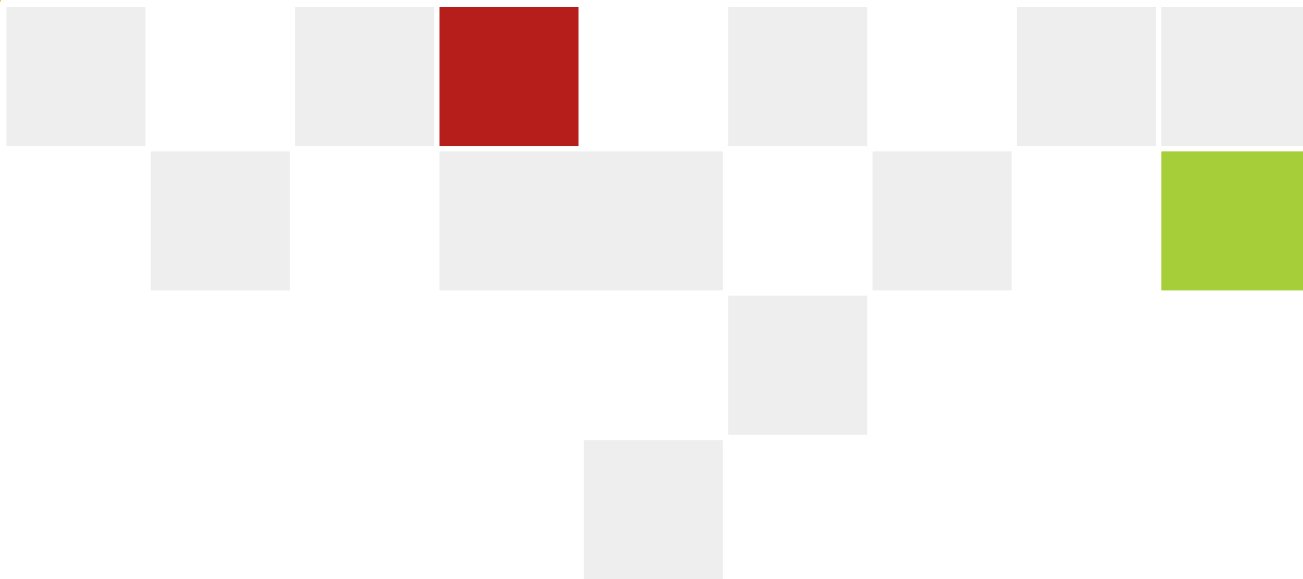


Cockfield Hall Estate and the Former Darsham Nurseries



EIA Screening Request



Boyer

Report Control

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1. INTRODUCTION

- 1.1 This report has been prepared by Boyer Planning, on behalf of The Wilderness Reserve (Suffolk) Ltd. The document supports a request, made to East Suffolk Council ('the Council'), that the Local Planning Authority ('LPA') adopt a screening opinion to determine whether the proposals at the Cockfield Hall Estate ('CHE'), Yoxford, Suffolk, IP17 3ET and the former Darsham Nurseries, Darsham, Suffolk, IP17 3PW ('DN') as set out in this report, constitute Environmental Impact Assessment ('EIA') development.
- 1.2 This report accords with the requirements of the Town and County Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations'). As such, in accordance with Regulation 6, the report (and associated appendices) provides the following;
- "(a) a plan sufficient to identify the land (provided at Appendix 1);*
(b) a description of the development, including in particular—
(i) a description of the physical characteristics of the development and, where relevant, of demolition works;
(ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
(c) a description of the aspects of the environment likely to be significantly affected by the development;
(d) to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—
(i) the expected residues and emissions and the production of waste, where relevant; and
(ii) the use of natural resources, in particular soil, land, water and biodiversity; and
(e) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment."
- 1.3 This is submitted in advance of planning and listed building consent applications for the conversion of Cockfield Hall into a hotel (Use Class C1) and landscaping proposals to the rear, which will include a series of lakes. Separate detailed planning applications will follow in relation to the Cockfield Hall environs and the former Darsham Nurseries.
- 1.4 In the wider estate landscape, an outline planning application for tourist accommodation development is intended to be submitted with all matters reserved for future determination with the exception of access and siting. An estate wide masterplan will be submitted as part of all applications to visually illustrate the quantum of development and how the different elements relate to each other.

The Requirement for Environmental Impact Assessment

- 1.5 To determine whether the proposed development constitutes 'EIA development', regard must be had to the EIA Regulations, as well as the supporting Planning Practice Guidance ('PPG').

- 1.6 The EIA Regulations define 'EIA development' as development which is;

"Likely to have significant effects on the environment by virtue of factors such as its nature size or location".

- 1.7 The Regulations indicate that EIA development falls within two 'Schedules'. Schedule 1 concerns development projects for which EIA is a mandatory requirement. Development falling within Schedule 1 includes proposals for large-scale industrial projects, such as oil refineries, power stations and airports.

- 1.8 In contrast to Schedule 1, proposals that fall within Schedule 2 only require EIA if they would lead to likely significant effects on the environment. Development proposals that fall within Schedule 2 must therefore be assessed against a number of relevant thresholds and criteria. Regulation 5(4) sets this out;

"Where a relevant planning authority or the Secretary of State has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority or Secretary of State must take into account in making that decision—

(a) any information provided by the applicant;

(b) the results of any relevant EU environmental assessment which are reasonably available to the relevant planning authority or the Secretary of State; and

(c) such of the selection criteria set out in Schedule 3 as are relevant to the development."

- 1.9 This report seeks to assist the Council to determine the need for an EIA. Accordingly, the following chapter of this report (Section 2) provides a description of the site and the proposed development. Section 3 provides a summary review of the EIA screening schedules, thresholds and criteria, as identified in the Regulations and PPG. Section 4 then proceeds to examine the relevant Schedule 2 thresholds and criteria (and the indicative PPG criteria), against the proposed development. Section 5 provides an equivalent assessment against the relevant Schedule 3 criteria.

- 1.10 Section 6, which finalises the report, proceeds to outline our conclusions. These are that the development proposals fall under Schedule 2 but will not lead to likely significant effects on the environment. Therefore, it is our opinion that the proposals **are not EIA development**.

2. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

Site Description and Context

2.1. The site (illustrated at **Appendix 1**) comprises the following;

- The Cockfield Hall Estate, Yoxford, Suffolk, IP17 3ET; and
- The former Darsham Nurseries, Darsham, Suffolk, IP17 3PW

Cockfield Hall Estate

- 2.2 The CHE is located to the north of the settlement of Yoxford, and to the west of the settlement of Darsham. The CHE comprises a large swathe of land in open countryside that generally rises to the north from the river Yox valley at the southern extent of the site. Access to the CHE is gained directly off the A12, which defines the eastern boundary of the site, via an existing vehicular access.
- 2.3 The CHE extends to approximately 147.6 hectares. The existing land uses comprise predominantly arable farmland, with areas of neutral grassland and woodland. The southern and western boundaries of the estate are characterised by the A1120 and the village of Yoxford, where Cockfield Hall is currently separated from the village by dense planting, the river Yox and a small garden lawn area to the rear of the Manor House.
- 2.4 Cockfield Hall itself is a Grade I Listed Building, set in a group of buildings, with a Grade II* Listed sixteenth century gatehouse and Grade II Listed Dairy Range, Gateways, Coach House and Dovecote. The existing properties are currently underutilised and in sparse use as residential accommodation, offices, and storage space. A full schedule of the Listed Buildings on the estate is provided in Appendix 2.
- 2.5 The south-eastern part of the estate, including Cockfield Hall, is a designated Conservation Area and is also identified as historic parkland with Non-Designated Heritage Asset status. Work has begun to revive the landscape setting and historic parkland, and a large lake known as 'Yoxmere' has recently been completed. In November 2021 a 26ft statue 'the Yoxman' created by local Suffolk artist Laurence Edwards was also installed in this part of the estate.
- 2.6 The site is privately owned, currently with no public access apart from two public footpaths which cross the landscape separately in a linear manner from the A1120 to the northwest and northeast respectively. The boundary fences and planting alongside the footpath to the east have now been removed, opening these areas of parkland up once again as a single landscape. The existing network of woodland rides have also been restored, and a northern forestry track runs across the site through the new woodland belts.

- 2.7 The wider site is mainly detached from existing development, although there is a residential property accessed via a farm track off the A1120, which is surrounded by the estate. Intervisibility between the CHE and the residential property is limited by virtue of existing landscape features, which include an established hedgerow and areas of woodland to the boundaries of the property. These features also screen the Grade II Listed Keepers Cottage (now known as 'Hex Cottage'), the only existing holiday let on the CHE, located approximately 375 metres to the south of the residential property.
- 2.8 The site is not regarded as a 'sensitive area' as defined in the EIA regulations 2(1). However, it is subject to environmental, landscape and heritage designations which have been assessed with the Council and relevant statutory parties, informing the mitigation requirements for any less than significant effects of development.
- 2.9 There are no statutory environmental designations on the CHE. A locally designated ancient wood, Yoxford Wood County Wildlife Site ("CWS"), is located to the northwest of the CHE which is understood to be irreplaceable habitat. Beyond the site a nationally designated Site of Special Scientific Interest and a Special Area of Conservation ("SSSI" and "SAC"), Dews Pond, is located approximately 1.2km to the north of the CHE site. A schedule of the environmental designations on and surrounding the estate is provided in Appendix 3.
- 2.10 The CHE is predominantly located within Flood Zone 1, at the lowest risk of flooding. However, parts of the south and west of the CHE are located within Flood Zones 2 and 3 and should only be considered suitable for water compatible development. The CHE is not within any Air Quality Management Areas.
- 2.11 There is a likelihood of archaeological findings on the CHE, such as former routeways and buildings being present. Archaeological assessments proportionate to the potential and significance of remains will be submitted with future applications in accordance with local plan policy, and discussions are ongoing with Suffolk County Council Archaeology. Detailed designs will be informed by the findings of on-site investigations and an archaeology assessment which are currently in progress.
- 2.12 The majority of the site lies outside the settlement boundary of Yoxford, excluding the land to the rear of the Manor House. As a result, the wider site is within the countryside for planning purposes. Planning history for the CHE is included within Appendix 4.

The former Darsham Nurseries

- 2.13 The DN site extends to approximately 4.7 hectares and is located within a cluster of development either side of Darsham railway station. To the north of the site is a petrol station and convenience store, whilst on the west side of the railway line, located approximately 80

metres south, is a cluster of development straddling the A12. Access to the site is gained via an existing vehicular access to the west, directly from the A12.

- 2.14 The site is part of a wider parcel of land comprising the former nurseries and adjacent residential properties, the use of which ceased in 2020 with the exception of the accommodation, which is let to estate staff. The site is therefore brownfield in nature.
- 2.15 The DN site is not located within a Conservation Area and is not covered by any other local or national designation. However, it should be noted that both sites are located within 13km of six internationally protected sites (see Appendix 3) and within the 'Zone of Influence' of the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS).
- 2.16 The DN site is located outside any defined settlement boundary. As a result, the site is within the countryside for planning purposes. Planning history for the site is included within Appendix 4.

Proposed Development

- 2.17 The Wilderness Reserves' intentions and ambitions for the site are exemplary, consistent with the award-winning development that has been delivered elsewhere across the Estate (www.wildernessreserve.com). The proposals for CHE seek to reflect this exceptional development on a commercial footing by increasing the range of accommodation to complement both the existing offer and also that in the wider area. The scheme will make provision for up to 250 bedrooms, spread across a range of properties, of which approximately 50 bedrooms are intended to be included with the converted Cockfield Hall and its outbuildings. In summary, this will include the following elements:

Cockfield Hall Estate

- 2.18 It is proposed to convert the Grade I Listed Cockfield Hall and its associated historic buildings into a high-quality hotel (use Class C1). Alongside the sensitive reversion of the existing arable landscape to wood pasture and parkland, and creation of new wetland habitat to comprise a lake and connecting watercourses (rills) to the southwest of the site, delivering significant ecological enhancements and improved water quality.
- 2.19 The inclusion of up to 250 bedrooms in total within both the converted Cockfield Hall and across up to 50 lodges and ancillary buildings within the reinvigorated landscape setting, will facilitate a high-end tourism and leisure offer and ensure year round use. The scale and design of these will be led through the masterplan approach and the landscaping strategy.

- 2.20 Access to the site will utilise the existing site access direct from the A12. This has been discussed and agreed with SCC Highways, and assessed within the Transport Assessment that will accompany future planning applications. A car park will be provided for hotel and leisure users with an internal access road to provide vehicular access (including servicing) direct to the lodges.
- 2.21 A new permissive footpath connection to the A12 is also proposed at the main entrance to the CHE. This will deliver improved access between Yoxford village and Darsham Train Station. On land behind the village shop a village car park is proposed, which will serve local residents and visitors. The village car park would be free to use and will be managed by the estate. The car park would also be used to create a less car-dominated streetscene by attracting cars that would otherwise park on the road.

The former Darsham Nurseries

- 2.22 Our client is seeking the redevelopment of the former Darsham nursery site to provide residential workers accommodation for employees at CHE alongside supporting retail and employment floorspace. The intention is to provide 100 beds across the 4.7 hectare site. The site is considered to be in a highly sustainable location (adjacent to Darsham railway station) and is key to support the jobs created by the proposed development at the Cockfield Estate, without impacting upon existing housing stock. It is envisaged that there will be a wide range of accommodation on the site to ensure that all needs of employees are met.
- 2.23 Options for a commercial or retail use to support the site are being explored, such as a farmers' market or café. Options on this element will evolve alongside the project and following a detailed evaluation of local facilities to ensure that any proposed use complements and supports rather than detracts from the local area.

The Masterplan Approach

- 2.24 The Wilderness Reserve Team has actively engaged with statutory and non-statutory bodies in an extended pre-application programme of meetings and presentations, as identified in Appendix 5, and will continue to do so until submission. The details of this engagement will be contained within a Statement of Community Involvement (SCI) which will accompany all submissions.
- 2.25 The intention is to fully engage any relevant parties to help steer the Masterplan approach and ensure that detailed designs consider the constraints of the site fully. This will give great weight to the conservation of the historic and natural environment and ensure that where an impact cannot be avoided it is adequately mitigated for.

- 2.26 During construction, reasonable avoidance measures would be provided in the form of a Construction Environment Management Plan ('CEMP') and a Sitewide Waste management Plan (SWMP). Works on site will also be undertaken in accordance with the recommended arboricultural, ecological, and archaeological protection measures recommended in the surveys and assessments conducted in support of the proposed planning application.
- 2.27 Additionally, the construction will occur in accordance with all consents, permissions, and licences, as may be issued by the Environment Agency, Natural England, Historic England, Local Planning Authority, Lead Local Flood Authority, Forestry Commission and any other statutory bodies as relevant.
- 2.28 During the operational phase, the following considerations would be embedded into the proposed development:
- To safeguard the character of the historic environment, whilst allowing a recreational use and increased public access through sensitive design;
 - Standards for the design and construction of buildings to ensure inclusive health and safety for future residents, as set out by Building Regulations 2010;
 - Delivering sustainable transport objectives, through the use of a Travel Plan which outlines the long term management strategy for the site;
 - Ensuring that any noise generated at the site is controlled and not harmful to the amenity of neighbouring residents, through use of effective community engagement and a Noise Management Plan;
 - Sustainability Statement, to ensure efficient energy and water usage, meeting the 110 litres per person/ per day guideline set out in the national framework for water resources;
 - External ecological lighting strategy, to minimise the risk of harm to any wildlife breeding sites or resting places, and avoiding light seepage/ dark skies etc; and
 - Ensure that any subsequent wildlife surveys are undertaken by a competent professional liaising with external bodies and securing appropriate licenses where required.

3. EIA SCREENING: SCHEDULES, THRESHOLDS AND CRITERIA

3.1 EIA Regulation 6 indicates that, when determining if a proposed development constitutes EIA development, regard should be had to whether:

- The proposed development is listed in 'Schedule 1'
- The development proposal is listed in 'Schedule 2'
- The site is located in a 'sensitive area' or could affect a sensitive area;
- The proposals meet the relevant thresholds and criteria defined in Schedule 3; and,
- The proposal would lead to likely 'significant effects' on the environment.

Schedule 1

3.2 The EIA Regulations confirm that projects falling under Schedule 1 will always need to be subject to EIA. The proposed development at CHE is not Schedule 1 development.

Schedule 2

3.3 Projects of a type listed under Schedule 2 may be classed as EIA development, subject to the site's location (including if it is within a sensitive area) and/or whether any of the thresholds or criteria (identified under Schedule 2, Column 2) are met.

3.4 The EIA Regulations, 2 (1), and the PPG (paragraph 032), define sensitive areas as 'Sites of Special Scientific Interest ('SSSI') and European Sites; National Parks, the Broads, and Areas of Outstanding Natural Beauty ('AONB'); and World Heritage Sites and Scheduled Monuments. The PPG adds (at paragraph 032) that;

"In certain cases, local designations which are not included in the definition of "sensitive areas", but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required."

3.5 It is further noted that 'Schedule 2' development proposals on sites in proximity to sensitive areas, and which may result in significant effects, may also require EIA. However, the PPG also confirms that it *"does not follow that every Schedule 2 development in (or affecting) these [sensitive] areas will automatically require an Environmental Impact Assessment."*

3.6 The proposed development site is not located within or within 1km of a 'sensitive area' as defined in Regulations. As noted above, there are local sensitivities which are being considered through the preparation of the submission and any future application will be supported by documentation as relevant.

Schedule 3 – Selection Criteria for Screening Schedule 2 Development

- 3.7 The third Schedule of the EIA Regulations sets out the selection criteria for Screening Schedule 2 Development, relating to site / project specific matters. These criteria are analysed in detail within Section 5, which provides an equivalent assessment against the relevant Schedule 3 criteria.

Schedule 4 - Consideration of Cumulative Effects

- 3.8 Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other existing and/or approved development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG (at paragraph 024), which echoes the requirements of the EIA Regulations:

“Each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.”

- 3.9 The following table identifies and describes the ‘approved schemes’, which have been granted planning permission within the surrounding area, as well as schemes that are judged to be pending approval. These schemes are either located in proximity to the site, or otherwise have some relationship to the site / proposals, and therefore merit consideration. The traffic impacts associated with these proposals have been considered as part of this submission.

| Table 3.1 Approved and Pending Schemes in the Locality | | |
|---|--|--|
| Application Reference | Description of Development | Current Position |
| DC/21/4006/OUT | The erection of up to 110 residential dwellings, public open space, and associated infrastructure At Land south of Darsham Station, Main Road, Darsham | Pending Consideration |
| EN010012 | Application for Development Consent Order for the Sizewell C Nuclear Power Station. It is important to note that the DCO includes a new roundabout at the junction of the A12 and B1122 (Middleton Road) and a park and ride to the north of Darsham Station. | DCO issue 20 July 2022 In the process of discharging conditions |

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| DC/23/0344/EIA | EIA - Proposed development of a new pipeline between High Lodge and Halesworth Road | EIA not required |
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Planning Practice Guidance: Indicative Thresholds (for Schedule 2 Projects)

- 3.10 The Planning Practice Guidance (PPG), at paragraphs 057 and 058, indicates that the threshold for determining whether a proposal requires EIA, correlates with the relative environmental sensitivity of the location. Paragraph 032 clarifies that an Environmental Impact Assessment is more likely to be required if the project affects the features for which the sensitive area was designated.
- 3.11 The table below outlines the indicative criteria and thresholds identified in the PPG, alongside issues that are likely to be considered. The 'Development Type' comprises a mixture of '12(c) Tourism and Leisure', 10(b) Urban Development Projects, and 10(i) Dams and other installations designed to hold water or store it on a long-term basis (unless included in schedule 1):

| Table 3.2 – Tourism and Leisure and Infrastructure Project | | | |
|---|--|---|---|
| Development Type | Schedule 2 Criteria and Thresholds | Indicative Criteria and Threshold | Key Issues to Consider |
| 12(c) Holiday villages and hotel complexes outside urban areas and associated development | The area of development exceeds 0.5 hectares | Major new tourism and leisure developments which require a site of more than 10 hectares. Holiday villages or hotel complexes with more than 300 bed spaces | Visual impacts, impacts on ecosystems and traffic generation |
| 10 (b) Urban Development projects | The development includes more than 150 dwellings, or the overall area of the development exceeds 5 hectares. | The development would have significant urbanising effects in a previously non-urbanised area (e.g., a new development of more than 1,000 dwellings) | Physical scale of such developments, potential increase in traffic, emissions, and noise. |
| 10 (i) Dams and other installations designed to hold water or store it on a long-term basis (unless included in schedule 1) | The area of the works exceeds 1 hectare. | Any major new dam (e.g., where the construction site exceeds 20 hectares). | Physical scale and potential wider impacts to the hydrology and ecology |

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| The proposal does not fall within schedule 1. | | | |
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- 3.12 The thresholds and criteria identified above are assessed against the site and the proposed development in Section 4, overleaf.

4. EIA SCHEDULE 2: SCREENING ASSESSMENT

Schedule 2 Assessment

- 4.1 The following section of this report considers the proposed development against the 'Schedule 2' criteria and thresholds set out in the EIA Regulations, and the indicative criteria and thresholds presented in the Planning Practice Guidance (as summarised in the proceeding section of this report).
- 4.2 The development proposals are first considered against Schedule 2, 12 (c) Holiday villages and hotel complexes outside urban areas and urban development projects, which is part 10(b) of the Regulations. The proposals are then considered against Schedule 2, 10 (i) Dams and other installations designed to hold water or store it on a long-term basis.
- 4.3 Table 4.1 below reviews the criteria identified above in relation to the proposed development, as assessed against development type 12 (c) (column 2 of Table 3.3 above).

| Table 4.1 - EIA Regulations: Schedule 2 Thresholds and Criteria | |
|--|---|
| Schedule 2, 12 (c) Tourism and Leisure | |
| EIA Regs. Applicable Thresholds and Criteria | Assessment of the Proposed Development |
| i) Site area greater than 10 hectares | <p>The site area of CHE is approximately 147.6 hectares and therefore exceeds this threshold. However, the proposed development will be modest in scale, sensitively laid out and at an appropriate density reflective of the rural character of the area. As such the size and design of the whole development cannot be considered to have a significant adverse environmental effect.</p> <p>It is important to note that the most part of this area will be landscaped rather than built form. The footprint of additional buildings would be substantially below this criteria. Across the site the development will be built to a density of approximately 1.7 bedrooms per hectare, which is particularly low density, illustrating the sensitive nature of the development.</p> |
| ii) Bed spaces in excess of 300 | <p>The proposal seeks an additional 250 bedrooms through the conversion of the Hall itself and the sensitively positioned lodges amongst the proposed landscaping combined.</p> <p>Occupancy of the proposed development, during the operational phase, has been considered and traffic generation on this scale has been reviewed. The Transport Assessment that will accompany future applications, highlights no residual issues on the network that are likely to be exacerbated by the development proposals. A</p> |

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| | summary of the traffic survey is included at Appendix 6 to this request. |
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Table 4.2 - EIA Regulations: Schedule 2 Thresholds and Criteria

| Schedule 2, 10(b) Urban Development Projects | |
|---|---|
| EIA Regs. Applicable Thresholds and Criteria | Assessment of the Proposed Development |
| (ii) more than 150 dwellings | It is anticipated that there will be 100 bedrooms provided on the former Darsham Nurseries site, which is below the threshold identified in the Schedule. |
| (iii) the overall area of the development exceeds 5 hectares. | <p>The former Darsham Nurseries extends to some 4.7 ha and is therefore below the threshold.</p> <p>Although both these fall below the requirements for Screening in its own right, given its connection with the CHE, it is being included within the Screening request to consider any cumulative impact.</p> |

Table 4.3 - EIA Regulations: Schedule 2 Thresholds and Criteria

| Schedule 2, 10 (i) Dams and other installations designed to hold water or store it on a long-term basis (unless included in schedule 1) | |
|--|--|
| EIA Regs. Applicable Thresholds and Criteria | Assessment of the Proposed Development |
| The area of the works exceeds 1 hectare. | <p>The northern lake has a surface area of 2.2 hectares and the west lake(s) have a surface area of 7 hectares and therefore exceeds this threshold. However, the lakes are not designed to alter the hydrological environment and will instead provide additional storage capacity for flood water during extreme flood events.</p> <p>The existing waterbodies on site (to the north and east of CHE) will not be hydraulically linked, and Inlet and outlet flow control features will be provided within detailed designs to mitigate any impact on the river Yox. As such, it is not considered that there are any significant cumulative impacts with existing and/or approved development which would necessitate an environmental statement.</p> <p>The PEA confirms that the site is free from any ecological designations. When considered along with the environmental benefits of the wetland areas, which will provide ecological</p> |

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| | enhancement and encourage biodiversity, it is considered that the development will deliver a positive environmental impact overall. |
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5. EIA SCHEDULE 3: SCREENING ASSESSMENT

Schedule 3 Assessment

- 5.1 The following section considers the proposed development against the 'Schedule 3' criteria and thresholds set out in the EIA Regulations, (as summarised in the proceeding Section 3 of this report). For clarification, the assessment considers the combination of the CHE and former Darsham Nurseries, and land behind the village shop, although bespoke reference will be made to each element for clarity.

| Table 5.1 - Schedule 3 Criteria | |
|--|--|
| Characteristics of the Development | |
| a) The size and design of the whole development. | |
| Does the size of the development fit with the existing environment? | <p>Yes. The proposed development overall has been sensitively designed over a large area to ensure that the visual impact is minimised. The scheme at CHE is to be landscape and heritage led with sensitive restoration and conversion of the heritage assets with appropriate landscaping to reflect the historic nature of the setting.</p> <p>In terms of the former Darsham Nurseries site, the development is proposed on the brownfield element of the wider site which sits adjacent to existing buildings and structures.</p> <p>The land to the rear of the village shop is contained by existing buildings and vegetation and the proposed use as a car park is compatible with its surroundings.</p> |
| Does the design of the development fit with the existing environment? | <p>Yes. As above, the proposed development will seek to take design inspiration from the setting. The development would be finished to a high standard using traditional, local materials and construction techniques appropriate to setting, allowing the completed development to rest well within its surroundings in an unobtrusive manner.</p> |
| b) Cumulation with other existing development and/or approved development. | |
| 12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase? | <p>The main consideration regarding cumulative impacts relates to highways activity on the A12, particularly as a result of the approved DCO for Sizewell C and the allocated (and pending) application for 110 dwellings on the eastern side of the A12.</p> <p>A traffic survey summary is appended to this Screening Opinion as Appendix 6. The conclusion of the survey indicates that the capacity of the A12 is able to absorb the proposed increase in vehicular activity associated with all three aspects of this proposed development, without any detriment.</p> |

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| Could this project be regarded as part of a larger development project, and can it proceed as a separate application? | The EIA Screening Opinion deals with the masterplan for the wider site, acknowledging that there will be a series of applications being submitted over time to the Council. |
| c) The use of natural resources, in particular land, soil, water and biodiversity. | |
| 1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area? | Yes. The proposed new western lakes at the southern extent of the site alongside the river Yox will involve engineering operations which will alter the landform of the valley. The details of the proposed lakes will form part of stand-alone detailed planning application and be founded on the outcome of discussions with the Environment Agency. As with the approved, and constructed eastern lake, the proposed west lakes will fill naturally. |
| 1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals, or energy which are non-renewable or in short supply? | Development of the site will involve the use of both natural and manmade construction materials to deliver the proposed scheme, typical of the development proposed. It is not considered that such materials are in short supply. |
| (d) The production of waste | |
| 2.1 Will the project produce solid wastes during construction or operation or decommissioning? | Owing to the nature of the scheme, it is not considered that the proposed scheme would create a substantial amount of waste that would have a significant effect on the environment. As part of the development of the Site, reusable or recyclable materials would be reused or recycled where possible. Soil arising from the construction will be utilised across the wider site as part of the landscaping proposals. |
| (e) Pollution and nuisances. | |
| 3.1 Will the project release pollutants or any hazardous, toxic, or noxious substances to air? | No. |
| 3.2 Will the project cause noise and vibration or release of light, heat, energy, or electromagnetic radiation? | There will be potential light spillage through the additional tourism accommodation and traffic accessing the site at the CHE, however this is considered to be limited. Similarly, there will be additional noise through the change of use and the application will consider and test sensitive receptors. Any additional noise creation will be read against the backdrop of the A12 and Yoxford High Street. With regards to the former Darsham Nurseries site, it is accepted that there will be additional light spillage arising from the new dwellings, however there are no sensitive receptors near the site and will be read amongst existing land uses (and in the context of former commercial use |

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| | <p>on the site itself), including the A12, garage and railway line and station.</p> <p>The land to the rear of the village shop would be developed as a village car park and will incorporate sensitively designed lighting as part of the safety and security measures. Although this site is close to an ecologically sensitive area, it is not likely that it will have an adverse impact on the ecology.</p> <p>The applications will be submitted with relevant assessments which will outline appropriate mitigation methods.</p> |
| 3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters, or the sea? | No. JP Chicks undertook a Phase 1 Desk Study and Preliminary Risk Assessment, a copy of which would accompany any planning application. The report confirms that no potential contaminant sources have been identified on the site, and therefore no further intrusive works are recommended for contaminated land purposes. |
| 3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g., where existing legal environmental standards are exceeded, which could be affected by the project? | No, there are none affected. |
| (f) The risk of major accidents and/or disasters relevant to the development concerned. | |
| 4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning? | <p>There are no known Control of Major Accident Hazards (COMAH) sites within proximity of the site, nor any high-pressure gas mains. The site is not within the recommended minimum distance for detailed emergency planning as part of the Radiation Emergency Preparedness and Public Information (REPPPIR) site (Sizewell B Nuclear Power Station).</p> <p>Both sites are predominantly located within Flood Zone 1, at the lowest risk of flooding. However, parts of the south and west of the CHE are located within Flood Zones 2 and 3 and should only be considered for water compatible development. The proposed development will not represent any risk by way of increased flood risk associated with climate change, as concluded within the accompanying flood risk assessment.</p> <p>Development of the site will be required to comply with all prevailing technical and industry standards, legislation and planning policy relating to energy efficiency and climate change as part of the detailed design stage</p> |
| (g) The risks to human health | |
| 4.2 Will the project present a risk to the population (having | No. There will be limited adverse impact resulting from construction to nearby residential properties and all |

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| regard to population density) and their human health during construction, operation, or decommissioning? (For example, due to water contamination or air pollution) | <p>construction traffic relating to the CHE will access the site via the existing access point of the A12. The nature of the development is to be phased over a number of years and therefore will not be intense over a short period of time and will be undertaken in a sympathetic manner.</p> <p>Turning to the former Darsham Nurseries site, the construction traffic will access via the existing access point and any development will be undertaken in a sympathetic manner. It is also important to reflect that there are no sensitive receptors in the close vicinity of the site.</p> |
| Location of the Development | |
| Existing and approved land use | |
| <p>10.1 Are there existing land uses or community uses on or around the location which could be affected by the project or is the site undeveloped? E.g., housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.</p> | <p>No. The proposed conversion to and creation of additional tourism accommodation will sit comfortably with the existing Wilderness Reserve and add to this existing tourism offer.</p> <p>Being tourism led, the development at Cockfield Hall would not add additional pressure on education or health care services and the proposed additional visitors will positively support existing services and facilities, such as shops and the Griffin Public House.</p> <p>Whilst the staff accommodated on the former Darsham Nurseries site may introduce slight additional pressure on health care services, such impacts would be relatively minor and could be addressed through planning obligations on any future application, to be assessed in due course. It is unlikely any pressure on education would arise, due to the nature of the accommodation. Furthermore, the inclusion of commercial units at the site will contribute to existing services and facilities in Yoxford and Darsham, providing scope to replicate the economic-development elements of the former uses.</p> <p>Overall, the development at CHE and the former Darsham Nurseries will bring economic benefits to the local area and will be beneficial for the village's vitality and viability. It is therefore considered that the effect on existing land use is a positive one.</p> |
| The relative abundance, availability, quality, and regenerative capacity of natural resources (including soil, land, water, and biodiversity) in the area and its underground. | |
| <p>1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g., forestry, agriculture, water/coastal,</p> | <p>Natural England's Provisional Agricultural Land Classification (ALC) England identifies northern areas of the CHE and DN as Grade 2 (very good) and the southern extent of CHE in the river Yox Valley as predominantly Grade 3 (good to moderate). The continued use of any surrounding land holdings would</p> |

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| <p>fisheries, minerals, soil, land, water, biodiversity?</p> | <p>not be impacted and it is considered that proposals would not impact on any agricultural land as a local, regional or national resource.</p> <p>The wider CHE has a good woodland coverage, including an ancient wood, which is understood to be irreplaceable habitat. The presumption in favour of conservation is understood and it is considered that the habitat networks proposed within the wider landscape masterplan will deliver a positive environmental impact overall.</p> <p>The site is not located within the Minerals Consultation Areas as defined on the Proposals Map and set out within Policy MP10. It is therefore considered that any mineral resource is adequately safeguarded elsewhere in the region.</p> |
| <p>The absorption capacity of the natural environment</p> | |
| <p>8.1 Are there any designations and if so, indicate the level of designation (international, national, regional, or local).</p> | <p>As stated above, a locally designated ancient wood, Yoxford Wood County Wildlife Site ("CWS"), is located to the northwest of the CHE and is understood to be irreplaceable habitat. Additionally, part of the wider CHE and land rear to the village shop is located within the Yoxford Conservation Area. Both sensitivities have been fully embodied within the proposals.</p> <p>There are no designations affecting the former Darsham Nurseries site.</p> |
| <p>6.1 Are there any protected areas which are designated or classified for their terrestrial, avian, and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian, and marine ecological value, located on or around the location and which could be affected by the project? E.g. (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v) European sites and other areas classified or protected under national legislation; (vi) areas</p> | <p>Beyond the site a nationally designated Site of Special Scientific Interest and a Special Area of Conservation ("SSSI" and "SAC"), Dews Pond, is located approximately 1.2km to the north of the CHE site. It is understood that this site is unlikely to be adversely affected by the scheme, however any impact would be considered against the mitigation hierarchy during detailed design.</p> <p>Both sites are also located within 13km of five additional internationally protected sites (see Appendix 3) and within the 'Zone of Influence' of the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), which seeks to reduce the impact of increased recreational use on the sites that results from new development. Mitigation will be demonstrated prior</p> |

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| in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural or archaeological significance. | to achieving planning permission through a financial contribution towards RAMS, as well as on site measures if required. |
| 5.1 Are there any water resources including surface waters, e.g., rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk? | <p>The river Yox runs along the southern boundary of the site and has a relationship with the proposed lakes. It is considered that the creation of the lakes will have a positive effect on the storage capacity of the floodplain and flood risk. The new lakes will provide additional storage capacity for flood water during extreme flood events. The reports prepared to accompany the future submission will further highlight any benefits arising from the project, and will outline any mitigation measures necessary to limit adverse impact.</p> <p>The existing waterbodies on site (to the north and east of CHE) will not be hydraulically linked, and inlet and outlet flow control features will be provided within detailed designs to mitigate any impact on the river Yox. As such, it is not considered that there are any significant cumulative impacts with existing and/or approved development.</p> |
| 6.2 Could any protected, important, or sensitive species of flora or fauna which use areas on or around the site, e.g., for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project? | <p>The applicants have undertaken a PEA and additional species surveys for water voles, otters, bats, reptiles, badgers and other species necessary in line with local planning policy, to enable a suitably informed decision. These have also been discussed with the Council's ecologist.</p> <p>It is recognised that the site has ecological value and as elements of the scheme come forward, they will be supported by more detailed survey work as may be appropriate to demonstrate that there is a positive relationship between ecology and the proposal.</p> |
| 7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non- | As noted above part of the CHE is within the Yoxford Conservation Area as is the land to the rear of the village shop. Also, Cockfield Hall itself is Grade I listed and its associated outbuildings are Grade II and II*. |

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| designated / nonclassified areas or features of high landscape or scenic value on or around the location which could be affected by the project? | <p>Positive discussions are taking place with the Council and Historic England and a planning and listed building application for the conversion of Cockfield Hall be submitted separately from the main application.</p> <p>In relation to the former Darsham Nurseries site there are no such sensitivities.</p> |
| 7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?) | <p>No. The conversion relates to existing buildings at CHE and therefore there will be a negligible visual impact. The landscaping proposed will complement existing landscape and will be read against the current parkland setting. The lodges are proposed to be nestled within the landscaping to limit any public views, which will be minimal.</p> <p>In respect of the former Darsham Nurseries site, it is appreciated that the development of additional workers accommodation will be visible from the A12 and footpath but will be read against existing building and will not be unduly prominent in its setting.</p> |
| 8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? | <p>The application submission is founded on a detailed heritage and archaeological assessment in relation to the Historic Parkland and also the Grade I, II* and II buildings at Cockfield Hall. This documentation deals with the changes to the physical buildings themselves but also their setting. The report concludes that the development proposed will not cause significant harm to the setting and will yield improvements to the buildings themselves.</p> <p>SCC Archaeology have been consulted and provided guidance on follow up survey requirements. These are being undertaken accordingly and will be submitted with the applications.</p> |
| 9.1 Are there any transport routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project? | <p>There are footpaths within the site which are mainly unaffected by the proposals and will be improved overall. A bridged element will be incorporated on the footpath to the west of the CHE as well as a new footpath connection to the A12 at the main entrance. This will deliver improved use and enjoyment of the public footpaths on the site and improve connectivity between Yoxford village and Darsham Train Station.</p> |

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| <p>9.2 Are there any transport routes on or around the location which are susceptible to congestion, or which cause environmental problems, which could be affected by the project?</p> | <p>No. The A12 runs along the eastern side of the site but has sufficient capacity to absorb the traffic associated with this proposal in totality.</p> <p>Future applications will be accompanied by appropriate transport assessments which will demonstrate the traffic impacts of the project.</p> |
| <p>10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g., housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure / sports / recreation.</p> | <p>Both the CHE and former Darsham Nurseries sites sit to the north of Yoxford Village which contains a number of residential properties. There are also further properties on the eastern side of the A12.</p> <p>The effect on the amenity of these residents has been carefully considered through schematic design and survey work. The separation of proposed uses to existing is sufficient to mitigate against any significant loss of amenity and a suitable management plan will seek to ensure that this relationship is appropriately managed.</p> <p>All vehicular access to the CHE is through the existing access off the A12. There is one residential property at this entrance, which is under the ownership of the applicant. The property has a close relationship to the A12, and any vehicular increase to baseline conditions is not seen as significant.</p> <p>Similarly, any traffic associated with the DN site will be via the existing access point. Any additional traffic experienced by existing residential properties will be read against the backdrop of the A12 and with the knowledge of the level of traffic associated with the use of the site as a horticultural nursery. Furthermore, given the close relationship of the staff accommodation to the CHE it is anticipated that the level of traffic associated with the use will be limited and therefore not cause undue harm.</p> |
| <p>10.2 Are there any plans for future land uses on or around the location which could be affected by the project?</p> | <p>Whilst there are approved developments nearby, these will not be affected by the project.</p> <p>The land is in complete ownership of the Applicant. This screening request intends to cover all future plans and land uses for the site.</p> |

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| 11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g., temperature inversions, fogs, severe winds, which could cause the project to present environmental problems? | No |
| Types and Characteristics of the Potential Impact | |
| (a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected). | |
| Will the effect extend over a large geographical area? | The CHE site spans approximately 147.6 hectares, although proposed development is relatively modest in scale and sensitively sited within this wider site area. |
| What size of population will be affected? | The main impact will affect Yoxford, which is understood to have a population of approximately 730 residents, but any impacts are limited. |
| (b) The nature of the impact. | |
| What will the nature of the impact be? | <p>As mentioned above, there will be potential light spillage through the additional tourism accommodation and traffic accessing the site at the CHE, however this is considered to be limited. Similarly, there will be additional noise through the change of use and the application will consider and test sensitive receptors. Any additional noise creation will be read against the backdrop of the A12 and Yoxford High Street.</p> <p>The traffic summary in Appendix 6 shows that the traffic impacts of the development are minimal and can be absorbed by the A12.</p> <p>Any impact that arises from the project will be limited and appropriately mitigated.</p> |
| (c) The transboundary nature of the impact. | |
| 13.1 Is the project likely to lead to transboundary effects? | No, the effects will be limited to the immediate area of Yoxford. |
| (d) The intensity and complexity of the impact. | |
| Will the project scale be significantly large? | Whilst the project site area is of a large geographical scale, the actual floor space of the development will be small in comparison. A large majority of the site area will be covered in park- and woodland. |

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| Will the project have complex effects? | It is not likely that the project will have complex effects. Assessments of the development that have been done to date, and will be submitted with future applications, has not found that complex effects will arise. |
| (e) The probability of the impact. | |
| Is probability of the effect occurring high or low? | The probability of any adverse effects occurring is low, given the sensitive, landscape, heritage and tourism led nature of the proposals. Appropriate mitigation methods will be built into the scheme to ensure that the probability of any adverse effects arising is low. |
| (f) The expected onset, duration, frequency, and reversibility of the impact. | |
| When is the expected onset of the impact? | <p>The expected onset of impact will be at start of construction.</p> <p>During the construction phase, all potential impacts can be managed through conventional measures. These include CEMPs and CMPs, if deemed appropriate, which can be agreed with the LPA and other consultees as relevant, and which are enforceable via planning conditions.</p> |
| What will be the duration of the impact temporary or permanent? | The proposed development (cumulatively) is likely to take place over an 8 year period, although this is subject to economic and tourism conditions. Once completed the use will be permanent. |
| What will be the frequency of the impact continuous or infrequent? | It is envisaged that the nature of impacts arising from the proposals would be low level, although extending throughout the year. |
| Will the impact be reversible? | No. Due to the nature of the extensive landscaping proposed, the impact would not be reversible. However, the extensive landscaping would have a positive impact on the environment and reversing it would not be necessary. |
| (g) The cumulation of the impact with the impact of other existing and/or approved development. | |
| 12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase? | No, it is not likely that the construction and operation of the project would have cumulative impacts with any existing or approved developments. |

| (h) The possibility of effectively reducing the impact. | |
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| What is the possibility of the likely impacts arising being effectively reduced? | <p>The impacts associated with the proposal are low and are unlikely to have an impact on the surrounding area.</p> <p>Relevant assessments will be submitted with subsequent applications, which will contain appropriate mitigation measures. It is therefore deemed that the possibility of effectively reducing the impacts of the development is high.</p> |

6. CONCLUSION

- 6.1 The proposed development would fall within Schedule 2 of the EIA Regulations. However, having regard to the location, characteristics of the development, and the potential impacts, it is concluded that this proposal would not give rise to usual complexities (that are difficult to assess) nor result in likely significant effects on the environment.
- 6.2 During the construction phase, all potential impacts can be managed through conventional measures. These include CEMPs and CMPs, if deemed appropriate, which can be agreed with the LPA and other consultees as relevant, and which are enforceable via planning conditions. Technical reports will accompany the subsequent applications, which would recommend that relevant measures be implemented to protect arboricultural, ecological, and wider biodiversity interests during the construction stage. Development will take place in accordance with relevant licences, permits and consents, as may be issued by other statutory bodies, such as Natural England or the Environment Agency.
- 6.3 In the operational phase, the proposals will not result in likely significant environmental effects. As such, its operational effects are well understood and no material intensification beyond the limited levels described in this report and the technical assessments which accompany it are likely to arise.
- 6.4 Accordingly, it is maintained that the proposed development is not EIA Development, such that an Environmental Statement need not be submitted. The proposals will however be fully considered in the context of relevant planning applications.

APPENDIX ONE – SITE LOCATION PLAN

COCKFIELD ESTATE MASTERPLAN

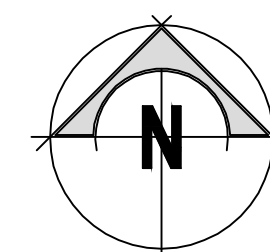


SITE AREA: Approx. 1,523,162 sqm

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GENERAL NOTES

1. This drawing is to be read in conjunction with all relevant drawings, details, sketches, reports, calculations and specifications.
2. All defined levels relate to Topographical Survey supplied by Sixsmith Build Ltd.
3. Do NOT scale from this drawing, if dimensions are not clear, contact Sixsmith Build Ltd for verification.
4. All building setting out and dimensions to be coordinated and checked by Contractor on site prior to construction.
5. Sixsmith Build Ltd to be immediately notified of any suspected omissions and/or discrepancies.



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| A | 06.07.23 | Red Line Amended | WF |
| 0 | 05.07.23 | First Issue | WF |
| Rev: | Date: | Description: | By: |

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Project:

Cockfield Estate - Masterplan

Drawing Title:

Location Plan - EIA Screening Request

Drawn By:

WF

Checked By:

AH

Scale:

1:5000 @ A2

Date:

July 2023

Job No:

Job No: Drawing No:
CO.100 / 009

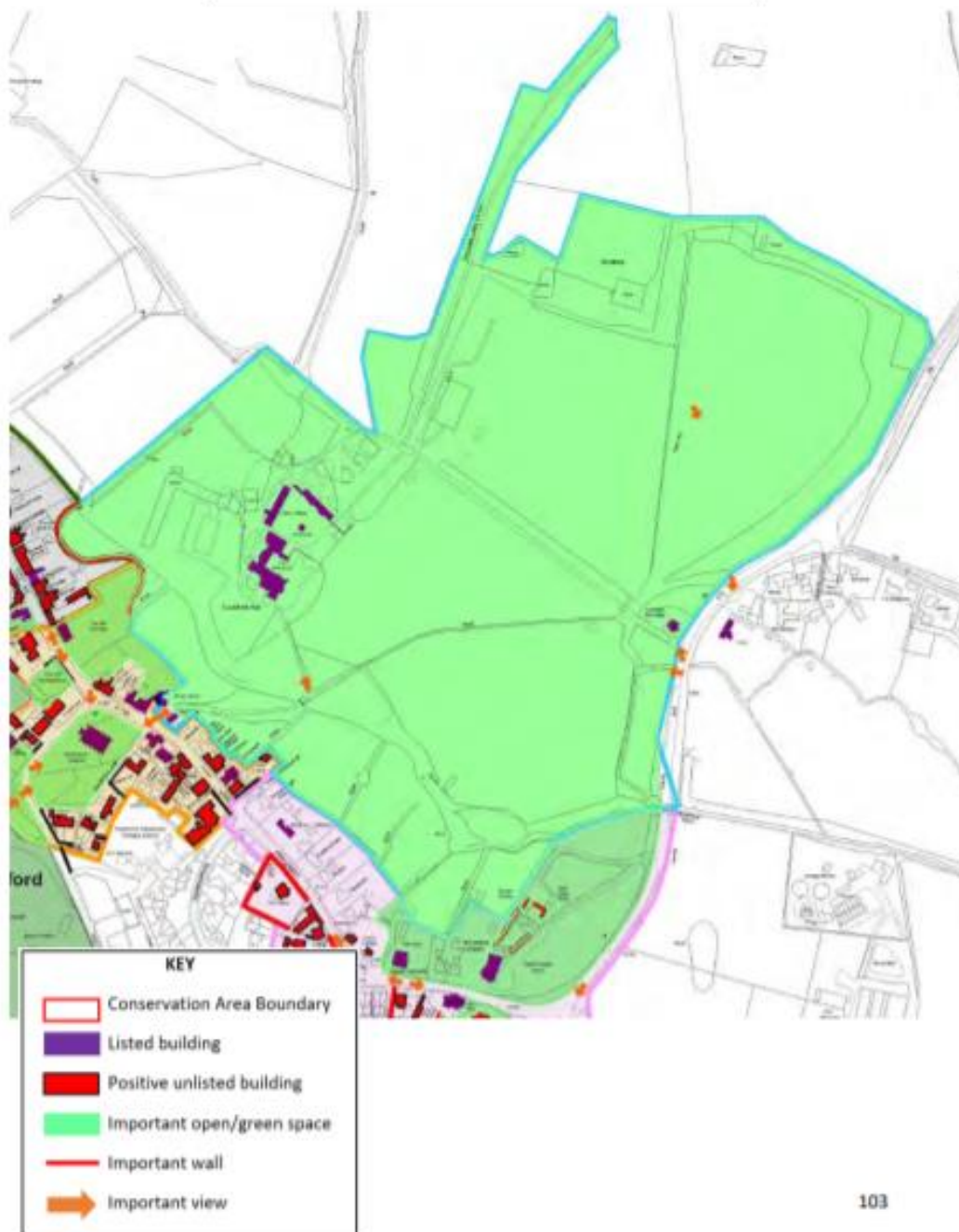
Rev No:

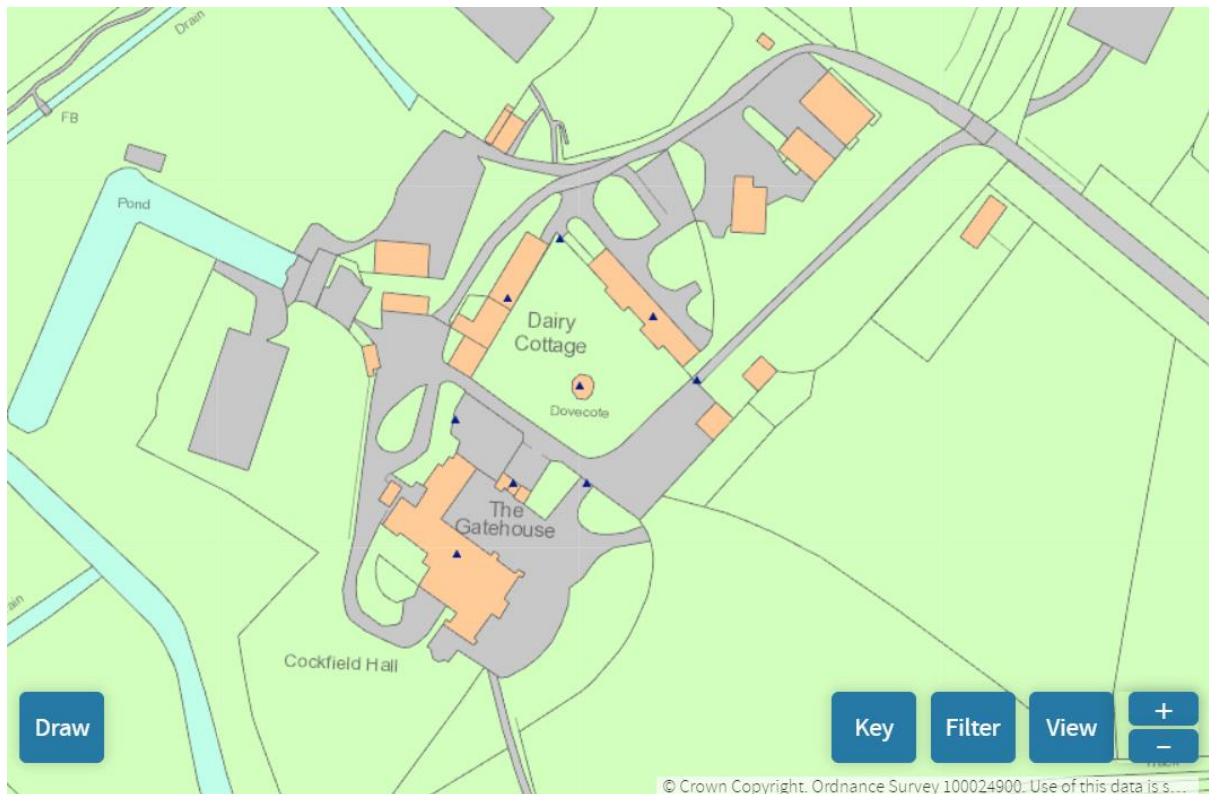
Rev No:
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APPENDIX TWO – LISTED BUILDINGS SCHEDULE

LISTED BUILDINGS SCHEDULE

7.3 Character Area 4 Summary Map





Overview

Heritage Category:

Listed Building

Grade:

I

List Entry Number:

1030621

Date first listed:

25-Oct-1951

Date of most recent amendment:

27-Jul-1984

Statutory Address:

COCKFIELD HALL

Location

Statutory Address:

COCKFIELD HALL

The building or site itself may lie within the boundary of more than one authority.

County:

Suffolk

District:

East Suffolk (District Authority)

Parish:

Yoxford
National Grid Reference:
TM 39596 69133

TM 36 NE YOXFORD

10/130 Cockfield Hall 25.10.51 (Previously listed under The Street)

GV I

Former manor house. North wing mid C16, for Sir Arthur Hopton; remainder of house rebuilt early C17 (probably 1613) for Sir Robert Brooke; main range altered late C18 and early-mid C19 (including addition of third floor and an extra bay to the facade); south side altered and rebuilt mid C20 following bomb damage. Red brick, plain tiles. Main range: 3 storeys; symmetrical facade with 7 window range, 3:1:3, the bays separated by coupled brick pilasters; giant brick pilasters with moulded brick and stone pinnacles to quoins and centre bay, brick bands at second floor and eaves levels, wavy parapet with tall shaped gable to centre bay with coat of arms within; ground and first floors with inset 8-pane sash windows, segmental arches, stuccoed hood moulds over ground floor windows; 2-light casement windows to third floor. Single storey entrance porch: panelled pilasters with elaborate moulded brick and stucco pinnacles; segmental arch over former doorway, now replaced by sash window. Right hand return front with original mullion and transom windows. North wing substantially in its original state: 2 storeys and attic; 3 bays to south with pilasters between, moulded brick bands at first and second floor levels and a moulded brick band above each attic window; C18 casement windows with square leaded panes, central doorway with 6-panel fielded door in original frame, rectangular fanlight; all the openings have raised rusticated surrounds; 3 crowstepped gables with square enriched moulded brick pinnacles between and on each apex. Gable end to north with similar detailing and original windows with diamond leaded glass. West front with 2 overhanging attic gables and external stack with 3 detached octagonal flues with moulded bases and linked star caps. Interior: North wing with good early C17 oak staircase with turned balusters, half balusters against wall and square newel posts with pierced finials; 2 carved stone fireplaces; a first floor room with 4 ovolo-moulded ceiling beams forming a square centre panel, none of the beams spanning the whole width of the room; painted panelling to drawing room (first floor). Main range east drawing room with very fine early C17 ornamental plaster ceiling; one first floor bedroom with parts of a C16 plasterwork frieze; great hall rebuilt 1896 by E.F. Bishopp in Jacobean style with much richly carved woodwork. Lady Catherine Grey, sister of Lady Jane Grey and great grand-daughter of Henry VII, was brought to the house in 1567 where she died the following year. Country Life 5.4.1924.

Listing NGR: TM3959669133



Heritage Category:

Listed Building

Grade:

II*

List Entry Number:

1300688

Date first listed:

25-Oct-1951

Date of most recent amendment:

27-Jul-1984

Statutory Address:

THE GATEHOUSE COCKFIELD HALL

TM 36 NE YOXFORD

10/131 The Gatehouse, Cockfield 25.10.51 Hall (Previously listed as II* Cockfield Hall Gatehouse under The Street) GV Gatehouse to Cockfield Hall. Mid C16. Rectangular plan with staircase projection to rear. Red brick, formerly plastered, plaintiles. 2 storeys. Symmetrical facade to north with a ground floor window to each side of the entrance arch and a single window above; mullion and transom casement windows with diamond leaded panes, splayed reveals, square hood moulds; 4-centre moulded entrance arch with square hood mould over. Crowstepped gables; each gable has an external stack with a single circular flue enriched with moulded brick ornament, the caps missing; the shoulders of the stacks have further crowstepping. Inside the entrance arch is a recess containing a terracotta bust of a man in C16 costume; this was brought here from Westwood Lodge, Blythburgh. First floor with original panelling and one stone fireplace; unusual wood corbels in the form of carved heads have been added to support the end roof trusses.

Listing NGR: TM3961069152



Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1200596

Date first listed:

25-Oct-1951

Date of most recent amendment:

27-Jul-1984

Statutory Address:

WALLING TO NORTH AND WEST OF COCKFIELD HALL GATEHOUSE

Location

Statutory Address:

WALLING TO NORTH AND WEST OF COCKFIELD HALL GATEHOUSE

The building or site itself may lie within the boundary of more than one authority.

County:

Suffolk

District:

East Suffolk (District Authority)

Parish:

Yoxford

National Grid Reference:

TM 39594 69168



Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1030623

Date first listed:

25-Oct-1951

Statutory Address:

GATEWAY 20 METRES WEST NORTH WEST OF COCKFIELD HALL GATEHOUSE
(INCLUDING ADJOINING WALLING)

Location

Statutory Address:

GATEWAY 20 METRES WEST NORTH WEST OF COCKFIELD HALL GATEHOUSE
(INCLUDING ADJOINING WALLING)

The building or site itself may lie within the boundary of more than one authority.

County:

Suffolk

District:

East Suffolk (District Authority)

Parish:

Yoxford

National Grid Reference:

TM 39629 69153

Details

TM 36 NE YOXFORD

10/137 Gateway 20m. west north west of Cockfield Hall 25.10.51 Gatehouse (including adjoining walling)

GV II

Gateway. Early-mid C19. Red brick, plaintiles. Neo Tudor style. 3-centre moulded entrance arch with hoodmould over. The corners have square buttresses with moulded brick pinnacles; crowstepped gables with moulded brick apex pinnacle. Early-mid C19 red brick walling adjoining : to south east, a section c.15 m. long; to north west a section c.10 m. long with a mid C16 section c.10 m. long at right angles which extends to the gatehouse.

Listing NGR: TM3962969153



Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1200577

Date first listed:

25-Oct-1951

Statutory Address:

COACH HOUSE AND BARN COCKFIELD HALL

Location

Statutory Address:

COACH HOUSE AND BARN COCKFIELD HALL

The building or site itself may lie within the boundary of more than one authority.

County:

Suffolk

District:

East Suffolk (District Authority)

Parish:

Yoxford

National Grid Reference:

TM 39644 69197

Details

TM 36 NE YOXFORD

10/133 Coach house and barn, 25.10.51 Cockfield Hall

GV II

Coach house and barn. Early-mid C19. Red brick, plaintiles. Neo Tudor style. A single long (36m.) impressive range, with symmetrical south facade towards Cockfield Hall. Square buttresses to quoins surmounted by moulded brick pinnacles, crowstepped gables with apex pinnacle. 2 cart entrances set forward with crowstepping similar to main gables, 3-centre moulded brick arches, the moulding continuing along the facade; boarded doors; within each gable is a circular slatted opening with semi-circular hoodmould over. The bays resulting from the cart entrances are further divided by brick pilasters. Moulded brick eaves band, crenellated parapet.

Listing NGR: TM3964469197



Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1377274

Date first listed:

25-Oct-1951

Date of most recent amendment:

27-Jul-1984

Statutory Address:

DAIRY RANGE COCKFIELD HALL

Location

Statutory Address:

DAIRY RANGE COCKFIELD HALL

The building or site itself may lie within the boundary of more than one authority.

County:

Suffolk

District:

East Suffolk (District Authority)

Parish:

Yoxford

National Grid Reference:

TM 39606 69200

Details

TM 36 NE YOXFORD

10/132 Dairy range, Cockfield Hall 25.10.51 (Previously listed as barn Cottage under The Street) GV II

Part former stabling, part residential (Dairy Cottage), part general storage including game larder. Probably C16, with much later alteration, notably the early-mid C19 east facade. Timber framed, mostly plastered except east facade to courtyard which is red brick; roof mainly plaintiled, some pantiles to south. A single long (40m.) range. 2 storeys with attic floor to south. Various windows and doors, mostly C20; all openings to east facade have square hood moulds; to the north east a 3-centre arched opening to the stables. One diamond mullion window survives at the south end, which would appear to be the least altered.

Listing NGR: TM3960669200



Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1200607

Date first listed:

25-Oct-1951

Statutory Address:

GATEWAY IMMEDIATELY NORTH WEST OF COACH HOUSE AND BARN, COCKFIELD HALL (INCLUDING ADJOINING WALLING)

Location

Statutory Address:

GATEWAY IMMEDIATELY NORTH WEST OF COACH HOUSE AND BARN, COCKFIELD HALL (INCLUDING ADJOINING WALLING)

The building or site itself may lie within the boundary of more than one authority.

County:

Suffolk

District:

East Suffolk (District Authority)

Parish:

Yoxford

National Grid Reference:

TM 39619 69216

Details

TM 36 NE YOXFORD

10/139 Gateway immediately north 25.10.51 west of Coach house and barn, Cockfield Hall (including adjoining walling)

GV II

Gateway. Early-mid C19. Red brick, plaintiles. Neo Tudor style. 3-centre moulded entrance arch with hoodmould over. The corners have square buttresses with moulded brick pinnacles; crowstepped gables with moulded brick apex pinnacle. Early-mid C19 walling joins the gateway with the dairy range to the west and the coach house/barn to the east.

Listing NGR: TM3961969216



Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1030622

Date first listed:

25-Oct-1951

Date of most recent amendment:

27-Jul-1984

Statutory Address:

DOVECOTE COCKFIELD HALL

Location

Statutory Address:

DOVECOTE COCKFIELD HALL

The building or site itself may lie within the boundary of more than one authority.

County:

Suffolk

District:

East Suffolk (District Authority)

Parish:

Yoxford

National Grid Reference:

TM 39626 69178

Details

TM 36 NE YOXFORD

10/134 Dovecote, Cockfield Hall (previously listed with 25.10.51 Cockfield Hall as Columbarium)

GV II

Dovecote. Mid C19. Red brick, plaintiles. Octagonal, with brick buttresses to the angles, each surmounted by a moulded brick pinnacle; crenellated parapet. 2 slatted openings to opposite faces, boarded door; small octagonal timber turret to apex of roof. Inside are 13 tiers of brick nesting holes and a working potence.

Listing NGR: TM3962669178



APPENDIX THREE – ENVIRONMENTAL DESIGNATIONS

| Statutory and Non-Statutory Designations within search radii | | |
|--|---------------------|--|
| International Designations within 10km | | |
| Dews Ponds SAC | 1.2km north | Primary reason for designation: population of Annex II species, great crested newt <i>Triturus cristatus</i> |
| Minsmere-Walberswick Ramsar Site | 3.8km east | A mosaic of coastal habitats consisting of shingle beaches, dunes, estuarine mudflats, grazing marshes, lagoons, reedbeds, and heathland. The marshes support the largest continuous stand of reedbed in England and Wales. The site supports an outstanding diversity of breeding birds, including a number of nationally rare species which winter at the site, as well as rare species of marshland flora and insect fauna. |
| Minsmere to Walberswick Heaths & Marshes SAC | 3.8km east | Primary reason for designation: presence of Annex I habitats (Annual vegetation of drift lines and European dry heath) and other Annex I habitat present (Perennial vegetation of stony banks). |
| Minsmere-Walberswick SPA | 3.8km east | Populations of wintering wildfowl. |
| Southern North Sea pSAC | 7.0km east | Primary reason for designation: population of Annex II species, harbour porpoise. |
| Sandlings SPA | 9.0km southeast | Population of breeding nightjar <i>Caprimulgus europaeus</i> and woodlark <i>Lullula arborea</i> . |
| National Designations within 3km | | |
| Dews Ponds SSSI | 1.2km north | As above, with notable addition of bearded stonewort <i>Chara canescens</i> . |
| Non-Statutory Designations within 2km | | |
| Yoxford Wood CWS | On site (northeast) | Ancient hornbeam coppice with ponds. |
| Roadside Nature Reserve 197 | 0.23km southeast | Presence of legally protected rare fungus – Sandy Stiltball. |
| Willowmarsh Wood CWS | 0.42km north | Ancient, replanted woodland. |
| Minsmere Valley; Reckford Bridge to VBeveriche Manor CWS | 0.51km east | Western third of the Minsmere Valley; of great importance for wildlife forming perhaps the last unspoilt and least improved of Suffolk's large marshland river valleys. |
| Sillets Wood CWS | 0.7km northeast | Ancient woodland, mixed oak, ash, hornbeam. |

APPENDIX FOUR – PLANNING HISTORY

| Planning History | | |
|---------------------------|--|-----------------------------------|
| Reference | Description | Decision |
| Cockfield Hall and Estate | | |
| C/00/0986 | Alterations and additions to include erection of single-storey extension and insertion of new kitchen window. (As revised by letters received 18/10/00 and 09/11/00) | Application Permitted 22 Nov 2000 |
| C/00/1971 | Siting of calor gas tank | Application Permitted 26 Feb 2001 |
| C/05/2368 | Change of use of a dwelling to a country guesthouse with ancillary restaurant facilities; erection of single storey extension to create link between existing kitchen and existing log store; conversion of log store to staff changing room and cold store; re <i>[sic]</i> | Application permitted 15 Feb 2006 |
| C/05/2369 | Internal and external alterations and extension in connection with the change of use of dwelling to a country guesthouse with ancillary restaurant facilities; (single storey extension to create link between existing kitchen and existing log store; convers <i>[sic]</i> | Application Permitted 16 Jun 2006 |
| C/06/1122 | Continued use of part of Cockfield Hall as venue for civil wedding ceremonies, receptions and other events, including the retention of the marquee (until 31.10.08) | Application Withdrawn 12 Oct 2006 |
| C/06/1125 | Retention of marquee for a temporary period until 31.10.08 | Application Withdrawn 25 Aug 2006 |
| C/07/1302 | Erection of four field shelters (including implement store) and sand school for private equestrian use. | Application Permitted 16 May 2008 |

| | | |
|-----------|---|-----------------------------------|
| C/08/0613 | Replacement of existing septic tank with underground pumping station (P2) and new foul drain to discharge the mains sewer via the existing manhole to The Lodge. Provision of a new underground pumping station to serve potential development subject to a fut | Application permitted 25 Jul 2008 |
| C/08/0911 | Erection of swimming pool and ancillary accommodation within existing walled garden area. Alteration of existing garden wall to provide additional access to store and adjacent garden areas. | Application Withdrawn 18 Jul 2008 |
| C/08/0912 | Erection of swimming pool and ancillary accommodation within existing walled garden area. Alteration of existing garden wall to provide additional access to store and adjacent garden areas. | Application Withdrawn 18 Jul 2008 |
| C/08/0932 | Repairs and alterations and construction of internal gallery at first floor level | Application Permitted 16 Sep 2008 |
| C/08/1175 | Replace the external stairs to the Clock Tower. Provide external stairs and balustrading to WWII shelter. | Application Permitted 26 Sep 2008 |
| C/08/1240 | Foot bridges proposed at two sites, to cross the river Yox, within the boundaries of the Cockfield Hall Estate as part of the reinstatement and repair of original walks around the grounds | Application Permitted 11 Sep 2008 |
| C/08/1726 | Removal of Masonary in previously bricked up opening, north facing wall. Reinstatement of former stable doorset similar to existing building features. | Application Permitted 31 Oct 2008 |
| C/08/1914 | Details as required by conditions 2, 3, 4 & 5 of planning permission C08/1240 | Application Permitted 11 Nov 2008 |
| C/08/2086 | Details as required by condition 02 (ii) and 02 (iii) | Application Permitted 11 Feb 2009 |
| C/08/2187 | Erection of 3 no field shelters and associated post and rail fencing. | Application permitted 10 Jun 2009 |

| | | |
|-------------------|--|---|
| C/09/0350 | Details as required by condition of planning permission C08/1240 | Application Permitted 1 May 2009 |
| C/09/1110 | Erection of single-storey indoor swimming pool complex complete with ancillary accommodation | Application Permitted 07 Jan 2010 |
| C/09/1111 | Erection of single-storey indoor swimming pool complex complete with ancillary Accommodation | Application Permitted 07 Jan 2010 |
| C/10/0020 | Details as required by Conditions 2,3,4,6 & 7 of planning permission C/08/2087 | Application permitted 08 Feb 2010 |
| C/11/0108 | Details as required by Conditions 2 and 5 of listed building consent C08/0932 | Application Permitted 11 May 2011 |
| C/11/0908 | Clearance of conditions of planning permission C07/1302 | Application Permitted 24 May 2011 |
| DC/17/0717/HDG | To remove 250m of hawthorn hedging on west side of A12 and opposite Westleton Road. | No Objections 06 Apr 2017 |
| DC/20/5248/FUL | Creation of water body as part of larger Landscape masterplan and to hold water within the landscape including the creation of reed bed and wetland habitat. Improvement of existing parkland and wood pasture. Erection of statue within wide landscape improvements. | Application Permitted 19 Aug 2021 |
| DC/23/1351/AGO | Prior Notification (Agriculture) - For forestry use | Prior Approval Not Required 27 Apr 2023 |
| DC/23/1864/FUL | Installation of floodlights to allow for the lighting of the 'Yoxman' statue | Awaiting Decision |
| Darsham Nurseries | | |
| A/E346 | Advertisement board (re-sited) | Application Refused 14 Jan 1959 |
| E11038/1 | Addition of garage to dwelling | Application Permitted 01 Nov 1972 |
| E11038/2 | Dwelling, on land to be used as a smallholding | Application Refused 11 Apr 1973 |

| | | |
|-----------|---|-----------------------------------|
| C3306/1 | Extension of building for wholesale distribution of packaged products | Application Refused 14 Nov 1977 |
| C3306 | Change of use to packaging and wholesale distribution of coffee dispensing machines and filters | Application refused 14 Nov 1977 |
| E11038 | Change of use to furnishing store room | N/A |
| C/09/0681 | Change of use from smallholding to a plant propagation nursery with ancillary uses within existing building (garden shop, cafe and lecture room). Erection of 2 greenhouses, polytunnels, associated car parking areas & alterations to vehicular access include <i>[sic]</i> | Application Permitted 10 Aug 2009 |
| C/11/2786 | Conversion of exiting first floor loft over cafe to office. Erection of machinery and bicycle store with staff room and w.c. with office space and balcony above (exsiting machinery and bicycle store to be demolished) | Application Permitted 25 Jan 2012 |

APPENDIX FIVE – PRE-APPLICATION ENGAGEMENT

| Pre-application engagement with ESC and SCC | |
|---|----------------------------------|
| Date of Meeting | Topic |
| 28 March 2022 | Planning Strategy and Site Visit |
| 29 April 2022 | General |
| 12 May 2022 | Ecology survey discussion |
| 16 June 2022 | Heritage |
| 21 June 2022 | Highways |
| 27 June 2022 | Ecology discussion with the LPA |
| 04 July 2022 | Update from Agent |
| 16 August 2022 | Strategy meeting |
| 08 September 2022 | PROW |
| 23 September 2022 | Heritage |
| 20 October 2022 | Highways |
| 31 October | Heritage |
| 30 November | Heritage |
| 16 January 2023 | Masterplan meeting |
| 15 February 2023 | SCC Archaeology |
| 24 February 2023 | Landscape |
| 9 May 2023 | Ecology |
| 15 May 2023 | Heritage |

APPENDIX SIX – TRAFFIC SURVEY SUMMARY

Job Name Cockfield Hall, Yoxford

Subject Traffic Survey Review

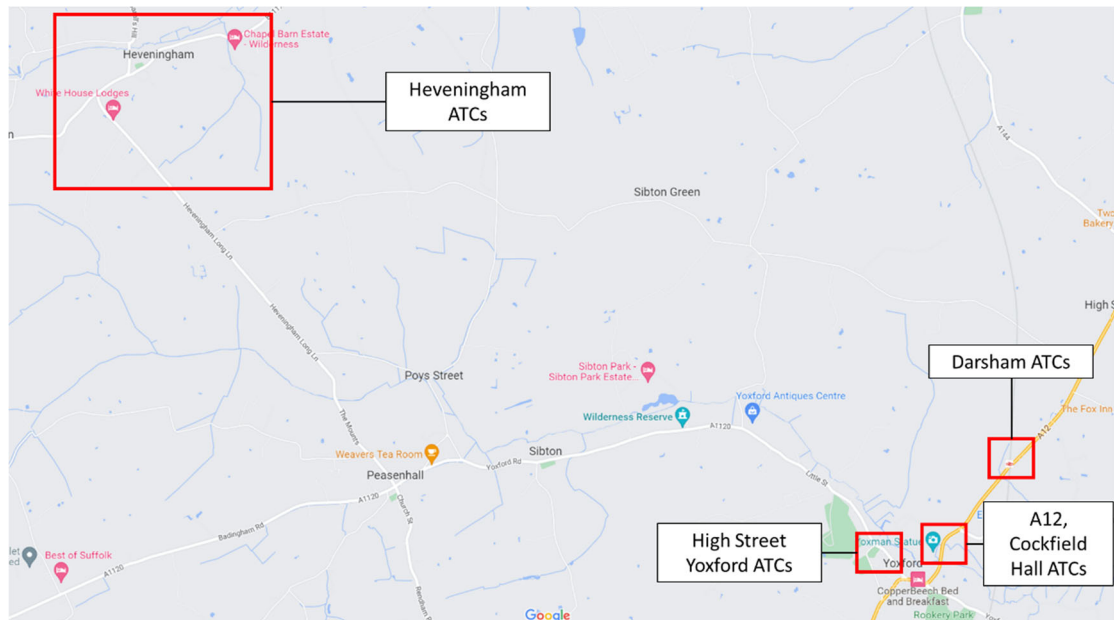
Ref 22031

Date September 2022

Introduction

- In order to inform the baseline conditions, a total of 13 Automatic Traffic Count (ATC) surveys have been undertaken in the area surrounding the Cockfield hall Estate and Wilderness Reserve at the following locations:
 - Heveningham (3x ATCs)
 - High Street, Yoxford (3x ATCs)
 - A12, Cockfield Hall (3x ATCs)
 - A12, Darsham (1x ATC)
- Figure 1** below shows areas where traffic surveys have been undertaken.

Figure 1 – Overview of ATC Locations



- The ATCs collected data for a seven day period on the A12 and Yoxford High Street between the 1st and 7th of August 2022. Two weeks worth of data was collected in the vicinity of Heveningham and Sibton Park between the 1st and 14th of August 2022.

4. The data collected at each location is reviewed in turn below.

High Street Yoxford ATCs

5. There were three ATCs placed along the High Street in Yoxford for a period of one week (1st – 7th August 2022). The location of these ATCs are shown on **Figure 2** below.

Figure 2 – ATC Locations in Yoxford



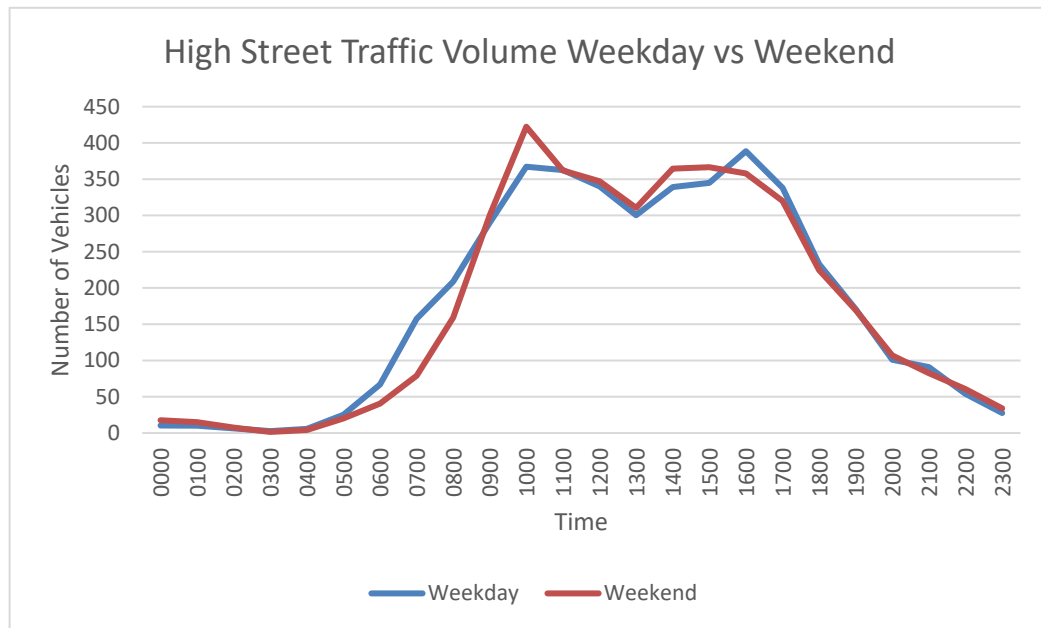
6. **Table 1** summarises the average and 85th percentile speeds recorded for the survey period.

Table 1 – Recorded Speeds in Yoxford

| ATC Site | Northbound Speeds (mph) | | Southbound Speeds (mph) | |
|-------------|-------------------------|-----------------------------|-------------------------|-----------------------------|
| | Mean Speeds | 85 th Percentile | Mean Speeds | 85 th Percentile |
| 1831 | 25 | 29.3 | 23.9 | 28 |
| 1832 | 22.6 | 26.8 | 22 | 26.2 |
| 1833 | 21.8 | 25.5 | 22.2 | 26.1 |

7. The road is subject to a 30pmh speed limit and the 85th percentile speeds show that drivers are adhering to the speed limit.
8. The vehicles speeds recorded at ATC 1832 and 1833 are lower than at ATC 1831. This is likely due to the nature of the road, with cars parked on street in these locations.
9. The ATCs also collected data on traffic volume. **Figure 3** presents the average traffic flows on a weekday compared to a weekend. The single busiest hour being between 1000-1100 in the morning.

Figure 3 –Weekday vs Weekend Traffic Flows on the High Street Yoxford

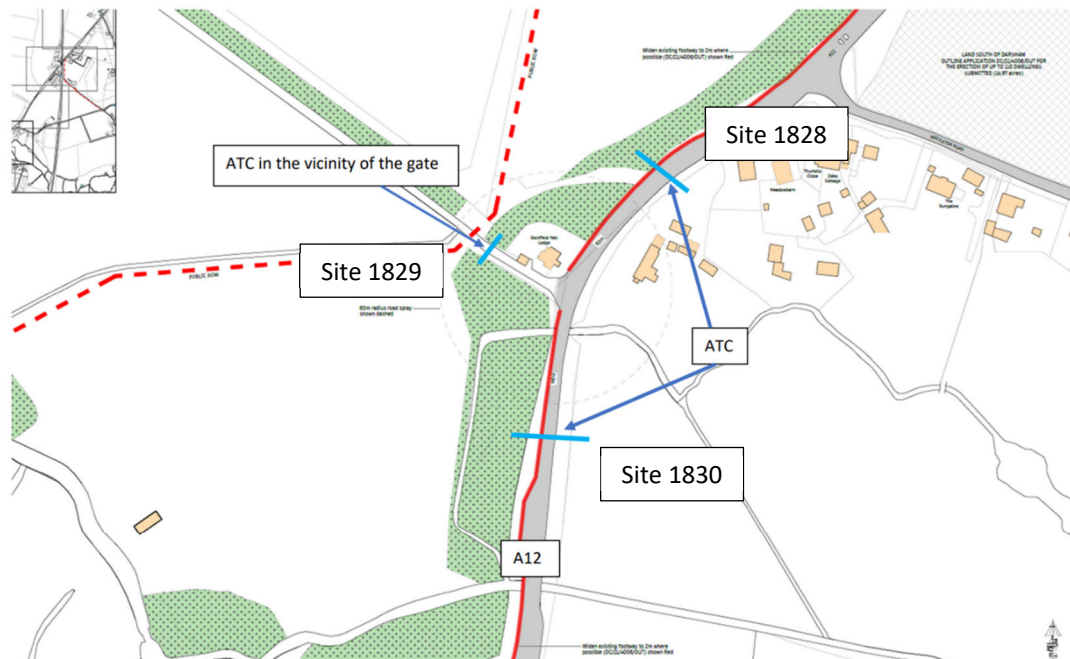


10. As can be seen there is little difference between weekdays and weekends, with weekdays being slightly busier in the morning and weekends being slightly busier in the afternoons, but the differences are relatively small and for the most part are very similar.

A12, Cockfield Hall ATCs

11. Three ATCs were carried out in the vicinity of the Cockfield Hall access onto the A12 for a period of one week (1st – 7th August 2022). The location of these ATCs are shown on **Figure 4**.

Figure 4 – Map of ATC Locations along the A12 near Cockfield Hall



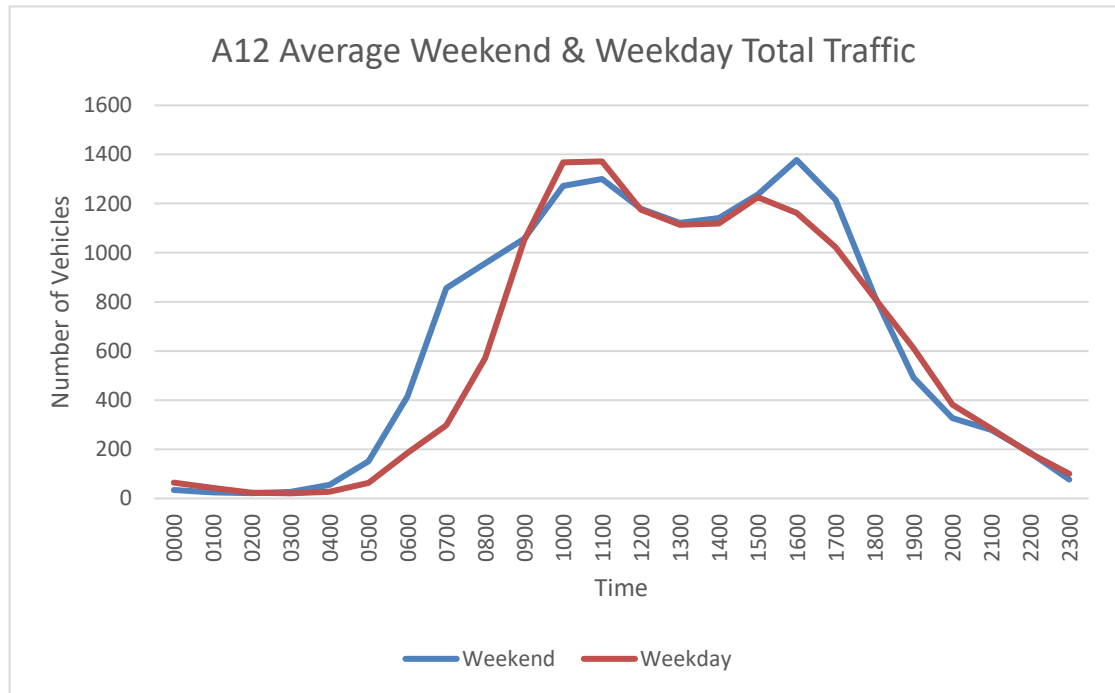
12. **Table 2** shows the recorded vehicles speeds on the A12.

Table 2 – Speeds Recorded along the A12

| Northbound Speeds (ATC 1830) mph | | Southbound Speeds (ATC 1828) mph | |
|----------------------------------|-----------------------------|----------------------------------|-----------------------------|
| Mean Speeds | 85 th Percentile | Mean Speeds | 85 th Percentile |
| 35.2 | 39.3 | 37.2 | 41.5 |

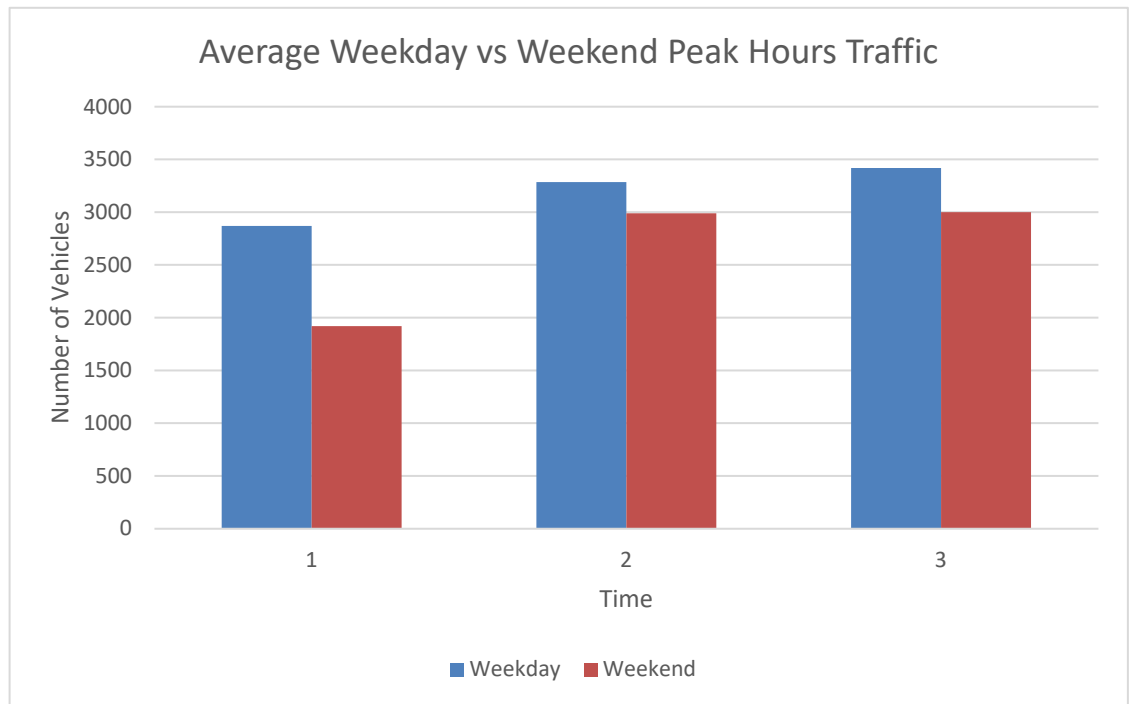
13. The road is subject to a 40pmh speed limit at the location of the ATCs and the ATC results show that drivers are generally adhering to the speed limit of 40pmh.
14. **Figure 5** below shows the weekday vs weekend traffic flows for the A12.

Figure 5 - Weekday vs Weekend Traffic Flows on the A12 in the vicinity of the Cockfield Hall Junction



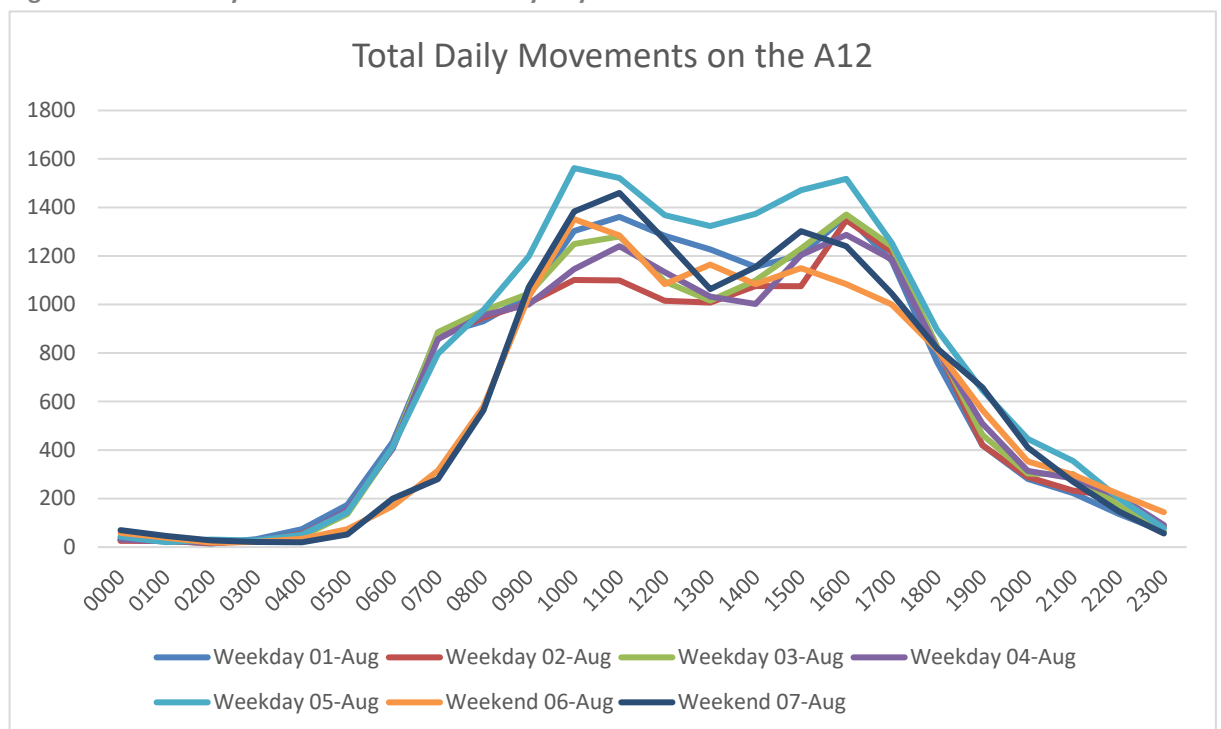
15. Weekday traffic levels are higher than weekend traffic levels. **Figure 6** is showing the two typical peak hours as well as the intermediate peak.

Figure 6 - Average Weekday vs Weekend Peak Hours Traffic on the A12



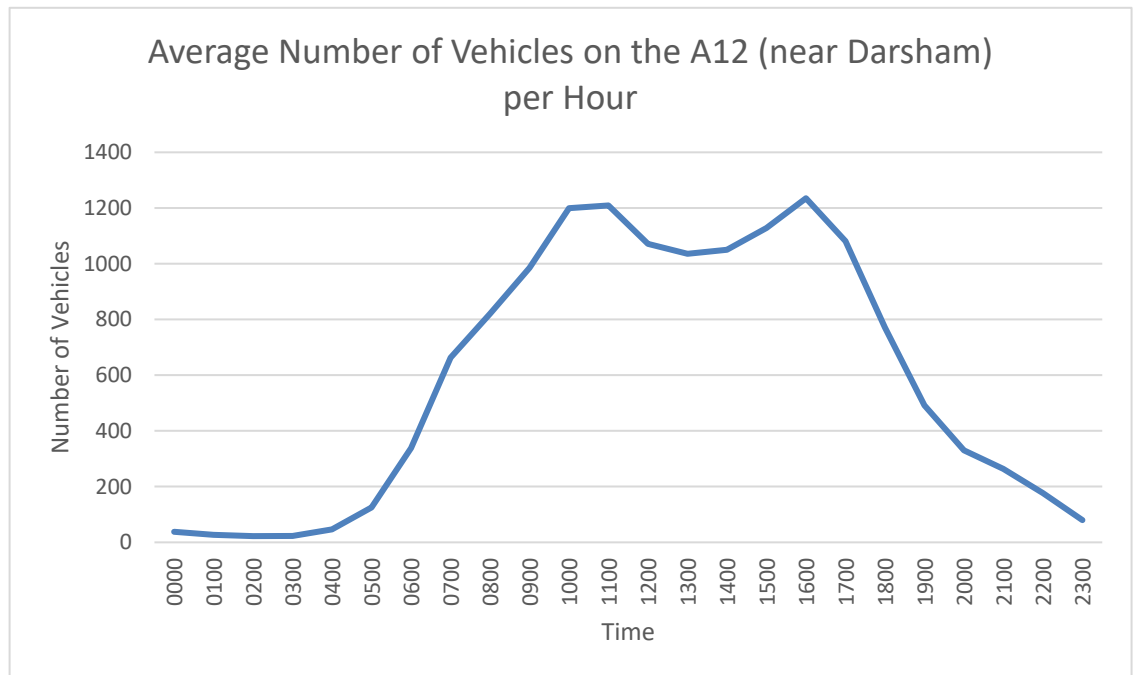
16. The bar chart shows that the peak hours are busier during the weekday than the weekend.
17. **Figure 7** shows the total daily movements along the A12. It shows that the busiest day, of the days surveyed, was Friday the 5th August.

Figure 7 – Total Daily Movements on the A12 by Day



18. The graph shows that whilst there is a slight difference in daily traffic numbers, they all follow the same pattern, which is to build up in the morning and peak around 9am/10am. There is then a slight

Figure 10 - Average Number of Vehicles on the A12 (near Darsham) per Hour



Heveningham ATCs

23. There were three ATCs placed for a period of two weeks (1st – 14th of August) near the holiday lets around Heveningham. The location of these ATCs are shown in **Figure 11**.

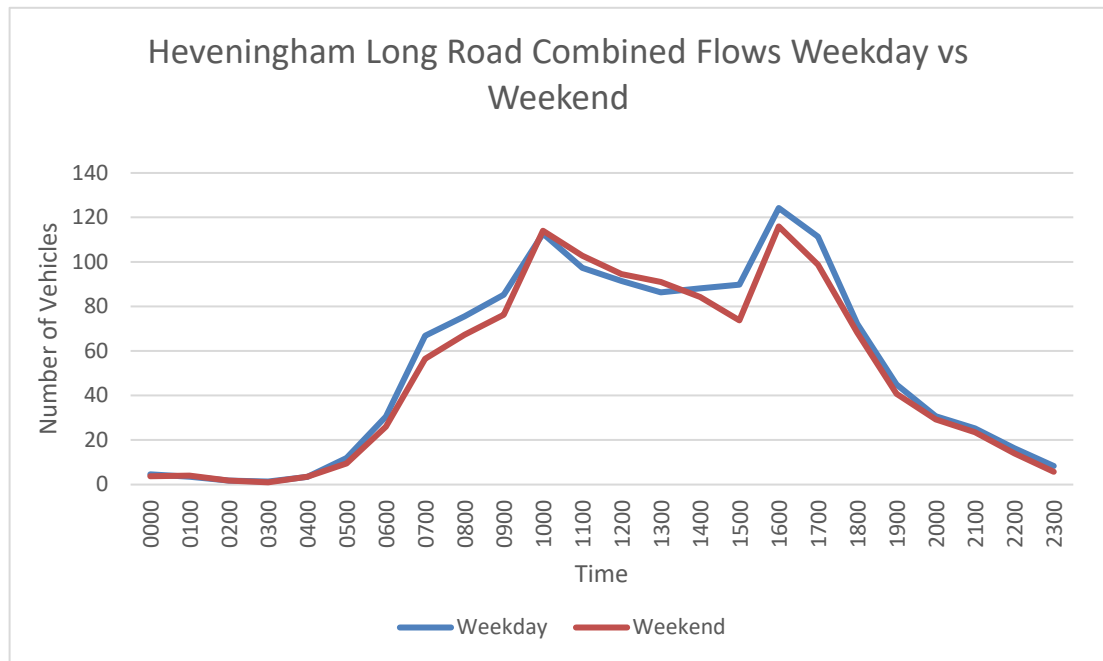
Figure 11 – Map of ATC Locations in Heveningham



ATC 1835 – Heveningham Long Road

24. ATC 1835 was placed on Heveningham Long Road with the main purpose of understanding the speeds that people drive along the road. As well as this, the total traffic flows were also captured. **Figure 12** shows that weekday and weekend flows are almost identical with very small differences between them.

Figure 12 - Weekday vs Weekend Traffic Flows on Heveningham Long Road



25. **Table 4** shows the recorded speeds of vehicles travelling along Heveningham Long Lane.

Table 4 – Speeds Recorded along Heveningham Long Lane (ATC 1835)

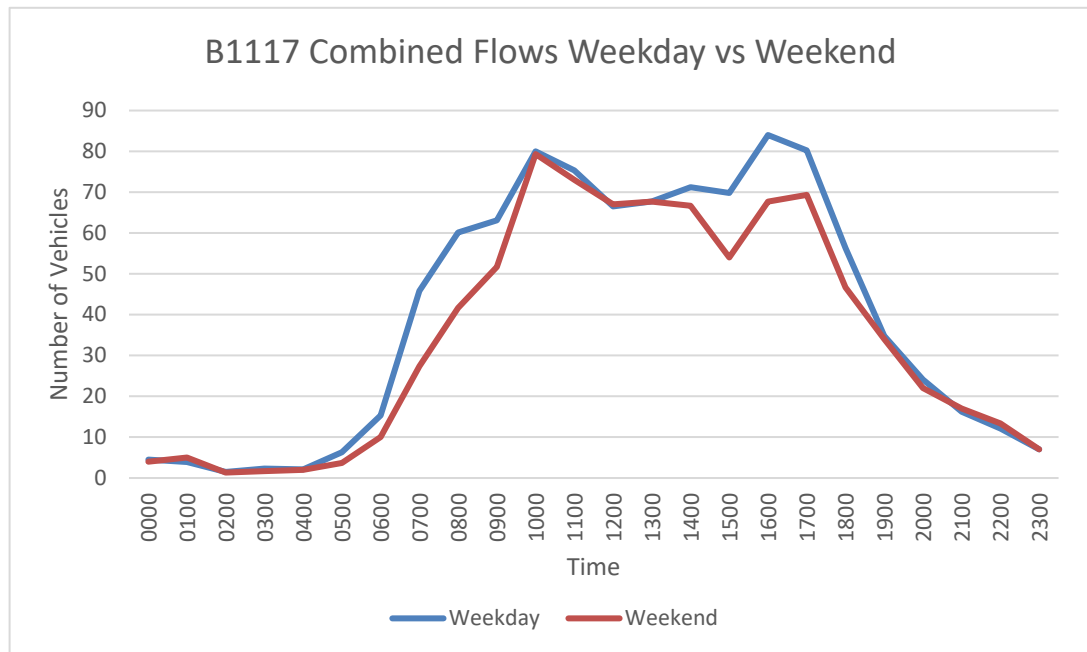
| Northbound Speeds | | Southbound Speeds | |
|-------------------|-----------------------------|-------------------|-----------------------------|
| Mean Speeds | 85 th Percentile | Mean Speeds | 85 th Percentile |
| 41.9 | 49.8 | 41.2 | 49.1 |

26. As can be seen from the speed data that the majority of the vehicles that are travelling along Heveningham Long Lane are comfortably below the speed limit of 60mph, with the 85th percentile speeds recorded were 37mph and 38.7mph for the northbound and southbound traffic respectively.
27. The data also showed that only 1.8% of all vehicles travelling along the road were exceeding the speed limit, with the highest recorded speed being 87.7mph.

ATC 1836 – Halesworth Road (B1117)

28. It can be seen in **Figure 13** that the flows along the B1117 are lower than those seen in **Figure 12**. The traffic volume data follows a similar pattern with small but distinct peaks at 10am and 4pm.

Figure 13 - Weekday vs Weekend Traffic Flows on the B1117



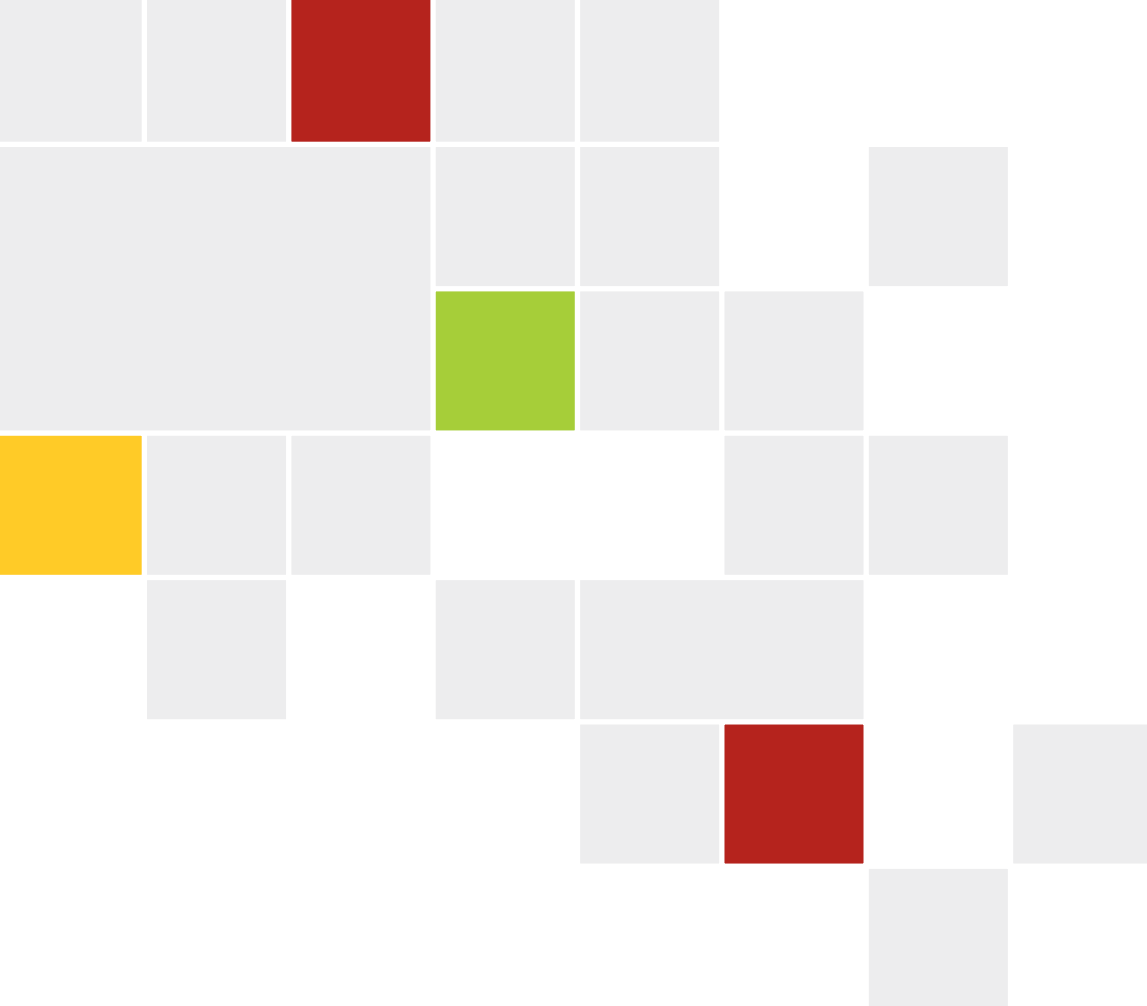
29. There are small differences that can be seen between the weekday and weekend traffic flows, with the main difference being the afternoon peak being higher on the weekday and lower on the weekend.

30. **Table 5** below shows the recorded speeds of vehicles travelling along the B1117.

Table 4 – Speeds Recorded along the B1117 (ATC 1836)

| Northbound Speeds | | Southbound Speeds | |
|-------------------|-----------------------------|-------------------|-----------------------------|
| Mean Speeds | 85 th Percentile | Mean Speeds | 85 th Percentile |
| 41.9 | 49.8 | 41.2 | 49.1 |

31. The B1117 is subject to a 60mph speed limit at the location of the ATC. As can be seen from the results of the speed survey, in both directions the mean speed is nearly 20mph under the speed limit and the 85th percentile speed is less than 50mph.



Boyer

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