

Halesworth Conservation Area Appraisal and Management Plan.

Consultation – Responses received and officer feedback

Table 1 - Responses received from Members of the Public as a result of the Public consultation

21 were received (3No from same participant but these counted as one objection).

Support	7
Oppose	6
Neutral	5

Summary table of responses Members of the Public Consultation Feedback				
Summary of comments	Officer response	Support	Oppose	Neutral
Owner of property proposed to be added to the conservation area which is also noted as a building which positively contributes to the Conservation Area considers that it does not positively contribute ----- Discussed various issues that may occur when a house goes into the CA ----- Possible implications /issues if property goes into the CA	The assessment of this area has found that over all Hope Terrace is positive unlisted building It is therefore not considered appropriate to omit it from the proposed extension. ----- Implications discussed with Planning Officer.		✓	
Fascinating and very interesting.	Noted	✓		
I would prefer my house NOT to appear on any conservation maps for safety reasons.	Noted. There is change in regard to this property being shown as contained within the boundary of the Conservation Area in the appraisal to be superseded.		✓	
Various points in relation to Old Drill Hall. Does not consider area worth of being within the CA.	Points noted. However, The Assessment finds this area to be of suitable significance to be included in the CA		✓	
Objects to extension of CA into Old Brewery Yard	The Assessment finds this area is of enough significance to be included in the CA		✓	
Comments regarding parking issues The Cut	Noted, however this is a County Council/ Highway Issue			✓
All looks fine and makes perfect sense	Noted	✓		
Inconsistent titling in reference to the Millilumen Green and Town Park areas	Corrections in respect to this gratefully received. The text, including the title of the Character Area amended to refer to the Town Park as applicable.			✓

Positive comment, with suggested corrections to a map, table and a couple of figures	Suggested corrections in minor corrections in gratefully received. The mapping/table/text updated accordingly.	✓		
They like the boundary altered to go around No1 Old Brewery Lane rather than going through it. Keep Church Farm Lane in	After consideration of the boundary here it is recognised that this is not a sustainable boundary. Therefore, it is to be removed from the CA. Removal of part of Church Fam Lane considered but assessment finds it no longer meets the required standard.		✓	
Generally Supports it	Noted	✓		
Support the document. However, Millenium Park Misnamed and there is pedestrian Access via Underpass	Suggested corrections gratefully received. Text updated accordingly.	✓		
Wording should be changed for Brewery Yard. Objects to removal of Church Farm Lane.	Property postal address records are for Old Brewery Yard. Changing of name is not in the remit of the CA appraisal has remit to alter postal addresses.		✓	
Supports the document. Questioned as to how Mulberry School come by is name? Ask Consultants?	Investigation was made as to the providence of this name, however, no historical evidence was found.	✓		
Worried about land adjacenet to his house coming out of CA. Willow trees etc.	Owner of property, located outside the CA was concerned that trees may be removed if the area comes out of the CA. Notification of the removal of the trees will not have to be given to the council for their removal.			✓
Issues with boundary wall.	Discussed ownership of wall but not a CA issue.			✓
Suggests addition of 7-10 Holton Road , Small barn to northern boundary to Michells Garage. The assessment of railings to No 35 London road does not appear correct. Page 156 west should read east.	Suggested change to the boundary to accommodate additional structures were considered but have not be included. The elements regarding detailing within the documents as suggested were considered and amended as deemed applicable.	✓		

Table 2 Responses received from stakeholders as a result of the Public consultation

Four responses were received.

Support	3
Oppose	
Neutral	1

Summary table of responses stakeholders and Officer feedback				
Summary of comments	Officer response	Support	Oppose	Neutral
Halesworth Town Council Generally supports the proposals	Noted	✓		
<p>Suffolk County Council Archaeological Service</p> <p>The Origin and Evolution section is really good and it's great that the archaeological evidence has been included. Regarding the Roman section, there was further archaeological investigation at the site west of Chediston Street which revealed evidence of a high status Roman settlement at Halesworth and so I would recommend amending the statement that there is "very little evidence for Roman settlement". I've provided a short summary of the findings below which you might want to include:</p> <p><i>Archaeological excavation revealed evidence of a sustained settlement during the Roman period at this site. An enclosure containing a masonry-built bathhouse was identified which contained evidence an underfloor heating system, a hypocaust system. In addition there was evidence of several types of water management features associated with the bathhouse. A pottery kiln was also identified. These structures along with an array of rich metalwork and personal adornments indicates the presence of a high-status Roman building in the vicinity.</i></p> <p><i>Ref: Cutler, H., Minter, F. and Rolfe, J., 2023, Archaeology in Suffolk 2022, Proceedings of the Suffolk Institute of Archaeology and History</i></p>	Comments noted and incorporate as deemed applicable.	✓		

We are awaiting the final full report of this site but it is an exciting new development in the history of Halesworth!

The appraisal has really good consideration for archaeological potential in the conservation area, we would add that areas 2 and 4 also have archaeological potential due to their location with the medieval core and Anglo-Saxon settlement area:

Character Area 2 – London Road – North -

The north end of this area is within an area defined on the HER as the medieval town of Halesworth and also as an area of Mid to Late Saxon settlement (HWT 015) and there is therefore potential for archaeological remains relating to these two periods of settlement to be present.

Character Area 4 – Market Place -

This area is within the medieval core and area of Anglo-Saxon settlement of Halesworth and so there is high potential for archaeological remains.

In the Origin and Evolution section it could be useful to add a reference to the Suffolk Heritage Explorer as a signpost for further information on the heritage of Halesworth
<https://heritage.suffolk.gov.uk/>.

In section 7.0 on p156 we welcome the statement that ground source heat pumps should consider the impact on below-ground archaeological remains. Would it be possible to add a similar statement in an archaeology section to the *General Proposals for Preservation and Enhancement* in section 7.0? Perhaps something along the lines of:
“Archaeology
Archaeological remains are a significant resource for evidence of the early history and development of Halesworth. Development proposals within the Conservation Area should

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<p><i>consider the impacts on archaeological remains and seek opportunities to enhance the historic environment. Suffolk County Council Archaeological Service (SCCAS), would advise that there should be early consultation of the Historic Environment Record (HER) and assessment of the archaeological potential of any potential development site at an appropriate stage in the design stage, in order that the requirements of NPPF and East Suffolk Local Plan are met. SCCAS as advisors to East Suffolk Council would be happy to advise on the level of archaeological assessment and appropriate stages to be undertaken.”</i></p> <p>Having something along the lines of the above would provide clarity to developers for any future development sites within the conservation area.</p>				
<p>Historic England gave its general support for the proposals. <i>“We note the proposed boundary changes which in the main seek to incorporate and rationalise buildings and areas which have group value, make a positive contribution and maintain the character of the Conservation Area.</i></p> <p><i>We welcome that this appraisal is accompanied by a management plan to help manage change positively within Halesworth”</i></p>	Noted.	✓		
<p>The Suffolk Preservation Society gave its support for the proposals saying it was <i>“very comprehensive and well considered”</i></p>	Noted	✓		
<p>District Ward Councillor Several residents have contacted Councillor about the effect of the conservation area expanding and the impact it will have on their homes. they fear – Having a lot more red tape to go through if they want to do anything to their gardens or homes.</p>	<p>The comments raised on behalf of residents are addressed below:</p> <p><i>Having a lot more red tape to go through if they want to do anything to their gardens or homes.</i></p>			✓

They will have to apply for planning to do anything to their homes, evening if it was rendering etc.
 It will make their mortgages go up – pushing young families out
 Local families will be affected by prices going up.
 Any work to retore homes to their original Victorian design will be made impossible.
 The work done to the houses was rushed and unattractive the residents wish to restore their original beauty and are worried this would be impossible and costly.

Is there anything in their concern?

They will have to apply for planning to do anything to their homes, evening if it was rendering etc.

A “dwelling house” in a conservation area is subject to stricter planning controls placed on them by the designation, but it does not mean everything will need consent.

- However, it includes:
- different limits to what works can be carried out without planning permission, e.g. in respect to extensions to side elevations, satellite dishes, out-buildings, rendering, re-cladding, additions or alterations to a roof, boundary walls, fences and gates;
 - planning permission is required for the demolition of buildings over 115m³ and
 - notice must be given to the local authority before works are carried out to trees that are more than 75mm in diameter measured at 1.5 metres above ground level.

(General information can be found via the interactive house on the internet: [Interactive House – Planning Portal](#)
 However, it is always best to check with our Duty Planner as to

	<p>whether or not Planning Permission, for a particular proposal, would be required as it can depend on a number of different factors.)</p> <p><i>It will make their mortgages go up – pushing young families out Local families will be affected by prices going up.</i></p> <p>Properties in conservation areas are usually more expensive than an equivalent property not covered by such a designation. This was found to be the case in a study by Historic England in 2017. This demonstrated that being in a Conservation Area had an effect on raising house prices as they are seen as 'more desirable', generally being more attractive buildings, within more attractive surroundings. hc2017-conservation-areas-pdf</p> <p>We have 50 Conservation Areas in the district and to date, the Design & Heritage team had never received a complaint about 'increased mortgage costs' from being within one. However, of course, it is likely to be a consideration in the process, but there is no clear evidence, that we are aware of, that mortgages are more expensive to obtain purely due to being in a Conservation Area.</p>			
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	<p><i>Any work to restore homes to their original Victorian design will be made impossible.</i></p> <p>The Planning (Listed Buildings and Conservation Areas) Act 1990 states, that Conservation Areas are designated due to their special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Therefore, the restoration of original features/ detailing would not be resisted but encouraged.</p> <p><i>The work done to the houses was rushed and unattractive the residents wish to restore their original beauty and are worried this would be impossible and costly.</i></p> <p>It may be that works that are proposed on a property within the Conservation Area will require Planning Permission, whereas properties out of the designation do not. Therefore, the need to submit a planning application will be an additional cost. If all proposed works requiring consent are included on a single application, then costs could be kept to a minimum.</p> <p>Once part of the work, covered in the consent, is implemented, the timescale for completion of all other elements is open ended.</p>			
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	<p>However, on the plus side, as mentioned above, the value of the property is likely to rise from being within a conservation area, which over time is likely to offset the costs incurred by having to obtain consent if needed.</p> <p>Interestingly, should the property had fallen within the Conservation Area designation at an earlier date, the rushed and unattractive alterations carried out in the past, as mentioned above, may have been avoided.</p> <p>We are aware of the impact that these proposals may have on individual people and all the comments received were considered at the end of the Public</p> <p>Minor alterations have been made to the document/proposals as deemed valid. However, no alterations to the proposed extensions CA have been made.</p>			
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Table 3 - Responses received from Teams as part of internal consultation.

Two responses received.

Summary table of responses from Internal Consultation and Officer feedback	
Summary of comments	Officer response
<p>Policy Team</p> <p>Add page numbers and paragraph numbers to improve navigability of the document.</p> <p>A section about changes to the conservation area boundary has been included at the end of the document, but it would be better moved to the front of the document where it provides context to later sections of the Conservation Area Appraisal.</p>	<p>Various comments on text and order of items within the document. Notes and incorporated in Final version.</p>

2.0 Halesworth Conservation Area

Location and setting

The text uses 2019 population estimates. It would be preferable to use 2021 Census population data. The population figure for Halesworth seems high – does that include Holton as well?
HTC – spell out.

Key Aspects of Character and Significance

The location section describes Halesworth as a regionally important market town, whereas I think it is more of a local centre.
Summary of character area needs to state that The Thoroughfare is pedestrianised.
Spatial analysis again refers to Halesworth as a regional centre.

Origin and Evolution

CgMs, 2017 – what does this refer to?
When referring to historic dates should the text refer to BC/AD or BCE/CE?

3. Character areas

Figure 5 – I think the Conservation area boundary should overlay a contemporary map, not one from 1927.

**Character area 1 – London Road South
Proposed Amendments to Conservation Area**

ULB103 – what does this mean?

Character Area 9 – Thoroughfare

Paragraph 4 refers to the equine-based origins of the street. I think that this refers to the time when most transport was by horse but some clarification would be helpful.
References to Thoroughfare should read ‘The Thoroughfare.’
Number 18 Cross Ram’s – Delete apostrophe?
Start of sentence referring to number 18 Cross Rams should read ‘This is evident...’ (‘is’ missing). Also check apostrophe.
Heritage Assets table. What is the status of unlisted buildings?

Character Area 10 – Millennium Park

Maps should be at start of chapter to give readers an idea of what the text refers to. Photos should also be distributed throughout the text and referred to in the text. It is suggested that maps and photos should have separate numbering.
Figures 94 and 95 – refers to important open space. Is this the same as open space as defined by WLP8.23 of the Local Plan and HAL.ENV1 of Halesworth Neighbourhood Plan?

Landscape and Arboriculture Team Happy with the sections on Trees and Landscape and Open Space Suggest the headline should be ‘Landscape and Open Space’ rather than ‘Landscaping’.

Phraseology altered as suggested.