

Chapter 7

The Built Environment & Conservation

Introduction

- 7.1 The Babergh District supports two towns and several villages recognised nationally as being of exceptional architectural, historic or environmental quality. There are 28 designated conservation areas in the Babergh District and approximately 4,000 buildings listed by the Department of Culture Media and Sport as being of Special Architectural or Historic Interest (referred to as “listed buildings”).
- 7.2 Buildings and the spaces between them play a vital part in shaping the built environment. They heavily influence the character, appearance and people’s perception of the built environment. Protection of these buildings and spaces alone is not always enough and positive measures are needed to enhance certain areas and buildings of special character.
- 7.3 This chapter deals with the main aspects of development affecting the built environment, including the design of new development.

1. To retain local distinctiveness
2. To achieve, through the strict control of development, high quality developments that protect and enhance the built environment, particularly conservation areas, or which have an impact on views into or out of a conservation area, buildings listed as being of special architectural or historic interest and archaeology.
3. To identify circumstances in which the District Council itself will take positive action to improve the appearance of areas and buildings, by concentrating the use of its limited resources to the greatest benefit.
4. To bring about environmental improvements through development opportunities by liaising with the Transport Authority, statutory undertakers and other agencies to maintain a consistently high standard of approach to the built environment.

- 7.4 Government advice in PPG12: Development Plans highlights several environmental issues, such as achieving a physically safe environment, revitalising older urban areas and giving priority to conserving the built and architectural heritage.

Objectives

Policy Context

- 7.5 PPS1: Delivering Sustainable Development, contains advice on design in paragraphs 33 to 39. It states “*Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development..... Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.*” The PPS advises local authorities on the preparation of design policies, and advises that “*it is proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design.*” Additional guidance is provided in “By Design, Urban Design in the Planning System”, intended as a companion guide for PPS1 and other PPSs and PPGs, and “Better Places to Live by Design: A companion guide to PPG3”.
- 7.6 PPG15: Planning and the Historic Environment, and the directions in Circular 8/87 “Historic Buildings and Conservation Areas – Policy and Procedures”, outline the Government’s policy guidance for conservation areas and listed buildings.
- 7.7 PPG16: Archaeology and Planning provides advice on the importance of archaeology and handling archaeological matters in the planning process.
- 7.8 Draft Regional Spatial Strategy 14 for the East of England recognises the need to conserve and enhance the environment by achieving sustainable growth and respecting the character of towns. One of the main objectives set out is to:
- “protect and enhance the built and historic environment and encourage good quality design”*
- 7.9 The Suffolk Structure Plan 2001 outlines a number of broad aims and policies concerned with protecting and enhancing the built environment. Particular reference is made to conservation areas, listed buildings and archaeology.

Maintaining Local Distinctiveness

New Development, Open Spaces, Crime Prevention and Accessibility

- 7.10 To continue to promote the special qualities of Babergh District’s built environment for the benefit of its residents and visitors, it is important to ensure that all new development complements and respects the existing pattern of buildings and the spaces around them.

- 7.11 The District Council will therefore encourage high standards of design for new development throughout the District. Principles of enclosure, articulation of views from and into development sites, the treatment of boundaries, choice of materials, hard and soft landscaping, privacy and security are all important ingredients for creating pleasant new places. This is particularly so in designated conservation areas and for works and development to or in the setting of listed buildings.
- 7.12 The District Council is not over-prescriptive about matters of design. Instead it wishes to encourage good modern design that respects, but does not mimic or copy, the existing built environment and character of the District. Its adopted Design Guidance Note for New Housing in the Babergh District follows this approach.
- 7.13 In a local plan, no policy could provide the extensive and detailed guidance and criteria against which new development would be considered. The District Council proposes, therefore, to prepare a separate Guidance Note on the matter. Following public consultation, this will be adopted as a supplementary planning document.

CN01 All new development proposals will be required to be of appropriate scale, form, detailed design and construction materials for the location*. Proposals must pay particular attention to:

- the scale, form and nature of adjacent development and the environment surrounding the site;
- the materials forming the external elevations and roofs of the buildings;
- retaining and incorporating local features, both natural and built;
- existing and proposed hard and soft landscaping;
- creating interesting and attractive public and private spaces in and around the development; and
- the content of any adopted Village Design Statements.

*In some locations, contemporary, modern designs with flair and imagination incorporating modern materials will be appropriate.

- 7.14 The District Council supports the concept of a “barrier-free” environment in which all people can independently go about their everyday working and leisure activities. Some existing older buildings contain high stepped approaches, awkward narrow doorways and uneven changes in level, creating obstacles to access for the elderly, people with walking difficulties, people in wheelchairs and parents with pushchairs and young children.

- 7.15 New buildings, their approaches and the spaces around them should therefore be designed to allow freedom of movement for all, and to avoid creating unnecessary and unwanted barriers to access.

CN02 Development proposals will require adequate provision for people with disabilities to be included and integrated into the design and layout including new buildings; their approaches; associated car parking provision; open spaces; and ease of movement (permeability) throughout the site.

- 7.16 Spaces around buildings are protected through a number of policies in the Plan. Some open spaces are especially important and in particular recreational facilities should be protected in order that appropriate standards are maintained.

CN03 Development leading to the loss of important open space, visually important gaps in the street scene or recreational facilities within towns and villages will not be permitted.

- 7.17 Research suggests that the layout of developments can play a part in reducing the risk of criminal activity and anti-social behaviour both to individuals and to property. It can also help reduce the fear of crime. Well designed environments are likely to add to the wellbeing and quality of life of the local community. Poor layout and design can provide both opportunities and targets for crime. It may also lead to alienation and reduce social interaction.

- 7.18 The District Council has a responsibility under Section 17 of the Crime and Disorder Act 1998 to take account of the need to deter and prevent crime in carrying out all its responsibilities, including Local Plan preparation and development control. Government guidance is reflected in local planning policy and identifies crime prevention as a material planning consideration in determining planning applications.

- 7.19 Crime prevention is one of the social considerations to which local authorities must have regard when preparing Development Plans. Local Plans are required to establish principles for the design, layout and landscaping of new residential or commercial development. A balanced approach to design is required which attempts to reconcile the visual quality of a development with the need for crime prevention.

- 7.20 “Secured by Design” is a police initiative to encourage the building industry to adopt crime prevention measures in development design, to assist in reducing the opportunity for crime and the fear of crime, thereby creating a safer and more secure environment. Developers who gain “Secured by Design” approval can use the marketing opportunity such status presents. The scheme covers design and layout issues as well as providing detailed guidance on security in building construction. The District Council, in considering residential and commercial development proposals, will take into account the views of the Suffolk Police Architectural Liaison Officer.

CN04 Development proposals will need to ensure that the design and layout of buildings, highways and the spaces around them provide for public safety and deter vandalism and crime.

- 7.21 There are currently approximately 4,000 listed buildings in the Babergh District. They form an important part of its architectural and historic heritage, and their appearance and condition have a direct effect on the quality of the Babergh environment. Babergh has the tenth highest number of listed buildings of any local authority in England and Wales. 10% of these listed buildings fall in the Grade I and Grade II* categories (of national & regional importance), which is twice the national average. The Babergh District therefore has quantity and quality in its listed buildings.
- 7.22 However, most of the lists of listed buildings are neither accurate nor comprehensive in terms of the buildings themselves or their descriptions. So these buildings need to be resurveyed as soon as possible.
- 7.23 Buildings listed for their special architectural or historic interest have statutory protection under the Planning (Listed Buildings & Conservation Areas) Act 1990. The Act places a duty on the local planning authority to “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”. The District Council will only grant planning permission and listed building consent for works, development and changes of use which satisfy this obligation.

Listed Buildings

- 7.24 External and internal alterations to a listed building, that would affect its character as a building of Special Architectural or Historic Interest, or the demolition of such a building, requires listed building consent. It is a criminal offence to carry out such works without consent. There is a presumption in favour of retaining all listed buildings. Buildings, objects or structures in the curtilage of a listed building are protected by the listing.

CN05 Listed building consent will only be granted in exceptional circumstances to demolish in whole or in part a listed building and where the criteria of paragraph 3.19 of PPG15 has been considered and met.

- 7.25 Where demolition of a listed building is to be followed by redevelopment, there will be a requirement either by condition or legal agreement to ensure that the two follow on from one another.

CN06 Proposals for the alteration (including part demolition), extension or change of use of buildings of Special Architectural or Historic Interest (including curtilage structures), or for the sub-division of, or new work within the curtilage or setting of a listed building should:

- preserve the historic fabric of the building, and ensure that all proposals to remove by demolition, or alter any part of the building are justified in terms of preserving the special character of the building and will cause the minimum possible impact;
- retain all elements, components, and features which form part of the building's special interest and respect the original scale, form, design and purpose of the architectural unit;
- not conceal features of importance or special interest;
- be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting;
- retain a curtilage area and/or setting which is appropriate to the listed building and the relationship with its surroundings;
- include fenestration which respects the character of the building;
- retain traditional thatch roof coverings;

- use materials and components which are natural or handmade, and which complement or harmonise with those on the building and the area. This will include: lime plasters and lime mortars; natural clay or slate roofs; bricks; handmade timber windows and doors;
- use appropriate detailing, finishes, and colours, both internally and externally;
- respect those features which contribute positively to the setting of a listed building including space, views from and to the building and historic layout; and
- comply with Annex C of PPG 15.

7.26 Thatch is a traditional roof covering in the Babergh District. Its special characteristics compared with other roof coverings, retain and enhance the character of individual buildings and contribute greatly to the character of certain villages in the Babergh District, where thatched buildings predominate. The District Council has therefore prepared a Guidance Note on thatched buildings, and will refer to the Guidance Note when determining proposals for re-roofing thatched buildings.

7.27 The setting of a listed building, which could include land some distance from it, is often an essential feature of the building's character. This can easily be destroyed by insensitive development.

7.28 Quite small changes and additions can adversely affect the appearance of listed buildings. The attachment of statutory undertaker's equipment, such as meter boxes and satellite dishes, nearly always require listed building consent.

7.29 The District Council will not grant listed building consent for the attachment of statutory undertaker's equipment to the exterior of a listed building if such equipment would adversely affect the character of the listed building. If it is proposed to attach such equipment to the exterior of a curtilage building, the District Council will consider the impact of the proposal on the setting of the listed building and the street scene. In conservation areas, the impact of the proposal on the character of the area, including the street scene, will be paramount in deciding whether listed building consent or planning permission should be granted.

- 7.30 Recent case law has established that the painting or repainting of a listed building, in a way that affects its character, requires listed building consent. Colour in the environment can, when used carefully, add interest to the historic built environment, especially when traditional earth pigment-based colours are used. Colour can help harmonise buildings that were originally built as one, but have been subdivided and ownership split.
- 7.31 Colour can help unify a terrace, where traditionally different ownerships are reflected in subtle changes of colour to the front door or window sill. Today, the character of many historic buildings is adversely affected because ownerships are often expressed by markedly different colour schemes, regardless of the building's form or special character.
- 7.32 For many centuries, limewash, both natural white and coloured, has been the traditional exterior finish for historic buildings. It has the advantage of allowing the building to breathe naturally.
- 7.33 Today, many different paint colours are available. Some are vibrant, acid or fluorescent, which normally have no place in the historic environment.

CN07 Proposals to paint or repaint a listed building or curtilage building will be assessed against the following criteria:

- the use of the building;
- the scale of the building;
- the character of the building and those buildings attached to it;
- the need to harmonise buildings, especially buildings within terraces;
- the appropriateness and historical justification of the colour scheme; and
- the need to use colours and materials in keeping with the local historic built environment.

Wherever possible, the District Council will require the use of traditional limewash on rendered, timbered or brick historic buildings. However, there will be a presumption towards retaining and reinstating the natural unpainted façade of historic brick buildings.

- 7.34 Before any alterations are made to listed buildings, it is essential that the nature of the existing building is thoroughly understood. Decisions on the alteration work can only be made after the applicant has made a thorough and accurate survey and analysis. It is essential that all applications for listed building consent include sufficient detail to show precisely the existing situation, as well as the effect of the proposals on the character of the building (and in certain circumstances, on adjacent buildings).
- 7.35 Owners and occupiers of listed buildings have a duty and responsibility to maintain them and prevent irreversible deterioration. Regular maintenance and durable sensitive repairs to historic buildings should involve the minimum loss of original fabric and safeguard the building for future generations to enjoy. Although many buildings deteriorate unnecessarily for want of occasional good housekeeping, excessive and unjustified replacement of fabric could be avoided by encouraging owners and building contractors to carry out such work in a sympathetic manner. Neglected listed buildings suffering deterioration will be included in the Suffolk Buildings at Risk Register.
- 7.36 In exceptional circumstances ‘enabling development’ can help fund the repair of neglected listed buildings and other heritage assets. English Heritage has produced a policy statement and practical guidance on the subject. The District Council will only consider enabling development when all other options and means for securing the proper and comprehensive long term repair of a listed building have been considered and exhausted.
- 7.37 The District Council will, where necessary, take action to secure the urgent and long term preservation of neglected listed buildings, structures in the curtilage of listed buildings and unoccupied unlisted buildings in conservation areas, where the preservation of such buildings is important to the character or appearance of the area.
- 7.38 Some buildings in the District are not listed as being of Special Architectural or Historic Interest (nor would they meet the criteria for listing), but are of local interest; they make a positive contribution to the visual amenity and character of the area. The District Council believes such buildings should be identified and retained wherever possible.
- 7.39 Sympathetic new uses will be sought for non-listed buildings of local interest in order to enable their retention. The incorporation of such buildings into any development or redevelopment proposals will be encouraged.

Buildings of Local Interest

Conservation Areas

- 7.40 The Planning (Listed Building & Conservation Areas) Act 1990 places a statutory duty on every local planning authority to “*from time to time determine which parts of their areas are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas*” and to review the past exercise of this duty. Once a conservation area is designated, the local planning authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 7.41 There are currently 28 designated conservation areas in the Babergh District, many are of national interest or significance, such as Kersey, Hadleigh and Lavenham.

Bildeston	East Bergholt	Kettlebaston	Pin Mill
Boxford	Glemsford	Lavenham	Polstead
Brent Eleigh	Gt. Waldingfield	Lt. Waldingfield	Stoke-by-Nayland
Brettenham	Hadleigh	Long Melford	Stratford St Mary
Bures St Mary	Hartest	Monks Eleigh	Sudbury
Chelsworth	Higham	Naughton	Thorington Street
Cockfield	Kersey	Nayland	Woolverstone

CN08 Proposals for the alteration, extension or change of use of an existing building, or for the erection of new buildings in a conservation area or which have an impact on views into or out of a conservation area should:

- preserve or enhance the character of the conservation area or its setting;
- retain all elements and components, including spaces, which contribute to the special character of the area;
- be of an appropriate scale, form, and detailed design to harmonise with its setting;
- include fenestration which respects its setting;
- use materials and components that complement or harmonise with the character and appearance of the area; and
- ensure that natural features such as trees and hedges are retained and integrated into any development proposals.

- 7.42 The District Council will, from time to time, designate areas of special architectural or historic interest as conservation areas, whose character or appearance it wishes to preserve or enhance. It will also review such designations and their boundaries at appropriate intervals and make any necessary changes, and prepare conservation area appraisals for all new and existing conservation areas.

7.43 Possible areas for designation as conservation areas following detailed survey and consultation work are:

Boxted;
Chattisham;
Hintlesham (Church and Hall area);
Hitcham (around the Church);
Holbrook, (The Royal Hospital School Site);
Lawshall;
Lower Layham;
Milden
Shimpling;
Sproughton (Lower Street);
Washbrook,(The Street);
Wattisham; and
Wherstead.

7.44 In sensitive areas, development carried out in accordance with permitted development rights may have an adverse impact on conservation areas.

7.45 In certain cases the District Council will seek an Article 4(2) Direction under the Town and Country (General Permitted Development Order) 1995, as amended. An Article 4(2) Direction effectively restricts development that would normally be permitted under the Order, such as porch construction or window replacement. The District Council can introduce an Article 4(2) Direction where the character or setting of a conservation area is threatened by inappropriate development. In such cases, consultation with property owners will be undertaken and the results considered before the Article 4(2) Direction takes effect.

CN09 Where the character or appearance of a conservation area is under threat from development which is permitted, the District Council will introduce an Article 4(2) Direction. It will also consider introducing such a Direction at the time of designating new conservation areas.

7.46 The demolition of unlisted buildings in conservation areas requires the consent of the Local Planning Authority. Such proposals are sometimes difficult to assess without knowing what is to be substituted and how it would fit into and enhance the area.

7.47 Consent to demolish an unlisted building in part or whole in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, of inappropriate structure or design, or where its removal or replacement would benefit the appearance or character of the area.

7.48 Where it is clear that the demolition of a building in a conservation area is to be followed by re-development of the site, consent to demolish will only be granted where there are approved detailed plans. There will be a requirement either by a condition or legal agreement to ensure that the two follow on from one another to avoid unsightly holes or vacant sites being created.

7.49 Spaces between buildings are important in terms of their form, scale and appearance. They help give a location its character. The spaces are often in the public realm and are under increasing pressure. All too easily their simple, uncluttered nature and character can be lost. PPG15 states:

“There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings – on the historic layout of property boundaries and thoroughfares; on a particular mix of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture, and hard and soft surfaces; on vistas along streets and between buildings.”

It also states that

“The character and appearance of many conservation areas is heavily dependent on the treatment of roads, pavements and other public spaces.”

7.50 In 2000, the Suffolk Local Planning Authorities published “The Suffolk Conservation Manual – Design Guidelines for Highway Works in Conservation Areas”. This deals with the layout and surfacing of the public space; the use of materials; street furniture; planting and soft landscaping; lighting; signs, and road markings. This document has been adopted as an SPG by the District Council. All new development proposals and enhancement schemes which have the potential to affect public spaces or create new public spaces (including the highway, and enhancement schemes and other authorities and organisations) should adhere to the principles of the Suffolk Conservation Manual.

7.51 There are in some conservation areas uses which are inappropriate by reason of:

- their appearance;

- the nature of their activity; or
- the size of vehicles and number of vehicular movements generated.

Such uses may best be located elsewhere, possibly on an industrial estate or General Employment Area. Where an inappropriate type of use is situated in a conservation area, encouragement will be given to its relocation to a new, more suitable site normally in the immediate locality, and a more appropriate use found for the vacated site.

- 7.52 Trees can be an attractive feature in the built environment, often being an essential element offering colour and contrast and help give conservation areas, especially rural ones, their character. The District Council's policy on trees is contained in Chapter 6: Countryside & the Rural Economy.
- 7.53 The visual appearance of areas and buildings can be enhanced by the sympathetic location, size and design of street furniture.
- 7.54 The District Council will encourage the suitable design, colour, location, materials and size of street furniture, including street lights, seats, litter bins, signs, information boards and surface materials.
- 7.55 In recent years, the older style "red" telephone boxes have been at risk from BT's modernisation programme. Other similar items - such as post boxes, water pumps, milestones, street lights and columns, ornate grill or service covers - are equally important and cherished parts of the street scene and contribute to local distinctiveness. It is essential, therefore, that these are given necessary protection by the District Council adopting an appropriate policy.
- 7.56 The street scene can be spoilt by excessive overhead wires and an unnecessary number of supporting poles and columns.
- 7.57 In the past, joint schemes between the District Council and others to put overhead wires underground in conservation areas have been very successful. However, schemes to remove overhead wires are very expensive and require the co-ordination of significant resources. Consequently, in more recent years new schemes have not been implemented. In view of the substantial practical, technical and cost disadvantages involved, the undergrounding of high voltage power lines (275kV and above) will only be sought in exceptional circumstances.

Trees

Street Furniture and Overhead Wires

CN10 If planning permission is required for new lines, or the re-routing or upgrading of an existing line, in a conservation area, they will be required to be placed underground. This will apply to low-voltage lines. If overhead lines have an impact on views into or out of a conservation area, or affect the character or setting of the conservation area, the installers will be encouraged to place their lines underground to minimise any adverse visual impact.

7.58 Possible areas for future undergrounding schemes (not in priority order) are:

Prentice Street, Lavenham;
Church Street and Friars Street, Sudbury;
Benton Street and the southern section of High Street, Hadleigh;
East Bergholt;
Hall Street and Little St. Mary's, Long Melford;
Bear Street, Church Lane and Newlands Lane, Nayland; and
Fair Green, Glemsford.

When resources permit and in partnership with others, the District Council will seek to secure the undergrounding of unsightly overhead wires and cables in conservation areas, and to get support poles removed.

Enhancement Schemes

7.59 The District Council has a role to play in seeking positive improvements to the built environment. This role is set out in the District Council's adopted Conservation Strategy.

7.60 Environmental improvements, such as paving and resurfacing require the preparation of detailed schemes, which are not appropriate for inclusion in a Local Plan. Such schemes would require further study and public consultation before a programme of implementation could be drawn up. Their implementation would depend on the availability of financial resources. In addition their identification would generally conform to the priority areas identified in the Conservation Strategy.

7.61 Over the past decade, the District Council has jointly undertaken a number of conservation area improvement or enhancement schemes, several of which have won national and regional recognition. In recent years this work has concentrated on the market towns of Hadleigh and Sudbury, through the Conservation Area Partnership Schemes. Heritage Economic Regeneration Schemes began in Glemsford in 2000 and Sudbury in 2003.

CN11 The District Council will, in conservation areas carry out enhancement and improvement schemes in accordance with its Conservation Strategy.

- 7.62 Proposals for schemes in Sudbury and Hadleigh are included in Chapters 10 and 11 respectively.
- 7.63 In Sudbury and Hadleigh the main shopping areas are located in the respective conservation area. Elsewhere, a number of business or commercial premises are located in conservation areas. Business or commercial premises may also be listed buildings.
- 7.64 The Sudbury and Hadleigh conservation areas contain many traditional shopfronts, with moulded and decorative details, which add much to the character, interest and distinctiveness of the area. These must be considered to be under threat as the demand for large pane windows increases. Standard designs for shopfronts and advertisements often involve large areas of glass and bland fascias which are unsuited to the small-scale character of conservation areas.
- 7.65 The design of shopfronts and advertisements should enable businesses to express their individuality while still being sympathetic to the buildings or street in which they are located. The quality of a shopping street is enhanced by specific solutions to individual buildings in terms of imaginative, attractively well-proportioned and detailed shopfronts with appropriate and sympathetic materials. Standardised shopfronts, unsympathetic house signs and awnings, projecting box signs and internally illuminated signs are rarely successful in conservation areas or on listed buildings.
- 7.66 The District Council has produced a guidance note on shopfronts, advertisements, signs and awnings, together with specific guidance for shopfront design in Hadleigh and Sudbury. All three documents have been adopted as supplementary planning guidance.

CN12 New shopfronts, fascias, awnings, canopies, advertisements and other alterations to shop and office premises must be of a high standard of design and respect the character and quality of the building and its surroundings.

Shopfronts, Advertisements and Hoardings

Historic Parks and Gardens of Special Historic Interest

CN13 All applications for express consent for the display of advertisements will be considered against:

- the interests of amenity and, where applicable, highway safety, in line with the guidance in PPG19;
- other policies in this Plan designed to:
- preserve and enhance the character of conservation areas and the setting of listed buildings; and
- protect the character of Areas of Outstanding Natural Beauty, Special Landscape Areas and the countryside in general;
- adopted supplementary planning guidance relating to the display of advertisements.

Applications for illuminated advertisements will also be considered against the provisions of Policy EN23.

7.67 The District Council will encourage the removal of advertisement hoardings where they detract from the visual appearance and character of conservation areas and other sensitive areas.

7.68 Nationally, there is now a much greater appreciation of the importance of historic parks and gardens. A National Register of statutorily protected historic parks and gardens has been produced by English Heritage and this is updated as new designations are made. This is similar in form to the statutory List of Buildings of Special Architectural or Historic Interest. It includes the following sites in the district:

Chilton Hall, Chilton;
Kentwell Hall, Long Melford;
Melford Hall, Long Melford;
Trinity Hospital, Long Melford; and
Tendring Hall Park, Stoke by Nayland.

A County Register of locally important sites has also been produced by Suffolk County Council.

7.69 The register will be reviewed and added to as appropriate. In order to protect Historic Parks and Gardens, development proposals will be considered against the following two policies:

CN14 Development in or adjacent to parks and gardens of historic or landscape significance (listed in the National Register of statutorily protected historic parks and gardens) which would lead to the erosion of their character, appearance or setting will be refused.

CN15 Development in or adjacent to an historic park or garden, listed in the Suffolk Register of locally important sites, will be expected to preserve or enhance the character of the area. Proposals that lead to the erosion of their character, appearance or setting will be refused.

Archaeology

7.70 Suffolk is one of the outstanding areas in Britain for its wealth of archaeological sites of all periods. In addition to its historic villages and towns, of which Sudbury and Hadleigh are amongst the oldest, the Babergh District contains in excess of 1,000 known archaeological sites, of which only 27 are Scheduled Ancient Monuments with statutory protection.

7.71 The District Council acknowledges that archaeological remains are a finite and non-renewable resource, forming an essential part of the District's identity, valuable for their own sake and for their role in education, leisure and tourism. Appropriate management is essential to ensure they survive in good condition and are not needlessly or thoughtlessly destroyed.

CN16 Owners of Ancient Monuments will be encouraged to take measures to conserve and enhance them and their settings and improve visitor access at a level appropriate to their long-term preservation. A full list of Sites of Ancient Monuments is provided in Appendix 2.

7.72 The archaeological importance of a site is a material planning consideration which may constrain development. Preservation of features or investigative digs may require considerable funding. Without commitment to this approach and action to safeguard the archaeological significance of the site, the District Council will not support proposals for development.

CN17

- a) If research indicates that archaeological remains exist a developer will be required to submit a comprehensive evaluation of these remains, using an agreed methodology, before planning permission is determined.
- b) Where nationally important sites, whether scheduled or not, and their settings are affected by proposed development, there will be a presumption in favour of their preservation.

- c) Where there is an overriding case for preservation, the impact of proposed development on important archaeological remains and their setting will be mitigated by encouraging a suitable design of the development and, if necessary, proposals may need to be modified to increase physical preservation in preference to recording and excavations.
- d) On sites where there is no overriding case for preservation, development will not be permitted unless agreement has been reached to provide for their recording and, where desirable, their excavation prior to development commencing.
- e) If development proposals are considered acceptable, the agreed measures for conservation and preservation will be secured by a condition of planning permission or a Planning Obligation.

7.73 The Proposals Map identifies areas in the town centres of Hadleigh and Sudbury as being of archaeological interest.

CN18 Planning permission will not be granted for development in the areas of archaeological interest in Hadleigh and Sudbury Town Centres without ensuring that adequate provision has been made to record archaeological deposits.

7.74 The objective of Policy CN18 is to ensure that all potential developers are aware of the requirements to make adequate provision to record archaeological deposits in the defined archaeological interest areas of Hadleigh and Sudbury. This requirement is superseded by Policy CN17 where either a Scheduled Ancient Monument or an area of high archaeological potential requires other action, such as preservation.