

# suffolkVIEW

The magazine of the Suffolk Preservation Society



## CELEBRATING 1,000 YEARS OF THE ABBEY OF ST EDMUND

The site of the Abbey of St Edmund has been a significant place on the regional, national and international stage since the tenth century. Its story is intimately bound up with those of the royal martyr, Edmund and the wider town of Bury St Edmunds, with which the abbey enjoyed a symbiotic relationship. This year sees the millennial anniversary of the formal foundation of the abbey and this milestone is being celebrated during a series of events being held in and around Bury during the coming months. Here, heritage consultant **Dr Richard Hoggett**, who has studied the abbey extensively, explains why the site deserves its position as one of Suffolk's most important historic sites.

The Anglo-Saxon Chronicle for the year 869 records that: *'In this year the raiding [Danish] army took up winter quarters at Thetford. And*

*that winter King Edmund fought against them, and the Danes had the victory, and killed the king and conquered all the land.'* Writing just over a century later, the French monk Abbo of Fleury described Edmund's martyrdom in greater detail, telling how he was bound to a tree and shot with arrows, before being decapitated. Abbo also described one of the first of many miracles associated with St Edmund, relating how his head called out to those searching for his body, guiding them to the spot where it was being guarded by a large wolf. Head and body were reunited, and buried in a chapel close to the site of the martyrdom. There is strong historical and archaeological evidence for the rapid establishment of a cult of St Edmund, and within a generation of his death Edmund memorial coinage was being struck within the area of the Danelaw.

[Page 2 >](#)



### Go West!

why West Suffolk's new local plan matters

[Page 5 >](#)



### Planning Overview

a round-up of planning issues and SPS planning campaign work

[Page 8 >](#)



### Suffolk Spotlight

news and views from around the county

[Page 11 >](#)





Fiona Cairns

Director, Suffolk Preservation Society

Welcome to Suffolk View: we hope that you enjoy our new look.

The ongoing pandemic has brought significant changes to our lives in recent months, ones that were unimaginable at the beginning of the year.

For many, life has been turned upside down, requiring us to adapt and find new ways to respond to the evolving situation in which we find ourselves.

Here at SPS we, like so many of you, have had to change established ways of working. Staff are working from home, and all our board meetings are taking place online. The office is currently closed, except for occasional meetings of the staff and chairman.

It has been necessary to postpone all of our social events and training which were planned for this year, but we have maintained our planning campaign work. Those of you who subscribe to our regular monthly campaign bulletin will see that our output has actually increased significantly over the summer months. We witnessed a curious bounce back after an inevitable falling off in planning application numbers in the spring.

Another change experienced by SPS in recent months has been the retirement of our much-loved editor, Linda Clapham. She has stoically edited our magazine for 16 years, taking it from a modest newsletter to the magazine that so many of you enjoy as part of your membership. We appreciate all that she has given to the Society, and we will miss her but wish her every happiness in her retirement.

We have embraced this latest change positively. We have taken the opportunity to relaunch the magazine with a new look. It is a little more compact, to reflect the absence of external activities, but with the same commitment to accurate and relevant reporting on the work of the Society and quality articles that we know will be of our interest to our membership.

We have also refreshed the format, ensuring that it is appealing as well as clear and readable.

Another recent change at SPS has been the arrival of Elizabeth Coughlin, a new member who responded to our call for help with the preparation of the magazine. We are enormously grateful to Elizabeth for all her help putting together this latest edition.

The pandemic has also impacted upon the progress of major energy applications that will affect so many communities in Suffolk. Despite a pause through the spring and summer, the autumn sees the commencement of the Scottish Power Renewables and EDF Energy's proposals to Examination. Our chairman, Andrew Fane, considers the challenges that these major schemes present for community groups in his column at page 4.

The recent launch of the White Paper on Planning Reform poses another challenge for SPS and all community groups. The proposed introduction of zoning of land into three areas of: growth, renewal and protection, will remove the opportunity for people to give their views on development proposals that may affect them other than at the Local Plan stage. This major departure from the way that the planning process has operated for over 70 years threatens local democracy. This is further explored at page 5.

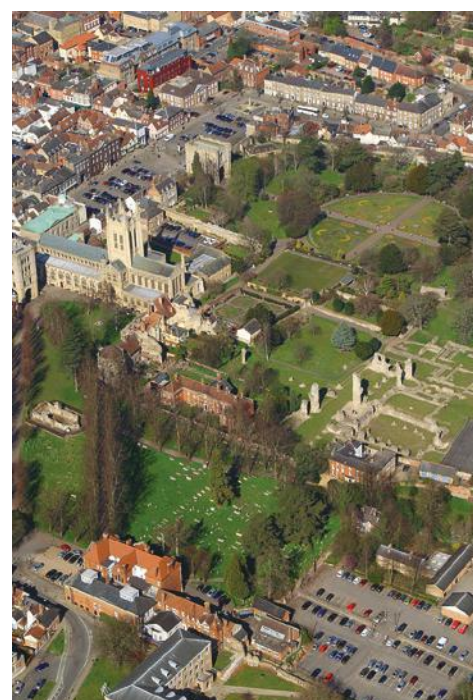
The SPS is working hard, and aligning itself with other groups, where appropriate, to campaign against these damaging reforms. Much is at stake. For those who believe that we all have a right to defend the place that we call home, now is the time for people to engage.

Times are strange and the distractions are great, but we must be ready to respond with vigour to the changes that lie ahead and have the potential to fundamentally change our county, usually for the worse.

< Continued from Cover

# Celebrating 1,000 Years of the Abbey of St Edmund

In the early decades of the tenth century Edmund's mortal remains were brought to the Anglo-Saxon settlement of Beodricsworth, where his body was inspected and found to be miraculously whole and incorrupt, and was subsequently housed in a large wooden church. The royal patronage of King Cnut encouraged the foundation of the Benedictine monastery of St Edmund in 1020, resulting in the construction in stone of the first incarnation of the abbey church and buildings. After 60 years, work began on a second, even larger monastic church, into which Edmund's remains were moved in 1095, and which was eventually completed in the late 12th century. When it was finished, the abbey church ranked amongst the largest buildings in western Christendom, rivalling St Peter's in Rome.







*Bottom left*  
Aerial photograph of the abbey taken in 2012, showing the ruins of the abbey church with the cathedral and Abbey Gardens beyond.  
© Mike Page

*Top right*  
This beautiful 1779 view by Richard Godfrey shows the degree to which the abbey church and cloisters were still standing 200 years after the Dissolution.

*Bottom right*  
A photograph of the western front of the abbey church taken from the top of the Norman Tower, c.1900.

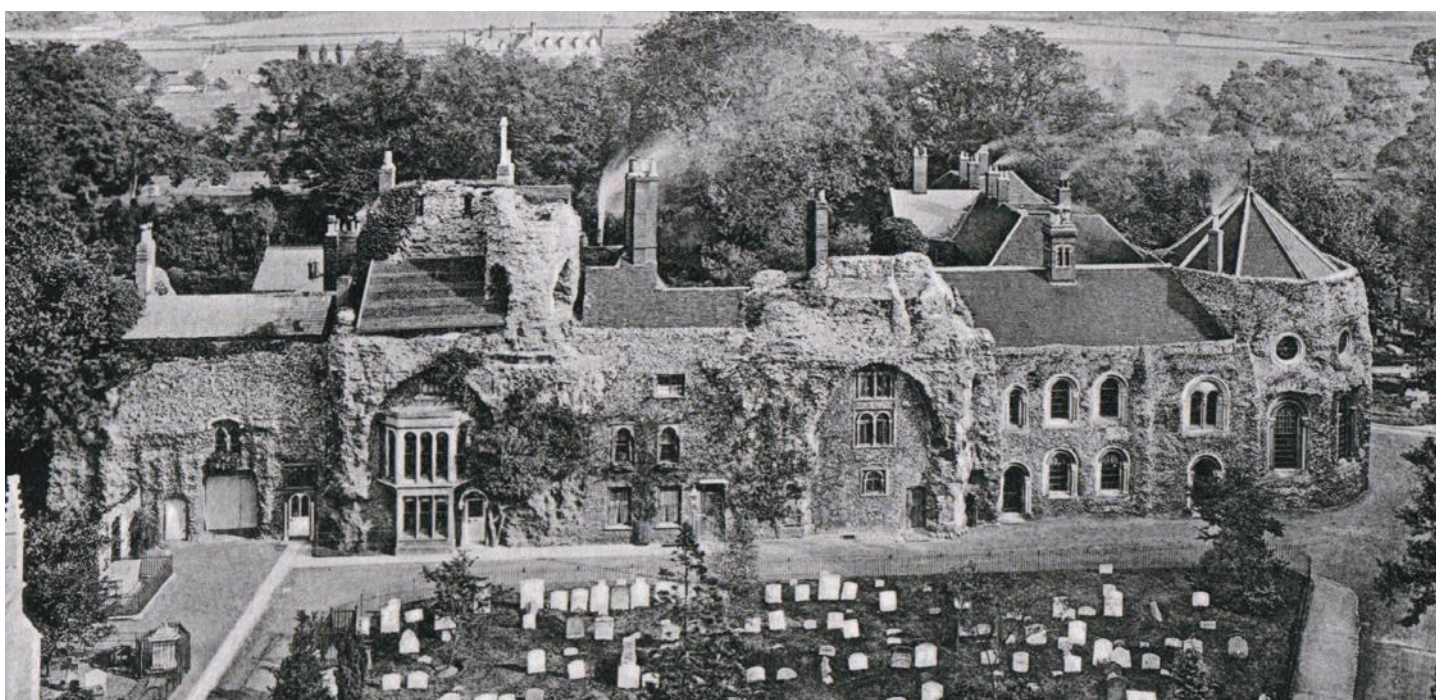
## When it was finished, the abbey church ranked amongst the largest buildings in western Christendom, rivalling St Peter's in Rome.

During the medieval period, the Abbey of St Edmund grew to be one of the wealthiest and most powerful monasteries in England, and became one of the major pilgrimage sites in western Europe. The abbey was the stage for visits from royalty, hosted parliaments, and was the burial place of many notable figures, including the sister of Henry VIII. The institution also overcame numerous difficulties: the central tower of the abbey church collapsed in 1210, its western tower collapsed in 1430, the abbey was attacked by rioters in 1305, 1327 and 1381, and a major fire gutted the abbey church in 1465. Ultimately, however, like all monastic sites, the

abbey succumbed to the politics of the Reformation and was dissolved in 1539. The relics and treasures were taken and the site was subsequently sold, the monastic buildings being systematically stripped of their stonework and reduced to ruins.

Yet even the Dissolution did not erase the abbey completely. The ruins of the abbey buildings stood well into the 18th century and the boundary of the monastic precinct survived largely intact; its medieval walls have continued to shape the development of Bury St Edmunds up to the present day. The churches of St Mary and St James, and the associated Great

Churchyard, all of which stood within the precinct and were originally monastic foundations, continued to serve the population of the town. St James' church was elevated to cathedral status in 1914, and was substantially extended eastwards and upwards during the course of the 20th century. The Norman Tower, which was once the formal entrance to the abbey church, still stands as a bell tower for the cathedral and is one of the town's, if not the region's, most iconic buildings. Likewise, the west front of the abbey church became the host of a series of ad hoc dwellings, which have since been formalised into another of the town's unique features. [Continued on Page 4 >](#)







## Andrew Fane OBE

Chairman,  
Suffolk Preservation Society

SPS finds itself confronted by more national level planning applications than ever before witnessed.

They all relate to new energy facilities, whether that be nuclear energy, off-shore wind or solar. Those that are currently before us are all in the Sizewell and Friston area, and threaten to overwhelm a beautiful and relatively unspoilt area of our beloved county. They also have the potential to overwhelm our Society if we do not take avoiding action now.

The Examination of the proposal by Scottish Power Renewables to industrialise the Friston plain for a substation comes first, followed by Sizewell C, with other wind farm and inter-connectors from the continent following behind. All claim to be carbon free energy, and there is no doubt their power will indeed be needed, but for 30% of the nation's future energy to be handled through the tiny area of Thorpeness, Sizewell and then Friston puts the massive scale of development into perspective.

SPS does what it 'says on the tin'. We seek to protect the whole county, and we have applications to respond to across Suffolk, and our skilled people and resources are finite.

So, we are going to stick to what we do best. We will support, as far as resources allow, bodies like SASES and StopSZC whose sole purpose is challenging these developments. We will restrict ourselves to our acknowledged areas of expertise - heritage and landscape. We cannot, though, attend the months of public hearings that will ensue, but will take an active interest and offer support wherever we can. This is primarily a written based process and we have already made a series of representations that I believe the Inspector will find informative and constructive, and we will respond further as required. But we will not destroy our Society in the process by neglecting our work elsewhere.

So, rest assured, your Society will still be fighting for the interests of the whole of Suffolk in a year's time and I feel sure in ten years' time too. We continue to fly the flag in fighting for the beauty of Suffolk.

< Continued from Page 3



With the millennial anniversary of Cnut's refoundation of the abbey, we are witnessing a resurgence of interest in the abbey, the town and the king.

Much of the interior of the precinct became private gardens and remained largely undeveloped, a process to which much of the archaeological record of the site owes its survival. In the 19th century, a botanic garden was established, which was subsequently expanded to encompass much of the area of the former Great Court of the abbey. In the early 20th century, the Abbey Gardens were created as a public park for the population of Bury St Edmunds to enjoy, and the gardens remain the focus of many of the town's recreational and celebratory activities to this day.

With the millennial anniversary of Cnut's refoundation of the abbey, we are witnessing a resurgence of interest in the abbey, the town and the king. For our own part, the SPS is sponsoring this year's volume of the Journal of Breckland Studies, which is focussing on aspects of the history, archaeology and natural heritage of the abbey. It is hoped that this will be available late 2020 or early next year and further details, including instructions for SPS members to obtain a discounted copy, will be circulated when the volume is published.



The main webpage for the journal is via the Breckland Society at:

[brecsoc.org.uk](http://brecsoc.org.uk)

Discover more from Dr Richard Hoggett at

[richard-hoggett.co.uk](http://richard-hoggett.co.uk)

Top

A depiction of the shrine of St Edmund from a 15th-century manuscript produced at the abbey.  
© The British Library

Bottom

The Buck Brothers produced this view across the abbey in 1741, in which the extent of the ruins its relationship with the town are clearly shown.



# Go West!

LOCAL PLANS AND THE WHITE PAPER  
– WHY YOU MUST GET INVOLVED!



Sometimes it can appear that developers and landowners make the key decisions on where and how are towns and villages develop, rather than the planners and local communities.

Clare  
© Nigel Paul

Planning inspector appeal decisions on housing schemes which overturn local decision making, have demonstrated for some time the importance of having a robust and up-to-date local plan. In the face of an ever more permissive planning system driving the government's ambitious housing targets, local communities are vulnerable to speculative applications. The new White Paper, Planning for the Future, sets out the government's

radical rethink of the planning system. From this, it is clear that local plans will be more important than ever.

The government's aim is for decisions on the future development to be taken at the plan making stage with the planning application stage sidelined to streamline the system

With this in mind, SPS trustee, Jackie Ward, helps us better understand the challenges faced by current and future

local authority planners in writing an effective local plan. Jackie has worked as a planner for 45 years, mostly in local government, and is currently helping with the preparation of a local plan for the new West Suffolk authority. She has helped prepare and write a number of local plans and explains that each is different because of the location, context and time when it was written and examined, and each brings its own set of challenges.



Jackie Ward

Trustee, Suffolk Preservation Society

## Challenges in preparing a new local plan for West Suffolk, a personal view

"Local geography is the starting point for any local plan. The topography, landscape, urban form, local history, biodiversity, conduits and connections, and economic geography is the blank sheet or starting point. West Suffolk has a diverse geography with various landscapes and biodiversity issues from breckland and fenland in the north, character areas

such as the horse racing landscape and yards of Newmarket; villages in arable farmland; estate landscapes such as Euston; historic towns such as Clare and Bury St. Edmunds; locations for business such as the A14 corridor; the river corridors and road and rail links. The challenge for the local plan is to work with this geography.

[Continued on Page 6 >](#)





◀ Continued from Page 5

It is also vital to understand the demographics of the area. In this part of the world this often means an ageing population, and whilst this is true of much of West Suffolk there is a growing cohort of younger people and families, particularly in the west including the air bases and civilian staff, and people that commute across the border to Cambridge.

“ It is no surprise that as the cost of living in Cambridge rises, people choose to live in and around places like Bury St Edmunds. ”

In fact, West Suffolk is actually in the Cambridge housing market area, and it is no surprise that as the cost of living in Cambridge rises, people choose to live in and around places like Bury St Edmunds and Newmarket with rail and road links

to the city, and in Haverhill (with good links to Addenbrookes and the Cambridge Biomedical Campus). The challenge is to understand how the demographics of different parts of the local plan area and the local housing market area influence the types and tenures of housing needed and the physical and social infrastructure required.

Climate change is one of the biggest challenges in 2020. How to incorporate policies that can make a real difference into the local plan is especially hard to achieve, particularly as the issue is evolving at a potentially faster rate than the timetable for the plan. It is much more than a local issue, so what are the locally specific policies that might help?

Perhaps the answer is to focus on issues and actions that are particularly relevant to west Suffolk, and to develop policies that can contribute to addressing climate change. These include requiring green spaces and tree planting and ensuring new residential

areas include walking and cycling routes to reduce car-dependency. The local plan, therefore, has to balance the need for infrastructure improvements to relieve traffic congestion and improve safety, with the object of reducing car dependency.

As well as the more obvious physical infrastructure, local plans are required to show how and when the social and community infrastructure, necessary to sustain the planned developments, will be provided. This requires a great deal of engagement from communities and other agencies at an early stage. The challenge is to start this early and maintain it through the process to a position that will be robust enough for the examination by the Planning Inspector.

“ It is also vital that the cost of complying with the requirements of the local plan policies do not render development unviable. ”

It is also vital that the cost of complying with the requirements of the local plan policies do not render development unviable. This must be factored in so that challenges from developers at examination can be met with evidence.

In fact, every requirement in every policy needs to be evidenced. Evidence gathering starts with a Sustainability Assessment Scoping report and a Strategic Housing and Employment Land Availability Assessment, and probably ends with the Whole Plan Viability Assessment. Between these lie numerous other evidential documents usually prepared by consultants. The difficulty is anticipating what is needed to ensure the policies are robust enough when challenged at the examination.







*Top left*  
Breckland

*Bottom left*  
Cavendish

*Top right*  
Newmarket

*Bottom right*  
Bury St. Edmunds  
Abbey

Where issues are clearly wider than local it is necessary to work out which neighbouring authorities and organisations to work with. This is currently done through the Duty to Cooperate, a mandatory part of the process that requires compliance to be demonstrated and agreed by the Inspector before the plan is examined.

**“ The local plan process is a challenge. It is long, requires engagement with the whole local community and robust evidence. ”**

The local plan process is a challenge. It is long, requires engagement with the whole local community and robust

evidence. It needs to evolve and be developed by elected members to deliver land use planning policies that will achieve corporate objectives for the council. It requires a team of planners with experience in different areas, tight project planning and managing.

Finally, one of the biggest challenges in developing land use planning policies is to balance local priorities and interests with national government policies. Changes of government or changes to the process and the legislation and regulation that underpins it can force a change of course and a change of timetable that will considerably lengthen the time it will take to get the plan examined and adopted. With publication in August of the White Paper, I wonder how these proposals

for radical changes to the planning system will impact on the preparation of the new local plan - yet another challenge for planners to cope with”.



**Whilst local authorities will face the challenge of meeting the requirements of a new streamlined planning system, local communities will also face a new challenge.**

Planners must adapt their processes to produce local plans which will be effective in delivering the sustainable communities of the future, but local

communities must fight to ensure their views are heard.

Democracy within the planning system is set to be more front loaded. The government seems set on removing the opportunity for individuals and community groups to comment, object or support development schemes at the application stage. Instead all local input must be made at the local plan stage. Historically though it has been

difficult to muster interest in local plans. Individuals often only galvanise when applications are made for development within their patch.

For this reason more than ever, SPS encourages everyone to be aware and get involved in their local plan process, attend local exhibitions, read the documents and make your views known.



Bethany Philbidge

Planning Officer, Suffolk Preservation Society

# Planning Overview

Update and comment on planning issues

For details on all SPS's planning campaign work, see our monthly bulletins available on our website at

[suffolksociety.org/about/our-publications/monthly-bulletin](https://suffolksociety.org/about/our-publications/monthly-bulletin) >

## ZONAL PLANNING FOR ENGLAND'S PLANNING SYSTEM?

In August the White Paper - Planning for the Future - was issued, the primary purpose of which is to speed up the delivery of housing. Boris Johnson's opening remarks about the English planning system are striking:

*“ The whole thing is beginning to crumble and the time has come to do what too many have for too long lacked the courage to do – tear it down and start again. That is what this paper proposes. Radical reform unlike anything we have seen since the Second World War. ”*

There are in fact some positive recommendations that SPS has long been calling for: not least an aim to make the planning system more understandable and a welcome emphasis on improved design.

However, the positive impacts of the proposals which will radically affect planning as we have known it for 70 years, are significantly outweighed by the negatives. The reforms introduce a system of zoning all land into three areas of growth, renewal and protection with standardised development management policies contained within the National Planning Policy Framework rather than locally responsive policies in local plans. The planning application stage would effectively be removed in growth and

renewal areas, leaving public engagement solely at the local plan making stage and through locally produced design codes.

The government claims that the system will speed up development and offer developers certainty about a site, however we have grave concerns about the implications on local democracy. This includes Neighbourhood Plans as, despite the White Paper stating that the government 'thinks' Neighbourhood Plans should be retained, there is currently a lack of clarity about the scope and power of such plans in future decision making.

SPS is working closely with CPRE in responding to the consultation and lobbying MPs to highlight our concerns about these reforms.

For CPRE reaction to the White Paper

[cpre.org.uk/news/major-planning-reforms-criticism](https://cpre.org.uk/news/major-planning-reforms-criticism) >

## CHANGES TO HOUSING NUMBER TARGETS

The Government announced proposals in its Changes to the Current Planning System document which seek to remedy the shortfalls of the current standard method for calculating housing numbers; setting a much higher bar for many local authorities and resulting in an uplift to the national housing requirement of 35% against the current standard method - from 250,550 to 337,307 dpa.

Lichfields planning consultancy has tested this latest government algorithm, crunching the numbers for individual local authorities to compare how the proposed method compares to the current method. Their analysis throws up some surprising and worrying results for Suffolk including a doubling of required housing numbers to 1660 dpa in East Suffolk; a rise from 416 to 789 in

Babergh and from 535 to 754 in Mid Suffolk; but a reduction from 1601 to 743 in West Suffolk and little change in Ipswich. In fact, figures across England have thrown up some questionable trends as rural authorities appear destined for increased housing targets, whereas more sustainable urban areas, which benefit from employment, services and transport networks, are to see a reduction. We wait to see the outcome of the consultation on the government's proposals.

*Their analysis throws up some surprising and worrying results for Suffolk including a doubling of required housing numbers*



[lichfields.uk/grow-renew-protect-planning-for-the-future/how-many-homes-the-new-standard-method/#section6](https://lichfields.uk/grow-renew-protect-planning-for-the-future/how-many-homes-the-new-standard-method/#section6) >



## SUFFOLK'S AREAS OF OUTSTANDING NATURAL BEAUTY

In July, Suffolk celebrated the approval by the Secretary of State to the extension of the Coast and Heaths AONB. The 38km<sup>2</sup> extension includes two areas on the Shotley Peninsula as well as an area of North Essex along the River Stour. The designation should be good news as the area will benefit from a greater level of protection from inappropriate development and proposals will be subject to greater and stricter scrutiny.

Therefore, it will seem somewhat contradictory if the government continues to pursue its nuclear agenda by supporting EDF Energy's current proposals for Sizewell C within the AONB. These will devastate a large swathe of the designated coastal area visually and in terms of their tranquillity and dark skies, both during the construction

and operational phases. Add this to the impact of the installation of the world's largest wind turbines at the proposed East Anglia 1 (North) and East Anglia 2 offshore windfarms, together with the underground cabling to support related onshore infrastructure, and the government's actual commitment to the future of this special landscape is questionable.

**It will seem somewhat contradictory if the government continues to pursue its nuclear agenda by supporting EDF Energy's current proposals for Sizewell C within the AONB.**



## GOVERNMENT REVIEW OF OFFSHORE ENERGY TRANSMISSION

On a more positive note, Energy Minister Kwasi Kwarteng MP has announced a review into offshore energy transmission. In May, SPS with the support of CPRE, submitted a proposal to the Business Energy and Industrial Strategy Committee's call for suggested issues for the Committee to investigate. This was an opportunity

to raise, at a national level, the current lack of strategic planning of future energy generation and the serious cumulative impacts of energy projects on East Suffolk.

The planned review will bring together key stakeholders involved in the timing, siting, design and delivery of offshore wind to consider all aspects of the existing regime

and how this influences the design and delivery of transmission infrastructure. The review is, therefore, welcome.

However, the focus primarily is on projects commencing after 2025 which sadly, will be too late for the live applications in Suffolk including, specifically the substation site at Friston.

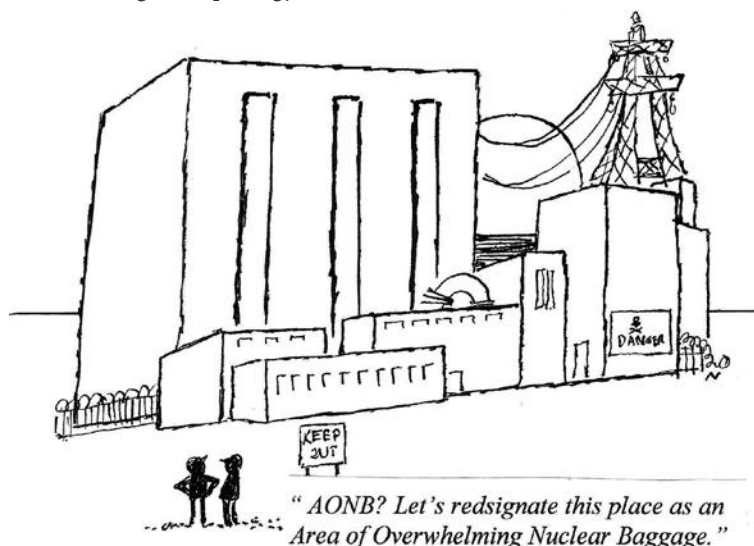
## EAST SUFFOLK COUNCIL'S SIZEWELL C POSITION

In September East Suffolk Council debated their response to the Sizewell C application. Councillors were required to vote on a proposed amendment to the report to include the statement that *"on balance the development will benefit neither East Suffolk or the country"*. This was defeated and the Council's stated priority is to ensure, should the Sizewell C new nuclear power station be granted consent, the best possible outcome is achieved for local communities, by maximising benefits, minimising adverse impacts, and achieving mitigation and compensatory measures for the district.

**SPS responded raising serious concerns that the report did not give adequate weight to the heritage and landscape impacts and the need for a specific compensation fund**

Their draft submission was circulated prior to the meeting and SPS responded raising serious concerns that the report did not give adequate weight to the heritage and landscape impacts and the need for a specific compensation fund. The officer's report sets out the topic areas that are to be included, namely: ecology, air quality, transport, communities, skills, education and employment public health and social services and coastal geomorphology.

Heritage and landscape had not been included and SPS urged members to address this serious deficiency before the Council finalised its representation at the end of September. The county council on the other hand has now stated that it does not support EDF's plans in their current form.





# Planning Overview

## PLANNING IN A COVID-19 WORLD

Amongst many other public events, Covid-19 brought a halt to the planned hearings into Scottish Power Renewables' offshore windfarms, East Anglia 1 (North) and East Anglia 2, which had been scheduled to commence in April at Snape Maltings. Originally it was thought that the procedure would simply be delayed for a few months but it became apparent that the continued need to social distance meant that system of carrying out these proceedings remotely was required. Quite how effective virtual hearings will be, and in particular how inclusive they will be of all those wishing to participate, remains to be seen.

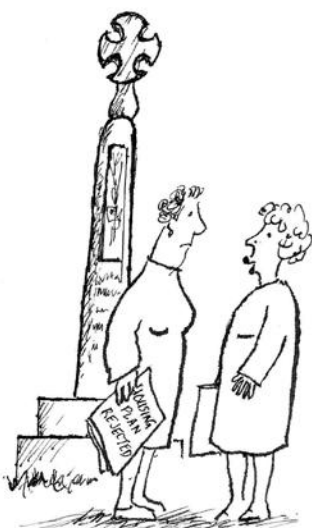
Meanwhile, the local authorities and parish councils have become proficient

at carrying out their committee meetings remotely and, bar a few hiccups, the procedure can run quite smoothly. However, it raises questions of how democratic the process is. The ability of local residents to view or participate depends very much on their access and confidence in using the requisite technology. Moreover, it is harder for the community taking the trouble to attend the meeting to demonstrate the strength of their views.

*The ability of local residents to view or participate depends very much on their access and confidence in using the requisite technology*



*"I'm sorry, Mrs Garrety, but there's no way you can Zoom in a council meeting with this equipment."*



*"It's a shame, that monument would have been a good post for the end of the washing line."*

## ST EDMUND'S MONUMENT, HOXNE

SPS was delighted that a reserved matters application for four large detached houses was refused on the grounds of harm to the setting of the monument to the martyr King Edmund. This memorial was only built in the mid-nineteenth century but was constructed on the site of an ancient oak, believed to be on the very spot where Edmund was killed by the Danes. Unfortunately, in 2018 outline permission was granted for up to four houses in the field where the monument is to be found. Historic England has since designated the monument as grade 2 listed, giving its setting some protection, and SPS strongly argued for the reserved matters application to be refused. A revised scheme for three dwellings has

subsequently been submitted which SPS supports as there are elements which reduce the heritage harm. A strong landscape-led layout will allow views through to the monument to be protected and meadow style planting will better enhance the setting of the heritage asset. A reduction in the scale of two of the dwellings and the intention to adopt more vernacular treatment in keeping with the adjoining village houses was also welcome.

*A strong landscape-led layout will allow views through to the monument to be protected and meadow style planting will better enhance the setting of the heritage asset*

## KERSEY

A longstanding application for 6 dwellings was finally approved this summer. The proposal within the Kersey Conservation Area had divided opinion locally as some welcomed the small development of modest sized housing whereas others, including Historic England and SPS, considered the backland development directly to the rear of grade II\* cottages harmful to the highly graded heritage assets. The planning officer's recommendation in 2017 to refuse the application on

heritage harm had been overturned as the committee decided to approve the scheme. However, in order to prevent a formal legal challenge, planning consent was never issued. When the application was reconsidered some two and half years later, the planning officer again recommended refusal on heritage grounds but carefully advised the committee that approval could be granted if the reasons given for approval included that the public benefit of new housing outweighed the acknowledged heritage harm.







Elizabeth Coughlin

Suffolk Preservation Society

# Suffolk Spotlight



## FELIXSTOWE FERRY GOLF CLUB

**PHILIP COBBOLD,  
THE FELIXSTOWE SOCIETY**

East Suffolk Council recently granted planning permission for the erection of five dwellings and a new clubhouse at Felixstowe Ferry Golf Club. The application site is outside of the defined settlement boundary for the town and within the Area of Outstanding Natural Beauty (AONB). The residential element of the development was proposed as 'enabling development', stating that the funds accrued from the sale of the five plots was to be used to part fund the construction of the new clubhouse. There is no legal definition of 'enabling development' within the planning acts. It is a term which has evolved from case law and is only referred to in national planning policy in respect of works which will support the conservation of a heritage asset.

The Felixstowe Society objected on the basis that proposed housing development would have a detrimental impact on the setting of the AONB and because the scheme was contrary to the policies of the Felixstowe Area Action Plan which state "The openness of the Golf Course is to be protected as this area provides uninterrupted views of the AONB and the sea. Proposals which increase commercial activity within this area will be resisted." Views of the AONB and the sea enjoyed by many local residents will now be lost.

## WESTERFIELD ROAD, IPSWICH

Residents of this Conservation Area, who are themselves subject to stringent planning requirements, were horrified in August to find cracked pavement slabs being replaced with bitumen and demanded a more historically appropriate alternative. Suffolk

Highways, carrying out the works, cite their statutory duty to maintain for safety reasons, and claim budgetary constraints do not allow for traditional materials.

Likewise, Ipswich Borough Council feels unable to contribute financially. It is hoped that the material will become less visually obtrusive over time.

## IPSWICH

**MIKE COOK, THE IPSWICH SOCIETY**

Ipswich Borough Council's strategic plan is to make the route from the railway station to the town centre - Princes Street - a tree lined boulevard with modern 'class A' offices, shopping and exercise facilities supported by a multi-storey car park accessible to the City, Canary Wharf, Norwich and Cambridge by train. Initial steps for this vital economic driver for the town centre include the new Birketts' office and the conversion of the Maltings into stunning new offices. Clearly, however, Covid-19 will have major effects on office use and commuter travel in the next few years with homeworking being the most predictable. The future for all major towns and cities is in flux.

The continuing decline of in-town retail seems inevitable and the golden mile of Ipswich shopping, already truncated by the demise of the Co-Op department store looks certain to shrink further. The Co-op building itself is to be converted to provide residential flats and a much needed new primary school. Sadly, it looks as though the splendid Victorian frontages will be lost due to a combination of practical and financial constraints.

On a positive note, the traffic ban (for social distancing) in Upper Brook and Northgate Streets has improved the atmosphere and the

Council is undertaking a major restoration of the historic Main Post Office building on the Cornhill. This will include replacing stone finials thought lost in a Second World War air raid!

## VALEDICTORY

As East Anglians know, it's not only death and taxes that are certain, and this summer the inexorable tide came for one of our most iconic coastal landmarks. Built in 1792 by Lord Braybrooke of Audley End, Orfordness Lighthouse protected shipping on this hazardous stretch of coast until de-commissioning in 2013 due to the encroaching sea. Thanks to the sterling efforts of a committed group of volunteers, the building remained open to visitors until this year when demolition became inevitable. Rather than going out with a bang, however, she has been subject to a painstaking deconstruction which will preserve many elements, including the glazed top lantern. So, a huge aesthetic and symbolic loss, but we hope funds will soon be available for a memorial building to display the artefacts rescued for future generations.





# Suffolk Spotlight



## HADLEIGH

### HADLEIGH SOCIETY

The Hadleigh Society continues to lobby for and against development projects that affect the community, including a scheme to erect a pseudo Arts & Craft dwelling in the medieval heart of the town in the vicinity of the Grade 1, 2\* & 2 listed buildings of the Deanery Tower, St Mary's Church, the Guildhall and Hadleigh Hall. This last project is currently subject of an Appeal and the Society appreciates SPS's support in lobbying against this wholly unsuitable scheme.

Another project that the Society has been able to now progress to an advanced stage

of completion is the compilation of a Local List of Non-Designated Heritage Assets for Hadleigh. This project is being undertaken with the support of the Town Council with a view to adoption by Babergh District Council and inclusion in the Neighbourhood Plan when completed.

The most recent and controversial project the community has been faced with is a Covid-19 social distancing road scheme for the High Street involving metres of ugly red highway barriers lining both sides of the High Street to allow a temporary widening of the pedestrian footpaths and restricting traffic to a one way flow.

Many considered the scheme detrimental as failing to achieve any improvement

in the safe use of the highways, in being unsightly in appearance, and actually resulting in a drastic reduction in footfall. More amusingly outdoor seating and tables for several cafes and public houses were placed in some of the enlarged pedestrian areas thereby negating any supposed improvement in social distancing! After a heated Town Council meeting the decision was taken to remove the barriers.

## BROOMHILL POOL

### MIKE COOK, THE IPSWICH SOCIETY

Twelve months ago I wrote in these pages very optimistically about the future of the Lido; all was proceeding smoothly with the appointment of contractors imminent. Then Covid-19 virus struck; lockdown day coincided with their appointment. The chosen operators, a large not-for-profit charitable trust, Fusion-Lifestyle, had to close all their 84 leisure facilities across England and furlough their 2000 staff. They have reopened most outlets, including five out of six of their lidos (Hinksey, Oxford has developed a leak). Thus, their future plans and finances have been turned upside down. Currently, we do not know how matters will proceed for Broomhill. However, I have been optimistic for eighteen years and remain absolutely confident that the Lido will reopen; it's not if, but when.





# Stephen Claydon · Architect

Email: [stephen@claydonarchitect.co.uk](mailto:stephen@claydonarchitect.co.uk)

Telephone (01394) 385257

Stephen Claydon MA Dip Arch (Edinburgh) RIBA AABC  
7 Red Hall Court, Felixstowe, Suffolk IP11 7AQ

## ROGER BALMER DESIGN

We are a local architectural practice, established in 1993, which specialises in considered improvements and alterations to listed buildings of all status. Working with a sustainable ethos, we are also commissioned on many conversion and new build projects. These are often for difficult or controversial sites in sensitive settings, Conservation Areas, AONB and Special Landscape Areas.

We offer a full range of architectural services and consultation. Typically, we follow a project right through the initial discussions with our client, to occupation and settling accounts and outstanding issues with the contractor. We have a breadth of experience at all stages of the process and are available for consultation or to produce specific reports at any point.

**FOUNTAIN HOUSE STUDIO THE STREET EAST BERGHOLT COLCHESTER CO7 6TB**

Telephone: 01206 299477 Email: [enquiries@rogerbalmerdesign.co.uk](mailto:enquiries@rogerbalmerdesign.co.uk)



## Traditional Oak Carpentry Conservation and Construction

To view some of our recent work visit our website: [www.traditionaloakcarpentry.co.uk](http://www.traditionaloakcarpentry.co.uk)

Rick Lewis Tel. 01449-782006 [rick@traditionaloakcarpentry.co.uk](mailto:rick@traditionaloakcarpentry.co.uk)

## nj architects

ARCHITECTURE ~ CONSERVATION ~ INTERIOR DESIGN

We are a small highly motivated team producing designs which balance the conflicting requirements of the brief, location, budget and planning restrictions, often working within tight constraints and within an historical context. We aim to work in a close partnership with enthusiastic clients, skilled craftspeople, approving authorities and other consultants to produce the highest standards of design informed by the principles of sustainability.

**Nicholas Jacob Architects**

The Christies, 5 Wherry Quay, Ipswich IP4 1AS

Telephone: 01473 221150

Email: [studio@njarchitects.co.uk](mailto:studio@njarchitects.co.uk)

[www.njarchitects.co.uk](http://www.njarchitects.co.uk)

**RIBA**   
Chartered Practice

## Suffolk Preservation Society

### Offices

Little Hall, Market Place,  
Lavenham, Sudbury,  
Suffolk CO10 9QZ

 01787 247179  
 [sps@suffolksociety.org](mailto:sps@suffolksociety.org)  
 [suffolksociety.org](http://suffolksociety.org)  
 [SuffolkSociety](https://www.facebook.com/SuffolkSociety)

**Patron** Countess of Euston  
**President** Geoffrey Probert DL  
**Chairman** Andrew Fane OBE MA FCA  
**Director** Fiona Cairns MRTPI IHBC



**The  
countryside  
charity**

SPS Representing CPRE in Suffolk

Founded in 1929, the SPS Charitable Incorporated Organisation No. 1154806 is working to safeguard the buildings and landscape of Suffolk.

The views expressed in Suffolk View are those of the individual authors and do not necessarily reflect the position of SPS.

SPS holds and manages data in strict accordance with the General Data Protection Regulation (2018)

Designed by Steve Crooks Design, Suffolk Printed by Micropress Printers Ltd, Reydon, Suffolk



# KGJ LIMECRAFT LTD

Historic Restoration Contractors  
& Consultancy Specialists

Providing a specialist range of consultancy & contracting services for historic buildings and conservation projects including restoration and conservation management planning.

For more information:

Call: 07772 509696 Email: [kgjlime@live.co.uk](mailto:kgjlime@live.co.uk)



[www.kgjlimecraft.co.uk](http://www.kgjlimecraft.co.uk)



**HERITAGE**  
INSURANCE • AGENCY

## HERITAGE INSURANCE AGENCY SPECIALIST INSURERS OF

- Thatched Properties
- Timbers Framed Properties
- Barn Conversions
- Thatched Holiday Homes/Second Homes
- Standard Construction let/unoccupied Properties

CALL  
**01787 229200**  
FOR A QUOTATION

[www.heritageinsuranceagency.co.uk](http://www.heritageinsuranceagency.co.uk)

Authorised and regulated by the Financial Services Authority



**ROSEMARY CATTEE**  
INTERIOR DESIGN

t: 01473 811780 m: 07957 535 589  
e: [info@rosemarycattie.co.uk](mailto:info@rosemarycattie.co.uk) [www.rosemarycattie.co.uk](http://www.rosemarycattie.co.uk)

## Cubitt Theobald Ltd

Chartered Building Company | Est. 1903



We can assist with all building projects from redecoration to a complete refurbishment or a new hand-made kitchen.

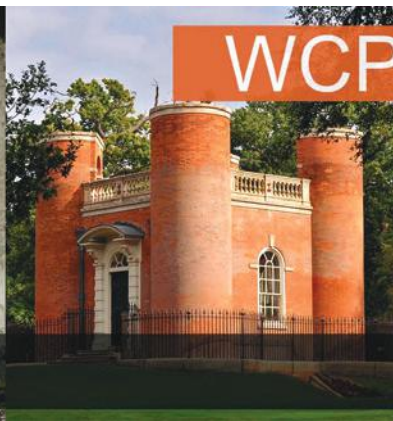
Projects in East Anglia & London.

**Cubitt Theobald Ltd,**  
St. Catherines Road, Long Melford, Sudbury, Suffolk CO10 9JU  
**01787 371 002 • [www.cubitt.co.uk](http://www.cubitt.co.uk)**





18 Hatter Street, Bury St Edmunds  
Suffolk, IP33 1NE



**WCP** THE WHITWORTH CO-PARTNERSHIP LLP  
CHARTERED ARCHITECTS AND SURVEYORS



info@whitcp.co.uk  
01284 760 421



**GORNIK &  
MCKECHNIE**

ARCHITECTS • DESIGNERS

Studio 37, Church Street, Eye,  
Suffolk IP23 7BD

T 01728 860 830

E gmltd@gorniakandmckechnie.co.uk

W gorniakandmckechnie.com

We specialise in residential architecture providing a full range of architectural, design and building services, including listed buildings, barn conversions, new builds, extensions and renovations.



**The Morton Partnership**  
Structural Engineers

**CHARTERED CONSULTING CIVIL & STRUCTURAL ENGINEERS**  
**HISTORIC BUILDING SPECIALISTS - CARE ACCREDITED**



Bawdsey Radar Transmitter Block - Restoration & Development Project



Rehability (East Anglia) Ltd - Chediston, Halesworth - Renovation Project

Brunel House, Norwich Road, Halesworth, Suffolk IP19 8HX  
Tel: 01986 875651 Email: halesworth@themortonpartnership.co.uk  
Offices also in London and Essex



[www.themortonpartnership.co.uk](http://www.themortonpartnership.co.uk)





## R & J HOGG LTD

Coney Weston  
Bury St. Edmunds  
Phone: 01359 221711  
Phone/fax 01359 221221

- Specialists in repairs and alterations to listed buildings following SPAB principles
- Advice given on likely extent and cost of repairs even at pre-purchase stage
- Lime wash and lime putty for sale



THE  
RUG  
&  
CARPET  
STUDIO

Specialists in handmade rugs and carpets  
Restoration & cleaning workshop

Open Monday to Saturday, 10am – 5.30pm

The Old White Hart, Long Melford, Sudbury, Suffolk, CO10 9HX  
01787 882214 | [www.rugandcarpetstudio.co.uk](http://www.rugandcarpetstudio.co.uk)

# THE IDLER

## BOOKS

New &  
Second-hand  
\*

## GREETINGS CARDS



ESTABLISHED 1980

37 High Street Hadleigh Ipswich  
Telephone 01473 827752



# JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910

Specialising in  
Country Houses  
Farmhouses & Cottages  
Equestrian  
Coastal  
Townhouses

01473 218218  
[ipswich@jackson-stops.co.uk](mailto:ipswich@jackson-stops.co.uk)

Tim Dansie Jonathan Penn James Squirrel