



CABINET

Tuesday 4 February 2020

EXTENSIONS TO EXISTING CONSERVATION AREAS AND ADOPTION OF NEW CONSERVATION AREA APPRAISALS AND SUPPLEMENT

EXECUTIVE SUMMARY

1. Approval of extensions to the existing Conservation Areas of Woodbridge and Yoxford;
2. Adoption of new replacement Appraisals for the Conservation Areas of Felixstowe, Holton, Homersfield, Wisset and Yoxford; and
3. Adoption of a Supplement to the existing Woodbridge Conservation Area Appraisal.

Is the report Open or Exempt?	Open
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Wards Affected:	Bungay and Wainford Eastern Felixstowe Halesworth and Blything Kelsale and Yoxford Western Felixstowe Woodbridge
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Cabinet Member:	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
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Supporting Officer:

Robert Scrimgeour

Principal Design and Conservation Officer

01394 444616

Robert.scrimgeour@eastsoffolk.gov.uk

Eloise Limmer

Design and Conservation Officer

01394 444296

Eloise.limmer@eastsoffolk.gov.uk

1 INTRODUCTION

- 1.1 Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that it is the duty of a local planning authority, from time to time, to review the past exercise of its Conservation Area designation functions under the Act and to determine whether any parts or any further parts of their area should be designated as Conservation Areas; and, if they so determine, they shall designate those parts accordingly.
- 1.2 In the exercise of this statutory duty, the Design and Conservation team of the Planning and Coastal Management department of the Council has undertaken a review of the existing Conservation Areas of Woodbridge and Yoxford. It has determined that there are further parts of these areas that are of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance.
- 1.3 This report proposes that it is timely and relevant under section 69(2) of the 1990 Act to consider the extension of the existing Conservation Areas of Woodbridge and Yoxford.
- 1.4 In support of these extensions, a new replacement appraisal for the Yoxford Conservation Area and a Supplement to the existing Conservation Area appraisal for Woodbridge are proposed for adoption.
- 1.5 Additionally, new appraisals for the Conservation Areas of Felixstowe, Holton, Homersfield and Wisset to replace existing old appraisals are proposed for adoption.
- 1.6 The report will provide the background to the proposals; the proposed areas of Conservation Area extensions; a justification; public consultation; consequences of designation; national and local planning policies; and procedures to be taken for formal and informal notification.

2 BACKGROUND – WOODBRIDGE AND YOXFORD CONSERVATION AREA EXTENSIONS

- 2.1 Woodbridge – the Woodbridge Conservation Area was first designated in 1969 and extended in 1975. The existing Conservation Area Appraisal was adopted in 2011 and is considered to provide a comprehensive overview of the special interest of the Conservation Area. In 2014 the Woodbridge Society approached the Design and Conservation Team with suggestions for extending the existing Conservation Area boundary. In 2015 the Design and Conservation Team commissioned a consultant to review the four areas suggested by the Woodbridge Society and one additional area. This report was completed in 2016. The conclusions of the report were reviewed in 2019 and, following discussions with the Woodbridge Society, four extension areas are proposed along with the proposed removal of one small area.
- 2.2 Yoxford – the Conservation Area of Yoxford was one of eight Conservation Areas in the former SCDC area that were appraised in 2010 where no appraisal had been previously conducted. The resultant appraisal was adopted by SCDC that year but the document omitted to identify unlisted buildings that made a positive contribution to the character and appearance of the Conservation Area. An exercise was undertaken in 2017/18 to remedy this omission which was then enlarged to include a complete review and re-write of the existing appraisal, as it was judged, after all, to not reflect the quality of the Yoxford Conservation Area.
- 2.3 At the same time, the Design and Conservation team made a judgment that, as Yoxford's historic epithet is the 'Garden of Suffolk', it was appropriate to consider the inclusion of the three surrounding parklands of Cockfield Hall, Grove Park and Rookery Park within an extended Conservation Area. Yoxford is unique in Suffolk in being surrounded by historic parklands and it is impossible to understand the development of the village without an appreciation of the significance of the parklands and their historic mansions. Their

proposed incorporation within, and protection afforded by, the Conservation Area arises, therefore, from a review of the existing Conservation Area boundary undertaken under the statutory duty referred to above (1.1).

3 WOODBRIDGE – PROPOSED AREAS FOR EXTENSION AND JUSTIFICATION FOR THEIR INCLUSION

- 3.1 The areas proposed for inclusion by extension of the existing Woodbridge Conservation Area are illustrated by map in Appendix A. An area proposed for removal is also illustrated.
- 3.2 A schedule of all properties and land to be included in the proposed Conservation Area extensions is attached at Appendix B. A schedule of the property and land proposed to be removed from the Conservation Area is attached at Appendix C.
- 3.3 The proposed extensions to the Conservation Area total 217 hectares in area. The proposed area to be removed from the Conservation Area totals 0.17 hectares in area.
- 3.4 Area 1: Located to the west of the railway line, the proposed extension area contains the Grade II listed late 17th / early 18th century Kingston Hall, the Kingston Playing Fields to the north east, an avenue of mature beech trees formerly known as Jetty Lane (now known as The Avenue). The Kingston Road Playing Fields are worthy of inclusion in the Conservation Area as they form part of the historic and current setting of the GII listed Kingston Hall and detached barn, as well as for providing a valuable area of open green space and amenity land. The trees either side of The Avenue are also of value as a historic group of carefully planted mature trees in what is predominantly an area lacking such features. It is also proposed that *Nos. 1 and 3 Kingston Road*, and the GII listed *No.34 Kingston Road* and *Nos. 44-48 (even) Station Road* should be included within the existing Character Area 3, Cumberland Road. This would enhance the existing character area as well as affording some protection to the setting of designated assets and some protection to potential non-designated heritage assets.
- 3.5 Area 2: This area looks to link the isolated areas of riverside that fall within the existing Conservation Area to create continuous coverage from south of the Deben Yacht Club to Lime Kiln Quay to the north. The waterfront area, although separated to some extent by quays and areas of inaccessible private land, does retain a coherent and identifiable character. Having sections of the waterfront area in the Conservation Area, but excluding others is inconsistent. Where areas have been included as the setting for a listed structure, then inclusion is understandable, but the riverside area is more than just the setting for isolated designated structures - it forms the foreground to the wider Conservation Area and possesses a strong recreational and commercial character, and special unplanned and understated aesthetic, of its own.
- 3.6 Area 3: This area includes Ipswich Road from its northern termination at Cumberland Street to Sandy Lane. Despite recent infill development Area 3 remains a coherent example of its kind. The majority of the houses were built in the ten years between 1904 and 1914 in a free vernacular style and are by known architects of local stature. Many of the villas were designed by the Suffolk architect JS Corder between 1904 and 1912 and were built using a consistent palette of materials. A considerable number of the properties meet East Suffolk Council's published criteria for being identified as Non Designated Heritage Assets. Their substantial leafy gardens also contribute to both the setting of the individual houses and the area's visual coherence.
- 3.7 Area 4: This is a small extension to take in a terrace of 19th century ironworkers' cottages on the north side of the eastern end of Deben Road. This terrace is visible from the Thoroughfare and makes a positive contribution to the character of the Conservation

Area. Inclusion in the Conservation Area will help to prevent further inappropriate alterations to these houses.

- 3.8 Removal Area 1: We have a duty, when reviewing the conservation area boundary, to consider whether all the areas currently covered by the designation meet current guidelines in terms of good practice. This is to make sure that the concept of conservation is not devalued through the designation of areas that do not have sufficient architectural or historic interest. The garden of 35 Burkitt Road is half inside and half outside of the existing conservation area. The section of garden that is within the Conservation Area is separated from the house. It is not good practice to bisect properties and land and was an error in the original designation. It is, therefore, proposed to remove this section from the Conservation Area. Buttrum's Mill is adjacent to this section of garden; it is a Grade II* listed building. The setting of this Grade II* listed heritage asset is protected through its status as a designated heritage asset. This level of protection is much higher than the protection the Conservation Area provides. Therefore, removing this piece of land from the Conservation Area would not remove protection from the setting of the Grade II* listed building. Its setting is already protected as it contributes to the significance of this very important heritage asset.

4 CONSERVATION AREA APPRAISAL SUPPLEMENT AND PUBLIC CONSULTATION

- 4.1 A Supplement to the existing Conservation Area Appraisal has been prepared containing information about all the proposed extension areas including a description of their special interest and a gazetteer of listed and unlisted structures which make a positive contribution to the character and special interest of the proposed extension area. The Supplement can be viewed via a web link at Appendix E. If adopted, the Supplement will be added to the end of the Conservation Area Appraisal and will be available to view on East Suffolk Council's website.
- 4.2 There is no statutory requirement to consult on Conservation Area appraisals, but it is considered to be good practice to do so and had always been the practice of the former Waveney and Suffolk Coastal District Councils. Accordingly, public consultation took place between 31st May and 12th July 2019. The response to this initial round of consultation was not considered sufficient to demonstrate support of the proposals. A further round of public consultation took place between 2nd September and 1st November 2019. The consultation consisted of:
- Owners and occupiers of each property within the proposed extensions to the Conservation Area were contacted by letter: to inform them of the proposal to extend the Conservation Area; to provide a summary of the consequences of designation (by extension); to provide a link to access the map of the extended areas and the draft Supplement on-line; and to seek their views on the proposals.
 - Owners and occupiers of properties within the rest of the Conservation Area were contacted by letter: to inform them of the proposal to extend the Conservation Area; to

provide a link to access the map of the extended areas and the draft Supplement on-line; and to seek their views on the proposal.

- Also invited to comment were: the Woodbridge Society, Woodbridge Town Council; Suffolk County Council Archaeology; Ward Members; the Council's Landscape and Arboricultural Manager and East Suffolk Council's Asset Management Team.
- Additionally, the draft supplement was placed on the Council's website for viewing and downloading. 733 page views were recorded for the consultation period, and 22 responses through the web form provided, of which 21 were supportive of the proposals.
- A member of the Design and Conservation team hosted an information day at Woodbridge Library on 15th October 2019, presenting the proposals with large scale maps and copies of the draft supplement. 23 people filled in consultation forms during this session of which 22 were supportive of the proposals.
- A total of 70 responses were received by letter or email of which 58 were supportive of the proposals.

4.3 The following amendments were made to the proposal following public feedback:

- The proposed extension area covering the northern side of Pytches Road was removed. Members of the public pointed out that the green character above the northern boundary of the Conservation Area is already well protected with Tree Preservation Orders and policy MEL13 of the Melton Neighbourhood Plan.
- The southern element of Area 2 was altered to remove some agricultural land.

4.4 A number of the negative responses were related to Removal Area 1. Members of the public were concerned that by removing this small section of garden from the Conservation Area, the protection of the setting of Buttrums Mill would be reduced. However, the inclusion of this area was an error in the original designation that needs to be corrected. The setting of this Grade II* listed mill is protected through its status as a designated heritage asset. This level of protection is much higher than the protection the Conservation Area provides. Therefore, removing this piece of land from the Conservation Area would not remove protection from the setting of the Grade II* listed building. The Conservation Area boundary currently cuts across the plot of 35 Burkitt Road with half of the garden within the Conservation Area but the house and the rest of the garden outside the Conservation Area. This is not good practice; Historic England's Advice Note 1 on Conservation Area Designation (Feb. 2016) states that the LPA should ensure that *'in almost all situations the conservation area boundary runs around rather than through a space or plot'*. The garden area has no special architectural or historical interest worthy of Conservation Area designation and neither does the house at 35 Burkitt Road. It should not, therefore, have been included in the original designation and now is the time to rectify this past error.

4.5 A summary of public consultation responses is attached at Appendix D.

5 YOXFORD – PROPOSED AREAS FOR EXTENSION AND JUSTIFICATION FOR THEIR INCLUSION

5.1 The areas proposed for inclusion by extension of the existing Yoxford Conservation Area are illustrated by map at Appendix F.

5.2 A schedule of all properties and land to be included in the proposed Yoxford Conservation Area extensions is attached at Appendix G.

5.3 The proposed extensions to the Conservation Area total 989 hectares in area. They consist of the parklands and mansions and associated buildings and structures of

Cockfield Hall, Grove Park and Rookery Park. They also include some residential properties on Strickland Manor Hill, Little Street and Middleton Road.

- 5.4 Historic England's Advice Note 1 on Conservation Area Designation (*op.cit.*) specifically advises that "*conservation area designation is not generally an appropriate means of protecting the wider landscape...*" (para.12). It is the view of the Design and Conservation team that the three parklands proposed for Conservation Area inclusion represent designed landscapes rather than the wider landscape which can be taken to mean the farmed landscape that surrounds the village and its parklands. The Advice Note confirms that the different types of architectural and historic interest which have led to designation (of a Conservation Area) include historic parks and gardens and other designed landscapes (p3). It is judged that the proposed extensions, therefore, are in compliance with Historic England's guidance.
- 5.5 Please note that the three parklands proposed for Conservation Area inclusion were already identified as Historic Parks and Gardens by SCDC in 1995 and locally listed as such (within Supplementary Planning Guidance 6 – see following link). Their importance has, therefore, already been assessed and recognised. Policy SCLP 11.8 of the emerging Suffolk Coastal Local Plan will 'encourage preservation and enhancement' of these identified parks and gardens (and others). However, inclusion within an extended Conservation Area will ensure that the statutory duty to preserve or enhance the parklands is engaged as a planning test. This is far stronger than simple encouragement. Further, all trees that are not subject to TPOs within these parklands will enjoy protection which the emerging Policy does not and cannot afford (see 7.1, below).

<http://www.eastsuffolk.gov.uk/assets/planning/suffolk-coastal-local-plan/supplementary-planning-guidance/spg6-historic-parks-and-gardens.pdf>

- 5.6 Currently, there are no TPOs in the Rookery Park and Cockfield Hall parklands. A Woodland TPO dating from 1967 (SCDC/67/00074) at Grove Park along its north-eastern boundary with Yoxford village is already included within the existing Conservation Area, except for a short length along High Street that would be included within the extension (see also 7.4, below).
- 5.7 The Yoxford Conservation Area boundary review advocates the inclusion of the three locally listed parklands to Cockfield Hall, Grove Park and The Rookery. These parks and their architecturally important buildings are integral to the historic development and character of Yoxford and lend it a unique and distinctive status - its old epithet as the 'Garden of Suffolk'. Inclusion of the parklands within the Yoxford Conservation Area would provide a strong and coherent designation, fully reflecting the quality and status of Yoxford as one of East Suffolk's most attractive and well conserved villages. The appraisal of the Yoxford Conservation Area has identified that there are now very few settlements in the United Kingdom which retain all their major houses and parks with the degree of intactness that survives at Yoxford. It is timely, therefore, to accord Yoxford's distinctiveness in this respect the acknowledgment of its importance and the protection that it deserves by including all three parklands within a single Conservation Area for the village through the extension of its existing boundaries, as here proposed.

6 PUBLIC CONSULTATION

- 6.1 There is no statutory requirement to undertake consultation on the designation (by extension) of a Conservation Area. However, Historic England's Advice Note on Conservation Area designation (*op.cit.*) states under a heading 'Community and Owner

Consultation and Involvement that “*involving the community at an early stage is advisable*” (para.16).

6.2 Accordingly, the following public consultation took place between 1st February and 29th March 2019, a period of eight weeks:

- Owners and occupiers of each property within the proposed extensions to the Conservation Area were contacted by letter: to inform them of the proposal to extend the Conservation Area; to provide a summary of the consequences of designation (by extension); to provide a link to access the map of the extended areas and the draft Conservation Area appraisal on-line; and to seek their views on the proposal and the draft appraisal.
- Owners and occupiers of properties within the rest of the Conservation Area were contacted by letter: to inform them of the proposal to extend the Conservation Area; to provide a link to access the map of the extended areas and the draft Conservation Area appraisal on-line; and to seek their views on the proposal and the draft appraisal.
- Also invited to comment were: the Ward Member; the parish council; the Suffolk Preservation Society; Suffolk County Council Archaeology Service; Historic England; and the Council’s Landscape and Arboricultural Manager.
- A member of the Design and Conservation Team attended a public meeting of Yoxford Parish Council on 16th February 2019. At this meeting, the draft appraisal was introduced and printed copies provided; and the proposal to extend the Conservation Area explained and justified. An audience of around 70 attended.
- Additionally, the draft appraisal and map of Conservation Area extensions were placed on the Council’s website for viewing and downloading. 79 page views were recorded for the consultation period.
- A total of 20 responses were received by email and letter. This total includes responses from the parish council and the Suffolk Preservation Society. All were in support of the proposal to extend the Conservation Area when commented upon; and none opposed. Crucially, owners of the three parklands proposed for inclusion who responded provided their written support. Indeed, one such landowner asked for a larger area of their landholding to be included for completeness (which has been done).
- A summary of all public consultation responses is attached at Appendix H.
- The draft appraisal was amended in light of comments received including corrections, amendments and additions.

7 CONSEQUENCES OF CONSERVATION AREA DESIGNATION

7.1 The principal consequences of Conservation Area designation (by way, here, of extension) are as follows:

- The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area;
- Consent must be obtained from the Council for the demolition of any unlisted building or structure in the area larger than 115 cubic metres; and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained;
- It is an offence under section 196D of the Town and Country Planning Act 1990 to undertake ‘relevant demolition’ of an unlisted building in a Conservation Area without the necessary planning permission.
- Special publicity must be given to planning applications for development in the area;

- In carrying out any functions under the planning Acts and, in particular, in determining applications for planning permission and listed building consent, the Council and the Secretary of State are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area;
- The details as to the limits of what works may be carried out without planning permission are different and are summarised at Appendix O; and
- Six weeks' notice must be given to the Council before works are carried out to any tree in the area that is more than 75mm in diameter measured at 1.5 metres above ground level. The penalties for undertaking works to trees within a Conservation Area within the six-week period are similar to those for undertaking unauthorised works to a tree covered by a tree preservation order (s.211 Town & Country Planning Act 1990).

7.2 Other relevant consequences of designation include:

- The Secretary of State may direct that Section 54 (urgent works) of the 1990 Act shall apply to preserve unoccupied buildings that appear to him or her to be important for maintaining the character or appearance of the area;
- Grants and loans may be made by Historic England for the preservation or enhancement of Conservation Areas;
- The display of advertisements may be more restricted than elsewhere; and
- Historic England must be notified of development affecting the character or appearance of a Conservation Area where the area of the application site is more than 1,000 square metres; or where the construction of any building will be more than 20 metres in height.

7.3 There are no current proposals to introduce additional planning controls within the proposed extensions to the Conservation Areas such as an Article 4 Direction removing certain permitted development rights as there are none in the existing Conservation Areas.

7.4 In respect of the proposed Conservation Area extensions to Woodbridge and Yoxford, it is important to note, in providing all relevant facts before a decision is made, that there exist Tree Preservation Orders which would fall within the proposed extended areas. Clearly, the proposed designation of the extensions to the Conservation Areas will overlap with these TPOs in respect of the control of works to trees. However, it should be noted that for TPOs, only those trees that were alive at the time the Order was made are included. Any that have grown since that date are not included within the TPO but would be protected by the proposed Conservation Area extensions. Please also note that the owner of a tree that is the subject of a TPO within a Conservation Area is required only to make an application for tree works under the TPO and is not required additionally to provide six weeks' notice to the Council (see 7.1, above).

8 NATIONAL AND LOCAL PLANNING POLICIES

8.1 A Conservation Area is a designated heritage asset as defined by the National Planning Policy Framework (NPPF). Section 16: 'Conserving and enhancing the historic environment' of the NPPF and its relevant paragraphs will, therefore, apply to planning applications for development within the extensions to the Woodbridge and Yoxford Conservation Areas.

8.2 Paragraph 186 of the NPPF states that when considering the designation of Conservation Areas Local Planning Authorities should ensure that an area "*justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest*". It is judged by officers that the appraisal/Supplement of the proposed extensions of the Woodbridge and Yoxford Conservation Areas that have been undertaken using guidelines provided by Historic England, demonstrate that there is sufficient special interest in these proposals to justify them.

Without the protection afforded the outstanding and distinctive characters of these further areas in Woodbridge and Yoxford by Conservation Area status it is judged that their quality and that of their setting may erode over time to the detriment overall of the historic environment of the District.

- 8.3 The 1990 Act (*op.cit.*) at section 72 confirms that, in exercise of its planning functions, the planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 8.4 The relevant policies of the 2013 Suffolk Coastal District Local Plan are Strategic Policy SP15 and Development Management Policy DM21 – Landscape, Townscape and Design: Aesthetics with supporting text on the historic environment. The relevant policies of the emerging Suffolk Coastal area Local Plan are Policies SCLP11.3: Historic Environment and SCLP11.5: Conservation Areas. Although the emerging Local Plan is at an advanced stage in the Plan making process, it is important to be mindful of its ongoing examination which, as the Council has yet to receive the Inspector’s Report, should be approached in a cautionary manner.
- 8.5 Supporting national and local planning policies will be the adopted Yoxford Conservation Area appraisal and Supplement to the Woodbridge Conservation Area Appraisal which provide a clear definition of those elements which contribute to the special architectural or historic interest of the Conservation Areas and their extensions and which provide a robust policy framework for the future management of those areas, against which planning applications can be considered. A link to the Supplement for the proposed Woodbridge Conservation Area extension is included at Appendix E. A link to the replacement Appraisal for the proposed extended Yoxford Conservation Area is included at Appendix I.

9 PROCEDURES TO BE TAKEN FOR FORMAL AND INFORMAL NOTIFICATION

- 9.1 Should the cabinet resolve to extend the Conservation Areas of Woodbridge and Yoxford the designation dates for the extensions will be at the end of the call-in period for Cabinet decisions and will be 15th February 2020.
- 9.2 Following the designation of the extensions to the Conservation Areas the following statutory notifications will take place:
- The new designations will be advertised in the London Gazette;
 - The new designations will be advertised in at least one local newspaper;
 - The Secretary of State will be notified;
 - Historic England will be notified; and
 - The inclusion of a building in a Conservation Area is a ‘Planning Charge’. All properties within the designations will be included in Part 3 of the Local Land Charges Register.

10 CONSERVATION AREA APPRAISALS

- 10.1 A Conservation Area appraisal defines the character of the Conservation Area by identifying the special features, including buildings, trees and open spaces, that make an important contribution to it. Once adopted by the Council the new replacement appraisals will continue guiding future changes to the Felixstowe, Holton, Homersfield, Wissett and Yoxford

Conservation Areas, including how planning applications are considered; and suggest ways in which they can be managed and improved.

- 10.2 The content of appraisals includes sections on history, archaeology, location and setting, architectural quality and built form, materials, open spaces, trees and key views. The appraisals identify unlisted buildings that make a positive contribution to the character and appearance of the Conservation Area and which should be protected from loss, thereby. A single map summarises the special interest of the area and a management plan is incorporated. The appraisals for the large Conservation Areas of Felixstowe and Yoxford are divided into individual Character Areas.

11 BACKGROUND – FELIXSTOWE, HOLTON, HOMERSFIELD, WISSET AND YOXFORD CONSERVATION AREA APPRAISALS

- 11.1 The existing Felixstowe Conservation Area Appraisal Supplementary Planning Guidance dates from 1999 and is 21 years old. It appears to have been written following the extension of the Conservation Area. The general aim of the Design and Conservation team is to update appraisals that are more than ten years old. The Felixstowe appraisal is well out of date and has now been completely re-written to update its content and improve its presentation. The replacement appraisal includes suggestions for boundary changes when these are the subject of a future review, but they do not form part of the proposal here. The new appraisal can be viewed at Appendix J.
- 11.2 The existing Holton, Homersfield and Wissett Conservation Area appraisals date from 2006. Waveney District Council, as was, had put in hand a programme of reviewing appraisals that included the aforementioned alongside Halesworth and Bungay (neither of which are completed). The replacement appraisals for the three villages have now been completely re-written to update their contents. No boundary reviews were undertaken. The new appraisals can be viewed at Appendices K, L and M.
- 11.3 Re-drafted appraisals for the Conservation Areas of Bungay, Halesworth and Thorpeness are underway. Proposals to review the Conservation Areas of Aldeburgh and Southwold will come forward during 2020, subject to capacity. New appraisals and boundary reviews for the North and South Lowestoft Conservation Areas will come forward in due course as part of the approved Heritage Action Zone schemes.

12 PUBLIC CONSULTATION

- 12.1 There is no statutory requirement to consult on Conservation Area appraisals, but it is considered to be good practice to do so and had always been the practice of the former Waveney and Suffolk Coastal District Councils.
- 12.2 The draft Yoxford Conservation Area appraisal was consulted on at the same time as the proposal to extend the Conservation Area and the consultation is summarised above, at paragraph 6. Accordingly, for the replacement appraisals for Felixstowe, Holton, Homersfield and Wissett, the following public consultation took place between 23rd September and 4th November 2019, a period of six weeks:
- Owners and occupiers of each property within the Conservation Areas were contacted by letter: to inform them of the new replacement Conservation Area appraisal; to provide a summary of the appraisal's purpose; and to seek their views on the proposal.
 - Also invited to comment were: the relevant parish/Town councils; Suffolk County Council Archaeology Service; Ward Members; the Council's Landscape and Arboricultural

Manager; and local organisations with an interest including the Felixstowe Society and Felixstowe Town Centre Residents Association.

- Additionally, the draft appraisals were placed on the Council's website for viewing and downloading. 336 page views were recorded for the consultation period, although this figure is for the single webpage that included all four draft appraisals on consultation.
- A total of 51 printed copies of the draft Felixstowe appraisal were sent out on request.
- A member of the Design and Conservation team attended a meeting of the Felixstowe Town Centre Residents Association at its request to discuss the draft Felixstowe Conservation Area appraisal.

12.3 A total of 24 responses were received by email and letter. A summary of all consultation responses is attached at Appendix N. The draft appraisals were amended in light of comments received including corrections, amendments and additions.

13 HOW DOES THIS RELATE TO THE EAST SUFFOLK BUSINESS PLAN?

13.1 Vision: *"Our objective is to achieve the right balance for the area ... protecting and enhancing all that is best and unique about our natural and built environment, whether it is our coastline, our countryside or our traditional villages and market towns"*. It is judged that these proposals will protect and enhance outstanding examples of our market towns and traditional villages.

13.2 Critical success factors: *"Planning: well managed development of sustainable, thriving communities, with the quality facilities and service needed for a growing economy, whilst preserving the historic and natural environment"*. It is judged that these proposals will assist in the protection of the historic environment of the District.

14 FINANCIAL AND GOVERNANCE IMPLICATIONS

14.1 Extension of Conservation Areas will require additional advertising of applications for development within the extended area.

14.2 Given the relatively modest area of the proposed extensions to two Conservation Areas (out of the 52 in the District), it is anticipated that there will be only a small impact on the workload of planning staff in terms of their development management, landscape, tree, enforcement and conservation roles.

15 OTHER KEY ISSUES

15.1 This report has been prepared having taken into account the results of an Equality Impact Assessment which showed that there would be no impacts arising.

16 OTHER OPTIONS CONSIDERED

16.1 There were no other options considered in bringing forward the recommendations of this report.

17 REASON FOR RECOMMENDATIONS

17.1 Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that it is the duty of a local planning authority, from time to time, to review the past exercise of its Conservation Area designation functions under the Act and to determine whether any parts or any further parts of their area should be designated as Conservation Areas; and, if they so determine, they shall designate those parts

accordingly. The Design and Conservation team of the Planning and Coastal Management department of the Council has undertaken a review of the existing Conservation Areas of Woodbridge and Yoxford. It has determined that there are further parts of the area that are of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance. It is judge timely and relevant under section 69(2) of the 1990 Act to consider the extension of the existing Conservation Areas of Woodbridge and Yoxford. In support of these extensions, a new replacement appraisal for the Yoxford Conservation Area and a Supplement to the existing Conservation Area appraisal for Woodbridge are proposed for adoption. Additionally, new appraisals for the Conservation Areas of Felixstowe, Holton, Homersfield and Wissett to replace existing old appraisals are proposed for adoption.

RECOMMENDATIONS

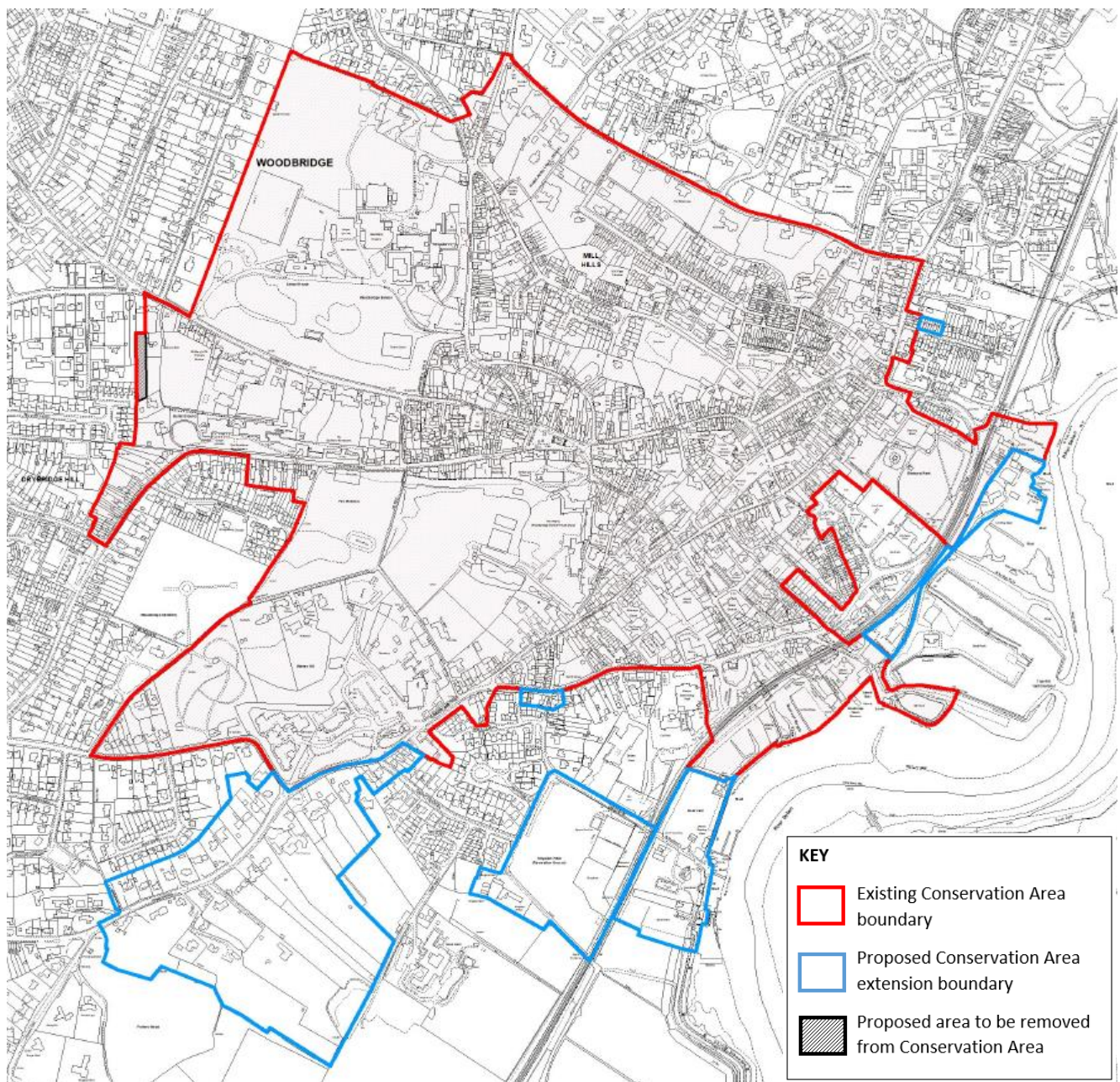
1. That Cabinet agree the changes to the Woodbridge Conservation Area boundary as shown on the map attached at Appendix A and including those properties and land included in the schedules attached at Appendices B and C.
2. That Cabinet agree the adoption of a Supplement to the existing Woodbridge Conservation Area appraisal.
3. That Cabinet agree the extension of the Yoxford Conservation Area as shown on the map attached at Appendix F and including those properties and land included in the schedule attached at Appendix G.
4. That Cabinet agree the adoption of new replacement Conservation Area appraisals for Felixstowe, Holton, Homersfield, Wissett and Yoxford.

APPENDICES	
Appendix A	Map of Woodbridge Conservation Area with proposed changes
Appendix B	Schedule of Properties and Land proposed for inclusion in the extended Woodbridge Conservation Area
Appendix C	Schedule of Property and Land proposed for removal from the Woodbridge Conservation Area
Appendix D	Summary of Public Consultation responses (Woodbridge)
Appendix E	Supplement to the existing Woodbridge Conservation Area appraisal (February 2020)
Appendix F	Map of Yoxford Conservation Area with proposed extensions
Appendix G	Schedule of Properties and Land proposed for inclusion in the extended Yoxford Conservation Area
Appendix H	Summary of Public Consultation responses (Yoxford)
Appendix I	Yoxford Conservation Area Appraisal (February 2020)

Appendix J	Felixstowe Conservation Area Appraisal (February 2020)
Appendix K	Holton Conservation Area Appraisal (February 2020)
Appendix L	Homersfield Conservation Area Appraisal (February 2020)
Appendix M	Wissett Conservation Area Appraisal (February 2020)
Appendix N	Summary of Public Consultation responses (Felixstowe, Holton, Homersfield, Wissett)
Appendix O	Summary of permitted development rights in a Conservation Area

BACKGROUND PAPERS: Please note that copies of background papers have not been published on the Council's website www.eastsuffolk.gov.uk but copies of the background papers listed below are available for public inspection free of charge by contacting the relevant Council Department.

Date	Type	Available From
2016- 2020	Conservation Area files	Robert Scrimgeour/Eloise Limmer

Appendix A**Map of Woodbridge Conservation Area with proposed changes****Appendix B****Schedule of Properties and Land proposed for inclusion in the extended Woodbridge Conservation Area**

Property name	Number	Address	Town	Postcode
	1	Deben Road	Woodbridge	IP12 1AZ
	3	Deben Road	Woodbridge	IP12 1AZ
	5	Deben Road	Woodbridge	IP12 1AZ
	7	Deben Road	Woodbridge	IP12 1AZ
	9	Deben Road	Woodbridge	IP12 1AZ
	11	Deben Road	Woodbridge	IP12 1AZ
	13	Deben Road	Woodbridge	IP12 1AZ
	15	Deben Road	Woodbridge	IP12 1AZ

	17	Deben Road	Woodbridge	IP12 1AZ
The Bungalow		Lime Kiln Quay	Woodbridge	IP12 1BD
Robertsons Boatyard	Office Unit 1	Lime Kiln Quay	Woodbridge	IP12 1BD
Robertsons Boatyard	Office Unit 2	Lime Kiln Quay	Woodbridge	IP12 1BD
Robertsons Boatyard		Lime Kiln Quay	Woodbridge	IP12 1BD
Cedar House		Lime Kiln Quay	Woodbridge	IP12 1BD
Marine House	Office 1	Tide Mill Way	Woodbridge	IP12 1AP
Marine House	Office 2	Tide Mill Way	Woodbridge	IP12 1AP
Woodbridge Cruising Club		River Wall	Woodbridge	IP12 4BB
Deben Rowing Club		River Wall	Woodbridge	IP12 4BB
Eversons Wharf		River Wall	Woodbridge	IP12 4BB
Deben Watersports Centre		River Wall	Woodbridge	IP12 4BB
Deben Yacht Club		River Wall	Woodbridge	IP12 4BB
Kingston Field	Pavilion	The Avenue	Woodbridge	IP12 4BA
Kingston Nettus		Kingston Farm Road	Woodbridge	IP12 4BD
Kingston Barn		Kingston Farm Road	Woodbridge	IP12 4BD
Kingston Hall		Kingston Farm Road	Woodbridge	IP12 4BD
	1	Ipswich Road	Woodbridge	IP12 4BJ
	3	Ipswich Road	Woodbridge	IP12 4BJ
	5	Ipswich Road	Woodbridge	IP12 4BJ
	7	Ipswich Road	Woodbridge	IP12 4BJ
	9	Ipswich Road	Woodbridge	IP12 4BJ
	13	Ipswich Road	Woodbridge	IP12 4BS
	15	Ipswich Road	Woodbridge	IP12 4BS
	17	Ipswich Road	Woodbridge	IP12 4BS
	23	Ipswich Road	Woodbridge	IP12 4BS
	25	Ipswich Road	Woodbridge	IP12 4BS
Deben House	29	Ipswich Road	Woodbridge	IP12 4BS
	31	Ipswich Road	Woodbridge	IP12 4BT
Ridgeway Cottage	35	Ipswich Road	Woodbridge	IP12 4BT
The Ridgeway	39	Ipswich Road	Woodbridge	IP12 4BT
The Ridgeway	41	Ipswich Road	Woodbridge	IP12 4BT
The Ridgeway	43	Ipswich Road	Woodbridge	IP12 4BT
	47	Ipswich Road	Woodbridge	IP12 4BT
Riverhill House	49	Ipswich Road	Woodbridge	IP12 4BT
	51	Ipswich Road	Woodbridge	IP12 4BT
The White Cottage	57	Ipswich Road	Woodbridge	IP12 4BT
	61	Ipswich Road	Woodbridge	IP12 4BT
	63	Ipswich Road	Woodbridge	IP12 4BT
	73	Ipswich Road	Woodbridge	IP12 4BT
	75	Ipswich Road	Woodbridge	IP12 4BT
Saxon House	83	Ipswich Road	Woodbridge	IP12 4BT
	71	Ipswich Road	Woodbridge	IP12 4BT
Vale Cottage	69	Ipswich Road	Woodbridge	IP12 4BT
	55	Ipswich Road	Woodbridge	IP12 4BT
Rowan Heights	2	Ipswich Road	Woodbridge	IP12 4BU
	4	Ipswich Road	Woodbridge	IP12 4BU
Suffolk House	6	Ipswich Road	Woodbridge	IP12 4BU
	8	Ipswich Road	Woodbridge	IP12 4BU
	10	Ipswich Road	Woodbridge	IP12 4BU

	10A	Ipswich Road	Woodbridge	IP12 4BU
	12	Ipswich Road	Woodbridge	IP12 4BU
	14	Ipswich Road	Woodbridge	IP12 4BU
	16	Ipswich Road	Woodbridge	IP12 4BU
Lugano	18	Ipswich Road	Woodbridge	IP12 4BU
	20	Ipswich Road	Woodbridge	IP12 4BU
	22	Ipswich Road	Woodbridge	IP12 4BU
	22A	Ipswich Road	Woodbridge	IP12 4BU
	24	Ipswich Road	Woodbridge	IP12 4BU
	26	Ipswich Road	Woodbridge	IP12 4BU
Kingston Field Recreation Ground and allotments = 3.17 hectares in area bounded by The Avenue to the north, Kingston Farm Road to the west and the railway line to the east.				
Kingston Dinghy Park = 0.8 hectares in area, bounded by the railway line to the west and the river and Deben Yacht Club to the east				
Riverside Recreation Ground = 0.7 hectares in area, bounded by the railway line to the west, river to the east and track leading to The Avenue to the north (incorporating the Model Yacht Pond, Deben Watersports Centre and Bandstand)				
Eversons Wharf = 0.9 hectares in area, bounded by the railway line to the west, river to the east and track leading to The Avenue to the south				

Appendix C	Schedule of Property and Land proposed for removal from the Woodbridge Conservation Area
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Property name	Number	Address	Town	Postcode
Part Garden of	35	Burkitt Road	Woodbridge	IP12 4JJ

Appendix D	Summary of Public Consultation responses (Woodbridge)
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Sample of public comments	<ul style="list-style-type: none"> <i>I have long held the belief that the conservation area boundaries in Woodbridge required to be realigned and having given your draft proposed changes due consideration I write now to give my agreement. I also urge the Council to proceed to have these implemented as soon as possible.</i> <i>I was surprised to see that some of the areas now being proposed to be included were not already part of the conservation area. That said I would like to state that I am in favour of all the 4 proposed areas and I would like to thank the council for their detailed report and obvious depth of analysis on this matter. The plan makes perfect sense and links up areas already part of the conservation area. I hope that it will be adopted.</i> <i>I have looked over the report and maps and the proposed extensions seem well reasoned, particularly the areas around Kingston Fields and the waterside which have unlisted buildings and could be subject to inappropriate development.</i> <i>We approve of this extension which should provide some protection to a pleasant part of Woodbridge which is worth preserving for the future. Thank you for asking for</i>
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	<p><i>our comments and we hope that the scheme will go ahead.</i></p> <ul style="list-style-type: none"> • <i>The back gardens of the Ipswich Road properties should not be included in the extension because they have no value, only the garden space to the front and immediately to the rear should be included</i> • <i>I would heartily like to offer my support to extending the conservation areas as your proposal in the library shows. I feel this is vital to slowing the building explosion on our waterfront and green spaces!</i> • <i>I was very interested to hear about the history of Deben Road and I would very much be in favour of its inclusion within the new boundary.</i> • <i>I was very interested in the proposed extension especially the Proposed Removal Area 1 . However as the Town Council and Woodbridge Society have approved I, also, am happy for it to go forward.</i> • <i>We are all for it being implemented as soon as possible. We live in area 3 and some previous planning decisions could have done with more scrutiny with the possibility of some improvements being made. However all that is water under the bridge now, we only hope that things will get better if and when the review is implemented. In our area trees are most under threat and seem to be felled almost without a thought of the affect on the overall environment and we were glad to see that there would be some control under this plan.</i> • <i>The conservation area is a valuable tool for protecting and enhancing Woodbridge as a place to live and visit. These appear to be well considered changes and therefore have my support.</i> • <i>The document is admirably clear and the illustrations helpful. I am entirely in favour of what is proposed and I am glad to note that the Woodbridge Society, of which I am a life member, supports you.</i> • <i>I confirm that I fully support the proposed extension of the Woodbridge Conservation Area to cover the important riverfront as well as other areas with properties which show the town’s development and heritage. I hope that you are successful in this endeavour and encouraged to extend the conservation area yet further at a later date to include the area along the riverfront all the way to Kyson Point, as well as properties in Melton Hill.</i>
Ward Member	<p><i>Cllr Mapey responded with concern about Removal Area 1 removing protection from Buttrums Mill. As outlined in the main body of the report this part of the proposal is rectifying an historic error and the setting of the mill will still be afforded plenty of protection by virtue of its Grade II* listed status.</i></p>
Town Council	<p><i>Woodbridge Town Council are supportive of the proposals and the Mayor co-signed the second consultation letter in an effort to encourage the public to respond to the consultation.</i></p>
Other organisations	<p><i>Woodbridge Society: I write to confirm our support to the proposed changes in the</i></p>

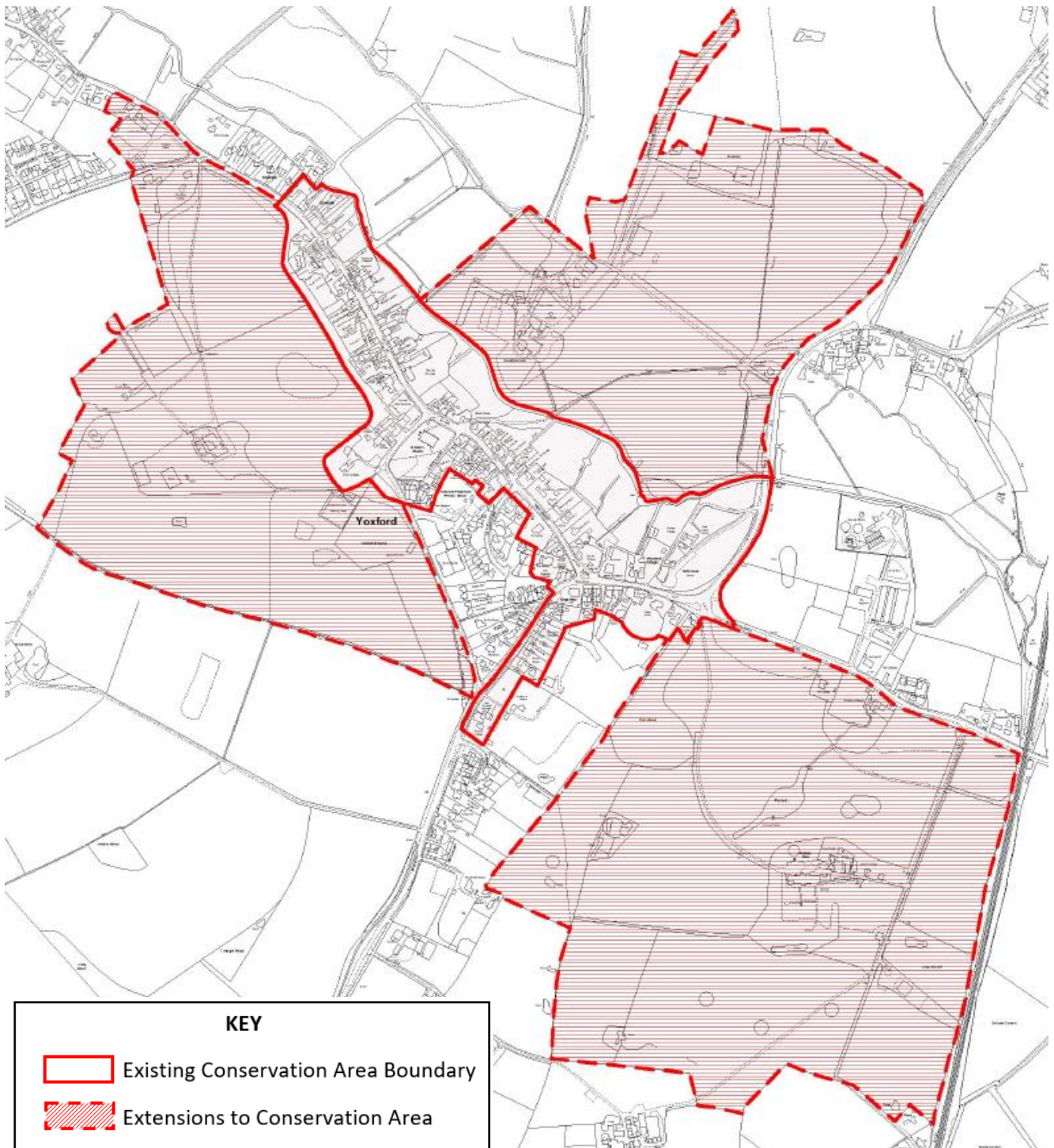
	<p><i>conservation area. As you know, we have been closely involved in the formulation of these proposals over a number of years. We consider that these changes will make a significant contribution to the protection of the built environment in Woodbridge. We hope that the proposals will be supported by East Suffolk Council.</i></p> <p><i>River Deben Association:</i> <i>We endorse the proposed extensions since our objectives include the encouragement of proposals to safeguard the river, and to resist proposals having a detrimental impact on the river and its environs. It is hoped that further reviews will take place in the future and, at that time, consideration will be given to extending the conservation area along the river towards Kyson Point</i></p>
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Appendix E	Supplement to the existing Woodbridge Conservation Area appraisal (February 2020)
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Please use this web-link to access the Supplement to the Woodbridge Conservation Area Appraisal:

<http://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/conservation-area-appraisals-for-felixstowe-holton-homersfield-wisset-woodbridge-and-yoxford/>

Printed copies can be provided on request to the Design and Conservation 01394 444610
conservation@eastsuffolk.gov.uk



Appendix G	Schedule of Properties and Land proposed for inclusion in the extended Yoxford Conservation Area
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Property name	Address	Street Town	Postal Town	Postcode
Rookery Park	Middleton Road	Yoxford	Saxmundham	IP17 3LQ
Holiday Cottage Rookery Park	Middleton Road	Yoxford	Saxmundham	IP17 3LQ
Clock House	Middleton Road	Yoxford	Saxmundham	IP17 3LJ
1 Clock House	Middleton Road	Yoxford	Saxmundham	IP17 3HQ
2 Clock House	Middleton Road	Yoxford	Saxmundham	IP17 3HQ
Garden Cottage Rookery Park	Middleton Road	Yoxford	Saxmundham	IP17 3HQ
Rookery Cottage	Middleton Road	Yoxford	Saxmundham	IP17 3LF
1 Rookery Cottages	Middleton Road	Yoxford	Saxmundham	IP17 3LG
2 Rookery Cottages	Middleton Road	Yoxford	Saxmundham	IP17 3LG
3 Rookery Cottages	Middleton Road	Yoxford	Saxmundham	IP17 3LG
Cockfield Hall	Station Road	Yoxford	Saxmundham	IP17 3ET
Dairy Cottage Cockfield Hall	Station Road	Yoxford	Saxmundham	IP17 3ET
Lodge Cottage Cockfield Hall	Station Road	Yoxford	Saxmundham	IP17 3ET
Grove Park	Strickland Manor Hill	Yoxford	Saxmundham	IP17 3HX
The Coach House Grove Park	Strickland Manor Hill	Yoxford	Saxmundham	IP17 3HX
Plantation Cottage	Strickland Manor Hill	Yoxford	Saxmundham	IP17 3HZ
Lovetts Lodge	Strickland Manor Hill	Yoxford	Saxmundham	IP17 3HZ
Yoxford Place	Strickland Manor Hill	Yoxford	Saxmundham	IP17 3HY
Elmsley Cottage	Little Street	Yoxford	Saxmundham	IP17 3HY
Yoxford Bowls Club	Old High Road	Yoxford	Saxmundham	IP17 3HL
Yoxford Cricket Ground	Old High Road	Yoxford	Saxmundham	IP17 3HW

Land west of Old High Road = 13.8 hectares in area bounded by Old High Road to the east; Yoxford Cricket Ground to the north.

Land south of Grove Park = 100.55 hectares in area bounded by Grove Park to the north; Yoxford Bowls Club to the north; and Yoxford Cricket Ground to the North-east.

Land adjacent Rookery Cottages = 3.8 hectares bounded by Rookery Cottages to the east; Rookery Cottage to the west; and Middleton Road to the north.

Appendix H	Summary of Public Consultation responses (Yoxford)
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Sample of public comments	<ul style="list-style-type: none"> • <i>I want to congratulate you on the proposed conservation area extensions in Yoxford. I have long wondered why they were not officially within the existing conservation area. I am completely in favour.</i> • <i>I have read your Draft Conservation Area Appraisal and Boundary Review. It is certainly detailed, interesting and informative, and I congratulate you on your comprehensive review leaving behind a valuable reference document for future reviews ... I agree with your conclusions concerning extending the conservation area to cover the three parks.</i> • <i>I have been very interested to read the Draft Conservation Area Appraisal and Boundary review. It contains a great deal of information about Yoxford and captures the character of the village. I agree with the proposed extension to the conservation area as a means of preserving Yoxford's particular history and character.</i> • <i>Our initial thoughts are very positive.</i> • <i>We agree that these 3 historic parklands make Yoxford special and feel very fortunate to live in part of them. The constraints you list do not seem unduly onerous.</i> • <i>Good job and document. We certainly support your proposals.</i> • <i>It certainly is a very comprehensive and interesting historical document. Well done to all those who compiled it.</i> • <i>I am strongly in favour of expanding and consolidating the conservation areas in and around Yoxford. I am also in favour of establishing and enforcing article 4(2) directions in and around the conservation areas.</i> • <i>It is essential to prevent piecemeal erosion of buildings and structures of major and minor significance. The safeguarding of features such as windows, doors, roofing types and styles, chimneys, garden walls, brickwork bonds, and railings and safeguarding, to some extent, the colour way of buildings is again important.</i> • <i>It is essential to acknowledge the importance of humble dwellings as well as properties of significance, particularly if the integrity of conservation areas are to be maintained.</i> • <i>Thank you for the briefing you gave to the public meeting in Yoxford on 16 February 2019 and the excellent Consultation document, which is a wonderful record and fund of information about our village.</i> • <i>It is an excellent document and I support the proposals.</i>
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	<ul style="list-style-type: none"> • <i>We are the owners of ... one of the properties proposed to be included in the extended Conservation Area. Our comments are as follows:</i> • <i>the draft Appraisal is an excellent and comprehensive document and we support its adoption;</i> • <i>we also support the proposed extension of the Conservation Area as proposed in the Appraisal.</i>
Ward Member	<i>The Ward member did not respond</i>
Parish Council	<i>Yoxford Parish Council support the Yoxford Conservation Area Appraisal and Boundary Review. We think it is an excellent document with lots of useful information about the village and its properties. We would like to thank those involved in its production for a great piece of work. We agree with the proposed changes to the conservation area boundary to include the three historic parklands of Cockfield Hall, Grove Park (including Yoxford Place and Little Street to the west of Yoxford Place) and Rookery Park ... Thank you for the time and effort that has gone into this Conservation Area Appraisal.</i>
Historic England	<i>We welcome the updated appraisal of Yoxford conservation area, but owing to existing commitments and deadlines we are unable to provide detailed comments at this time</i>
Other organisations	<p><i>Suffolk Preservation Society – We fully support the proposed enlargement of the designation and inclusion of the three parks: Cockfield Hall, Grove Park and Rookery Park ... These historic parklands make an important contribution to the character and setting of the historic village and we commend the proposals to include them with the designated area.</i></p> <p><i>Yoxford Bowls Club - I am happy to inform you that the Yoxford Bowls club welcome the extensions to the proposed conservation area. [For information – the Bowls Club grounds lie within one of the proposed extensions]</i></p>
Landscape and Arboricultural Manager's comments	<i>I very much welcome the proposed extensions to the Conservation Area boundary to include the three historic parklands that are associated with the village and which contribute so much to the special character and setting of the village.</i>
Suffolk County Council Archaeology Service	<i>SCCAS fully supports the boundary extension to include the parks which surround the village, to support development that has regard for the historic character of the area. Based on information in the HER, I support the extent and detail of the proposed boundary changes.</i>

Appendix I	Yoxford Conservation Area Appraisal (February 2020)
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Please use this web-link to access the Yoxford Conservation Area Appraisal:

<http://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/conservation-area-appraisals-for-felixstowe-holton-homersfield-wisset-woodbridge-and-yoxford/>

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conservation@eastsuffolk.gov.uk

Appendix J	Felixstowe Conservation Area Appraisal (February 2020)
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Please use this web-link to access the Felixstowe Conservation Area Appraisal:

<http://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/conservation-area-appraisals-for-felixstowe-holton-homersfield-wisset-woodbridge-and-yoxford/>

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conservation@eastsuffolk.gov.uk

Appendix K	Holton Conservation Area Appraisal (February 2020)
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Please use this web-link to access the Holton Conservation Area Appraisal:

<http://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/conservation-area-appraisals-for-felixstowe-holton-homersfield-wisset-woodbridge-and-yoxford/>

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conservation@eastsuffolk.gov.uk

Appendix L	Homersfield Conservation Area Appraisal (February 2020)
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Please use this web-link to access the Homersfield Conservation Area Appraisal:

<http://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/conservation-area-appraisals-for-felixstowe-holton-homersfield-wisset-woodbridge-and-yoxford/>

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conservation@eastsuffolk.gov.uk

Appendix M	Wissett Conservation Area Appraisal (February 2020)
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Please use this web-link to access the Wissett Conservation Area Appraisal:

<http://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/conservation-area-appraisals-for-felixstowe-holton-homersfield-wisset-woodbridge-and-yoxford/>

Printed copies can be provided on request to the Design and Conservation 01394 444610
conservation@eastsuffolk.gov.uk

Appendix N	Summary of Public Consultation responses (Felixstowe, Holton, Homersfield, Wissett)
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Sample of public comments	<ul style="list-style-type: none"> • <i>Would it not be possible to have residents only parking, this would certainly help the conservation area (Felixstowe)</i> • <i>As land value increases on our small island. Especially post Brexit. I feel that conservation areas should be protected at all cost.</i> • <i>Having discussed the above document at length at planning at Felixstowe this morning, I just wanted to tell you what a wonderful document it is – and how much I have enjoyed reading it.</i> • <i>I live in Ranelagh rd and my only comments on any proposals would be to try and keep the area in the Victorian style. People taking front gardens out for parking and plastic doors and windows do nothing to improve the look of the area.</i> • <i>First I would like to say how much I appreciate the work that has gone into it, and the fact that the framework for reviewing and maintaining these important structures still exists, in spite of the severe attrition of public services and local government by successive administrations;</i> • <i>Wissett is not one of Suffolk's really pretty villages, but a rather plain one. The conservation area has identified an area that has some attractive and interesting buildings and an atmosphere that is worth preserving, and enhancing.</i> • <i>May I congratulate you on the very impressive consultation document regarding the above? We have reviewed in detail the physical copy that we requested to be sent and think the amount of interesting historic and design information and commentary is first-rate. The quality and variety of the photographs and maps is also extremely illuminating and useful. Thank you for doing this work and for making it available for the public.</i> • <i>It is excellent that planning teams (and developers/architects, etc.) have access to this and</i>
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	<p><i>hopefully they will adhere to the guidelines and recommendations as consistently as possible, so that the character of our town remains so good.</i></p> <ul style="list-style-type: none"> <i>• We need proper conservation enforcement with stricter monitoring by your officers over what people are ‘getting away with’.</i> <i>• We are delighted and impressed with the Draft Conservation Area Appraisal which when approved will prevent a future unsightly edifice marring the region.</i> <i>• Firstly may we say how interesting and well written the appraisal (is). We have lived in Felixstowe for 9/10 years and love it as a place, its amenities and its people.</i>
Ward Members	<i>No Ward members responded</i>
Town and Parish Councils	<i>Holton, Homersfield and Wissett Parish Councils did not respond. Felixstowe Town Council provided extensive comments and corrections. FTC stated that its “Planning & Environment Committee welcomed this full, informative and well written Conservation Area Appraisal. Members enjoyed reading the history of Felixstowe, finding the document well-researched and interesting “</i>
Other organisations	<p><i>Felixstowe Society – “The Felixstowe Society (FS) considers the Appraisal to be a very commendable report and a tribute to Robert Scrimgeour and his fellow officers. The document not only provides an excellent appraisal of the conservation area, but it also publicises the history and quality of architecture in the town”.</i></p> <p><i>Felixstowe Town Centre Residents Association – “We think it is an excellent production right through. The history of Felixstowe was fascinating to read as there is so much detail”.</i></p>
Landscape and Arboricultural Manager’s comments	<i>Tree species capitalisation needs to be corrected throughout the appraisals; the reference to the Special Landscape Area in Homersfield needs to be deleted as there are none in the former WDC area.</i>
Suffolk County Council Archaeology Service	<i>Suggests six corrections/amendments/additions to the Felixstowe appraisal; one addition each to the Holton and Homersfield appraisals; and two corrections to the Wissett appraisal.</i>

Appendix O	Summary of permitted development rights in a Conservation Area
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<i>Type of Work</i>	<i>Planning application?</i>
1 Demolition of building whose total volume is less than 115 cubic metres as ascertained by external measurement)	Not needed
2 Demolition of any gate, fence, wall or other means of enclosure less than 1 metre high where fronting a highway (including a public footpath or bridleway), waterway or open space; or less than 2 metres high in any other case.	Not needed
3 Demolition of any building erected since 1 January 1914 and in use, or last used, for the purposes of agriculture or forestry	Not needed
4 Demolition works required or permitted under certain legislation	Not needed
5 Demolition of entire building of more than 115 cubic metres in volume	Always needed
6 Demolition of entire building except façade prior to redevelopment	Probably needed (there can be exceptions)
7 Other partial demolition	Needed if the works amount to a building operation
8 External alteration or extension of building (not “permitted development”)	Always needed
9 External alteration or extension building (permitted development)	Not needed except where required by an Article 4 direction or a condition on a previous permission
10 Non-material minor external alteration to building (not “development”)	Not needed
11 Alteration to interior of building	Not needed
12 Erection of new building	Almost always needed (there can be exceptions)