



Historic England

Mr Vincent Pearce  
Babergh Mid Suffolk  
Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

Direct Dial: 01223 582740

Our ref: P00907750

10 June 2018

Dear Mr Pearce

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND WEST OF JOHN SHEPHERD ROAD, FRESSINGFIELD, SUFFOLK  
Application No. 1432/17**

Thank you for your letter of 21 May 2018 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Summary**

This application proposes the development of 99 new dwellings on open land immediately to the west of the conservation area, grade II\* barn and the grade I listed Church Farm Stable. We consider this would result in harm to the historic significance of the conservation area and listed buildings contrary to the aims of the National Planning Policy Framework. We object to the application on heritage grounds and suggest that amendments are sought.

**Historic England Advice**

The grade I listed Church Farm Stable chiefly dates from the 14th century with a 16<sup>th</sup> century inserted floor. It is a former open hall of raised-aisle construction with smoke blackened roof components. This is an outstanding example of 14<sup>th</sup> century vernacular carpentry. The grade II\* listed barn (listed as Barn approximately 50 metres west south west of Church Farm Stable) dates from the late 13<sup>th</sup> century to early 14<sup>th</sup> century and was rebuilt using much original material in the late 17<sup>th</sup> century. Both buildings are timber framed and weather boarded with pitched tile roofs. These agricultural buildings form part of a wider historic farmstead, Church Farm, which can be clearly identified on the 1885 OS map. This relationship to agricultural land is a long-standing part of the Church Farm Stable and the barn's setting and contributes to an understanding of them in a rural community. The conservation area is characterised by its close relationship with the surrounding countryside and its origins as a settlement being primarily agricultural.

This application seeks permission for 99 new dwellings to the west of Fressingfield. The application site encompasses four fields with the southern two fields providing the majority of new housing. This would be outside the conservation area and would be read amongst existing modern development. However, the northern two fields



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU  
Telephone 01223 58 2749 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.





immediately adjoin the western boundary of the conservation area and would introduce 24 new dwellings with some open space. The two fields to the northwest contribute to the setting of the two listed buildings and to the agricultural and rural character of the conservation area. The relationship between the boundaries of the historic farmstead (Church Farm as on 1885 OS map) and this land appears to be a long-standing part of the settlement's character, is a key element in the setting of the heritage assets and contributes to an understanding of the historic village in a rural community. Any development on these fields would have a harmful impact on the significance of the conservation area and listed buildings through development within their setting.

The proposed development to the west of Church Farm Stable and barn would introduce modern housing beyond the established historic pattern of development and separating the historic farmstead from the fields at this point. This would result in harm to the historic significance of the Former Stables and Barn by diminishing the quality of their setting that contributes to their significance.

The National Planning Policy Framework (NPPF) identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraphs 6, 7 and 14). Paragraph 128 of the NPPF requires applicants to describe the significance of heritage assets affected by proposed development and the contribution their setting might make to that significance. Sufficient information should also be provided to enable an understanding of the potential impact of the development on the assets. The NPPF also states that the significance of listed buildings can be harmed or lost by development in their setting (paragraph 132). The conservation of heritage assets is a core principle of the planning system (paragraph 17) upon which the NPPF places great weight (paragraph 132). Clear and convincing justification should be made for any harm to the significance of heritage assets (paragraph 132). This justification should be especially convincing where harm to buildings of a high grade of listing is concerned. In this case we would stress that the buildings are listed at grade I and grade II\* and so fall within the top 5.8% of listed buildings nationally.

We have reviewed this application in terms of this policy and consider that development to the northern fields of this application site would result in harm to the historic significance of the, Former Stables, the barn and the conservation area by diminishing the quality of their setting which contributes to that significance. As such it would not achieve the NPPF's overarching aim of promoting sustainable development. Paragraph 134 requires the Council to consider any public benefit which might be delivered by the proposals and weigh this against the harmful impact. We leave this matter to the Council but suggest you seek amendments to move development away from this area. We would object to the application as it currently stands and any development within the northern two fields adjacent to the conservation area.





Historic England

### **Recommendation**

Historic England objects to the application on heritage grounds. Development of the application site would result in harm to significance of the listed buildings and conservation area and not constitute sustainable development in terms of the NPPF. We consider that the application does not meet the requirements of the NPPF, in particular paragraph numbers 6, 7, 14, 17, 128, 132 and 134. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account in determining the application. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please contact me if we can be of further assistance.

Yours sincerely

**Sophie Cattier**

Assistant Inspector of Historic Buildings and Areas  
E-mail: [sophie.cattier@HistoricEngland.org.uk](mailto:sophie.cattier@HistoricEngland.org.uk)



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU  
Telephone 01223 58 2749 [HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.

