

Heritage Impact Assessment

Proposed development of Land South of The Street, Carlton Colville / Gisleham, Suffolk



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Cover photograph 01 : View to south west from within the site towards Rushmere Road

1.0 Introduction

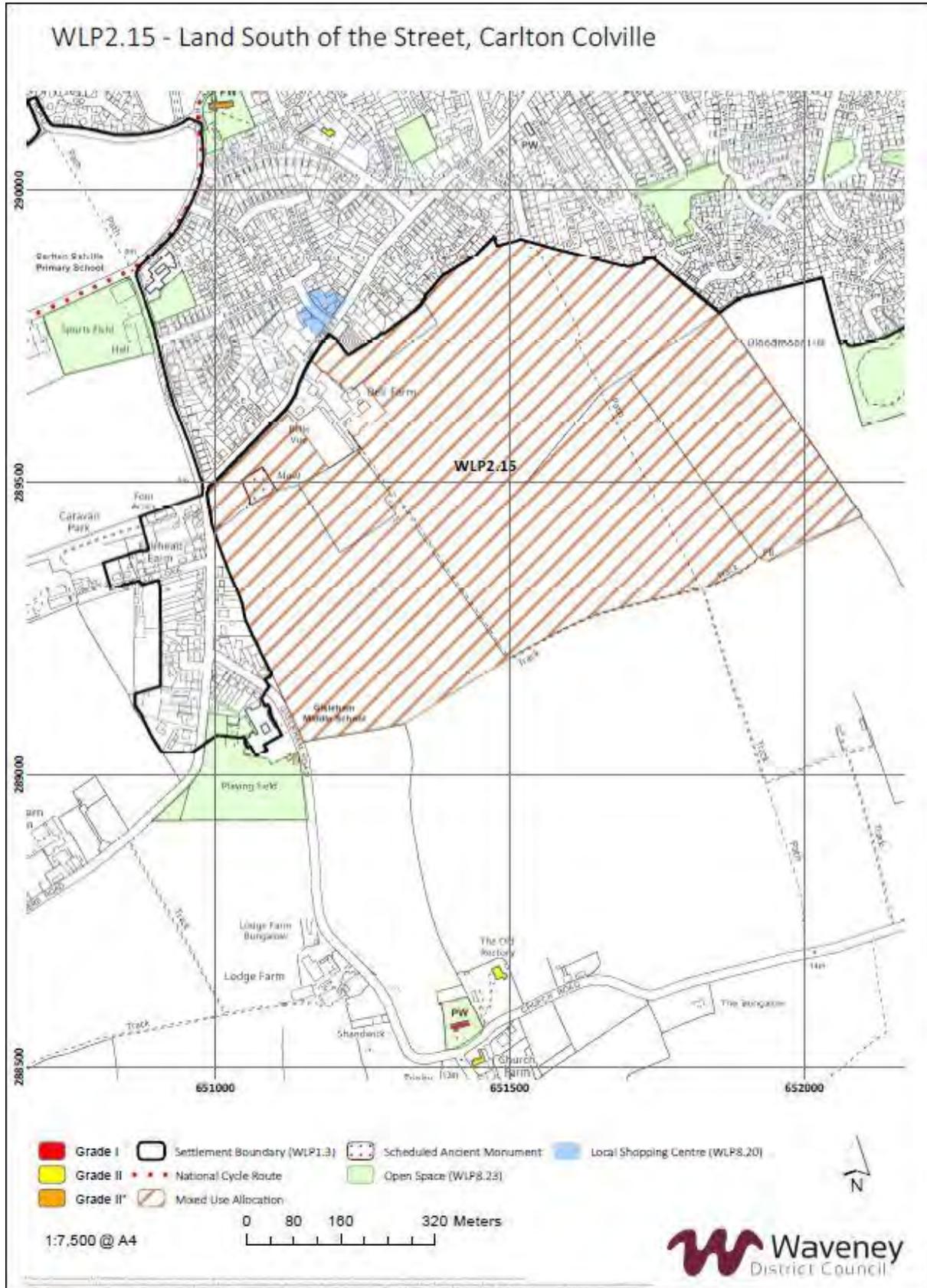
1.1 This report considers the impact of the proposed development of Land to the south of The Street, Carlton Colville / Gisleham, Suffolk, which is a proposed site allocation ref : WLP2.15, within the first draft of the Waveney Local Plan, July 2017. It identifies those heritage assets affected by the 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 the 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 55 hectares in area and is located within the Parishes of Carlton Colville and Gisleham, currently used as arable land. It adjoins the existing built development along The Street and at Bell Farm to the north and the rear boundary of residential development along Rushmere Road and Gisleham Road to the west. A track running east west forms the southern boundary of the site, with further open arable land to the south. There is a distinct contrast between the built-up, more urban character of the north and west boundaries and the open, rural character of the adjoining land to the south and to a lesser extent to the east, which has further built development beyond. A moated site lies within the north west corner of the site and the tower of the Church of Holy Trinity, Gisleham is visible to the south.



02 : Proposed site allocation WLP2.15 for mixed use development © Waveney District Council

2.2 The site lies within Landscape Character Area H3 : Hundred Tributary Valley Farmland as identified in the Waveney District Landscape Character Assessment, April 2008. However the site is also immediately adjacent to Landscape Character Area I4 : Gisleham Plateau. The Great Yarmouth & Waveney Settlement Fringe Landscape Sensitivity Study, December 2016, also identifies the site as falling within Landscape Setting Area 5.



03 : Aerial view of the proposed site looking west. The site is bounded by development along The Street to the north and Rushmere Road / Gisleham Road to the west. The buildings at Bell Farm and the moated site can be seen towards the top right and the southern boundary runs along the track/field boundary in the centre from the school. Gisleham Church of Holy Trinity is at the left by the t-junction © Google Maps



04 : View looking east from within the site with the urban edge of recent development in the distance and Bell Farm on the left



05 : View to north east with urban edge of existing development adjoining the site



06 : View to The Street to the north and the moated site within the trees to the left



07 : View to west with existing development on Rushmere Road and Gisleham Road



08 : Open rural view to south and church tower at Gisleham

3.0 Proposed Development

3.1 The proposed mixed use development includes up to 800 dwellings; a retirement community with a care home / nursing home and extra care and / or sheltered dwellings; primary school; country park; allotments, flood mitigation and play space; local shops and a community centre. Policy WLP2.15 within the draft Local Plan sets out specific criteria for development of the site including a density of approximately 30 dwellings per hectare; vehicular and cycle / pedestrian access points etc. An indicative masterplan has also been drawn up to show the suggested locations of various elements of the development.

Land South of The Street, Carlton Colville/Gisleham

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

2.92 The site (54.88 hectares) comprises a number of arable fields south of The Street in Carlton Colville and Gisleham.

2.93 The site is a logical extension to the existing built up area. The sensitivity of the landscape is low and development could improve the existing exposed edge of the settlement around the Ullswater development. The site has good access to employment opportunities in South Lowestoft Industrial Estate and the nearby retail facilities.

2.94 Carlton Colville Town Council has expressed a desire to create a new community hub. There is already some funding available from a section 106 agreement from the Carlton Hall development. The development of 800 homes on this site provides an opportunity to provide funding and land for this development.

2.95 A development of 800 homes on this site provides the opportunity to deliver a new primary school in more central location serving pupils in the South Lowestoft and Carlton Colville area. This will help reduce the need to travel to the existing Carlton Colville Primary School in the future. Additionally, the site provides an opportunity to deliver parking and drop-off space for parents at the existing Carlton Colville Primary School to relieve pressure on the existing streets around the school. Parking could be shared with the new community hub.

2.96 Waveney has an ageing population and the Strategic Housing Market Assessment (2017) identified a significant need for new sheltered and extra care housing and new care homes. This large site, which will likely be delivered by a number of developers provides an opportunity to deliver a retirement community comprising a care home and a proportion of extra care and/or sheltered dwellings. The development should be designed, utilising dementia friendly design principles (see Policy WLP8.29 on Design).

2.97 The Environment Agency has indicated that the development of land in this location could provide an opportunity to deliver flood risk mitigation measures for the Kirkley Stream. Land on the northern part of the site is within flood zone 3 associated with the Kirkley Stream and should therefore be set aside to allow for potential flood mitigation and also act as part of the open space provision on the site. This open space should provide a local equipped area for play and could also provide an area for allotments to help meet the current South Lowestoft need.

2.98 A country park should also be provided to the south of the site close to the existing Carlton Colville Primary School. The Country Park should include a fenced neighbourhood equipped area for play, together with a landscaped area for dog walking and other recreation. This will help reduce pressure from dog walking and recreation on nearby protected habitats such as Kessingland beach.

2.99 The southern boundary of the site is very exposed to landscape and it will be important not to create a hard exposed edge, as the current Ullswater development does. Therefore land should be set aside on the southern boundary to allow for hedgerow and tree planting to soften the edge of the development. The development of the area should exhibit exceptional urban design. It should score particularly well against Building for Life criteria (see Policy WLP8.29). Developers are encouraged to seek Built for Life Quality Mark for housing development on the site.

2.100 Two rights of way run through the site, one from Low Farm Drive and one from The Street. The layout of the site should be designed so that these rights of way can be accommodated in the development and link to the rights of way to the south of the site.

2.101 The site has a very 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.

2.102 An indicative masterplan has been prepared as shown in Figure 12. Development proposals should have regard to this indicative masterplan. However, it may be necessary to amend the masterplan dependant on the results of the archaeological survey if any remains need to be preserved in situ. A detailed masterplan will be required to be submitted with any planning application for the site. The detailed masterplan should be informed by consultation with the community.



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

Policy WLP2.15 - Land South of The Street, Carlton Colville/Gisleham

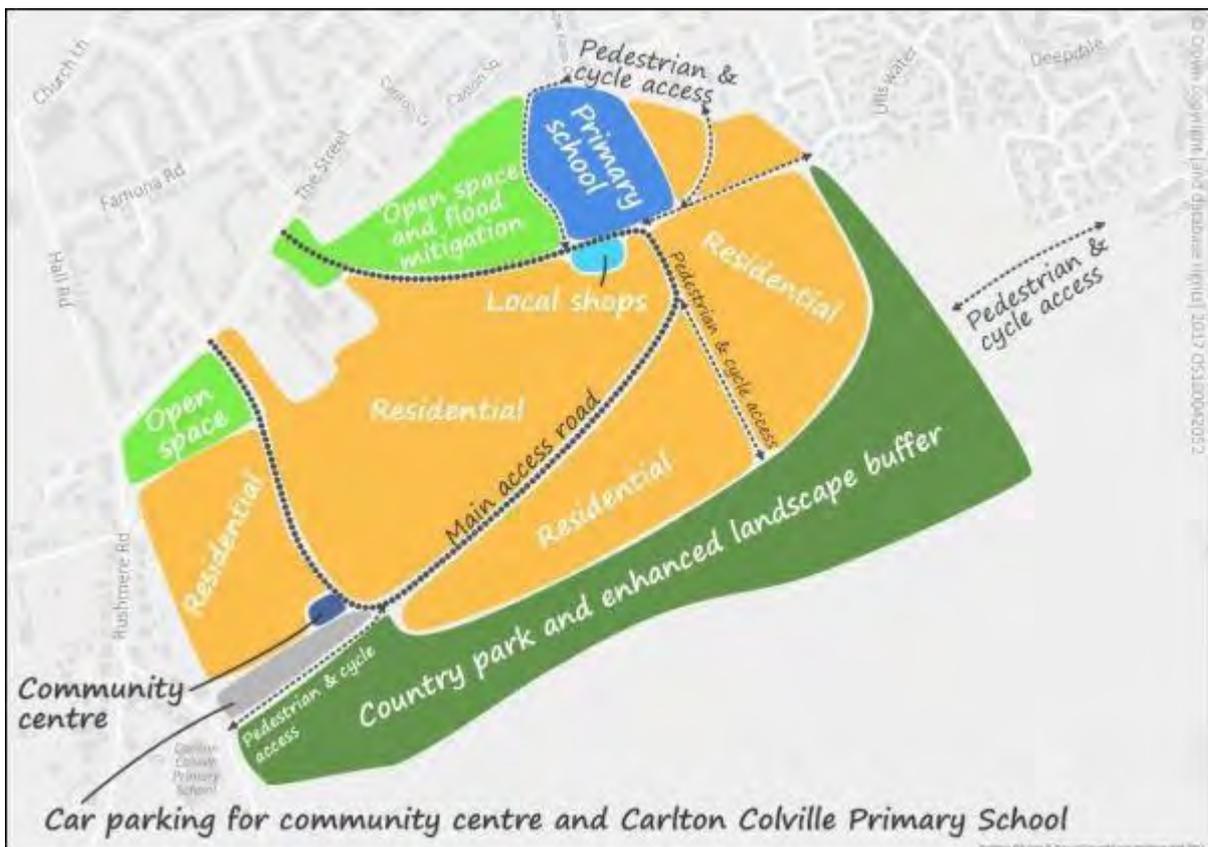
Land South of the Street, Carlton Colville/Gisleham (54.88 hectares) as defined on the Policies Map is allocated for a comprehensive mixed use development including:

- ▶ Up to 800 new dwellings
- ▶ Retirement community comprising a care home / nursing home and extra care and/or sheltered dwellings.
- ▶ 1 form entry primary school (2 hectares)
- ▶ Country Park (at least 15 hectares)
- ▶ Allotments, flood mitigation and play space (at least 3.4 hectares)
- ▶ Local shops comprising a convenience store
- ▶ Community Centre

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 The Street. Pedestrian and cycle accesses should be provided from Ullswater, Shaw Avenue, Low Farm Drive and Gisleham Road.
- ▶ The northern part of the site (3.4 hectares) which falls within flood zones 2 and 3 should not be developed and instead used for flood mitigation, surface water drainage and open space including the provision of a local equipped area for play and allotments.
- ▶ The Country Park should include a fenced neighbourhood equipped area for play and a landscaped area for dog walking and other recreation.
- ▶ Land should be set aside on the southern boundary to allow for hedgerow and tree planting to soften the edge of the development.
- ▶ Existing public rights of way should be accommodated within the development and link to public rights of way to the south of the site.
- ▶ The car park for the community centre should be a shared use as a drop off and pick up point for children attending Carlton Colville Primary School.
- ▶ The development should be phased to allow for the early construction of the community centre and car park and delivery of the Country Park.
- ▶ A detailed masterplan, prepared in consultation with the community, should be submitted with 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.

10 : Policy WLP2.15 Criteria for development of the site



11 : Indicative Masterplan



12 : Flood risk proposals to be integrated into and delivered as part of the housing allocation with all housing development to be located south of the channel

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 In relation to designated heritage assets, the following lies entirely within the proposed development site :-

- **Moated site 200m south west of Bell Farm.** This is a Scheduled Monument which lies within the north west corner of the site.

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

- **Church of St Peter, Church Lane, Carlton Colville.** This is a Grade II* listed building which lies approximately 450m to the north of the site boundary

Approximately 500m to the south of the site boundary there is also a cluster of three listed buildings within the Parish of Gisleham :-

- **Church of Holy Trinity, Church Road, Gisleham** : listed Grade I
- **The Old Rectory, Church Road, Gisleham** : listed Grade II
- **Barn 30m north west of Church Farmhouse, Gisleham** : listed Grade II

5.4 In identifying the extent of setting of each of the designated heritage assets noted above, neither The Old Rectory, nor the Barn adjacent to Church Farmhouse, Gisleham, can be appreciated in views from or including the proposed development site. In addition the site is not visible from either of these heritage assets and it is not therefore considered to fall within their settings. Although the proposed development site is not visible from the Church of St Peter, Carlton Colville, the church tower is visible in a limited number of views looking north from within the site. However, given the distance between the church and the site and the considerable change in its wider setting as a result of C20 residential development, which has now created an urban edge, development of the proposed site is therefore not considered to cause any greater erosion of its former rural setting.



13 : Tower of the Church of St Peter, Carlton Colville visible from within the proposed development site where its former rural setting has been lost as a result of C20 residential development.

5.5 As the proposed development site encircles and includes the moated site, it therefore forms part of the setting of the scheduled monument. There are views both from within and including the proposed development site of the Church of Holy Trinity, Gisleham and there are also views towards the site from the church and its churchyard. The site therefore lies within the setting of the church. There is also a

degree of intervisibility between these two heritage assets with the church tower being seen from the moated site and the moated site being visible in views from the churchyard, with the proposed development site lying between the two. The proposed development will therefore affect the setting of the moated site, Carlton Colville and the Church of Holy Trinity, Gisleham.

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

6.5 **Church of Holy Trinity, Gisleham** : The significance of the church as a high status, Grade I listed building is derived from its considerable architectural, historic, archaeological and artistic interest. Originating from the 11th century or possibly earlier, the church has a wealth of distinctive architectural features including the round tower. The nave dates from the 12th century along with the tower arch, blocked east window, north doorway and possibly the core of the chancel. The octagonal belfry stage with a crenellated parapet was added in the 14th century with

the window openings in the nave and chancel dating from the same period. The knapped flint porch with flushwork panels and the octagonal font date from the 15th century. The church was restored in 1861 and 1887 and the chancel during the period from 1902-8. The survival of original historic fabric makes an important contribution to the significance of the building. As the principal building within the Parish of Gisleham, it has considerable communal value as the spiritual focus of community life for many centuries as well as being a key part of the traditional rural scene.



14 : View to north east



15 : View from churchyard to north west

6.6 Moated site 200m south west of Bell Farm : As a scheduled monument, the significance of moated sites lies mainly in their archaeological and historic interest. They are an important category of mediaeval monument which provide evidence in understanding the distribution of wealth and status in the countryside. Moated sites consist of wide ditches which are usually or sometimes seasonally water-filled (as is the case here), partly or completely enclosing one or more islands of dry ground which contained domestic or religious buildings. Most moated sites served as prestigious residences with the moat as a status symbol rather than as a defence. The moat site here is on level ground which survives well and is unencumbered by later buildings. The central platform and the moat retain archaeological information concerning the construction and occupation of the site during the mediaeval period, with evidence of earlier land use, prior to the construction of the moat, possibly surviving in the soils beneath the raised central platform. A mediaeval lead seal and seal matrix found in the vicinity of the moat provide evidence for the high, possibly manorial status of the site and date its origin to the 13th century. The moated site therefore has considerable historical, communal and evidential value which make an important contribution to its significance as an archaeological feature in the rural landscape.



16 : Moated site looking to west



17 : North east fenced enclosure of the site

6.7 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 Church of Holy Trinity and the Moated Site in relation to their physical surroundings include : other heritage assets; land use; green space, trees and vegetation; openness, 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 assets; associative relationships between heritage assets.

6.8 **Setting of Church of Holy Trinity, Gisleham** : From Church Road and Gisleham Road to the south and west, there are views and glimpses of the church which to some degree are restricted by the surrounding mature trees and as a consequence its setting is more tightly defined. The ability to experience the church however, will vary according to the season and the specific viewpoint.



18 & 19 : Glimpses of the church through the trees along Church Road



20 : Entrance from Gisleham Road



21 : View to east from Gisleham Road

6.9 The Waveney District Landscape Character Assessment identifies the key characteristics of the Gisleham Plateau Character Area in section 14.1 which includes the round towered church at Gisleham as a principal element of the cultural landscape. Hodkinson's 1783 Map of Suffolk identifies the small hamlet of Gisleham and its associated church which exist today. Reference to historic maps since the 1st edition Ordnance Survey Map show little change over time, in the landscape setting of the Church of Holy Trinity with the cluster of buildings forming the hamlet of Gisleham to the south, including the church as the settlement focus and the open character of the largely flat, arable landscape to the north. There are several views from the north where the church tower is seen as a key feature on the wooded skyline, which is described as a prominent element of views and a key visual sensitivity in the Landscape Character Assessment. However, the recent construction of large scale wind turbines has adversely impacted on some of these views and the setting of the church. Nevertheless, the church is still experienced in an open, rural landscape which forms a key element of its wider setting from the north.

6.10 Although views out from the churchyard on the south side of the church are to some extent restricted by the existing mature trees around the boundary, there are views out to the north from the churchyard. These views are across an open, arable rural landscape where there has been little change, apart from development along The Street in Carlton Colville which is some distance away. The cluster of trees which identify the location of the moated site is also clearly visible in these views from the churchyard.

6.11 The setting of the church is more restricted and tightly defined from the south in contrast to the more open rural setting from the north, where there has been little change over time and it has remained as a key feature which is appreciated within a wide landscape. Its setting is therefore considered to make an important contribution to the significance of the church.



22 : View looking south from the public footpath within the proposed site showing how the church is appreciated as a key feature in an open, rural landscape setting



23 : View from the churchyard to the north across an open arable landscape. The buildings in the distance are on The Street, Carlton Colville with Bell Farm on the right and the trees surrounding the moated site to the left of the houses in the centre

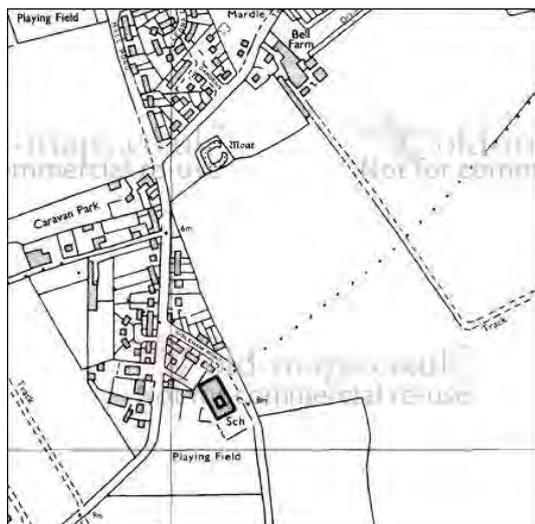
6.12 Setting of moated site 200m south west of Bell Farm : Although the moated site does not have a strong visual presence in the landscape, its location can be identified from the cluster of trees within the enclosure. An important element contributing to the significance of the site is its rural context and the ability to appreciate and experience the monument in an open, landscape setting. Reference to historic maps from the 1st edition Ordnance Survey Map illustrate how its setting has changed and evolved over time.



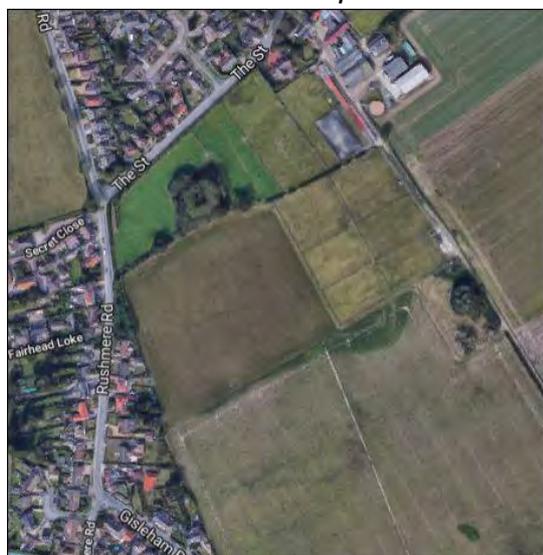
24 : The 1884 OS County Series Map for Suffolk shows the moated site in a relatively open rural setting at that time. There is little development surrounding the site with the occasional dwelling along The Street, Rushmere Road and Gisleham Road © www.old-maps.co.uk



25 : The 1967 OS Map shows considerable ribbon development along Rushmere Road and Gisleham Road, but relatively little further development along The Street to the north © www.old-maps.co.uk



26 : The 1984 OS Map shows more extensive development to the north of The Street © www.old-maps.co.uk



27 : The recent aerial view shows the extent of development to the north and west of the moated site creating a strong urban edge, but the setting to the south and east remains open and rural in character © Google Maps

6.13 Although there has been a change in the setting of the moated site with development creating an urban edge to the north and west, it is set back from The Street and Rushmere Road with some open, green space forming its immediate setting, which to some degree, creates a semi-rural character. To the south and east however, the open character of its wider setting still remains, thereby enabling the monument to be appreciated within in its rural landscape. There are also views to the south from the moated site where the tower of the Church of Holy Trinity can be seen in the same view, with open, arable land between the two heritage assets. The setting of the moated site in this rural context is therefore considered to make a considerable contribution to its significance.



28 : View towards north west showing the moated site on the left and the urban edge to development along The Street



29 : View looking east from the moated site showing the open setting and the buildings at Bell Farm beyond



30 : View looking north from the public footpath towards the moated site showing the open setting to the south and east with development along The Street beyond



31 : View looking south with the moated site to the right. The illustrates the intervisibility between the two heritage assets where the tower of the Church of Holy Trinity, Gisleham can be seen from the moated site, as well as the open setting and rural character of the area between the two.

6.14 The character of the landscape which surrounds the Church of Holy Trinity and the moated site is an important element contributing positively to the way in which they are experienced, especially in relation to key views, openness, trees and vegetation and the visual relationship with one another. Those aspects of the setting of each of these designated heritage assets identified and described above are therefore considered to make an important contribution to their significance.

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 :-

- **Church of Holy Trinity, Gisleham** : Grade I listed building
- **Moated site 200m to south west of Bell Farm** : scheduled monument

This assessment concludes that the setting of both heritage assets makes an important contribution their significance. It also notes in particular a number of key aspects of their setting including the importance of the open, rural landscape which still remains to the south and east of the moated site and to the north of the church; the contribution of the church tower as a key feature in views across the landscape and the ability to appreciate both heritage assets in the same view both from within and towards the proposed development site.

7.6 The supporting text for the proposed allocation states that the sensitivity of the landscape is low. However, paragraph H3.15 of the Waveney District Landscape Character Assessment for the Hundred Tributary Valley Farmland states that '*key visual sensitivities include views to and the setting of church towers which are often visible above wooded skylines.....Intervisibility with adjoining exposed plateau claylands (Gisleham Farmed Plateau Clayland), where views are often panoramic and composed of few elements, are sensitive to additional large scale features*'. Paragraph H3.18 sets out the strategic objectives and states that '*The primary strategic objectives for the character area are to conserve and enhance the textured landscape quality and the varied landcover elements such as wet meadows, woodland, grazing pasture and hedgerows....Key views featuring wooded skylines and isolated church towers should be conserved*'. Paragraph H3.20 sets out the considerations in relation to new development as '*Conserve and protect sensitive panoramic woodland skylines, notably where intervisibility with neighbouring plateau clayland persists. Development associated with the growth of settlements such as Lowestoft and Kessingland should be sensitive to the wider rural character of the area. Building styles and uses within rural areas should respect local character. Conserve the views to, and the settings of, churches*'. The Great Yarmouth & Waveney Settlement Fringe Landscape Sensitivity Study of December 2016 notes that the site falls within Landscape Setting Area 5, which is considered to have High Landscape Capacity to accommodate new development as a result of Low Landscape Sensitivity and Moderate Landscape Value. As a consequence of having High Landscape Capacity, '*Subject to appropriate siting, design and landscape mitigation, large, medium and small scale new development could potentially be accommodated within the landscape without eroding positive key features and characteristics which are desirable to safeguard*'. The Church of Holy Trinity at Gisleham is identified as a culturally important landmark and although both the church and the moated site at Manor Farm are noted as distinctive characteristics within Landscape Setting Area 5, there is no reference to the moated site to the southwest of Bell Farm. Taking into account the above points and the fact that the proposed development site includes a scheduled monument and lies within the setting of a high status Grade I listed church, the sensitivity of the landscape to change is potentially higher than that identified. The moated site to the south west of Bell Farm is considered to be a positive key feature within the landscape, the characteristics of which are desirable to safeguard, in particular its setting.

7.7 The proposed development is described within the policy and supporting text for allocation WLP2.15 and an indicative masterplan has been prepared to inform the proposals for development of the site. These include the provision of vehicular access off The Street; setting aside land on the southern boundary to allow for hedgerow and tree planting to soften the edge of the development and the provision of a car park for the proposed community centre for shared use with Carlton Colville Primary School.

7.8 The indicative masterplan proposes residential development immediately adjoining the southern boundary of the moated site along with a community centre and shared car park beyond and the vehicular access from The Street into the site running along the eastern boundary of the moated site. As previously noted the monument is located on the fringe of the existing urban development, with the small area of green space to the north and west creating some degree of a semi-rural setting. However completely encircling the monument with built development as proposed including residential buildings, community centre, car parking and access road will result in a total loss of the remaining open setting which currently exists to the south and east and the ability to appreciate the monument in a rural context will also be lost.

7.9 The principle of creating a landscaped buffer zone including trees and hedgerows to the southern boundary to create a visual transition between the more urban built character and the rural character beyond the site is supported as a positive way of integrating the development into the landscape. However, at the south west corner, whilst it will create a soft edge, it will result in a loss of the open character of the land which currently forms the setting of both the monument and the church. In addition, along with the proposed built development to the north between the western site boundary and the proposed access road, it will sever the visual links between the monument and the church and the ability to see one from the other.

7.10. In relation to designated heritage assets, the proposed development will therefore have the greatest impact along the western portion of the site which lies within the setting of both the monument and the church. This will result in the loss of their existing open setting; key views of the designated heritage assets and the ability to appreciate them in a rural setting. This will have a negative impact on the setting of the scheduled monument and the church and therefore cause harm to their significance.

8.0 Conclusions and Recommendations

8.1 The proposed development site falls within the setting of the Church of Holy Trinity, Gisleham a Grade I listed building and the Moated Site 200m to the south

west of Bell Farm, a scheduled monument. As described in Section 6.0 of this report, the setting of each of these designated heritage assets makes an important contribution to their significance.

8.2 The proposals shown on the indicative masterplan will cause harm to the significance of the church and the moated site 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 Whilst development of the site may be acceptable in principle, it is recommended that further consideration is given to the amount, location and layout with a view to minimising any negative impact on the significance of those designated heritage assets affected.

8.4 It is also recommended that the policy and supporting text should be reviewed to clearly identify the scheduled monument which lies within the site and those designated heritage assets whose settings will be affected by the proposed development. The scale of any development proposed should also be reviewed to take account of the moated site, which is considered to be a positive key feature within the landscape, the characteristics of which are desirable to safeguard, as set out within the Landscape Capacity Definitions on page 107 of the Settlement Fringe Landscape Sensitivity Study referred to in paragraph 7.6 above. Any measures which may need to be taken into account when preparing design proposals for development of the site in order to safeguard the setting of the moat should also be reviewed.

8.5 Consideration should therefore be given to the following which may assist with reducing the level of harm identified :-

- The scope for retaining the existing open area of land to the south of the moated site between the western site boundary and the proposed main access road from The Street. This will require the deletion of the residential area proposed in this location and if the proposed density is to remain the same, a reduction in the number of dwellings that can be successfully accommodated within the site as a whole.
- Alternative locations for the proposed community centre and associated car parking facilities.
- Repositioning the proposed vehicular access point from The Street so that it is not in such close proximity to the moated site, which may require a wider review of access points into the site as a whole.

Appendix A : Statutory list descriptions

Church of Holy Trinity, Gisleham



South elevation of the church seen from the entrance to the churchyard

List entry number : 1182784

Grade : I

Date first listed : 17 April 1986

GISLEHAM CHURCH ROAD TM 58 NW 3/20 Church of Holy Trinity - GV I

Parish Church. Medieval; restored 1861, 1887 and the chancel in 1902-8. Nave, chancel, west tower, south porch. Flint rubble, originally plastered: stone dressing. Slated roofs. Round tower of C11 or earlier date; the tower arch and a blocked east window are C12. C14 octagonal belfry and crenellated parapet, both of knapped flint; there are 2-light belfry openings to 4 quarters, that to the south now altered. C12 nave with C14 2-light windows, mostly original. To the north is part of a C12 doorway with colonettes and scalloped capitals. C15 porch, with knapped flint facade and flushwork panels to the plinth and buttresses; the moulded entrance arch is enriched with various carved motifs, and above is an empty statue niche with mutilated flanking angels. The parapet has carved stone shields. 2-bay chancel: probably C12 core, with C14 window openings; internally the north and south openings have moulded surrounds, those to the south also being shafted. The windows have been

renewed, including the 3-light east window with reticulated tracery. Interior. The capitals and part of the responds of the chancel arch remain, together with the crenellated rood beam, but the chancel has been re-roofed at a lower level and the upper part of the arch has gone. Early C14 angle piscina (mutilated) in south chancel; adjacent is a drop-sill sedilia, the seat being formed by an early tomb slab. C15 octagonal font: lions against the stem, heads and vine foliage to the underside of the bowl and cusped bowl panels with alternate heads and shields. The 2 easternmost north nave windows have well-preserved C15 paintings in their eastern reveals; they show figures of female saints with rays and angels above. To either side of the tower arch are C19 copies of the Lord's Prayer, Commandments and Creed.



View towards the north west across the churchyard

Moated site 200m south west of Bell Farm

List entry number : 101833

Scheduled Monument

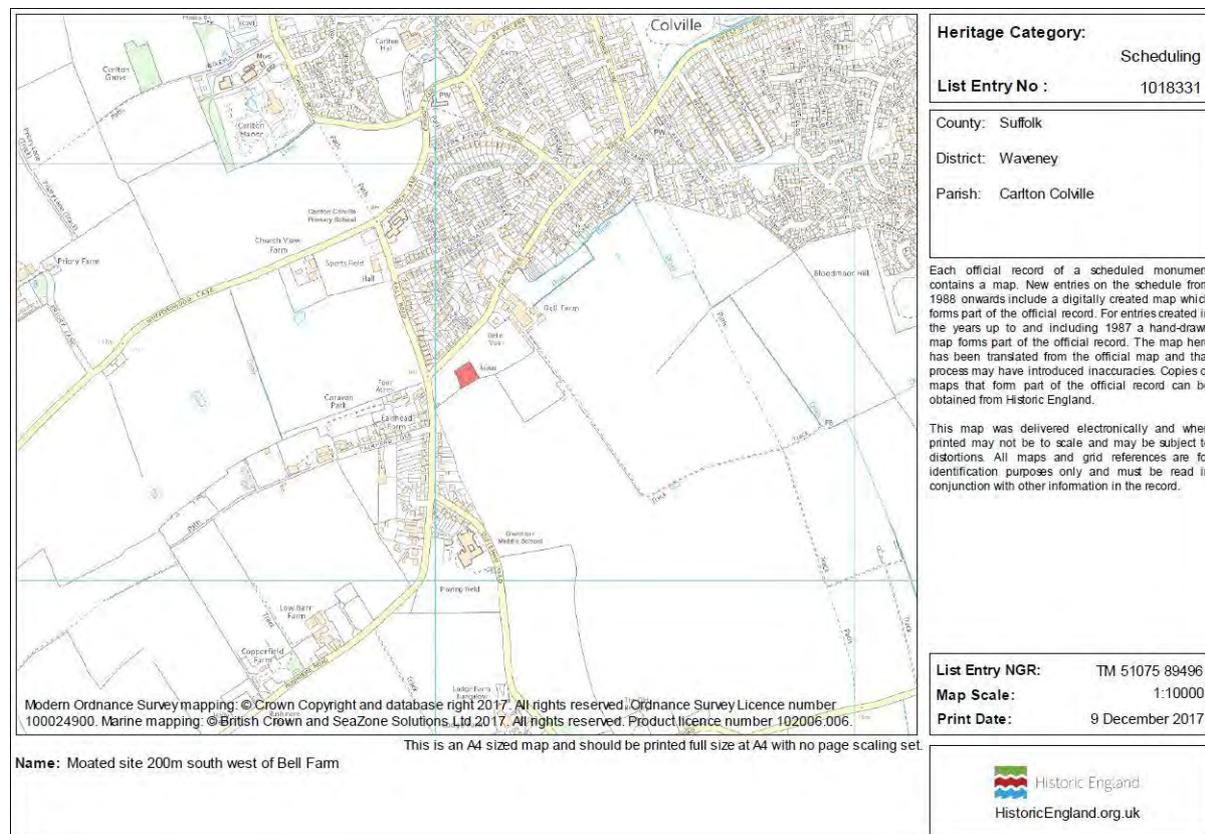
Date first scheduled : 21 January 1999

Details

The monument includes a moated site situated on ground level some 200m south west of Bell Farm. The moat, which is seasonally wet and ranges in width from 10m to 15m, is open to a depth of up to 2m and surrounds a small, sub-rectangular central platform raised up to 0.4m above the ground level to the south, east and north west of the moat and measuring approximately 21m south west - north east by 20m north west - south east. At the south west corner of the moat there is a short projection which probably represents the end of an outlet channel. A dished causeway across the eastern arm of the moat, which now provides access to the central platform, is not an original feature. A medieval lead seal and a 13th century seal matrix found in the vicinity of the moat provide evidence for the high, probably manorial status of the site.

A fence around the outer edge of the moat is excluded from the scheduling, although the ground beneath it is included.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monuments support and preservation.



Location and boundary of the Scheduled Ancient Monument © Historic England

Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

The moated site 200m south west of Bell Farm survives well and is unencumbered by later buildings. The central platform and the moat will therefore retain archaeological information concerning the construction and occupation of the site during the medieval period. Organic materials, including evidence for the local environment in the past, are likely to be preserved in waterlogged deposits in the bottom of the moat. Evidence for earlier land use, predating the construction of the moat, may also survive in soils buried beneath the raised central platform.



The moated site looking to the south west

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 : Carlton Colville & Gisleham
www.historicengland.org.uk/listing/the-list
- Historic England Images of England www.imagesofengland.org.uk : Carleton Colville & Gisleham
- Historical Map Archive : www.old-maps.co.uk Ordnance Survey County Series Maps Suffolk : Carleton Colville & Gisleham