

APPENDIX

Historic Environment

1. Assessment of methodology used by the Applicant: Changes to the settings of heritage assets may arise from many factors, including perceptual changes arising within their setting in terms of traffic movements, noise, and loss of agricultural character. There are seasonal and human-dynamic effects within the arable landscape. Changes can be physical and can also be considered in terms of changes to the experience of the surroundings of heritage assets, for example movement from tranquil to noisy, undeveloped to developed.
2. Setting is assessed by the Applicant for its contribution to those individual interests that collectively provide a heritage asset with its significance, be it evidential, architectural, and historic. The Councils judge this to be an acceptable and detailed approach.
3. The Councils are content with the assessment of the value or sensitivity of receptors for terrestrial historic environment set out in Table 16.2 of Chapter 16 of the ES [APP-272]. It is appropriate that it accords *high heritage* significance to all designated heritage assets; and welcome that it accords *medium significance* to locally listed buildings and what it calls buildings of merit which are taken to be Non-Designated Heritage Assets.
4. The Councils understand Table 16.4 (Chapter 16 of the ES – APP-272) to state all Grade II Listed Buildings and Conservation Areas, as designated heritage assets, have a *High Heritage* Significance. Therefore, an Impact of *Moderate Magnitude* on an Asset of *High Heritage* Significance will give rise to a *Major Effect*; an Impact of *Low Magnitude* on an Asset of *High Heritage* Significance will give rise to a *Moderate Effect*.
5. Major and Moderate Effects are described as ‘Significant’; minor and negligible effects are ‘Not Significant’. A Minor Effect arises out of an Impact of Very Low Magnitude on an Asset of High Heritage Significance. Such an effect is described as Not Significant. Therefore, where the submitted assessments describe adverse effects as ‘Not Significant’ it is because the effect arises out of a Very Low Magnitude Impact which is defined as follows: a Very Low Magnitude (negative) Impact is a “*minor alteration of an asset which does not affect its significance in any discernible way. Minor and/or short term (less than 2 years) or reversible change to setting which does affect the significance of the asset. Impacts of this magnitude would generally be considered of limited harm to heritage significance*”.
6. Setting is defined in the NPPF as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance.
7. Potter’s Street crossroads: There will be some loss of rural character through the industrialisation of the part of the landscape where the project will be located but the effect of that will be minor because of the degree of physical separation, intervening landscape, and the established effect of a similar nature arising from the presence of the A and B stations.
8. Southwold Conservation Area: The existing views to the A and B stations from Southwold’s high point do not contribute to the significance of the Conservation Area. The existing view has no special interest or merit beyond providing a remote coastal landmark and the addition of further development will not alter the ability to appreciate the significance of the Conservation Area from its surroundings.
9. Aldeburgh Conservation Area: A view of a nuclear power station does not contribute to an understanding of a medieval coastal market town and former port. In that it has an effect, the view without the stations would reinforce an appreciation of the town’s history as a coastal trading place and a resort within an unspoilt maritime setting. The presence of the A and B stations has already altered that setting with their physical eminence as industrial development at scale on the skyline, but it is the Councils’ view that the dome of the B station has enhanced that setting by adding a landmark of genuine architectural merit

and interest in the way that the Thorpeness House-in-the Clouds did, for example, when that was a new building.

10. The dome of the B station adds a landmark of genuine architectural merit and interest to the skyline. The C station has the potential to compromise the effects of the dome in the setting behind it, but it is hard to argue that this effect will somehow detract from the setting of the Conservation Area. This setting is very wide and most of it consists of the North Sea and the rest of it consists of the urban town and undeveloped hinterland that will be unaffected by this proposal.

Two Village Bypass

11. The Councils agree with the Applicant that the substantial reduction in traffic from the diverted A12 will enhance the immediate setting of Benhallstock Cottages and improve the ability to appreciate them in their surroundings. The Cottages face north, and their significance is derived from their relationship with and orientation to Benhall Lodge (to the north), rather than the landscape behind. The construction of the roundabout creates some harm as an engineered and urban feature, but given the presence of the A12 junction with the A1094 to Aldeburgh in both directions as an engineered road arrangement, its reconfiguration would not have a serious setting impact.
12. Returning Stratford St Andrew and Farnham to their former status as quieter, rural villages will represent an enhancement to the much wider landscape setting of Little Glemham Hall and parkland in that they will be more characteristic of the countryside found around the Hall.
13. Positives Two Village Bypass: There will be beneficial impacts to these villages as a result of the diversion of the route of the A12 away from the villages; the village setting will be restored, and this will contribute importantly to their appreciation by reinstating more tranquil, calm, and attractive surroundings to these buildings. Their setting will be enhanced, contributing beneficially to their significance which will be better revealed.

Figure 1: Hill Farmhouse from track to south of Nuttery Belt looking south-east



14. Negatives Two Village Bypass: The position of the bypass road has no regard for the historic pattern of fields and field boundaries that it will cross and so these integral elements of the

landscape setting to the Hall will be seriously eroded. The introduction of a heavily engineered road (within a cutting) plus an engineered footbridge will seriously detract from the rural and agricultural setting to the Hall. The introduction of a new trafficked road with vehicle movements predicted to be higher than those of the existing A12 route will adversely impact the tranquillity of the Hall's setting. The visual and physical severance of the Hall from Foxburrow Wood will impair an appreciation of the historic connection between the two (see Figure 2). This connection is reinforced by the well tree-ed public footpath between them with attractive hedgerows either side; and by clear intervisibility between the Hall and the Wood across an undeveloped field. Lastly, the proposed hedgerow and supposed screen planting will simply embed and accentuate the adverse effects of the road on the landscape. Providing a visual screen to mask the adverse effects of the insertion of a new road in the landscape will exacerbate the negative effects of the road, rather than making anything behind the screen permissible.

Figure 2: **Farnham Hall from Foxburrow Wood looking west**



15. The Church is a local landmark and has been deliberately designed and sited as such, and for centuries has looked out over and dominated its rural setting, including the undeveloped agricultural landscape to the south that will form a development site (see Figures 3 and 4). There is clear intervisibility of the church tower from the site of the proposed roundabout adjacent Parkgate Farm. There is also clear intervisibility between the site of the proposed road and the church tower from the footpath alongside Nuttery Belt (Figure 1). These key views allow a full, uninterrupted, and undeveloped appreciation of the church tower at a high point within its landscape setting. This wide setting makes an important contribution to the significance of St Mary's Church.

Figure 3: St Mary's Parish Church from road alongside Parkgate Farm looking north-east directly across site of proposed roundabout



Figure 4: St Mary's Parish Church from the south end of Nuttery Belt looking north



16. The construction of the road, its intervisibility with the site of the church and from the top of the Church tower and the road noise arising will represent considerable change within the setting of the Church, the impacts from which will all harm its significance. It is not

sustainable to argue that there will be no discernible impact on this historic and established physical and visual relationship from the construction of the road bypass, the engineering requirements of which include embankments, cuttings, an overbridge and a footbridge, all of which are urbanising features.

17. Negative impact on Little Glemham Hall and its parkland: The wide landscape setting to the Hall and its parkland, including in the area of the proposed bypass, contributes importantly to their significance in terms of the contrast between the designed parkland of the Hall's immediate setting and the gentle rolling and ancient landscape of fields, hedgerows, tree coverts and stands. The Hall and parkland are designed at scale to be a contrasting and dominant feature in the surrounding landscape as one traverses through it and its impacts, therefore, are intended to be far reaching and memorable.
18. The historic eastern entrance to Little Glemham Hall park was situated at a small inset off the south side of the turnpike road, an entrance which also provided access to Parkgate Farm - well into the 20th century, before it was closed and merged into Stratford Plantation (see Figure 5). Prior to the parkland improvements wrought by Humphrey Repton in the 1790s, the Hall was surrounded by typically early 18th century avenues to the north, south and west (see Figure 6). Historic map evidence confirms the eastern entrance route was created as part of the improvements made by Humphrey Repton and that he is responsible for the tree planting on the east, named Boundyard Wood on 19th century mapping. Repton suggested to the Hall's owner the importance of extending the house's eastern prospect beyond the parkland across the neighbouring agricultural land. This highlights the importance of the eastern setting of the Hall and the parkland. Repton also advised on the expansion of the park to the east and the diversion of a minor road to what is now its current alignment (Tinker Brook) (see Figure 7).

Figure 5: **Ordnance Survey map 1927 showing eastern entrance to Little Glemham Hall park off the Ipswich to Yarmouth Road close to Parkgate Farm.**



19.

Figure 6: Little Glemham Hall Estate map of 1726 (north to top).

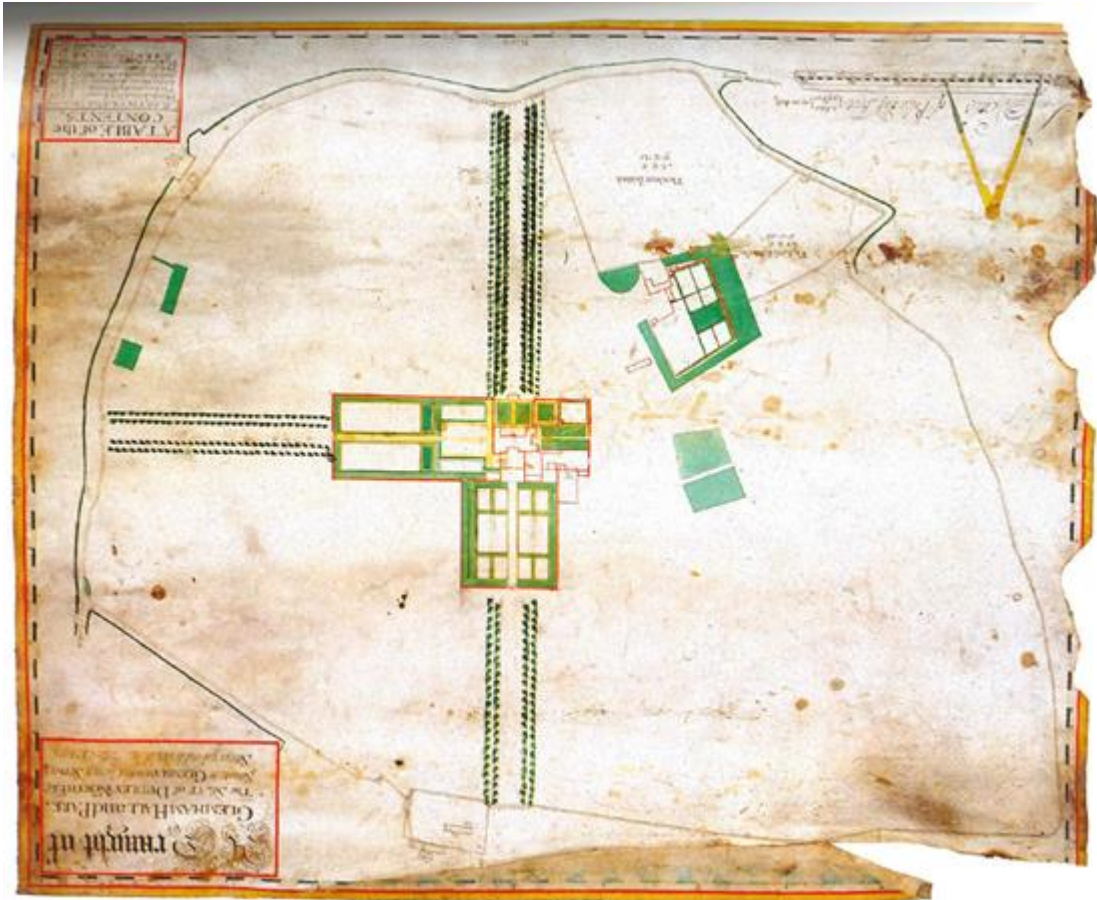
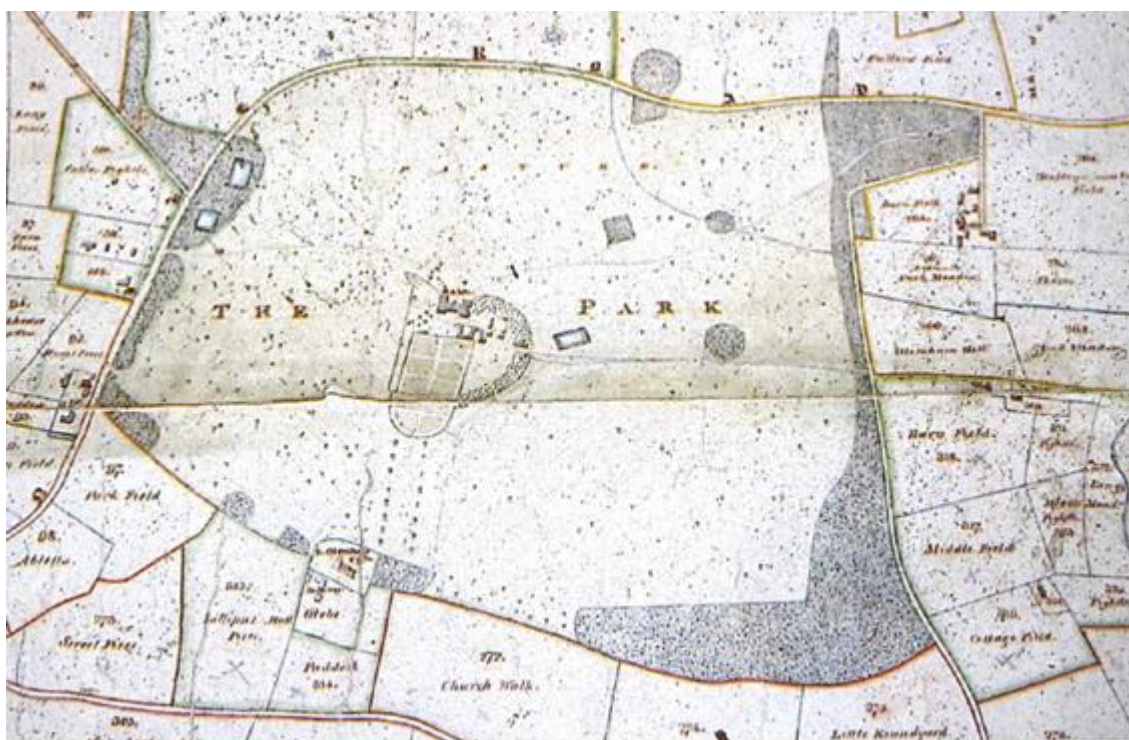


Figure 7: 1826 map showing post-Repton improvements including the eastwards extension of the parkland, realignment of Tinker Brook and a new eastern entrance off the Ipswich – Yarmouth turnpike.



20. The historic eastern entrance and the route that led from it to the Hall through the extended parkland created by Repton illustrate the close historical association of this area of setting with the asset. Traversing this route would have provided a close historical visual relationship as part of the experience. Repton emphasised the importance of the eastern prospect from the Hall and its parkland to the neighbouring agricultural land. The Applicant's statement, therefore, is not sustainable.
21. The landscape setting to the west, the façade of which includes the main entrance, and to the north, the aspect of principal elevation and focus of the Repton design, contribute more than the landscape setting to the east. The landscape setting to the east does, however, make an important contribution because of its historic association, outlined above, and generally for its undeveloped rural character.
22. Negative impact Pond Barn: Knowing as we do that the landscape character is derived from late medieval as well as post-medieval elements and which includes a designed landscape that was subject to the improvements of Humphrey Repton, the Councils find it not justified to diminish its value in the way that is done by the Applicant (paragraph 9.6.108 [APP-432]). Tom Williamson in his book 'Suffolk's Gardens and Parks' has described Little Glemham Hall's parkland as '*one of the finest eighteenth century parks in Suffolk*' (p101, Windgather Press, 2000). We also find it unjustifiable to conclude that there will be no significant effects arising from the construction of a road bypass through a landscape which has historic attributes, landscape and visual merit and which provides the setting for many heritage assets. The view expressed by the Applicant is contrary to that of the Councils.
Sizewell Link Road
Impact assessment
23. The surrounding landscape makes an important contribution to the setting of these assets. The semi-isolated farmhouses with farmsteads surrounded by a farmed landscape are characteristic of the rural and traditional character of this part of the District. Much of the District is characterised by the centuries-old integral relationship of farmhouse and farmed landscape, and the incidence of small rural villages like Theberton with simple, linear form,

and mixed typology of church, vicarage, public house, dwellings, and grand houses in a parkland setting on the edges (as per Yoxford and Theberton).

24. The proposed link road represents a significant change in the setting to these built heritage assets. The change will arise from a combination of the following effects that will be generated by the construction of the Link road. The impacts will vary in significance according to the relevant position of the asset, orientation, and intervisibility.
25. Even where intervisibility is limited on a site-to-site basis, an extensive array of public footpaths provides access into the landscape surroundings in which these assets can be appreciated. The experience of these heritage assets in their setting is the benefit of extensive access into the landscape, which enables such an appreciation of heritage. Lack of access to heritage assets can limit the experience of them, which is not the case here.

Negative:

26. Theberton Hall and Parkland: . If the parkland setting had been preserved and survived, it would have been the most important setting contributor to the Hall's significance. For context, please see Figure 8.

Figure 8: Theberton Hall from Pretty Road looking north.



27. The former parkland is not locally listed (SPG 6). There are some remnant parkland trees and, of course, change of use of the parkland to arable does not prevent its future reversion. Indeed, part of the locally listed parkland at Grove Park in Yoxford was converted to arable some time ago but its attributes were still judged sufficient by a planning inspector to be acknowledged as part of the wider historic parkland.
28. One key parkland element that will be affected by the proposal is the partial loss of the Plumtreehill covert, which formed a typical plantation screen along the north-west boundary of the historic parkland. The covert will be breached to the north and west. Given the existing erosion of parkland, the partial loss of covert will continue the historic loss of the Hall's designed setting (see Figures 9 and 10). Additionally, this setting will be impacted by the construction of a new road on embankments on two sides where previously there has been no development; and by the partial severance of the historic entrance from Pretty Road which is to be stopped up. Construction of the road will irreversibly alter these surroundings to the detriment of Theberton Hall in terms of engineered features, erosion of landscape setting and traffic noise.

Figure 9: 1st Edition Ordnance Survey 1875 showing Theberton Park and Plumtreehill Covert. Also visible is the footpath from the Gateway behind Theberton Hall crossing northwards through the parkland.



Figure 10: Theberton Park looking north to Plumtreehill Covert from footpath adjacent main entrance to Theberton Hall. The Sizewell Link Road will traverse this view from left to right. Plumtreehill Covert runs along the background, with the line of the public footpath in front.



Figure 11: View of Grade II listed mid-19th century Gateway to Theberton Hall visible looking south-east from public footpath adjacent position of proposed B1125 link road.



29. The Applicant does acknowledge the harm that arises from the damage to the covert and the enclosure of the Hall by roads but then fails to translate this appreciation into a sustainable conclusion on effects (reducing to none).
30. The Councils do not accept that by hiding the road by trees over the long term, all harm to significance will be dissipated and views will be obscured (Paragraph 9.6.110 [APP-432]). The Applicant's assessment here ignores that setting is the surroundings in which an asset is experienced – including from the public footpath that crosses the parkland - and that construction of the road will irreversibly alter these surroundings to the detriment of Theberton Hall in terms of engineered features, erosion of landscape setting and traffic noise. The Councils do not accept that screen planting means that you can do what you like behind it – as sanctioned by the argument put forward here.

31. At paragraph 9.4.113 of Volume 6 Chapter 9 of the ES [APP-432], the Applicant refers to vistas that were laid out from the house across the parkland. The author also ought to have acknowledged the importance of designed routes through the parkland including that leading from the north of the Hall (see OS plan above). The Applicant has not acknowledged the intervisibility between the Gateway and the new road. The designated routes through the parkland are important, including that leading from the north of the Hall (see Figure 9). That route was architecturally signified and celebrated by the mid-19th century Gateway which is still visible from the footpath (see Figures 12 and 13).

Figure 12: View of Grade II listed mid-19th century Gateway to Theberton Hall visible looking south-east from public footpath adjacent position of proposed B1125 link road.



32.

Figure 13: Close-up view from same footpath position of the Gateway to Theberton Hall.



33. The Gateway is visible on the public footpath to the north-west of the Hall. The Hall is hidden and enclosed by a tree stand which breaks to allow views of the Gateway facing across the parkland. The Gateway is an important survival from the mid-19th century phase of change to the Georgian Hall which was largely removed in the 1920s and this adds to its importance. It is listed Grade II. No assessment is made by the Applicant of the impact of the proposed B1125 link road or the relief road on the setting of the Gateway. The setting clearly takes in all the surrounding landscape and contributes importantly to the Gateway's significance as it was designed to be both seen and used from this setting. Its significance will be irreversibly harmed by the proposed road development for similar reasons that we have identified in respect of Theberton Hall, above.
34. Hill Farmhouse, Middleton: The farmland setting forms part of its agricultural and rural setting, and contributes to an appreciation and understanding of the inherent qualities of the farmhouse and its historic landscape setting. These elements of the relationship contribute importantly to the significance of the farmhouse. The Middleton Tithe Map of 1839 (see Figure 14) illustrates that the farmhouse and the fields opposite, which will host the new link road, were all owned by the same person and formed a single plot. This illustrates that the farmhouse has an integral historical relationship with the farmed land around to its south-west in terms of use, ownership, proximity, and aspect.

Figure 14: Extract from 1839 Middleton Tithe Map (redrawn) (north to top). Hill Farm (apportionment no.346) was owned and occupied by John Garrard, who also owned field numbers 22-24 which were a mix of pasture and arable.



35. The historic relationship between a farmhouse and its surrounding land is highly relevant in assessing the impact of development; development can adversely impact these heritage assets by disrupting their landscape setting and diminishing their significance.
36. Where there was one (historic) road, the B1122, there will now be two roads. That the submitted assessment concludes that there will be no effect on the significance of the farmhouse from this proposed development is not sustainable for the reasons above.
Green Rail Route
37. Negative impact on Leiston Abbey grouping:
The site proposed to host the bunds forms part of the surroundings in which the Leiston Abbey group is experienced. There is clear intervisibility from the entrance to the public footpath off Abbey Lane leading towards to the Abbey (see Figure 15). These bunds will not appear as natural landforms but as engineered features, and these, plus the fencing, have the potential to detract from the landscape setting of the Abbey in that area. The proposed level crossing across the B1122 and bunding following the road alignment along its western edge will interrupt approach views of the Abbey group when travelling northwards, contributing to the significant adverse effect.

Figure 15: Looking northwards to the Leiston Abbey group from the entrance to the public footpath south of Abbey Lane (foreshortened view).



38. In an appeal decision (APP/J3530/W/15/3026060, 23.3.2016), a planning inspector advised that he agreed *'that the tranquil rural land between the appeal site and Abbey ruins is an important part of the setting which adds to the significance of the listed building.'* The appeal site is at Abbey View Lodges. The change in the noise environment during the construction and operation periods of the rail extension would result in a discernible loss of historic interest. That is because it will adversely affect what a planning inspector has already identified as the tranquil rural land south of the Leiston Abbey group which adds to the significance of the listed building. Noise levels are assessed here as being perceptible from the rail extension when in operation. The artificial bunds will provide some attenuation, but it must be acknowledged that there will be some adverse effect on the 'tranquil rural land'. This will also contribute to the significant adverse effect.
39. Further, there will be some adverse impact arising from the addition of the rail extension and its bunding and associated fencing within the setting of Fishers and Wood Farmhouses, particularly where the visual impact of it will be visible in combined views along the public footpath that heads towards Fishers Farmhouse. The protected southerly view from Fishers Farmhouse would take in this engineered feature in the landscape but would not dominate it. The impact would be minor in extent and give rise to only a low level of less than substantial harm.
Yoxford roundabout
40. Rookery Park is early 19th in origin. East Suffolk Council's (then Suffolk Coastal District Council) application some years ago to English Heritage (as was) to list the building was turned down. It is very likely a Non-Designated Heritage Asset but has not been assessed on that basis to date. The building and its parkland – including its trees – are now protected through incorporation into the Yoxford Conservation Area which properly reflects and protects their historical importance.
41. The extract from the 1840 Yoxford tithe map (redrawn) below shows the principal access to Rookery Park in its current position. It is of interest to note that the predecessor building to Rookery Park is depicted on Hodgkinson's 1783 map, when it was occupied by Richard Crowfoot Esquire. The entrance to that building appeared to consist of a more direct northerly avenue that joined the Middleton Road to the west of Rookery Cottages and was, thus, somewhat detached from the village.
42. The historic turnpike alignment will be effectively retained on either side of the roundabout; and the junction with Middleton Road is one that has already been altered from its historic position. No buildings or their curtilages will be affected. The roundabout will be an urbanising feature, of course, but Yoxford is an urban centre – albeit a large village – and such a feature need not necessarily be out of place, therefore. The designed mitigation

should acceptably address localised adverse impacts in terms of embanking, hedging and field edges.

Northern Park and Ride

43. Neutral impacts: Oak Hall, the application site contributes modestly to the significance of Oak Hall by forming a small part of its rural setting and embracing agricultural landscape. There will be an adverse impact arising from the development of the new access, bunding, hard surfacing, lighting, and noise from increased traffic movements on this area of the Hall's setting which is currently an arable field. The position of the Hall close to the busy A12 onto which it faces means that transport movement and vehicle noise are already present factors arising from its setting which will be somewhat intensified by the Northern Park and Ride but which will not be new.
44. This adverse impact on the Hall's setting will give rise to a small level of less than substantial harm to the Hall's significance. This conclusion is contrary to that of the submitted assessment which finds that there will be no change to heritage significance and no effect arising. The harm identified here will be transient, in that the park and ride facility will not be permanent but, nonetheless, harm will persist for its medium-term duration and cannot be discounted in the way that it has been in the assessment.