, seen from the south-west



Plate 10: The Parish Church of All Saints – south side, seen from the south-east

Walnut Cottage, Lower Street

- 4.19 Walnut Cottage is a two-cell, two-storey timber-framed cottage, formerly used as a bakery (see Plate 11). The building stands end-on to Lower Street, which it addresses with a barge-boarded gable, but has a contrasting hipped roof with a gablet at the northern end. The building has rendered, colourwashed walls and a plain-tile roof covering and stands on a masonry plinth that accommodates changes in level in two directions. There is a small single-storey brick lean-to with a pantile roof, together with a slated, open porch to the entrance door, on the east side.
- 4.20 The cottage has an offset internal brick chimney stack and a large external brick stack against the north wall, incorporating a brick oven. The interior features an arch-braced open truss and blocked diamond mullion windows with shutter grooves. According to the statutory list entry, the building dates from the early-to-mid sixteenth century (see Appendix B).
- 4.21 Walnut Cottage is significant as a very good example of a vernacular cottage that has survived for almost five hundred years. It occupies a prominent position on the traditional village street and forms a tight-knit group with other historic buildings on Lower Street, both listed and unlisted. The architectural and historic interest of Walnut Cottage is reflected in its grade II listed status. Walnut Cottage was first listed in January 1988. The group value of the cottage is noted in the statutory list entry (see Appendix B).



Plate 11: Walnut Cottage

Step 2: Assessment of the degree to which the settings contribute to the significance of the heritage assets or allow significance to be appreciated

- 4.22 The approximately rectangular shaped block of land some 3.45 hectares in extent that forms the Appeal Site is a tract of largely open countryside. There is a line of trees and hedgerow bushes along the Bramford Road margin. The northern boundary is loosely defined by trees and overgrown bushes. The eastern boundary is bordered by planting along its full length, some being within the Appeal Site and some being within the grounds of the neighbouring Sproughton Hall. A hedgerow incorporating a sycamore tree (protected by a Tree Preservation Order), encloses a separate paddock at the southern end of the Appeal Site (see Plate 12). The remainder of the Site, which slopes downwards from west to east in the direction of the River Gipping, is open grassland (see Plates 13 and 14).
- 4.23 The Appeal Site effectively forms part of the wider setting for the whole group of listed buildings identified in the reason for refusal i.e. Sproughton Hall, the Root Barn, the Tithe Barn and the Parish Church of All Saints. The Appellant's submitted HIA contains historic maps that show Sproughton as a small village, the extent of which was limited to development along Lower Street, Church Lane and High Street. As late as 1955, the village had only been subject to a very modest amount of new development and continued to be surrounded by open countryside. Since the 1960s, an extensive swathe of suburban development, extending southwards for a distance of approximately half a kilometre from Lower Street, has been grafted on to the south side of the historic rural village, infilling the former open countryside between the High Street and the River Gipping. The surviving open countryside to the north of Lower Street stands in marked contrast to the extensive swathe of suburbia that has transformed the south side of the village.
- 4.24 The map included with the sale particulars of Sproughton Hall referred to in my previous section, identifies the Appeal Site as part of Lot 2 (see Appendix C). Consequently, the sale particulars provide clear evidence that the Appeal Site was part of a historic agricultural operation centred on Sproughton Hall (Hall Farm). Further evidence of this association is provided by a map dated 1779 deposited in the Suffolk Records Office (ref. 808/5/1.8.d), which identifies the Appeal Site as "*Curtledge Field*" (see copy at Appendix D). The field is immediately adjoined Sproughton Hall, which is indicated on the map, and there is no other farmhouse nearby that it could have been in the curtilage of. Additional evidence is provided by the Sproughton Tithe Map of 1838 (see Appendix E). An altered apportionment dating from 1898 shows the Appeal Site (field 241 on the Tithe Map) and Sproughton Hall (numbered 237 on the Tithe Map) as having the same landowner (Joseph Burch Smyth) and the same occupier (James Cooper) (see Appendix F). A further altered apportionment

dated 1936 shows the Appeal Site field and Sproughton Hall in the same ownership of H.W. Mason (see Appendix G), the same Herbert W Mason referred to in the 1944 sale particulars.

- 4.25 Consequently, there is no doubt that the Appeal Site historically was part of the Sproughton Hall (Hall Farm) agricultural operation, contrary to the claim made in the Appellant's HIA (at paragraph 3.17) that the open land to the west of Sproughton Hall between the Hall and Bramford Road, *"has never formed part of that curtilage"*. This claim is wholly incorrect and provides an inaccurate basis for the assessment of impact that followed.
- 4.26 Not only is the land historically associated with the function of the farm, it is also located immediately alongside. Its nomenclature as *"Curtledge Field"* as long ago as 1779 shows a particularly strong historic association between the land and the Sproughton Hall farm. The Historic England GPA3 guidance relating to Step 2 states that *"the asset's intangible associations with its surroundings and patterns of use"* is an important consideration (para 26, page 10).
- 4.27 In his comments on the revised planning application dated 25 February 2020 (see copy at Appendix J), the Council's Heritage and Design Officer stated that:
- "It is my view that the settings of all the assets identified 'nest'. The parish church, nos. 1-4 Church Close (formerly the Old Rectory), Sproughton Hall, the tithe barn, the root barn, the corn mill, and Mill House overlap, as they do in many villages. Their closely interlinked uses and the cultural identity that their uses generated through several centuries have resulted in a group of buildings that notably amplify the significance of the entire area around them"*.
- 4.28 I agree with the Heritage and Design Officer's statement. The group value of the listed buildings is noted in the list entries. The buildings were all part of an agricultural way of life that inextricably linked them with the surrounding farmland and countryside and they gain a cumulative significance from their group disposition in a communal setting.
- 4.29 Sproughton Hall and the barns clearly had a direct functional relationship with the farmland. The Parish Church of All Saints also had a functional relationship with the Appeal Site. Its symbolic tower formed a conspicuous landmark feature both within the village and in views from the surrounding area. The parish church presided spiritually over the agricultural activity that took place on the surrounding land. The church bells rang out to the workers in the fields to denote the working hours; those same workers were usually buried in its consecrated ground, and the landowners and local nobility were memorialised

in the building. Consequently, the parish church was inextricably linked, functionally, visually, and spiritually with the small village in which it stood and with its surrounding agricultural land. Whilst the agricultural raison d'être of the village has declined, the visual and spiritual relationship persists.

- 4.30 As set out in my Section 3.0, the guidance in the Government's PPG with regard to the nature of 'setting', makes it clear that the way in which we experience an asset in its setting is influenced by, amongst other things, *"our understanding of the historic relationship between places (adding) for example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each"* (Paragraph: 013 Reference ID: 18a-013-20190723). Similarly, the Historic England guidance in GPA3 includes consideration of *"the asset's intangible associations with its surroundings, and patterns of use"* when assessing the contribution of setting to significance (paragraph 26).
- 4.31 The Appeal Site is open grassland surrounded by trees and hedges and, notwithstanding the presence of a stable building and some fences, retains its open, rural character. The guidance in GPA3 states that *"settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance"* (paragraph 9, page 4). That situation applies in this case.
- 4.32 Consequently, I consider that the historic functional relationship between Sproughton Hall, the Root Barn, the Tithe Barn and the Parish Church of All Saints and the Appeal Site makes a very important contribution to the significance that the open agricultural setting contributes to the heritage assets.
- 4.33 The Guidance provided by Historic England in its GPA3 also makes it clear that views can contribute to understanding the significance of a heritage asset and that such views include *"those where town- or village-scape reveals views with unplanned or unintended beauty"* and *"those with historical associations"* and that such views can be *"static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset"* (paragraph 10). GPA3 stresses the importance of assessing the way heritage assets are experienced when assessing their significance and lists *"surrounding landscape or townscape character"* as the first potential attribute on its 'Step 2 Assessment Checklist'. *"Land use"* is also listed, as is *"rarity of comparable survivals of setting"* (page 11).
- 4.34 There are fine views towards the group of listed buildings, focusing on the Root Barn and the tower of the Parish Church, from both within the Appeal Site and from positions on Bramford Road. Plate 15 illustrates the contribution of the

open, rural landscape setting to the significance of all four listed buildings from a position within the Appeal Site. Plate 16 illustrates those attributes from a publically accessible point on Bramford Road. The views illustrate the “*unplanned or unintended beauty*” and the “*historical associations*” referred to in GPA3. The Appellant’s HIA acknowledges that the view from Bramford Road looking south-east across the Site is an attractive one, when approaching the village from the north (paragraph 2.31).

- 4.35 Plate 17 illustrates a view towards the Root Barn, the Tithe Barn and the Parish Church of All Saints from a position within the area intended as a formal square within the proposed development. The photograph illustrates the informal rural character of the existing setting.
- 4.36 Plate 18 illustrates a view towards the Appeal Site from Lower Street, past the Tithe Barn and the Root Barn. The open, rural landscape setting of the listed buildings is apparent from a well-used community location, due to the presence of the sports facility in the Tithe Barn and the local community shop, which is attached to the Tithe Barn. The open, rural character of the setting becomes more apparent from positions further into the Site, in the vicinity of the car-park that serves the community shop (see Plate 19).
- 4.37 The fact that so much of the surrounding farmland and countryside setting of Sproughton has been lost to development since the 1950s, gives the surviving tract of open grassland that forms the Appeal Site the attribute of rarity, as referred to in GPA3. This adds to its contribution made by the surviving farmland that encompasses the Appeal Site to the significance of the heritage assets in question. It should be noted that Sproughton Hall, the Root Barn and the Parish Church of All Saints were all first listed in February 1955, prior to the suburbanisation of the southern side of the traditional village and hence with a more extensive rural, open countryside setting (see Appendix B).

The Appellant’s assessment of the contribution of setting to significance

- 4.38 I have already referred to the erroneous claim made by the Appellant in the submitted HIA that the Appeal Site did not have a historic functional relationship with Sproughton Hall and its listed farmbuildings. This reflects inadequate research and a failure to apply the approach to understanding the contribution of setting to significance advocated in the PPG and GPA3.
- 4.39 The Appellant’s HIA contains a plan (Figure 7) that purports to map the settings of the listed buildings that could be affected. The mapped settings conveniently exclude the majority of the Appeal Site. The mapped areas appear to be based wholly on visual setting, notwithstanding acknowledgement of the importance of other considerations earlier in the HIA (paragraphs 2.23-2.26). The

Council's Heritage and Design Officer made specific criticism of the restricted mapped settings included in the HIA, stating in his 3 April 2019 response (see copy at Appendix H) that *"the overlapping settings of some of the assets are informed by their historical and communal relationships"* and pointing out that *"neither the church, the former Old Rectory (listed as 1-4 Church Close) nor Sproughton Hall feature settings which overlap with each other, which clearly implies they had no historic or communal relationship in history – which is hardly credible"*. He concluded that *"the information contained within the HIA is questionable, and cannot satisfactorily be relied upon to form a justification for a development"*. The Heritage and Design Officer went further in his comments dated 25 February 2020, stating *"the HIA, which was revised in December 2019, continues to employ very carefully mapped settings to each of the assets which I continue to consider misleading. By carefully defining a setting to avoid particular buildings is at best contrived"*.

- 4.40 I agree with the Heritage and Design Officer's criticisms. With specific regard to the setting of Sproughton Hall indicated in the Appellant's HIA, Figure 7, I would point out that the suggested boundary bisects the Root Barn and the curved stable building and includes only a minimal portion of the Appeal Site. My evidence above shows the former farm buildings and the Appeal Site to be closely historically and functionally associated with Sproughton Hall. The suggested boundary of the setting of Sproughton Hall in the HIA is illogical and without foundation. With regard to the Parish Church, the suggested boundary indicated on Figure 7 of the HIA is based on a single view from a public viewpoint on Bramford Road. GPA3 makes clear that *"the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way"*, as pointed out in my paragraph 3.20 above. Consequently, all views of the Parish Church from within the Appeal Site should be included within its setting. In my view, the defined setting in the HIA is incorrect on the basis solely of consideration of visual appreciation of the asset. A correct understanding of setting, embracing visual appreciation together with the historical functional and communal relationship, would have included the whole Appeal Site within the setting of the listed buildings in question.
- 4.41 Consequently, I consider that the Appellant's submitted HIA makes a wholly inadequate assessment of the contribution the setting of the heritage assets in question makes to their heritage significance.



Plate 12: The separate paddock at the southern end of the Appeal Site, looking westwards up the slope



Plate 13: The main open grassed part of the Appeal Site, seen from the northern end looking towards the buildings that line Lower Street. The site slopes downwards from right to left.



Plate 14: View southwards over the Appeal Site from its eastern edge, in the vicinity of Sroughton Hall and its former farmbuildings



Plate 15: View towards Sroughton Hall, the Root Barn, the Tithe Barn and the Parish Church of All Saints from within the Appeal Site



Plate 16: View across the Appeal Site towards Sroughton Hall, the Root Barn, the Tithe Barn and the Parish Church of All Saints from Bramford Road



Plate 17: View towards the Root Barn, the Tithe Barn and the Parish Church of All Saints from within the area proposed as a formal square within the proposed development



Plate 18: View towards the Appeal Site from Lower Street, past the Tithe Barn (foreground, right) and the Root Barn (middle-ground, right)



Plate 19: View towards the Appeal Site from the community shop car-park access, past the Root Barn (foreground, right)

Step 3: Assessment of the effect of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

The proposed development

- 4.42 The proposal is for a development of forty-nine dwellings arranged around a network of culs-de-sac, with a single vehicular access to Bramford Road. Widening of Bramford Road is proposed in the vicinity of the proposed access, to provide a central right-turn lane for northbound traffic turning into the site.
- 4.43 Two separate footpath points of access to Bramford Road are proposed at the northern and southern ends of the western Appeal Site boundary, the southern one utilising an existing access between two existing residential properties. The proposed site layout shows these leading to a footpath that runs along the eastern margin of the Appeal Site.
- 4.44 Single-storey dwellings are proposed at the southern end of the site, bordering the existing rear gardens of properties on Lower Street and Bramford Road. The remainder of the proposed dwellings are mostly two-storey in scale, with a limited amount of one-and-a-half storey forms. A notably bulkier building at the northern end would provide one-bedroomed apartments. Other proposed dwellings would provide two, three and four-bedroom homes. The larger proposed dwellings are proposed to have a garage and one or two parking spaces. The smaller units are proposed to have open, surfaced parking spaces.
- 4.45 Northern and eastern parts of the site are left open on the proposed layout. The northern end of the site is sterilized by overhead electricity cables that cross the site. The open area narrows in the central zone of the eastern margin. At the southern end, close to Sproughton Hall, a formal near-square open area is proposed, bordered by a footpath and formally arranged trees. It should be noted that the submitted 'Indicative Landscape Plan' shows a different formal arrangement, with a diagonal footpath across the space.
- 4.46 At the south-east corner, the existing car-parking area accessed from Lower Street that serves the village community shop is shown as retained and connected to the proposed site footpath network.

The impact of the proposed development on significance

- 4.47 The proposed residential development would completely alter the character and appearance of the Appeal Site from a rural, open tract of grassland to a suburban scene, made up of detached dwellings with domestic-scale garden planting, vehicular highways, footpaths running through awkwardly-shaped open areas, and an incongruous formal 'square' adjacent to Sproughton Hall and the Root Barn. This would have a permanent and irreversible harmful impact on the ability to appreciate the significance of the grade II listed Sproughton Hall, the Root Barn, the Tithe Barn and the grade II* listed Parish Church of All Saints as a group of rural buildings in a rural setting.
- 4.48 The impact of the proposed change is illustrated in the Appellant's submitted 'Perspective Plan' (drawing SPR3-007), which provides a 3-D view of the southern part of the proposed housing estate together with the Tithe Barn, Root Barn, Sproughton Hall and the Sproughton Hall farmbuildings (see copy at Figure 1 below). Notwithstanding the inaccurate representation of the scale, form and appearance of the existing buildings, the drawing makes the nature of the proposed change clear.
- 4.49 As explained above, the Appeal Site provides an associated open, rural setting for Sproughton Hall, the Root Barn, the Tithe Barn and the Parish Church of All Saints, which form a historic village group. The proposal would destroy the rural setting of the group and replace it with a suburban one, with a heavily engineered access. The proposed change to the setting of the listed buildings would be irreversible. Sproughton Hall, the Root Barn, the Tithe Barn and the Parish Church of All Saints would no longer be able to be appreciated with or from an open, rural setting made up of closely associated former farmland.
- 4.50 The Historic England guidance in GPA3 makes it clear that a key function of the setting of a heritage asset is to allow its significance to be appreciated (paragraph 2, page1), in line with the NPPF definition of setting, which states that "*elements of a setting ... may affect the ability to appreciate that significance*" (Annex 2: Glossary page 71). In my view, the ability to appreciate the significance of Sproughton Hall, the Root Barn, the Tithe Barn and the Parish Church of All Saints as a group of inter-related rural buildings in a rural setting would be seriously impaired by the proposed development of the Appeal Site and its consequent change to suburban character. The historical association between the group of rural buildings and the closely associated former farmland that comprises the Appeal Site would be destroyed.
- 4.51 The Historic England guidance in GPA3 also notes that "*proximity to the asset*" is an important consideration, when assessing impact in Step 3 (checklist, page 14). The Appeal Site is located immediately adjacent to Sproughton Hall, the

Root Barn and the Tithe Barn, whilst the Parish Church of All Saints stands a short distance to the south-east. The Appellant's Perspective Plan included as Figure 1 below, illustrates the close proximity of the proposal.

- 4.52 The Historic England guidance in GPA3 further notes that *“negative change could include severing the last link between an asset and its original setting”* (paragraph 9, page 4). In its checklist of potential attributes to consider when carrying out Step 3, GPA3 advises that the degree to which location will physically or visually isolate an asset should be considered (checklist, page 13). As I have explained under Step 2 above, since the 1960s, an extensive swathe of suburban development has been grafted on to the south side of the historic rural village of Sproughton, infilling the former open countryside between the High Street and the River Gipping. The Council has recently resolved to approve residential development of the open land on the western side of Bramford Road, adjoining the Appeal Site. Some open countryside associated with Sproughton Hall survives on the eastern side of the River Gipping. Nevertheless, I consider that the proposed development would sever the last direct link between the Sproughton Hall farm group and its original setting and would leave the farm group, together with the Tithe Barn and The Parish Church, physically and visually isolated from its historic rural setting.
- 4.53 In carrying out Step 3, a further key point in the GPA3 guidance is to consider the *“permanence”* of the proposal (paragraph 33, page 12), together with changes to ownership arrangements, including fragmentation (checklist, page 13). The existing single ownership of the Appeal Site would be fragmented into a multitude of separate domestic ownerships, together with separate ownerships for highways and open areas. There would be no reasonable prospect of ever returning the site to an open field. Consequently, the proposal would be permanent and completely irreversible.
- 4.54 With specific regard to views, existing views of the listed buildings from Bramford Road (see Plate 16) would be completely obscured by the proposed development, with the possible exception of a view from the proposed access point, through the proposed development. The view from the proposed Bramford Road site access would be transformed from one of an attractive pastoral scene into a channeled view through a housing estate from an engineered traffic intersection. Many of the multitude of views of the listed buildings from within the Appeal Site would be obscured. Others would be transformed from views across a rural setting to views from or through a suburban housing estate.
- 4.55 The historic village of Sproughton is announced to people travelling southwards by glimpses of the tower of the Parish Church from Bramford Road.

Not only would these attractive glimpses be obscured or diminished, the rural approach along Bramford Road would be transformed by a substantial widening of the road, to accommodate a staggered crossroads, incorporating right-turning lanes and the associated signs and highway furniture. A more substantial and complex junction than the one proposed in the application plans would be necessary, due to the recent approval of a residential development on the western side of Bramford Road that requires an access in this area. I am advised that the highway adaptation necessary to satisfy highway authority requirements for safe access to developments on both sides of Bramford Road would require right-turning lanes in both directions, as indicated in the Appellant's submitted Transport Assessment. This would introduce an incongruous feature into the setting of the listed buildings.

- 4.56 Finally, the existing views northwards from Lower Street and from the area around the community shop adjoining the tithe barn (see Plates 18 and 19), together with the views from the Sproughton Hall former farm group (see Plate 14), would be irreversibly harmed by the transformation of a view of an incongruous suburban housing estate.



Figure1: The Appellant's submitted Perspective Plan (drawing SPR3-007)

The Appellant's assessment of impact

- 4.57 The Appellant's assessment of impact in the HIA is based on a formulaic, matrix-based method. The advice in GPA3 (page 8) in relation to such sensitivity matrices and other similar assessment techniques is that:

"Whilst these may assist analysis to some degree, as setting and views are matters of qualitative and expert judgement, they cannot provide a systematic answer. Historic England recommends that, when submitted as part of a Design and Access Statement, Environmental Statement or evidence to a Public Inquiry, technical analyses of this type should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them".

- 4.58 The HIA conclusion that the proposal would have a 'negligible impact' on the significance of Sproughton Hall is hardly credible. Levels of impact are defined in a table at paragraph 3.9 of the Appellant's HIA. 'Negligible impact' is defined as a *"barely discernible change in baseline conditions"*. 'Medium adverse impact' is defined as:

"moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised".

My evidence shows that the suburbanisation of this closely associated tract of open grassland would have that result. The HIA conclusion of 'negligible impact' is founded on a flawed understanding of the setting of Sproughton Hall, takes no account of the fact that its surviving former farm buildings constitute part of the listed building, that its setting embraces the listed Root Barn as a key part of the former farm group, or that the whole of the Appeal Site is within its setting, and fails to apply its own definition of impact.

- 4.59 The magnificent Tithe Barn is a particularly fine and rare example of its type. The HIA methodology defines grade II listed buildings of exceptional quality as 'high significance'. A correct understanding that its setting, embraces the Appeal Site would have resulted in a conclusion of at least 'medium impact', which includes *"substantially intrusive into the setting and/or would adversely impact upon the context of the asset"* in the definition of 'medium' at paragraph 3.9 of the Appellant's HIA.

- 4.60 A similar impact of ‘minor adverse’ is ascribed to the Root Barn, the HIA definition of which includes *“change to the setting would not be overly intrusive or overly diminish the context”* and that *“the assets ... setting is damaged but understanding and appreciation would only be diminished not compromised”*. (paragraph 3.9). Again, in the light of my evidence, this is not a credible conclusion.
- 4.61 It is clear from the written commentary on impact in the HIA that, notwithstanding acknowledgement that *“elements of a setting ... may affect the ability to appreciate significance”* (paragraph 1.13) and that in addition to visual considerations *“the way in which we experience an asset in its setting is also influenced by our understanding of the historic relationship between places”* (paragraph 1.15), consideration was in fact only given to visual impact.
- 4.62 Nevertheless, the Appellant’s HIA does conclude that the impacts that it identifies would result in ‘less than substantial harm’ in NPPF terms (paragraph 4.50). The HIA considers that this would be *“at the lower end of this scale”* (paragraph 6.8). My evidence shows that there are significant shortcomings in the Appellant’s conclusion that the proposed development would result in such a low level of less than substantial harm.

The level of harm

- 4.63 Both parties are agreed that the level of harm that would be caused by the proposed development would not constitute ‘substantial harm’ in NPPF terms. The PPG advises that *“in general terms, substantial harm is a high test, so it may not arise in many cases”* (Paragraph: 018 Reference ID: 18a-018-20190723). By implication, the majority of cases of harm will fall within the range of ‘less than substantial harm’.
- 4.64 The Appellant’s HIA concludes that the less than substantial harm levels to the significance of the heritage assets (i.e. the listed buildings identified by the Council plus Walnut Cottage) would be at the lower end of the scale (paragraph 6.8). My evidence shows that this conclusion is based on a seriously flawed assessment and that the level of harm for the listed buildings identified by the Council would be much greater.
- 4.65 Given that the proposed development would irreversibly suburbanise and destroy a key area of open, rural setting of the listed buildings in question that provides a direct link with the historic rural functions of the listed buildings, I consider that there is a sound basis for the Council’s reference to *“a medium level of less than substantial harm”* to the significance of those buildings in its reason for refusal.

Step 4: Maximisation of enhancement and avoid or minimisation of harm

- 4.66 The Appellant was made aware of the harmful impact of development of the Appeal Site on the setting of listed buildings from the outset. The pre-application proposal on which the Council's opinion was sought proposed 67 dwellings. The Council's response drew particular attention to the need to address heritage issues. The planning application lodged in May 2018 reduced that number to 64 dwellings. Amended plans following discussions with the planning officers reduced the number of proposed dwellings to 54. The proposals were further reduced to 49 dwellings following the resolution of the Planning Committee to refuse the application. Whilst other considerations, including flooding were taken into account, the issue of impact of the setting of heritage assets was a major consideration in the series of amendments to the proposals. The changes made acknowledge a harmful aspect to the proposal, which has been identified in the Appellant's own HIA. However, the degree of harm was not properly identified in the HIA, nor was the fact that the amendments resulting in the finalised proposal for 49 dwellings did not address the fundamental incongruity of the proposal in the setting of the listed buildings in question.
- 4.67 The Appellant's HIA suggests that the harmful impact of the development would be mitigated in a number of ways. These draw attention to the open parts of the proposed layout, including what is described as an *"expansive, open setting for the closest designated heritage assets to the site (The Root Barn and Sroughton Hall)"* (paragraph 5.1). In my view, the proposed formal square indicated in the layout would be an alien suburban feature. The HIA at paragraph 4.21 states that *"this formal arrangement of buildings would create a pleasing sense of enclosure to this attractive open space"*. Whilst the proposal may well provide a pleasing space for the occupants of the proposed dwellings, the incongruous formal square would not, in my view, be appropriate in this location and would not mitigate for the loss of the open, rural setting of the listed buildings in question. It is not accurate to describe the open space as *"expansive"*.
- 4.68 The points put forward as mitigation refer to retention of *"longer distance views of the Root Barn, the Tithe Barn and Sroughton Hall from Bramford Road"*. However the existing views across open countryside providing a pastoral scene would be replaced with a single view through a suburban environment, so cannot be described as 'retained'. Other views from Bramford Road would be wholly obscured.

- 4.69 The mitigation points refer to “*sensitive detailed design and location of the buildings nearest to the closest designated heritage assets*” which is of no consequence if the buildings are inappropriate in principle.
- 4.70 The mitigation points refer to the use of high quality traditional materials, including slate and pantile. The proposed roofing materials specified in the submitted plans are Redland ‘Fenland’ interlocking concrete tiles and Eternit artificial slate. Concrete tiles soon fade in ultra violet light and are a clumsy substitute for a natural pantile. The proposed roofing materials are low-cost substitutes for high quality traditional materials and no benefit should be afforded to their proposed use.
- 4.71 The final mitigation point refers to “*retention of existing mature trees and hedgerows along the western boundary of the site, and within the site, to provide an appropriate rural setting for the proposed development at this edge of village location*”. The proposed access would require considerable opening up of the western boundary and the creation of a complex highway-engineered road junction. This would make a significant adverse change to the rural setting.

5.0 Summary Proof and Conclusions

- 5.1 My name is Roy Martin Lewis. I have been a member of the Royal Town Planning Institute (RTPI) since 1980 and the Institute of Historic Building Conservation (IHBC) since its formation in 1997. For the majority of the forty years I have practiced as a chartered town planner, I have specialised in planning matters relating to the historic environment.
- 5.2 My evidence is submitted on behalf of the local planning authority, Babergh District Council (BDC) and is restricted to matters relating to heritage and, in particular, to the impact of the proposal on the setting of listed buildings. It supports Babergh District Council's refusal of planning permission for the proposed development of forty-nine dwellings with new vehicular access from Bramford Road (B1113), associated parking, landscaping and open space on land on the east side of, Bramford Road, Sproughton, Suffolk.
- 5.3 In Section 3.0, I set out the relevant statutory duty, planning policies, and associated guidance, which must be taken into account in the determination of this appeal. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a statutory duty for a local planning authority, in considering whether to grant planning permission for development which affects a listed building or its setting, to *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*. The courts have established that 'preserving' in this context means doing no harm and that the decision maker must attribute 'considerable importance and weight' to any harm in the decision, in order to comply with the statutory duty.
- 5.4 The relevant development plan policies are Babergh Core Strategy & Policies (2014) Policy CS2, Policy CS11, and Policy CS15, together with Babergh Local Plan Alteration No.2 (2006) saved Policy CN06. Relevant national policies are set out in Chapter 16 of the National Planning Policy Framework (2019). Of particular relevance is paragraph 196 which states that *"... where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*.
- 5.5 My assessment of potential harm in Section 4.0 adheres closely to the process set out by Historic England in its publication Historic Environment Good Practice Advice in Planning Note 3 (GPA3): The Setting of Heritage Assets (2017).

- 5.6 My evidence relates specifically to the impact of the proposed development on the grade II listed Sproughton Hall, the Root Barn, the Tithe Barn and the grade II* listed Parish Church of All Saints. It shows that, contrary to claims made in the Appellant's submitted Heritage Impact Assessment (HIA) the listed buildings form a closely related historic group of rural village buildings and that the Appeal Site constitutes an important part of the setting of all of them. My evidence is confirmed by documentary evidence that shows that the Appeal Site was historically part of the farmland associated with a farm operated from Sproughton Hall.
- 5.7 My evidence in Section 4.0, shows that the proposed residential environment that would be created would have a permanent and irreversible harmful impact on the ability to appreciate the significance of the grade II listed Sproughton Hall, the Root Barn, the Tithe Barn and the grade II* listed Parish Church of All Saints as a group of rural buildings in a rural setting. The proposal would transform the rural setting of the group, replacing its rural character and appearance with a suburban one, with a heavily engineered access. The historical association between the group of rural buildings and the closely associated former farmland that comprises the Appeal Site would be destroyed. Furthermore, as a result of extensive later twentieth century suburban development on the south side of Sproughton, the proposed development would sever the last direct link between the Sproughton Hall farm group and its original setting and would leave the farm group, together with the Tithe Barn and The Parish Church, physically and visually isolated from its historic rural setting.
- 5.8 My evidence shows that views of the listed buildings in question from Bramford Road, from Lower Street, and from within the Appeal Site, would be either completely obscured by the proposed development or transformed from views across or to a rural setting into views from, to or through an incongruous suburban housing estate.
- 5.9 My evidence concludes that, notwithstanding the mitigation measures proposed, this incongruous proposal would result in, at the least, a medium level of less than substantial harm in NPPF terms to the significance and special interest of Sproughton Hall, the Root Barn, the Tithe Barn and the Parish Church of All Saints, as stated in the Council's reason for refusal. The harm that I have identified must be given considerable importance and weight in determining this appeal, in accordance with the statutory duty provided by Section 66 (1).
- 5.10 Furthermore, my evidence shows that the Appellant's conclusion in the submitted HIA, that the level of harm would be at the lower end of the scale of

less than substantial harm, is based on a flawed approach to assessment and that the conclusions in the HIA are not credible. I point out that the conclusions in the HIA fail to adhere to the methodology set out in that document.

- 5.11 Core Strategy Policy CS11 (Strategy for Development for Core and Hinterland Villages) requires development to be *“well designed and appropriate in size / scale, layout and character to its setting and to the village”*. My evidence shows that this would not be the case, due to the harmful effect on the key historic group of listed buildings at the heart of the village.
- 5.12 My evidence similarly shows that the proposal would be in conflict with the requirement of Core Strategy Policy CS15 (Implementing Sustainable Development in Babergh) that *“proposals for development must respect the local context and character of the different parts of the district ... and in particular, ... the scale and nature of the proposal, should ... respect heritage assets, important spaces and historic views”*.
- 5.13 Furthermore, my evidence shows that the proposed development would fail to satisfy the requirements of Saved Babergh Local Plan Policy CN06 that *“proposals for the sub-division of, or new work within the curtilage or setting of a listed building should:*
- *retain all elements, components, and features which form part of the building’s special interest and respect the original scale, form, design and purpose of the architectural unit;*
 - *not conceal features of importance or special interest;*
 - *be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting;*
 - *retain a curtilage area and/or setting which is appropriate to the listed building and the relationship with its surroundings;*
 - *use materials and components which are natural or handmade, and which complement or harmonise with those on the building and the area. This will include: lime plasters and lime mortars; natural clay or slate roofs; bricks; handmade timber windows and doors;*
 - *respect those features which contribute positively to the setting of a listed building including space, views from and to the building and historic layout”*.
- 5.14 Core Strategy Policies CS2 (Settlement Pattern Policy) and CS11 (Strategy for Development for Core and Hinterland Villages) allow for consideration to be given, in exceptional circumstances, to a proven justifiable need. The balance of any such need against the heritage harm I have identified is considered in the evidence of Mr Stroud and takes in to account the need to give the heritage

harm considerable importance and weight, in accordance with the Section 66 statutory duty.

- 5.15 My conclusion that the proposal would result in, at the least, a medium level of less than substantial harm engages the policy in paragraph 196 of the National Planning Policy Framework, that any harm to a designated heritage asset *“should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”*. This balance is considered in the evidence of Mr Stroud and takes in to account the need to give the heritage harm considerable importance and weight, in accordance with the Section 66 statutory duty.
- 5.16 With regard to NPPF paragraph 200, my evidence shows that the proposed development would not preserve, enhance or better reveal the significance of the grade II listed Sproughton Hall, the Root Barn, the Tithe Barn and the grade II* listed Parish Church of All Saints.

Appendix A: Plan of built heritage assets



Plan showing the location of relevant built heritage assets in context
(Submitted application plan ref. SPR3-004)

Appendix B: Statutory list entries

SPROUGHTON HALL

Overview

Heritage Category:
Listed Building
Grade:
II
List Entry Number:
1285915
Date first listed:
22-Feb-1955
Statutory Address:
SPROUGHTON HALL, LOWER STREET

This copy shows the entry on 11-Sep-2020 at 16:46:08.

Location

Statutory Address:
SPROUGHTON HALL, LOWER STREET

The building or site itself may lie within the boundary of more than one authority.

County:
Suffolk
District:
Babergh (District Authority)
Parish:
Sproughton
National Grid Reference:
TM 12418 45122

Details

TM 1245 SPROUGHTON LOWER STREET 5/45 Sproughton Hall 22.2.55 GV II House. Late C16 or early C17 and later. Timber framed, rendered, brick, plain tile roofs, the front range hipped. L plan. 2½ storey front range, 2 storey rear range. Cellars. 3 windows 2- and 3-light C20 timber cross casements. Central French window formerly the main entrance. 2 gabled casement dormers with shaped finials. External stepped brick stack to right hand gable, c1600 in English bond, and with tile-roofed link to main roof. Left hand return. Resited doorway. Door with 2 lower raised and fielded panels, the upper part glazed, in moulded doorcase with ramped cornice and between reeded pilasters. Timber porch with flat canopy on 2 fluted timber posts on tall square bases. Rear range. Large external brick stack in Flemish bond, c1700, on base of earlier brick stack. Added C17 one bay 2 storey dairy with first floor louvred window. Interior: Cellar of 2 two-bay cells beneath right hand front and part of rear range, both ceiled with horizontal joists, the front with bar stops, the rear with lamb's tongue stops to the main beams. C18 panelling, fireplace surround and flanking alcoves installed 1950's. Deep chamfered main beam and horizontal joists to rear range. Front range, clasped purlin roof. Rear, wind braced side purlin roof, much repaired.

Listing NGR: TM1241845122

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
277373
Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

BARN ABOUT 50 METRES SOUTH WEST OF SPROUGHTON HALL

Overview

Heritage Category:
Listed Building
Grade:
II
List Entry Number:
1351647
Date first listed:
22-Feb-1955
Statutory Address:
BARN ABOUT 50 METRES SOUTH WEST OF SPROUGHTON HALL, LOWER
STREET

This copy shows the entry on 11-Sep-2020 at 16:49:17.

Location

Statutory Address:
BARN ABOUT 50 METRES SOUTH WEST OF SPROUGHTON HALL, LOWER
STREET

The building or site itself may lie within the boundary of more than one authority.

County:
Suffolk
District:
Babergh (District Authority)
Parish:
Sproughton
National Grid Reference:
TM 12404 45072

Details

TM 1245 SPROUGHTON LOWER STREET 5/46 Barn about 50 metres south west of Sproughton Hall 22.2.55 GV II Barn, aligned north-south. C16. Timber framed, weatherboarded. Half-hipped thatched roof. Probably 5 bays with 3 to 4 bay barn and storeyed bay to north. West side. Large pair of doors. Small door and window to left hand bay. Halved braced frame with curved braces to the beams. Clasped purlin roof with one row of collars, and some wind braces.

Listing NGR: TM1240445072

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

277374

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

TITHE BARN

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1036926

Date first listed:

29-Jan-1988

Statutory Address:

TITHE BARN, LOWER STREET

This copy shows the entry on 11-Sep-2020 at 16:52:31.

Location

Statutory Address:

TITHE BARN, LOWER STREET

The building or site itself may lie within the boundary of more than one authority.

County:
Suffolk
District:
Babergh (District Authority)
Parish:
Sproughton
National Grid Reference:
TM 12429 45050

Details

TM 1245 SPROUGHTON LOWER STREET 5/44 Tithe Barn GV II Barn. C17 and C18.
Timber framed, weatherboarded, brick plinth, thatched roof half-hipped at east end. 8 bays with doorways to south and midstreys opposite to north. Some reused timber in the walls. Tie beams with straight braces and knees. 2 tier butt purlin roof. Barn restored by the parish 1985 and used as a sports hall.

Listing NGR: TM1242945050

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
277372
Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

CHURCH OF ALL SAINTS

Overview

Heritage Category:
Listed Building
Grade:
II*
List Entry Number:
1285956
Date first listed:
22-Feb-1955
Statutory Address:
CHURCH OF ALL SAINTS, CHURCH LANE

This copy shows the entry on 11-Sep-2020 at 16:54:27.

Location

Statutory Address:
CHURCH OF ALL SAINTS, CHURCH LANE

The building or site itself may lie within the boundary of more than one authority.

County:
Suffolk
District:
Babergh (District Authority)
Parish:
Sproughton
National Grid Reference:
TM 12515 45029

Details

TM 1245 SPROUGHTON CHURCH LANE 5/35 Church of All Saints 22.2.55 GV II* Parish Church. Early C14, later medieval, restored 1863-68 by Frederick Barnes of Ipswich and 1870 and 1884. Flint with stone dressings, glacial boulders in plinth and footings, tile roof. West tower, aisled nave, south porch, partly aisled chancel, north vestry. Square unbuttressed tower in 3 stages with embattled parapet. Restored 3-light west window with intersecting tracery. Single lights to north, south and west ringing chamber, with clock on north and south faces. Y-traceried bell openings, partly restored. 3 bay nave. South aisle has one 2-light Decorated window, much restored, one 3-light Perpendicular window, probably C19 or much restored. Similar Perpendicular style window to 1870 chancel aisle. 2-light windows with Geometric tracery to west and east walls of aisle, that to west c1300 much restored, that to east c1870. 3 2-light clerestorey windows of cusped Y-tracery. South doorway, early C14, 2 orders of filleted shafts with flat bases and moulded capitals, the arch in 3 orders of rolls, with fillets or keel. C19 door. South porch mainly C19 with diagonal buttresses, 3 centre arched entrance, 2 orders of shafts to each side, on early C14 bases. Doorway to chancel aisle, continuous moulding beneath hoodmould. North aisle. 2 2-light Y-tracery windows, early C14, restored. 2 3-light perpendicular windows that to east 1870, that to west restored. Blocked north doorway with continuous chamfered moulding. West aisle window, 2 lights of cusped Y-tracery, c1300 altered C19. Chancel C19 5-light Perpendicular style east window; above a small blocked lancet 3 light Perpendicular style south window. Diagonal buttresses. Interior: 3 bay north and south arcades, early C14, the western responds rebuilt C19. Quatrefoil piers, bases and moulded capitals, the 4 principal shafts filleted, the intermediate shafts with narrow fillet or keel. The arches of multiple moulded orders. Tower arch rebuilt C19. Chancel arch largely rebuilt C19. 4 centred rear arch to south doorway, north doorway blocked. Rear arches of decorated aisle windows have moulded hoods. South aisle piscina with cusped head beneath crocketed canopy. North aisle piscina beneath hoodmould, with octofoil drain. Nave roof. 6 bay arch braced hammer beam roof, restored 1867-8, each alternate bay with angels, moulded cornice, collars and purlins. C19 aisle roof. Chancel, enriched 1884. Squint to vestry, formerly a chapel. Doorway with continuous hollow chamfered moulding beneath similar hood, the stops in the form of cherubs. Double piscina with traceried head divided by a central Y-shaft, octofoil drain to left, and beneath canopy with worn figure stops. Stepped sedilia. C19 canted roof retaining medieval moulded cornice. Benches in chancel incorporate C15 poppyhead benchends. Octagonal font, C15, the panels mostly recut, with symbols of the Passion. Octagonal stem, each face a paired lancet with cusped head. Octagonal base. Monuments: to Mrs Bull, died 1634. Marble. A kneeling figure facing east supported by angels to each side holding drapes of canopy, contained within aedicule. The cornice carries an achievement between console brackets; to either side an obelisk finial, the apex a further achievement. The angels are

supported on pendant bosses, beneath which an inscribed apron with putto's head beneath To Edmund Beeston, died 1713, Mary his wife, d. 1724 and children. Stone rectangular lugged aedicule with urn finials to each side of achievement. To Revd Joseph Waite, Rector of the Parish in 1655. Rectangular marble monument with moulded cornice above eared architrave, to side of which a husked vertical moulding. Marble slab with inscription: Behold I come Rev 16.15, below encircled Chi Ro symbol, beneath it, skull bearing winged hourglass, over I Waite Job 14.14.

Listing NGR: TM1251545029

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

277363

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

1-4, Church Close

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1036923

Date first listed:

22-Feb-1955

Date of most recent amendment:

29-Jan-1988

Statutory Address:

1-4, Church Close, Church Lane

This copy shows the entry on 11-Sep-2020 at 16:57:13.

Location

Statutory Address:

1-4, Church Close, Church Lane

The building or site itself may lie within the boundary of more than one authority.

County:
Suffolk
District:
Babergh (District Authority)
Parish:
Sproughton
National Grid Reference:
TM1246144997

Details

TM 1245 and TM 1244 5/36 and 6/36

SPROUGHTON CHURCH LANE Church Close, Nos 1-4,

(formerly listed as Church Close)

22.2.55

GV II House, formerly the Old Rectory, divided into four houses and flats 1961. Late C15, C17, c1836. Timber framed, rendered, lined as ashlar, brick, some colourwashed, plain tile roofs. Complex plan, gable to road.

A long range, of late C15 end jettied range and jettied crosswing, C17 range, with early C19 wing at right angles, and wing to rear of c1836, partially on line with medieval crosswing. One and a half, two and two and a half storeys, cellars. Late C15 range. Three first floor leaded casements. Brick porch in Flemish bond, painted, parapet of c1836 reuses c1500 carved spandrels in arch. C20 door. Blocked doorway to left. Crosswing. Horned sash, and C19 door reset from rear of house, replacing C19 window. First floor three-light timber casement. C17 range. One and a half and two storeys, timber framed, encased in brick, rendered and lined as ashlar. Scattered fenestration of C19 and C20 casements and one horned sash. Three half-dormers with casements beneath carved bargeboards. One leaded casement. Two C20 doors, that to right beneath porch incorporating cusped brattishing in the gable, carved spandrels and tall octagonal crown post with moulded cap and base and two braces, probably from the earlier range and set up c1836. Painted brick two storey range to right, of scattered fenestration. Axial stacks of grouped polygonal shafts with moulded caps mostly C19 and later, including one between hall and crosswing, one to left of C17 range, one inserted in jettied roadside gable.

Rear: two first floor leaded casements, one an C18 cross casement, one as those to front. 1836 brick wing, two storeys. Three first floor leaded casements one probably early C18, reset.

Interior: late C15 range of two unequal bays, crosswing of two or three curtailed bays (now part of No 2). Mutilated crown post roof with one octagonal post with embattled cap, and longitudinal braces. Crosswing. Open truss with renewed braces, probably renewed c1836. 1836 stair of stick balusters, wreathed handrail, turned newel. Two six-panel doors with egg and dart moulding to raised and fielded panels. Cellar beneath crosswing and 1836 wing said to have early brickwork.

Roof not inspected but described from photograph.

Listing NGR: TM1254144987

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

277364

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

MILL HOUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1193955

Date first listed:

29-Jan-1988

Statutory Address:

MILL HOUSE, LOWER STREET

This copy shows the entry on 11-Sep-2020 at 16:59:56.

Location

Statutory Address:

MILL HOUSE, LOWER STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Suffolk

District:

Babergh (District Authority)

Parish:

Sproughton

National Grid Reference:

TM 12477 45079

Details

TM 1245 SPROUGHTON LOWER STREET 5/47 Mill House GV II House, formerly divided into cottages. Circa 1600, later C17, C19 and later. Timber framed, rendered, brick, some colourwashed. Marley tile roofs. Long 2 storey range with cellars, probably of 2 builds. Scattered fenestration, the ground floor mostly 3-light timber casements, the first floor metal casements. Part glazed 4-panel door under brick gabled porch, between this range and cross wing. Axial brick stack the roof line breaking at the stack. Taller 2 storey crosswing, the front timber framed encased in brick, early C19 when extended to rear. 3-light timber casement to ground and first floor, internally the ground floor window retains its sliding shutter. Left return. 2 sashes with glazing bars to each floor, some C20, all beneath segmental arches. Dentil course at eaves. Axial brick stack. Interior; some exposed frame with some reused timber. Large stack with inglenook fireplaces each side, one with faggot oven, chamfered bressummers and beams. Flat and square joists, some of pine.

Listing NGR: TM1247745079

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
277375
Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

MILL

Overview

Heritage Category:
Listed Building
Grade:
II
List Entry Number:
1036927
Date first listed:
29-Jan-1988
Statutory Address:
MILL, LOWER STREET

This copy shows the entry on 11-Sep-2020 at 17:01:06.

Location

Statutory Address:

MILL, LOWER STREET

The building or site itself may lie within the boundary of more than one authority.

County:
Suffolk
District:
Babergh (District Authority)
Parish:
Sproughton
National Grid Reference:
TM 12483 45102

Details

TM 1245 SPROUGHTON LOWER STREET 5/48 Mill GV II Watermill. Late C18. Red brick in Flemish bond, hipped glazed Black pantile roof. 4 storeys, 5 bays, the left and right bays having blind recessed brick panels beneath segmental arches. The 2nd and 4th bays have 12-light timber casements beneath similar arches. The central bay has a boarded door to the ground floor and first floor, that to ground floor beneath flat arch, and a 2 storey Lucum above. 4 round iron ties to 2nd and 3rd floors. Left hand return. Double boarded doors. 3 blind recessed brick panels. Ties to 1st, 2nd and 3rd floors. Rear. Arranged as the front elevation but the central bay is plain, without openings. Mill race beneath mill, fed through 2 brick arches beneath brick wall with stone parapet, set forward from the mill building. No internal fittings or machinery. Mill in use until 1947.

Listing NGR: TM1248345102

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
277376
Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

WALNUT COTTAGE

Overview

Heritage Category:
Listed Building
Grade:

II

List Entry Number:
1193937
Date first listed:
29-Jan-1988
Statutory Address:
WALNUT COTTAGE, 7, LOWER STREET

This copy shows the entry on 11-Sep-2020 at 17:02:58.

Location

Statutory Address:
WALNUT COTTAGE, 7, LOWER STREET

The building or site itself may lie within the boundary of more than one authority.

County:
Suffolk
District:
Babergh (District Authority)
Parish:
Sproughton
National Grid Reference:
TM 12307 45010

Details

TM 1245 SPROUGHTON LOWER STREET 5/43 No 7 (Walnut Cottage) GV II Cottage, formerly used as a bakery. Early to mid C16. Timber framed, rendered, the ground floor rear being colourwashed brick, stepped flint and rubble plinth, plaintile roof, gabled to road (south) gabled to north. 2 cells. 2 storeys. Offset internal brick stack. Large external brick stack against north wall, with brick oven. East elevation. Brick porch with double leaved boarded door leading to single boarded door. Ground floor and first floor 2 light timber casements. South gable wall. 2 ground floor casements, one C20, one first floor casement. Interior: Stairs against north-west wall of rear cell. Fireplace with early C19 reeded surround to front cell where also C18 cupboard doors. First floor 2 blocked diamond mullion windows with shutter grooves on east wall. 2 blocked windows thought to be the same on west wall. Arch braced open truss. No access to roof.

Listing NGR: TM1230745010

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
277371
Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

LOWER HOUSE AND THE STORES

Overview

Heritage Category:
Listed Building
Grade:
II
List Entry Number:
1036925
Date first listed:
29-Jan-1988
Statutory Address:
LOWER HOUSE AND THE STORES, LOWER STREET

This copy shows the entry on 11-Sep-2020 at 17:04:22.

Location

Statutory Address:
LOWER HOUSE AND THE STORES, LOWER STREET

The building or site itself may lie within the boundary of more than one authority.

County:
Suffolk
District:
Babergh (District Authority)
Parish:
Sproughton
National Grid Reference:
TM 12318 44992

Details

TM 1244 6/42

SPROUGHTON LOWER STREET Lower House and The Stores

GV II

House and shop. Early to mid C16, of two separate builds. Timber framed, rendered, plaintile roofs. 2 bay range forming shop and store, and 2 bay crosswing (Lower House). Late C19 shop front central glazed doors flanked by windows with glazing bars some of which are brass, all beneath cornice. 2 first floor horned sashes of 4 panes. Lower House. Door set back under Jetty exposing stud of framework. One ground and first floor 6-paned horned

sash. Interior: First floor of the stores has 2 front and one rear former diamond mullion windows with shutter grooves. 4-centre arched doorway formerly between the 2 builds now reset in C20 rear wing. Chamfered bridging joist across ground floor of crosswing. The stores said to have clasped purlin roof replacing crownpost roof of which tie beam and square post in gable survive. Crosswing has side purlin roof.

Listing NGR: TM1231844992

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

277370

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

2 AND 4, LOWER STREET

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1193924

Date first listed:

22-Feb-1955

Date of most recent amendment:

29-Jan-1988

Statutory Address:

2 AND 4, LOWER STREET

This copy shows the entry on 11-Sep-2020 at 17:05:32.

Location

Statutory Address:

2 AND 4, LOWER STREET

The building or site itself may lie within the boundary of more than one authority.

County:
Suffolk
District:
Babergh (District Authority)
Parish:
Sproughton
National Grid Reference:
TM1227644978

Details

TM 1244 6/41

SPROUGHTON LOWER STREET Nos 2 and 4

(formerly listed as 2 cottages 30 yards East of The Wild Man, on south side of road)

22.2.55 GV II

House, divided in two. C16 with C19 facade. Timber framed, rendered, plaintile roof. 2 storeys, continuous long wall jetty, lower C20 extensions to north and rear. Jetty has moulded bressummer supported on plain brackets. 2 C20 doors, that to No 4 beneath rectangular hoodmould. 2 ground floor small paned 2-light casements both beneath similar hoodmould. External gable end stacks Interior of No 2. Remains of diamond mullion windows with shutter grooves to ground and first floors. Chamfered beams with bar stops. Late C16 stack. Clasped purlin roof. Interior of No 4 not inspected.

Listing NGR: TM1227644978

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
277369
Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

THE WILD MAN

Overview

Heritage Category:
Listed Building

Grade:
II
List Entry Number:
1351646
Date first listed:
29-Jan-1988
Statutory Address:
THE WILD MAN, HIGH STREET

This copy shows the entry on 11-Sep-2020 at 17:06:25.

Location

Statutory Address:
THE WILD MAN, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:
Suffolk
District:
Babergh (District Authority)
Parish:
Sproughton
National Grid Reference:
TM 12239 44979

Details

TM 1244 SPROUGHTON HIGH STREET 6/40 The Wild Man GV II Public House. Early and later C16, altered, with extensive C20 additions, to rear. Timber framed, rendered, gabled tile roof. L plan, with former 2 bay hall and crosswing. 1½ storeys and cellar. 3 C20 timber casements. Off centre blocked doorway with 6 panel door beneath flat canopy on brackets. 3 dormer casements to left and right of 2 lights, that to centre of 3 lights. Inserted brick stacks to rear of ridge and in left hand return. Interior: Much of rear ground floor frame removed though main posts remain. Brick stack, much altered C20, with stair behind. To left of stack stop chamfered spinal beam and horizontal joists, to right the joists replaced or ceiled over. First floor frame partly exposed, particularly in the crosswing. Tall square crown post with slender braces and some smoke blackened rafters. Crosswing, tie beam with one straight and one cranked brace, similar cranked braces to closed truss, clasped purlin roof with some windbraces.

Listing NGR: TM1223944979

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
277368
Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Appendix C: Sale Particulars, 1944

By Direction of the Executors of Herbert Wilberforce Mason, deceased.

SPROUGHTON MANOR ESTATE

Near IPSWICH, SUFFOLK

FOR SALE BY AUCTION

At the CROWN AND ANCHOR HOTEL, IPSWICH

On WEDNESDAY, SEPTEMBER 27th, 1944

at 3 p.m.

Solicitors :

Messrs. JOSSELYN & SONS, 10, Queen Street, Ipswich

Auctioneers :

Messrs. SPURLINGS & HEMPSON, 26, Princes Street, Ipswich

GENERAL REMARKS

THE SPROUGHTON MANOR ESTATE comprises a well-built Georgian Country Residence standing in a commanding, yet secluded, situation, overlooking the prettily wooded valley of the River Gipping, together with Parks, Farms and small properties with a total area of 238 acres.

The Residence and surrounding agricultural land (Lots 1 and 2) will first be offered together, forming a compact small Estate; if not sold the property will then be offered as lotted.

THE LAND extends almost to the Borough boundary of Ipswich, and there are long frontages to good roads which offer prospect of future development. Stone and Gravel Pits are being worked on land close to the Eastern Boundary of the Estate, and it is probable that the veins extend under this property. The Property also abuts on the L.N.E.R. Main Line and, when the Ipswich Beet Sugar Factory Siding was built, a right of access to the Railway was reserved.

THE RESIDENCE was for many years the home of the late Herbert W. Mason, Esq., J.P., and the property comes into the market owing to his demise.

THE PROPERTY is freehold, subject to Tithe Redemption Annuities which have been informally apportioned for the purpose of Sale, and it is sold subject to all rights of way, easements and wayleaves.

TENANCIES. The major portion of the land is let to one tenant, who has been given notice to quit on October 11th, 1945, and has agreed to waive any rights he may have under war-time legislation to continue his tenancy, on the condition that one year's rent is paid for disturbance and the usual Tenant-right Valuation without deduction for dilapidations (if any) is paid; the remaining tenancies are as stated in the respective Lots.

PLANS. A Plan taken from the six-inch Ordnance Survey is attached to these Particulars and, although it is believed to be correct, its accuracy is not guaranteed; a larger scale Plan may be seen at the Offices of the Solicitors or of the Auctioneers.

Lots 1 and 2 will first be offered together, and if not sold then in the following Lots.

LOT 1

(Coloured Brown on Plan)

A WELL-BUILT GEORGIAN

COUNTRY RESIDENCE

known as

SPROUGHTON MANOR

with

PARKS, PLANTATIONS, TWO COTTAGES and GROUNDS

extending to

76a. 2r. 38p.

Situated in the parishes of Sproughton and Bramford, Suffolk, within $2\frac{1}{2}$ miles of the centre of the County Town of Ipswich.

SPROUGHTON MANOR stands on high ground, well sheltered from the North and East in a secluded situation, with charming views of the Gipping Valley and well-wooded surrounding neighbourhood. The approach is by a Drive of about a quarter of a mile through a Park, with Lodge and Ornamental Brick Gateway at the entrance from the road and terminating in a gravel sweep in front of the House.

It is substantially built in white brick with a plain tiled roof, and contains :—

ON THE GROUND FLOOR

ENTRANCE AND INNER HALLS, 15ft. by 5ft. 6in. and 29ft. by 11ft., leading to

Four Reception Rooms, viz.,

STUDY, 17ft. by 14ft. 6in., with carved oak mantel.

DRAWING ROOM, 28ft. 6in. by 17ft. 6in., with glazed doors leading to a tiled Veranda overlooking the Park.

DINING ROOM, 25ft. by 17ft., with oak boarded floor, oak panelled dado and carved oak fireplace.

BILLIARDS ROOM, 28ft. 6in. by 17ft. 6in.

Tiled Corridor with Garden entrance leading to an Office and a Gentlemen's Cloakroom with two fixed basins and W.C.

ON THE FIRST FLOOR, approached by a broad main and secondary staircases, Landings and Corridors leading to

Six Principal Bed and Dressing Rooms

respectively 18ft. by 15ft., 18ft. by 13ft., 23ft. by 15ft., 19ft. 6in. by 18ft., and 18ft. by 17ft. 6in., and two Bathrooms, W.C. and Housemaid's Pantry.

ON THE SECOND FLOOR, approached by two staircases, Five Good Bedrooms respectively 23ft. 6in. by 15ft., 14ft. by 12ft. 6in., 23ft. by 15ft. 6in., 16ft. by 11ft. and 19ft. 6in. by 15ft. 6in.

THE DOMESTIC OFFICES comprise Kitchen with range, independent boiler for domestic water supply, shelving and cupboards; Scullery with range, sink and door to Yard; Servants' Hall; two Larders with slate shelves; Butler's Pantry with sink, shelving with glazed doors, cupboards. In Basement good Cellars. Outside a paved Yard with Coal and Wood Sheds, and W.C.

Central Heating. The principal Rooms are fitted with radiators heated by a "Brittania" boiler in an outside stoke hole.

Lighting by electricity from the Ipswich Corporation Mains.

Water from a well, pumped by electricity. Rain-water from a large collecting tank can also be pumped for domestic supply and water from the River for Garden use.

Drainage to a dead well with overflow into a ditch.

Garages for three cars, Stabling and Harness Room.

THE GARDENS

are inexpensive to maintain; they include Tennis and Croquet Lawns, Rose Garden and Herbaceous Borders and a large

WALLED GARDEN

with Vinery, 40ft. by 13ft. 6in., planted with eight vines; Forcing House; span-roof Greenhouse, 14ft. by 9ft., all heated; also Tool, Potting and other Sheds, Timber Store, Saw Shed and in the Plantations a timber-built Studio.

At the entrance to the Property there is a

LODGE COTTAGE

containing Parlour, Sitting Room, Kitchen and three Bedrooms, occupied by Mr. E. W. Briggs, a service tenant, and in the grounds a

GARDENER'S COTTAGE

containing Living Room, Kitchen, Scullery and three Bedrooms, occupied by Mr. C. Edwards, a service tenant.

On the North and East sides of the House there are about

TWENTY ACRES OF WOODS and PLANTATIONS

of Oak and other hardwoods interspersed with Conifers, many of the trees being of large girth and mature timber.

THE PARK

comprises about 35 acres of upland grass, part of which has been ploughed up during the war, and 17 acres of meadows bordering on the River Gipping.

The Property has a total area of

76a. 2r. 37p.

as shown in the following

SCHEDULE

(Ord. Survey, 1927 Edition)

					Acres.
Sproughton	364	House and Grounds	...	...	4.512
"	267a	Tennis Lawn	...	...	.418
"	363	Hazel Wood	...	...	17.998
Bramford	212	Do.	...	...	.413
Sproughton	235 Pt.	Plantation	...	...	.934
"	237	Lodge	...	...	.356
"	267	Park	...	...	35.344
"	362	Meadow	...	...	5.030
"	360	Do.	...	...	7.540
"	358	Do.	...	...	1.197
"	257	Do.	...	...	1.490
"	243	Do.	...	...	.584
"	238 Pt.	Do.	...	...	.915
					76.731 Acres.

Tenure : Freehold.

Tithe Redemption Annuities apportioned for the purpose of Sale :

Sproughton £15 9s. 5d. Bramford 7/4.

Land Tax : Paid 1944 on part of the property, £1 16s. 8d.; remainder redeemed.

Drainage Rate as assessed.

Timber. All the valuable Oak and other Timber—a proportion of which could be felled without spoiling the amenities of the property—is included in the Sale.

Fixtures. The fixed Electric Fittings, except the Billiards Table lights, are included in the Sale; the Purchaser shall pay the sum of £70 for the Linoleums, Curtain Fittings, Library Bookcase and similar matters, a schedule of which can be seen at the Auctioneers' Office before the Sale.

POSSESSION OF THE HOUSE AND GROUNDS WILL BE GIVEN ON COMPLETION.

The Lodge and Gardener's Cottage are occupied by Service tenants; the Park and Meadows are let with Sproughton Hall Farm to Mr. L. A. Hempson at an apportioned rent (including War increase) of £60 per annum; the Vendors have given and the tenant has accepted notice to terminate the tenancy on October 11th, 1945; the Purchaser will be required to pay one year's rent for disturbance and the usual Tenant-right Valuation (if any) without deduction or drawback. The Central Electricity Board pay 5/- per annum for one cable tower in the Plantations; they have also given notice of their intention to erect a cable tower in the S.W. corner of the Park.

NOTE as to Entrance from Sproughton Road.—The triangular piece of land with an oak tree at the entrance to the property has been in undisputed possession of the Vendors' Testator for a long period, and such rights as the Vendors have in it will be conveyed to the Purchaser.

LOT 2
(Coloured Blue on Plan)

A RESIDENTIAL FARM

known as

THE HALL FARM

Situated in the parishes of Sproughton and Bramford, adjoining Lot 1, comprising an

ATTRACTIVE HOUSE, LARGE AGRICULTURAL PREMISES

and

122a. 0r. 7p.

with long Frontages to the Ipswich and Bramford Roads with prospect of future development.

THE HOUSE, which has been sub-let as a Private Residence for many years, is approached by a short drive from Sproughton Street; it is brick, stud and plaster built with a tiled roof, and contains

ON THE GROUND FLOOR :

ENTRANCE HALL, 20ft. 9in. by 9ft. 3in.
DINING ROOM, 18ft. 3in. by 15ft. 6in., with polished oak floor.
DRAWING ROOM, 17ft. 6in. by 17ft. 3in.
MORNING ROOM with glazed doors leading to Garden.
KITCHEN with "Cookanheat" range.
SCULLERY, Pantry and Larder.
Lavatory and W.C.

ON THE FIRST FLOOR, approached by two staircases :

Landing, Five Bedrooms, Bathroom and W.C.

ON THE SECOND FLOOR : Attic Bedroom and Boxroom.

Cellar in Basement. Outside, various Sheds.

The Garden, which abuts on the River Gipping, is well stocked with Fruit Trees, and includes a Tennis Lawn.

THE AGRICULTURAL PREMISES

comprise a range of brick and tiled Buildings divided into Garage, Stabling and Granary; thatched Corn Barn, thatched Bullock Barn, tiled Stable and Bullock Boxes with Yards; range of Pig Courts and Loose Boxes with Yard; range of six Pigsties; timber and tiled Cart Lodge.

THE LAND

is a mixed soil, well suited for growing Sugar Beet, and extends to

122a. Or. 7p.

as shown in the following

SCHEDULE

(Ord. Survey, 1927 Edition)

					Acres.
Sproughton	244	House and Premises	...	...	2.044
"	242 Pt.	Premises	...	...	.033
"	245	Stackyard	...	...	.955
"	255 Pt.	Pasture and Arable	...	...	7.981
"	256	Pasture	...	...	1.799
"	357	Do.	...	...	1.566
Bramford	185	Do.	...	...	.229
Sproughton	233 Pt.	Do.	...	...	4.361
"	232 Pt.	Arable	...	...	24.205
"	258 Pt.	Do.	...	...	24.261
"	266	Do.	...	...	13.346
"	372 Pt.	Do.	...	...	16.881
"	370 Pt.	Do.	...	...	23.644
"	254 Pt.	Allotments	...	...	.741
					122.046 Acres

SUMMARY

					Acres.
Arable	...	...	...	...	106.337
Pasture	...	...	...	...	11.936
Sites, etc.	...	...	...	...	3.773
					122.046 Acres

Tenure : Freehold.

Title Redemption Annuities : Sproughton, £27 0s. 6d. Bramford, 4d.

Land Tax : Redeemed.

Drainage Rate as assessed.

Timber and Minerals are included in the Sale. O.S. 258 and other fields probably contain a large deposit of clean gravel shingle with easy access to the road.

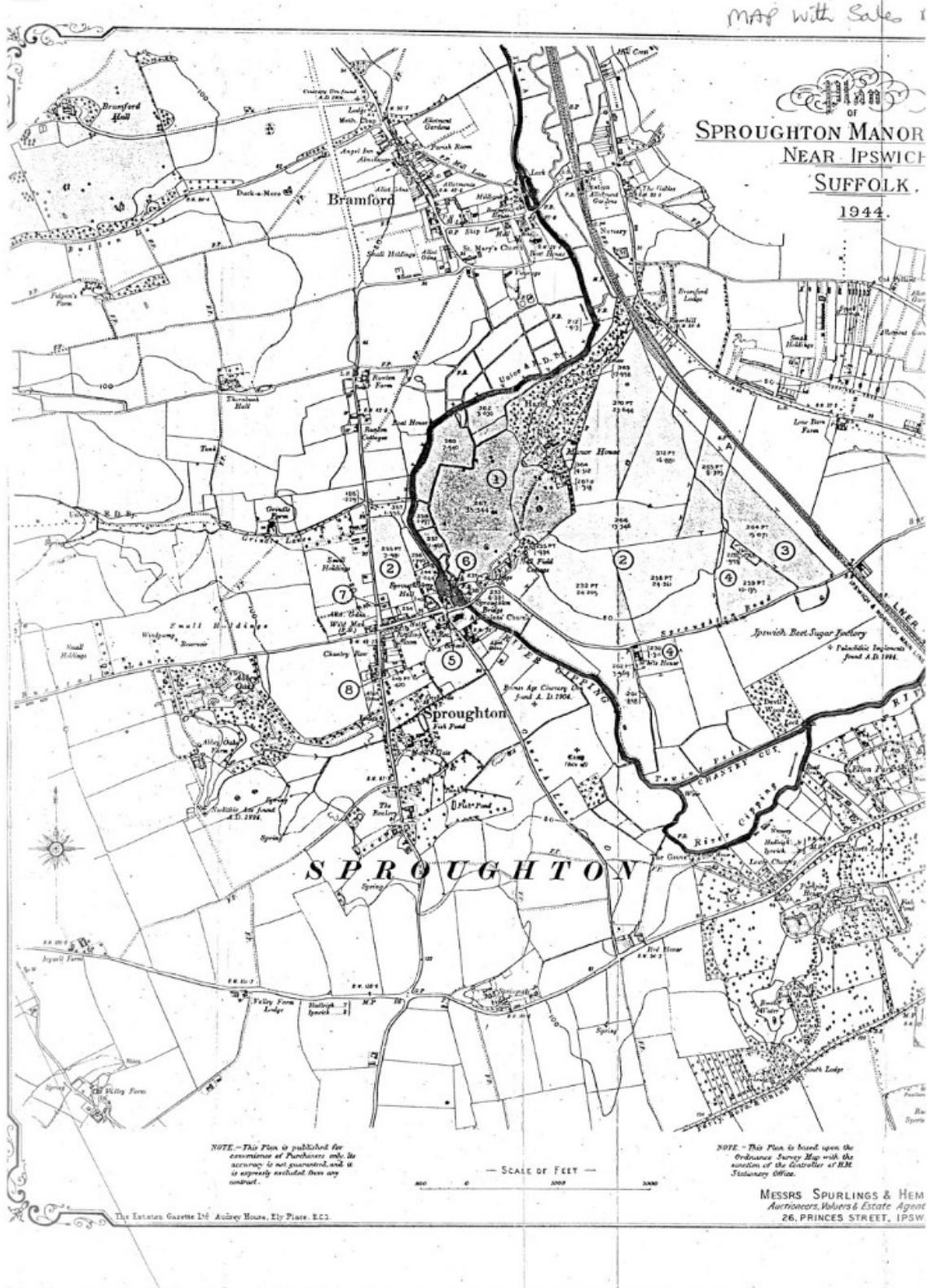
Frontages. There are Frontages of over 3,000 feet to the Ipswich Road and 1,000 feet to the Bramford Road.

Tenancies. The Farm is let on a customary yearly tenancy with other land to Mr. L. A. Hempson at an apportioned rent (including War increase) of £190 per annum, and the House is sub-let by him to Mr. F. W. Panter; the tenant has been given and has accepted a notice to terminate his tenancy on October 11th, 1945; the Purchaser will be required to pay one year's rent for disturbance and the Tenant-right Valuation according to the custom of Suffolk without deduction or drawback at the termination of the tenancy. The Allotments are let to various tenants at rentals amounting to £1 10s. 0d. per annum; the East Suffolk County Council pay 2/- per annum for a drain across O.S. 233; the Ipswich Corporation 2/- per annum for two poles at the Farm Premises, the G.P.O. 11/- per annum for various poles and the Central Electricity Board 10/- per annum for cable towers on O.S. 258 and 272. The property is therefore sold

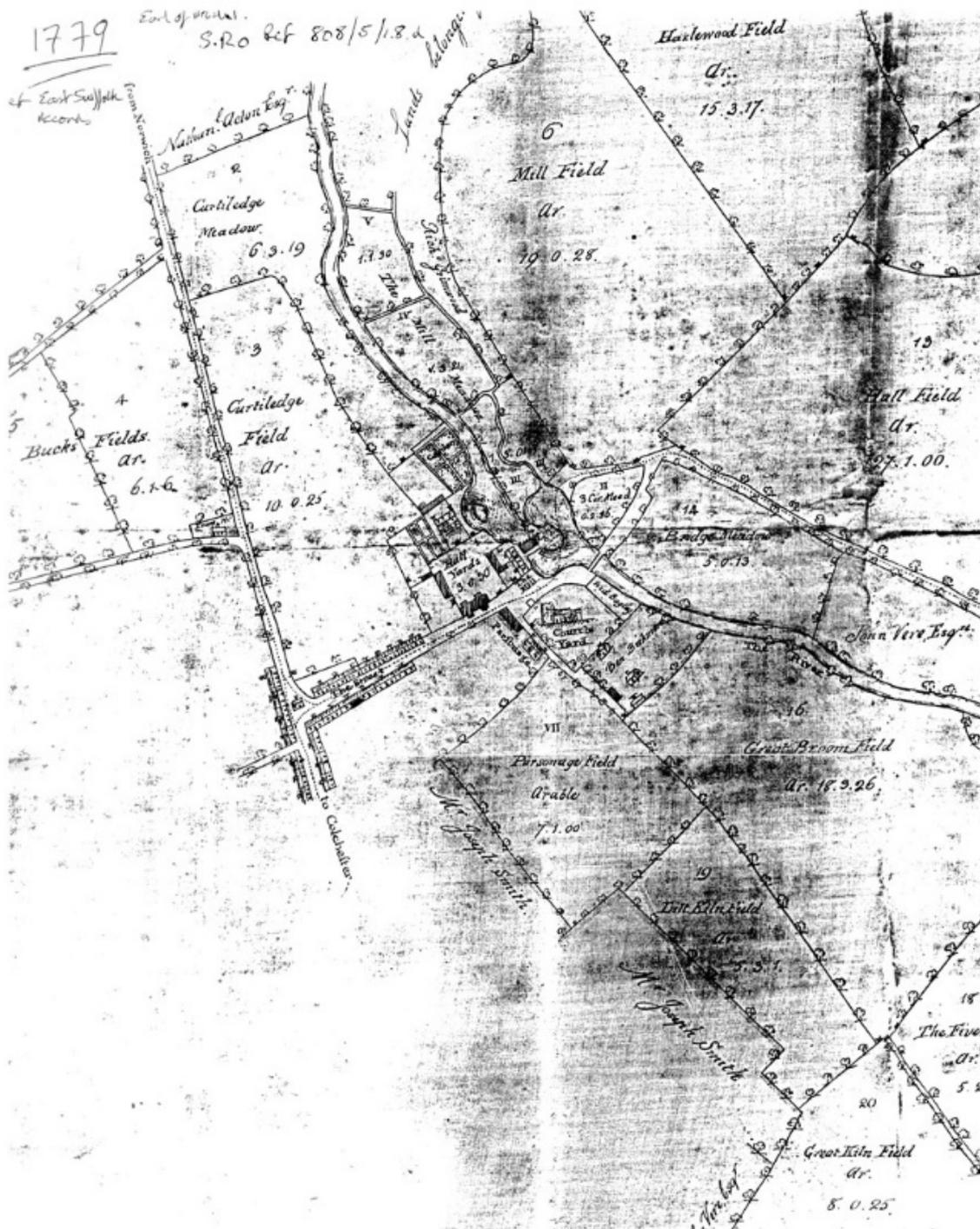
WITH POSSESSION ON OCTOBER 11th, 1945.

Fixtures and Fittings. The Electric Fittings in the House, the Electric Pump, Catch Pit, Piping and Tanks for the water supply to the agricultural buildings and the Wooden Mangers in the Bullock Shed are the property of the tenant; these and any other Tenant's Fixtures and Fittings are not included in the Sale.

Rights-of-Way. This Lot is sold subject to a Right-of-way for all purposes over the roadway between the points "A" and "B" for the owners and occupiers of Hall Field Cottage, and also in respect of the two acres of land (part of No. 232) lying to the East of such roadway.



Appendix D: 1779 Map



Source: Suffolk Records Office (ref. 808/5/1.8.d)

Appendix F: Altered Apportionment, 1898

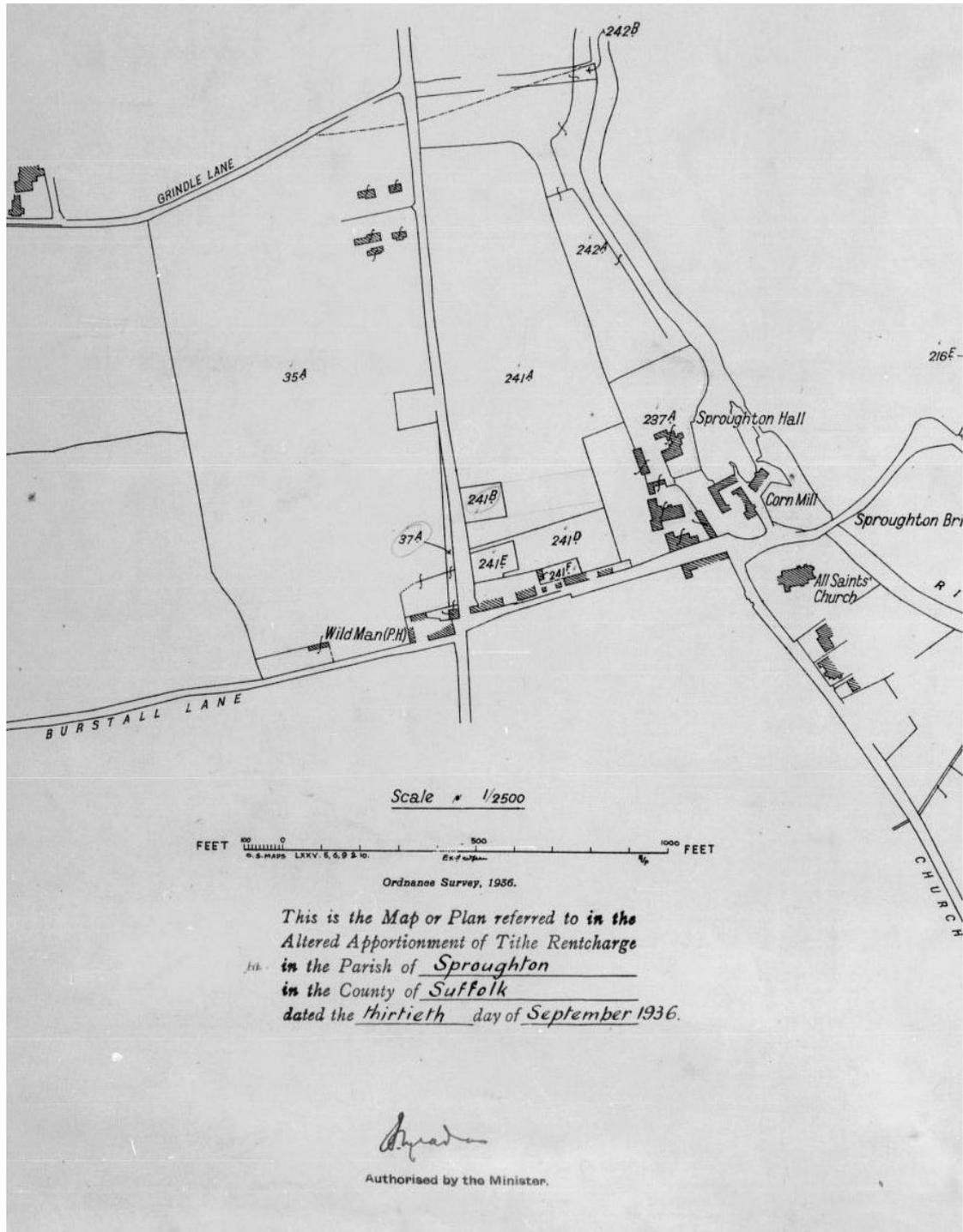
8

LANDOWNERS	OCCUPIERS	No. referring to Plan.	Name and Description of Land, Tenure, and Premises.	State of Cultivation.	Quantities in Statute Measure.	Rest Charge payable to Rector.
					A. R. P.	£ s. d.
Brought forward						
		183	Saw-pit Piece	Ara.	112 3 18	
		184	Old Garden	ditto	4 1 15	
Ranson, John (continued)	Morgan, George (continued)	186	Great Chinks Hill	ditto	5 1 37	
		188	Dove House Hill	ditto	5 2 37	
		100	Bow Field	ditto	10 1 12	
	Steward, Widow	155	Old Garden Meadow	Mea.	6 0 6	
					AA1	147 0 1 41 10 0
		283	Great Glebe	Ara.	20 1 14	
		292	Hassle Wood Coppice Underwood	Wood	14 1 20	
		217	Bridge Meadow	Mea.	5 0 13	
		250	Mill Field	Ara.	19 0 29	
		203	Stockings Corner Field	Mea.	2 2 24	
		215	Stockings ditto	Ara.	4 1 5	
		218	Hall Field	ditto	27 1 0	
		251	Hittle Wood Field	ditto	15 3 17	
		259	Hither Celts Close	ditto	19 2 30	
		261	Farther Celts Close	ditto	15 2 2	
		274	Ten Acres	ditto	10 2 4	
		275	Eight Acres	ditto	9 0 12	
		269	Little Glebe	ditto	6 1 28	
		276	Ten Acres	ditto	12 3 25	
		319	Nine Acre Meadow	Mea.	9 0 0	
		318	Piece in Great Broad Meadow	ditto	0 3 2	
		316	Ditto	ditto	1 0 19	
		314	Ditto	ditto	1 0 0	
		311	Ditto	ditto	1 2 7	
Smyth, Joseph Burch	Cooper, James	309	Ditto	ditto	0 2 8	
		307	Ditto	ditto	1 0 27	
		241	Cartlodge Field	Ara.	10 0 21	
		242	Cartlodge Meadow	Mea.	1 0 0	
			Ditto	ditto	3 0 15	
		85	Bucks Field	Ara.	12 1 32	
		87	By Wild Man	ditto	8 0 11	
		84		ditto	10 1 38	
		207	Great Kiln Field	ditto	8 0 25	
		186	Grove Field	ditto	7 1 4	
		186A	Grove and Plantation	Wood	1 0 8	
		192	In Locks Meadow	Mea.	0 0 33	
		194	In ditto	ditto	0 1 16	
		205	Little Broom Field	Ara.	8 1 11	
		206	Five Acres	ditto	5 2 25	
		213	Great Broom Field	ditto	15 3 0	
			Ditto	Mea.	0 2 26	
		237	Buildings and Ground	Mea.	3 0 30	
		191	Lock Meadow	Mea.	4 0 16	
					AA3	298 0 32 70 17 8
		243	Mill Meadow	Mea.	1 3 21	
		244	Ditto	ditto	1 1 30	
		235	Ditto	ditto	1 3 5	
		234	Three Corner Meadow	ditto	0 2 36	
		279	Meadow	ditto	1 0 1	
		281	Little Broad Meadow	ditto	1 2 10	
		282	First Meadow	ditto	5 2 9	
		286	Second Meadow	ditto	3 1 38	
		283	Five Acres	Ara.	5 0 5	
		285	Middle Field	ditto	4 1 36	
Carried forward						26 3 31

Altered apportionment, 1898

Source: National Archives, London (ref. IR 29/33/374)

Appendix G: Altered Apportionment, 1936



Altered Apportionment Map, 1936

Source: National Archives, London (ref. IR 33-374/AA/10-1)

Form No. 253/L.T. THE SECOND SCHEDULE.

11154. W/L 24779/124. 5/100. 2/100. W/L 2/100. Op. 875.

Landowners	Numbers referring to Plans of the previous Apportionments	Numbers referring to the Plan of this Altered Apportionment	Quantities in Statute Measure			Altered amount of Rentscharge apportioned upon the several lands and to whom payable															
			A.	R.	P.	Payable to Queen Anne's Bounty.			Payable to			Payable to									
						£	s.	d.	£	s.	d.	£	s.	d.							
British Sugar Corporation Limited.		261.E	2	1	21																
		S.273.B	1	2	9																
East Suffolk County Council.			3	3	30	1	-	-												N	
		34.A	13	3	11															L130	
		35.A	18	1	38																
			32	1	9	8	4	-													A 0.29
		37.A	-	-	38																
		241.B.	-	1	-																
Foster-Welhar (Spinster)			-	1	38	-	2	6												A O.A.I.	
		241.E	-	-	34	-	1	1												A	
Freeham, William.		203	2	2	24																
		215	4	1	5																
Hempson, L. A.		205	8	1	11																
		206	5	2	25																
Mason, H. W.			13	3	36	3	11	-												A 1/15328	
		261.D	16	3	21																
		S.274 ^a .	12	1	37																
		S.276	24	2	32																
		S.273D.	8	1	17																
		217	5	-	13																
		216.D	26	2	11																
		241.A	8	-	27																
		241.D	-	2	39																
		242.A	3	1	17																
Ridley, Henry		237.A	2	3	-																
			109	-	14	27	13	9												A O.A.6	
	319	9	-	-																	
	318	-	3	2																	
	316	1	-	19																	
	314	1	-	-																	
	Carried forward.		11	3	21																

Altered Apportionment, 1936
 Source: National Archives, London (ref. IR 33-374)

Appendix H: Comments of the Babergh DC Heritage & Design Officer, 3 April 2019

From: Jonathan Duck <Jonathan.Duck@baberghmidsuffolk.gov.uk>
Sent: 03 April 2019 16:52
To: Jo Hobbs <Jo.Hobbs@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Subject: DC/18/02010 Land East of Bramford Road, Sproughton

Hello Jo,

The Heritage Team remains unconvinced by the proposed amendments to the scheme at the above site. We appreciate that the number of dwellings has been reduced, and the open space has been created along the eastern edge of the site, but the development would still result in a serious imposition on the settings of various listed buildings – and the agents' Heritage Statement does not help justify the development. The convenient and very tightly defined settings used in the HIA allows for a development which jigsaws around these boundaries - but in the Heritage Team's view it does not overcome their initial concerns, as expressed in the email response to the previous submission, dated 9.8.2018, which continues to remain entirely pertinent.

Note is made that the previous zone of visual influence (ZVI) has been replaced with a map showing the 'indicative settings' on pg.20 of the Heritage Impact Assessment (HIA). This map has been produced with a range of defined boundaries depicting the 'indicative settings' of the listed buildings within the vicinity of the site. It is accepted that settings can be mapped in the context of an individual application, but the extent of the settings shown here, and their justifications, are very questionable. Para 2.32 of the HIA states that '*there are very limited views of some of these buildings from the entrances into the application site. The settings of these buildings are therefore largely limited to Lower Street and the public footpath along the east side of the river, and to a more limited extent, the southern end of Bramford Road.*' (*My italics*) Here is the suggestion that views equate to settings, which the map on pg.20 appears to imply. Para.4.29 reiterates the point. 'It could not be argued that its setting [Walnut Cottage] extends any significant distance into the application site as there are only very limited views of the cottage from very specific parts of the south-west corner of the site'.

The map also illustrates that neither the church, the former Old Rectory (listed as 1-4 Church Close) nor Sproughton Hall feature settings which overlap with each other, which clearly implies they had no historic or communal relationship in history – which is hardly credible. These buildings traditionally formed the centre of many Suffolk villages and for an assessment to suggest their settings do not overlap (except, interestingly, in the case of 1-4 Church Close, whose setting includes the west tower of the church and the western half of the south porch) is an extremely spurious basis on which to inform and develop a housing scheme. In amplifying the point, the Grade II listed Tithe Barn, located centrally between the Church, the Hall and the Rectory – and traditionally built and maintained by the Church and the manor house (which might appear in this instance to be Sproughton Hall, or its predecessor), has been included within the setting of the church simply by virtue of the fact that it would have proven too contrived to have omitted it from its setting. Furthermore, the south front of Sproughton Hall faces down its own drive towards the Church, whilst the Old Rectory is located immediately adjacent to the church grounds. How can the settings of these important buildings NOT overlap and contribute to the significance of each other and the various other assets within the centre of the village? The question of definition extends to the northern extent of the boundaries of the assets in the north and west. How have these particular boundaries been arrived at?

HE Guidance 'The Setting of Heritage Assets' (2nd edition) states that the setting of a heritage asset is the surroundings in which it can be experienced. Therefore, while views can be, and usually are

important, they are not necessarily the only aspect of a setting which contributes to its significance. Indeed, HE lists a range of aspects both concerning the physical surroundings and the experiences of an asset that might contribute to its significance. Certainly in the instances raised here the Heritage Team consider the overlapping settings of some of the assets are informed by their historical and communal relationships as much as their formal, physical relationships and their use of materials.

These issues of setting have been addressed to support the Heritage Team's view that the information contained within the HIA is questionable, and cannot satisfactorily be relied upon to form a justification for a development - if it is to be properly sustainable in terms of the NPPF (which requires the 'environmental objective' of protecting the historic built environment to be met).

In regard specifically to the proposed layout, three views across the development land towards the Church have been identified, and at para. 4.45 of the HIA it states that 'the retention of these views would help to preserve the context and extended setting of the church as a key landmark building identifying the historic core of the village from the north-west'. The Heritage Team is not convinced that in manufacturing specific views which are currently broadly available to those moving along Bramford Road, could it be argued that the 'extended setting' of the Church is preserved. Furthermore, at para. 5.1 it states that the impact of the proposed development would be mitigated through 'providing an appropriate, expansive, open setting for the closest designated heritage asset to the site (The Root Barn), which will help to preserve the immediate setting of this building, and retaining longer distance views of the Root Barn, the Tithe Barn and Sproughton Hall from Bramford Road (at the entrance to the proposed development and from the proposed open space)'. This is questionable. How can reducing notably the open land to a sliver of open space along its eastern edge be considered either to provide an appropriate or expansive setting to the Root Barn?

In conclusion therefore, whilst it is acknowledged that the development is less harmful to the significance of the various assets than it was previously, the Heritage Team considers the development would harm the settings of the Hall, the Root Barn, the Tithe Barn and the Church. The development is therefore contrary to the requirements of the P(LBCA)A1990, the NPPF and the policies within the Local Plan. In terms of the NPPF the development would cause a *medium level of less than substantial harm* - and it is for these reasons the Heritage Team does not support the development.

Please see previous comments for suggestions for overcoming Heritage Team concerns.

Joff

Dr Jonathan Duck BSc (Hons) MSc PgDip IHBC FRSA

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Please note: I do not work on Fridays

Appendix J: Comments of the Babergh DC Heritage & Design Officer, 25 Feb 2020

From: Jonathan Duck <Jonathan.Duck@babberghmidsuffolk.gov.uk>

Sent: 25 February 2020 16:19

To: Jo Hobbs <Jo.Hobbs@babberghmidsuffolk.gov.uk>



Hello Jo,

This application relates to the proposed erection of 49 dwellings with vehicular access from the Bramford Road (B1113). A revised scheme has been submitted which appears to reduce slightly the area of development in such close proximity to the heritage assets which were identified previously by the Heritage Team and by the applicant's Heritage Impact Assessment (HIA). The applicants have submitted a map highlighting the assets.

I note however that the HIA, which was revised in December 2019, continues to employ very carefully mapped settings to each of the assets which I continue to consider misleading. By carefully defining a setting to avoid particular buildings is at best extremely contrived. *Please refer to my previous comments, dated 9.8.2018 and 3.4.2019, which remain entirely pertinent.*

It is my view that the settings of all the assets identified 'nest'. The parish church, nos 1-4 Church Close (formerly the Old Rectory), Sproughton Hall, the tithe barn, the root barn, the corn mill and Mill House overlap, as they do in many villages. Their closely interlinked uses and the cultural identity that their uses generated through several centuries have resulted in a group of buildings that notably amplify the significance of the entire area around them.

In conclusion therefore, I consider the development would harm the settings of the Hall, the Root Barn, the Tithe Barn and the Church. The development is therefore contrary to the requirements of the P(LBCA)A1990, the NPPF and the policies within the Local Plan. In terms of the NPPF the development would result in a *medium level of less than substantial harm* - and it is for these reasons I do not support the development.

Joff

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