



HERITAGE STATEMENT

Change of use of agricultural buildings to Class E (Light industrial) use at **Parsonage Green Farm, Cockfield IP30 0HB**

November 2023



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Appendix 1 List descriptions of the seven identified Listed Buildings in the hamlet



1 Introduction

1.1 Brighter Planning Ltd have been engaged by Mr Beales to provide a Heritage Statement regarding the proposals for the conversion of some of the existing farm outbuildings at Parsonage Green Farm to Class E (Light industrial use). The structures are all C20 farm buildings and are not heritage assets.

1.2 An application was submitted earlier this year for this proposed change of use but was withdrawn to seek additional work to be undertaken including the consideration of the potential impact of the proposals on the heritage assets in the locality of the site.

1.3 There are seven designated Listed Buildings within the hamlet of Parsonage Green. None are located within the application site. The assessment undertaken in this statement therefore focuses on the consideration of the impact on the setting of the identified heritage assets. The site is not within a Conservation Area.

1.4 The heritage part of this statement seeks to meet the requirements of the local heritage policies and the national guidance set out in the NPPF (June 2021). This assessment includes the following:

- Desk-top research on the history of the locality and a historic map regression
- Assessment of the heritage value and significance of the identified heritage assets, including the contribution currently made by the application site to their setting.
- Assessment of the impact of the proposals on the heritage significance and setting of the identified assets; and
- Consideration of whether the proposals meet the relevant requirements of the local and national planning policy and guidance pertaining to heritage.

1.5 This statement has been prepared following a site visit undertaken in October 2023 when the photos which illustrate this statement were taken.



1.6 This statement should be read in conjunction with the documents submitted in support of the application, and in particular:

- Existing and proposed site layout and elevation drawings.
- Planning Statement – Wilkinson Planning
- Noise Impact Report Aug 23 – Oakridge Environmental Services Ltd



2 Identified Heritage Assets

2.1 The application site is located on an access road principally serving Parsonage Green Farm and Palmers Farm to the east. The triangular green from which the settlement derives its name is located to the northwest of the site.

2.2 The hamlet of Parsonage Green is focused on Howe Lane with houses located on both sides of the road. The settlement is surrounded by agricultural fields.

2.3 The application site is located on the southern side of the access road with the C20 farmhouse located close to the road and a group of farm buildings south of this on slightly rising land. The vehicular access to the farm outbuildings is to the western side of the site. The residential property has its own separate but linked access.



The farm outbuildings looking south



2.4 The farm is in the ownership of Suffolk County Council. The Applicant has ceased farming the surrounding land after 40 years but remains resident in the farmhouse as a tenant with the use of the farm outbuildings. The farm outbuildings are largely redundant for modern farming requirements and the Applicant is seeking an alternative economic use for them. The Applicants son used the northern single-storey range as a joinery workshop over the last 20+ years as an ancillary function to the farm, without any formal change of use, but the proposals are for Lavenham Joinery to occupy the majority of the buildings and therefore planning consent for a Class E (Commercial, business and service) use has been applied for as this class introduced in 2020 includes the old light industrial class.

2.5 Former grain silos have been taken down within the yard area to the northern part of the site and this area provides an open parking area.



3 Identified Heritage Assets



Extract from Historic England website

Listed buildings

3.1 The above map extract identified the listed buildings within the hamlet note Dormers and Tuns Farm are incorrectly demarked. There are no Listed Buildings within the application site, but a total of seven within the settlement:

- 1/2 ***The Old Rectory and barn*** (two listings) - The Rectory is an C18 gault brick building built on an earlier site with a moat. The barn is a timber framed tithe barn dating from the C16/C17.
- 3 ***Rest Cottage*** -A C17/C18 thatched timber framed cottage.
- 4 ***Long House*** - A C17/C18 thatched timber framed cottage with C19 side extension with slate roof.
- 5 ***Dormers***- A C16/C17 timber framed thatched building gable end to road.
- 6 ***Elmers & Keepers Cottages*** – A pair of cottages formerly the school and school masters house dating from early C19 and of brick



7 **Tuns Farmhouse** – A C16 timber framed thatched building.

3.2 All of the Listed Buildings are Grade II Listed, and their List descriptions are set out in full in **Appendix 1**.

Conservation Area

3.3 There is no conservation area designation covering Parsonage Green.

Suffolk HERS

3.4 There is one entry on the Heritage Gateway (Suffolk HER) for **Parsonage Green**. This relates to the Green itself which is shown and named on Hodkinson's map of 1783 (see below). The Green adjoins The Old Rectory which is moated with a circular medieval moat and recorded as a non-scheduled monument (COK007).

3.5 The entries for Cockfield include two for **Palmers Farm** to the east of the site is also includes as a C16 farmhouse on a moated site which is a non-scheduled monument (COK006). The farmstead is dated to the C19 (COK141). This entry in the HERs records means that Palmers Farm must be considered as a non-designated heritage asset.

3.6 The entry for **Tuns Farm** (COK123) is as a farmstead dating from the C16 with C19 outbuildings. The farmhouse is Listed. The entry notes *'Tuns Farm is a well-preserved timber-framed and thatched house of exceptional historic interest. Dating from the mid-16th century it represents a rare 'missing link' between the domestic norms of the Middle Ages and those of the Tudor Renaissance, and the first example of its type to be found outside the northern half of Suffolk.'* (L Alston Survey unpublished 2007)

3.7 There is no entry for Parsonage Green Farm.



4 Brief History of the Site and its Context.

4.1 Parsonage Green is one of a series of hamlets or greens in this area around the main settlement of Cockfield probably developed from woodland clearance in the Roman/Saxon period. The Manor of Cockfield was in the control of the Abbey at Bury St Edmunds from 1002. There is no record of the village having a church in the Domesday Book of 1086 where the village appears as 'Cothefeld', but a mill is noted. The standing fabric of St Peter's church dates from the C14. The village became a centre for Puritanism in the C17.

4.2 Dr Babbington a former Rector of Cockfield was an uncle of Robert Louis Stevenson, who often stayed at what is now The Old Rectory. Stevenson is said to have started writing Treasure Island whilst on one of these stays and a local roadsman 'Peg Leg Brinkley' may have been the inspiration for Long John Silver.

4.3 Parsonage Green had the parish workhouse which is today the Listed Building of Dormers located on the southern side of Howe Lane (see map in Section 3) and the village school and school master's house which are now the Listed Buildings of Elmers and Keepers Cottages. The main village had a railway station on the Long Melford- Bury St Edmunds Branch Line. It closed in 1961 as part of the Beeching cuts.

4.4 In WWII an airfield was created on the site of Smithwood Green for the USSAF.

4.5 Parsonage Green was purchased by public subscription for the parish in the late C20. The Listed Building of The Long House to the western side of the green was once a general store and drapers (within the slate roofed section – see old photo). Today it is a single dwelling.





The Long House 1964 (Historic England Red Box Collection)

Map regression

4.6 A map regression for the area has been undertaken principally using Ordnance Survey (OS) maps however the 1783 Hoskinson's map of Suffolk provides the starting point, predating the First Edition OS maps.

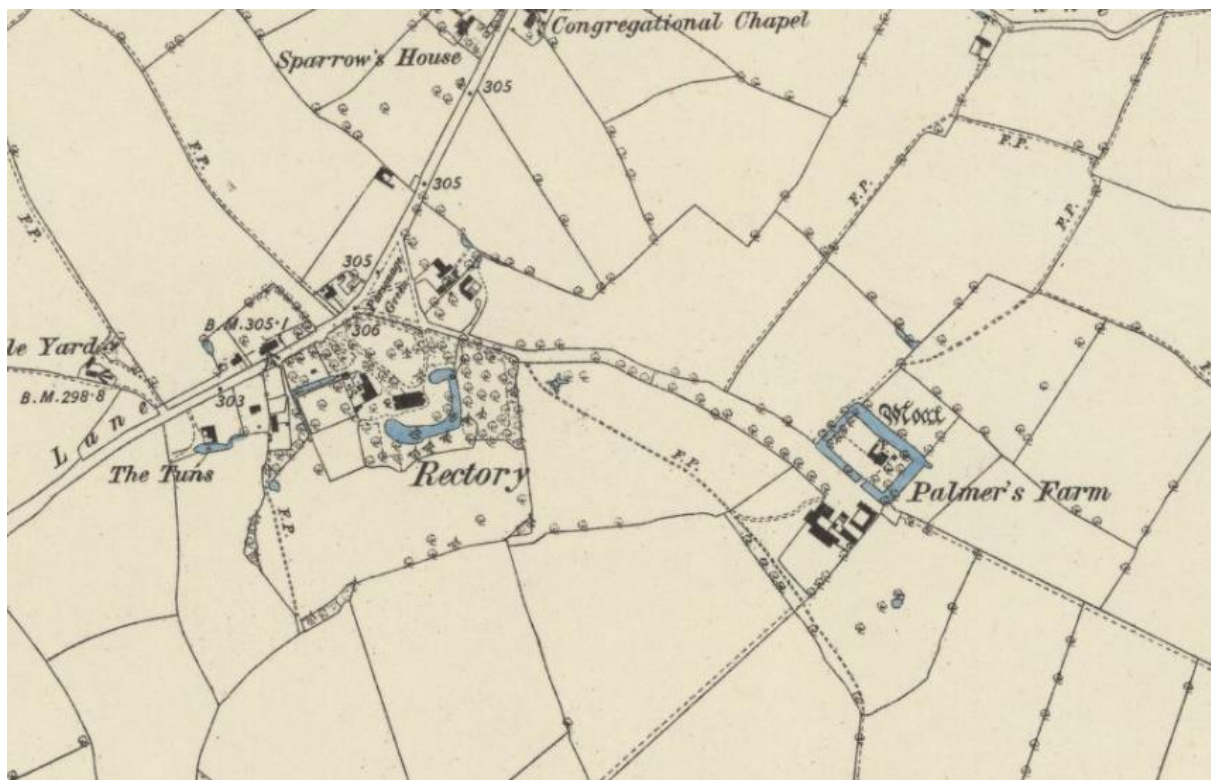
4.7 Parsonage Green is clearly demarked although the lane leading to the application site and Palmers Farm is not fully detailed. The cluster of houses along the road with the green as the focus has changed very little from this period.

4.8 Three Ordnance Survey Maps (OS) at a scale of 6 or 25 inches are used to trace how this area has developed.





Hodskinson's Map of Suffolk 1783 - an extract



Suffolk Sheet LV SW Published 1884 Six Inch Series (Reproduced with permission of the National Library of Scotland)



4.9 The first map in the series dates from 1884 and is in the six-inch series. This shows water features coloured blue so the moats of the two sites east and west of the application site are clearly visible.

4.10 The application site has no buildings on it at this time with the only feature being a footpath shown as crossing the site.

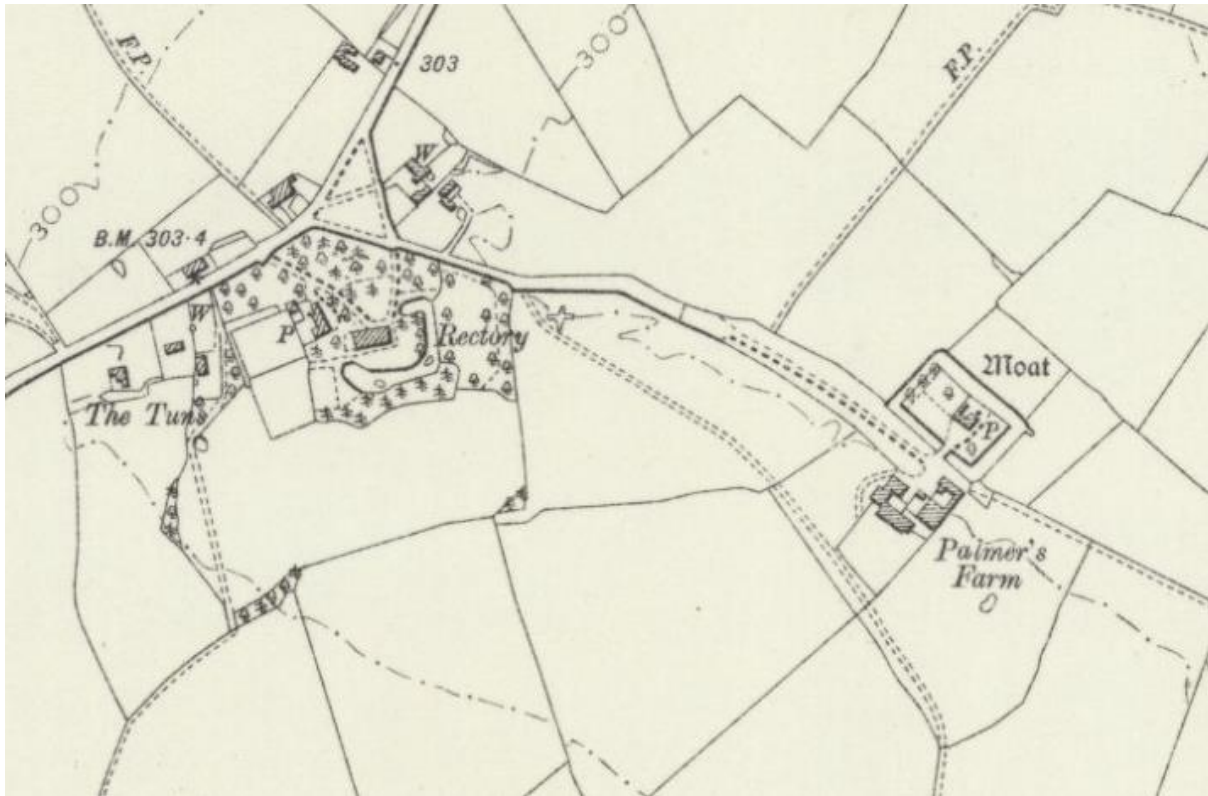
4.11 The second map is from the twenty-five-inch series and dates from 1904 where little has changed from the earlier map.



Suffolk LV13 Ordnance Survey Map Twenty-five-inch series 1904 (Reproduced with permission of the National Library of Scotland)

4.12 The final map in the regression is in the six-inch series and was published in 1934. Parsonage Farm has still to be developed in the post war period and the site is still an agricultural field.





Suffolk LV SW Ordnance Survey Map Six- inch series 1934 (Reproduced with permission of the National Library of Scotland)

Planning History

4.13 The relevant history of this site this is summarised below:

| Reference | Description | Decision |
|-------------|--|--|
| DC/23/00108 | Pre application enquiry | Support was given by Officers to the principle of the change of use to Class E of the farmstead outbuildings |
| DC/23/02056 | Change of use of agricultural building to light industrial (Class E) | Withdrawn |



4.14 The submission made in April 23 was withdrawn to enable further information to be gathered which included a heritage statement. In a memo from the Heritage Team a holding objection was made due to the lack of a Heritage Statement to fully assess the impact of the proposals on the various heritage assets in the vicinity of the site.



5 Assessment of Significance

5.1 The NPPF (2023) sets out in paragraph 194 that in determining applications local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. It also makes clear that the level of information required should be ‘proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance’.

5.2 Heritage assets and significance are defined in the Glossary in Annex 2 of the NPPF. The definition of heritage assets includes both national designations and assets identified by the local planning authority. The NPPF definition of significance states that ‘heritage interest’ may be archaeological, architectural, artistic, or historic, and that significance derives not only from a heritage asset’s physical presence, but also from its setting.

5.3 Heritage interests are defined as follows:

***Archaeological interest** in a heritage asset is if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. (NPPF, Annex 2)*

***Architectural and artistic interest** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture. (NPPG para 006)*

***Historic interest** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity. (NPPG para 006)*

5.4 Setting is defined in Annex 2 of the NPPF as follows:

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 an asset, may affect the ability to appreciate that significance or may be neutral.

5.5 Historic England’s ‘Historic Environment Good Practice in Planning: 3 The Setting of Heritage Assets’ (2nd ed. 2017) makes it clear that setting is not a heritage asset and can only contribute towards the significance of a heritage asset. This document sets out a series of attributes that it may be appropriate to consider when assessing significance listed under two main headings: the physical surroundings of the asset, including its relationship with other heritage assets; and the way that the asset is experienced.

Heritage assets in the locality of the site

5.6 Seven designated heritage assets and one non-designated asset have been identified in the vicinity of the site. Having walked to all the identified assets the following assessment has been made regarding what assets need furthermore detailed assessment.

| Heritage asset | Designation | Relationship to the site | Potential impact |
|--------------------------|---------------|---|----------------------------|
| The Old Rectory and barn | Both Grade II | The house and barn are to the west of the site and the grounds abut the western boundary of the site. | To consider in more detail |
| Rest Cottage | Grade II | Located to the northwest of the site and visible from the entrance of the application site | To consider in more detail |
| Long House | Grade II | Located opposite to the access road to the site on the western side of the green. | To consider in more detail |



| | | | |
|------------------------|--------------|---|----------------------------|
| Elmers/Keepers Cottage | Grade II | To the northern side of Howe Lane to the west of the green | No harm |
| Tun's farmhouse | Grade II | Located on the southern side of Howe Lane to the far west of the green | No harm |
| Dormers | Grade II | Located on the southern side of Howe Lane to the far west of the green | No harm |
| Palmers Farm | Undesignated | Positioned at the end of the access road with intervisibility to the application site | To consider in more detail |

5.7 Four heritage assets are therefore considered in more detail regarding the potential impact of the proposals on their significance, principally from the potential impact on their setting. The heritage value and significance of each of the assets is first assessed.



The Old Rectory and barn



Entrance from Howe Lane to The Old Rectory

Archaeological interest – High interest

5.8 The site contains a circular moat which is identified as being a medieval feature and a monument within the HERS site. This provides evidence of occupation on the site from the medieval period onwards and indicates this was a high-status site.

Architectural and artistic interest – High interest

5.9 The main house dates from the C18 probably incorporating an earlier structure whilst the barn is a tithe barn dating from the C16/C17. Both structures are listed in their own right as being of national significance.

Historic interest – High interest

5.10 The past association of the site with the Parish Church and connections with Robert Louis Stevenson give the building high local significance.



Contribution of the application site to the setting of these Listed Buildings

5.11 The Old Rectory is the closest heritage asset to the application site. The intervisibility between the two sites is limited by the mature landscape grounds which surround the Listed Buildings. The Old Rectory is located centrally within the grounds and is separated from the application site by a belt of woodland. The focus of the Old Rectory is therefore on its own landscape grounds including the moat. The mature tree screen which encloses the road boundaries, and the eastern side of the Old Rectory grounds ensures that the views to the Listed Building are heavily filtered especially in the summer months. The application site serves to form part of the wider countryside context for the Old Rectory which is composed of open farmland and dispersed farmsteads.

Rest Cottage



Rest Cottage viewed from the application site access



Archaeological interest – Moderate interest

5.12 The cottage contains standing fabric including a timber frame which has enabled the structure to be dated to the C17/18.

Architectural and artistic interest – High interest

5.13 The building is an example of a local vernacular cottage of the period when cottages were constructed with a first floor (rather than an open hall) and has been assessed to be of national significance by being Grade II Listed.

Historic interest – Some interest

5.14 The building has group value with the other historic buildings within the hamlet. It is also located adjacent to the green although its set back position means that it is not visually prominent in the views from the green.

Contribution of the application site to the setting of this Listed Building

5.15 The cottage has intervisibility with the road frontage of the site. The immediate setting of the cottage is its own residential garden area and the green to the west. The application site forms part of the wider rural context to the thatched cottage which includes both the surrounding farmland and the farmsteads, notably along the access road to the application site. The relationship of the cottage with the adjacent open fields to the east of it reinforces the understanding of the position of the cottage at the northern extent of the hamlet. The farm outbuildings being set back do not have a visual relationship with the cottage.

Long House

Archaeological interest – Moderate interest

5.16 The thatched part of the building provides standing evidence of the local vernacular style of cottage dating from the C17/C17 similar to Rest Cottage.

Architectural and artistic interest – High interest

5.17 This building is another example of the traditional vernacular style built using local material. It forms part of the group of four thatched cottages in the hamlet which are all Listed and span from the C16-C18 centuries.





The Long House from the corner of the green

Historic interest – Some interest

5.18 The building retains a later C19 wing which was formerly used as shop but has now been converted to form part of the dwelling. This in conjunction with the former workhouse and school provides the evidence of the former services located within the hamlet.

Contribution of the application site to the setting of these Listed Building

5.19 Parsonage Green Farm does not have invisibility with the Long House. The wider setting of the Long House relates to the green to the east and the open farmland to the west of the property. The building is located opposite the junction of the access road which leads to the application site where the mature trees and hedging enclosing the perimeter of the grounds of The Old Rectory form strong landscape features in the streetscape contrasting with the openness of the green.



Palmers Farm



View east along the access road to Palmers Farmstead

Archaeological interest – High interest

5.20 The moat and platform on which the farmhouse building is located (now two dwellings) is identified in the HERS as being of archaeological interest and a monument. This indicates a medieval building of some status formerly stood on the site.

Architectural and artistic interest – Moderate interest

5.21 The standing buildings on the site are post medieval, the farmhouse dating from the C16 and the farm buildings to the south being C19 in date. The buildings have not been Listed and therefore their architectural and artistic interest have not been assessed to be of national significance.



Historic interest – Some interest

5.22 The site is of local interest as it forms part of the historic development of the area and is one of the two surviving historic farmsteads within the hamlet (Tuns being the second). The present farmhouse dates from the C16 providing further evidence of a key period of building when there was clearly local wealth to facilitate this. The barns provide evidence of the continuum of farming on the site into the C19 and onto the present day, with Parsonage Green Farm forming part of this local farming history.

Contribution to the setting of this NDHA

5.23 The two farmsteads form part of the rural landscape east of the hamlet. Palmers Farm is the principal farmstead with the more modern post war farmstead of Parsonage Green Farm being far more modest in the scale and range of buildings. The two sites have a synergy as part of the farming history of the area. There is an invisibility from Palmers Farm to the application buildings although as the photo below illustrates the hedging and trees on the application site in conjunction with the backdrop of trees on the Old Rectory site reduce the visual prominence of the farm buildings when viewed looking west towards the hamlet.



View towards the application site from access road leading to Palmers Farm



6 The Proposals

6.1 This resubmission application still seeks changes of use of parts of the existing buildings from agricultural use to Class E (Light industrial use). The proposed joinery use will be undertaken within the buildings. The external yard area will be used for car parking and deliveries.

6.2 There will be minimal external changes to the building complex, the main change being to the northern elevation to infill the open frontage of the single-storey range to form a paint shop and showroom area. The plant and machinery will be within the buildings and subject of noise attenuation measures within the buildings as set out in the submitted Noise Report prepared by Oakridge Environmental Services.

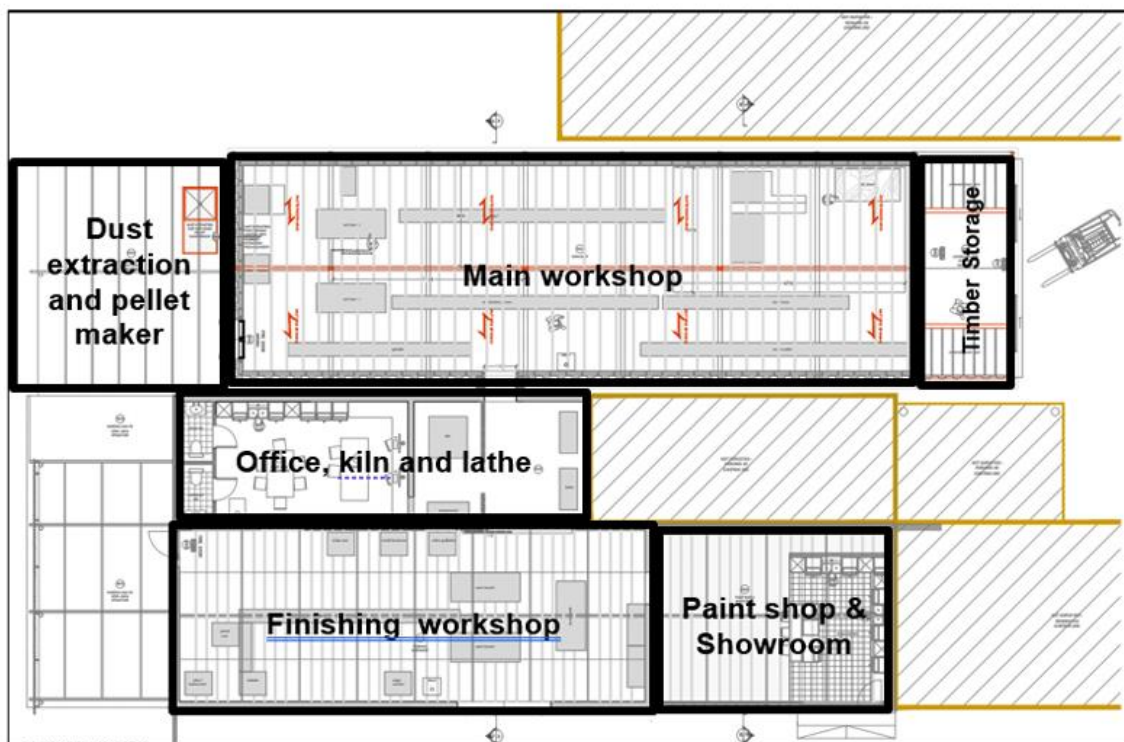


Figure 18 – Plan view

Proposed layout – as set out in the Noise Report – Oakridge Environmental Services

6.3 The Noise Report includes forming a barrier to the western boundary. It is proposed to form this from straw bales, three bales high (2.7m) for a length of 32 metres which is to



capture the engine noise from vehicles accessing or leaving the site. This is anticipated to be two small lorries per week. The joinery processes would be soundproofed within the existing buildings.

6.4 The waste wood will be pelleted to use to heat the buildings. The dust extraction and unit are to be located to the southeast corner of the complex. The single storey range has been used as a joinery workshop and the machinery and equipment remains insitu but will be replaced by the new proposed user of the building.



Northern elevation where the bays are to be enclosed

6.5 The resubmission scheme is supported by this Heritage Statement and additional ecology survey work.



7 Heritage Policy Context

National legislation

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise

7.2 The statutory requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker in considering whether to grant planning permission for development which affects a listed building or its setting, 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.

National guidance

7.3 National planning guidance is set out in the NPPF (2023). This document establishes a presumption in favour of sustainable development (paragraph 11) which has three objectives: economic, social, and environmental. Proposals that accord with the development plan should be approved without delay.

7.4 Section 16 of the NPPF sets out policies aimed at conserving and enhancing the historic environment. Paragraph 190 directs local planning authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The wider social, cultural , economic, and environmental benefits that conservation of the historic environment can bring.
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

7.5 Paragraph 199 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to an asset's



conservation (the more important the asset the greater the weight should be). Paragraph 200 states that any harm to or loss of significance of a designated heritage asset including from development within its setting should require clear and convincing justification. Paragraph 202 sets out the position where less than substantial harm to the significance of a designated heritage asset is held to occur. Any such harm should be weighed against the public benefits of the proposals.

7.6 The **National Planning Practice Guidance** (PPG), which is regularly updated on-line, provides additional government advice. This reinforces the policies set out in the NPPF.

Local Plan Policy

7.7 The adopted Development Plan for Babergh comprises the Core Strategy (2014) and the Local Plan Alteration No. 2 (2006). The following heritage policy is material:

CN06 Listed Buildings which includes in the requirements that development must *'respect those features which contribute positively to the setting of a listed building including space, views from and to the building and historic layout'*

7.8 The emerging plan had been subject of an EIP. In September 2023 the Inspectors published their Examination report which concluded the Joint Local Plan is sound and capable of adoption. Part 1 of the Plan is to be considered for adoption at a Full Council meeting in November.

7.9 Given that the emerging Local Plan may be adopted during the consideration of this application the relevant heritage policies are also given due consideration.

Reg 19 policy ref *LP21 The Historic environment*

Clause 1 of this policy requires the submission of a heritage statement to ensure the potential impacts of a development on heritage assets are understood.

Clause 3 states:

In order to safeguard and enhance the historic environment, harm to heritage assets should be avoided in the first instance. Only where harm cannot be avoided should mitigation be considered. When considering applications where a level of harm is identified to heritage assets (including historic landscapes) the Councils will:

- a. Have regard (or Special Regard where appropriate) to the historic environment and take account of the contribution any designated or non-designated heritage*



assets makes to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced, or conserved in accordance with statutory tests and their significance, including consideration of any contribution made to that significance by their setting; and

- b. Have regard to the planning balance whilst considering the extent of harm and significance of the asset in accordance with the relevant national policies*

Neighbourhood Plan

7.12 There is no neighbourhood plan for this locality.

Historic England Guidance

7.13 The main guidance produced by Historic England of relevance to this application are:

- **The Setting of Heritage Assets – Historic Environment Good Practice Advice Planning Note 3 (2017) (GPA3)**

This document sets out a methodology for assessing harm to the setting of heritage assets as part of the planning process, comprising a five-step process that applies proportionally to complex or more straightforward cases as follows:

- Step One identifies which heritage assets, and their settings, are affected.
- Step Two assesses whether, how and to what degree these settings contribute to the significance of the heritage assets.
- Step Three assesses the effects of the proposed development on that significance.
- Step Four explores ways to minimise harm
- Step Five is the making and documenting of the decision.



8 Heritage Impact Assessment

Justification

8.1 The proposed change of use and related works to some of the farm outbuildings on the site are justified based on finding a new optimum use for the structures given that those subject of the application do not meet modern farming requirements. The aim is to retain the buildings in economic use as part of supporting the rural economy.

Heritage impact assessment

8.2 This part of the statement now assesses if there are any effects from the proposed development which would impact on the heritage significance of the identified heritage assets.

Direct impact

8.3 There is no direct impact on any identified designated heritage assets or non-designated assets. There are no heritage assets within the application site. This assessment is thus focused on the potential impact of the proposals on the setting of the identified heritage assets.

Setting

8.4 Using the Historic England Guidance within 'The Setting of Heritage Assets' 2017 GPA 3 notably the checklists on page 11 and 13 the analysis of the potential impact of the development on the setting of the buildings identified in the table in paragraph 5.6 above has been undertaken.

8.5 Given that The Old Rectory has the closest relationship of all the identified heritage assets this is the site which is focused on.






A recent aerial Photo illustrating the relationship of Parsonage Green Farm to The Old Rectory (Applicant)

8.6 The analysis is set out in the following table which considers the various attributes and how these contribute to the sense of place and/or the special significance of the identified heritage assets and whether the development will impact on this. Regard is given to any mitigation measures proposed.

| Potential attributes/experience | Assessment of the site | Consideration of potential impact of development |
|---------------------------------|---|--|
| Proximity to the assets | The Old Rectory is the closest heritage asset to the application site with the grounds of the | No harm |



| | | |
|---|--|----------------|
| | <p>property abutting the western boundary of the site.</p> <p>The Old Rectory is located centrally to the site and is over 70 metres from the application building.</p> <p>Given the works relate to conversion of the existing building there will be no new building created on the application site as part of the proposals thus this separation distance remains unaltered.</p> | |
| <p>Position in relation to topography</p> | <p>The land level of the application site and The Old Rectory are generally the same but the two sites are separated by a ditch and bank to the western boundary.</p> <p>The topography of the application site is not proposed to be altered.</p>  | <p>No harm</p> |
| <p>Inter-relation of the site with the assets</p> | <p><i>The Old Rectory site</i></p> <p>The buildings on the Old Rectory site are glimpsed at limited locations through the woodland screen from the application site and public realm.</p> | <p>No harm</p> |



| | | |
|-------------|---|---------|
| | <p><i>Rest Cottage</i></p> <p>There is intervisibility at the entrance to the site with the gable end of the cottage but not with the application buildings.</p> <p><i>The Long House</i></p> <p>There is no intervisibility with the site , but the asset is visible in the views west along the access road towards the green.</p> <p><i>Palmers Farmstead</i></p> <p>The two sites have intervisibility across the open fields separating the two farmsteads. Both farmsteads are viewed in the context of mature trees and hedges which enclose and form the backdrop to both sites.</p> <p>There will be no change to these relationships with respect to the existing buildings. The mitigation measure to enclose the western boundary of the site adjacent to The Old Rectory site will reinforce the existing screening.</p> | |
| Key views | <p>The main views of the farmstead are from the access road with a view from immediately in front of the site looking south and when travelling west along the road from Palmers Farm both the farmhouse and barn complex are glimpsed through the tree and hedge screen.</p> <p>These views will not be significantly altered.</p> | No harm |
| Orientation | <p>The principal orientation of the farmyard buildings is to the north towards the yard area. There are secondary doors and access to the</p> | No harm |



| | | |
|--|--|---------|
| | buildings from the western and southern side. This will not be altered. | |
| Openness | <p>The site is surrounded by open arable fields to the north, south and east. The site is screened to the eastern boundary by trees and hedging within the application site. The grassed garden area to the south of the farmhouse and the yard area north of the outbuildings form an open area within the site. To the west the site of The Old Rectory is heavily enclosed by mature trees and hedges and is not therefore open.</p> <p>The proposals do not significantly change the openness of the site.</p> | No harm |
| Degree of change over time | The formation of Parsonage Green Farm in the post war period has been the main change noted from the map regression. | No harm |
| Prominence or dominance of the development | The farm outbuildings being set back from the access road and well screened by the trees and hedges on the application site as well as within the land associated with the Old Rectory are only glimpsed in the public realm and do not form prominent elements in the views from the east towards the village. The proposals do not seek to alter this situation. | No harm |
| Competition with the assets | There is held to be no current visual competition between any of the buildings on the application site and any of the heritage assets. The situation is not proposed to alter. | No harm |
| Visual permeability | The visual permeability of the site is limited by the trees and hedges which exist on the application | No harm |



| | | |
|--|---|----------------|
| | <p>site and on the adjacent land relating to The Old Rectory. The sylvan setting of both sites limits the permeability.</p> <p>This is not proposed to be altered to reduce the permeability. The proposed 2m barrier to the western boundary would further reinforce the screening to this boundary.</p> | |
| <p>Introduction of movement and activity</p> | <p>The site when a working farm included activity and movements to and from the farm outbuildings and yard. It is noted that use of the northern range for joinery use has taken place without any nuisance being recorded.</p> <p>The proposals seek to retain the buildings in a commercial use which will maintain a level of vehicle movement and activities focused on the farm outbuildings. The joinery use will be undertaken within the buildings and not outside.</p> <p>A light industrial use by definition is one which does not result in disturbance to residential uses. The mitigation noise measures and restrictions on the use aim to further reduce the potential for any harm to arise.</p> | <p>No harm</p> |
| <p>Diurnal or seasonal change</p> | <p>The main change is seasonal, with the loss of leaves from the trees the buildings on the application site and the Old Rectory will be more visible from each site but there will still be a level of screening and the separation distance.</p> <p>The mitigation measures again seek to address and reduce the potential impact.</p> | <p>No harm</p> |



| Heritage baseline | | |
|--|--|------------------------|
| Changes to the built surroundings/land use | The proposals seek minimal physical change to the external appearance and form of the standing farm outbuildings on the site. The infilling of the northern elevation of the single storey range will not result in any harm to the character or appearance of the area. | No harm |
| Changes to skyline | The trees which enclose the application site in conjunction with those on the Old Rectory site provide an important landscape context for the site. The trees form the backdrop and setting of the standing buildings on the site. There are no proposals to remove the trees on the application site. | No harm |
| Noise, odour, vibration etc | Reference is made to the Noise Report where the main impact is on Parsonage Green Farmhouse which is in control of the use of the site. The level of impact on the Old Rectory is found to be slight and the mitigation measures have sought to reduce any potential harm to an acceptable level. | A slight level of harm |
| Changes to public access | There are no formal public rights of way across the site, and this will remain unaltered. | No harm |
| Changes to landscaping | None are proposed | No harm |
| Changes to boundary treatments | The only change is to the western boundary where a noise barrier is proposed which will serve to further screen this boundary. | No harm |



8.6 In summary the Historic England guidance accepts that the setting of a heritage asset is not fixed and may evolve over time. The establishment of the farmstead on this site in the post-war period introduced an agricultural economic activity closer to the village than Palmers Farmstead. The outbuildings have clearly been used for farming operations involving movement and activity. The site has been used in an ancillary way as a joinery workshop.

8.7 Some of the buildings on the site will remain in agricultural use but the majority will be changed to Class E (light industrial) use. The definition is one of *'any industrial process which can be carried out without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit'*. If the proposed use results in such disturbance it would be assessed as not falling into Class E. The fact that the proposals sought are for light industrial use means that there is an assumption the operation proposed is compatible with a sensitive location such as being near a dwelling.

8.8 The physical changes to the buildings to enable the use to be undertaken do not result in any identified harm to the setting of the heritage assets or the character of the countryside location.

8.9 The one area of potential harm is the issue of noise and activity from a more intensive joinery use on the site than in the past. For this reason, a Noise Report has been undertaken. It is noted that the Local Authority's Environmental Health Officer raised no objection to the findings this sets out or the principle of the use.

8.10 It therefore follows that a light industrial use is in principle compatible with the locality and will not result in harm to the setting of any of the identified heritage assets. To ensure the potential for any harm from noise or activity is fully addressed mitigation measures and controls over the operation on the site have been proposed. These would be secured by condition.

8.11 The mitigation measures are held to ensure there will be no harm resulting to the setting of the heritage assets, in particular The Old Rectory or the character of the locality resulting from the proposals.

Policy Compliance

8.12 The relevant heritage policy within the current Local plan is CN06 and within the emerging Local Plan LP21 (Reg 19 document). The more up-to-date policy LP21 requires a development to avoid harm to heritage assets and where harm cannot be avoided mitigation should be considered. The conversion of the existing building is held to meet these requirements. The conversion scheme will preserve the character and appearance of the



building so that its farming origins will still be legible. It is seen as preserving a building which is not a heritage asset, but which has co-existed with the nearby Listed Buildings for a long time without being intrusive or resulting in harm to their setting. The proposed new use and form of adaption of the building is held to meet the requirements of part 3 of the LP21 policy in that the use proposed should not result in harm to the heritage assets by the definition of a light industrial use. Given the potential for noise and activity, mitigation measures have been proposed to ensure this one potential area of harm is fully addressed.

Level of harm

8.13 The proposals have been assessed following the methodology in the Historic England guidance on setting. There is one area where there is potential for a slight impact regarding the resultant noise and activity proposed. To comply with the definition of a light industrial use the use must not cause harm to the locality. The proposals therefore include a package of noise attenuation and mitigation measures which will ensure this potential impact is addressed. The resulting level of harm to the setting of the identified heritage assets and the character of the locality, having regard to the mitigation measures and controls on the proposed use, is assessed to result in no harm.

Heritage Benefits

8.13 The NPPF requires that less than substantial harm must be weighed against the heritage/ public benefits associated with the development. Given that no harm to the heritage assets has been held to result this balancing does not need to be undertaken. However, if the Heritage Officer finds any harm, there are no heritage benefits identified as resulting from the proposals. The proposals preserve rather than enhance the character and appearance of the hamlet and its rural location. Any other public benefits resulting from the scheme are discussed in the Planning Statement and it is these which would need to be weighed against any harm identified as resulting.



9 Conclusions

9.1 This Heritage statement has sought to comply with the local and national requirements with regards to the assessment of the heritage impact of the proposals. The heritage historic development of the locality has been researched and the heritage assets identified. The heritage assets with potential to be affected by the development have been identified. These identified heritage assets have been evaluated for their interest and setting and the contribution the application site makes to these.

9.2 There are no identified heritage assets on the application site or covering it. The buildings and planning unit of Parsonage Green Farm date from the post-WWII period. The site is enclosed by mature landscaping both on the site and the adjoining site of The Old Rectory, which both screens and forms the backdrop to the existing farmstead buildings.

9.3 The proposals seek the conversion of some of the existing farmstead outbuildings to a light industrial (Class E) use. The use secures the long-term future for the buildings in a new optimum use and maintains them economic use. The definition of a light industrial use is one which does not result in harm to amenities of the area. In principle of such a use given the existing nature and past use of the buildings is thus held to be compatible with the locality. The proposals have then been considered regarding the potential harm to the setting of the heritage assets.

9.4 The one area of potential harm is that of noise and activity. The authorised use of the buildings and their past use are a material consideration. Having had regard to the Noise Report the findings indicate the proposals could have a slight impact. A package of mitigation measures has therefore been proposed to address this potential harm. It is not the purpose of this report to assess the measures proposed in terms of effectiveness and it is noted that the Councils Environmental Protection Officer raised no objection subject to conditions to secure the measures.

9.4 The proposals have been shown to accord with the aims and objectives of the national and local heritage policies, in particular the emerging Local Plan Policy LP21 which is the most up-to-date heritage policy within the local development policy framework. The heritage assessment of the proposals has identified no harm resulting to the setting of the identified heritage assets, the sylvan character of the locality, or the character of the area having regard to the mitigation measures proposed. This assessment has been made using the methodology set out in Historic England's GPA 3 on setting.



9.5 Given that the site contains no heritage assets, no heritage benefits are held to be flowing from the development. However, given no harm to the heritage assets has been identified there is no requirement for any balance to be undertaken. If the LPA in undertaking their own assessment of the proposals find any harm, this would need to be balanced against the public benefits resulting from the development as identified in the Planning Statement.

9.6 This report concludes that there are no sound heritage reasons to resist this development.



References

- Bettley J & N Pevsner **The Buildings of England – West Suffolk**
Yale University Press 2015
- **The Suffolk Village Book**
Suffolk Federation of WI 1991 pp 59-60
- **Hodskinson’s Map of Suffolk in 1783**
Lark Press Edition 2016 reprint
- [Cockfield Village and History - Cockfield, Suffolk](#)



Appendix 1

**List descriptions of the seven identified Listed Buildings
in the hamlet**

DORMERS

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1194329**

Date first listed: **10-Jul-1980**

List Entry Name: **DORMERS**

Statutory Address 1: **DORMERS, HOWE LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

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Location

Statutory Address: **DORMERS, HOWE LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Cockfield**

National Grid Reference: **TL 91161 54979**

Details

COCKFIELD HOWE LANE 1. 5377 Dormers TL 95 SW 32/281 II 2. A C16-C17 timber-framed and plastered building said to have been old almshouses at one time. Thatched roof with a large square ridge chimney stack and an end stack. Renovated. One storey and attics. Three gabled dormers on the front, with tiled roofs. Casement windows.

Listing NGR: TL9116154979

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **276428**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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End of official list entry



TUNS FARMHOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1037342**

Date first listed: **10-Jul-1980**

List Entry Name: **TUNS FARMHOUSE**

Statutory Address 1: **TUNS FARMHOUSE, HOWE LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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Location

Statutory Address: **TUNS FARMHOUSE, HOWE LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Cockfield**

National Grid Reference: **TL 91107 54967**

Details

COCKFIELD HOWE LANE 1. 5377 Tuns Farmhouse TL 95 SW 32/280 II 2. A C16 timber-framed and plastered building with a thatched roof, hipped at the east and west ends, and with a ridge chimney stack. Renovated. Two storeys. Casement windows (modern). There is a lean to addition at the east and west ends. The interior has some heavy exposed ceiling beams.

Listing NGR: TL9110754967

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **276427**

Legacy System: **LBS**

Legal

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End of official list entry



ELMERS KEEPERS COTTAGE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1037343**

Date first listed: **10-Jul-1980**

List Entry Name: **ELMERS KEEPERS COTTAGE**

Statutory Address 1: **ELMERS, HOWE LANE**

Statutory Address 2: **KEEPERS COTTAGE, HOWE LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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Location

Statutory Address: **ELMERS, HOWE LANE**

Statutory Address: **KEEPERS COTTAGE, HOWE LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Cockfield**

National Grid Reference: **TL 91177 55043**

Details

COCKFIELD HOWE LANE 1. 5377 Keepers Cottage and Elmers TL 95 NW 29/282 II 2. An early C19 brick building (painted), with a smaller dwelling adjoining on the south. Originally the village school and schoolmasters house. The northern block has a tiled roof and the southern block a pantiled roof. Two storeys. The upper storey of the southern block is plastered and the ground storey is flint. Two and three window range of double hung sashes with glazing bars. Central doorways, one with a gabled porch. There is a ridge chimney stack and end stacks.

Listing NGR: TL9117755043

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **276429**

Legacy System: **LBS**

Legal

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End of official list entry



THE LONG HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1037300**

Date first listed: **10-Jul-1980**

List Entry Name: **THE LONG HOUSE**

Statutory Address 1: **THE LONG HOUSE**

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Location

Statutory Address: **THE LONG HOUSE**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Cockfield**

National Grid Reference: **TL 91240 55102**

Details

COCKFIELD PARSONAGE GREEN 1. 5377 The Long House TL 95 NW 29/286 II 2. A C17-C18 timber-framed and plastered building with a cross wing at the north-east end. Roof thatched. Renovated. A C19 addition with a slate roof and a former shop window extends to the north-east. Two storeys. The windows are partly double-hung sashes and partly casements.

Listing NGR: TL9124055102

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **276433**

Legacy System: **LBS**

Legal

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End of official list entry



REST COTTAGE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1351474**

Date first listed: **10-Jul-1980**

List Entry Name: **REST COTTAGE**

Statutory Address 1: **REST COTTAGE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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Location

Statutory Address: **REST COTTAGE**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Cockfield**

National Grid Reference: **TL 91371 55098**

Details

COCKFIELD PARSONAGE GREEN 1. 5377 Rest Cottage TL 95 NW 29/287 II 2. A C17-C18 timber-framed and plastered building with a thatched roof. Renovated. One storey and attics. Two window range of modern French casements. Central modern door. Central ridge chimney stack.

Listing NGR: TL9137155098

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **276434**

Legacy System: **LBS**

Legal

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BARN AT THE OLD RECTORY

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1351473**

Date first listed: **10-Jul-1980**

List Entry Name: **BARN AT THE OLD RECTORY**

Statutory Address 1: **BARN AT THE OLD RECTORY**

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Location

Statutory Address: **BARN AT THE OLD RECTORY**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Cockfield**

National Grid Reference: **TL 91252 55015**

Details

COCKFIELD PARSONAGE GREEN 1. 5377 Barn at The Old Rectory TL 95 NW 29/285 TL 95 SW 32/285 II 2. A C16-C17 timber-framed and weathcrboarded barn, plastered at the north end. Roof tiled. Originally a tithe barn of which 4 bays remain with a floor inserted.

Listing NGR: TL9125255015

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **276432**

Legacy System: **LBS**

Legal

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THE OLD RECTORY

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1037299**

Date first listed: **10-Jul-1980**

List Entry Name: **THE OLD RECTORY**

Statutory Address 1: **THE OLD RECTORY**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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Location

Statutory Address: **THE OLD RECTORY**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Cockfield**

National Grid Reference: **TL 91313 54989**

Details

COCKFIELD PARSONAGE GREEN 1. 5377 The Old Rectory TL 95 NW 29/284 TL 95 SW 30/284 II 2. A late C18 gault brick building on the site of, and possibly incorporating, the structure of an earlier building. Partly moated. The house comprises 2 blocks, the north block has a tiled hipped roof and the south block has a parapet and a large 2-storeyed splayed bay with a 3 window range on the west side. A later block is built on at the east side. Two storeys. The windows generally are double-hung sashes with glazing bars. The north and south fronts each have a 3 window range. On the north front the ground storey windows have semi-circular heads and are set in recessed semi-circular arched panels (painted). A central doorway with a semi-circular fanlight has a doorcase with plain Tuscan columns and an open pediment.

Listing NGR: TL9131354989

Legacy

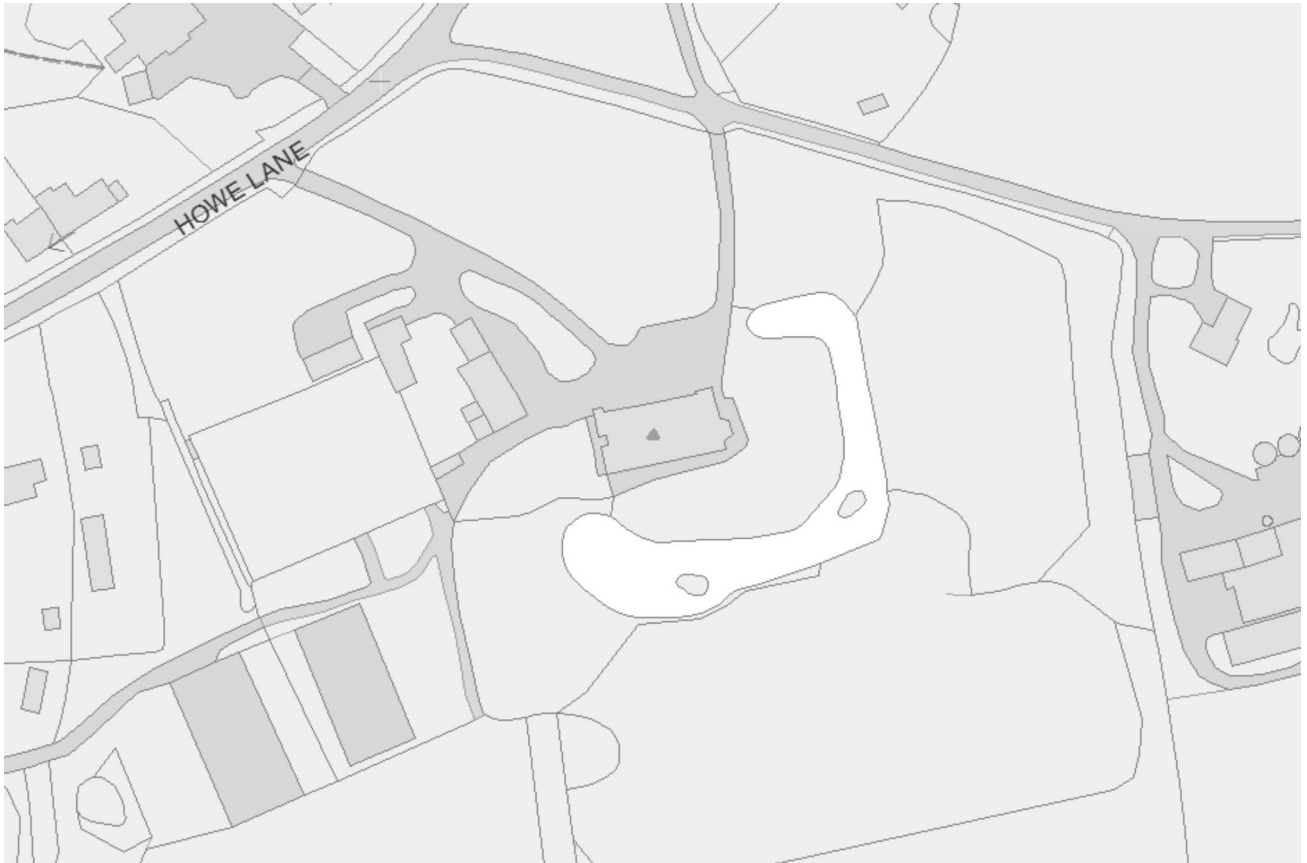
The contents of this record have been generated from a legacy data system.

Legacy System number: **276431**

Legacy System: **LBS**

Legal

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