



The Sizewell C Project

6.7 Volume 6 Sizewell Link Road Chapter 9 Terrestrial Historic Environment

Revision: 1.0
Applicable Regulation: Regulation 5(2)(a)
PINS Reference Number: EN010012

May 2020

Planning Act 2008
Infrastructure Planning (Applications: Prescribed
Forms and Procedure) Regulations 2009



Contents

9.	Terrestrial Historic Environment	1
9.1	Introduction.....	1
9.2	Legislation, policy, and guidance.....	2
9.3	Methodology	5
9.4	Baseline environment	13
9.5	Environmental design and mitigation.....	43
9.6	Assessment.....	45
9.7	Mitigation and monitoring.....	70
9.8	Residual effects	71
	References	80

Tables

Table 9.1:	Requirements of the National Policy Statements.....	3
Table 9.2:	Assessment of the value or sensitivity of receptors for terrestrial historic environment.....	7
Table 9.3:	Assessment of magnitude of impact for terrestrial historic environment.....	8
Table 9.4:	Classification of effects.....	10
Table 9.5:	Summary of effects for the construction phase.....	72
Table 9.6:	Summary of effects for the operational phase	77

Plates

None provided.

Figures

Figure 9.1A: Designated heritage assets (West)

Figure 9.1B: Designated heritage assets (East)

Figure 9.2A: Non-designated heritage records (West)

Figure 9.2B: Non-designated heritage records (East)

Figure 9.3A: Historic landscape character areas (West)

Figure 9.3B: Historic landscape character areas (East)

Figure 9.4A: Archaeological fieldwork to date (West) (2020)

Figure 9.4B: Archaeological fieldwork to date (East) (2020)

APPENDICES

Appendix 9A: Gazetteer of heritage assets

Appendix 9B: Sizewell C Link Road and Theberton Bypass: Archaeological Desk Based Assessment, November 2018

Appendix 9C: Geophysical Survey Reports, July 2019.

Appendix 9D: Interim Fieldwork Summary

9. Terrestrial Historic Environment

9.1 Introduction

9.1.1 This chapter of **Volume 6** of the **Environmental Statement (ES)** presents an assessment of the potential effects on the terrestrial historic environment arising from the construction and operation use of the Sizewell link road (referred to throughout this volume as the ‘proposed development’). This includes an assessment of potential impacts, the significance of effects, the requirements for mitigation and the residual effects.

9.1.2 Detailed descriptions of the Sizewell link road site (referred to throughout this volume as the ‘site’), the proposed development, and the different phases of development are provided in **Chapters 1** and **2** of this volume of the **ES**. A glossary of terms and list of abbreviations used in this chapter is provided in **Volume 1** of the **ES**.

9.1.3 This assessment has been informed by data from other assessments as follows:

- **Chapter 4** of this volume: Noise and vibration.
- **Chapter 6** of this volume: Landscape and visual impact assessment.

9.1.4 This assessment has been informed by data presented in the following technical appendices:

- **Appendix 9A** of this volume: Gazetteer of heritage assets.
- **Appendix 9B** of this volume: Sizewell C Link Road and Theberton Bypass: Archaeological Desk Based Assessment (November 2018).
- **Appendix 9C** of this volume: Geophysical Survey Reports (July, 2019).
- **Appendix 9D** of this volume: Interim Fieldwork Summary.
- **Volume 1, Annex 6L.1** of the **ES**: UK EPR Sizewell C - Historic Environment – Settings Assessment Scoping Recommendations Update. 2019.

9.1.5 Please note that the red line boundary used in the figures within the appendices was amended after these documents were finalised, and

therefore does not reflect the boundaries in respect of which development consent has been sought in this application. However, the amendment to the red line boundary does not have any impact on the findings set out in this document and all other information remains correct.

9.2 Legislation, policy, and guidance

9.2.1 **Volume 1, Appendix 6L** of the **ES** identifies and describes legislation, policy and guidance of relevance to the assessment of the potential terrestrial historic environment impacts associated with the Sizewell C Project across all **ES** volumes.

9.2.2 This section provides an overview of the specific legislation, policy and guidance of relevance to the terrestrial historic environment assessment of the proposed development.

a) International

9.2.3 There is no international legislation or policy that is relevant to the terrestrial historic environment assessment of the proposed development.

b) National

i. Legislation

9.2.4 National legislation relating to the terrestrial historic environment assessment includes the:

- Ancient Monuments and Archaeological Areas Act 1979 (Ref. 9.1).
- Planning (Listed Buildings and Conservation Areas) Act 1990 (Ref. 9.2).
- Infrastructure (Decisions) Regulations 2010 (Ref. 9.3).
- Hedgerow Regulations 1997 (Ref. 9.4).
- Protection of Military Remains Act 1986 (Ref. 9.5).

9.2.5 The requirements of these, as relevant to the terrestrial historic environment assessment, are set out in **Volume 1, Appendix 6L** of the **ES**.

ii. Policies

9.2.6 The National Policy Statement (NPS) 2011 sets out the national policy for energy infrastructure. The overarching NPS for Energy (NPS EN-1) (Ref. 9.6) and NPS for Nuclear Power Generation (NPS EN-6) (Ref. 9.7) provide the primary policy framework within which the development will be considered. A summary of the relevant planning policy and heritage legislation, together with consideration of how the advice has been taken into account is provided in **Volume 1, Appendix 6L** of the **ES**, with requirements specific to this site set out in **Table 9.1**.

Table 9.1: Requirements of the National Policy Statements.

Ref	NPS Topic Requirement.	How the Requirement has been Addressed.
EN-1 5.8.9.	<i>“Where proposed development will affect the setting of a heritage asset, representative visualisations may be necessary to explain the impact.”</i>	The magnitude and nature of the change to setting of designated heritage assets in the vicinity of the proposed development site is not anticipated to give rise to significant adverse effects. Therefore, specific heritage visualisations would not be pertinent to the assessment. However, visualisations prepared for the landscape and visual impact assessment have been referred to where appropriate in this chapter to support the narrative assessment (Figure 6.4 of this volume illustrates the Landscape and Visual Impact Assessment (LVIA) viewpoint locations).

c) Regional

9.2.7 There is no regional legislation or policy that is relevant to the terrestrial historic environment assessment of the proposed development.

d) Local

9.2.8 Local policies relating to the terrestrial historic environment assessment include:

- Suffolk Coastal District Council (SCDC) Local Plan Core Strategy and Development Management Polices (Ref. 9.8):
 - Development Management Policy DM21.
 - Strategic Policy SP15.
- Suffolk Coastal District Council Final Draft Local Plan (Ref.9.9):
 - Policy SCLP11.3.
 - Policy SCLP11.4.

- Policy SCLP11.5.
- Policy SCLP11.6.
- Policy SCLP11.7.
- Policy SCLP11.8.
- Policy SCLP11.9.

- Supplementary Planning Guidance 6 Historic Parks and Gardens (Ref. 9.10).

9.2.9 The requirements of these, as relevant to the terrestrial historic environment assessment, are set out in **Volume 1, Appendix 6L** of the **ES**.

e) **Guidance**

9.2.10 This assessment has been undertaken in accordance with the following guidance documents:

- Good Practice Advice in Planning Note 2: Managing Significance in Decision-taking in the Historic Environment. Historic England, 2015 (Ref. 9.11).
- Conservation Principles, Policies and Guidance. Historic England (Ref. 9.12).
- Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Historic England, 2017 (Ref. 9.13).
- Research and Archaeology: Framework for the East of England (2000, 2011, and draft updates 2018–19) (Refs. 9.14; 9.15; 9.16; 9.17).
- National and Local Archaeological Standards and Guidance (Refs.9.18; 9.19; 9.20; 9.21; 9.22; 9.23; 9.24; 9.25).

9.2.11 Further details on this guidance, as relevant to the terrestrial historic environment assessment, is set out in **Volume 1, Appendix 6L** of the **ES**.

9.3 Methodology

a) Scope of the assessment

9.3.1 The generic Environmental Impact Assessment (EIA) methodology is detailed in **Volume 1, Chapter 6** of the **ES**.

9.3.2 The full method of assessment for the terrestrial historic environment that has been applied for the Sizewell C Project is included in **Volume 1, Appendix 6L** of the **ES**.

9.3.3 This section provides specific details of the terrestrial historic environment methodology applied to the assessment of the proposed development, and a summary of the general approach to provide appropriate context for the assessment that follows. The scope of assessment considers the impacts of the construction and operation phases of the proposed development.

9.3.4 The scope of this assessment has been established through a formal EIA scoping process undertaken with the Planning Inspectorate. A request for an EIA scoping opinion was initially issued to Planning Inspectorate in 2014, with an updated request issued in 2019, see **Volume 1, Appendix 6A** of the **ES**.

9.3.5 Comments raised in the EIA Scoping Opinion received in 2014 and 2019 have been taken into account in the development of the assessment methodology. These are detailed in **Volume 1, Appendices 6A to 6C** of the **ES**.

b) Consultation

9.3.6 The scope of the assessment has also been informed by ongoing consultation and engagement with statutory consultees, throughout the design and assessment process. A summary of the comments raised and SZC Co.'s responses are detailed in **Volume 1, Appendices 6A to 6C** of the **ES**.

9.3.7 Consultation was undertaken with Historic England and Suffolk County Council Archaeological Service (SCCAS) with regards to the suitability of the spatial scope and data search study area. Confirmation that the assessment and information was adequate was received from SCCAS, Historic England and East Suffolk Council (ESC) through the Stage 3 consultation, and within the 2019 EIA scoping opinion.

9.3.8 The Settings Assessment Scoping report (see **Volume 1, Annex 6L.1** of the **ES**) was also consulted on with SCCAS, Historic England and ESC,

and the results of that consultation have been incorporated into this assessment.

c) **Study area**

9.3.9 The site and study area are illustrated in **Figures 9.1A and B, Figures 9.2A and B, and Figures 9.3A and B.**

9.3.10 The geographical extent of the study area comprises:

- the site; and
- 750 metres (m) from the site boundary (referred to throughout this chapter as the ‘study area’), as agreed with SCCAS for gathering data on all recorded heritage assets, historic mapping and cartographic and documentary sources.

9.3.11 An initial desk-based assessment (DBA) was undertaken for the Sizewell link road options in 2018. See **Chapter 3** of this volume of the **ES** for further details on alternative options for the Sizewell link road.

9.3.12 To inform the development of the scope of assessment of effects arising through change to setting, heritage assets which could be subject to significant adverse effects were identified from the wider settings study area considered in the Settings Assessment Scoping report provided in **Volume 1, Annex 6L.1** of the **ES**, and agreed with Historic England, SCCAS, and ESC.

d) **Assessment scenarios**

9.3.13 The terrestrial historic environment assessment comprises the assessment of the entire construction and operation phases of the proposed development, rather than specific assessment years. The assessment of construction effects presents the worst-case during construction of the proposed development.

9.3.14 The assessment of effects during the operational phase has considered the proposed development during the peak construction of the Sizewell C main development site as well as once the power station is operational where relevant.

e) **Assessment criteria**

9.3.15 As described in **Volume 1, Chapter 6** of the **ES**, the EIA methodology considers whether impacts of the proposed development would have an effect on any resources or receptors. Assessments broadly consider the

magnitude of impacts, and value/sensitivity of resources/receptors that could be affected in order to classify effects.

9.3.16 A detailed description of the assessment methodology used to assess the potential effects on the terrestrial historic environment arising from the proposed development is provided in **Volume 1, Appendix 6L** of the **ES**. A summary of the assessment criteria used in this assessment is presented in the following sub-sections.

i. Sensitivity (heritage significance)

9.3.17 Heritage assets that may be affected by the proposed development have been assigned a level of heritage significance (value or sensitivity) in accordance with the definitions set out in **Volume 1, Appendix 6L** of the **ES**. Heritage significance is rated within the range of high-medium-low-very low.

9.3.18 The assessment of assigning the levels of sensitivity to receptors is set out in **Table 9.2**.

Table 9.2: Assessment of the value or sensitivity of receptors for terrestrial historic environment.

Heritage Significance (value or sensitivity).	Summary Rationale.	Example Asset Class.
High	Asset has significance for an outstanding level of archaeological, architectural, historic, and/or artistic interest.	All designated heritage assets or non-designated assets of demonstrably schedulable quality.
Medium	Asset has significance for a high level of archaeological, architectural, historic, and/or artistic interest.	Locally listed buildings and buildings of merit. Regionally significant non-designated archaeological sites.
Low	Asset has significance for elements of archaeological architectural, historic, or artistic interest.	Locally significant archaeological site.
Very low.	Due to its nature of form, condition or survival, cannot be considered as an asset in its own right.	Non-extant Historic Environment record (HER).

ii. Magnitude

9.3.19 The magnitude of impact is based on the consequences that the proposed development would have on the heritage significance of the historic environment resource, and has been considered in terms of high-medium-low-very low as set out in **Volume 1, Appendix 6L** of the **ES**.

- 9.3.20 Potential changes have also been considered in terms of duration, whether the impact is permanent, temporary, or reversible, adverse (negative) or beneficial (positive), and whether the change is likely to give rise to cumulative effects. Any potential loss of heritage significance resulting from disturbance of buried archaeological remains associated with construction activity would be permanent.
- 9.3.21 The significance of the effect is judged on the relationship of the magnitude of impact to the assessed significance of the resource, and a narrative discussion given to support the conclusion.
- 9.3.22 The criteria for the assessment of magnitude of impact are shown in **Table 9.3**.

Table 9.3: Assessment of magnitude of impact for terrestrial historic environment.

Magnitude	Summary Rationale (Negative).	Summary Rationale (Positive).
High	<p>Loss of significance of an order of magnitude that would result from irreversible total or substantial demolition/disturbance of a heritage asset, or from the disassociation of an asset from its setting.</p> <p>Impacts of this magnitude would generally be considered substantial harm on the heritage significance of an asset.</p>	<p>Sympathetic restoration of an at-risk or otherwise degraded heritage asset, and/or its setting, and bringing into sustainable use with robust long-term management secured.</p>
Medium	<p>Loss of significance arising from partial disturbance or inappropriate alteration of asset which will adversely affect its importance. Change to the key characteristics of an asset’s setting, which gives rise to lasting harm to the significance of the asset, but which still allows its archaeological, architectural or historic interest to be appreciated.</p> <p>Impacts of this magnitude would generally be considered less than substantial harm on the heritage significance of an asset.</p>	<p>Appropriate stabilisation and/or enhancement of a heritage asset, and/or its setting that better reveal the significance of the asset, or contribute to a long-term sustainable use or management regime.</p>

Magnitude	Summary Rationale (Negative).	Summary Rationale (Positive).
Low	<p>Minor loss to or alteration of an asset which leave its current significance largely intact. Minor and/or short-term¹ changes to setting which do not affect the key characteristics, and in which the historical context remains substantially intact.</p> <p>Impacts of this magnitude would generally be considered less than substantial harm on the heritage significance of an asset.</p>	<p>Minor enhancements to a heritage asset, and/or its setting that better reveal its significance, or contribute to sustainable use and management.</p>
Very low.	<p>Minor alteration of an asset which does not affect its significance in any discernible way. Minor and/or short-term, or reversible change to setting, which does not affect the significance of the asset.</p> <p>Impacts of this magnitude would generally be considered of limited harm to heritage significance.</p>	<p>Minor alteration of an asset which does not affect its significance in any discernible way. Minor and/or short-term or reversible change to setting which does not affect the significance of the asset.</p>

f) Effect definitions

- 9.3.23 The classification of the effect is judged on the basis of the magnitude of impact to the assessed heritage significance of the resource, and a narrative discussion given to support the conclusion. These effects may be adverse (negative) or beneficial (positive).
- 9.3.24 The definitions of effect for the terrestrial historic environment are shown in **Table 9.4**.

¹ Short-term is defined within this project and technical discipline as being of less than approximately 2 years' duration, medium term of 2–10 years and long-term of 10–25 years duration. Any effects anticipated to persist for over 25 years would normally be considered permanent.

Table 9.4: Classification of effects.

		Heritage Significance.			
		Very low.	Low	Medium	High
Magnitude	Very low.	Negligible	Negligible	Minor	Minor
	Low	Negligible	Minor	Minor	Moderate
	Medium	Minor	Minor	Moderate	Major
	High	Minor	Moderate	Major	Major

9.3.25 Following the classification of an effect as presented in **Table 9.4**, a clear statement and rationale is provided as to whether the effect is 'significant' or 'not significant'. As a general rule, major and moderate effects are considered to be significant, and minor and negligible effects are considered to be not significant. However, professional judgement is also applied where appropriate.

9.3.26 The assessment of the predicted significance of the effects is reported following incorporation of environmental measures embedded within design, as set out within **section 9.5** of this chapter.

g) [Assessment methodology](#)

i. [Existing baseline](#)

9.3.27 Heritage assets were identified through:

- a search of the records held at the National Record of the Historic Environment and the SCC HER. The data search also included Portable Antiquity Scheme information, which is only referred to in broad terms given its sensitive nature. These searches were both conducted in May 2018;
- a search of the National Heritage List for England, which contains data of designated assets. An initial search was carried out in April 2018 and subsequently updated in January 2019;
- analysis of the Historic Land Characterisation (HLC) data for Suffolk, conducted in May 2018;

- a review of the two available Suffolk National Mapping Programme (NMP)² project data sets conducted in April 2018;
- a review of the available light detecting and ranging data from Environment Agency Geomatics in April 2018; and
- a search of historical maps and documentation at the Suffolk Record Office, conducted in May 2018.

9.3.28 Site investigations were carried out at the site to identify both known and previously unrecorded heritage assets (for example, historic landscape features, extant earthworks). These surveys included:

- site visit (included within the DBA) that can be found in **Appendix 9B** of this volume;
- detailed geophysical magnetometry survey provided in **Appendix 9C** of this volume; and
- evaluation trenching provided in **Appendix 9D** of this volume.

9.3.29 The full list of identified archaeological and historical sites, features and finds identified within the study area are presented in the Gazetteer of Heritage Assets ('the gazetteer') provided in **Appendix 9A** of this volume, and illustrated on **Figures 9.1, 9.2, and 9.3**.

9.3.30 Direct effects on heritage assets are those which result from physical damage, or disturbance, which gives rise to a loss of heritage significance. Consequently, it is only those assets which might be physically disturbed by (i.e. within the site of) the proposed development which are potentially subject to direct effects. As archaeological features are not always evident, a DBA, that can be found in **Appendix 9B** of this volume, was undertaken in 2018 to examine the potential presence of archaeological heritage assets within the site, and to ascertain the potential for heritage assets to be directly affected.

9.3.31 The results of further survey work that comprise of geophysical surveys can be found in **Appendix 9C** of this volume and evaluation trenching, provided

² Project comprising large area archaeological survey, which map and record archaeological features using aerial photographs and airborne laser scanning (lidar) as the main sources.

in **Appendix 9D** of this volume, carried out in February to March 2019 (geophysical survey) and July to September 2019 (evaluation trenching) have also been incorporated into the assessment of effects for the proposed development.

9.3.32 Indirect effects on heritage assets have been defined as those which result in change to heritage significance, but do not give rise to physical damage or disturbance to the asset. In this context, these effects would generally arise through change to the settings of heritage assets. Historic England guidance sets out a methodology for considering any effects on the significance of heritage assets arising from changes to their setting. This is summarised in **Volume 1, Appendix 6L** of the **ES**.

9.3.33 The heritage assets identified within the search area through the desk-based research comprise a number of different asset types with differing characteristics. The Settings Assessment Scoping report, provided in **Volume 1, Appendix 6L.1** of the **ES**, has regard to the specific nature of the setting of assets within the study area, and considers factors such as visibility of the proposed development in views of and from heritage assets, as well as other potential perceptual change, such as increased traffic movements and noise.

h) Assumptions and limitations

9.3.34 The following limitations have been identified in this assessment:

- All assessment considers development within the site parameters as set out in the description of development at **section 2.3** of **Chapter 2** of this volume of the **ES** and as illustrated on the **Works Plans** reproduced in **Appendix 2A** of this volume.
- The assessment is based upon the results of the DBA that can be found in **Appendix 9B** of this volume, and the gazetteer, provided in **Appendix 9A** of this volume. DBA is a predictive tool and relies on a series of assumptions and extrapolations to develop an understanding of the potential extent and character of archaeological remains within the site.
- Geophysical survey is based on taking physical measurements that may have a number of causes, and conclusions from this type of survey remain predictive, but allows more refined inferences to be drawn on the basis of the nature and morphology of discrete anomalies.

- Evaluation trenching tests inferences made on the basis of desk-based and geophysical survey. While this approach considers a sample area of a site, it allows a clear understanding of the location, nature and significance of heritage assets which is considered robust. Evaluation trenching completed to date is illustrated on **Figure 9.4**.
- It has not been possible to arrange access to the whole site for survey at the time of writing, resulting in areas where survey has not been possible. Areas which have not undergone geophysical survey and, or, evaluation trenching are indicated on **Figure 9.4**. Where assessment conclusions are based on desk-based or geophysical survey, a reasonable worst-case assessment is provided.

9.4 Baseline environment

9.4.1 This section presents a description of the baseline environmental characteristics within the site and in the surrounding area.

9.4.2 Further detail can be found in **Appendix 9A to 9D** of this volume.

a) Current baseline

9.4.3 The current baseline environmental information is drawn from the DBA conducted in 2018, found in **Appendix 9B** of this volume, the subsequent geophysical survey that is provided in **Appendix 9C** of this volume and evaluation trenching that is provided in **Appendix 9D** of this volume.

9.4.4 The full list of identified archaeological and historical sites, features and finds identified within the study area is presented in **Appendix 9A** of this volume (gazetteer). In the DBA, non-designated heritage assets were referred to by Unique Monument Number. However, at the request of SCC in Stage 3 Consultation, all reports use the Parish Number when referring to non-designated assets; the gazetteer includes both numbers for cross referencing purposes.

9.4.5 Heritage records for the study area are illustrated on **Figures 9.1 and 9.2**.

i. Site description and topography

9.4.6 The site comprises 101 hectares (ha) of primarily agricultural land, as well as highway land. The site starts at the A12 south of Yoxford, moving in an easterly direction over open, gently undulating fields intersecting with the East Suffolk line, Littlemoor Road, Fordley Road and Hawthorn Road. The site intersects a narrow linear section of woodland 750m west of Theberton,

before skirting through fields to the south of the village of Theberton, and re-joining the B1122 just to the east of the village.

9.4.7 The western end of the site between the A12 and East Suffolk line occupies higher, fairly level ground between 37m to 41m above ordnance datum (AOD). Moving eastward from the East Suffolk line the ground level drops dramatically to 12m AOD at Fordley Road.

From here to the eastern end of the site the topography is dominated by the tributaries of the Minsmere Old River, the main channel of which flows from the River Yox, at Yoxford, through Middleton, and on to the North Sea coast. These tributaries have scoured the land as they flow north-eastwards toward the main river channel, resulting in an undulating ground level between 8m and 21m within the west of the site from Fordley Road to Theberton.

9.4.8 Where the site includes the B1122 Yoxford Road, the ground gently rises toward Littlemoor Road at 29m AOD before gently sloping down from 26m AOD to 20m AOD to the B1122.

9.4.9 The bedrock geology underlying the whole site comprises Crag Group (sands). This is a sedimentary rock formed within shallow marine environments within the Neogene and Quaternary periods.

9.4.10 The large area of higher ground between the A12 and Theberton is occupied by the superficial diamicton deposits of the Lowestoft Formation. These are sedimentary deposits formed during the Anglian Stage by ice age conditions where the action of ice and meltwater formed detrital deposits.

9.4.11 As the site crosses Fordley Road it encounters sand and gravel deposits of the Lowestoft Formation. These lie adjacent to Head deposits of clay, silt, sand and gravel, which are sedimentary, and formed as material moved down slope and accumulated. Similar deposit formations are encountered at various locations along the eastern section of the site, from Annesons Corner to Moat Road. These appear to fan out from the Minsmere Old River, reflecting the relationship of the river valley and pattern of the local geology (Ref. 9.26).

ii. Designated heritage assets

9.4.12 One designated heritage asset lies within the site boundary, the Grade II listed Gate and Gate Piers at junction of Leiston Road and Onner's Lane (LB 1287303).

9.4.13 There are 44 listed buildings within the study area. One of these is listed at Grade I (The Church of St Peter; LB 1227756), two at Grade II* (Theberton House; LB 1228378 and Moor Farmhouse; LB 1199307), with the remainder being listed at Grade II and comprising buildings associated with Theberton House and buildings within Theberton village, as well as farmhouses and associated buildings and cottages. There is also one scheduled monument which extends into the south-eastern part of the study area: Leiston Abbey (second site) and moated site (SM 1014520). Designated heritage assets are presented at **Appendix 9A** of this volume and on **Figure 9.1**.

iii. **Non-designated heritage records**

9.4.14 The geophysical survey of this site, provided in **Appendix 9C** of this volume, has revealed anomalies indicative of ditches and pits of uncertain date between Pretty Road and Moat Road in the east of the site, which are interpreted as three conjoined small enclosures, a possible ring ditch and other features of archaeological potential. Evaluation trenching has recorded ditch features containing Roman pottery, and another linear ditch containing possible medieval pottery. Two HER records lie within the site boundary. The East Suffolk line (SUF 067), which remains in operation, runs north to south across the western part of the site. In addition, a bronze spout in the form of a dog's head (THB 002) from a medieval cauldron or aquamanile (a water container in the form of a mammal or bird), was found in fields to the south of Theberton. A further 38 HER records are located within the study area. These records comprise a variety of heritage features ranging from prehistoric flint artefact scatters (LCS 043) to the Second World War (WWII) Theberton airfield (THB 015). The SCC HER records also include Rookery Park (YOX 013), a non-designated park, presently recorded on a non-designated basis in Local Policy Supplementary Planning Guidance 6. These records are discussed more fully in the site chronology section.

9.4.15 The HER also includes nine records of archaeological investigations undertaken across parts of the study area, although none within the site boundary itself. These include evaluations, monitoring works and historic building recording.

9.4.16 The non-designated heritage records within the site and study area are listed at **Appendix 9A** of this volume, and are illustrated on **Figure 9.2**.

iv. **Historic landscape character**

9.4.17 The Suffolk HLC project identifies the site as predominantly comprising “pre-18th century enclosure”, incorporating “random fields” (an irregular

field pattern), and “*long co-axial fields*”, which may have existed since the medieval period and have some historic interest.

- 9.4.18 The eastern end of the site, south of Theberton village, includes areas of “*18th century and later enclosure*” and “*post-1950s agricultural landscape*”.
- 9.4.19 The site also intersects land identified as “*post-medieval park and leisure*” around Theberton Hall (LB 1227753), a late 18th century house with informal parkland. Historic mapping indicates that the parkland was sparsely occupied by trees and its extent was encompassed by the B1122 to the east and north, by an L-shaped strip of woodland named Plumtreehill Covert to the west and by Pretty Road to the south. The overall layout of this designed parkland is still preserved in the surviving road network, internal land division, and landscape elements such as the Plumtreehill Covert. However, the grounds no longer function as parkland for Theberton Hall, and the majority of the landscape planting evident on WWII aerial photography has subsequently been lost to arable cultivation. The former parkland south of the Hall has also been used for agriculture in more recent years and land to the south-east, between the Hall and the Old Rectory (LB 1227758) has been partially developed with residential properties.
- 9.4.20 Plumtreehill Covert, which marks the edge of the former parkland around Theberton Hall (LB 1227753) is identified as “*modern plantation on former arable*”, but is evident on historic Ordnance Survey (OS) mapping (Ref. 9.27), and therefore may be of historic interest in terms of landscape design or management. Sections of this woodland strip are also evident on the 1839 Fordley Tithe Map (Ref. 9.28).
- 9.4.21 Hedgerows which could be considered of historic interest are present within the site boundary. The Tithe and OS mapping show a strong continuity within the field systems recorded in the study area. Where change has occurred to field boundaries, this appears primarily as a result of loss of hedgerows through the amalgamation of smaller fields. Consequently, it is likely that the majority of surviving hedgerows within the site would be considered important under the Hedgerow Regulations. These hedgerows are best considered of low heritage significance as relict elements of the historic landscape.
- 9.4.22 The HLC areas are illustrated on **Figure 9.3**.

v. Archaeological and historical background

Prehistoric (Neolithic, Bronze Age and Iron Age)

- 9.4.23 An artefact scatter, which included a single sherd of struck flint dating to the later prehistoric period was found during evaluation trenching in 2015 at land adjoining Green Garth in Middleton (MDD 020).
- 9.4.24 Recently in the east of the site, a number of prehistoric flints were recovered from a colluvial deposit during evaluation trenching between Pretty Road and Moat Road, including a Neolithic arrowhead. These flints are thought to originate from areas of prehistoric activity somewhere further upslope, this can be found in **Appendix 9D** of this volume.
- 9.4.25 A number of undated cropmarks are known within the 750m study area, including a probable ring ditch bisected by a linear feature to the south-west of Middleton which has been suggested to be the remains of a prehistoric burial mound (MDD 004).
- 9.4.26 Sherds of an Early Bronze Age cinerary urn were found "*in a mound*" in the garden of Theberton Old Rectory at the western edge of the village before 1962 (THB 003), although the HER record notes that a later site visit revealed that the mound had been mutilated, with a path cut through, and had been landscaped.
- 9.4.27 There are no known finds dating to the Iron Age from within the site boundary or study area. The anomalies detected during geophysical survey, provided in **Appendix 9C** of this volume, of the site may represent Iron Age archaeological features. The contextual evidence would suggest that there is a potential for prehistoric activity, both in terms of settlement, as well as funerary activity, within the area. The topographic location on the southern edge of the river valley would also provide a favourable location for such activity.
- 9.4.28 The artefact scatters (e.g. flints, residual pottery) identified in the evaluation, provided in **Appendix 9D** of this volume, are of low significance for archaeological interest. Stratified remains of prehistoric material may be more significant. The potential remains that further archaeological remains of medium heritage significance may be present in specific topographical locations such as by the river valley, which have not been subject to intrusive survey.

Romano-British

- 9.4.29 Cropmarks of a possible multiphase field system, the earlier phases of which may date to the Romano-British period, were identified at the eastern

end of the study area (THB 027) close to Eastbridge, during the Suffolk Coast and Heaths NMP. Within the study area, a number of small finds dating to the Romano-British period have also been found including sherds of pottery, a coin and brooch.

- 9.4.30 It is possible that Yoxford, to the north-east of the study area, may have been at the junction of potential Roman roads, one of which may have passed through the study area, although no specific location or route can be identified.
- 9.4.31 Geophysical survey of the site identified a series of anomalies, initially interpreted as three conjoined small enclosures, a possible ring ditch and other features of archaeological potential within the east of the site between Pretty Road and Moat Road, that can be found in **Appendix 9C** of this volume. Evaluation of these anomalies identified a Romano-British enclosure surrounded by outlying contemporary rubbish pits and a quarry pit, provided in **Appendix D** of this volume. The large quarry pit was half backfilled with original clay, and then filled with a levelling layer of sand. Three intercutting pits, together with other pit features, were found to contain pottery sherds and were heavily flecked with charcoal. Multiple phases of a boundary ditch were also recorded.
- 9.4.32 A large quantity of Romano-British pottery sherds, including greyware, and charcoal were found from the surface of a dark deposit within the interior of the enclosure, which are thought to represent possible industrial activity rather than occupation. Remains of a small kiln were also identified to the south-west of the enclosure.
- 9.4.33 The evaluation trenching within the site west of the East Suffolk line observed a series of ditch features containing sherds of Romano-British greyware, although these features were not identified during the geophysical survey.
- 9.4.34 Remains dating to the Romano-British period would be of archaeological interest for informing the study of Romano-British agricultural settlement and activity. Features identified within the site are of low to medium significance, and further remains which may be present in areas which have not been subject to survey are likely to be of a similar nature and of low to medium significance.

Early-medieval and medieval

- 9.4.35 No known remains dating to the early-medieval period have been identified within the site boundary or study area, although villages such as Yoxford and Theberton have a recorded pre-Conquest origin. Geophysical survey has not identified any anomalies within the site which can be readily

assigned to these periods, this can be found in **Appendix 9C** of this volume. Evidence for a medieval enclosure, possibly with a domestic purpose, along with pottery dating to the 11th to 14th centuries was identified during the evaluation trenching within Area 2, this is provided **Appendix 9D** of this volume.

- 9.4.36 A chance find dating to the medieval period was found within the site boundary: (a bronze spout in the form of a dog's head (THB 002) from a medieval cauldron or aquamanile) was found in fields to the south of Theberton.
- 9.4.37 A number of further records for artefact scatters and chance finds dating to the medieval period are known within the study area. These include metalwork and coins (THB 006) found just outside Theberton. Evaluation trenching (THB 021) at Theberton Hall Farm reservoir uncovered a number of features, two of which contained medieval pottery, and one sherd of medieval pottery was found during evaluation trenching for a small residential development within Theberton (THB 025).
- 9.4.38 The Church of St Peter (LB I 1227756) in Theberton dates to the 12th century, with early 14th century, 15th century and 19th century additions. The church was not listed in the record for Theberton in the Domesday survey of 1086 (Ref. 9.29). However, it may have been included in Domesday as one of the three churches listed within the parish of Leiston, which Scarfe proposes as a possible minster site (THB 007).
- 9.4.39 The villages of Leiston and Theberton would not have extended onto the site, although elements of their associated agricultural landscapes are potentially present, principally in the form of grazing or arable land and potentially outlying farmsteads.
- 9.4.40 The scheduled monument of Leiston Abbey (second site) and moated site (SM 1014520) is partially within the study area. The monks of Leiston moved to this site in 1363 from the earlier site at Minsmere, which was prone to flooding. Monastic sites would have comprised relatively small and tightly grouped complexes and associated remains are not anticipated to extend onto the site, although parts of the site may have been in monastic ownership; the Cartulary of Leiston Abbey (Ref. 9.30) records lands held in Fordley but does not describe them or their location. Field systems identified by the NMP at the south-eastern edge of the study area (LCS 028), to the north-west of the Leiston Abbey site, are currently undated but the HER record notes that these could be associated with Leiston Abbey.

- 9.4.41 The observed remains dating to early-medieval and medieval periods are of very low to low significance for archaeological interest for informing the study of early-medieval agricultural settlement and activity. While further remains may be present in areas within the site which have not been surveyed, there is no evidence to suggest that significant settlement evidence is likely to be present within the site. Remains of domestic agricultural activity, land division, and residual finds may be present but these are likely to be of low heritage significance.

Post-medieval

- 9.4.42 The post-medieval period is well represented within the study area. Recorded assets include village buildings, agricultural buildings, and larger estate houses. Farms of this period include Dovehouse Farmhouse (LB 1199213), Valley Farmhouse and outbuildings (LB 1283470 and LB 1377245). Within the site, features comprising an 'old kiln (KCC 025), and the East Suffolk line (SUF 067) are noted by the HER, and the site includes parts of the former park at Theberton Hall.
- 9.4.43 Large estate houses including Theberton House (LB 1228378) are also present within the study area. A post-medieval post mill (MDD 002) once lay to the south of Middleton, and a five-storey tower mill (THB 005) in fields to the east of Theberton built in the 18th century, further attests to the agricultural nature of the study area during this period. Both were demolished in the early 1900s.
- 9.4.44 The basic settlement geography established in the medieval period remained through the post-medieval period. The principal change in this period in East Anglia was in terms of the use and demarcation of land, with the steady enclosure and 'improvement' of lands, and subsequent merging of fields. Enclosure within Suffolk commonly occurred before 1700 rather than as a result of using parliamentary acts in the 18 and 19 centuries. Subsequent changes to field boundaries across Suffolk are primarily a result of agricultural improvement, particularly with the introduction of the mechanised arable cultivation in the 19th century. However, an analysis of historic mapping and satellite imagery revealed a large degree of continuity in field patterns within the study area. The field system therefore represents an historic landscape (Ref. 9.31).
- 9.4.45 Designated heritage assets dating to the post-medieval period are of high significance. The majority of non-designated remains dating to this period would be of archaeological interest, primarily for their contribution to HLC and the historical development of the area, rather than as individual assets, and are likely to be of low heritage significance.

9.4.46 The designed landscape around Theberton House represents a well-preserved example of a 19th century park where the design scheme is still legible, albeit altered, and is of medium significance for historic and architectural interests in addition to its contribution to the significance of the listed buildings within it through providing a designed setting for these assets.

9.4.47 The parkland landscape at Theberton Hall has been much altered during the late-20th century, and the planting scheme, and even some park boundaries shown on historic mapping, and post WWII aerial photography have been largely lost. The western and northern parts of the park are presently in arable use, and are legible as parkland only by reference to historic mapping, while the area to the south of Theberton House has been maintained as garden, albeit with the loss of much of the planting scheme. This limited preservation means that this asset is of low heritage significance for historic and architectural interests, although it contributes to the significance of the listed buildings within it.

Modern

9.4.48 The modern period experienced a general continuity of settlement and agricultural land use from the post-medieval period. The HER area for Leiston airfield (THB 015) extends into the study area to the south of Theberton and the site. It was built in 1934, and was an operational site for the United States Army Air Force during WWII. It is unlikely that any related, but as yet unknown, remains are present with the site.

vi. Previous impacts

9.4.49 There is little substantial modern disturbance outside of the existing highway; the majority of the site has been in agricultural use for some time, likely since the medieval period. Arable cultivation is likely to have disturbed the upper layers of any buried archaeology. This impact will have increased over time as the depth of ploughing gradually increased. More substantial features, such as ditches and pits, are likely to be relatively well-preserved. However, it is also possible for ploughing and natural processes to result in the development of colluvial deposits, which may preserve earlier features.

vii. Archaeological heritage assets within the site subject to potential direct effects

9.4.50 There is the potential for remains of prehistoric periods to be present within the site as evidenced by archaeological investigations both within the site and study area. Finds are presently characterised by worked flint, pottery sherds and cropmarks.

- 9.4.51 Settlements dating to the Roman period are usually readily apparent on geophysical survey and aerial photography, and are frequently evidenced by surface scatters of artefactual material in arable land. Ongoing evaluation trenching has recorded a series of ditches containing Roman pottery immediately west of the East Suffolk line. These ditches appear to represent a field system which is in itself of low significance, but which may indicate the presence of more substantial remains of Roman activity within the vicinity. A Roman enclosure, together with a series of rubbish pits, a quarry pit, and a kiln were identified south of Pretty Road. There is currently no other evidence for remains of this date to be present within the site.
- 9.4.52 It is possible that a settled pattern of farmsteads and landholdings, which is likely to have provided the basis for the medieval settlement pattern, was established during the early-medieval period. The absence of any stratified material of early-medieval or medieval date within the study area suggests that the potential for further, as yet unknown remains within the site boundary dating to these periods is low.
- 9.4.53 However, potential remnants of field systems, park boundaries, and/or Abbey landholdings may be present, which would be of medium to low heritage significance due to their potential to inform about the social structure, technological development and economic organisation of the people who constructed and used them, as well as contributing to understanding of the past agricultural economy.
- 9.4.54 The potential for further as yet unknown heritage assets dating the post-medieval period is considered low. The existing pattern of farmsteads and settlements appears to have been established by the late 18th century, and mapping evidence does not suggest the presence of any significant sites other than these farmsteads which are still extant. It is not anticipated that there would be significant remains of this date present within the site, although elements of dispersed farmsteads or industrial sites may be present, which would be of low heritage significance as a part of the wider historic landscape.
- 9.4.55 Modern remains are likely to relate to continued occupation of this rural landscape, and any degree of archaeological and historic interest is likely to be of low heritage significance. The proximity of Leiston airfield which was operational during WWII, is unlikely to have resulted in related archaeological features within the site.

viii. Heritage assets subject to potential indirect effects

9.4.56 The following asset group subject to potential indirect effects were scoped into the assessment and the Settings Assessment Scoping report following discussion with consultees, provided in **Volume 1, Annex 6L.1** of the **ES**:

- Grade II Listed Gate and Gate Piers at junction of Leiston Road and Onner's Lane (LB 1287303).
- Grade II Listed Building Rookery Farmhouse (LB 1377236).
- Grade II Listed Building Beveriche Manor Farmhouse (LB 1030593).
- Grade II Listed Buildings at Fordley Hall (LB 1199224) and Vale Farmhouse (LB 1377244).
- Grade II Listed Building Thatched House (LB 1030645).
- Grade II* Listed Building Moor Farmhouse (LB 1199307).
- Grade II Listed Building The Cottage (LB 1283443).
- Grade II Listed Building Pine Tree Cottage (LB 1199326).
- Grade II Listed Building Hill Farmhouse (LB 1030643).
- Grade II Listed Building Dovehouse Farmhouse (LB 1199213).
- Grade II Listed Buildings at Annesons Corner: Valley Farmhouse Annesons Corner (LB 1283470) and Farm buildings 30m east of Valley Farmhouse, Annesons Corner (LB 1377245).
- Grade II Listed Buildings at Theberton Hall: Gates, gateway, walling and well head 30m west of Theberton Hall (LB 1227753) and Theberton Hall (LB 1287529).
- Grade II* Listed Building Theberton House (LB 1228378) and associated listed buildings (LB 1228266, LB 1287237, LB 1287260, LB 1228268, LB 1228269 and LB 1287235).
- Grade II Listed Building Moat Farmhouse (LB 1228246).

- Listed Buildings within Theberton Village: Church of St Peter (LB 1227756).
- Listed Buildings within Theberton Village: Other buildings. These include: The Old Rectory (LB 1227758), Stable Block 10m to the south of the Lion Public House (LB 1227759), Thatched House, The Cottage (LB 1228180), Barn 30m south-east of Old Manor House (LB 1228270), Old Manor House (LB 1228384), Flint House (1287282), The Lion Public House (LB 1287533), 1-4, Church Road (LB 1227755) and Lilycot (LB 1227920).

Heritage assets within the site

Grade II Listed Gate and Gate Piers at junction of Leiston Road and Onner's Lane (LB 1287303)

9.4.57 This is a mid-19th century gateway to the grounds of Theberton House comprising a wrought iron gate with circular cast iron piers.

9.4.58 The asset is of high heritage significance for a combination of architectural and historic interests. The gate is located along the edge of the B1122 Leiston Road at its junction with Onner's Lane, within a strip of wood named Brown's Plantation. It is a surviving feature of the designed landscape of the Theberton House (LB 1228378) estate. The gate marks the former north-west entrance to the Hall, approached from the corner of the B1122 Leiston Road and Onner's Lane. This entrance is no longer in use, and the asset is not visible from the roadside due to existing vegetation.

9.4.59 The setting contributes to the historic interest of the asset, where the roadside location once provided access to the Theberton House (LB 1228378) estate, and the plantation provides a visual barrier, obscuring views of the entrance and trackway from the roadside and from within the grounds of the estate.

Heritage assets within the study area

Grade II Listed Building Rookery Farmhouse (LB 1377236)

9.4.60 This asset is a late 16th/early 17th century timber-framed farmhouse with various rear extensions.

9.4.61 The asset is of high heritage significance for a combination of architectural, historic, and archaeological interests:

- Surviving historic building fabric.
- Relatively rare example of substantially complete farm building dating to this period.
- Evidence of development of regional farm building traditions.
- Potential archaeological remains relating to the farmstead.
- Surviving element of the wider historic agricultural landscape.

9.4.62 The farmstead is accessible via a track leading from A12 Main Road, although it is not visible from A12 Main Road. The farmstead is within a rectangular plot, with Rookery Farmhouse sited at the western end within a garden. There is a composite of non-designated farm buildings to the east of the farmhouse, some of which may be 19th century. The farmhouse is bordered by a hedgerow which restricts close and distant views to and from the house, particularly to the north, west, and south.

9.4.63 The farmstead is surrounded by fields which define a rural, agricultural setting. Land to the west, south and east retains the historic irregular pattern of pre-18th century enclosure. This field pattern is of historic significance. To the north are fields within the confines of Rookery Park (YOX 013), post-medieval informal parkland. The wider rural landscape is dotted with pockets of woodland.

9.4.64 The principal contribution of the setting of the farmhouse is to historic interest, placing it into a rural, agricultural context which preserves the historic functional relationship between the asset, other non-designated farm buildings, and the surrounding agricultural land. The architectural interest is inherent in the standing building. The contribution of setting to archaeological interest is limited, where related buried remains are expected to be confined to the historic boundary of the farmstead.

Grade II Listed Building Beveriche Manor Farmhouse (LB 1030593)

9.4.65 This asset is a late 16th to early 17th century timber-framed farmhouse with a later rear wing and early-mid 19th century façade.

9.4.66 The asset is of high heritage significance for a combination of architectural, historic, and archaeological interests:

- Surviving historic building fabric.

- Relatively rare example of substantially complete farm building dating to this period.
- Evidence of development of regional farm building traditions.
- Potential archaeological remains relating to the farmstead.
- Potential archaeological remains of Hopton deserted medieval village to the east of the building.
- Surviving element of the wider historic agricultural landscape.

9.4.67 The farmstead is accessible via a track leading from the B1122 Yoxford Road. There are long glimpsed views towards the building from the road along the driveway and gaps in vegetation. The farmstead is within an oblong plot, with the farmhouse sited at the western end with gardens. There is a composite of non-designated farm buildings, some of which may date to the 19th century.

9.4.68 The farmstead is surrounded by fields which define an agricultural/rural setting. To the north are the wet grasslands along the Minsmere Old River and Minsmere New Cut and to the west, south, and east the land is characterised as 18th century and later enclosure. The wider rural landscape is dotted with pockets of woodland.

9.4.69 The principal contribution of the setting of the farmhouse is to historic interest, placing it into a rural, agricultural context which preserves the historic functional relationship between the asset, other farm buildings and the surrounding agricultural land. The architectural interest is inherent in the standing building. The contribution of setting to archaeological interest is limited, where related buried remains are expected to be confined to the historic boundary of the farmstead.

[Grade II Listed Buildings Fordley Hall \(LB 1199224\) and Vale Farmhouse \(LB 1377244\)](#)

9.4.70 Fordley Hall (LB 1199224) is a late 16th century timber-framed house with 1960s extensions and Vale Farmhouse (LB 1377244) dates to the late 16th to early 17th century, with 20th century extensions.

9.4.71 These assets are of high heritage significance for a combination of architectural, historic, and archaeological interests:

- Surviving historic building fabric.

- Relatively rare example of substantially complete farm buildings dating to this period.
- Evidence of development of regional farm building traditions.
- Potential archaeological remains relating to the asset group.
- Surviving element of the wider historic agricultural landscape.

9.4.72 These assets are directly accessible off Littlemoor Road, leading from Fordley Road. This is part of the main route between the villages of Middleton and Kelsale. Both assets are set within private gardens on opposite sides of the road, adjacent to a complex of farm buildings, some of which may be 19th century. Land to the north, east, and west of these assets retains the historic random field pattern of pre-18th century enclosure. The wider rural landscape is dotted with pockets of woodland, and many of the surrounding field boundaries comprise tall trees, or hedgerows which restrict long views across the area.

9.4.73 The Vale Farmhouse is bordered by high trees and hedgerow which heavily restrict views to and from the asset, except along the driveway to the east.

9.4.74 The principal contribution of the setting of the hall and farmhouse is to their historic interest, placing them into a rural, agricultural context which preserves the historic functional relationship between the assets, adjacent buildings and the surrounding agricultural land. Architectural interest is inherent in the standing buildings. The contribution of setting to archaeological interest is limited, where related buried remains are expected to be confined to the historic boundary of the garden or farmstead.

Grade II Listed Building Thatched House (LB 1030645)

9.4.75 Thatched House (LB 1030645) is timber-framed and has late 16th or early 17th century origins.

9.4.76 This asset is of high heritage significance for a combination of architectural, historic, and archaeological interests:

- Surviving historic building fabric.
- Evidence of development of vernacular building traditions.

- Potential archaeological remains relating to the occupation of the house.

9.4.77 This asset is located adjacent to the B1122 Yoxford Road, the main route between Yoxford and Theberton. It is set within a triangular shaped private garden bordered by trees and hedgerows. Partial short-range views of the house are possible on all sides, but are limited due to existing trees and hedgerows. The house is located at the eastern end of the small roadside hamlet of Middleton Moor, comprising other listed and non-listed buildings of historic interest. The hamlet is surrounded by agricultural fields. Many of the surrounding field boundaries comprise tall trees or hedgerows which restrict long views across the area, particularly of the house.

9.4.78 The principal contribution of the setting is to historic interest, whereby the house within its private garden, forms part of a very small linear historic roadside settlement set within a wider rural context. While the road is important to understanding the historic context of the asset, the perception of fast-moving traffic detracts somewhat from historic interest. The architectural interest is inherent in the standing building, and the archaeological interest is expected to be within the historic boundary of the garden plot, and would be of relatively limited contribution to the asset's heritage significance.

Grade II* Listed Building Moor Farmhouse (LB 1199307)

9.4.79 Moor Farmhouse (LB 1199307) is dated to the early 16th century with a mid-20th century extension to the rear.

9.4.80 The asset is of high heritage significance for a combination of architectural, historic, and archaeological interests:

- Surviving historic building fabric.
- Evidence of development of vernacular building traditions.
- Potential archaeological remains relating to the occupation of the house.
- Relatively rare example of substantially complete farmstead building dating to this period.
- Evidence of development of regional farmstead building traditions.
- Potential archaeological remains relating to the farmstead.

- Surviving element of the wider historic agricultural landscape.

9.4.81 The asset is accessed via a track leading from the B1122 Yoxford Road, the main route between Yoxford and Theberton. The farmhouse is set within a garden with non-designated outbuildings, which are adjacent to a complex of other non-designated farm buildings, some of which may have 19th century origins. These may represent later versions of earlier buildings which were located within the farmstead. Whilst the composition of these buildings around the farmhouse may have changed over the centuries, their arrangement within adjoining plots of land, as shown on the Middleton Tithe map, has remained fairly constant. The farmstead is bordered by a thick, high tree and hedgerow, and a pocket of woodland sits to the east of the farmhouse. These completely obscure views on all sides of the asset.

9.4.82 The farmstead is surrounded by fields which define an agricultural/rural setting. Land to the north, east, and south is characterised as post-1950 agricultural landscape indicated by a boundary loss from irregular co-axial fields. To the north-west pre-18th century enclosure is preserved.

9.4.83 The principal contribution of the setting of the farmhouse is to historic interest, placing it into a rural, agricultural context which preserves the historic functional relationship between the asset, other farm buildings and the surrounding agricultural land. The architectural interest is inherent in the standing building and its relationship with other non-designated farm buildings which have been erected and altered at a later date. The archaeological interest is expected to be within the historic boundary of the garden or farmstead, and would be of relatively limited contribution to the asset's heritage significance.

Grade II Listed Building The Cottage (LB 1283443)

9.4.84 The Cottage (LB 1283443) is a probable mid-late 17th century timber-framed house.

9.4.85 The asset is of high heritage significance for a combination of architectural, historic, and archaeological interests:

- Surviving historic building fabric.
- Evidence of development of vernacular building traditions.
- Potential archaeological remains relating to the occupation of the house.

9.4.86 This asset is set back from the B1122 Yoxford Road, the main route between Yoxford and Theberton. It is set within a relatively open plot of

land bordered by trees and hedgerows to the east, west, and south. Open views to and from the house are possible towards the road and beyond to the north, and longer views are possible to, and from, the south over the agricultural fields. However, the sloping topography and existing planting along field boundaries restricts these views. The house is located at the western end of the small roadside hamlet of Middleton Moor, comprising other listed and non-listed buildings of historic interest. While the B1122 Yoxford Road is important to understanding the historic context of the asset, the perception of fast-moving traffic detracts somewhat from historic interest. The hamlet is surrounded by agricultural fields.

9.4.87 The principal contribution of the setting of the house is to its historic interest, whereby the house within its private garden, forms part of a very small linear historic roadside settlement set within a wider rural context. The architectural interest is inherent in the standing building, and the archaeological interest is expected to be within the historic boundary of the garden plot, and would be of relatively limited contribution to the asset's heritage significance.

Grade II Listed Building Pine Tree Cottage (LB 1199326)

9.4.88 Pine Tree Cottage (LB 1199326) is a probable 16th century timber-framed house with a red brick casing to the façade and gable ends.

9.4.89 This designation is of high heritage significance for a combination of architectural, historic, and archaeological interests:

- Surviving historic building fabric.
- Evidence of development of vernacular building traditions.
- Potential archaeological remains relating to the occupation of the house.

9.4.90 This asset fronts onto Mill Street, close to the corner with the B1122 Yoxford Road. It is set within a relatively open garden plot bordered by a low hedgerow with tall trees to the north. The house faces east with views limited by the pocket of trees on the opposite side of Mill Street. There are long views southward, which are interrupted by trees lining the B1122 Yoxford Road. Historic mapping indicates that this was formerly known as White House prior to the early 19th century, and then may have served as a farmhouse for Pine Tree Farm. The house forms part of a very small pocket of development at the junction of Mill Street and the B1122 Yoxford Road, but the other houses nearby on Mill Street are mid-late 20th century. The surrounding agricultural land comprises meadow and managed wetland, as

well as retaining the historic random field pattern of pre-18th century enclosure, which is of historic interest.

- 9.4.91 The principal contribution of the setting of the cottage is to its historic interest, placing it into a rural, agricultural context which preserves the historic relationship between the asset, and the surrounding agricultural land. While the B1122 Yoxford Road is important to understanding the historic context of the asset, the perception of fast-moving traffic detracts somewhat from historic interest. The architectural interest is inherent in the standing building and the archaeological interest is expected to be within the immediate vicinity of the house, and is of relatively limited contribution to the asset's heritage significance.

Grade II Listed Building Hill Farmhouse (LB 1030643)

- 9.4.92 This asset is an early 17th century farmhouse, with a mid to late 17th century wing to the rear forming a T-shaped plan. The house has a timber frame with late 19th century red brick casing.

- 9.4.93 The asset is of high heritage significance for a combination of architectural, historic, and archaeological interests:

- Surviving historic building fabric.
- Relatively rare example of substantially complete farm building dating to this period.
- Evidence of development of regional farm building traditions.
- Potential archaeological remains relating to the farmstead.
- Surviving element of the wider historic agricultural landscape.

- 9.4.94 This building is currently in private residential use. It is set back from, but faces, the B1122 Leiston Road. It is arranged together with other non-designated farm buildings within a courtyard and garden. The farmstead is well defined by a border of high trees and vegetation to the north-west, west, south, and east.

- 9.4.95 Only the upper part of the farmhouse is visible in glimpsed views from the road over a well-established tall hedgerow. Whilst existing planting restricts views of the house, views from the upper floor are likely to be far reaching across the rural landscape.

9.4.96 The farmstead is surrounded by fields and other farmsteads within the wider landscape, which define an agricultural and rural setting. The surrounding land retains the historic irregular pattern of pre-18th century enclosure.

9.4.97 The principal contribution of the setting of the farmhouse is to historic interest, placing it into a rural, agricultural context which preserves the historic functional relationship between the asset, other non-designated farm buildings, and the surrounding agricultural land. While the B1122 Leiston Road is important to understanding the historic context of the asset, the perception of fast-moving traffic detracts somewhat from historic interest. The architectural interest is inherent in the standing building. The contribution of setting to archaeological interest is limited, where related buried remains are expected to be confined to the historic boundary of the farmstead.

Grade II Listed Building Dovehouse Farmhouse (LB 1199213)

9.4.98 Dovehouse Farmhouse (LB 1199213) is timber-framed and dated to the 16th century with 19th century alterations.

9.4.99 The asset is of high heritage significance for a combination of architectural, historic and archaeological interests:

- Surviving historic building fabric.
- Relatively rare example of substantially complete farmstead building dating to this period.
- Evidence of development of regional farm building traditions.
- Potential archaeological remains relating to the farmstead.
- Surviving element of the wider historic agricultural landscape.

9.4.100 The house is located adjacent to a block of non-designated farm buildings, and is accessible via a long track from Hawthorn Road. The extent of the farmstead is well defined by a border of high trees and vegetation, and is set within a wider landscape of fields and other farmsteads, which define an agricultural/rural setting. The surrounding land retains the historic irregular pattern of pre-18th century enclosure.

9.4.101 The existing planting around the farmstead and along surrounding field boundaries, together with the intervening topography, means there are very

limited inward views of the farmhouse and outward views of the surrounding area.

- 9.4.102 The principal contribution of the setting of the farmhouse is to historic interest, placing the asset into a rural, agricultural context which preserves the historic functional relationship between the assets, the adjacent non-designated farm buildings and the surrounding agricultural land, which has likely existed since the medieval period. The architectural interest is inherent in the standing building. The contribution of setting to archaeological interest is limited, where related buried remains are expected to be confined to the historic boundary of the farmstead.

[Grade II Listed Buildings at Annesons Corner: Valley Farmhouse Annesons Corner \(LB 1283470\) and Farm buildings 30m east of Valley Farmhouse, Annesons Corner \(LB 1377245\)](#)

- 9.4.103 Valley Farmhouse, Annesons Corner (LB 1283470) is dated to the late 16th to early 17th century with later 19th and 20th century alterations. The listed farm buildings 30m east of the farmhouse (LB 1377245) comprise two attached timber-framed barns with small extensions forming a single range, dated to the late 17th century or early 18th century. These buildings form part of a farmstead located at the crossroads of the B1122 and Hawthorn Road.

- 9.4.104 The assets are of high heritage significance for a combination of architectural, historic, and archaeological interests:

- Surviving historic building fabric.
- Relatively rare examples of substantially complete farm buildings dating to this period.
- Evidence of development of regional farm building traditions.
- Potential archaeological remains relating to the farmstead.
- Surviving element of the wider historic agricultural landscape.

- 9.4.105 These buildings are currently in residential use, including a bed and breakfast and self-catering accommodation. They are set back from the Hawthorn Road and the B1122 Leiston Road in a close arrangement with other non-designated farm buildings; the house within its own garden, and with separate vehicular access to the farm buildings to the east. The farmstead is well defined by a border of high trees and vegetation.

- 9.4.106 The farmhouse and farm buildings are visible only in glimpsed views from the B1122 Leiston Road through very narrow gaps in the existing trees and hedgerow. The farm buildings have a greater degree of screening by vegetation.
- 9.4.107 The farmstead is surrounded by fields and other farmsteads within the wider landscape, which define a rural, agricultural setting. The surrounding land retains the historic irregular pattern of pre-18th century enclosure identified in the HLC. This field pattern is of historic significance.
- 9.4.108 The principal contribution of the setting of the farmhouse and buildings is to the historic interest, placing it into a rural, agricultural context which preserves the historic functional relationship between the assets and surrounding agricultural land, which may have existed since the early post-medieval period. The architectural interest is inherent in the standing buildings seen individually, and as a discrete group. The garden setting of Valley Farmhouse contributes to its architectural interest, by providing an intimate domestic external space that correlates to the function of the building. While the B1122 Leiston Road and Hawthorn Road are important to understanding the historic context of the asset, the perception of fast-moving traffic along the B1122 Leiston Road detracts somewhat from historic interest. The contribution of setting to archaeological interest is limited, and would primarily arise from the presence of related archaeological remains within the historic boundary of the farmstead.

[Grade II Listed Buildings at Theberton Hall: Gates, gateway, walling and well head 30m west of Theberton Hall \(LB 1227753\) and Theberton Hall \(LB 1287529\)](#)

- 9.4.109 Theberton Hall (LB 1287529) is a late 18th century house with 19th and 20th century alterations. It was built in 1792 for George Doughty. To the west of the hall are the remains of a stable yard, comprising an entrance, wall and well head (LB 1227753) constructed in 1852 in an Italian Renaissance style.
- 9.4.110 The assets are of high heritage significance for a combination of architectural, historic, and archaeological interests:
- Surviving historic building fabric.
 - Former home of Charles Montagu Doughty (1843–1926), author of 'Travels in Arabia Deserta'.
 - Designed grounds/parkland.

- Potential archaeological remains relating to the hall and gardens.
- 9.4.111 This property is privately owned with no public access. The listed hall and gates are set within landscaped grounds with other non-designated ancillary buildings and structures of uncertain date. The estate is located north-west of the village of Theberton and is accessed via trackways from the B1122 Leiston Road and Pretty Road.
- 9.4.112 The hall and grounds are bordered by a high thick tree belt and hedgerow which obscure views on the northern, western, and eastern sides. There are, however, long ranging views to the south towards the gently undulating rural countryside comprising large agricultural fields and pockets of wood.
- 9.4.113 The estate grounds and surrounding land are characterised within the Suffolk HLC as “*post-medieval park and leisure – informal park*” (Ref. 9.31). This refers to parkland designed to appear semi-natural with clumps of trees within extensive grassland, and frequently fringed by belts of trees to give privacy and to exclude unwanted views. The grounds no longer function as parkland for Theberton Hall. In the later 20th century the wooded parkland to the north, east and west of the Hall was converted for arable use, which continues today. The designed landscape was originally laid out to give vistas from the house, in this case to the south of Theberton Hall. Surviving elements of this landscape, including isolated clumps of trees, continue to provide an attractive reciprocal view southwards from the Hall, allowing the viewer to experience the Hall in a setting which alludes to the former more extensive parkland. Land to the north and west of the Hall is not presently discernible as a designed parkland without reference to historic mapping.
- 9.4.114 Historic OS mapping from the late 19th century indicates that the parkland was sparsely occupied by trees, and its extent was encompassed by the B1122 to the east and north, by a strip of woodland named Plumtreehill Covert to the west and by Pretty Road to the south. The overall layout of this designed parkland is still recognisable due to the surviving road network, internal land division, and landscape elements such as the Plumtreehill Covert. The former parkland south of the Hall has also been used for agriculture in more recent years and land to the south-east, between the Hall and the Old Rectory (LB 1227758) has been partially developed with residential properties. The adjacent fields are currently in agricultural use. The adjacent agricultural fields and surrounding countryside place the estate and assets into a rural context.
- 9.4.115 The primary architectural interest is inherent in the standing building and structures. However, the garden and wider parkland setting of Theberton Hall and associated listed and curtilage structures contributes to their

architectural and historic interest, placing them into a designed landscape aimed at creating privacy for the house whilst maintaining carefully controlled vistas. The former surrounding parkland, which is now agricultural land, retains the historic boundaries and layout, which is best understood in plan-view in comparison with historic mapping. Though the parkland around the hall only partially survives and much of the planting scheme visible on post WWII aerial photography has been lost, its relationship with the grounds and surrounding land can still be read with reference to historic mapping.

- 9.4.116 The contribution of setting to archaeological interest is limited, and would primarily arise from the presence of related archaeological remains within the immediate environs of the hall and gardens, and surviving archaeological features relating to the former parkland.

Grade II* Listed Building Theberton House (LB 1228378) and associated listed buildings

- 9.4.117 Theberton House, Grade II* (LB 1228378) is a large house dating to the 18th century with extensive 1830s alterations. It is the focus of an estate, which includes a number of other listed buildings set within a non-designated parkland. These include:

- Bob's Cottage, Grade II (LB 1228266).
- Gate and gate piers 105m south-east of main entrance to Theberton House, Grade II (LB 1287237).
- Gate and gate piers 80m north-west of main entrance to Theberton House, Grade II (LB 1287260).
- Theberton House Stables, Grade II (LB 1228268).
- Gateway 45m north of main entrance to Theberton House, Grade II (LB 1228269).
- Walls enclosing garden 60m to north of Theberton House and greenhouse at north end, Grade II (LB 1287235).

- 9.4.118 For the purposes of this assessment, and to avoid unnecessary repetition, the description of the setting, and the characterisation of potential change are discussed in terms of the asset group as a whole, but effects are considered against individual heritage assets. These designated heritage

assets are of high heritage significance for a combination of archaeological, architectural and historic interests. These are:

- surviving historic building fabric;
- large 18th century estate house;
- group relationship of surviving built structures/feature of a historic country estate;
- designed grounds/parkland; and
- potential archaeological remains relating to the house, associated buildings and gardens.

9.4.119 Theberton House and associated buildings are set within extensive landscape grounds, which are planted with mature woodland in a style that is generally reflective of a later 19th century designed landscape.

9.4.120 The immediate setting of the assets is defined by their relationship to each other and the landscaped grounds.

9.4.121 The structures are heavily screened by existing planting, with only partial views of the frontage of Theberton House and clearer views of Theberton House Stables from Potter's Street. Access to the parkland has altered, with the former entrance at Onner's Lane, where the Grade II listed gates and gatepiers are located, being disused and overgrown. The estate is privately owned with no public access. The wider landscape also comprises agricultural fields placing the estate and assets into a rural context.

9.4.122 The primary architectural interest is inherent in the standing building and structures. However, the setting of Theberton House and associated buildings contributes to their architectural and historic interest, placing them into a designed landscape aimed at creating privacy for the house. The surrounding parkland, some of which is now agricultural land, retains some of the historic boundaries and layout, which is best understood in plan-view. Whilst there has been some change to the composition of the buildings, the relationship between the house, other buildings and grounds is still visible. The contribution of setting to archaeological interest is limited and would primarily arise from the presence of related archaeological remains within the immediate environs of the house and gardens, and surviving archaeological features relating to the former parkland. LVIA Illustrative Viewpoint I4, provided in **Appendix 6A** of this volume, demonstrates part of the current agricultural setting, with the dense tree and hedgerow cover

surrounding the southern edge of Theberton House parkland visible to the right-hand side.

Grade II Listed Building Moat Farmhouse (LB 1228246)

9.4.123 This asset is a 17th century L-shaped timber-framed farmhouse with a 20th century lean-to extension.

9.4.124 The asset is of high heritage significance for a combination of architectural, historic, and archaeological interests:

- Surviving historic building fabric.
- Relatively rare example of substantially complete farm building dating to this period.
- Evidence of development of regional farm building traditions.
- Potential archaeological remains relating to the farmstead.
- Remains of extant medieval moat within farmstead.
- Area of cropmarks to south-west of farm indicating remains of medieval fishponds possibly associated with the farm.
- Surviving element of the wider historic agricultural landscape.

9.4.125 This building is currently in private residential use. It is set well back from Moat Road, south-west of Theberton village. It is located centrally within a large linear plot of land with gardens, and other non-designated farm buildings and a swimming pool to the rear. Two sections of a surviving moat are evident along the east of the house and adjacent to Moat Road. This plot of land is bordered by high trees and dense hedgerow, which heavily restricts close and distant views to and from the asset.

9.4.126 Only the roof level of the house is visible from Moat Road where there is a gap in the hedgerow providing access to the driveway.

9.4.127 The farmstead is surrounded by fields and other farmsteads within the wider landscape, which define an agricultural/rural setting. Land to the north and west retains the historic irregular pattern of pre-18th century enclosure. This field pattern is likely to be one of the earliest farming landscapes of Suffolk and is of historic significance. To the south and east is a pattern of post-1950s agriculture.

9.4.128 The principal contribution of the setting of the farmhouse is to historic interest, placing it into a rural, agricultural context which preserves the historic functional relationship between the asset, and the surrounding agricultural land. The setting also contributes to the archaeological interest of the asset, preserving information relating to the relationship of the moat (TBH 001) and possible fishponds (THB 022) with the existing house or possible earlier occupation. The architectural interest is inherent in the standing building. LVIA Illustrative Viewpoint I5, provided in **Appendix 6A** of this volume, demonstrates the current view from close to Moat House.

Listed Buildings within Theberton Village: Church of St Peter (LB 1227756)

9.4.129 The Grade I listed Church of St Peter (LB 1227756) is the parish church of Theberton, originating in the 12th century with later additions dating to the 14th, 15th and 19th centuries. It constructed of flint with a thatched nave and chancel. The asset is of high significance from a combination of architectural, historic, and archaeological interests:

- Surviving historic building fabric of multiple phase, including medieval.
- Medieval architectural elements include 12th century round tower with 15th century west window, and 12th century north doorway.
- Potential archaeological remains relating to the use and history of the church.
- Buried remains and gravestones within surrounding churchyard.
- Memorials of Frederica Doughty who died in 1843 and of Charles Doughty, author of the 1888 work 'Travels in Arabia Deserta'.
- Historic parish church still in current use.

9.4.130 The immediate setting of the Church of St Peter (LB 1227756) contributes primarily to its historic interest, placing the asset within the historic core of the town and surrounded on all sides by its graveyard (THB 007). Gated pedestrian access is provided from the end of Church Road, and a more obscure access is located within the treeline on the B1122 Leiston Road. The churchyard is bordered to the south-east, along Church Road, by a hedgerow and widely spaced trees, and to the south-west, along the B1122 Leiston Road by a narrow band of tall trees. To the north is a pocket of woodland. Existing vegetation restricts close views to the south, west and north. Close views towards the asset from the east are possible allowing

appreciation of the architectural details of the building, particularly the 12th century tower.

- 9.4.131 The location of the church in the churchyard contributes to the architectural, archaeological and historic interest, where the consecrated ground defines a sacred, religious space within which the church stands, serving as a final resting place for former parishioners.
- 9.4.132 The church has a strong relationship with the development of this historic village, where it would have provided the religious, spiritual and physical centre of village life. This functional relationship is ongoing as the church continues to be used as a place of worship for the surrounding rural population, as well as a tourist attraction for visitors to the village. Closer views of the 12th century tower are possible from within the village, but these are limited due to intervening planting, buildings and topography. This historic village setting contributes to the historic and architectural interest of the asset.
- 9.4.133 The B1122 Leiston Road through Theberton is important to understanding the historic context of the village, and is of a character consistent with a rural village street in this part of Suffolk. The road is well-screened from the church by the churchyard hedgerow, but its role as a through route to Leiston and Sizewell means that the volume of traffic affects the perceptual connection of the church with the rest of the village, and traffic noise can at times detract from historic interest.
- 9.4.134 The wider landscape setting comprises agricultural fields and woodland dotted with sporadic farmsteads, which places the village as a whole within a rural context, physically separated from other settlements. Whilst the village has expanded slightly over time, it still remains well defined by the expanse of the surrounding rural landscape. The parish church would have played an important role in local agricultural life and economy. This setting contributes to the historic interest of the church but longer views of the church are very limited due to surrounding buildings, topography and planting.

Listed Buildings within Theberton Village: Other buildings

- 9.4.135 In addition to the Church of St Peter (LB 1227756), there are nine other listed buildings within Theberton village which have been scoped into this assessment:
- The Old Rectory (LB 1227758).
 - Stable Block 10m to south of the Lion Public House (LB 1227759).

- Thatched House, The Cottage (LB 1228180).
- Barn 30m south-east of Old Manor House (LB 1228270).
- Old Manor House (LB 1228384).
- Flint House (1287282).
- The Lion Public House (LB 1287533).
- 1–4, Church Road (LB 1227755).
- Lilycot (LB 1227920).

9.4.136 These individual listed buildings are all listed at Grade II, and are of high heritage significance for architectural, archaeological, and historic interests:

- Surviving historic building fabric.
- Historic architectural elements.
- Evolution and/or continuation of historic function.
- Evidence of development of regional building traditions.
- Potential archaeological remains relating to the use and history of the building.
- Aesthetic and historic contribution to Theberton village.

9.4.137 These buildings include houses, a farmhouse, barns, and a public house, the majority of which originated in the post-medieval period. Two houses have medieval origins:

- The Old Rectory (LB 1227758) comprises surviving 15th century building elements, and is set within a private landscaped garden surrounded by high hedgerow and trees precluding views to the north, south, and west. Sherds of early Bronze Age pottery were recovered in the 1960s from a mound interpreted as a barrow (THB 003).

- Thatched House, The Cottage (LB 1228180) formerly one house, now two dwellings is timber-framed and cased in red brick, dating to the 16th century or earlier. Set within two separate gardens on the corner of the B1122 and Church Road, opposite the Church of St Peter (LB 1227756).

9.4.138 The settings of the designated heritage assets within Theberton are defined largely by their immediate surroundings, provided by private gardens and streetscapes with few having longer views out of the village. Most of the views comprise close-distance views along or across the streets, and do not include any more distant elements due to the presence of other buildings or planting. The settings of the buildings contribute to their significance primarily by allowing the individual buildings to be seen in their immediate garden context, or within the wider context of the village and its history, reinforcing their architectural and historic interests.

9.4.139 The Lion Public House (LB 1287533) and Old Manor House (LB 1228384) are located on the west side of the B1122, and have longer views from their upper floors out to the surrounding rural landscape to the west, although these views are very limited due to existing planting and topography.

9.4.140 The wider landscape setting of these listed buildings, whilst not specifically visible from the majority of assets, comprises agricultural fields and woodland dotted with sporadic farmsteads, which places the village as a whole within a rural context, physically separated from other settlements. Whilst the village has expanded slightly over time it still retains a compact linear shape, influenced by the historic route of the B1122, resulting in the roadside location of the listed buildings. The village setting contributes to the historic interest of each listed building, although this contribution is limited by the effect of traffic passing through the village on the B1122, which affects the perceptual relationships between village buildings through the visibility and noise of traffic movements which detract from historic interest.

9.4.141 Representative viewpoints R1 and R2 demonstrate the views from the edge of the village towards the site, these are provided in **Figures 6.5** and **6.6** of this volume.

b) Future baseline

9.4.142 In the absence of the proposed development, the baseline can be considered stable with no notable change anticipated. Other committed development in the wider area is unlikely to present any change to the baseline which would have a bearing on the assessment.

9.4.143 It is likely, however, that continuing intensive arable cultivation of parts of the site would result in the progressive disturbance of any archaeological remains which may be present.

9.5 Environmental design and mitigation

9.5.1 As detailed in **Volume 1, Chapter 6** of the **ES**, a number of primary mitigation measures have been identified through the iterative EIA process, and have been incorporated into the design and construction planning of the proposed development. Tertiary mitigation measures have also been identified, and these comprise legal requirements, or are standard practices that would be implemented as part of the proposed development.

9.5.2 The assessment of likely significant effects of the proposed development assumes that primary and tertiary mitigation measures are in place. For the terrestrial historic environment, with a summary provided on how the measures contribute to the mitigation and management of potentially significant environmental effects.

a) Primary mitigation

9.5.3 Primary mitigation is often referred to as ‘embedded mitigation’ and includes modifications to the location or design to mitigate impacts, these measures become an inherent part of the proposed development.

9.5.4 Change to setting arising from visibility of the proposed development, and construction noise, can give rise to loss of or harm to historic and architectural interests, and perceptual change to existing field boundaries and land use can give rise to harm to HLC.

9.5.5 **Chapter 2** of this volume sets out that the landscaping strategy for the site has been designed specifically to minimise potential effects on ecological, heritage, and landscape and visual receptors through the provision of landscape bunds and planting, and will follow the design principles set out in the **Associated Development Design Principles** (Doc Ref. 8.3). Some of the key features are as follows:

- The proposed Sizewell link road would be mostly unlit; however, lighting would be provided at the A12 roundabout and the junctions with the B1125 and the B1122 to the west and east of Theberton respectively, and would be designed to minimise light spill where possible.
- Existing vegetation would be retained where possible, except where the route of the proposed Sizewell link road crosses field boundaries.

Hedgerow planting is proposed along the route of the proposed Sizewell link road to integrate with the surrounding landscape, compensating for the loss of hedgerow severed by the road. New planting would connect into the existing hedgerow network. All proposed tree and shrub planting would use native species.

- Woodland planting is proposed at a number of locations along the route as detailed in **Chapter 2** of this volume including tree planting to the west of the route in the vicinity of Dovehouse Farmhouse, to compensate for the loss of woodland in the belt west of Theberton Hall, and to infill field corners severed by the proposed route. Further planting is proposed east of the route in this vicinity to minimise visibility from the Theberton Hall estate, and to help integrate the proposed Pretty Road overbridge into the surrounding landscape.

9.5.6 The grade II Listed Gate and Gate Piers at junction of Leiston Road and Onner's Lane (LB 1287303), though within the site boundary, will be retained in its entirety.

b) Tertiary mitigation

9.5.7 Tertiary mitigation would be required regardless of any EIA assessment, as it is imposed, for example, as a result of legislative requirements and/or standard sectoral practices.

9.5.8 The **Code of Construction Practice (CoCP)** (Doc Ref. 8.11) sets out best-practice measures for the reduction of potential impacts from construction activities on setting. These include measures identified in **Chapters 4 and 6** of this volume to minimise noise, lighting and visual impacts. These have been considered as tertiary mitigation where appropriate.

9.5.9 NPS EN-1 requires mitigation of any loss of archaeological interest through development. Consequently, archaeological mitigation may be required in cases where effects are assessed as less than significant. For the purposes of this assessment, all archaeological mitigation is considered as secondary mitigation, and discussed within **section 9.7** of this chapter. The effects of any loss of archaeological significance presented in **section 9.6** of this chapter are considered in the absence of mitigation.

9.6 Assessment

a) Introduction

9.6.1 This section presents the findings of the terrestrial historic environment assessment for the construction, and operation of the proposed development.

9.6.2 This section identifies any likely significant effects that are predicted to occur and **section 9.7** of this chapter then highlights any secondary mitigation, and monitoring measures that are proposed to minimise any adverse effects (if required).

b) Construction

i. Direct effects on heritage assets

Archaeological heritage assets

9.6.3 Intrusive groundworks would take place across the site, including topsoil stripping, excavation and sub-soil disturbance during the construction of the proposed development. Invasive works of this nature would adversely affect any surviving sub-surface archaeological remains, reducing or removing their ability to be further interpreted, resulting in the loss of archaeological interest.

9.6.4 DBA, geophysical survey and evaluation trenching have suggested the presence of previously unrecorded archaeological remains within the site boundary that form elements of asset groups of low to medium heritage significance. These groups that are either known to be present, or can be reasonably predicted on the basis of the existing evidence, are assessed as follows.

Prehistoric (Neolithic, Bronze Age and Iron Age)

9.6.5 The construction of the proposed development is most likely to impact prehistoric remains that are as yet unknown. The contextual evidence set out with the DBA, that can be found in **Appendix 9B** of this volume, and archaeological investigations, provided in **Appendices 9C** and **9D** of this volume, would suggest that there is the potential for prehistoric activity, both in terms of settlement as well as funerary activity, within the area. The topographic location on the southern edge of the river valley would also provide a favourable location for such activity. Evaluation trenching within the east of the site has recovered worked flint between Pretty Road and Moat Road.

9.6.6 Without fully understanding the nature of prehistoric remains within the site, significance of effect resulting from construction of the proposed development is determined here based on a worst-case scenario. In the worst case, this would result in the total disturbance of remains of prehistoric activity of medium heritage significance

9.6.7 Total loss of archaeological remains of medium heritage significance would be a high magnitude of adverse change. This would result in a major adverse effect, which would be **significant** in the absence of further mitigation. Where the removal of archaeological remains represents a partial loss of larger landscape scale heritage receptors, parts of which may survive outside the linear site boundary, the impact would be of medium magnitude, resulting in a moderate adverse effect, which would be **significant** in the absence of further mitigation.

Romano-British

9.6.8 Evidence of Romano-British activity is currently confined to two small areas, one immediately west of the East Suffolk line where ditches containing Roman pottery were recorded during trial trenching, and the second in the east of the site between Pretty Road and Moat Road where a series of features indicating industrial activity is located. The impact on archaeological deposits will vary depending on the depth of ground works associated with elements of these developments, but is likely to require their removal. In the vicinity of Pretty Road where possible remains are of low to medium heritage significance, total loss of archaeological remains would be an impact of high magnitude, resulting in a moderate to major adverse effect, which, in the absence of further mitigation, would be **significant**.

9.6.9 The proposed development has the potential to impact any as yet unknown evidence for Roman agricultural activity within the site.

9.6.10 Romano-British agricultural activity west of the East Suffolk line considered to be of low heritage significance would be removed by construction of the proposed development. It is unlikely, however, that complete field systems would be lost, which would be an impact of medium magnitude, resulting in a minor adverse effect, which would be **not significant**.

Early medieval and medieval

9.6.11 Recent trial trenching found evidence for a medieval enclosure, possibly with a domestic purpose, along with pottery dating to the 11th to 14th centuries. It is possible that the proposed development would also impact further upon as yet unknown evidence for medieval agricultural activity within the site, such as ditches and artefact scatters. These remains would

be considered of low significance, the total loss of which would be an effect of high magnitude resulting in a moderate adverse effect which would be **significant**. It is unlikely, however, that complete medieval field systems would be lost, which would be an impact of medium magnitude, resulting in a minor adverse effect, which would be **not significant**.

Post-medieval

9.6.12 Recent trial trenching within the site west of the East Suffolk line has recorded a number of post-medieval ditches relating to historic field boundaries evidenced on historic mapping. This type of feature is expected within the site as a result of historic changes in land division.

9.6.13 The grade II Listed Gate and Gate Piers at junction of Leiston Road and Onner's Lane (LB 1287303), and other elements of the designed landscape at Theberton House, though within the site boundary, will not be directly impacted by the proposed development.

9.6.14 The proposed development would intersect Plumtreehills Covert, and areas of arable land that are within the former parkland, but which do not presently contribute positively to any parkland landscape other than retaining the form of the northern boundary of the park. It is likely that earthworks and buried elements of features such as park boundary ditches could be disturbed if present. This would be an impact of medium magnitude on a heritage asset of low significance, a minor adverse effect that would be **not significant**.

9.6.15 The proposed development would impact upon known, and unknown, evidence for other post-medieval agricultural activity within the site, such as ditches and artefact scatters. The total loss of these heritage assets of low heritage significance, would be an effect of high magnitude resulting in a moderate adverse effect, which would be **significant**.

ii. *Effects arising through change to the setting of heritage assets*

9.6.16 Change to setting is generally considered to be an operational phase effect. However, in this case, the construction works may be of sufficient duration and present a sufficient increase in magnitude of impact over that occurring during the operation of the proposed development that these effects need to be considered separately.

9.6.17 A description of the scoped in heritage assets is provided in **section 9.4** of this chapter.

Grade II listed Gate and Gate Piers at junction of Leiston Road and Onner's Lane (LB 1287303)

Predicted change

- 9.6.18 No works are proposed to the heritage asset, and construction of the proposed development would not have a direct impact on the asset. However, the proposed development would increase the scale of the immediate road network and construction activities would be audible.
- 9.6.19 Views of the asset from the proposed development are precluded in all, but close views due to existing screening from the dense plantation within which the asset is located, which has grown over the former entranceway, obscuring the assets from view. This screening would be retained during the construction of the proposed development.
- 9.6.20 Whilst a degree of change would occur during the construction period, any effect would be time-limited.

Significance of effect

- 9.6.21 Whilst there would be a change due to perceptibility of construction work, the nature of the asset, and its current location at the junction of the B1122 and Onner's Lane, means that the proposed development would not alter the understanding of the asset or ability to appreciate its historical function. There would be no loss of historic or architectural interest and consequently no discernible impact on heritage significance resulting in no effect.

Grade II Listed Rookery Farmhouse (LB 1377236)

Predicted change

- 9.6.22 Construction of the proposed development to the south of Rookery Farmhouse would introduce new visible and perceptual elements to its setting. This visibility would be limited due to existing planting around the farmhouse, and the intervening woodland to the south-east.
- 9.6.23 Whilst construction noise may be perceptible from the asset, audibility would vary at certain times of day or at certain times within the construction programme, as set out within **Chapter 4** of this volume, and would not alter the understanding of the asset or ability to appreciate its historical function.

Significance of effect

- 9.6.24 There would be no loss of historic or architectural interest and consequently no discernible impact on heritage significance resulting in no effect.

Grade II Listed Building Beveriche Manor Farmhouse (LB 1030593)

Predicted change

- 9.6.25 Visibility of the proposed development is precluded by intervening topography and existing planting. Construction activities within the site are not anticipated to be perceptible from the asset.

Significance of effect

- 9.6.26 No discernible loss of the asset's archaeological interest would arise, and its architectural interest would also remain unaffected. Consequently, there would be no discernible impact on heritage significance resulting in no effect.

Grade II Listed Buildings Fordley Hall (LB 1199224) and Vale Farmhouse (LB 1377244)

Predicted change

- 9.6.27 Construction of the proposed development to the north of these assets may introduce new visible and perceptual elements to its setting. This visibility would be limited due to existing planting and intervening topography.

Significance of effect

- 9.6.28 These changes would not affect the understanding of the asset or how it is appreciated as a historic structure within its primary setting. There would be no impact on heritage significance, and therefore no effect would arise.

Grade II Listed Building Thatched House (LB 1030645)

Predicted change

- 9.6.29 Visibility of the proposed development is precluded by intervening topography and existing planting. Construction activities within the site are not anticipated to be perceptible from the asset.

Significance of effect

- 9.6.30 No discernible loss of the asset's archaeological interest would arise, and its architectural and historic interests would also remain unaffected. Consequently, there would be no discernible impact on heritage significance resulting in no effect.

Grade II* Listed Building Moor Farmhouse (LB 1199307)

Predicted change

- 9.6.31 Visibility of the proposed development is precluded by intervening topography and planting. Construction activities within the site are not anticipated to be perceptible from the asset.

Significance of effect

- 9.6.32 No discernible loss of the asset's archaeological interest would arise, and its architectural and historic interests would also remain unaffected. Consequently, there would be no discernible impact on heritage significance resulting in no effect.

Grade II Listed Building The Cottage (LB 1283443)

Predicted change

- 9.6.33 Construction of the proposed development to the north of these assets may introduce new visible and perceptual elements to its setting. However, this would be limited due to existing planting and intervening topography.

Significance of effect

- 9.6.34 No discernible loss of the asset's archaeological interest would arise, and its architectural and historic interests would also remain unaffected. Consequently, there would be no discernible impact on heritage significance resulting in no effect.

Grade II Listed Building Pine Tree Cottage (LB 1199326)

Predicted change

- 9.6.35 Construction of the proposed development to the north of these assets may introduce new visible and perceptual elements to its setting. However, this would be limited due to existing planting and intervening topography.

Significance of effect

- 9.6.36 No discernible loss of the asset's archaeological interest would arise, and its architectural and historic interests would also remain unaffected. Consequently, there would be no discernible impact on heritage significance resulting in no effect.

Grade II Listed Building Hill Farmhouse (LB 1030643)

Predicted change

- 9.6.37 Construction of the proposed development to the south of Hill Farm would introduce new visible and perceptual elements to the setting of the farm particularly from the upper floors of Hill Farmhouse (LB 1030643). This visibility would be intermittent with views precluded from many parts of the farmhouse..
- 9.6.38 There is a degree of screening from the existing trees and hedgerow which border the farmstead, and along the B1122 Leiston Road. However, construction activities would be visible and audible to some degree, and would vary through the construction programme. This perception of construction works would not alter the understanding of the asset nor the ability to appreciate its historical function.
- 9.6.39 Construction of the proposed development would not harm any buried archaeological remains directly associated with the Hill Farmhouse (LB 1030643).

Significance of effect

- 9.6.40 Whilst there would be a short-term temporary change in the setting of the asset, this would not alter the understanding of the asset nor the ability to appreciate its historical function. Therefore there would be no impact on the heritage significance of the asset, and no effect would arise. Grade II Listed Building Dovehouse Farmhouse (LB 1199213)

Predicted change

- 9.6.41 Visibility of any construction activities would be precluded by intervening planting and adjacent non-listed farm buildings. Considering the present active use of the farmyard, and the separation from the proposed works, it is not considered that construction noise would be sufficient to give rise to any change to the heritage significance of the asset.

Significance of effect

- 9.6.42 Whilst there would be a short-term temporary change in the setting of the asset, this would not alter the not alter the understanding of the asset nor the ability to appreciate its historical function. Therefore there would be no impact on the heritage significance of the asset, and no effect would arise.

Grade II Listed Buildings at Annesons Corner: Valley Farmhouse Annesons Corner (LB 1283470) and Farm buildings 30m east of Valley Farmhouse, Annesons Corner (LB 1377245)

Predicted change

- 9.6.43 Construction of the proposed development to the south of Valley Farm would introduce new visible, and perceptual elements to the setting of the farm to the south and west, particularly in views from the upper floors of the Valley Farmhouse (LB 1283470). This visibility would be intermittent, with views precluded from areas around the farmhouse and buildings. However, visibility and noise would vary through the construction programme.
- 9.6.44 There is a degree of screening from the existing trees and hedgerow which border the farmstead, and two properties with small pockets of trees and hedgerow on the opposite side of the B1122 Leiston Road. While construction activities would be visible and audible to the west and south of the farm, the existing noise from traffic movements along the adjacent B1122 Leiston Road means that this change would not alter how these assets are experienced.
- 9.6.45 These changes would be experienced to varying degrees through the construction period, and any impact would be time-limited.

Significance of effect

- 9.6.46 Any change to the setting of these assets would be short-term temporary, and would not alter the heritage significance of Valley Farmhouse (LB 1283470) and the associated farm buildings (LB 1377245). Therefore, no effect would arise.

Grade II Listed Buildings at Theberton Hall: Gates, gateway, walling and well head 30m west of Theberton Hall (LB 1227753) and Theberton Hall (LB 1287529)

Predicted change

- 9.6.47 Theberton Hall (LB 1287529) and the gates, gateway, walling and well head 30m west of Theberton Hall (LB 1227753) lie between the proposed development, and the current B1122. While there is a degree of screening surrounding the buildings, particularly to the northern, western and eastern sides due to planting, there are longer ranging views to the south from Theberton Hall, which may take in the construction of the road. Views from the gates, gateway, walling and well head 30m west of Theberton Hall would be unaffected due to a lack of inter-visibility with the surrounding landscape.

- 9.6.48 The route of the proposed Sizewell link road would pass through the former parkland surrounding Theberton Hall. Construction could therefore potentially harm archaeological remains that may be present within this historic setting. However, these are likely to comprise relatively minor and peripheral elements of the parkland, such as former land divisions or planting, which would not affect the archaeological interest of the asset. The archaeological interest of the gates, gateway, walling and well head 30m west of Theberton Hall, which is limited to the historic boundary of the garden plot would be unaffected.
- 9.6.49 The construction of the proposed Sizewell link road across an area of former parkland to the west of the Hall would have only a limited effect. Whilst there would be a change to the historic parkland setting of Theberton Hall, the designed view to the south of Theberton Hall framed by existing planting immediately north, east and west would be unaltered. Landscape elements such as Plumtreehill Covert would be altered, but these no longer read to the viewer as parkland as a result of the historic loss of the parkland planting and key reference points, such as the western boundary of the parkland, which have been lost to agricultural improvement during the later 20th century. Historically, visibility of these areas from the Hall would have been limited due to extensive planting adjacent to the Theberton Hall and across the parkland. Since the gates, gateway, walling and well head 30m west of Theberton Hall are surviving elements of the private gardens which are experienced solely in their relationship to the house, any perception of the construction of the proposed development would be incidental.
- 9.6.50 There would be limited visibility of the proposed construction works in the designed view southwards from the Hall, and the reciprocal view northwards from Pretty Road in which the Hall's architectural interest can best be appreciated. In these views, intervening planting would screen the proposed works and these designed views would be retained.
- 9.6.51 Construction activity may also introduce limited additional noise to the setting of Theberton Hall and associated structures.
- 9.6.52 The visual and noise changes would be experienced to varying degrees during the construction period, and any effect would be time-limited. However, changes to archaeological remains and historic landscape elements would remain after the construction phase was completed.

Significance of effect

- 9.6.53 The architectural interest of Theberton Hall (LB 1287529) and the Gates, gateway, walling and well head 30m west of Theberton Hall (LB 1227753) would remain unaffected. Whilst there is a potential for loss or disturbance

of archaeological remains in the former parkland, the primary archaeological interest of the assets, which lies within immediate boundary of the gardens, would remain unaffected.

9.6.54 The perception of construction works to the west of Theberton Hall (LB 1287529) would affect its historic interest, although this change would be limited to the period of construction. This would give rise to limited harm to the heritage significance of Theberton Hall (LB 1287529) which is of high heritage significance, and would result in a short-term temporary impact of very low magnitude. This would result in a minor adverse effect, which would be **not significant**.

9.6.55 The gates, gateway, walling and well head 30m west of Theberton Hall (LB 1227753) are experienced as a group with Theberton Hall (LB 1287529) within the immediate environs of the gardens. Any distant element of their setting is considered to make only a limited contribution to their significance and the changes anticipated would not impact on significance. Consequently, no effect would arise.

[Grade II* Listed Building Theberton House \(LB 1228378\) and associated listed buildings \(LB 1228266, LB 1287237, LB 1287260, LB 1228268, LB 1228269 and LB 1287235\).](#)

Predicted change

9.6.56 Theberton House (LB 1228378) and associated listed buildings lie to the east of the proposed development, just beyond the point at which the route of the proposed Sizewell link road re-joins the B1122. These structures are well screened from the proposed development by trees within the parkland as well as a buffer of trees along the B1122. Construction of the proposed development is not expected to be visible from these structures.

Significance of effect

9.6.57 The significance of Theberton House (LB 1228378), Bob's Cottage (LB 1228266), Gate and gate piers 105m south-east of main entrance to Theberton House (LB 1287237), Gate and gate piers 80m north-west of main entrance to Theberton House (LB 1287260), Theberton House Stables (LB 1228268), Gateway 45m north of main entrance to Theberton House (LB 1228269), and Walls enclosing garden 60m to north of Theberton House and greenhouse at north end (LB 1287235) would remain unaffected. Consequently, there would be no impact on heritage significance resulting in no effect.

Grade II Listed Building Moat Farmhouse (LB 1228246)

Predicted change

9.6.58 Due to the existing planting around Moat Farm, and the intervening modern plantation to the south-west, construction of the proposed development is not expected to introduce new visible elements to the setting of the farmhouse. Construction activities may be audible to some degree, varying through the construction programme, although this change would be time-limited.

9.6.59 Construction of the proposed development would not harm any buried archaeological remains directly associated with the Moat Farmhouse (LB 1228246).

Significance of effect

9.6.60 No discernible loss of the asset's archaeological interest would arise. The architectural interest of the farmhouse would also remain unaffected. The perception of the construction activity associated with the new road would not alter the understanding of the asset nor the ability to appreciate its historical function. Consequently, there would be no impact on heritage significance, resulting in no effect.

Listed buildings within Theberton Village: Church of St Peter (LB 1227756)

Predicted change

9.6.61 Visibility of construction activities within the site from the Church of St Peter (LB 1227756) would be precluded by intervening topography and planting. Construction activity may also introduce additional noise elements to the setting of the church, but these would be limited and long-term temporary. Any noise changes would be experienced to varying degrees during the construction period, and any effect would be time-limited. No change will occur to the archaeological remains relating to the church.

Significance of effect

9.6.62 Any change would be short-term temporary, and would not alter the archaeological, historical or architectural interest of the church. Consequently, there would be no impact on heritage significance, and no effect would arise.

Listed Buildings within Theberton Village: Other buildings (The Old Rectory, Stable Block, Thatched House, The Cottage, Old Manor House, Flint House, The Lion Public House, 1-4 Church Road and Lilycot)

Predicted change

- 9.6.63 Visibility of the proposed development from the majority of these listed buildings is precluded by intervening topography and planting. Construction activities may be perceived from the upper floors of The Lion Public House (LB 1287533) and Old Manor House (LB 1228384) located on the west side of B1122 Leiston Road.

Significance of effect

- 9.6.64 There would be no loss of historic, archaeological or architectural interest of The Old Rectory (LB 1227758), the Stable Block 10m to south of The Lion Public House (LB 1227759), the Thatched House and The Cottage (LB 1228180), the Barn 30m south-east of Old Manor House (LB 1228270), the Flint House (LB 1287282), 1–4, Church Road (LB 1227755) or Lilycot (LB 1227920). Consequently, there would be no impact on the significance of these assets resulting in no effect.
- 9.6.65 There would be no discernible loss in the archaeological or architectural interest of The Lion Public House (LB 1287533). Whilst there may be visibility of construction activities from the upper floors of the asset, the contribution of the setting provided by the environs of the historic village would remain unchanged, and there would be no impact on heritage significance resulting in no effect.
- 9.6.66 There would be no discernible loss in the archaeological or architectural interest of the Old Manor House (LB 1228384). Whilst there may be visual perception of construction activities from the upper floors of the asset, the principal setting is provided by the environs of the garden and historic village. Visibility of construction in these views would not affect the contribution of the setting to significance, and there would be no impact. No effect would arise.

iii. *Effects arising through change to historic landscape character*

Predicted change

- 9.6.67 The historic and aesthetic interests of the HLC of the study area would be eroded by the proposed development, including by the loss of sections of hedgerows of potential historic importance to the wider historic landscape. The site would bisect several fields truncating historic boundaries, but

would not eliminate the overall landscape pattern or the ability to understand it.

- 9.6.68 Construction activity would introduce new visual and audible elements to an otherwise agricultural landscape. This would affect historic and aesthetic interest within, and in, the immediate vicinity of the proposed development.

Significance of effect

- 9.6.69 Change to the historic boundaries would be permanent, though the noise and visual changes resulting from construction activities would be temporary. This impact to a heritage asset of low heritage significance would be temporary and of medium magnitude, with a resulting minor adverse effect, which would be **not significant**.

iv. Inter-relationship effects

- 9.6.70 The archaeological remains on the site are not sensitive to changes predicted within this **ES** other than the direct disturbance considered at **section 9.6** of this chapter and consequently no inter-relationship effect is anticipated.

- 9.6.71 Any visual effects would arise as a result of effects on valued views which represent a subset of the changes already considered within the assessments of effects arising as a result of change to setting and HLC. Similarly changes in noise environment are already considered, insofar as these are appropriate, in the assessments of effects arising as a result of change to setting. Therefore, the consideration of inter-relationship effects forms an inherent part of the assessment presented within this chapter.

c) Operation

i. Direct effects on archaeological heritage assets

- 9.6.72 Any disturbance of archaeological heritage assets within the site would have occurred during the construction phase, and no further effects are anticipated during the operation of the proposed development.

ii. Effects arising through change to the setting of heritage assets

- 9.6.73 A list of scoped in heritage assets is provided in **section 9.4** of this chapter.

Grade II Listed Gate and Gate Piers at junction of Leiston Road and Onner's Lane (LB 1287303)

Predicted change

- 9.6.74 Once the Sizewell link road is operational, during the construction of the main development site, the road would be used for construction traffic and would lead to a reduction in vehicle movements along the B1122 Leiston Road. This would result in the visibility of a smaller number of vehicles and reduced traffic noise.

Significance of effect

- 9.6.75 The existing function of this disused gateway would remain unchanged, and its design function would remain legible. The perceived changes in traffic movements would not give rise to a perceived change in the nature of the B1122 Leiston Road, nor its relationship with the assets, and there would be no loss of historic or architectural interest. This would remain the same through the operational period once construction of the main development site is completed. Consequently, there would be no impact on heritage significance resulting in no effect.

Grade II Listed Building Rookery Farmhouse (LB 1377236)

Predicted change

- 9.6.76 The operation of the proposed development to the south of Rookery Farmhouse would introduce new visible and perceptual elements to its setting including vehicle movements. This visibility would be limited due to existing planting around the farmhouse, and the intervening woodland to the south-east.
- 9.6.77 Once the Sizewell link road is operational, during the construction of the main development site, noise from vehicles using the proposed development may be perceptible and experienced intermittently from the asset as traffic levels vary. However, the nature of the asset and its current location at the edge of an existing road means this is likely to represent a small increase to existing traffic noise from the A12.
- 9.6.78 Following the completion of the main development site construction, traffic movements along the route of the proposed Sizewell link road would reduce, and with the existing screening, traffic movements on the proposed road would be difficult to perceive.

Significance of effect

- 9.6.79 When the Sizewell link road is operational, during the main development site construction, no loss of the asset's archaeological interest would arise. The proposed development would not be visible in views in which the architectural interest of the farmhouse can be appreciated. The historic interest would also remain unchanged as a result of the limited perceptibility of the proposed development. This situation would remain the same through the operational period once construction of the main development site is completed.
- 9.6.80 There would be no loss of significance and consequently no effect would arise.

*Grade II Listed Building Beveriche Manor Farmhouse (LB 1030593)**Predicted change*

- 9.6.81 Visibility of the proposed development is precluded by intervening topography and planting. Operation of the proposed development during and after the main development site construction would divert traffic to the Sizewell link road, and therefore reduce traffic movements along the B1122.

Significance of effect

- 9.6.82 The architectural and archaeological interests of the farmhouse would remain unaffected. Any reduction in the perceptibility of traffic movements would be insufficient to give rise to a beneficial impact on historic interest. Consequently, there would be no impact on heritage significance resulting in no effect.

*Grade II Listed Buildings Fordley Hall (LB 1199224) and Vale Farmhouse (LB 1377244)**Predicted change*

- 9.6.83 The operation of the proposed development to the north of these assets may introduce new perceptual elements to their setting. However, the visibility of the proposed development would be limited due to existing planting, and intervening topography and visibility would be limited to seasonally glimpsed views, and slightly increased noise from increased traffic movements along the route of the proposed Sizewell link road. Any perceptibility of traffic movements would be reduced further following the completion of the construction phase for the main development site.

Significance of effect

- 9.6.84 These changes would not affect the understanding of the assets or how their historic and architectural interests are experienced within their setting. There would be no impact on heritage significance, and therefore no effect would arise.

*Grade II Listed Building Thatched House (LB 1030645)**Predicted change*

- 9.6.85 Visibility of the proposed development is precluded by intervening topography and planting. Once operational, the proposed development would divert traffic away from the B1122, which passes directly past the Thatched House (LB 1030645). **Volume 2, Chapter 10** of the **ES** predicts a fall of approximately 90% in existing traffic movements at Middleton Moor during the peak year of Sizewell C construction (2028) compared to the scenario without the proposed development (reducing from approximately 4,300 vehicle movements per day to approximately 350 vehicle movement per day). This change would persist though the operational period following the completion of the main development site construction phase.

Significance of effect

- 9.6.86 No discernible change to the asset's archaeological interest would arise. The architectural interest of the house would also remain unaffected. There would be no views of the proposed development from the house due to the intervening topography and planting, and the perceptible reduction in vehicle movements along the B1122 would be a permanent positive impact of a very low magnitude, giving rise to a minor beneficial effect, which would be **not significant**.

Grade II Listed Building Moor Farmhouse (LB 1199307)**Predicted change*

- 9.6.87 Visibility of the proposed development is precluded by intervening topography and planting. Once operational, the proposed development would divert existing traffic from the B1122 which passes close to Moor Farmhouse. However, due to the nature of working farms within which this asset is located, any perceived reduction in vehicle movements along the B1122 would be limited by screening, and the noise environment of the working farm. This change would persist though the operational period following the completion of the main development site construction.

Significance of effect

- 9.6.88 While there would be a permanent perception of reduced vehicle movements on the B1122 close to this asset, it is not anticipated that this would be sufficient to give rise to a discernible enhancement to heritage significance. No effect would arise.

*Grade II Listed Building The Cottage (LB 1283443)**Predicted change*

- 9.6.89 The operation of the proposed development may introduce new visible elements to the asset's setting, although this visibility would be limited due to existing planting and intervening topography.
- 9.6.90 Once operational, the proposed development would divert existing traffic from the B1122 which runs directly past The Cottage and therefore reduce vehicle movements. **Volume 2, Chapter 10** of the **ES** predicts a fall of approximately 90% in traffic movements at Middleton Moor at peak construction in 2028 compared to the scenario without the proposed development (reducing from approximately 4,300 vehicle movements per day to approximately 350 vehicle movements per day). This change would persist though the operational period following the completion of the main development site construction.

Significance of effect

- 9.6.91 The architectural interest of the house would remain unaffected. The reduction in visibility of existing traffic and traffic noise due to the diverted traffic along the proposed development would reinforce the historic interest of the asset, and would be a very low magnitude positive impact, giving rise to a minor beneficial effect, which would be **not significant**.

*Grade II Listed Building Pine Tree Cottage (LB 1199326)**Predicted change*

- 9.6.92 The operation of the proposed development may introduce new visible elements to the asset's setting. This visibility would be limited due to existing planting and intervening topography.
- 9.6.93 Once operational, the proposed development would divert existing traffic from the B1122 which passes directly past Pine Tree Cottage, and therefore would reduce traffic movements. Operation of the proposed development would divert existing traffic from the B1122 which passes directly past the Thatched House (LB 1030645) and therefore reduce traffic

noise levels. **Volume 2, Chapter 10** of the **ES** predicts a fall of approximately 90% in traffic movements at Middleton Moor at peak construction in 2028 compared to the scenario without the proposed development (reducing from approximately 4,300 vehicle movements per day to approximately 350 vehicle movements per day). This change would persist though the operational period following the completion of the main development site construction.

Significance of effect

- 9.6.94 The predicted reduction in the visual and audible perception of traffic would be a permanent positive impact of a very low magnitude, giving rise to a minor beneficial effect, which would be **not significant**.

Grade II Listed Building Hill Farmhouse (LB 1030643)

Predicted change

- 9.6.95 Operation of the proposed development would introduce new visible and perceptual elements to the setting of the farm particularly from the upper floors of the Hill Farmhouse (LB 1030643), although visibility of the proposed development would be precluded from many parts of the farmhouse due to existing planting along the borders the farmstead and along the B1122 Leiston Road.
- 9.6.96 The proposed development would divert existing traffic from the B1122 which passes close to Hill Farmhouse, and therefore would reduce vehicle movements experienced along the B1122, where it passes the asset. This change would persist throughout the operational period following the completion of the main development site construction.

Significance of effect

- 9.6.97 While there would be a permanent reduction in visibility of traffic and traffic noise, it is not anticipated that this would be sufficient to give rise to a discernible enhancement to heritage significance. No effect would arise.

Grade II Listed Building Dovehouse Farmhouse (LB 1199213)

Predicted change

- 9.6.98 Operation of the proposed development would introduce new perceptual elements to the setting of the farm. Road traffic would be brought within closer proximity to the heritage asset, which may increase noise levels during the main development site construction phase, however, noise levels would reduce once construction is completed.

- 9.6.99 The proposed development would truncate the wider rural landscape setting dominated by pre-18th century enclosure, and post-medieval parkland.

Significance of effect

- 9.6.100 While there would be a permanent increase in perceptibility of traffic, it is not anticipated that this would be sufficient even during peak construction to give rise to a discernible change to heritage significance. No effect would arise.

Grade II Listed Buildings at Annesons Corner: Valley Farmhouse Annesons Corner (LB 1283470) & Farm buildings 30m east of Valley Farmhouse, Annesons Corner (LB 1377245)

Predicted change

- 9.6.101 Operation of the proposed development to the south of Valley Farm would introduce new visible and perceptual elements to the setting of the farm. Visibility of the proposed development from the property would largely be limited to the upper floors of the Valley Farmhouse (LB 1283470), due to screening provided by the existing trees and hedgerow, which borders the farmstead, and two neighbouring properties with small pockets of trees and hedgerows on the opposite side of the B1122 Leiston Road. Long views are currently of agricultural fields and pockets of trees, and the presence of the proposed development would interrupt these views.

- 9.6.102 The proposed development would provide an alternative route to the B1122 Leiston Road, diverting traffic that would otherwise pass adjacent to the assets, and reducing the perceptibility of vehicle movements along the road onto which Valley Farmhouse faces. However, the proximity of the proposed development, together with the reconfiguration of the B1122 south of Annesons Corner to form a new junction within 500m of the assets, would remain throughout the operational period following the completion of the main development site construction.

Significance of effect

- 9.6.103 There would be no discernible loss of archaeological or architectural interest of the Valley Farmhouse Annesons Corner (LB 1283470). There may be a visual perception of the proposed development to the south and west of the farmhouse, but this would be limited to filtered views from the upper floors of the asset which would not affect historic interest. Similarly, change to the wider rural setting of the asset is not expected to alter the understanding of the farmhouse, nor the ability to appreciate its historical

function. There would be no impact on heritage significance therefore no effect would arise.

- 9.6.104 There would be no discernible loss in the archaeological or architectural interest of the Farm buildings 30m east of Valley Farmhouse, Annesons Corner (LB 1377245). Also change to the wider rural setting of the asset is not expected to alter the understanding of farm buildings, nor the ability to appreciate their historical function. There would be no impact on heritage significance therefore no effect would arise.

[Grade II Listed Buildings at Theberton Hall: Gates, gateway, walling and well head 30m west of Theberton Hall \(LB 1227753\) and Theberton Hall \(LB 1287529\)](#)

Predicted change

- 9.6.105 Theberton Hall (LB 1287529) and associated structures (LB 1227753) lie between the proposed development and the current B1122. There is a degree of screening surrounding the buildings, particularly to the northern, western and eastern sides due to planting, there are longer ranging views to the south, although the route of the proposed Sizewell link road would pass through a cutting or behind existing woodland in these views, and it is not anticipated that it would be prominent.
- 9.6.106 The proposed development would truncate historic landscape elements of historic interest, such as the Plumtreehill Covert, a long ancient belt of trees evident on historic mapping, which formed the northern boundary of the parkland. The introduction of the proposed development would also result in Theberton Hall being surrounded on all sides by roads within close proximity, whilst historically it was bounded only to the east and south by roads.
- 9.6.107 The change visible in views from Theberton Hall would be restricted due to the existing screening immediate north of the Hall, and would progressively reduce as the screening planting to the eastern side of the Sizewell link road matures. The wider landscape associated with Theberton Hall, however, which can still be read in the preservation of ancient woodland, land division and other landscape features would be affected.
- 9.6.108 Operation of the proposed development would also contribute to existing noise from nearby the B1122 Leiston Road and Pretty Road.

Significance of effect

- 9.6.109 The architectural interest of Theberton Hall (LB 1287529) would remain unaffected. Whilst there would be changes to elements of the historic

landscape of the Hall, this landscape is only fully perceptible through reference to historic mapping. Perception of the proposed development to the west of the Hall through change to views would result in a discernible loss of historic interest which would result in limited harm during the construction of the main development site. As the screening planting to the west of Theberton Hall matures, perceptibility of the Sizewell link road would reduce.

9.6.110 During the construction of the main development site, the impact of the proposed development on this asset of high heritage significance, would be long-term temporary, and of a very low magnitude, resulting in a minor adverse effect, which would be **not significant**. However, once construction of the main development site is complete, and the proposed development is no longer used for Sizewell C construction traffic, it is anticipated that the screening planting would mature sufficiently to effectively screen vehicle movements along the road. The impact on heritage significance would reduce to no effect.

9.6.111 The architectural interest of gates, gateway, walling and well head 30m west of Theberton Hall (LB 1227753) would remain unaffected. The asset experienced as a whole group with Theberton Hall (LB 1287529) within the immediate environs of the gardens and distant element of their setting is considered to make only a very limited contribution to their heritage significance and therefore change here would not result in an adverse effect.

[Grade II* Listed Building Theberton House \(LB 1228378\) and associated listed buildings \(LB 1228266, LB 1287237, LB 1287260, LB 1228268, LB 1228269 and LB 1287235\).](#)

Predicted change

9.6.112 Theberton House (LB 1228378) and associated listed buildings lie to the east of the proposed development, near where the route of the Sizewell link road re-joins the B1122. These structures are well screened from the proposed development by trees within the parkland, as well as a buffer of trees along the B1122. The proposed development is not expected to be visible from these structures and traffic noise is anticipated to be broadly consistent with the present use and nature of the B1122 Leiston Road. Any perception of increased traffic, resulting from the use of the proposed development for construction traffic during construction of the main development site, would cease on completion of the main development site construction.

Significance of effect

- 9.6.113 The archaeological and architectural interest of Theberton House (LB 1228378), Bob's Cottage (LB 1228266), Gate and gate piers 105m south-east of main entrance to Theberton House (LB 1287237), Gate and gate piers 80m north-west of main entrance to Theberton House (LB 1287260), Theberton House Stables (LB 1228268), Gateway 45m north of main entrance to Theberton House (LB 1228269), and Walls enclosing garden 60m to north of Theberton House and greenhouse at north end (LB 1287235) would remain unaffected.
- 9.6.114 The limited audible perceptibility of vehicles movements during operation of the proposed development during the construction of the main development site would be limited, and is not expected to alter the understanding of each asset nor the ability to appreciate their historical function. Following completion of this period, traffic volumes would reduce. There would be no change to heritage significance of these assets and therefore no effect would arise.

*Grade II Listed Building Moat Farmhouse (LB 1228246)**Predicted change*

- 9.6.115 Due to the existing planting around Moat Farm, and the intervening modern plantation to the south-west, the proposed development is not expected to introduce new visible elements to the setting of the farmhouse. Operation of the proposed development would be audible to some degree.

Significance of effect

- 9.6.116 There would be no discernible loss in the archaeological or architectural interest of the Moat Farmhouse (LB 1228246). Whilst there would be changes to the noise environment this would not alter the understanding of the asset nor the ability to appreciate its historical function. Though there would be a change to the wider rural setting of the asset, the relationship between this agricultural setting, and the asset would still exist and be evident. Overall, any change is not expected to alter the understanding of the farmhouse nor the ability to appreciate its historical function. There would be no change to heritage significance, therefore no effect would arise.

Listed Buildings within Theberton Village: Church of St Peter (GI LB 1227756)

Predicted change

- 9.6.117 Visibility of the proposed development from the Church of St Peter (LB 1227756) is precluded by intervening topography and planting. No changes would be made to the immediate graveyard setting, or the historic village setting. The proposed development would truncate the wider rural landscape to the west of the village, which would impact a combination of historic and more recent landscape types of variable interest.
- 9.6.118 The proposed development would provide an alternative route to the B1122 Leiston Road which provides the spine of this linear shaped village. This would divert traffic from passing close by to the church resulting in a reduction of the perception of vehicle movements. **Volume 2, Chapter 10** of the **ES** predicts a fall of approximately 90% in traffic movements at Theberton at peak construction in 2028 compared to the scenario without the proposed development (reducing from approximately 6,200 vehicle movements per day to approximately 500 vehicle movements per day). This change would persist though the operational period following the completion of the main development site construction.

Significance of effect

- 9.6.119 No discernible change to the church's archaeological interest would arise. The architectural interest of the church would also remain unaffected. Whilst there are changes to the wider rural landscape, this setting has a very limited contribution to its significance, being evident only in a non-perceptual and general historic relationship of a church and the agricultural economy. This change is not considered to impact the historic interest, or therefore the significance of the church. The predicted reduction in traffic movements through the village would enhance the historic value of the church, and would result in a permanent positive impact of very low magnitude on an asset of high significance. This would result in a minor beneficial effect which would be **not significant**.

Listed Buildings within Theberton Village: Other buildings (The Old Rectory, Stable Block, Thatched House, The Cottage, Old Manor House, Flint House, The Lion Public House, 1-4 Church Road and Lilycot)

Predicted change

- 9.6.120 Visibility of the proposed development from the majority of these listed buildings is precluded by intervening topography and planting. The proposed Sizewell link road may be perceived from the upper floors of The

Lion Public House (LB 1287533) and Old Manor House (LB 1228384) which are located on the west side of the B1122 Leiston Road.

- 9.6.121 No changes would be made to the immediate setting of these heritage assets. However, the proposed development would provide an alternative route to the B1122 Leiston Road, which provides the spine of this linear village. This would divert through traffic from passing close to buildings within the village resulting in a reduction of noise and vehicle movements. **Volume 2, Chapter 10** of the **ES**) predicts a fall of approximately 90% in traffic movements at Theberton at peak construction in 2028 compared to the scenario without the proposed development (reducing from approximately 6,200 vehicle movements per day to approximately 500 vehicle movements per day). This change would persist though the operational period following the completion of the main development site construction.
- 9.6.122 The proposed development would truncate the wider rural landscape to the west of the village, which would impact a combination of historic and more recent landscape types of variable interest, associated with the historic agricultural economy of the village.

Significance of effect

- 9.6.123 There would be no discernible change to the archaeological or architectural interest of The Old Rectory (LB 1227758), the Stable Block 10m to south of The Lion Public House (LB 1227759), the Thatched House and The Cottage (LB 1228180), the Barn 30m south-east of Old Manor House (LB 1228270), the Flint House (LB 1287282), 1-4 Church Road (LB 1227755) or Lilycot (LB 1227920). Whilst there would be changes to the wider rural landscape, this setting makes a very limited contribution to the significance of each of these assets, being evident in a non-perceptual and very general historic relationship with the rural domestic and agricultural listed buildings. This change is not considered to affect the historic interest or therefore impact the significance of these assets.
- 9.6.124 However, the predicted reduction in the perceptibility of modern traffic in the setting of The Old Rectory (LB 1227758), the Stable Block 10m to south of The Lion Public House (LB 1227759), the Thatched House and The Cottage (LB 1228180), the Barn 30m south-east of Old Manor House (LB 1228270), the Flint House (LB 1287282), 1-4 Church Road (LB 1227755) or Lilycot (LB 1227920) as result of diverted traffic away from these listed buildings would be permanent, and would result in a very low positive impact on these assets of high significance. This would result in a minor beneficial effect on these assets which would be **not significant**.

- 9.6.125 There would be no discernible loss in the archaeological or architectural interest of The Lion Public House (LB 1287533). Whilst there may be visual perception of the proposed development from the upper floors of the asset, the principal setting is provided by the environs of the historic village. Any distant element of setting is considered to make only a very limited contribution to its significance. The predicted change in the noise environment as result of diverted traffic away from this listed building would be permanent, and of a very low magnitude on an asset of high significance, giving rise to a minor beneficial effect which would be **not significant**.
- 9.6.126 There would be no discernible loss in the archaeological or architectural interest of the Old Manor House (LB 1228384). Whilst there may be visual perception of the proposed development from the upper floors of the asset, the principal setting is provided by the environs of the garden and historic village. Any distant element of setting is considered to make only a very limited contribution to its significance. The predicted impact as a result of the reduction in traffic close to this listed buildings would be permanent, and of a very low magnitude on an asset of high significance, giving rise to a minor beneficial effect which would be **not significant**.
- 9.6.127 These listed buildings would each be subject to a minor beneficial effect which would be **not significant**.

iii. [Effects arising through change to historic landscape character](#)

[Predicted change](#)

- 9.6.128 Permanent elements of development such as the road itself, and any sustainable drainage system features, would remain. Landscaping and planting would, however, mature over the course of the main development site construction, reducing the visual prominence of the permanent elements of the proposed development and providing visual coherence with landscape character even where the grain of the field system was disrupted. In the long-term, this would reverse the loss of aesthetic interest, and partially mitigate against loss of the historic interest, but loss of archaeological interest would persist.
- 9.6.129 Overall, physical changes associated with the construction of the proposed development would persist, and affect, the legibility of the historic landscape, removing some elements and reorganising others.

[Significance of effect](#)

- 9.6.130 Change to the HLC of low heritage significance would be a permanent impact, but would reduce progressively from medium magnitude to low as

the proposed planting, and landscaping scheme matures. Overall this would give rise to a minor adverse effect which would be **not significant**.

iv. Inter-relationship effects

9.6.131 Effects including noise, landscape and visual have been considered within the settings assessment. No further inter-relationship effects are anticipated to arise on any historic environment receptors as a result of the operation of the proposed development.

9.7 Mitigation and monitoring

a) Introduction

9.1.2 Primary and tertiary mitigation measures which have been accounted for as part of the assessment are summarised in **section 9.5** of this chapter. Where required, secondary mitigation measures have been proposed.

9.7.1 This section describes the proposed secondary mitigation measures for terrestrial historic environment, as well as describing any monitoring required of specific receptors/resources, or for the effectiveness of a mitigation measure.

b) Mitigation

9.7.2 It has been established that there is a potential for remains dating from the prehistoric and Roman periods within parts of the site, which are of low to medium heritage significance. In the absence of further mitigation, their removal would result in a **significant** adverse effect.

9.7.3 Evidence to date suggests there is a potential for remains from the medieval and post medieval periods, particularly relating to agriculture, which would be of low heritage significance. In the absence of further mitigation, their removal would be of high magnitude and result in a **significant** adverse effect.

9.7.4 Secondary mitigation in this case would comprise the adoption of an agreed scheme of archaeological investigation to ensure that the archaeological interest of any significant deposits and features within the site could be appropriately investigated, recorded and disseminated, preserving the archaeological interest of these remains. This would ensure that the magnitude of impact on buried archaeological remains from the proposed development would be reduced to low, resulting in a minor adverse effect, which would be **not significant**.

9.7.5 An overarching archaeological written scheme of investigation (WSI) has been produced for the Sizewell C Project, this can be found in **Appendix 16H** of **Volume 2** of the **ES**. An individual WSI for this site would also be produced to supplement this.

9.7.6 Publication and popular dissemination of the results would allow any informative and historic value to be fully realised, and details would be set out within the WSIs.

c) **Monitoring**

9.7.7 Monitoring of the agreed programme of archaeological investigation would be carried out by SCCAS during the implementation of the scheme, the details of which would be set out within the individual site WSIs.

9.8 **Residual effects**

9.8.1 The following tables, **Table 9.5** and **Table 9.6**, present a summary of the terrestrial historic environment assessment. They identify the receptor/s likely to be impacted, the level of effect and, where the effect is deemed to be **significant**, the tables include the mitigation proposed and the resulting residual effect.

9.8.2 In general, mitigation through recording would be effective in retaining much of the archaeological interest of a heritage asset. However, to reflect the basic principle, acknowledged in NPS EN-1, that a retained record is not as valuable as archaeological interest retained in an asset which is actively conserved, this mitigation would serve as partial mitigation, reducing the magnitude of any adverse effect to low. In all cases identified in this assessment, this mitigation would be sufficient to ensure that no residual significant adverse effects would arise as a result of disturbance of archaeological remains.

Table 9.5: Summary of effects for the construction phase.

Receptor	Impact	Primary or Tertiary Mitigation.	Assessment of Effects.	Additional Mitigation.	Residual Effects.
Potential archaeological remains of prehistoric date.	Loss of archaeological interest through material disturbance.	None.	Major to moderate adverse effect (significant).	Agreed WSI.	Minor adverse effect (not significant).
Potential archaeological remains of Romano-British date.	Loss of archaeological interest through material disturbance.	None.	Moderate to major adverse effect (significant).	Agreed WSI	Minor adverse effect (not significant).
Potential archaeological remains of medieval and post-medieval date.	Loss of archaeological interest through material disturbance.	None.	Moderate adverse effect (significant).	Agreed WSI.	Minor adverse effect (not significant).
Grade II listed Gate and Gate Piers at junction of Leiston Road and Onner's Lane (LB 1287303).	Potential loss of heritage significance through change to setting.	Standard CoCP (Doc Ref. 8.11) measures to limit noise disturbance. Retention of existing mature tree and hedgerow planting.	No effect.	None	No effect.
Grade II Listed Building Rookery Farmhouse (LB 1377236).	Potential loss of heritage significance through change to setting.	Standard CoCP (Doc Ref. 8.11) measures to limit noise disturbance.	No effect.	None required.	No effect.
Grade II Listed Building Beveriche Manor Farmhouse (LB 1030593).	Potential gain of heritage significance through change to setting.	None.	No effect.	None required.	No effect.

NOT PROTECTIVELY MARKED

Receptor	Impact	Primary or Tertiary Mitigation.	Assessment of Effects.	Additional Mitigation.	Residual Effects.
Grade II Listed Buildings Fordley Hall (LB 1199224) and Vale Farmhouse (LB 1377244).	Potential gain to heritage significance through change to setting.	No effect.	No effect.	None required.	No effect.
Grade II Listed Building Thatched House (LB 1030645).	Potential gain of heritage significance through change to setting.	None.	No effect.	None required.	No effect.
Grade II* Listed Building Moor Farmhouse (LB 1199307).	Potential gain of heritage significance through change to setting.	None.	No effect.	None required.	No effect.
Grade II Listed Building The Cottage (LB 1283443).	Potential gain of heritage significance through change to setting.	None.	No effect.	None required.	No effect.
Grade II Listed Building Pine Tree Cottage (LB 1199326).	Potential gain of heritage significance through change to setting.	None.	No effect.	None required.	No effect.
Grade II Listed Building Hill Farmhouse (LB 1030643).	Potential loss of heritage significance through change to setting.	Standard CoCP (Doc Ref. 8.11) measures to limit noise disturbance.	No effect.	None required.	No effect.
Grade II Listed Building Dovehouse Farmhouse (LB 1199213).	Potential loss of heritage significance through change to setting.	Standard CoCP (Doc Ref. 8.11) measures to limit noise disturbance.	No effect.	None required.	No effect.

NOT PROTECTIVELY MARKED

Receptor	Impact	Primary or Tertiary Mitigation.	Assessment of Effects.	Additional Mitigation.	Residual Effects.
Grade II Listed Buildings at Annesons Corner: Valley Farmhouse Annesons Corner (LB 1283470) & Farm buildings 30m east of Valley Farmhouse, Annesons Corner (LB 1377245).	Potential loss of heritage significance through change to setting.	Standard CoCP (Doc Ref. 8.11) measures to limit noise disturbance.	No effect.	None required.	No effect.
Grade II Listed Buildings at Theberton Hall: Theberton Hall (LB 1287529).	Potential loss of heritage significance through change to setting.	Standard CoCP (Doc Ref. 8.11) measures to limit noise disturbance. Retention of existing mature tree and hedgerow planting where possible. Sympathetic landscape treatment of new road.	Minor adverse effect (not significant).	None required.	Minor adverse effect (not significant).
Grade II Listed Buildings at Theberton Hall: Gates, gateway, walling and well head 30m west of Theberton Hall (LB 1227753).	Potential loss of heritage significance through change to setting.	Standard CoCP (Doc Ref. 8.11) measures to limit noise disturbance. Retention of existing mature trees and hedgerow planting where possible. Sympathetic landscape treatment of new road.	No effect.	None required.	No effect.

NOT PROTECTIVELY MARKED

Receptor	Impact	Primary or Tertiary Mitigation.	Assessment of Effects.	Additional Mitigation.	Residual Effects.
Grade II* Listed Building Theberton House (LB 1228378) and associated listed buildings.	Potential loss of heritage significance through change to setting.	Standard CoCP (Doc Ref. 8.11) measures to limit noise disturbance. Retention of existing mature trees and hedgerow planting where possible.	No effect.	None required.	No effect.
Moat Farmhouse (LB 1228246).	Potential loss of heritage significance through change to setting.	Standard CoCP (Doc Ref. 8.11) measures to limit noise disturbance. Retention of existing mature trees and hedgerow planting where possible.	No effect.	None required.	No effect.
Listed Buildings within Theberton Village: Church of St Peter (GI LB 1227756).	Potential gain of heritage significance through change to setting.	Standard CoCP (Doc Ref. 8.11) measures to limit noise disturbance. Retention of existing mature trees and hedgerow planting where possible.	No effect.	None required.	No effect.

NOT PROTECTIVELY MARKED

Receptor	Impact	Primary or Tertiary Mitigation.	Assessment of Effects.	Additional Mitigation.	Residual Effects.
Listed Buildings within Theberton Village: Other listed buildings.	Potential gain of heritage significance through change to setting. Very limited views of the proposed road from The Lion Public House (GII LB 1287533) and Old Manor House (GII LB 1228384).	Standard CoCP (Doc Ref. 8.11) measures to limit noise disturbance. Retention of existing mature trees and hedgerow planting where possible.	No effect.	None required.	No effect.
Historic landscape character.	Potential loss of heritage significance through change to use of site and removal of potentially important historic hedgerows and truncation of field types with historical importance.	Retention of hedgerows where possible.	Minor adverse effect (not significant).	None required.	Minor adverse effect (not significant).

Table 9.6: Summary of effects for the operational phase.

Receptor	Impact	Primary or Tertiary Mitigation.	Assessment of Effects.	Additional Mitigation.	Residual Effects.
Archaeological heritage assets within the site.	No impact.	None	No effects.	None required.	No effects.
Grade II Listed Gate and Gate Piers at junction of Leiston Road and Onner's Lane (LB 1287303).	Potential loss of heritage significance through change to setting.	None	No effect.	None required.	No effect.
Grade II Listed Building Rookery Farmhouse (LB 1377236).	Potential loss of heritage significance through change to setting.	None	No effect.	None required.	No effect.
Grade II Listed Building Beveriche Manor Farmhouse (LB 1030593).	Potential gain of heritage significance through change to setting.	None	No effect.	None required.	No effect.
Grade II Listed Buildings Fordley Hall (LB 1199224) and Vale Farmhouse (LB 1377244).	Potential gain to heritage significance through change to setting.	No effect.	No effect.	None required.	No effect.
Grade II Listed Building Thatched House (LB 1030645).	Potential gain of heritage significance through change to setting.	None	Minor beneficial effect (not significant).	None required.	Minor beneficial effect (not significant).
Grade II* Listed Building Moor Farmhouse (LB 1199307).	Potential gain of heritage significance through change to setting.	None	No effect.	None required.	No effect.

NOT PROTECTIVELY MARKED

Receptor	Impact	Primary or Tertiary Mitigation.	Assessment of Effects.	Additional Mitigation.	Residual Effects.
Grade II Listed Building The Cottage (LB 1283443).	Potential gain of heritage significance through change to setting.	None	Minor beneficial effect (not significant).	None required.	Minor beneficial effect (not significant).
Grade II Listed Building Pine Tree Cottage (LB 1199326).	Potential gain of heritage significance through change to setting.	None	Minor beneficial effect (not significant).	None required.	Minor beneficial effect (not significant).
Grade II Listed Building Hill Farmhouse (LB 1030643).	Potential gain and loss of heritage significance through change to setting.	None	No effect.	None required.	No effect.
Grade II Listed Building Dovehouse Farmhouse (LB 1199213).	Potential loss of heritage significance through change to setting.	None	No effect.	None required.	No effect.
Grade II Listed Buildings at Annesons Corner: Valley Farmhouse Annesons Corner (LB 1283470) & Farm buildings 30m east of Valley Farmhouse, Annesons Corner (LB 1377245).	Potential loss of heritage significance through change to setting.	None	No effect.	None required.	No effect.
Grade II Listed Buildings at Theberton Hall: Theberton Hall (LB 1287529).	Potential loss of heritage significance through change to setting.	Maturing of landscape treatment of new road.	Minor adverse effect (not significant).	None required.	Minor adverse effect (not significant).

NOT PROTECTIVELY MARKED

Receptor	Impact	Primary or Tertiary Mitigation.	Assessment of Effects.	Additional Mitigation.	Residual Effects.
Grade II Listed Buildings at Theberton Hall: Gates, gateway, walling and well head 30m west of Theberton Hall (LB 1227753).	Potential loss of heritage significance through change to setting.	None	No effect.	None required.	No effect.
Grade II* Listed Building Theberton House (LB 1228378) and associated listed buildings.	Potential loss of heritage significance through change to setting.	None	No effect.	None required.	No effect.
Moat Farmhouse (LB 1228246).	Potential loss of heritage significance through change to setting.	None	No effect.	None required.	No effect.
Listed Buildings within Theberton Village: Church of St Peter (GI LB 1227756).	Potential gain of heritage significance through change to setting.	None	Minor beneficial effect (not significant).	None required.	Minor beneficial effect (not significant).
Listed Buildings within Theberton Village: Other listed buildings.	Potential gain of heritage significance through change to setting.	None	Minor beneficial effect (not significant).	None required.	Minor beneficial effect (not significant).
Historic landscape character.	Potential loss of heritage significance through change to use of site and loss of hedgerows and truncation of field types with historical importance.	Maturing of landscape treatment to new road.	Minor adverse effect (not significant).	None required.	Minor adverse effect (not significant).

References

- 9.1 Ancient Monuments and Archaeological Areas Act 1979.
<http://www.legislation.gov.uk/ukpga/1979/46> [Accessed September 2019]
- 9.2 The Planning (Listed Buildings and Conservation Areas) Act 1990.
<http://www.legislation.gov.uk/ukpga/1990/9/contents> [Accessed September 2019]
- 9.3 Infrastructure (Decisions) Regulations 2010.
<https://www.legislation.gov.uk/ukdsi/2010/9780111490266/contents>
[Accessed September 2019]
- 9.4 The Hedgerow Regulations 1997.
<http://www.legislation.gov.uk/uksi/1997/1160/contents/made> [Accessed September 2019]
- 9.5 The Protection of Military Remains Act 1986.
<http://www.legislation.gov.uk/ukpga/1986/35/contents> [Accessed September 2019]
- 9.6 DECC (2011) Overarching National Policy Statement (NPS) for Energy (NPS EN-1)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/47854/1938-overarching-nps-for-energy-en1.pdf
[Accessed July 2019]
- 9.7 DECC (2011) National Policy Statement for Nuclear Power Generation (NPS EN-6) <https://www.gov.uk/government/publications/national-policy-statements-for-energy-infrastructure> [Accessed July 2019]
- 9.8 ESC (2013) Suffolk Coastal District Council Core Strategy and Development Management Policies
<https://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/existing-local-plan/core-strategy-and-development-management-policies/> [Accessed July 2019]
- 9.9 ESC (2019) Suffolk Coastal District Council Final Draft Local Plan
<https://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/final-draft-local-plan/> [Accessed July 2019]
- 9.10 Suffolk Coastal District Council (1995) Supplementary Planning Guidance (SPG) 6 Historic Parks and Gardens
<https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/Supplementary-Planning-Guidance/SPG6-Historic-parks-and-gardens.pdf> [Accessed September 2019]

- 9.11 Historic England, (2015). Good Practice Advice in Planning Note 2: Managing Significance in decision-taking in the Historic Environment. <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/> [Accessed July 2019]
- 9.12 Historic England (2008) Conservation Principles, Policies and Guidance. <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>. [Accessed July 2019]
- 9.13 Historic England, (2017). Good Practice Advice in Planning Note 3: The Setting of Heritage Assets. <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/> [Accessed July 2019]
- 9.14 Jenny Glazebrook (ed.). (1997). Research and Archaeology: a Framework for The Eastern Counties 1. Resource assessment. East Anglian Archaeology Occasional Papers 3. http://eaareports.org.uk/publication/occ_pap3/. [Accessed March 2019].
- 9.15 Nigel Brown, Jenny Glazebrook (eds). (2000). Research and Archaeology: a Framework for the Eastern Counties 2. Research agenda and strategy. East Anglian Archaeology Occasional Papers 8. http://eaareports.org.uk/publication/occ_pap8/. [Accessed March 2019]
- 9.16 Maria Medlycott (ed.). (2011). Research and Archaeology Revisited: a revised framework for the East of England, East Anglian Archaeology Occasional Papers 24. http://eaareports.org.uk/publication/occ_pap24/. [Accessed March 2019]
- 9.17 East Anglian Archaeology (2019). Regional Research Framework Review. <http://eaareports.org.uk/algao-east/regional-research-framework-review/> [Accessed March 2019]
- 9.18 Chartered Institute for Archaeologists (CIfA). (2017). Standard and guidance for archaeological desk-based assessment. https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf / [Accessed July 2019].
- 9.19 Chartered Institute for Archaeologists (CIfA). (2014). Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment. https://www.archaeologists.net/sites/default/files/CIfAS&GCommissioning_1.pdf. [Accessed July 2019].

- 9.20 Chartered Institute for Archaeologists (CIfA). (2014). Standard and guidance for archaeological field evaluation. https://www.archaeologists.net/sites/default/files/CIfAS&GFieldevaluation_1.pdf. [Accessed July 2019].
- 9.21 Chartered Institute for Archaeologists (CIfA). (2014). Standard and guidance for archaeological geophysical survey. https://www.archaeologists.net/sites/default/files/CIfAS%26GGeophysics_2.pdf. [Accessed July 2019].
- 9.22 Gurney, D. (2003). Standards for Field Archaeology in the East of England. http://eaareports.org.uk/publication/occ_pap14/. [Accessed July 2019].
- 9.23 Schmidt et al. (2016). EAC Guidelines for the use of Geophysics in Archaeology http://old.european-archaeological-council.org/files/eac_guidelines_2_final.pdf. [Accessed July 2019].
- 9.24 Historic England (2011) Environmental Archaeology (https://historicengland.org.uk/images-books/publications/environmental-archaeology-2nd/environmental_archaeology/). [Accessed July 2019].
- 9.25 Historic England (2015) Geoarchaeology (<https://historicengland.org.uk/images-books/publications/geoarchaeology-earth-sciences-to-understand-archaeological-record/heag067-geoarchaeology/>). [Accessed July 2019].
- 9.26 British Geological Society. Geology Viewer. 2019. (Online). Available from: <https://opendomesday.org/>. (Accessed 4 March 2019).
- 9.27 Ordnance Survey Map 1905. Available from: <https://maps.nls.uk/index.html>. (Accessed 18 October 2019).
- 9.28 Tithe Maps of Theberton and Middleton. Available from: <https://www.thegenealogist.co.uk/search/advanced/landowner/tithe-records/>. (Accessed 18 October 2019).
- 9.29 Open Domesday. 2019. (Online). Available from: <https://opendomesday.org/>. (Accessed 04 March 2019).
- 9.30 Mortimer, R. 1979. The Cartulary of Leiston Abbey and Butley Priory Charters. Suffolk Charters, V.1. Suffolk Records Society, Boydell and Brewer. Ipswich, Suffolk.
- 9.31 Suffolk County Council. 2017. The Suffolk Historic Landscape Characterisation Map.