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## Introduction

- 1.1 Cheffins Planning & Heritage has been instructed to prepare a Heritage Statement on behalf of [REDACTED] Full Planning Application for the Erection of an Agricultural Building at Peacocks Farm, Farley Green, Wickhambrook, CB8 8PX [REDACTED] Planning Application Reference: DC/ 24/ 0319/ FUL).
- 1.2 Paragraph 200 of the National Planning Policy Framework (NPPF) (Dec, 2023) requires applicants to describe the significance of heritage assets potentially affected by proposed development. This [REDACTED] understand the potential impact of the proposed development on that significance. That is the purpose of this Statement.
- 1.3 This Statement has been informed by a site visit undertaken on 18th March 2024 and a desk-top review.

## Methodology

- 1.4 This document will set out a statement of significance for [REDACTED] It will go on to consider the potential impacts of the proposed works within the relevant legislative and policy context.
- 1.5 The assessment of significance follows the heritage interest-led approach set out by the NPPF, comprising archaeological, architectural, artistic and historic interest. This has been guided by the [REDACTED] (2015) and [REDACTED] *of Heritage Significance - An* [REDACTED] both of which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.
- 1.6 The assessment of the contribution made by the setting of the heritage assets follows the staged [REDACTED] (GPA3, 2017).
- 1.7 The scope of this Heritage Statement appraises the heritage significance of the built structures. It does not consider the known or unknown archaeological potential of the site.

## Legislation

- 1.8 Listed Buildings and Conservation Areas are afforded statutory protection under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 requires that local planning authorities have special regard to the desirability of preserving the heritage significance of listed buildings and their setting when determining planning applications.



## Site Context

- 1.9 The Site is located within the settlement of Farley Green, within Peacock Farm. The proposed agricultural building is located to the north of the farmstead.

### Heritage Assets

- 1.10 Heritage assets may comprise below- and above- ground archaeological remains, buildings, structures, monuments, or heritage landscape within or immediately around the Site, identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.
- 1.11 Peacock Farmhouse is Grade II listed, it has been identified through desk- top research as having the potential to be affected by the proposed development.
- 1.12 An online search of the Suffolk Historic Environment Record (HER) identified Peacock Farmhouse as an asset, as this is statutorily protected it will not be assessed separately.

### Planning Policy

- 1.13 Section 38(6) of The Planning and Compulsory Purchase Act 2004 requires that decisions on planning applications must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. This is reinforced by the National Planning Policy Framework (NPPF) (December 2023) (Paragraph 2).
- 1.14 The plan- led system contains a hierarchy of national down to local policies. The following section explores how the application accords with relevant national and local policies, and other material considerations.
- 1.15 The NPPF sets out Government planning policy with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification.
- 1.16 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2021, with updates).
- 1.17 The Joint Development Management Policies 2015 for West Suffolk features Policy DM15: Listed Buildings. This states:

**■** *Proposals to alter, extend or change the use of a listed building, or development affecting its setting, will be permitted where they:*

- a. demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;*
- b. contribute to the preservation of the building;*
- c. [REDACTED] archaeological, artistic or historic features that contribute towards its special interest;*
- d. are of an appropriate scale, form, height, massing, and design which respects the existing building and its setting;*

- e. *use appropriate materials and methods of construction which respect the character of the building;*
- f. *have regard to the historic internal layout and other internal features of importance;*
- g. *respect the setting of the listed building, including inward and outward views;*
- h. *respect the character or appearance of a park, garden or yard of historic or design interest, particularly where the grounds have been laid out to complement the design or function of the building. A curtilage and/or setting which is appropriate to the listed building, and which maintains its relationship with its surroundings should be retained; and*
- i. *have regard to the present and future economic viability or function of the listed building.*

*Proposals to demolish all or part of a listed building will only be permitted in very exceptional circumstances. Applicants must demonstrate that all reasonable efforts have been made to sustain existing uses or find viable new ones, and that they have addressed the considerations set out in national legislation and guidance. Where appropriate, the recording of the building to a specified standard will be required prior to the commencement of demolition.*

*All development proposals should provide a clear justification for the works, especially if these works would harm the listed building or its setting, so that the harm can be weighed against any public benefits.*

*The level of detail of any supporting information should be proportionate to the importance of the building, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.*

## Statement of Significance

1.18 Heritage significance is defined in Annex 2 of the National Planning Policy Framework (2023) (NPPF) as:

*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from [REDACTED]'s setting.*

1.19 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic or historic. The definitions are provided in the updated Planning Practice Guidance (PPG).<sup>4</sup>

1.20 The setting of a heritage asset is described in Annex 2 of the NPPF as:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance may be neutral.*

1.21 The heritage interests of Peacock Farmhouse are considered below:

Peacock Farmhouse ■ Grade II listed



Figure 1. Peacock Farmhouse, taken 18.03.24.

- 1.22 The asset is a 17<sup>th</sup> century, two- storey farmhouse. It is constructed using timber- framing and is plastered, the roof is hipped and thatched. There are architectural features of note, including the six - paneled door and double- hung sashes with glazing bars.
- 1.23 There is high architectural and historic interest in the farmhouse for its 17<sup>th</sup> century date and good degree of survival which can be understood in the building fabric and help us interpret the building and understand construction techniques of the period. There is further historic interest in its former/ current use as a farmhouse set within a farmstead which can help us to understand the vernacular character of the area.

Setting

- 1.24 The asset is located to the north of the road which runs through Farley Green. It is set back from the drive which extends northwards providing access to Peacock Farmstead. It is located within a private garden, enclosed by a low wall and fence. The garden is clearly domesticated, with a path, garden features and mature vegetation throughout. Beyond this, the farmhouse is more widely surrounded by buildings relating to the farmstead, these have since been converted or in the process of being converted to residential dwellings.
- 1.25 The house is more widely surrounded by hardstanding and green space associated with the farmstead and more widely with agricultural fields and mature vegetation which creates a rural setting.
- 1.26 The Site for the agricultural barn is located to the north of the farmhouse, in an area of agricultural land beyond the immediate curtilage of the converted barn. There are limited views between the two as a result of the intervening built form and mature vegetation. In its current form, the Site contributes little to the appreciation of the asset, simply forming part of the agricultural land within the historic farmstead.



## Heritage Impact Assessment and Conclusions

- 1.27 The proposal is for the erection of an agricultural building. The total the floor space of this proposed building totals 84 sq. m. The building will be used for the storage of agricultural equipment, livestock, bedding and animal feed.
- 1.28 In terms of materials, it is proposed to use steel sheeting on a brick plinth. Although the colour of the sheeting is to be confirmed, this could be conditioned in order to ensure that the proposed materials are in-keeping with the character and appearance of the surrounding area.
- 1.29 Impacts to the historic environment and associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance.
- 1.30 As set out above, the Site forms part of the working farm. The proposed agricultural building will introduce additional built form into the setting of the listed building, however the use of this is consistent with the historic use of the farmstead and is therefore considered to be in keeping with the character of the surrounding area.
- 1.31 The height and massing of the barn is such that it will be largely screened from views from the farmhouse by the intervening built form and vegetation, as shown in Figure 2. The design is also consistent with typical farm buildings so its therefore considered to respect the listed building and its surrounding setting.
- 1.32 The materiality is also consistent with its use as an agricultural storage building and is considered to be appropriate within the setting of the listed building. Whilst the colour palette is undecided, the colours chosen will be muted and neutral to help integrate the barn into the surrounding farmstead and landscape setting, reducing its visual appearance.

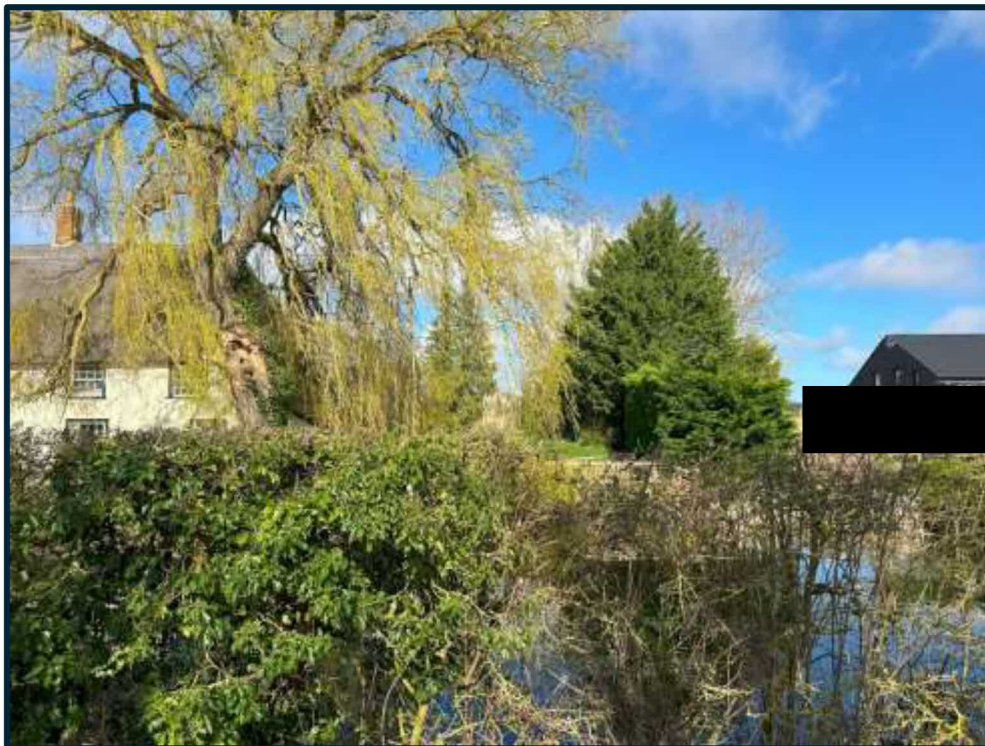


Figure 2. View towards the Site with the house to the left of the image, converted barns to the right, taken 18.03.24.

**Heritage Statement**

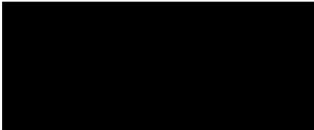
**Site: Agricultural Building at Peacocks Farm, Farley Green**

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1.33 For the reasons set out above, the development proposals for the Site are considered to result in no harm to the setting and significance of Peacock's Farmhouse mitigated through the agricultural use of the building, combined with positioning, massing and design. This is in accordance with Policy DM15: Listed Buildings of the Joint Development Management Policies 2015 for West Suffolk, in addition to the legislative and policy tests set out in the 1990 Act and Chapter 16 of the NPPF.

Yours sincerely,



**Emma Healey | BA (Hons), MSt, IHBC  
Senior Heritage Planner**



**For and on behalf of Cheffins Planning & Heritage**