



Ms Penny Mills
West Suffolk
West Suffolk House
Western Way
Bury St Edmunds
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IP33 3YU

Direct Dial: 01223 582749

Our ref: P01067571

26 September 2019

Dear Ms Mills

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

**LAND NEAR HAVERHILL, WILSEY ROAD, LITTLE WRATTING, SUFFOLK
Application No. DC/19/0834/RM**

Thank you for your letter of 26 April 2019 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.

Historic England Advice

The Moated site at Great Wilsey Farm lies within an open and rolling rural landscape. The monument was historically isolated and this undeveloped landscape surrounding the site is an important element of its setting. It reflects the moat's contemporary setting and its change over time, and provides historic context. The setting better reveals and makes an important contribution to the significance of the scheduled monument.

The proposed development would dramatically change a large section of this rural landscape into a suburban townscape, eroding the setting of the scheduled monument. We have previously commented on both the original and the amended applications for this site. The proposed 'woodland edge' planting of trees, grass, and swales on the boundary of the application site to the southwest of the scheduled monument (A3 and A5). We welcomed this amendment which provides a more appropriate setting to the Scheduled Monument than previously proposed and would help reduce the visual impact of the proposed housing and infrastructure.

It remains our view that the proposed development would erode the open character of the landscape around the monument. It is a suburban creation on the edge of Haverhill with large blocks of housing and urban infrastructure which, even with a landscape-led design and screening belts, would fundamentally change the rural, agricultural and undeveloped setting of this historically isolated moated site. We have commented



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previously on the proposed density of housing (20-25 units per hectare) in Areas 5 and 10 and will comment again when the reserved matters for housing densities and spacing is submitted as well as the landscaping proposals for Area 10 (Phase 2).

We do however note the planning history of this development and that the principle of this urban extension to Haverhill has long been accepted. We recognise that there are strong arguments for the public benefits of the application as it presently stands, and that the Council is likely to be minded to determine the application in its current form. When considering this application, the Council would need to be fully satisfied that the public benefits of the proposal outweigh the harm to the significance of the scheduled monument and that there is clear and convincing justification for that harm. This is in line with paragraphs 132 and 134 of the National Planning Policy Framework (NPPF). The Council should look at the design and amendments proposed thus far and ensure you are satisfied that, in line with NPPF Paragraph 129, sufficient effort has been made to minimise the conflict between the heritage asset's conservation and the proposal - e.g. that enough has been done to minimise the impact upon setting of the scheduled monument. We would strongly recommend the Council also look for opportunities for this development to enhance or better reveal the significance of the scheduled monument, in line with NPPF Paragraph 137.

Should the application be approved, we would recommend Conditions are attached which would require the landscape planting belts in Area 5 to be planted in the first season after commencement of the development. This will enable the new planting to become established ahead of the construction of new houses in Area 5, ensuring the screening reaches maturity at the earliest possible date. The Council should also consider what opportunities there are within the scheme to ensure the proposals enhance or better reveal significance of the designated (and non-designated) heritage impacted by the development - for example improvements to the condition, management and access of assets, new interpretation and comprehensive dissemination and presentation of the results of any archaeological and cultural heritage works undertaken as part of the development.

We understand Suffolk County Council Archaeological Service has advised on the non-designated aspects of the proposals and we support their recommendations for on-site archaeological works.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.



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Historic England

Yours sincerely



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