

**Babergh and Mid Suffolk District  
Councils**

**Historic Environment  
Concept Statements  
JLP Allocation Sites**

**Final report**  
Prepared by LUC  
August 2021



**Babergh and Mid Suffolk District Councils**

**Historic Environment Concept Statements  
JLP Allocation Sites**

**Project Number**  
11406

Version	Status	Prepared	Checked	Approved	Date
1.	Draft	M. Statton	R. Brady	S. Orr	04.08.2021
2.	Final Draft	R. Brady S. Harrop A. Serantoni	R. Brady M. Statton	S. Orr	06.08.2021
3.	Final report	R. Brady	S. Orr	S. Orr	12.08.2021

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# Chapter 1

## Introduction

### Setting the scene for the purpose, role and status of the concept statements.

#### Background

**1.1** Following on from extensive work in support of the Babergh and Mid Suffolk Pre-Submission Joint Local Plan,<sup>1</sup> LUC was commissioned to provide additional advice and guidance – in the form of ‘concept statements’ – to aid the sustainable delivery of a number of allocation sites. Drawing on the Heritage Impact Assessment (LUC, 2020) already undertaken and the high-level spatial guidance therein, the concept statements expand the assessment outcomes to include a clear articulation of the Councils’ vision for the sites, information requirements for applicants and design principles.

**1.2** While the statements focus principally on the historic environment sensitivities identified for the sites, they also highlight some of the other relevant environmental considerations where these are likely to interact with design responses to heritage assets and historic character.

#### Heritage Assets and the Planning System

**1.3** The desire to preserve and enhance the significance of the historic environment is laid out in the National Planning Policy Framework (NPPF), which sets out the Government’s planning policies for England and how they should be applied. At its core is the principle of sustainable development, the objective of which is to meet the needs of the present without compromising the ability of future generations to meet their own needs.<sup>2</sup> Achieving sustainable development involves seeking positive improvements in the quality of the environment, including ensuring developments are sympathetic to local character and history,<sup>3</sup> establish or maintain a strong sense of place through the arrangement of streets, spaces, building types and materials,<sup>4</sup> and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.<sup>5</sup>

**1.4** The contribution of the historic environment to place making is further recognised in the National Design Guide, published in October 2019.<sup>6</sup> It is planning practice guidance for introducing new design into the built environment to create beautiful, enduring and successful places. Alongside principles for new design, the guidance recognises that well-designed places and buildings are:

"based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design [and are] responsive to local history, culture and heritage."<sup>7</sup>

**1.5** Rather than identifying heritage as a constraint on development, it clearly identifies that well-designed places and buildings are positively influenced by:

- The history and heritage of the site, its surroundings and the wider area, including cultural influences.
- The significance and setting of heritage assets and any other specific features that merit conserving and enhancing.
- The local vernacular, including historical building typologies...the treatment of facades, characteristic materials and details.<sup>8</sup>

**1.6** The NPPF also states that local authorities should maintain a record of up-to-date evidence about the historic environment to aid understanding of the significance, and potential significance, of the historic environment in their area,<sup>9</sup> and to make information gathered through the planning process publicly available.<sup>10</sup> This is the baseline information referred to in the National Design Guide which is needed to conserve character and inform new development. This baseline evidence is also needed in the preparation and

review of Local Plans to help shape both strategic and detailed planning policies for the area to underpin a positive strategy for the conservation and enjoyment of the historic environment.<sup>11</sup>

**1.7** By recognising what it is that makes an area distinctive, local authorities are better equipped to take account of that special interest when developing Local Plan policies and assessing the effects of individual planning proposals. Similarly, prospective developers can bring forward appropriate schemes, and local people can readily understand the likely effects of change in their area.

#### Purpose of the Concept Statements

**1.8** The purpose of the concept statements is twofold:

1. To highlight the principal historic and environmental constraints on a site
2. To explore ways in which any conflict between the site’s development and the significance of any affected heritage assets can be avoided or minimised.

**1.9** The result is a set of principles and diagrams that explore if and how a site may be developed in a way that takes account of heritage significance, and thus sustainable development of the site might be achieved. It is important to note that the statements are not an endorsement of development of a site or an assessment of acceptability; neither do they consider the feasibility of implementing the suggestions nor whether the site remains viable if all suggestions are met. Adopting the design principles does not mean that all harm will be avoided and will therefore be acceptable in historic environment terms; indeed, these sites have been subject to detailed assessment precisely because they are sensitive to development and so there is likely to be some residual level of harm regardless.

**1.10** The illustrative diagrams contained within are not blueprints for successful development of the site but using them to inform development proposals will help applicants address the issues identified. They will be used by the Councils as a guide to assess potential impact and acceptability in relation to the historic environment; however, each detailed proposal will still be judged on its own merits. Other approaches that account for the heritage interest of the sites are welcome, but they must be supported by appropriately considered evidence and justification.

#### A Vision for Sustainable Development in Historic Places

**1.11** Behind all the work done to date to build the evidence base for the JLP is a duty and desire by the Councils to take a balanced and informed approach to site allocations to ensure development within their areas is as sustainable as possible. In terms of the historic environment, this means preserving and enhancing this irreplaceable resource and setting out a positive strategy for its conservation and enjoyment. The design principles as set out in the following concept statements present ways that development of these individual sites may be made more sustainable, but there are different ways of approaching this. If the sites come forward for development, the significance and impact of individual proposals will need to be addressed on a case-by-case basis to establish the harm and benefits related to any specific proposal, but all proposals should all be cognisant of and aligned to the vision established herein. The concept statements contained in this document are underpinned by the following vision:

<sup>1</sup> Including the [Sustainability Appraisal](#), [Landscape Appraisal \(Part 1, Part 2, Part 3\)](#), and [Heritage Impact Assessment \(Strategic Assessment, all sites Stage 1; Detailed HIA of Preferred Sites, Stage 2\)](#)

<sup>2</sup> Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework. Para.7

<sup>3</sup> Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework. Para.130c

<sup>4</sup> Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework. Para.130d

<sup>5</sup> Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework. Para.130b

<sup>6</sup> Ministry of Housing, Communities and Local Government (2019) National Design Guide. Available for download from [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/843468/National\\_Design\\_Guide.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf)

<sup>7</sup> Ministry of Housing, Communities and Local Government (2019) National Design Guide. Para.39

<sup>8</sup> Ministry of Housing, Communities and Local Government (2019) National Design Guide. Para.47

<sup>9</sup> Ministry of Housing, Communities and Local Government (2019) National Design Guide. Para.47

<sup>10</sup> Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework. Para.193

<sup>11</sup> Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework. Para.190

**“ To use the lessons of the past to inform the places of the future: to conserve and reinforce existing historic character, to add to the legacy and character of place through bespoke, contextual design, and to encourage people to explore, value, and integrate with communities past and present”**

### New design in historic places

**1.12** Reinforcing the character of a place is not just about preserving the historic environment but about adding to it with high-quality design. Creating well-designed places is at the core of sustainable development in the National Planning Policy Framework, which recognises new developments need to be:

“sympathetic to local character and history, including the surrounding built environment and landscape setting [and] establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit”.<sup>12</sup>

**1.13** This is not about requiring a particular style or replicating what is there, but about taking the essence of the character of place and using that to inform sympathetic but inspiring new design that reflects its context and adds to an area's architectural legacy. Traditional design may be an appropriate, desirable or preferred approach in some places, but the attention to detail is just as critical here: a generic historic-looking design does as much to erode character as generic contemporary design.

**1.14** To develop appropriately placed and designed interventions in historic areas, architects, designers, applicants and decision makers should engage in an open, collaborative, questioning and constructive process to ensure all aspects have been considered and design can be justified.

- **Location:** is this an appropriate place for new development? Is this an appropriate use of this site?
- **Context:** what is the history of the site? What is its existing character? What is the history / character of its immediate surroundings? How have these influenced how the site appears today?
- **Positioning:** how will the development be accessed? How will it address a street, a river, or surrounding space? How will it interact with and address its neighbours?
- **Hierarchy:** how will different buildings / elements of the building relate to each other? How will they reflect their location within the site?
- **Density:** what is the capacity of the site? How does this fit with the character of the area? How does it relate to its neighbours? How do densities need to change across the site – what and how much development is appropriate where?
- **Scale:** this not just about overall height. How many storeys? What are the plot and bay widths? What planforms are proposed and what is the overall footprint of individual buildings? What is their overall mass?
- **Materials:** what type of material? What colour? What texture? What finish? And why?
- **Proportions:** what are the floor-to-ceiling heights? How do features relate to each other – how do the windows relate to each other, to doors, to other architectural elements? What is the solid-to-void ratio?
- **Detailing:** how are the elevations going to be embellished and animated? Using what features and to what extent? How will detailing change across the building, across building types, across the site?
- **Style:** if the design is to be traditional, what period / phase is it relating to? What features will it have that are characteristic of the place? If the design is contemporary, what attributes of the area's historic character will be used to inform its design to

ensure it complements the existing built form? How does it add to the architectural legacy of the place whilst showing respect for its history? How does the use of the building affect how it looks?

- **Views:** where will the development be seen from? What do those views currently contribute to our understanding of the area's history or to its aesthetic appeal? How will this change? What types of views will the development create or become part of? Is there an opportunity to reinstate a lost view, or create a new one? How will the new development be experienced in close, medium and long-range views? What assets will it be seen in conjunction with and how will this affect our experience of those assets?

**1.15** The work done to date to provide an evidence base has taken a proportionate response to addressing some of the issues, but many of them can only be considered as part of detailed discussions and negotiations. Applicants bringing forward proposals for the sites will need to consider for themselves how their proposal responds to the historic environment of that particular site.

### Information requirements

**1.16** All the sites discussed herein have been identified as being sensitive in terms of the historic environment. It is therefore recommended that pre-application advice is sought from the local planning authority.<sup>13</sup>

**1.17** High level guidance on what the key historic environment considerations of each site entail can also be found in the following reports:

- LUC 2020. Heritage Impact Assessment for Local Plan Site Allocations Stage 1: strategic appraisal.
- LUC 2021. JLP Historic Environment Appraisals Stage 2: Heritage Impact Assessments for Preferred Sites.

**1.18** In line with the requirements of the NPPF (2021, para.194), local planning authorities require applicants to describe the significance of any heritage assets (designated and non-designated) affected by development, including any contribution made by their setting to that significance. This means that sites containing or within the setting of above ground heritage assets will require a heritage statement to be submitted with the planning application.

**1.19** The level of detail within the heritage statement should be proportionate to the assets' importance, but due to the sensitivity of the sites, public realm (e.g. streetscapes, lighting, signage, etc.) should be considered as part of an integrated design alongside the other planning application details and not secured by condition. This is because these factors have the potential to affect the level of harm experienced by heritage assets and so this information is necessary to assess impact and, ultimately, acceptability. Applicants should demonstrate a hierarchical approach to address issues of harm: avoid wherever possible, minimise where it is not possible to avoid, and mitigate for any residual.

**1.20** Many of the sites herein have been identified as having archaeological potential, or else as lying within areas where an absence of archaeological investigations may need to be addressed. For the Councils to understand the archaeological potential of a site and the change likely to be experienced because of development, an archaeological desk-based assessment will be required. In areas of high archaeological potential pre-determination evaluation may also be required to better understand the significance of the archaeology and the impact to it.

**1.21** The sensitivity of the sites, and the complexities involved in developing appropriate design and mitigation schemes, mean that that outline applications are unlikely to be acceptable, given the level of detail required to properly understand the potential for harm to heritage assets.

### Relevant guidance

**1.22** The following documents are relevant to the applications for planning permission on the sites discussed herein. However, it is not intended as an exhaustive list of guidance and the standard Chartered Institute for Archaeologists (CIfA), Historic England and other historic environment guidance should be referred to as necessary.

- **Historic England. 2008. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.**
  - This document provides a framework for the idea of 'heritage significance' - a collective term for the sum of all the heritage values attached to a place, be it a building an archaeological site or a larger historic area such as a whole village or landscape - lies at the core of these principles. The guidance includes a method for thinking systematically and consistently

<sup>12</sup> Ministry of Housing, Communities and Local Government (2019) National Design Guide. Para.47

<sup>13</sup> <https://www.babergh.gov.uk/planning/pre-application-advice/pre-application-consultee-advice/heritage/>

about the heritage values that can be ascribed to a place and recommends an approach for assessing significance, advice on how to apply the principles and policies in practice and detailed interpretation of policies on repair, on intervention for research, on restoration, on new work and alteration and on enabling development.

■ **Historic England. 2017. The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).**

- This document sets out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

■ **Cifa, IHBC and IEMA. 2021. Principles of Cultural Heritage Impact Assessment in the UK.**

- This document sets out principles for assessing change to the significance of cultural heritage assets and provides good practice guidance on achieving the best outcomes for a proposal.

■ **Historic England. 2018. Streets for All.**

- This document provides updated practical advice for anyone involved in planning and implementing highways and other public realm works in sensitive historic locations, including highways engineers, planners and urban and landscape designers. It looks at making improvements to public spaces without harm to their valued character, including specific recommendations for works to surfaces, street furniture, new equipment, traffic management infrastructure and environmental improvements.

■ **Historic England. 2018. Streets for All East of England.**

- This document summarises the key messages of Streets for All in the context of the East of England.

■ **Ministry of Housing, Communities & Local Government. 2021. National design Guidance.<sup>14</sup>**

- The national design guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

■ **Ministry of Housing, Communities & Local Government. 2019. Design: process and tools.<sup>15</sup>**

- This guidance provides advice on the key points to take into account on design.

■ **Ministry of Housing, Communities & Local Government. 2021. National Model Design Code.<sup>16</sup>**

- The National Model Design Code sets out clear design parameters to help local authorities and communities decide what good quality design looks like in their area. It forms part of the government's planning practice guidance and expands on the ten characteristics of good design set out in the National design guide, which reflects the government's priorities and provides a common overarching framework for design.

1.23 The Historic England listing guides<sup>17</sup> may also be useful, as may their guidance on understanding traditional farmsteads and buildings.<sup>18</sup>

<sup>14</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/962113/National\\_design\\_guide.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf)

<sup>15</sup> <https://www.gov.uk/guidance/design>

<sup>16</sup> <https://www.gov.uk/government/publications/national-model-design-code>

<sup>17</sup> <https://historicengland.org.uk/listing/selection-criteria/listing-selection/>

<sup>18</sup> <https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/>

## Chapter 2

### LA001 and LA002: Barham/Claydon

#### Site analysis

##### Key historic environment sensitivities of the site

- LA002 includes cropmarks and finds evidence indicative of a multi-period settlement, which may extend into LA001. The geology of the site means that there is also the potential for geoarchaeological and palaeoenvironmental remains. This known and potential archaeology would be at risk of loss and/ or truncation.
- There is the potential for the physical loss of the pre-18th century enclosures in the site – and any hedgerows therein that qualify as historically important under the 1997 hedgerow regulations.
- The potential for setting change to the grade I listed Church of St Mary (and St Peter) [NHLE ref: 1033288].
- The potential for setting change to the grade I registered park and garden, Shrubland Hall [NHLE ref: 1000155].
- The potential for setting change to the non-designated Barham Hall [LUC ref: ND1].
- The potential for prehistoric to early medieval settlement, as well as geoarchaeological and palaeoenvironmental remains that would be highly sensitive to physical change.
- Potential for cumulative physical change to the potential archaeological and geoarchaeological remains as a result of the development of LA001, LA002 and LA003.
- Potential for cumulative change to the significance of the grade I listed church and Shrubland Hall as a result of setting change if LA001, LA002 and LA003 are developed in combination.

##### Historic environment recommendations

- In order to ascertain for certain what the visual impact of the development of the site would have on the significance of the historic environment, it would be necessary to have verified views produced (both summer and winter) of the proposed development from the parkland to help inform the final impact assessment.
- The height, design, materials and spatial layout of the proposed development should be carefully considered to see if they can be used to help reduce the visibility of the development at all. Screening of the development via vegetation might be an appropriate option in this instance to mitigate any visual harm.
- To avoid noise and light pollution, the historic trackway opposite Barham Hall should not be used to provide access to the site.
- The development should be designed to avoid and minimise harm to the Church by ensuring that it remains the prominent building on the hill and that new development is subservient to it. Alternatively, the highest part of the site as open space.
- Permanent access to the development site via the trackway by the church should not be permitted.
- To help mitigate effects that are unavoidable, screening via vegetation could be considered. Whilst screening can in some instances also be harmful by being out of keeping with the historic character of the landscape, the proposed allocation site is currently agricultural land and the wider undeveloped landscape includes some ancient woodland and large areas of plantation, which could be used to inform the options for screening.
- It is suggested to undertake a staged approach to establish the nature and extent of the geological deposits within the site and their evidential value, as well as the presence or absence of archaeological deposits and their significance.
- Where possible important hedgerows should be retained and integrated into the development.

- Ensure that the access to the site is not undertaken via the historic trackway as this would affect the peaceful and tranquil environment of the church.
- Ensure that verified views (both summer and winter) of the proposed development towards the church and from within its churchyard are produced to ascertain for certain what the visual impact of the development of the site would be on the significance of the asset.
- Ensure that the church remains the prominent building on the hilltop. All buildings should be kept lower than the church. Another option would be to keep the highest part of the site as open space. Permanent access to the development site via the trackway by the church should not be permitted.

##### Other environmental considerations

- Site falls within Source Protection Zone 3, and it scores 'Amber' in the Water Supply Network RAG Assessment<sup>19</sup>, which indicates issues with water supply and water demand, especially in drought seasons which may be further exacerbated by climate change.
- Site scores 'Amber' in the Foul Sewerage Network Capacity RAG Assessment<sup>20</sup> which indicates insufficient capacity of the wastewater network considering population growth and potentially increased demand if the site is developed.
- Site is located within 12.5km of five AQMAs: Ipswich AQMA No. 1, 2, 3, 4 and 5.
- Road and rail noise at the site exceed 54.9dB (between 23:00 – 7:00) from the A14. This issue is particularly significant along the western border of the site adjacent to A14 road.
- Site is categorised as greenfield.
- Significant proportion (>=25%) of site is on Grade 1 or 2 agricultural land.
- Site is within 250m of an existing, planned or potential site allocated in the Suffolk Minerals and Waste Local Plan for sand and gravel extraction.
- 100% of the site is within the 'All Consultation' and within 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity.
- Site is <= 250m from a Shrubland Park Local Nature Reserve and Barham Pits County Wildlife Site and site is <= 100m of priority habitat: deciduous woodland.
- Site is of high or moderate-high landscape sensitivity.

##### Other environmental recommendations

- Ensure that vegetation screening is used along the western boundary of the site (along A14) in order to minimise any negative air quality and noise impacts on the road traffic.
- Ensure that SUDs and other green and blue infrastructure is implemented into the development to reflect the rural and natural character of the place and conserve water resources from the rainfall.

<sup>21</sup> See and <https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>

<sup>21</sup> See and <https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>

## Site delivery guidance

### Site allocation policy at Reg 19 – LA001

2.1 Approximately 325 dwellings (with associated infrastructure).

2.2 The development shall be expected to comply with the following:

- I. The relevant policies set out in the Plan;
  - II. Development is designed to conserve and where appropriate enhance the Church of St Mary (Grade I), Garden Wall and gateway (Grade II), Shrubland Hall (Grade II\*) and Registered Park and Garden (Grade I) and their settings, including avoiding access via the historic trackway to the east of the site and ensuring the church remains a prominent building with its rural character setting maintained;
  - III. Existing vegetation on the eastern edge of the site should be retained for screening;
  - IV. Important hedgerows should be retained;
  - V. An archaeological assessment and measures for managing impacts on archaeological remains are provided;
  - VI. An ecological survey, and any necessary mitigation measures are provided;
  - VII. Potential noise pollution issues are effectively mitigated;
  - VIII. Rights of Way within the site and within the vicinity of the site should be retained and enhanced;
  - IX. Appropriate landscaping and noise mitigation addressing the compatibility of neighbouring quarry site;
  - X. Measures are introduced to remediate land affected by contamination;
  - XI. Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;
- XVII. Internal footways provided within the development and linked with adjoining site (LA002), and the provision of bus stops.

2.3 XII – XVI are infrastructure requirements not relevant to the Concept Statement.

### Design principles

- Access should be provided off Norwich Road, rather than Church Lane, or otherwise kept to the south of Thornfield Road, along Church Lane, to maintain the semi-rural character of the lane and the contribution that it makes to the tranquil rural setting of the Church and Barham Hall.
- Any proposals for new vehicular junctions on to Church Lane need to ensure that the necessary safety requirements are met with minimal visual intrusion (e.g. scope for consolidating signage and ensuring that it is the minimum needed; ensuring appropriate surfacing, road markings, etc) to preserve the semi-rural character of the lane, and the contribution that it makes to the setting of the listed church.
- Screening along the edge of Church Lane is advised to help maintain the semi-rural character of the lane and to reduce noise and light pollution. This should use native species to maintain the local semi-rural character. Consideration should be given to varied height and layering, to create effective screening and to maximise ecological benefits and biodiversity.
- Any hedgerows identified as being important under the Hedgerow Regulations 1997 should be retained to help provide a sense of place and time depth.
- Within the site planting can also be used to break up the built form and create the impression of space.
- Higher density development should be located to the south of the site, with larger more spacious plots to the north. This will help preserve the semi-rural character around the Church and the settlement pattern and hierarchy.
- Further analysis of local historic materials and finishes should be undertaken to inform the development design. This should examine how materials are used to distinguish between function and hierarchy and draw on these appropriately. For example, flint and stone could be used, but the historical precedent is that these are used for churches and higher status buildings.
- Most buildings are simple forms, generally either square or rectangular and single-storey with pitched roofs. Town houses would be inappropriate, but smaller two-storey houses would be acceptable.
- Streetscapes, lighting, signage, etc., should be considered as part of an integrated design alongside the other planning application details (and not secured by condition) because light spill, hard standing and public realm are issues that are going to affect the level of harm to the setting of the built heritage assets through change to their semi-rural setting. To show that the

significance of the historic environment has been properly considered and the level of harm has been avoided or minimised these aspects need to be developed in detail as part of the overall design approach for any development.

# LA001 and LA002 Claydon and Barham Concept Statement

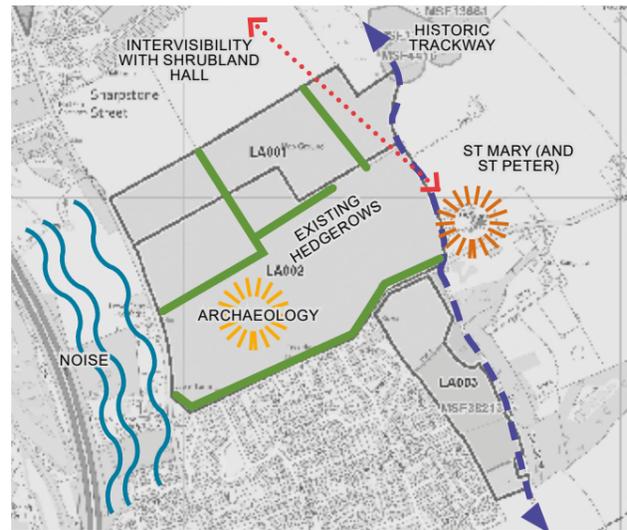


Fig. 1 Site analysis

NTS



Fig 2 Design principles

Scale 1:5000@A3

## Chapter 3

### LA013: Sproughton

## Site analysis

### Historic environment sensitivities

- The potential for physical change to archaeological remains of Harland Park and House [SHER ref: MSF39761].
- Potential for hitherto unknown prehistoric, Saxon and medieval remains. A geophysical survey and archaeological evaluation are recorded by the SHER (SHER ref: MSF37903) within the site but the results are unknown.
- Potential for some hedgerows that qualify as historically 'important' under the 1997 Hedgerow Regulations<sup>21</sup> because they form part of a field system that existed before 1845.
- Potential for the loss of a historic pathway.
- Potential for setting change to Chantry Park, a grade II Registered Park and Garden [NHLE: 1000271] and Conservation Area.
- Potential for setting change to the grade II listed Red House [NHLE ref:1285933].
- Potential for setting change to the grade II listed Barn Circa 20 Metres South East of Red House [NHLE ref:1036924].

### Historic environment recommendations

- A buffer of open land immediately adjacent to the boundary of Chantry Park RPG and CA would help minimise noise / light intrusion. Careful consideration of the layout of the site could potentially avoid all harm.
- Harm to the significance of the listed buildings through changes to their setting could be greatly reduced – and potentially avoided – by pulling the boundary of the site back along the line of Hadleigh Road. If there is development to the north of Hadleigh Road, harm could be minimised by concentrating it to the north of the site where it is less likely to be seen in conjunction with the listed buildings; however, this would probably necessitate access along Church Lane, which will potentially result in further harm to the assets.
- The visual impact of development should be informed by verified views to ensure the significance of the listed buildings is not harmed.
- Access to the site from either London Road or A1071 would help reduce harm to the significance of the listed buildings through changes to their setting.
- Depending on the results of the geophysical survey and evaluation, further mitigation may be needed in relation to archaeological remains.

### Other environmental sensitivities

- Site is within Source Protection Zone 3.
- Site scores 'Amber' in the Water Supply Network RAG Assessment<sup>22</sup>, which indicates issues with water supply and water demand, especially in drought seasons which may be further exacerbated by climate change.
- Site scores 'Amber' in the WWTW Flow Capacity RAG Assessment.

- Site scores 'Amber' in the Foul Sewerage Network Capacity RAG Assessment<sup>23</sup> which indicates insufficient capacity of the wastewater network considering population growth and potentially increased demand if the site is developed. Site is located within 12.5km of five AQMAs: Ipswich AQMA No. 1, 2, 3, 4 and 5.
- Road and rail noise at the site exceed 54.9dB (between 23:00 – 7:00) from the A1071. This issue is particularly significant along the western border of the site adjacent to A1071 road.
- Site is within 400m away from Sproughton Church Water Recycling Centre.
- Site is categorized as greenfield.
- Significant proportion (>=25%) of site on Grade 2 agricultural land.
- Site is within a Minerals Consultation Area.
- Site is within 250m from Chantry Park, Beechwater and Meadow Country Wildlife Sites, and priority habitat: deciduous woodland.
- 100% of the site is within 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity.
- Site is of moderate or low-moderate landscape sensitivity.

### Other environmental recommendations

- Ensure that vegetation screening is used along the western boundary of the site (along A1071) to minimise any negative air quality and noise impacts on the road traffic.
- Ensure that SUDs and other green and blue infrastructure is implemented into the masterplan to reflect the rural and natural character of the place and conserve water resources from the rainfall.

## Site delivery guidance

### Site allocation policy at Reg 19 – LA013

**3.1** Approximately 800 dwellings (and associated infrastructure).

**3.2** The development shall be expected to comply with the following:

- I. The relevant policies set out in the Plan;
- II. Landscaping will be used to reflect the sensitivity of the landscape the area, including to the east of the site to mitigate the potential impact on Chantry Park registered park & garden and conservation area;
- III. An ecological survey, and any necessary mitigation measures are provided;
- IV. Development is designed to conserve and where appropriate enhance Red House and its associated barn (all Grade II listed) and their settings, including long views from the west, a buffer to the east and screening;
- V. An archaeological assessment and measures for managing impacts on archaeological remains are provided;
- VI. An ecological survey, and any necessary mitigation measures are provided;
- VII. Rights of Way within the site and within the vicinity of the site should be retained and enhanced to enable access to the countryside and active transport;
- VIII. Provision of highway improvements of strategic road network in the area may be required;
- IX. Provision of a transport assessment to determine existing and projected capacity and any mitigation required;
- X. Provision of cycle and pedestrian links;
- XI. A full assessment of increased discharge on the watercourse, and relevant mitigation measures;

<sup>21</sup> See and <https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>

<sup>24</sup> Analysis of Census 2011 data using 'Datashine Commute' indicates that commuting distance by cars to locations containing AQMAs is typically 25km for longer journeys, with volumes of car commuting journeys increasing at around half that distance. Therefore, a distance of 12.5km has been used to indicate whether AQMAs are likely to be affected by development.

<sup>24</sup> Analysis of Census 2011 data using 'Datashine Commute' indicates that commuting distance by cars to locations containing AQMAs is typically 25km for longer journeys, with volumes of car commuting journeys increasing at around half that distance. Therefore, a distance of 12.5km has been used to indicate whether AQMAs are likely to be affected by development.

- XII. If appropriate, measures are used to mitigate against noise pollution from the A14 and odour pollution from Water Recycling Centre;
- XIII. Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site.

### 3.3 XIV – XVII relate to infrastructure contributions.

#### Design principles

- Access to the site from either London Road or A1071 would help reduce harm to the significance of the listed buildings through changes to their setting. Failing that, access should be provided along Hadleigh Road, away from Chantry Park and the listed Red House and not along the more rural Church Lane, which forms part of its setting.
- Any proposals for new vehicular junctions on to Hadleigh Road need to ensure that the necessary safety requirements are met with minimal visual intrusion (e.g. scope for consolidating signage and ensuring that it is the minimum needed; ensuring appropriate surfacing, road markings, etc) to preserve the rural character of the setting to the Red House and Chantry Park.
- The historic footpath and any hedgerows that qualify as important under the Hedgerow Regulations 1997 should be retained and incorporated into the development to help provide a sense of place and time depth.
- The spatial layout of the development could also be informed the historic enclosures to help provide a sense of place and time depth. Within the site planting can also be used to break up the built form and create the impression of space.
- Maintaining open space to the south of Chantry Park will help prevent light spill and noise pollution that would harm the experience of it as a country park.
- Ideally, development would be limited to the south of Hadleigh Road but if included to the north, should be concentrated to the north of the site where it is less likely to be seen in conjunction with the listed buildings (visualisations of the development in combination with the listed building should be prepared to understand the visual change). To further minimise the visibility of development to with the setting of the listed buildings screening with native plants may be required. Consideration should be given to varied height and layers to create effective screening, and to maximise ecological benefits and biodiversity.
- The use and management of open space preserved around the listed buildings needs to be considered. It is currently important because it is in agricultural use and helps to tell the story of why the buildings are there and what their function is. Change to its use could affect the legibility of the building.
- There is little existing development within the area, but careful consideration will need to be given to the materials used to ensure that they are high quality and do not visually detract from the setting of nearby heritage assets.
- Boundary treatments are mixed and include low level brick or stone walls, as well as some metal railings and later fencing. However, the hedgerows that characterise the area could also be drawn upon as boundary treatments.
- There is limited development in the area, but it is of simple form, generally either square or rectangular with pitched roofs. Town houses would be inappropriate, but smaller two-storey houses would be acceptable.
- Streetscapes, lighting, signage, etc., should be considered as part of an integrated design alongside the other planning application details (and not secured by condition) because light spill, hard standing and public realm are issues that are going to potentially affect the level of harm to the setting of the listed building through change to its rural setting. To show that the significance of the historic environment has been properly considered and the level of harm has been avoided or minimised these aspects need to be developed in detail as part of the overall design approach for any development.

# LA013 Sproughton Concept Statement

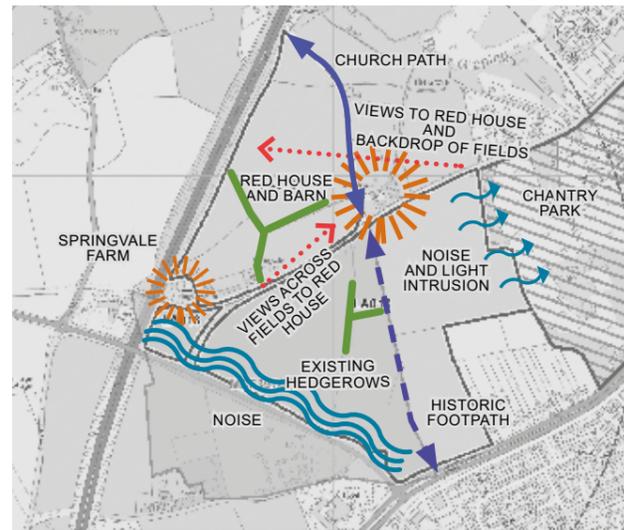


Fig. 1 Site analysis

NTS



Fig 2 Design principles

Scale 1:2750@A3

## Chapter 4

### LA053: Brantham

## Site analysis

### Key historic environment sensitivities of the site

- Potential for setting change to the grade I listed parish church of St Michael's and All Angels [NHLE ref:1033431].
  - The grade II\* listed Church of St Michael and All Angels stands to the south of the site and is a prominent landmark in a predominantly rural context. There is potential for the significance of the church to be harmed through changes to its setting as a result of the development of the site.
  - Church Lane is currently a quiet, rural lane that leads to the church and reinforces our experience of the asset as a rural church in a rural location. Increased activity along these lanes has the potential to have a harmful effect on the significance of the church through changes to its setting.
- Potential for setting change to the non-designated Church Farm [SHER ref: MSF42383].
  - Church Farm stands to the west of the site. The farmhouse has important functional and historical relationships with its associated agricultural outbuildings and the surrounding land, all of which contribute to understanding the asset and its significance.
- Potential for harm to hitherto unrecorded archaeological remains as a result of development.
- Combined impact with other allocation sites or consented applications.
  - Site SS1078 is located to the west of the Church of St Michael and All Saints. It is far closer to the church than the preferred site and abuts the boundary of the cemetery. The development of this site has the potential to have a harmful impact on our experience of the church as a place of reflection, commemoration, and worship. If it were to be developed, then cumulatively with the preferred site there would be a greater impact on the significance of the church through loss of its verdant and rural setting and through the introduction of much more activity that is contrary to its character and role as a rural parish church.

### Historic environment recommendations

- Ensure that the development does not reduce the ability to appreciate the Church of St Michael and All Angels in its natural context. Ensure that church tower remains a visible landmark in the landscape by keeping any development lower than it and designing views through the development towards the church.
- Place any green, open space between the southern edge of the development and church to alleviate the ability to experience the development and any associated noise and light spill from the church and cemetery.
- Include vegetation screening (however careful design and choice of plant species so that trees do not outgrow the church tower when mature).
- Provide access to the site from Ipswich Road to reduce potential harm.
- Ensure sight lines towards the church.
- Ensure a buffer of open land between the site and the Church Farm to minimise any potential impacts.

<sup>24</sup> Analysis of Census 2011 data using 'Datashine Commute' indicates that commuting distance by cars to locations containing AQMA is typically 25km for longer journeys, with volumes of car commuting journeys increasing at around half that distance. Therefore, a distance of 12.5km has been used to indicate whether AQMA are likely to be affected by development.

### Further historic environment information

4.1 Assessment of the historic environment sensitivities relating to this site have been assessed in:

- LUC, 2020a. Heritage Impact Assessment for Local Plan Site Allocations Stage 1: strategic appraisal.
- LUC, 2020B. JLP Historic Environment Appraisals Stage 2: Heritage Impact Assessments for Preferred Sites.
- LUC, 2021. Church of St Michael, Brantham Setting Study.

### Other key environmental sensitivities of the site

- Site falls within the immediate vicinity of Seafeld Bay SSSI.
- Road and rail noise at the site exceeds 54.9dB (between 23:00 – 7:00) from the B1080. This issue is particularly significant along the northern border of the site.
- Site is located within 12.5km<sup>24</sup> of five AQMA: Ipswich AQMA Nos. 1, 2, 3, 4 and 5.
- Site is within Source Protection Zone 3, and scores 'Amber' in the Water Supply Network RAG Assessment<sup>25</sup>, which indicates issues with water supply and water demand, especially in drought seasons which may be further exacerbated by climate change.
- Site scores 'Amber' in the Foul Sewerage Network Capacity RAG Assessment<sup>26</sup> which indicates insufficient capacity of the wastewater network considering population growth and potentially increased demand if the site is developed.
- Site is categorised as greenfield land.
- Significant proportion (>=25%) of site is on Grade 3 agricultural land.
- Site is within a Minerals Consultation Area.
- At least 25% of the site is within the 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity.
- Site is within 250m of a County Wildlife Site (School Lane Acid Grassland).
- Site is within 100m of a number of Priority Habitats (deciduous woodland and a traditional orchard).
- Site is of moderate or low-moderate landscape sensitivity and is within 1km of Suffolk Coast and Heaths AONB.

### Other environmental recommendations

- Ensure that the development does not reduce the ability to appreciate the Church of St Michael and All Angels in its natural context. Ensure that church tower remains a visible landmark in the landscape by keeping any development lower than it and designing views through the development towards the church.
- Place any green, open space between the southern edge of the development and church to alleviate the ability to experience the development and any associated noise and light spill from the church and cemetery.
- Include vegetation screening (however careful design and choice of plant species so that trees do not outgrow the church tower when mature).
- Provide access to the site from Ipswich Road to reduce potential harm.
- Green and open space should be located in the southern part of the site.

<sup>27</sup> See and <https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>

<sup>27</sup> See and <https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>

- Development should be concentrated in the northern part of the site, however accounting for the noise from the road along the northern boundary.
- Ensure a buffer of open land between the site and the Church Farm to minimise any potential impacts.
- Ensure that vegetation screening is used along the northern boundary of the site (along B1080) in order to minimise any negative air quality and noise impacts on the road traffic.
- Ensure that SUDs and other green and blue infrastructure is implemented into the development to reflect the rural and natural character of the place and conserve water resources from the rainfall.

### Site delivery guidance

#### Site allocation policy at Reg 19 – LA053

**4.2** The site allocation proposes approximately 125 dwellings (with associated infrastructure).

**4.3** The development shall be expected to comply with the following:

- I. The relevant policies set out in the Plan;
- II. Development is designed to conserve and enhance where appropriate the setting of the historic core as well as the Church of St Michael and All Angels (Grade II\*), its lychgate (Grade II), including ensuring that the church tower remains prominent and the provision of open space on the southern aspect of the site;
- III. Design, layout and landscaping is sympathetic to the AONB;
- IV. An archaeological assessment and measures for managing impacts on archaeological remains are provided;
- V. Potential noise pollution from the A137 is effectively mitigated;
- VI. An ecological survey, and any necessary mitigation measures are provided;
- VII. Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;
- VIII. A new footway to be provided along the site frontage which links to existing footway network and provide access to the school, and bus stop improvements.

**4.4** Criteria X & XI are contributions towards infrastructure provision.

#### Design principles

- Access should be off Ipswich Road, rather than Church Lane, to maintain the semi-rural character of the lane and the contribution that it makes to the tranquil rural setting of the Church.
- Any proposals for new vehicular junctions on to Church Lane need to ensure that the necessary safety requirements are met with minimal visual intrusion (e.g. scope for consolidating signage and ensuring that it is the minimum needed; ensuring appropriate surfacing, road markings, etc) to preserve the semi-rural character of the lane, and the contribution that it makes to the setting of the listed church.
- Screening along the edge of all of Church Lane is necessary to help maintain the semi-rural character of the lane and prevent noise and light pollution from the proposed development. This would be best achieved by reinforcing the existing vegetation with native species drawing on local semi-rural character. Consideration should be given to varied height and layers to create effective screening, and to maximise ecological benefits and biodiversity.
- Within the site planting can also be used to break up the built form and create the impression of space. Vegetation within the site will also be important in facilitating glimpsed views of the church (discussed further below).
- Higher density development should be located to the north of the site, with larger more spacious plots to the south. This will help preserve the semi-rural character around the Church and the settlement pattern and hierarchy.
- Towards the centre and western part of the site there are views towards the church that allows the full northern elevation to be appreciated and other views are glimpses of the tower, allowing it to be appreciated as local historic landmark and orientation point. Ensuring that the development incorporates both of these types of views will help facilitate the ability to appreciate the significance of the church, despite the physical change to its setting. The ability to appreciate the northern elevation and the architectural form can be achieved through a clear sightline(s) whereas the glimpsed views of the tower are incidental, partial and fleeting and should be created more organically by alternating plot dimensions, widths and roof heights.

- Materials tend to be clay-based meaning that there is a lot red and white bricks and clay tile roofs. Flint and stone can be used, but the historical precedent is that these are used for churches and higher status buildings.
- Hard boundaries are not really a feature of smaller historic domestic properties in the area, excepting for the occasional low level brick wall and later fencing. Therefore, there is an opportunity to introduce more green infrastructure using planting as boundary treatments.
- Most buildings are simple forms, generally either square or rectangular and single-storey with pitched roofs. Town houses would be inappropriate, but small two-storey houses would be acceptable.
- Streetscapes, lighting, signage, etc., should be considered as part of an integrated design alongside the other planning application details (and not secured by condition) because light spill, hard standing and public realm are issues that are going to affect the level of harm to the setting of the church through change to its semi-rural setting. To show that the significance of the historic environment has been properly considered and the level of harm has been avoided or minimised these aspects need to be developed in detail as part of the overall design approach for any development.

# LA053 Brantham Concept Statement

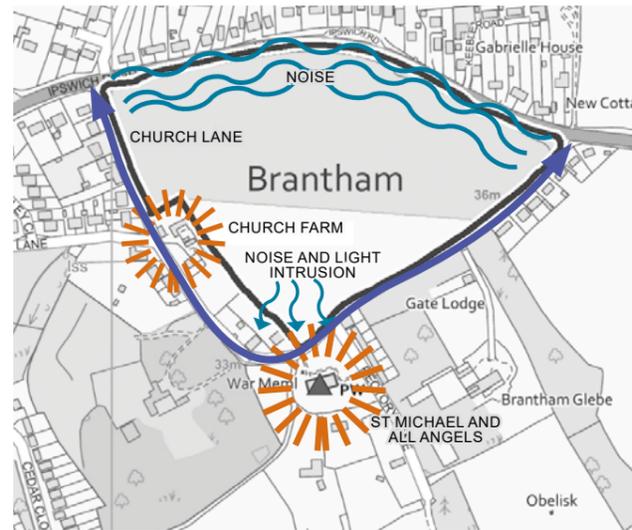


Fig. 1 Site analysis

NTS

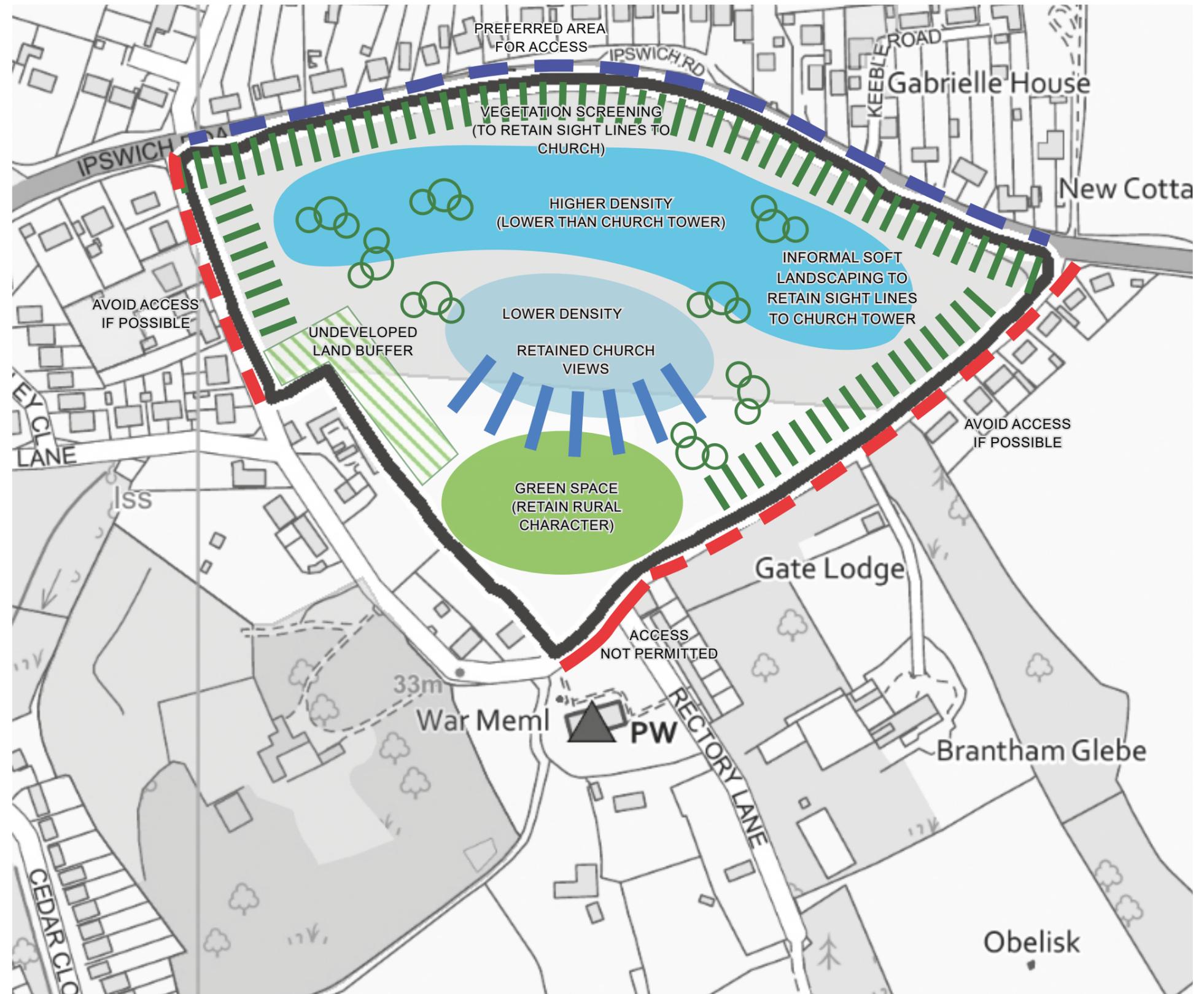


Fig 2 Design principles

Scale 1:2500@A3

## Chapter 5

### LA055: Capel St Mary

## Site analysis

### Historic environment sensitivities

- The site no longer includes the grade II listed Capel Grove [NHLE ref: 1351952 and HER ref: MSF42456] and Stable/Granary approximately 50 Metres south east of Capel Grove [NHLE ref: 1033398]. This boundary adjustment means that the listed buildings are no longer at risk of physical change, but the risk of setting change remains.
- The setting of the grade II listed Capel Grove and Capel Grove stable / granary remains largely agricultural despite the modern extension of Capel St Mary. Capel Grove retains spatial and visual relationships with its agricultural outbuildings and its gardens.
- Historic footpaths and tracks remain and cross the site at various points. The historic point of access to the listed buildings along Red Lane – a route of potentially medieval origins – also survives and would have been key to the management and movement of livestock and in providing access to surrounding fields and local markets.
- There may be some potential for hitherto unrecorded archaeological remains. A geophysical survey has been undertaken but its extent and findings are unknown.
- Potential for some hedgerows that qualify as historically 'important' under the 1997 Hedgerow Regulations<sup>27</sup> because they form part of a field system that existed before 1845.

### Historic environment recommendations

- A more detailed assessment of the contribution of setting to the asset's significance could help inform site density and layout and further minimise or avoid harm to the asset.
- Access along Red Lane should be avoided if possible and taken instead from the A12 or existing development to the north-east of the site. This would help minimise harm to the listed buildings through setting change, to the historic track itself through the physical interventions and upgrades that would be needed to this modest track, and to the site's historic landscape character.
- Red Lane is lined with vegetation and so is already relatively well screened from the site, as is the boundary to the east of the listed buildings. Strengthening this planting would help minimise harm and retain the current character of the site, as well as provide ecological benefits.
- Continue with a phased investigation of archaeological remains, as necessary.
- Even where not retained, the pattern of enclosures could be used to inform the development plan and utilised to help create a sense of place.
- Where possible retain hedgerows that qualify as historically important under the 1997 Hedgerow Regulations.

### Other environmental sensitivities

- Site is within Source Protection Zone 3.
- Site scores 'Amber' in the Water Supply Network RAG Assessment<sup>28</sup>, which indicates issues with water supply and water demand, especially in drought seasons which may be further exacerbated by climate change.
- Site scores 'Amber' in the Foul Sewerage Network Capacity RAG Assessment<sup>29</sup> which indicates insufficient capacity of the wastewater network considering population growth and potentially increased demand if the site is developed.

- Site is located within 12.5km of five AQMAs: Ipswich AQMA No. 1, 2, 3, 4 and 5.
- Site is categorized as mixed-use.
- Significant proportion (>=25%) of the site is on Grade 2 agricultural land.
- Site is within a Minerals Consultation Area.
- 100% of the site is within 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity.
- Site is of moderate or low-moderate landscape sensitivity.

### Other environmental recommendations

- Retain some of the enclosures due to their functional relationship with Capel Grove and the granary/stable.
- Ensure that SUDs and other green and blue infrastructure is implemented into the development to reflect the rural and natural character of the place and conserve water resources from the rainfall.

## Site delivery guidance

### Site allocation policy at Reg 19 – LA055

**5.1** Approximately 550 dwellings and 5,000m<sup>2</sup> of employment floorspace (with associated infrastructure).

**5.2** The development shall be expected to comply with the following:

- I. The relevant policies set out in the Plan;
- II. Development is designed to conserve and where appropriate enhance Capel Grove and its associated stable/granary (all Grade II listed) and their setting, including the relationship between Capel Grove and its historic outbuildings, yard, pond and its relationship between Red Lane, footpaths and tracks;
- III. Employment land and open space is provided on the eastern aspect of the site to mitigate noise pollution from the A12. Any other noise mitigation measures should also be provided;
- IV. Design is sympathetic to the setting of the AONB;
- V. An archaeological assessment and measures for managing impacts on archaeological remains are provided;
- VI. An ecological survey, and any relevant mitigation measures are provided;
- VII. Important hedgerows should be retained;
- VIII. Provision of land for public open space and for community use;
- IX. Trees covered by Tree Preservation Orders are retained;
- X. Nearby Rights of Way should be protected and enhanced to enable access to the countryside and enable active transport;
- XI. Provision of a transport assessment to determine existing and projected capacity and any mitigation required;
- XII. Development should link to existing footways to the north of the site;
- XIII. Highway mitigations at the London Road/The Old Street Junction and enhancement to the northern bound slip road onto the A12.

**5.3** Criteria XIV – XVII relate to infrastructure provision.

### Design principles

- Access along Red Lane should, in the first instance, be avoided, as upgrades and physical interventions will change its rural character and the historic approach to the listed farmhouse and its outbuildings. If access is not possible via other means, then

<sup>27</sup> See and <https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>

it will be necessary to minimise the harm to the lane and listed buildings by careful design, particularly use of road signs and markings, etc.

- Strengthening the existing vegetation along the edge of Red Lane and around the listed buildings would help to maintain their rural character of the lane and prevent noise and light pollution from the proposed development. This would be best achieved by reinforcing the existing vegetation with native species. Consideration should be given to varied height and layers to create effective screening, and to maximise ecological benefits and biodiversity.
- The historic character of the landscape should be drawn upon to help create a sense of place and time depth and to preserve as much of the historic setting and context of the listed buildings as possible. To this end the historic paths and any hedgerows that qualify as important under the 1997 Hedgerow Regulations should be retained and incorporated into the development. The historic field enclosures could also be used to inform the layout of development and increase permeability through the site.
- Within the site planting should be used to break up the built form and create the impression of space. Consideration of the areas historic use as orchards could also be used to inform the proposals and the use of open areas.
- Careful consideration needs to be given to the way in which the new development interfaces with existing development. For example, higher density development could be located along the eastern and western edges of the site, with larger more spacious plots around the listed buildings, along Red Lane and the northern edge of the site, where there are modern detached houses. This will help minimise the level of setting change to listed buildings and lane's historic rural character.
- Hard boundaries are not really a feature of smaller historic domestic properties in the area, excepting for the occasional low level brick wall and later fencing. Therefore, there is an opportunity to introduce more green infrastructure using planting as boundary treatments.
- Most buildings are simple forms, generally either square or rectangular and single-storey with pitched roofs. Town houses would be inappropriate, but small two-storey houses would be acceptable. The building scale should acknowledge and maintain the status of the farmhouse.
- Further analysis of the use and finish of local materials and how they reflect different building functions (e.g. the farm outbuildings are weatherboarded but domestic buildings are not) and hierarchy will be needed to inform the design of the development.

# LA055 Capel St Mary Concept Statement



Fig. 1 Site analysis

NTS

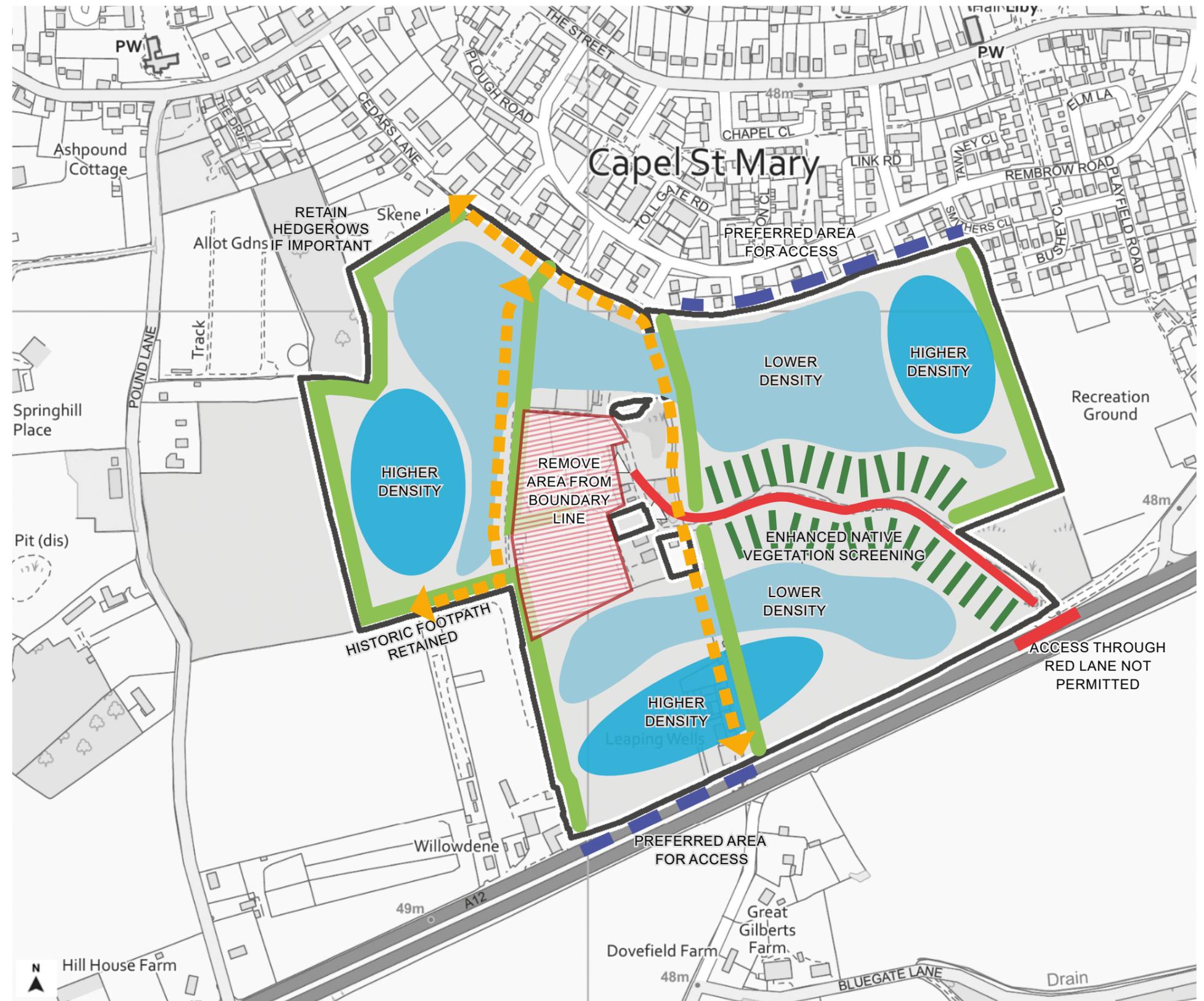


Fig 2 Design Principles

Scale 1:4250@A3

# Chapter 6

## LA075: Shotley

### Site analysis

#### Historic environment sensitivities

- Potential for setting change to the grade II listed.
- Potential for physical change to extensive multi-period (and undated) cropmark and earthwork complex [SHER ref: MSF10071, MSF8472, and MSF8588] within the site, as well as to any hitherto unknown remains that may be present.
- Potential for setting change to the grade II listed Rose Farmhouse [NHLE ref:1285614].

#### Historic environment recommendations

- Ensure that archaeological evaluation is carried out followed by targeted evaluation trenches to clarify the extent and significance of the features within the site.
- The staged approach outlined in relation to the known archaeological resource of the site would similarly help identify the presence/ absence of further archaeological features and their significance, as well inform the requirements for mitigation.
- Ensure careful design to help minimise the impact of development of this site on the Rose Farm. In this respect, it is important to maintain the assets key setting relationships (e.g. with its historic outbuildings, agricultural landscape, and the trackway). This may be done by retaining the historic outbuildings and an area of the surrounding agricultural landscape and keeping views of the house and working farm buildings uninterrupted by development so the backdrop remains rural / agricultural land.
- Consider vegetation screening or open space by the western boundary of the site to ensure that the setting of Rose Farm is not completely changed by the development.
- Concentrate the development to the east and west boundaries of the site.
- Preferably provide access to the site from the west boundary.
- No access to the site should be permitted via the trackway that goes between the buildings on site as there would be the risk of structural damage.

#### Other environmental sensitivities

- Site scores 'Amber' in the Water Supply Network RAG Assessment<sup>30</sup>, which indicates issues with water supply and water demand, especially in drought seasons which may be further exacerbated by climate change.
- Site scores 'Amber' in the Foul Sewerage Network Capacity RAG Assessment<sup>31</sup> which indicates insufficient capacity of the wastewater network considering population growth and potentially increased demand if the site is developed.
- Site is located within 12.5km of five AQMAs: Ipswich AQMA No. 1, 2, 3, 4 and 5.
- Site is classified as greenfield.
- Site is fully located on Grade 2 agricultural land.
- Site is within a Minerals Consultation Area.
- Less than 25% of the site is within the 'All consultations' and 'Residential' SSSI Impact risk Zone for the proposed dwelling capacity.
- Site is 250-750m from Orwel Estuary SSSI and also from Oldhall Grove Country Wildlife Site.

- Site is of moderate or low-moderate landscape sensitivity.
- Site is within 1km of Suffolk Coast & Heaths AONB.

#### Other environmental recommendations

- Ensure that SUDs and other green and blue infrastructure is implemented into the development to reflect the rural and natural character of the place and conserve water resources from the rainfall.

### Site delivery guidance

#### Site allocation policy at Reg 19 – LA075

**6.1** Approximately 50 dwellings (with associated infrastructure).

**6.2** The development shall be expected to comply with the following:

- I. The relevant policies of the Plan;
- II. Development is designed to conserve and where appropriate enhance Rose Farmhouse (Grade II listed) and its setting, including its relationship with historic outbuildings, trackway and agricultural backdrop to the farmhouse;
- III. Access should be taken from the eastern aspect of the site and avoid the historic trackway;
- IV. Design, layout and landscaping is sympathetic to the setting of The Suffolk Coast and Heaths AONB;
- V. An ecological survey, and any necessary mitigation measures are provided;
- VI. A Construction Environment Management Plan, as a condition to be secured prior to commencement, to demonstrate that it mitigates against impacts upon SPA and Ramsar Habitat Sites;
- VII. Public rights of way passing through the site should be protected and enhanced;
- VIII. Improvements and widening of existing footpaths.

**6.3** Criteria IX and X relate to infrastructure contributions.

#### Design principles

- No access should be permitted via the trackway between the listed farmhouse and its outbuildings. New access should ideally be provided to the site from the west. If it has to be provided off The Street then the junction will need to be carefully designed to minimise the visual change to the rural and agricultural setting of the farmhouse.
- Given the agricultural character of the site some screening may be appropriate in order to help maintain the semi-rural setting of the farmhouse and its outbuildings and to minimise noise and light pollution from the proposed development. This would be best achieved by reinforcing the existing vegetation with native species. Consideration should be given to varied height and layers to create effective screening, and to maximise ecological benefits and biodiversity.
- Harm to the key setting relationships of the farmhouse and its outbuildings and agricultural hinterland may be minimised by retaining open space around them. To prevent it being enclosed, the development should also be set back from the Street in line with the farmhouse or behind it. Careful consideration will need to be given to the use and management of the open space retained around the farmhouse as it is the fact that it is in agricultural use that means that it helps to tell the story of the buildings use and history. Consideration could also be given to recreating some of the lost historic field boundaries to define the limits of the new development in relation to the listed building.
- Historic building materials should be drawn upon to help create a design code that is in keeping with the local sense of identity and place. Consideration will need to be given to if/ how historic materials and finishes are used to define function, status etc.,

and should only be used if appropriate (e.g. domestic buildings should not draw on materials used for higher status or agricultural buildings).

- Hard boundaries are not really a feature of domestic properties in the area, excepting for the occasional low level brick wall and later fencing. Therefore, there is an opportunity to introduce more green infrastructure using planting as boundary treatments, using native species and drawing on historic hedgerow forms could help preserve the rural setting of the listed farmhouse.
- Most buildings are simple forms, generally either square or rectangular and single-storey with pitched roofs. Town houses would be inappropriate, but small two-storey houses would be acceptable. The mass, height and scale of new development should be subsidiary to Rose Farm and its barn to maintain the buildings status and maintain the settlement hierarchy.
- Streetscapes, lighting, signage, etc., should be considered as part of an integrated design alongside the other planning application details (and not secured by condition) because light spill, hard standing and public realm are issues that are going to affect the level of harm to the setting of the farmhouse through change to its semi-rural setting. To show that the significance of the historic environment has been properly considered and the level of harm has been avoided or minimised these aspects need to be developed in detail as part of the overall design approach for any development.

# LA075 Shotley Concept Statement

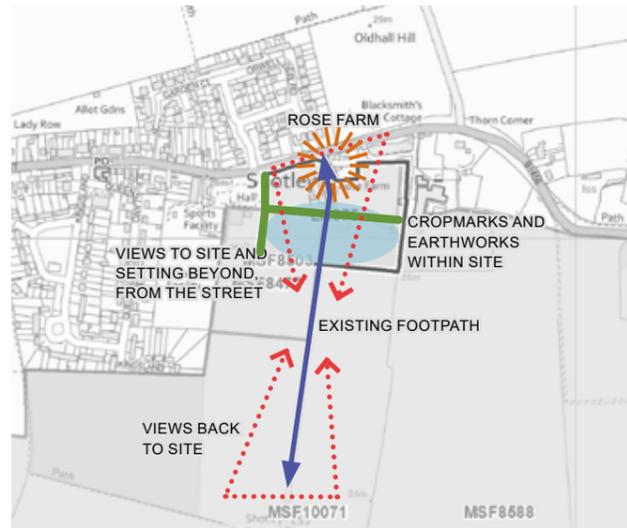


Fig. 1 Site analysis

NTS

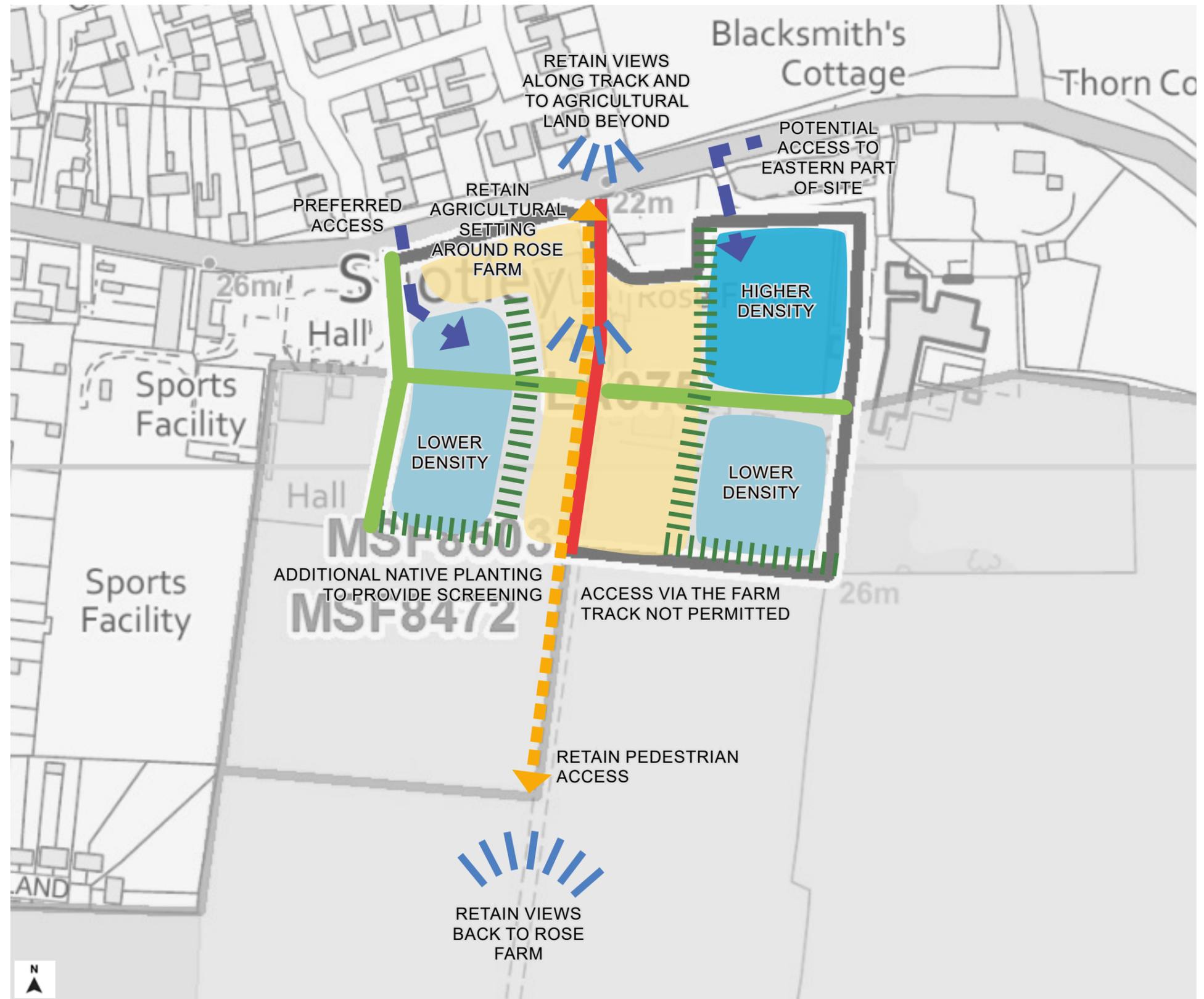


Fig 2 Design Principles

Scale 1:2000@A3

# Chapter 7

## LA078: Stowupland

### Site analysis

#### Historic environment sensitivities

- Potential for hither to unrecorded archaeological remains within the site, most likely of Iron Age, medieval and post-medieval date.
- The site includes substantial survival of a pre-18th century system of enclosure with hedges, banks and ditches and ponds remaining in original locations, relating functionally and scenically to a group of 15<sup>th</sup> and 16<sup>th</sup> century houses, and having some potential for hedgerows that qualify as historically important under the 1997 Hedgerow Regulations.
- Potential for setting change to four grade II listed buildings:
  - Mill Green Farmhouse [NHLE ref. 1032657].
  - Old Farmhouse [NHLE ref. 1032658].
  - Orchard House [NHLE ref. 1032659].
  - Elm Farmhouse [NHLE ref. 1352326].

#### Historic environment recommendations

- Locating open space to the north-east of the site would provide a buffer for the listed Elm House and help retain those aspects of its setting that contribute to its significance. A more detailed assessment of the contribution of setting to the asset's significance could help inform site density and layout and further minimise or avoid harm to the asset.
- Retaining the orchards behind Old Farmhouse and strengthening the boundary planting would help minimise harm to the listed building by retaining a rural backdrop and screening any development.
- Reinforcing the planting to the boundary around Elm House would help maintain a degree of visual separation from any new development.
- Retain orchard boundaries/trees to separate/distance the asset from new development, thereby reducing the chances of visual distraction from aesthetic qualities, as well providing a buffer to noise and activities that would detract from our experience of the asset.
- Consider layout, scale and access points, to minimise visual and audible intrusion to the historically rural setting.
- Access points should be kept away from asset, and any open space should be located adjacent to it.
- Locate open space to the north-east of the site to provide a buffer from Elm House. Provide planting along the boundary with the Elm House.
- Preferable access point should be provided from the north of the site.
- Access to the site from the access track adjacent to Elm House or down Mill Street should be avoided and if possible, brought in from the west, or possible north, of the site, away from the listed buildings.

#### Other environmental sensitivities

- Site is located within Source Protection Zone 3.
- Site scores 'Amber' in the Water Supply Network RAG Assessment<sup>32</sup>, which indicates issues with water supply and water demand, especially in drought seasons which may be further exacerbated by climate change.

- Site scores 'Amber' in the WwTW Flow Capacity RAG Assessment.
- Site scores 'Amber' in the Foul Sewerage Network Capacity RAG Assessment<sup>33</sup> which indicates insufficient capacity of the wastewater network considering population growth and potentially increased demand if the site is developed.
- Road and rail noise at the site exceed 54.9dB (between 23:00 – 7:00) from the A14. This issue is particularly significant along the western border of the site adjacent to A14 road.
- Site is classified as greenfield.
- Significant proportion (>=25%) of site on Grade 2 agricultural land.
- Site contains land with a 1 in 100 year risk of surface water flooding.
- Site is 250-750 from RNR169 Country Wildlife Site and is adjacent to priority habitat: traditional orchard.
- Site is of high or moderate-high landscape sensitivity.

#### Other environmental recommendations

- Ensure that the traditional orchard priority habitat is not disturbed by the development. Include green infrastructure or open space adjacent to the orchard (strengthening of the boundary planting).
- Ensure that vegetation screening is used along the south-western boundary of the site (along A14) to minimise any negative air quality and noise impacts on the road traffic.
- Ensure that SUDs and other green and blue infrastructure is implemented into the development to reflect the rural and natural character of the place and conserve water resources from the rainfall.

### Site delivery guidance

#### Site allocation policy at Reg 19 – LA078

7.1 Approximately 300 dwellings (with associated infrastructure).

7.2 The development shall be expected to comply with the following:

- I. The relevant policies of the Plan and Stowupland Neighbourhood Plan;
- II. Development is designed to conserve and where appropriate enhance Elm Farmhouse, Mill Green Farmhouse, Old Farmhouse, and Orchard House (all Grade II listed) and their settings, including retention of the central orchard boundaries as a development buffer and access located away from Elm Farmhouse;
- III. An archaeological assessment and measures for managing impacts on archaeological remains are provided;
- IV. Allotments on site are retained or an alternative provision of equal or greater quality, accessibility and quantity of allotments is provided as part of the scheme;
- V. An ecological survey, and any necessary mitigation measures are provided;
- VI. Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;
- VII. A sufficient buffer to the A14 to the south is provided to maintain separation from the A14 and any other measures to mitigate noise pollution are provided;
- VIII. Rights of Way should be retained and enhanced to enable access to the countryside and active transport;
- IX. A full assessment of increased discharge on the watercourse, and relevant mitigation measures;
- X. If required at the time of a planning application, a free serviced site of 3ha should be reserved for the setting of a pre-school and primary school.

### 7.3 XI – XIV refer to infrastructure contributions.

#### Design principles

- Access off the B1115, rather than Mill Street or Thorney Green Road, to maintain the semi-rural character of the lanes and the contribution that Mill Street makes to the setting of the listed houses along it. Any vehicular access to the site from the B1115 should be set back from the rear of the listed buildings to avoid/ minimise light spill and noise pollution.
- Keeping development set back from Mill Street or providing screening in the form of native species that maintains the local semi-rural character will help retain the rural character of the lane and the setting of the listed buildings along it.
- Open space should be retained to the west and south of the listed Elm House to help retain some of its rural setting and to reduce light and noise pollution. Careful consideration will need to be given to the use and management of the open space retained around the farmhouse as it is the fact that it is in agricultural use that means that it helps to tell the story of the building's use and history.
- Retention of the historic orchards to the rear of the Old Farmhouse would help preserve some of its functionally associated rural setting and reduce light and noise pollution.
- The pre-18th century system of enclosure with hedges, banks and ditches and ponds should be retained where possible and used to inform the layout of development. This will help provide a sense of local identity and time depth. Lost historic boundaries could also be drawn upon to inform the layout.
- Within the site planting can also be used to break up the built form and create the impression of space.
- Lower density development should be located to the east and west of the site, to help maintain the rural character of the historic lanes.
- Historic building materials should be drawn upon to help create a design code that is in keeping with the local sense of identity and place. Consideration will need to be given to if/ how historic materials and finishes are used to define function, status etc., and should only be used if appropriate (e.g. domestic buildings should not draw on materials used for higher status or agricultural buildings).
- Hard boundaries are not really a feature of historic properties in the area, excepting for the occasional low level brick wall and later fencing. Therefore, there is an opportunity to introduce more green infrastructure using planting as boundary treatments.
- Most buildings are simple forms, generally either square or rectangular and single-storey with pitched roofs. Town houses would be inappropriate, but small two-storey houses would be acceptable. Ideally, the status of the listed farmhouses as expressed through their mass would be respected by the new development being subservient.

# LA078 Stowupland Concept Statement

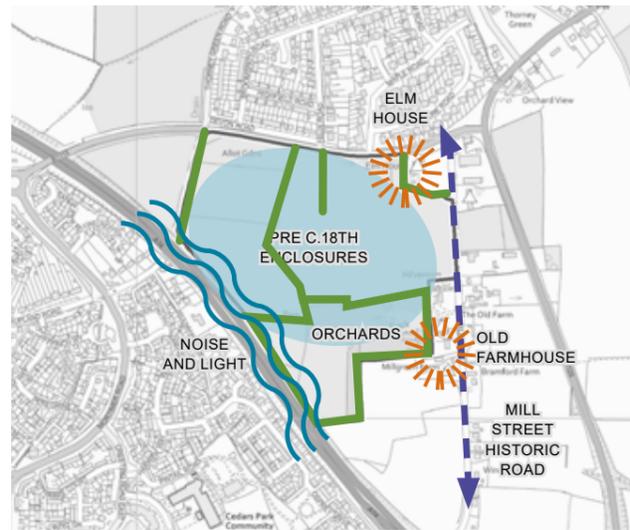


Fig. 1 Site analysis

NTS

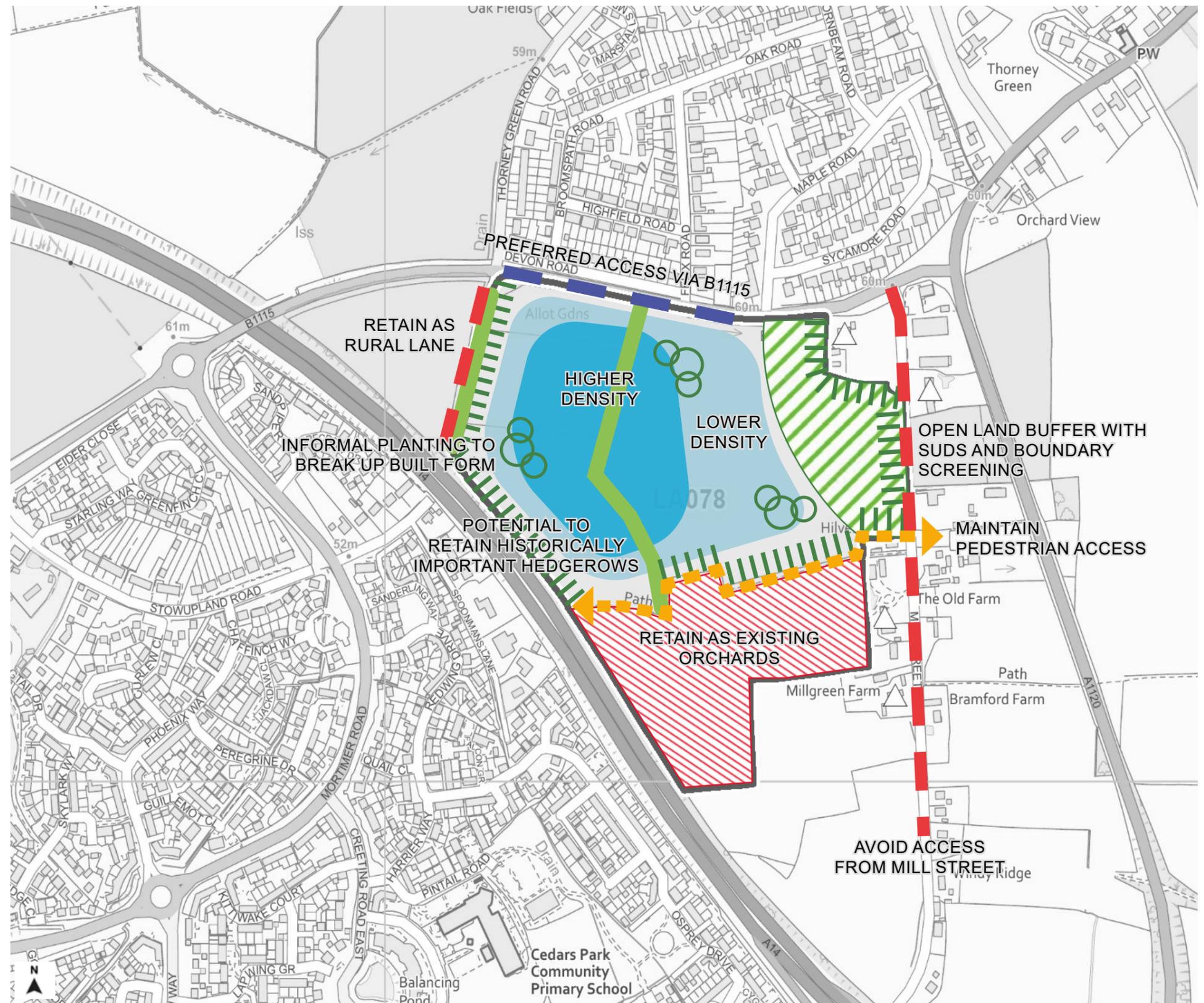


Fig 2 Design Principles

Scale 1:5000@A3

## Chapter 8

### LA095: Woolpit

## Site analysis

### Historic environment sensitivities

- Potential for physical change to the character and appearance of Woolpit Conservation Area.
  - The boundary on the site extends into the conservation area at its northern edge.
  - The approach to the conservation area along the A1088, although altered from its historic course where it crosses the A14, is an important approach to the area. It is principally rural in character and reinforces the immediacy of the relationship of the settlement and its rural hinterland. As such, it makes an important contribution to the significance of the conservation area.
- The potential for setting change to the grade I listed Church of St Mary [NHLE ref: 1181376].
  - Its tower and particularly its spire, although an addition in the 19<sup>th</sup> century, serve as an important landmark and orientation point in the landscape, marking the historic core of the conservation area and allowing the church to fulfil its role as a way marker in the landscape.
  - There are glimpsed views of the spire of the Church of St Mary from various points within the site. These views are not orchestrated, but rather are incidental and come and go as you pass through the site and along The Street and Elm Road. They contribute to the church's significance again by revealing it as a landmark in the landscape. Similarly, views of the Church of St John in nearby Elmswell are visible from various points. The potential for setting change to the grade II listed Monks Close [NHLE ref: 1181540].
- Low potential for hitherto unknown archaeological remains that would be lost/ truncated.
- Pre-18<sup>th</sup> century enclosures some of which may include hedgerows that qualify as historically important under the 1997 Hedgerow Regulations.

### Historic environment recommendations

- Development should be avoided in the whole of the eastern part of the site to preserve the interface between the conservation area and its rural hinterland, the rural character of the approach from Elmswell and limit potential distractions from the role of the church as an orientation marker on that approach.
- Development in the western part of the site could continue along The Street and along the eastern side of White Elm Road.
- Reinstatement of the pre-18<sup>th</sup> century boundaries in the eastern part of the site would benefit the conservation area. If boundaries were to be reinstated the evidential potential of any archaeological deposits relating to the field boundaries would require consideration.
- Ensure sight lines towards the churches of St Mary and St John.
- Provide access to the site from The Street.
- Concentrate the development to the western half of the site.
- It is likely that further evaluation will be required to establish the presence or absence of archaeology in the part of the site that has not had a geophysical survey and, potentially, to test the negative findings of the survey.

- To reduce harm to the significance of the enclosures and the contribution that they make to Woolpit Conservation Area, development should be limited to the western half of the site, behind the existing modern development and along The Street and White Elm Road.
- Lost field boundaries shown on the Tithe map could be used to delineate the boundary of development, and to inform its layout.
- If possible, the extant historic hedgerow running east to west through the eastern part of the site should be retained and integrated into the development. Otherwise, where the removal of important historic hedgerows is justified and permitted, archaeological investigation and recording may be required in the event of their loss to fully understand and record their significance.
- Very careful consideration should be given to any suggestions to the use of screening as the introduction of landscape planting that is alien to the historic character of the area could be as harmful as the effect that it seeks to ameliorate.
- To avoid/minimise harm to the heritage significance of Monks House any development should be set back away from the property to maintain its privacy and isolation.

### Other environmental sensitivities

- Site falls within Source Protection Zone 3.
- Site scores 'Amber' in the Water Supply Network RAG Assessment<sup>34</sup>, which indicates issues with water supply and water demand, especially in drought seasons which may be further exacerbated by climate change.
- Site scores 'Amber' in the WwTW Flow Capacity RAG Assessment.
- Site scores 'Amber' in the Foul Sewerage Network Capacity RAG Assessment<sup>35</sup> which indicates insufficient capacity of the wastewater network considering population growth and potentially increased demand if the site is developed.
- Road and rail noise at the site exceed 54.9dB (between 23:00 – 7:00) from the A14. This issue is particularly significant along the northern border of the site adjacent to A14 road.
- Site is classified as greenfield.
- Significant proportion (>=25%) of site on Grade 2 agricultural land.
- <25% of the site is within the 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity.
- Site is 250-750m from Bridge Farm Wood County Wildlife Site and is also less than 100m of priority habitats: deciduous woodland.
- Site is of high or moderate-high landscape sensitivity.

### Other environmental recommendations

- Ensure that the development does not encroach on the priority habitat located by the eastern boundary of the site.
- Ensure that vegetation screening is used along the northern boundary of the site (along A14) to minimise any negative air quality and noise impacts on the road traffic.
- Ensure that SUDs and other green and blue infrastructure is implemented into the development to reflect the rural and natural character of the place and conserve water resources from the rainfall.

## Site delivery guidance

### Site allocation policy at Reg 19 – LA003

**8.1** Half of the site has been granted outline permission for 300 dwellings, but approximately 500 dwellings (with associated infrastructure) are anticipated.

**8.2** The development shall be expected to comply with the following;

- I. The relevant policies set out in the Plan;
- II. Development is designed to conserve and where appropriate enhance the Church of St Mary (Grade I), Church of St John (Grade II\*) Woolpit Conservation Area and Monk's Close (Grade II) and their settings, including retention of open space to the eastern aspect of the site, retention of important hedgerows and incorporating sight lines towards the churches;
- III. The north of the site should be screened and separation maintained from White Elm Road;
- IV. An archaeological assessment and measures for managing impacts on archaeological remains are provided;
- V. An ecological survey, and any necessary mitigation measures are provided;
- VI. A sufficient buffer, and any relevant measures are provided to mitigate potential noise pollution from the A14 to the north of the site;
- VII. Site layout should be designed to take into account existing sewers and water mains in Anglian Water's ownership within the boundary of the site;
- VIII. Rights of Way network should be developed within the site and its vicinity to enable access to the countryside and active transport;
- IX. Developer should test the potential resources on the site to identify if use of the mineral on site is appropriate.

**8.3** Criteria X – XV relate to infrastructure provision.

### Design principles

- No vehicular access should be facilitated via Woolpit Conservation Area (e.g. off Rectory Lane) in order to limit light and noise pollution from increased traffic and change to its semi-rural character and appearance. As such, access would be best provided to the north of The Street, as this approach to Woolpit Conservation Area has already been encroached upon by modern development, or off the northern end of the A1088, before the road becomes more rural as it passes Woolpit Cricket Club and approaches the historic core of the village.
- Development should be avoided in the undeveloped area of the Woolpit Conservation Area within the Site and the eastern part of the site – particularly to the south nearest the conservation area - to preserve the interface between the conservation area and its rural hinterland, the rural character of the approach from Elmswell and limit potential distractions from the role of the church as an orientation marker on that approach. Ideally, larger more spacious plots would be located closest to the conservation area in order to help soften the rural to urban transition and to help facilitate glimpsed views across the site towards the church.
- Development should be concentrated in the western part of the site and could continue along The Street and along the eastern side of White Elm Road. The interface of development with White Elm Road would need to be carefully considered to ensure that the semi-rural character of the lane was maintained, and the due regard was had to providing development that was in-keeping in terms of layout, height, scale and mass and materials and finishes.
- Reinstatement of the pre-18th century boundaries in the eastern part of the site would benefit the conservation area by enhancing its rural setting. However, the use of the open space in this area would need to be carefully considered as it is its agricultural use that contributes to understanding the history and development of Woolpit.
- Within the site planting can also be used to break up the built form and create the impression of space. Vegetation within the site will also be important in facilitating glimpsed views of the church (discussed further below).
- The development should be designed so as to facilitate glimpsed views of the church tower of St Mary and, if possible, the Church of St John. The Church of St Mary is a local landmark denoting the centre of Woolpit; enabling glimpsed views of it will help integrate the development within the settlement, providing time depth and a sense of place.
- Local historic materials and finishes should be reviewed to inform the proposed development, bearing in mind the way in which they are used to differentiate building ages, status, and functions. The Woolpit Conservation Area highlights the local use of exposed timber framing, white and red brick. Flintwork can be found, not only on the church, but also on outbuildings to the

former rectory, and in a number of important boundary walls within the village centre. So too can timber weather boarding, which is used primarily for outbuildings. Roof finishes are generally plain tiles and slate, but there are also examples of red and black glazed pan tiles and thatch.

- Most buildings are simple forms, generally either square or rectangular and single-storey with pitched roofs. Building mass should be considered in relation to the church tower which should remain legible as a local landmark.

# LA095 Woolpit Concept Statement

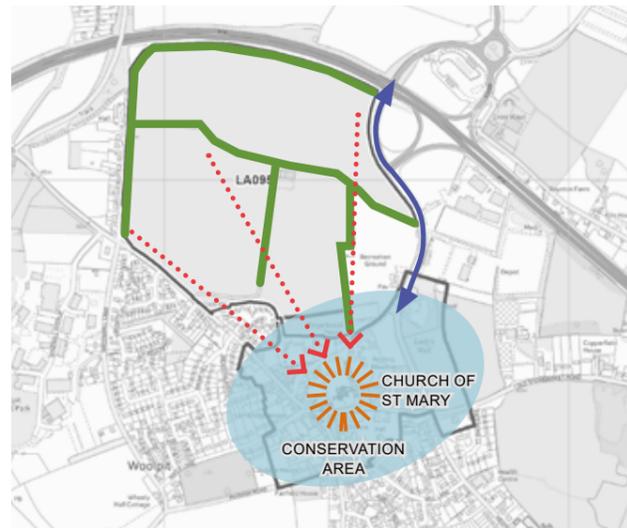


Fig. 1 Site analysis

NTS

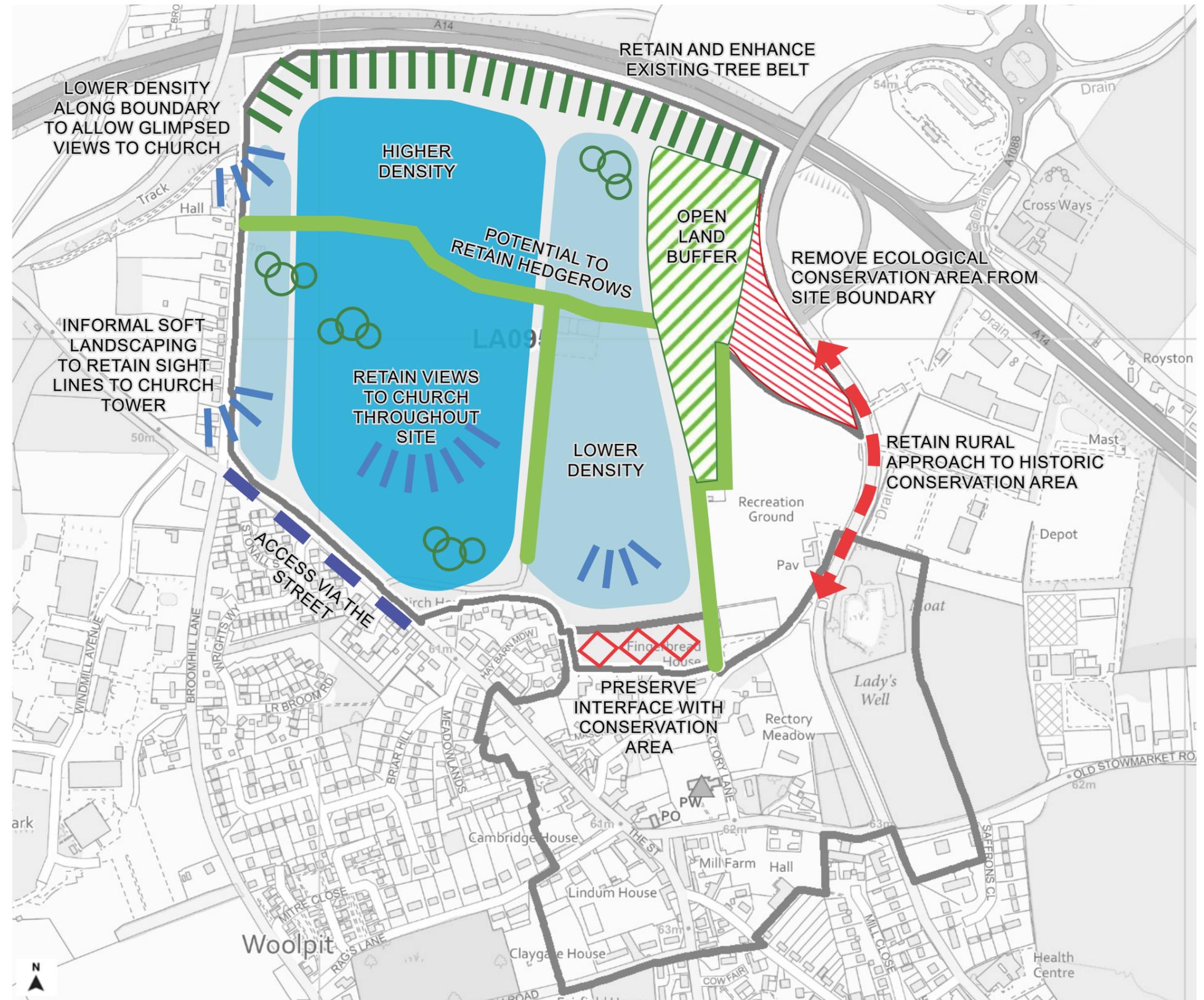


Fig 2 Design Principles

Scale 1:4000@A3

## Chapter 9

### LA116: Sproughton

## Site analysis

### Historic environment sensitivities

- The site includes a Bronze Age ring ditch and late Saxon enclosure [SHER ref: MSF36366] sensitive to physical change.
- Potential for setting change to the grade II listed:
  - Tithe Barn [NHLE ref. 1036926].
  - Sproughton Hall [NHLE ref. 1285915].
  - Barn about 50 metres south west of Sproughton Hall [NHLE ref. 1351647].
  - Mill [NHLE ref. 1036927].
  - Mill House [NHLE ref. 1193955].
  - 2 and 4 Lower Street [NHLE ref. 1193924].
  - Walnut Cottage [NHLE ref. 1193937].
- Potential for setting change to the grade II\* listed:
  - Church of All Saints [NHLE ref. 1285956].

### Historic environment recommendations

- Ensure a staged approach to establish the presence or absence of archaeological deposits within the site and their significance.
- The Tithe Barn's, the Hall's and the cottage's open, arable setting should be a key consideration in design development, especially considering layout, scale and access points.
- Currently the adjacent boundary to Lower Street has the character of an open entrance and field gate/hedge with low visual prominence, appropriate to the entrance into an agricultural complex. The insertion of a vehicle and pedestrian access route into the development here would potentially introduce a modern splayed access, signage and so on immediately adjacent to the Tithe Barn and the Barn about 50 metres southwest of Sproughton Hall. Both their settings and their physical condition could potentially be affected.
- It is recommended an alternative access point is used for construction vehicles.
- A narrow spur of the preferred site boundary protrudes behind the plot into the village green area, following the line of the rear outbuilding range. Proposals should preserve the intimate, enclosed nature of this part of the building's setting, for example by retaining this route as a pedestrian access only.
- The local authority will need to take a view on the presence and status of curtilage structures in relation to the main subject of listing, such as boundary walls and outbuildings.
- Care should be taken to protect the fabric of any curtilage structures as a result of development at or near the boundary.
- Ensure that access to the site is from Lorraine Way, away from the concentration of historic listed buildings.
- Sight lines towards the barns, hall and church tower should be incorporated to ensure that they remain landmarks.
- Development should be concentrated to the western half of the site.

### Other environmental sensitivities

- The northern part of the site has electricity pylons passing over the site, and the northern and eastern edge of the site is at risk of flooding.
- Site is located within Source Protection Zone 3.

- Site scores 'Amber' in the Water Supply Network RAG Assessment, which indicates issues with water supply and water demand, especially in drought seasons which may be further exacerbated by climate change.
- Site scores 'Amber' in the WWTW Flow Capacity RAG Assessment.
- Site scores 'Amber' in the Foul Sewerage Network Capacity RAG Assessment which indicates insufficient capacity of the wastewater network considering population growth and potentially increased demand if the site is developed.
- Site is located within 12.5km of five AQMAs: Ipswich AQMA No. 1, 2, 3, 4 and 5.
- Site is classified as greenfield.
- Significant proportion (>=25%) of site on Grade 3 agricultural land.
- Site is within a Minerals Consultation Area.
- 100% of the site is within the 'All consultation' and 'Residential' SSSI Impact Risk Zone for the proposed dwelling capacity.
- Site is less than 250m of Sproughton churchyard County Wildlife Site and it is adjacent to priority habitat: deciduous woodland along its southern border.
- Site is of moderate or low-moderate landscape sensitivity.

### Other environmental recommendations

- Green and open spaces should be in the south and east of the site to ensure a green buffer from the group of listed buildings.
- Ensure that vegetation screening is used along the northern boundary of the site (along B1113) to minimise any negative air quality and noise impacts on the road traffic.
- Ensure that SUDs and other green and blue infrastructure is implemented into the development to reflect the rural and natural character of the place and conserve water resources from the rainfall.

## Site delivery guidance

### Site allocation policy at Reg 19 – LA116

**9.1** Approximately 50 dwellings (with associated infrastructure).

**9.2** The development shall be expected to comply with the following;

- I. The relevant policies set out in the Plan;
- II. Development is designed to conserve and where appropriate enhance listed barn 50 meters south west of Sproughton Hall, Tithe Barn, Sproughton Hall, Walnut Cottage, Mill House, 2 & 4 Lower Street, 1-4 Church Close (all Grade II) and Church of All Saints (Grade II\*) and their settings;
- III. Access to the site should be taken from Lorraine Way (B1113);
- IV. Incorporate sight lines towards the barns, hall and church tower into the development;
- V. A flood risk assessment should be used to avoid and mitigate all forms of flooding in a sustainable manner;
- VI. An ecological survey, and any necessary mitigation measures, are provided;
- VII. Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site.

**9.3** VIII to XII relate to infrastructure contributions.

### Design principles

- Access to the site should be taken from Lorraine Way (B1113), to preserve the historic character of Lower Street and the contribution that it makes to the setting of the listed buildings along it. This would also avoid the potential for physical damage to the historic buildings along Lower Street.
- The linear historic plan of Sproughton could be drawn upon to inform the layout of development i.e. development could run along the western edge and towards the centre of the site.
- Open space will need to be retained around the listed barns to the southeast of the site. Careful consideration of the use and management of the open space will be necessary as it is its arable use that is important to understanding the history and function of the barns. Maintaining the area as meadow, possibly even wildflower meadow, might be an option.
- Within the site planting can also be used to break up the built form and create the impression of space and potentially to help with the flood risk. Soft landscaping should draw on the historic rural character of the settlement, using native species. It should not be formal or ornamental.
- Historic building materials should be drawn upon to help create a design code that is in keeping with the local sense of identity and place. Consideration will need to be given to if/ how historic materials and finishes are used to define function, status etc., and should only be used if appropriate (e.g. domestic buildings should not draw on materials, such as flint and weatherboarding, which are used for higher status and agricultural buildings).
- The development should be designed so as to facilitate glimpsed views of the church tower of All Saints. The Church of All Saints is a local landmark denoting the historic centre of Sproughton; enabling glimpsed views of it will help integrate the development within the settlement, providing time depth and a sense of place.
- Most buildings are simple forms, generally either square or rectangular and single-storey with pitched roofs. Town houses would be inappropriate, but small two-storey houses would be acceptable. The new development should be designed to be in keeping with the historic development in terms of height, scale and massing and to be subservient to the listed barns and church.
- Streetscapes, lighting, signage, etc., should be considered as part of an integrated design alongside the other planning application details (and not secured by condition) because light spill, hard standing and public realm are issues that may affect the level of harm to the setting of the listed buildings through change to their semi-rural setting. To show that the significance of the historic environment has been properly considered and the level of harm has been avoided or minimised these aspects need to be developed in detail as part of the overall design approach for any development.

# LA116 Sproughton Concept Statement

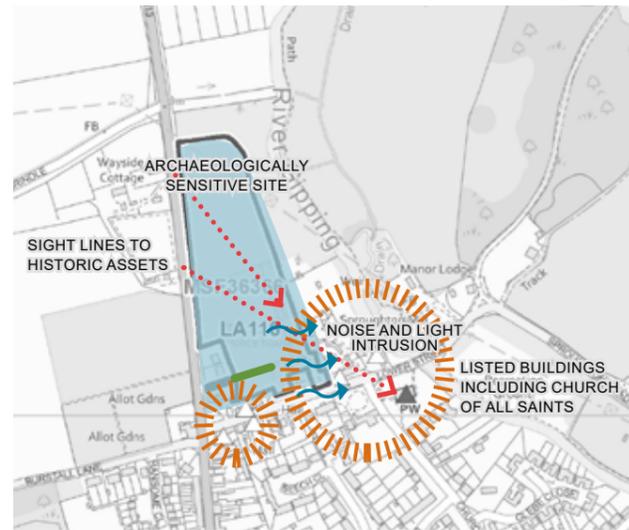


Fig. 1 Site analysis

NTS

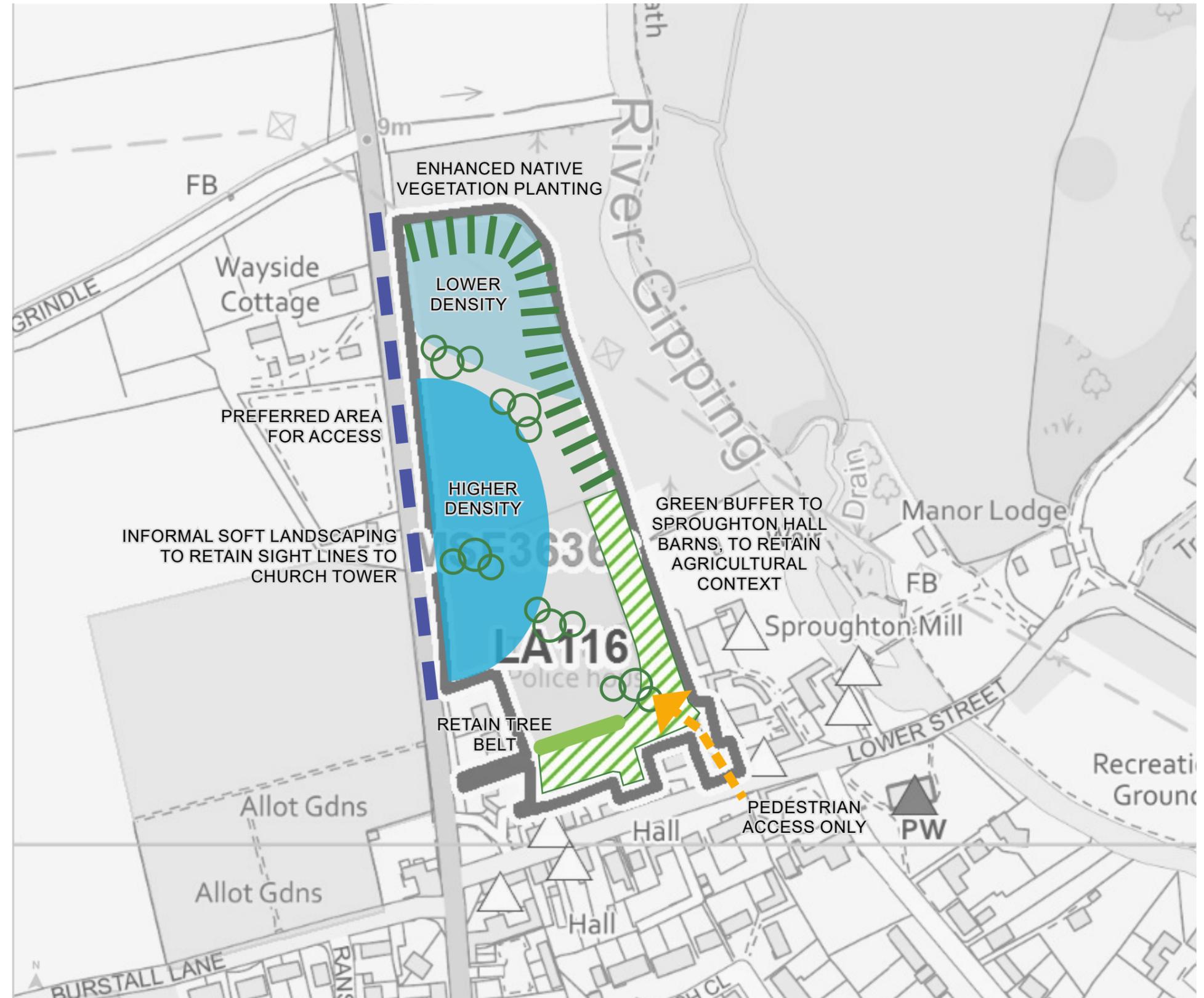


Fig 2 Design Principles

Scale 1:2500@A3