

Heritage Impact Assessment

Proposed development of Land between Hall Lane and Union Lane, Oulton, Suffolk



David Edleston BA(Hons) Dip Arch RIBA IHBC

Conservation Architect & Historic Built Environment Consultant

Tel : 01603 721025

January 2018

Contents

1.0 Introduction

2.0 The Site and its Context

3.0 Proposed Development

4.0 Relevant Policies & Guidance

5.0 Identification of heritage assets affected and their settings

6.0 Assessment of significance and the contribution of settings

7.0 Impact assessment of proposed development

8.0 Conclusions and Recommendations

Appendix A : Statutory list descriptions

Appendix B : References

Cover photograph 01 : View looking north west into the site from Hall Lane

1.0 Introduction

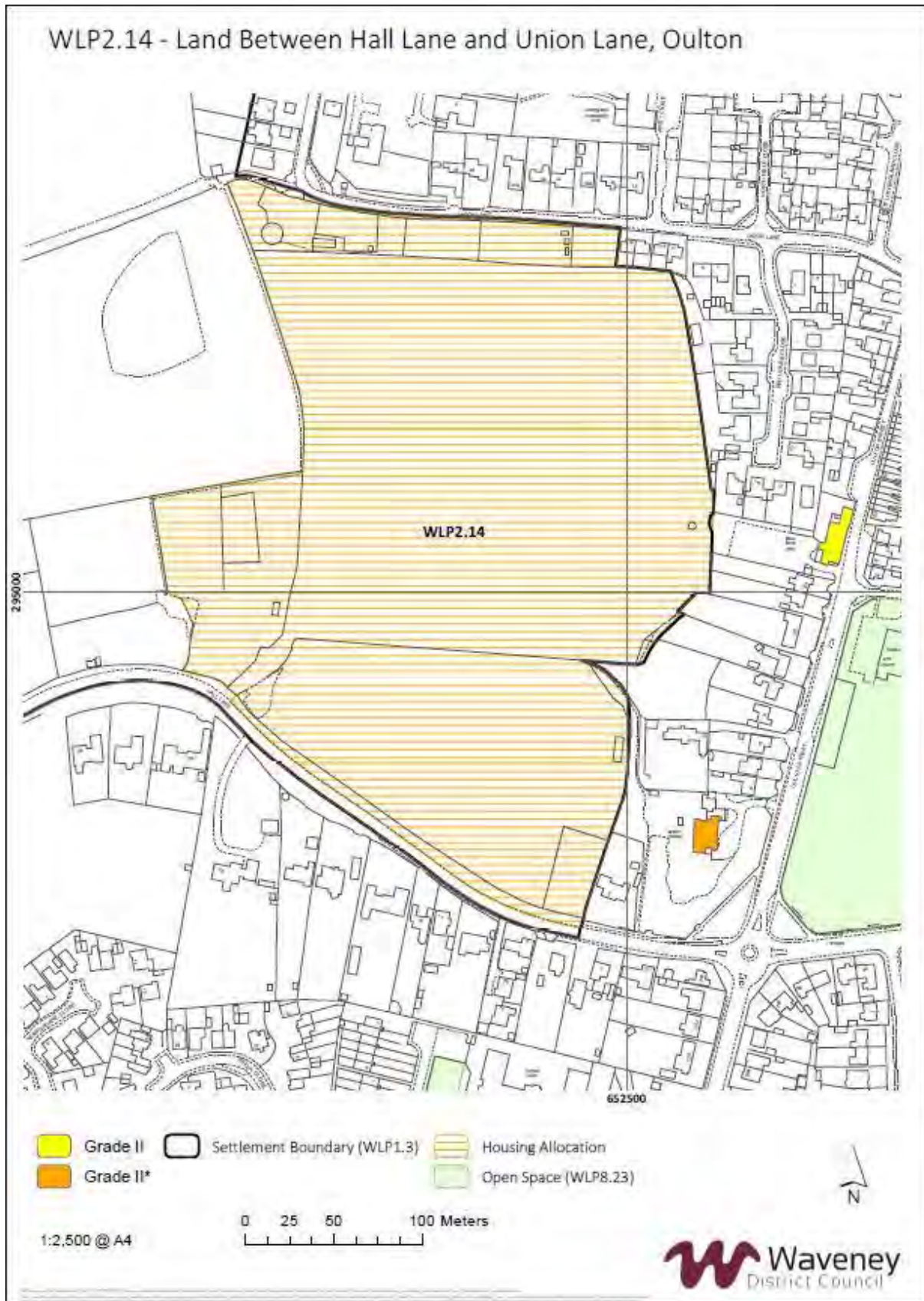
1.1 This report considers the impact of the proposed development of Land between Hall Lane and Union Lane, Oulton, Suffolk, which is a proposed site allocation ref : WLP2.14, within the draft of the Waveney Local Plan. It identifies those heritage assets affected by the development, makes an assessment of their significance, including the contribution of setting and sets out the impact of the proposed development on their significance, including measures to be taken into consideration in designing the proposed scheme in order to minimise any harm to their significance.

1.2 It has been commissioned by Waveney District Council following consultation on a first draft of the Waveney Local Plan (Preferred Options Stage), which includes proposed site allocations for new development. The Plan is now being reviewed to take account of responses to the initial consultation which identified the need for a Heritage Impact Assessment in order to justify the allocation and assess the impact of the proposed development on heritage assets.

1.3 The report has been prepared by David Edleston who is a member of the Royal Institute of British Architects and the Institute of Historic Building Conservation. He has over 30 years experience in dealing with design and development affecting the historic built environment in both the public and private sectors, including acting as an expert witness on cultural heritage at several major public inquiries; listed building casework; Conservation Area designation, character appraisals and enhancement schemes; preparation of design guidance and adoption as SPDs; Heritage Statements; Statements of Significance and Heritage Impact Assessments.

2.0 The Site and its Context

2.1 The site is approximately 8.7 hectares in area and is located within the Parish of Oulton. It adjoins the existing built development along Oulton Street to the east and Union Lane to the north, with Hall Lane forming the southern boundary of the site. The southern portion of the site along Hall Lane is currently used as a paddock with the northern part of the site being arable fields. Existing development along the south side of Hall Lane is linear in character, with detached dwellings in relatively large plots. The eastern boundary of the site adjoins the rear boundary of modern residential development along Oulton Street which is also linear in character, but generally with smaller plots and a mix of house types. The Blue Boar Inn lies within the residential development on the western side of Oulton Street and the Manor House lies to the south east, which sits within a larger landscaped plot.



02 : Proposed site allocation WLP2.14 for residential development of 200 dwellings
© Waveney District Council

2.2 The site lies within Landscape Character Area H1 : Blundeston Tributary Valley Farmland as identified in the Waveney District Landscape Character Assessment, April 2008. The Great Yarmouth & Waveney Settlement Fringe Landscape Sensitivity Study, December 2016 also identifies the site as falling within Landscape Setting Area 1.



03 : Aerial view of the proposed site looking north. The site is bounded by Union Lane to the north, the rear boundary of residential development along the western side of Oulton Street and Hall Lane to the south. The existing paddock can be seen on the southern portion of the site along with Manor House to the south east sitting within a larger landscaped plot at the junction of Hall Lane and The Street.

© Google Maps



04 : View into the site to north east from Hall Lane towards properties on Union Lane



05 : Existing linear development on the south side of Hall Lane



06 : Existing development on the western side of Oulton Street



07 : View to west along Hall Lane with the site on the right



08 : View to north across the site from Hall Lane



09 : View to east along Hall Lane towards the junction with Oulton Street

3.0 Proposed Development

3.1 The site is allocated for a residential development of 200 dwellings at a density of approximately 30 dwellings per hectare. Vehicular access is to be from Hall Lane with additional pedestrian and cycle access on to Hall Lane at the east end of the site as well as on to Union Lane. Policy WLP2.14 within the Draft Local Plan sets out specific criteria for development of the site including the provision of open space of approximately 1 hectare along the Hall Lane frontage of the site.

Land Between Hall Lane and Union Lane, Oulton

View the site boundary by using our [interactive online map](#).

2.84 This site (8.69 hectares) sits between Hall Lane and Union Lane in the parish of Oulton on the outskirts of the built-up area of Lowestoft. The southern part of the site fronting on to Hall Lane is currently used as a paddock. The northern part of the site is currently arable fields.



2.85 The site has good access to existing services and facilities in Oulton and in the future will have good access to the primary school, community centre, medical centre and retail facilities which are to be provided on the Woods Meadow development. The site is also in close proximity to the Mobbs Way Employment Area. There are bus stops nearby which provide access to the town centre. Development of the site is expected to have a limited impact on the landscape and is on Grade 3 agricultural land.

2.86 Vehicular access is possible from Hall Lane. Union Lane is a narrow road of a rural character and is not appropriate to provide vehicular access to this site. Pedestrian and cycle access should be provided to Union Lane and Hall Lane.

2.87 Development of the site has the potential to impact upon the setting of the Grade II* listed Manor House to the east of the site. To mitigate this, an area of open space of approximately 1 hectare in size should be provided along the southern part of the site fronting on to Hall Lane.

2.88 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

2.89 There is a pond on the Hall Lane frontage of the site. This should be retained as part of the open space. There are a number of trees on the site and a hedgerow between the fields which make up the site and along the Hall Lane and Union Lane frontages. Trees and hedgerows on the site should be retained and incorporated into the layout of the development except where they need to be removed to allow for access.

2.90 Hall Lane and Union Lane currently provide an attractive transition from the suburban character of Oulton to the more rural character to the west heading towards Camps Heath. Development on this site should maintain this transition. Housing should front on to the open space area on the Hall Lane frontage. Housing fronting on to this open space should be locally distinctive with a mix of individual designs and styles. Spacing between detached buildings fronting on the open space should be equivalent to that of the buildings to the south of Hall Lane.

2.91 The open space provided on the Hall Lane frontage should be an innovative multi-functional space with a natural character which provides a sense of openness to support the setting of the listed Manor House. The space should include new landscape features and provide opportunities for informal/natural play activities together with equipment for young children.

10 : Supporting text in the first draft Local Plan for the development of the site

Policy WLP2.14 - Land Between Hall Lane and Union Lane, Oulton

Land between Hall Lane and Union Lane, Oulton (8.69 hectares) as identified on the Policies Map is allocated for a residential development of 200 dwellings.

The site should be developed in accordance with the following site specific criteria:

- ▶ The site will be developed at a density of approximately 30 dwellings per hectare.
- ▶ Vehicular access should be off Hall Lane. An additional pedestrian and cycle access should be provided on to Hall Lane at the east of the site. A pedestrian and cycle access should be provided on to Union Lane.
- ▶ Open space totalling approximately 1 hectare should be provided along the frontage of the site on to Hall Lane. The open space should include new landscape features and provide opportunities for informal/natural play activities together with equipment for young children.
- ▶ The design of the development should complement the transition from suburban to rural character along Hall Lane and Union Lane. Spacing between detached buildings fronting on the open space on the Hall Lane frontage should be equivalent to that of the buildings to the south of Hall Lane.
- ▶ Natural features on the site such as the pond, trees and hedgerows should be retained and incorporated into the layout of the development.
- ▶ A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- ▶ A Transport Assessment and Travel Plan should be submitted with any planning application.
- ▶ Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

11 : Policy WLP2.14 Criteria for development of the site

4.0 Relevant Policies & Guidance

4.1 In relation to heritage assets the following policies and guidance are considered to be relevant when assessing the impact of the proposed development :

4.2 **Planning Practice Guidance : Conserving & enhancing the historic environment** sets out the main legislative framework for planning and the historic environment and states : *'Any decisions relating to listed buildings must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16,66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan'*.

4.3 **Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990** states *'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or as the case may be, the Secretary of State, shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'*.

4.4 **Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990** imposes a general duty on local planning authorities in relation to the exercise of planning functions affecting Conservation Areas which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.5 **National Planning Policy Framework**, Section 12 : Conserving & enhancing the historic environment

4.6 **Historic England Guidance : Historic Environment Good Practice Advice in Planning, July 2015 : GPA2 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 'The Setting of Heritage Assets'** Guidance in GPA3 sets out a stepped approach to assessment :

- Step 1 : Identifying the heritage assets affected & their settings
- Step 2 : Assessing whether, how & to what degree settings make a contribution to the significance of the heritage asset(s)
- Step 3 : Assessing the effect of the proposed development on the significance of the asset(s)
- Step 4 : Maximising enhancement & minimising harm
- Step 5 : Making & documenting the decision & monitoring outcomes

5.0 Identification of heritage assets affected and their settings

5.1 Step 1 of the Historic England Guidance 'The Setting of Heritage Assets', advises that the starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal. The Suffolk Historic Environment Record and the National Heritage List for England have been consulted. A site visit was also undertaken on 27 October 2017 in order to assist with the identification of those heritage assets potentially affected by the proposed development and the assessment of their significance, including the contribution of setting and to view the proposed development site and its context.

5.2 The following designated heritage assets lie outside, but are in close proximity to the proposed development site :-

- **Manor House, Oulton** : This is a Grade II* listed building which adjoins the south east boundary of the site at the junction of Oulton Street and Hall Lane.
- **Blue Boar Inn, Oulton** : This is a Grade II listed building on Oulton Street the rear boundary of which adjoins the eastern boundary of the site

5.3 There are views both from within and including the proposed development site of Manor House, Oulton and there are also views towards the site from within the rear garden of Manor House. The site therefore lies within the setting of Manor House. Although the Blue Boar Inn, Oulton fronts The Street, there are restricted views towards the site from the boundary at the rear of the building and development therefore has the potential to affect its setting.

6.0 Assessment of significance and the contribution of settings

6.1 Step 2 of the Historic England Guidance 'The Setting of Heritage Assets', is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution. This should initially address the key attributes of the heritage asset itself and then consider :

- the physical surroundings of the asset, including its relationship with other heritage assets
- the way the asset is appreciated
- the asset's associations and patterns of use

6.2 'Significance' is defined in the NPPF glossary 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 a heritage asset's physical presence, but also from its setting'*

6.3 'Setting' is also defined in the NPPF glossary 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 or may be neutral'*.

6.4 The significance of those heritage assets identified will therefore be considered initially followed by an assessment of their settings and how this contributes to their significance.

6.5 **Manor House, Oulton** : Formerly known as High House, it was built around the late 16th century by the Hobart family, after their acquisition of the Houghton Hall estates. For a period of time, Oulton had two 'manor houses' with High House eventually becoming the principal manor house of Oulton. After the Hobart period, the next owner of High House was Sir Edmund Reeve, who was appointed Lord Chief Justice of the Common Pleas in 1638. Following his death in 1647, his nephew Christopher Reeve inherited the manor and his son, also named Christopher who was Rector of the Parish Church of St Michael from 1668 until 1701, held the manor until his death in 1702. The ownership of the Oulton estate and Manor House changed hands a considerable number of times over the centuries and included Mrs Caldecott (1855), Mrs Copeland Tracy and Lady Cobbold of the well known brewery family. These historic connections make an important contribution to the significance of Manor House.

6.6 As a building of high status and value within the local community, its significance is also derived from its considerable architectural, archaeological and artistic interest. Although originating from the 16th century, the building was altered considerably during the late 19th century, including large scale extensions to the east, which completely changed the overall appearance of the building. Nevertheless, the western part of Manor House is still recognisable as a 16th century building, although there have been a number of changes to its external appearance over various periods. This two storey section has a gabled pantile roof, rendered and colourwashed west facade, sash windows with margin glazing, colourwashed English bond brickwork to the south gable with two blocked 18th century first floor windows and two small attic lights and late 20th century roof lights. The late 19th century, two storey additions to the east and north form the remainder of the house, as a pair of gabled wings at right angles to each other. In contrast to the earlier part of the house, this has a gault brick ground floor and a tile-hung first floor, with sash windows having glazing bars to the upper sashes only. Internally, the building

contains a number of key architectural features including carved timbers, an elaborate, decorative plaster ceiling dating from the 1590s, a leaded 4-light mullioned window which now looks into the 19th century extension and some early 18th century two panel doors, one with a door frame dating from c1600.



12 : C16 western section of the building

13 : Late C19 extension to the east

6.7 Blue Boar Inn, Oulton : The significance of the Blue Boar Inn is derived mainly from its architectural and historic interest. Originating from the late 18th and early 19th centuries, it is also of communal and social value, serving as a key meeting point within the local community over many years. It is a relatively simple vernacular building of colourwashed brick with a pantile roof, brick chimneys and traditional sash windows and makes a positive contribution to the locally distinctive character of the street.

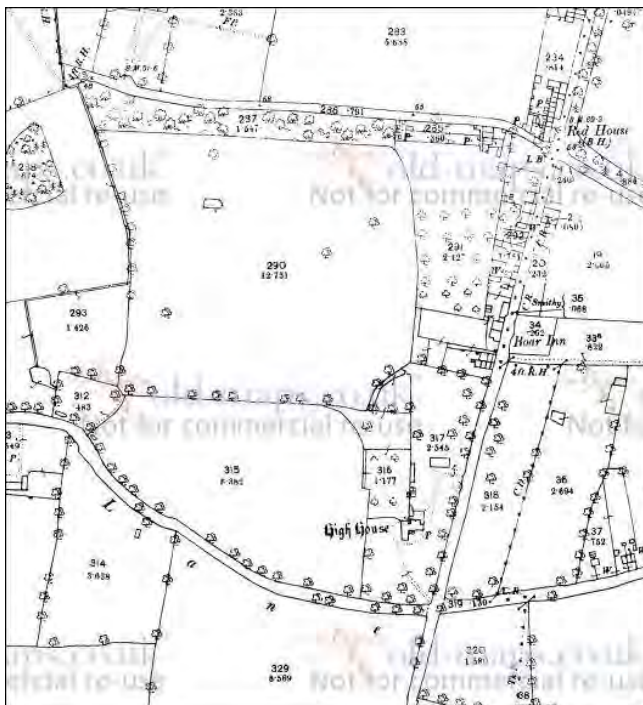


14 : Blue Boar Inn looking to south west along Oulton Street

6.8 Having considered the significance of the heritage assets affected, the Historic England Guidance on 'The Setting of Heritage Assets', provides a checklist of potential attributes of a setting to assist with assessing the extent that setting contributes to significance. It is necessary to consider the physical surroundings of the assets and the way in which they are appreciated. It is also important to note that setting is dynamic and the relationship between an asset and its surroundings changes as one moves around. The attributes of the setting of the Manor House and

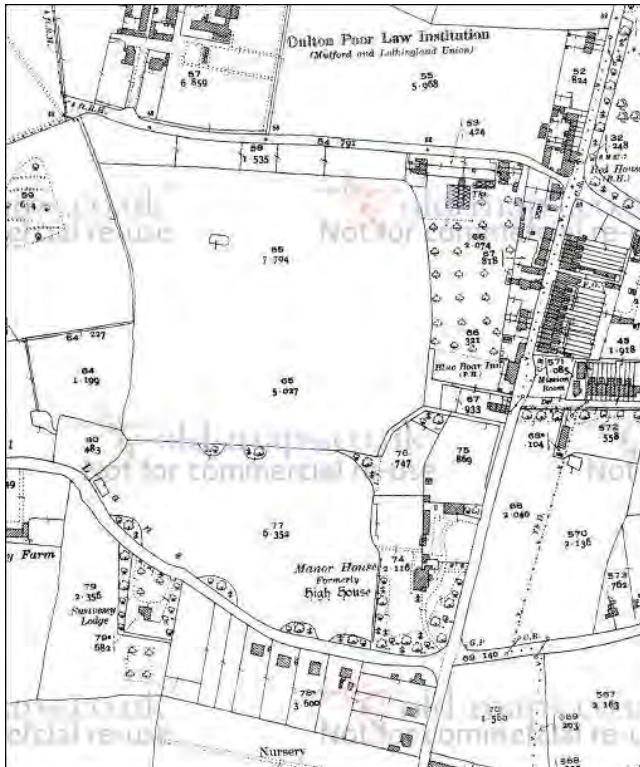
the Blue Boar Inn, in relation to their physical surroundings include : land use; green space, trees and vegetation; openess, enclosure and boundaries; history and degree of change over time. Key elements in relation to experience of the assets include the surrounding landscape character; views from, towards, across and including the asset..

6.8 Setting of Manor House, Oulton : Reference to historic maps is useful in understanding the setting of the building and how this has changed and evolved over time. Early editions of the Ordnance Survey maps, from the late 19th century, show the building in a wider rural, agricultural setting, with its immediate setting being formed by landscaped grounds which extended north, almost as far as the Blue Boar Inn. There was no built development to the southern section of The Street or along Hall Lane and there is also open land immediately to the west, giving a very rural, wider setting to High House as it was then referred to. By the late 1920s, some linear development had taken place on the south side of Hall Lane and although there is further residential terraced development to the north on the east side of The Street, Manor House is still set within its own grounds with more formal landscaping and retains its open setting to the east and west. By the mid 1960s the grounds had been reduced with linear development immediately to the north on land which previously formed the gardens to Manor House along with a further dwelling to the west on the north side of Hall Lane and further linear development on the south.



15 : The 1885 OS County Series Map for Suffolk refers to the building as High House, which is set within its own extensive landscaped grounds, along with a number of ancillary buildings, as far north as the Blue Boar Inn and within a rural, undeveloped wider setting.

© www.old-maps.co.uk



16 : The 1927 OS map still shows Manor House within its own grounds but some linear development to the south of Hall Lane and terraced development to the north, on the east side of The Street © www.old-maps.co.uk



17 : The 1967 OS map shows development to the north on land which was previously the garden to Manor House, further development on the south side of Hall Lane and a new dwelling to the west © www.old-maps.co.uk



18 : The recent aerial view shows further development to the north of Manor House immediately adjacent to its boundary and further linear development along the south side of Hall Lane. However the open setting to the west still remains.

© Google Maps

6.9 Considering views towards and from Manor House and the way that it is experienced in its immediate and wider setting, there are important views looking towards the building, when travelling in an easterly direction along Hall Road. Although the ability to view the building is subject to seasonal variations, it is still experienced in an open, green setting and as it is the original 16th century part of the building which is seen from Hall Lane, the setting on the west side of the house is therefore of particular importance. Despite the land now being used as a paddock and the fact that there is now a single storey bungalow of modest scale and size on the north side of Hall Lane, which has had limited impact, the predominant experience is the sense of openness and views where the early part of the building is seen as the backdrop to undeveloped land which still retains its rural character. There are also views out towards the west from the boundary of Manor House garden where open fields can still be seen, which again form an important part of its wider setting, retaining the original sense of openness and rural character beyond the building and its landscaped grounds.



19 : View to east from Hall Lane in October, where the C16 part of the building is visible. This sense of openness and rural character is an important part of its setting.



20 : Closer view looking to east, also in October, where the building is seen through the trees. During the winter months a greater extent of the building becomes visible.



21 : View looking west from within the garden of Manor House, where open fields are still visible, retaining the original sense of openness and rural character of its wider setting.

6.10 From the south along Hall Lane and the east along The Street, the presence of Manor House is revealed by the distinctive brick and flint boundary wall. There are occasional glimpses of the building through the mature trees which line the boundary, although these are mainly views of the late C19 extension to the building. The main entrance is from The Street where the roof and gables of the building become visible. In views from the north, the original open setting of Manor House has changed considerably and is now dominated by the C20 residential development which has taken place along The Street. The original landscaped grounds which extended to the north of Manor House have been severed from the building and have now been developed for modern housing, in close proximity, immediately adjoining the revised northern boundary. However, due to the imposing scale and height of Manor House, there are views looking towards the south west from The Street where the distinctive chimneys, roof and gables are visible, but these now form the backdrop to the more recent linear, residential development.



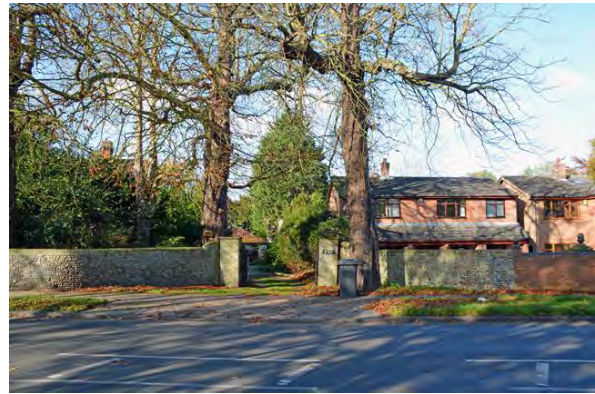
22 : Boundary wall to Hall Lane



23 : Corner of Hall Lane & The Street



24 : Boundary wall to The Street and 25 : Entrance to Manor House from The Street
 The above photographs illustrate the boundary wall to Manor House along Hall Lane to the south and The Street to the east. There are occasional glimpses through the trees of Manor House, although these are predominantly views of the late C19 extension to the building. Photo 25 shows the proximity of C20 residential development to the reduced northern boundary of Manor House, built on land which was previously part of its landscaped grounds.



26 : Roofscape of Manor House seen behind C20 development on The Street

6.11 There have been several changes to the setting of Manor House over time, notably to the north where its immediate landscaped grounds have been lost to C20 residential development in close proximity and to the south with linear development along the south side of Hall Lane. However, the northern side of Hall Lane remains undeveloped and the original open and rural character of the land to the west of Manor House still exists. The C16 part of Manor House is of high significance and is still appreciated in views from and towards the existing open setting to the west. This aspect of its setting is therefore considered to make an important contribution to its overall significance.

6.12 **Setting of the Blue Boar Inn** : The building directly fronts and addresses The Street, where it is mainly experienced in views to the north and south amongst existing linear and terraced residential development. Its setting has changed over time, through the development of C20 housing immediately to the south along The Street together with the addition of terraced dwellings to the east, creating a more urban character. The building is visible from land to the rear which is used as car parking where it is experienced in a more open setting in views towards the east, although there is further housing immediately to the north. The most important aspect of its setting is its relationship with The Street and surrounding buildings, which makes a contribution to its overall significance.



27 : Rear of the building looking east



28 : Setting across car park to east



29 : Immediate setting on The Street



30 : View to south along The Street

7.0 Impact assessment of proposed development

7.1 Step 3 of the Historic England Guidance 'The Setting of Heritage Assets' is to identify the range of effects a development may have on setting and evaluate the resultant degree of harm or benefit to the significance of the heritage assets. Step 4 of the guidance is to consider the way that the development has been designed in order to maximise enhancement and minimise harm. These two stages will be considered together in order to evaluate the overall impact of the proposed development. Using the checklist for assessing the effect of the proposed development, the following elements are considered to be relevant :-

- Location and siting : proximity to asset; extent of development; position in relation to landform and key views
- Form and appearance : prominence, dominance, or conspicuousness; competition with or distraction from the asset; dimensions, scale and massing
- Other effects : change to built surroundings and spaces; change to skyline; changes to general character

7.2 With regard to the assessment of impact, Paragraph 132 of the NPPF states :-

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.....Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments,.....grade I and II listed buildings.....should be wholly exceptional.'*

7.3 Where a degree of harm is identified as a result of new development, Paragraph 133 of the NPPF states :-

'Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply :-

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.'*

7.4 Paragraph 134 states :-

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

7.5 The assessment undertaken above shows that development of the site has the potential to impact on the setting of two designated heritage assets, depending upon the scale, form and layout of the proposed design, as follows :-

- **Manor House, Oulton** : Grade II* listed building
- **Blue Boar Inn, Oulton** : Grade II listed building

This assessment concludes that the setting of Manor House both from and towards land to the west makes an important contribution to its significance, due to its remaining open and undeveloped, rural character. The setting of the Blue Boar Inn also contributes to its significance, although this is principally through its relationship with The Street to the east and the surrounding buildings.

7.6 Although reference has been made to the Waveney District Landscape Character Assessment of April 2008, it is considered that there is nothing specific within the assessment of the Blundeston Tributary Valley Farmland Character Area (within which the site lies), that needs to be taken into account in proposals for development of the site. However, in the Great Yarmouth & Waveney Settlement Fringe Landscape Sensitivity Study of December 2016, Figure 5.2a '*Landscape Setting of Lowestoft - Character Analysis*', shows the north, east and south boundaries of the proposed development site as being a sensitive urban edge. The site falls within Landscape Setting Area 1, which is considered to have Low Landscape Capacity to accommodate new development as a result of Moderate Landscape Sensitivity and Moderate Landscape Value. As a consequence of having Low Landscape Capacity, '*Large or medium scale new development is likely to erode the positive key features and characteristics of the landscape which are desirable to safeguard in line with relevant national/local planning policy objectives. Taking into account site-specific constraints, there may be potential to accommodate some small scale development in specific locations within the landscape with lower landscape sensitivity, subject to appropriate siting, design and landscaping mitigation*'.

7.7 The proposed development is described within the policy and supporting text for allocation WLP2.14. This includes a residential development of 200 dwellings at a density of approximately 30 dwellings per hectare, with vehicular access off Hall Lane. Additional pedestrian and cycle access is also to be provided on to Hall Lane at the east end of the site along with pedestrian and cycle access on to Union Lane. The supporting text acknowledges that the development has the potential to impact upon the setting of the Grade II* listed Manor House which lies immediately to the east of the site. By way of mitigation, an area of open space of approximately 1 hectare in size should be provided along the southern part of the site fronting on to Hall Lane. It is a requirement that the design and layout of the development should complement the transition from suburban to rural character along Hall Lane and Union Lane, with spacing between detached buildings fronting the open space to the Hall Lane frontage equivalent to that of the existing buildings to the south of Hall Lane.

7.8 Section 6.0 of this report concludes that the setting of the Blue Boar Inn, a Grade II listed building, makes a contribution to its significance, although this is mainly derived from its relationship with The Street which lies to the east. The open land to the rear of the building also forms part of its setting and this adjoins the boundary of the proposed development site, which lies immediately to the west. There are glimpses of the site through the trees along this boundary. However, given the distance between the Blue Boar Inn and the boundary of the proposed site, along with its relatively small scale and taking into account that the most important aspect of its setting is to the east, development of the site is not therefore considered to have a harmful impact on its significance.

7.9 In relation to Manor House, a Grade II* listed building of high status, not only does the proposed development site lie within its setting, but the open, undeveloped rural character of the land to the west makes this the most important aspect of its setting, contributing to its significance. This is further reinforced by the fact that it is from the west that the earliest and most significant part of the building, dating from the 16th century is experienced in views both from and towards the site.

7.10 Development of the site will result in a considerable change in appearance and the loss of its present character as a green, open space. Views towards Manor House from the west will be obscured and the housing development will be visible from Manor House and its garden resulting in the loss of its rural, wider setting. Although there have been several changes to the surroundings of Manor House over many years and the way in which it is experienced, its setting to the west still retains its original context within a rural landscape and development as housing will virtually encircle the building with modern development. Although it is intended to mitigate any negative impact through the provision of open space along the Hall Lane frontage, development at the proposed density, grain and pattern will still require a considerable degree of encroachment on the existing open character of the site and

have a negative impact on the setting of Manor House. The development will therefore result in the loss of the remaining open setting of Manor House and the ability to appreciate it in a rural context, causing harm to its significance.

8.0 Conclusions and Recommendations

8.1 The proposed development site falls within the setting of Manor House, Oulton, a Grade II* listed building which lies immediately to the east. As described in Section 6.0 of this report, the setting of Manor House as a designated heritage asset makes an important contribution to its significance.

8.2 The proposed development of the site will cause harm to the significance of Manor House for the reasons set out above. The level of harm identified as a result of the principle of development of the land as described in the draft Local Plan, will be less than substantial harm as set out in the NPPF and development could not therefore be supported in the form proposed.

8.3 It is recommended that further consideration should therefore be given to the amount, location and layout of the proposed development with a view to minimising any negative impact on the significance of Manor House. It is likely that any development within the area currently used as a paddock to the south of the site will result in an unacceptable level of harm, due to the loss of the open character of the area. Any review should consider the scope for retaining this area as open space or deletion of the area from the proposed allocation. The scale of any development proposed should also be reviewed in response to the capacity identified in the Settlement Fringe Landscape Sensitivity Study referred to in paragraph 7.6 above. There will also be implications for the provision of access to the northern area of the site which will also need to be reviewed, although there may be some scope for access from the extreme western end of the site from Hall Lane, which should be explored further.

Appendix A : Statutory list descriptions

Manor House, Oulton



Manor House : Late C19 extension looking to north west

List entry number : 1292479

Grade : II*

Date first listed : 13 December 1949

Date of most recent amendment : 21 June 1993

TM59SW OULTON STREET, Oulton 914 - 1/3/97 (West side) 13/12/49 Manor House (Formerly Listed as : OULTON STREET, Oulton (West side) Oulton High House)

Formerly known as: Manor House GORLESTON ROAD. House. Very late C16, altered considerably, and with large late C19 east additions. Brick. Pantile roofs, partly black-glazed, partly red. The west front is of 2 storeys and attic in 4 bays. Rendered, colourwashed and scored. In the second bay (from left) is a panelled late C18 door on HL hinges under a 4-paned fanlight protected by a late C19 glazed porch. One sash left, 2 right and 4 to the first floor, all with margin glazing and exposed boxes. Gabled roof. Internal C19 gable-end stack to south. 3 late C20 roof lights. The south gable is colourwashed only, revealing the English bond brickwork. 2 blocked C18 first-floor windows and 2 small attic lights.

Bargeboards are replacements of 1989. The remainder of the house comprises late C19 two-storey and attic additions to east and north, arranged as a pair of gabled wings at right angles to each other. Gault brick ground floor, tile-hung first floor. The fenestration is all of sashes with glazing bars to the upper sash only, i.e. 6/1. Gabled roofs and a ridge stack on the north range. INTERIOR. The south-west ground-floor room has a sunk-quadrant moulded bridging beam and wall plate. The plaster ceiling of c1590-1600 is divided into squares by multiple roll-moulded ribs with jelly-mould bosses at the intersections. The squares are plain except for a modest boss in each with ballflower decoration. Large-framed C18 panelling remains between the 2 west windows. Panelled window shutters. Until 1912 this room had complete small-framed panelling and a chimneypiece dateable to c1590-1600 (all sold to America). The present chimneypiece has Ionic columns and a fluted frieze. The staircase has stick balusters and a ramped handrail. At the half-landing is a leaded 4-light mullioned window with a central King mullion now looking into the C19 east additions. The first-floor south-west and south-east rooms are entered through early C18 two-panel doors, the former with a sunk-quadrant door-frame of c1600. This room has an elaborate plaster ceiling of the 1590s. Roll-moulded ribs form a central intersecting rectangle with canted ends. The intersections have jelly-mould bosses with water-leaf riders. Arranged around this centrepiece are repeating geometrical rib patterns, also roll-moulded, with floral filigree work. This ceiling and the one in the room below are almost certainly earlier than, and by the same craftsmen as, that to No.4 South Quay, Great Yarmouth.



Manor House : View looking to south east with the original C16 white rendered part of the building on the right and the late C19 brick and tile extension on the left



Manor House : C16 west elevation



Manor House : East elevation of the late C19 extension

Blue Boar Inn, Oulton

List entry number : 1279947

Grade : II

Date first listed : 3 October 1977

TM59NW OULTON STREET, Oulton 914 - 1/1/96 (West side) 03/10/77 Blue Boar Inn

Public House. Late C18 rear range with an early C19 front block facing the road. Colourwashed brick with pantile roofs. Rear wing of 2 storeys, the west side lit through a late C20 casement to the ground floor and 2 first-floor 6/6 sashes. Gabled roof. Truncated wall stack on west side. The front block is of 4 bays. C20 glazed doorway to the right. Two 6/6 sashes left and a blocked doorway extreme left of elevation. The upper floor has four 6/6 sashes. Gabled roof with a ridge stack left of centre and an internal gable-end stack to north (right). INTERIOR. The ground floor only inspected: no features of interest.



Blue Boar Inn : East elevation facing Oulton Street

Appendix B : References

- National Planning Policy Framework, DCLG, March 2012
- National Planning Practice Guidance : Conserving and enhancing the historic environment, DCLG, 2014
- Planning (Listed Buildings & Conservation Areas) Act 1990
- Historic Environment Good Practice Advice in Planning : GPA2 'Managing Significance in Decision-Taking in the Historic Environment', Historic England, July 2015
- Historic Environment Good Practice Advice in Planning : GPA3 'The Setting of Heritage Assets', Historic England, July 2015
- Conservation Principles, Policies and Guidance; Historic England, April 2008
- Waveney Local Plan, First Draft Plan, July 2017
- Waveney District Landscape Character Assessment, April 2008
- Great Yarmouth & Waveney Settlement Fringe Landscape Sensitivity Study, December 2016
- Suffolk Historic Environment Record
- National Heritage List for England : Oulton
www.historicengland.org.uk/listing/the-list
- Historic England Images of England www.imagesofengland.org.uk : Oulton
- Historical Map Archive : www.old-maps.co.uk Ordnance Survey County Series Maps Suffolk : Oulton
- A Walk Around Oulton : Historical Facts 1
www.awalkaroundoulton.weebly.com