



The Sizewell C Project

6.8 Volume 7 Yoxford Roundabout and Other Highway Improvements Chapter 9 Terrestrial Historic Environment

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9. Terrestrial Historic Environment

9.1 Introduction

9.1.1 This chapter of **Volume 7** of the **Environmental Statement (ES)** presents an assessment of the terrestrial historic environment effects arising from the construction and operation of the proposed Yoxford roundabout and other highway improvements (referred to throughout this volume as the 'proposed development'). This includes an assessment of potential impacts, the significance of effects, the requirements for mitigation and the residual effects.

9.1.2 The proposed highway improvement works are as follows:

- A roundabout at the junction between the A12 and B1122 in Yoxford (referred to as 'Yoxford roundabout').
- Improvements at the A1094 and B1069 junction south of Knodishall.
- Improvements at the A12 and A144 junction south of Bramfield.
- Improvements at the A12 and B1119 junction at Saxmundham.

9.1.3 Road safety analysis has also identified potential highway safety issues at two sites (the B1078 and B1079 junction east of Easton and Otley College and the A140 and B1078 junction west of Coddensham). Highway safety measures at these sites will be secured by an obligation in the Section 106 Agreement (see the **Section 106 Heads of Terms** appended to the **Planning Statement** (Doc. Ref. 8.4)). This chapter includes an assessment of these highway safety measures.

9.1.4 Detailed descriptions of the proposed development sites (referred to throughout this volume as the 'site' as relevant to the location of the works), the proposed improvement works, safety measures and different construction and operation phases are provided in **Chapters 1** and **2** of this volume of the **ES**. A glossary of terms and list of abbreviations used in this chapter is provided in **Volume 1** of the **ES**.

9.1.5 This assessment has been informed by data from other assessments as follows:

- **Chapter 4** of this volume: Noise and vibration; and
- **Chapter 6** of this volume: Landscape and visual.

9.1.6 This assessment has been informed by data presented in the following technical appendices:

- **Appendix 9A** of this volume: Gazetteer of heritage assets.
- **Appendix 9B** of this volume: Yoxford roundabout desk-based assessment, November 2018.
- **Appendix 9C** of this volume: Yoxford roundabout geophysical survey, 2019.
- **Appendix 9D** of this volume: Interim Fieldwork Summary.
- **Volume 3, Appendix 9A**: Gazetteer of heritage assets. 2019.
- **Volume 1, Annex 6L.1**: UK EPR Sizewell C - Historic Environment - Settings Assessment Scoping Recommendations Update, 2019.

9.1.7 Please note that the red line boundary used in the figures within some of these appendices was amended after these documents were finalised, and therefore does not reflect the boundaries in respect of which development consent has been sought in this application. However, the amendment to the red line boundary does not have any impact on the findings set out in this document and all other information remains correct.

9.2 Legislation, policy and guidance

9.2.1 **Volume 1, Appendix 6L** identifies and describes legislation, policy and guidance of relevance to the assessment of the potential terrestrial historic environment impacts associated with the Sizewell C Project across all ES volumes.

9.2.2 This section provides an overview of the specific legislation, policy and guidance of relevance to the terrestrial historic environment assessment of the proposed development.

a) International

9.2.3 There is no international legislation or policy that is relevant to the terrestrial historic environment assessment of the proposed development.

b) National

i. Legislation

9.2.4 National legislation relating to the terrestrial historic environment assessment includes:

- The Ancient Monuments and Archaeological Areas Act 1979 (Ref. 9.1);
- The Planning (Listed Buildings and Conservation Areas) Act 1990 (Ref. 9.2);
- The Infrastructure (Decisions) Regulations 2010 (Ref. 9.3);
- The Hedgerow Regulations 1997 (Ref. 9.4); and
- The Protection of Military Remains Act 1986 (Ref. 9.5).

9.2.5 The requirements of these, as relevant to the terrestrial historic environment assessment, are set out in **Volume 1, Appendix 6L**.

ii. Policies

9.2.6 The National Policy Statement (NPS) 2011 sets out the national policy for energy infrastructure. The overarching NPS for Energy (EN-1) (Ref. 9.6) and NPS for Nuclear Power Generation (EN-6) (Ref. 9.7) provide the primary policy framework within which the development will be considered. A summary of the relevant planning policy, together with consideration of how the advice has been taken into account is provided in **Volume 1, Appendix 6L**, with requirements specific to the proposed development, set out in **Table 9.1**.

Table 9.1: Requirements of the National Policy Statements.

Ref.	NPS topic requirement	How the requirement has been addressed
EN-1 p5.8.9	“Where proposed development will affect the setting of a heritage asset, representative visualisations may be necessary to explain the impact.”	The magnitude and nature of the change to setting of designated heritage assets in the vicinity of Yoxford roundabout is such that visualisations would not be pertinent to the assessment, although Landscape and Visual Impact Assessment (LVIA) visualisations have been referred to where appropriate to support the narrative assessment. Figure 6.4 illustrates

Ref.	NPS topic requirement	How the requirement has been addressed
		the LVIA viewpoint locations.
EN-1 p5.8.16	Paragraph 5.8.16 notes that not all elements of a Conservation Area necessarily contribute positively to significance and requires that the contribution of elements which may be affected be considered.	The heritage significance of Yoxford Conservation Area is considered at Section 9.4.

c) **Regional**

9.2.7 There is no regional legislation or policy that is relevant to the terrestrial historic environment assessment of the proposed development.

d) **Local**

9.2.8 Local policies relating to the terrestrial historic environment assessment include:

- Suffolk Coastal District Council Local Plan Core Strategy and Development Management Policies (Ref. 9.8):
 - Development Management Policy (DMP) DM21
 - Strategic Policy SP15
- Suffolk Coastal District Council Final Draft Local Plan (Ref.9.9):
 - Policy SCLP11.3
 - Policy SCLP11.4;
 - Policy SCLP11.5;
 - Policy SCLP11.6;
 - Policy SCLP11.7;
 - Policy SCLP11.8; and
 - Policy SCLP11.9.
- Supplementary Planning Guidance (SPG) 6 Historic Parks and Gardens (Ref. 9.10).

9.2.9 The requirements of these, as relevant to the terrestrial historic environment assessment, are set out in **Volume 1, Appendix 6L.**

e) Guidance

9.2.10 This assessment has been undertaken in accordance with the following guidance documents:

- Good Practice Advice in Planning Note 2: Managing Significance in decision-taking in the Historic Environment. Historic England, 2015 (Ref. 9.11);
- Conservation Principles, Policies and Guidance. Historic England (Ref. 9.12);
- Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Historic England, 2017 (Ref. 9.13);
- Research and Archaeology: Framework for the East of England (2000, 2011 and draft updates 2018-19) (Refs. 9.14; 9.15; 9.16; 9.17);
- National and Local Archaeological Standards and Guidance (Refs.9.18; 9.19; 9.20; 9.21; 9.22; 9.23; 9.24; 9.25).

The requirements of these, as relevant to the terrestrial historic environment assessment, are set out in **Volume 1, Appendix 6L**.

9.3 Methodology

a) Scope of the assessment

9.3.1 The generic EIA methodology is detailed in **Volume 1, Chapter 6**.

9.3.2 The full method of assessment for the terrestrial historic environment that has been applied for the Sizewell C Project is included in **Volume 1, Appendix 6L**.

9.3.3 This section provides specific details of the terrestrial historic environment screening exercise, as detailed below, and methodology applied to the assessment of the proposed development.

9.3.4 The scope of assessment considers the impacts of the construction and operation of the proposed development and safety measures. Where the highway improvement work or safety measures proposed has the potential for likely significant effects to arise, this has been assessed in further detail.

9.3.5 The scope of this assessment has been established through a formal EIA scoping process undertaken with the Planning Inspectorate. A request for an EIA scoping opinion was initially issued to the Planning Inspectorate in

2014, with an updated request issued in 2019, see **Volume 1, Appendix 6A**.

9.3.6 Comments raised in the EIA scoping opinion received in 2014 and 2019 have been taken into account in the development of the assessment methodology. These are detailed in **Volume 1, Appendices 6A to 6C**.

b) Consultation

9.3.7 The scope of the assessment has also been informed by ongoing consultation and engagement with statutory consultees throughout the design and assessment process. A summary of the comments raised and SZC Co’s responses are detailed in **Volume 1**.

9.3.8 Consultation was undertaken with Historic England and Suffolk County Council Archaeological Service (SCCAS) to inform the development of the spatial scope and data search study area. Confirmation that the assessment and information was adequate was received from received from SCCAS, Historic England and East Suffolk Council in the responses to Stage 3 consultation and within the 2019 EIA scoping opinion.

9.3.9 The Settings Assessment Scoping Report provided in **Volume 1, Annex 6L.1** of the **ES**, was also consulted on with SCCAS, Historic England and East Suffolk Council and the results of that consultation have been incorporated into this assessment.

c) Environmental Screening

9.3.10 An environmental screening exercise has been undertaken to identify which of the four highway improvement works and two safety measures proposed may give rise to environmental effects that have the potential to be significant. The outcome of this environmental screening exercise concluded that two highway improvement works should be taken forward to the assessment of likely effects on the terrestrial historic environment.

9.3.11 The remainder of the highway improvement works and highway safety measures have been screened out of the historic environment assessment as they are not likely to give rise to significant environmental effects.

9.3.12 **Table 9.2** provides a summary of the environmental screening exercise.

Table 9.2: Summary of environmental screening exercise.

Proposed Highways Improvement / safety measures	Summary of potential effects	Screened in or out of the assessment
The A12/B1122 Yoxford Roundabout.	Indirect effects on heritage assets around site through alteration of setting; direct effects on Yoxford	Screened in. Assessment in presented at section 9.4 of this chapter.

Proposed Highways Improvement / safety measures	Summary of potential effects	Screened in or out of the assessment
	Conservation Area and historic landscape character.	
Improvements at the A1094/B1069 junction south of Knodishall.	All construction works would be undertaken within the highway boundary. The proposed works would be limited to vegetation maintenance, road markings and signage, which would not impact on any historic environment receptors.	Screened out.
Improvements at the A12/A144 junction south of Bramfield.	Works involve expanding the existing highway boundary. Direct effects unlikely but change to setting of the Grade II listed Stone Cottage (LB 1030680) has the potential to be significant.	Screened in. Assessment is presented at section 9.5 of this chapter.
Improvements at the A12/B1119 junction at Saxmundham.	Proposed works would comprise minor road widening, vegetation clearance, road markings and signage, which would not impact on any historic environment receptors.	Screened out.
Safety measures at the B1078/B1079 junction east of Easton and Otley College.	All construction works would be undertaken within the highway boundary. While the junction is adjacent to the Grade II listed Nether Hall (LB 1030306), the proposed works would be of limited scope and duration and would not impact on any historic environment receptors.	Screened out.
Safety measures at the A140/B1078 junction west of Coddendam.	All construction works would be undertaken within the highway boundary. Proposed works would be limited to vegetation maintenance, road markings and signage, which would not impact on any historic environment receptors.	Screened out.

d) Study area

9.3.13 The Yoxford roundabout site and study area are illustrated on **Figures 9.1 to 9.3**. The A12/A144 junction south of Bramfield site and study area is illustrated on **Figure 9.4**.

9.3.14 The geographical extent of each study area comprises:

- the proposed highway improvement site;
- 500m from the site boundary for each site (referred to throughout as the 'study area').

9.3.15 To inform the development of the scope of the assessment of effects arising through change to setting, heritage assets which could be subject to significant adverse effects from the proposed development were identified from the wider settings study area considered in the Settings Assessment Scoping Report provided in **Volume 1, Annex 6L.1** of the **ES** and agreed with Historic England, SCCAS and East Suffolk Council. Potential change to setting arising from the highways improvements were subject to a separate screening exercise presented at **Table 9.2**.

e) [Assessment scenarios](#)

9.3.16 The terrestrial historic environment assessment comprises the assessment of the entire construction and operation phases of the proposed development, rather than specific assessment years. The assessment of construction effects presents the worst-case during construction of the Yoxford roundabout and the A12/A144 junction south of Bramfield highway improvement. The assessment of effects during the operational phase has considered the proposed development during the peak construction of the Sizewell C main development site as well as once the power station is operational where relevant.

f) [Assessment criteria](#)

9.3.17 As described in **Volume 1, Chapter 6** of the **ES**, the EIA methodology considers whether impacts of the proposed development would have an effect on any resources or receptors. Assessments broadly consider the magnitude of impacts and value/sensitivity of resources/receptors that could be affected in order to classify effects.

9.3.18 A detailed description of the assessment methodology used to assess the potential effects on the terrestrial historic environment arising from the proposed highway improvement works (for those screened in for detailed assessment) is provided in **Volume 1, Appendix 6L** of the **ES**. A summary of the assessment criteria used in this assessment is presented in the following sub-sections.

i. [Sensitivity \(heritage significance\)](#)

9.3.19 Heritage assets that may be affected by the proposed Yoxford roundabout and A12/A144 junction south of Bramfield highway improvement have been assigned a level of heritage significance (value or sensitivity) in accordance

with the definitions set out in **Volume 1, Appendix 6L** of the **ES**. Heritage significance is rated within the range of high-medium-low-very low.

9.3.20 The assessment of assigning the levels of sensitivity to receptors is set out in **Table 9.3**.

Table 9.3: Assessment of the value or sensitivity of receptors for terrestrial historic environment.

Heritage significance (value or sensitivity).	Summary Rationale	Example Asset Class
High	Asset has significance for an outstanding level of archaeological, architectural, historic and/or artistic interest.	All designated heritage assets or non-designated assets of demonstrably schedulable quality.
Medium	Asset has significance for a high level of archaeological, architectural, historic and/or artistic interest.	Locally listed buildings and buildings of merit. Regionally significant non-designated archaeological sites.
Low	Asset has significance for elements of archaeological architectural, historic or artistic interest.	Locally-significant archaeological site.
Very Low	Due to its nature / form / condition / survival, cannot be considered as an asset in its own right.	Non-extant HER record.

ii. Magnitude

9.3.21 The magnitude of change is based on the consequences that the proposed Yoxford roundabout and A12/A144 junction south of Bramfield highway improvement would have on the heritage significance of the historic environment resource and has been considered in terms of high-medium-low-very low (as set out in **Table 9.4**).

9.3.22 Potential changes have also been considered in terms of duration, whether the impact is permanent, temporary or reversible, adverse (negative) or beneficial (positive) and whether the change is likely to give rise to cumulative effects. Any potential loss of heritage significance resulting from disturbance of buried archaeological remains associated with construction activity would be permanent.

9.3.23 The criteria for the assessment of magnitude of impact are shown in **Table 9.4**.

Table 9.4: Assessment of magnitude of impact on terrestrial historic environment assets.

Magnitude	Summary Rationale (negative)	Summary Rationale (positive)
High	Loss of significance of an order of magnitude that would result from irreversible total or substantial demolition/disturbance of a heritage asset or from the disassociation of an asset from its setting. Impacts of this magnitude would generally be considered substantial harm on the heritage significance of an asset.	Sympathetic restoration of an at-risk or otherwise degraded heritage asset and/or its setting and bringing into sustainable use with robust long-term management secured.
Medium	Loss of significance arising from partial disturbance or inappropriate alteration of an asset which will adversely affect its importance. Change to the key characteristics of an asset's setting, which gives rise to lasting harm to the significance of the asset, but which still allows its archaeological, architectural or historic interest to be appreciated. Impacts of this magnitude would generally be considered less than substantial harm on the heritage significance of an asset.	Appropriate stabilisation and/or enhancement of a heritage asset and/or its setting that better reveal the significance of the asset or contribute to a long-term sustainable use or management regime.
Low	Minor loss to or alteration of an asset which leaves its current significance largely intact. Minor and/or short-term ¹ changes to setting which do not affect the key characteristics and in which the historical context remains substantially intact. Impacts of this magnitude would generally be considered less than substantial harm on the heritage significance of an asset.	Minor enhancements to a heritage asset and/or its setting that that better reveal its significance or contribute to sustainable use and management.
Very Low	Minor alteration of an asset which does not affect its significance in any discernible way. Minor and/or short term or reversible change to setting which does not affect the significance of the asset. Impacts of this magnitude would generally be considered of limited harm to heritage significance.	Minor alteration of an asset which does not affect its significance in any discernible way. Minor and/or short term or reversible change to setting which does not affect the significance of the asset.

¹ Short term is defined within this project and technical discipline as being of less than approximately 2 years' duration, medium term of 2-10 years and long-term of 10-25 years duration. Any effects anticipated to persist for over 25 years would normally be considered permanent

iii. Effect definitions

- 9.3.24 The classification of the effect is judged on the basis of the magnitude of impact to the assessed heritage significance of the resource, and a narrative discussion is then given to support the conclusion. These effects may be adverse (negative) or beneficial (positive).
- 9.3.25 The definitions of effect for the terrestrial historic environment are shown in **Table 9.5**.

Table 9.5: Classification of effects.

		Value / Sensitivity of receptor			
		Very Low	Low	Medium	High
Magnitude	Very Low	Negligible	Negligible	Minor	Minor
	Low	Negligible	Minor	Minor	Moderate
	Medium	Minor	Minor	Moderate	Major
	High	Minor	Moderate	Major	Major

- 9.3.26 Following the classification of an effect as presented in **Table 9.5**, a clear statement and rationale is made as to whether the effect is 'significant' or 'not significant'. As a general rule, major and moderate effects are considered to be significant; minor and negligible effects are considered to be not significant. However, professional judgement is also applied where appropriate.
- 9.3.27 The assessment of the predicted significance of the effects is reported following incorporation of environmental measures embedded within design, as set out within **sections 9.4** and **9.5** of this chapter.

g) Assessment methodology

i. Existing baseline

- 9.3.28 Heritage assets at the Yoxford roundabout site were identified through:
 - a search of the records held at the National Record of the Historic Environment (NHRE) and the SCC Historic Environment Record (HER). The data search also included Portable Antiquity Scheme (PAS) information, which is only referred to in broad terms given its sensitive nature. The data search was originally conducted in 2018 during the Stage 3 consultation process and DBA production;

- a search of the National Heritage List for England (NHLE), which contains designated data. An initial search was carried out in 2018 and an updated data search was undertaken in January 2019;
- analysis of the Historic Landscape Characterisation (HLC) data for Suffolk, conducted in May 2018;
- a review of the two available Suffolk National Mapping Project (NMP2) data sets (May 2018);
- a review of the available Light Detecting and Ranging (LiDAR) data from Environment Agency Geomatics obtained in April 2018; and
- a search of historical maps and documentation at the Ipswich branch of the Suffolk Record Office, conducted in May 2018.

9.3.29 Following desk-based research, site investigations were carried out at the Yoxford roundabout site in order to identify both known and previously unrecorded heritage assets (for example historic landscape features, extant earthworks).

9.3.30 For the proposed Yoxford roundabout site, these surveys included:

- site visit, details included within **Appendix 9B** of this volume;
- geophysical survey, provided in **Appendix 9C** of this volume; and
- evaluation trenching, provided in **Appendix 9D** of this volume.

9.3.31 The full list of identified archaeological and historical sites, features and finds identified within the study area for the proposed Yoxford roundabout site is presented in the Gazetteer of Heritage Assets (the 'gazetteer') provided in **Appendix 9A** of this volume and illustrated on **Figures 9.1** and **9.2**.

9.3.32 Direct effects on heritage assets are those which result from physical damage or disturbance which give rise to a loss of heritage significance. Consequently, it is only those assets which might be physically disturbed by (i.e. within the footprint of) the proposed development which are potentially subject to direct effects. As archaeological features are not always evident,

² Project comprising large area archaeological survey, which mapped and recorded archaeological features using aerial photographs and airborne laser scanning (lidar) as the main sources.

a DBA was undertaken to examine archaeological heritage assets up to 500m from the Yoxford roundabout site boundary, provided in **Appendix 9B** of this volume. This provides contextual information for understanding the potential locations of heritage assets within the development site and for ascertaining the potential for heritage assets to be directly affected.

9.3.33 The results of further survey work at the proposed Yoxford roundabout site, comprising geophysical survey in 2019, provided in **Appendix 9C** of this volume, and evaluation trenching in 2019, provided in **Appendix 9D** of this volume have also been incorporated into the assessment of direct effects.

9.3.34 The works at the A12/A144 junction south of Bramfield are within the study area used to inform the assessment of the northern park and ride facility at Darsham, provided in **Volume 3** of the **ES**, and data from that assessment, which drew on the same sources as those consulted for the proposed Yoxford roundabout as described above, was used to develop the baseline for this assessment, see **Volume 3, Appendix 9A to 9D**.

9.3.35 Indirect effects on heritage assets are those which result in change to heritage significance but do not give rise to physical damage or disturbance to the asset. In this context, these effects will generally arise through change to the settings of heritage assets. Historic England guidance (Ref. 9.13) sets out a methodology for considering any effects on the heritage significance of assets arising from change to setting. This is summarised in **Volume 1, Appendix 6L** of the **ES**.

9.3.36 The heritage assets identified within the settings search area though desk based research comprise a number of different asset types with differing characteristics. The Settings Assessment Scoping Report provided in **Volume 1, Annex 6L.1** of the **ES**, has regard to the specific nature of the setting of each asset within the settings area and considers factors such as visibility of the proposed development in views of and from heritage assets as well as other potential perceptual changes such as increased traffic movements and noise.

h) Assumptions and limitations

9.3.37 The following limitations have been identified:

- All assessment considers development within the site parameters as set out in the description of development at **section 2.5** of **Chapter 2** of this volume and as illustrated in the **Work Plans** reproduced in **Appendix 2B** of this volume.

- DBA is a predictive tool, which relies on a series of assumptions and extrapolations to determine the potential extent and character of archaeological remains within the site.
- Geophysical survey is based on taking measurements of physical properties of the site that may have a number of causes. Conclusions from this type of survey remain predictive, but more refined inferences can be drawn on the basis of the nature and morphology of anomalies.
- Evaluation trenching establishes the presence or absence of archaeological remains and tests inferences made on the basis of desk-based and geophysical survey. While this approach considers a sample area of a site, it allows an understanding of the presence or absence of archaeological remains, which is considered robust.

9.4 Yoxford Roundabout

a) Baseline environment

9.4.1 This section presents a description of the baseline environmental characteristics within the site and in the surrounding area.

9.4.2 Further detail can be found in **Appendices 9A to 9D** of this volume.

i. Current baseline

9.4.3 The baseline environmental information is drawn from the Yoxford roundabout DBA provided in **Appendix 9B** of this volume, subsequent geophysical survey provided in **Appendix 9C** of this volume and archaeological evaluation trenching provided in **Appendix 9D** of this volume.

9.4.4 The full list of identified archaeological and historical sites, features and finds identified within the study area are presented in the gazetteer and are provided in **Appendix 9A** of this volume and illustrated on **Figures 9.1 and 9.2**. The gazetteer refers to heritage assets by their HER parish number or NHLE number.

Site description and topography

9.4.5 The site covers approximately 2.9 ha, comprising the current junction of the A12 and the B1122 (Middleton Road) and agricultural land in the north-east of the site.

- 9.4.6 The site is situated upon bedrock geology comprising sand of the ‘Crag Group’. These sediments were formed in the Quaternary and Neogene periods, up to five million years ago (mya) when the local environment was dominated by shallow seas. The overlying superficial geology on the site, where recorded, comprises areas of head clay, silt, sand and gravel, which formed up to three million years ago in the Quaternary Period are immediately to the north, west and east of the site and Diamicton, which formed up to two million years ago in the Quaternary Period to the south (Ref. 9.26).
- 9.4.7 The western and southern site boundaries follow the existing highway, whilst the eastern boundary follows the access road to the Sewage Works and the northern boundary crosses agricultural fields. The northern part of the western boundary abuts the landscaped grounds of the Grade I Listed Cockfield Hall. Hedgerows along the southern boundary of the site and the eastern boundary of the A12 follow boundaries shown on Tithe mapping dated to 1839.
- 9.4.8 The site lies within a predominantly arable farmland landscape with scattered woodland cover. To the west lies the village of Yoxford. The site is bisected by the eastern boundary of the A12 and B1122 road junction. To the west of this boundary, views are confined by hedgerows to the road and current road junction. To the east, the site is relatively open and there are limited views across the site from the A12 and B1122. However, views of the site from within the wider landscape are relatively contained by boundary hedgerows, woodland, farm buildings and the sewage works.

Designated heritage assets

Designated heritage assets within the site boundary

- 9.4.9 There is one designated heritage asset within the site; the Yoxford Conservation Area, which extends into the westernmost edge of the site, encompassing the current A12 and its junction with the B1122. An extension of Yoxford Conservation Area (Ref 9.27) has been adopted in February 2020, extending the conservation area to the north, west and south-east to encompass Cockfield Hall Park, Grove Park and Rookery Park respectively. This has expanded the boundary of the Conservation Area along the southern boundary of the site at Rookery Park and to the north from the site’s northern boundary in the case of Cockfield Hall (**Figure 9.1**). The Conservation Area expansion extends designated heritage asset status to these park areas, which were previously only recorded on a non-designated basis in Local Policy SPG6 (Ref. 9.10).

Designated heritage assets within the study area

- 9.4.10 There are 26 listed buildings within the study area, one of these is Grade I listed (Cockfield Hall LB 1030621) and two are Grade II* listed. The remaining 23 Grade II listed buildings include residential and village buildings dating from the late-17th century (Old School Cottages (LB 1030626) to the early-19th century Wesleyan Methodist Chapel (LB 1030596). Most of the listed buildings are within the Yoxford Conservation Area. All the listed buildings are to the north-west, west, or south-west of the site, except for Rookery Cottages (LB 1200791) which is located to the south-east.
- 9.4.11 Designated heritage assets are shown on **Figure 9.1** and further details are presented at **Appendix 9A** of this volume.

Non-designated heritage records

- 9.4.12 There are three HER records within the site, comprising the eastern fringe of the Yoxford settlement core (YOX 034), a former bridge over the River Yox (YOX 012) and Rookery Park (YOX 033). A further 20 HER records are located within the study area. The HER records comprise a variety of heritage features ranging from prehistoric flint artefacts to a Second World War (WWII) pillbox, which are discussed in more detail in the site chronology section.
- 9.4.13 The HER includes 10 records of archaeological investigations undertaken within the study area including DBAs, evaluations and archaeological monitoring of construction works.
- 9.4.14 The heritage records within the site and study area are illustrated on **Figure 9.2** and further details are provided in **Appendix 9A** of this volume.

Historic landscape character

- 9.4.15 The Historic Landscape Characterisation (HLC) identifies the site and surrounding area as predominantly comprising random fields of *pre-18th century enclosure*, with the A12 and junction identified as *Communications*, and a small area between the road and farm buildings at the eastern edge of the site classed as a *Built Up Area*. The HLC areas are illustrated on **Figure 9.3**.
- 9.4.16 Pre-18th century enclosure is common across Suffolk. In contrast to many other parts of the country, these earlier enclosed landscapes in Suffolk may date back to medieval periods or earlier and are of heritage significance. In particular, areas with random field patterns such as those within the site and surrounding areas are likely to represent some of the earliest farming landscapes, with boundaries often taking the form of species-rich hedges

though these have largely been supplanted or replaced within the fields at the site by paddock fences.

- 9.4.17 The substantial hedgerows with mature trees that bound the A12 on either side may be a remnant of these early enclosures, appearing as they do at the roadside in Ordnance Survey mapping dated to the late 19th century. Hedgerows along the southern edge of the site (where present), as well as that which divides the main field from the A12 at the western part of the site, follow boundaries shown on the Tithes mapping, which pre-dates the 1845 Enclosure Act. These hedgerows are best considered of low heritage significance as relict elements of the historic landscape.

Archaeological and historical background

Prehistoric (Neolithic, Bronze Age and Iron Age)

- 9.4.18 Flints were found within the study area during works to the bridge in Cockfield Hall Park (ESF20646), and an undated flint was found during monitoring within the study area (YOX 017). An Iron Age weaving comb (YOX 002) was found in fields to the north of the site during construction at the sewage works in the mid-1960s.

- 9.4.19 Evaluation trenching provided in **Appendix 9D** of this volume, revealed evidence of potential settlement activity within the southern extent of the site. This comprised six pits and a ditch dating to the Late Neolithic – Early Bronze Age which contained assemblages of worked flint, and five pits dating to the Late Bronze Age – Early Iron Age which contained pottery. The nature and quantity of finds, including charcoal deposits, suggests that settlement activity was taking place within the locality. Two further trenches within the south-west of the site contained remains dating to the Late Bronze Age – Early Iron Age which are likely to represent remains peripheral to settlement activity. Observed remains within the site are of low heritage significance and contribute to an understanding of prehistoric settlement and agricultural practices.

Romano-British

- 9.4.20 There is limited evidence for Roman activity within the study area. One chance find, a brooch, was found in fields towards the western part of the study area (YOX Misc).

- 9.4.21 Desk-based research identified a suggestion that Yoxford may have been at the junction of three Roman roads close to the fording point of the River Yox. These comprise roads from Bayleham to Peasenhall and Pulham St Mary to Peasenhall, as well as a possible third road heading towards the supposed site of the small town of Sitomagus, for which locations at East Green, Knodishall and Dunwich have been proposed. While these

interpretations are highly contentious and poorly evidenced, the topographic situation of the site is suggestive of a possible Roman fording-place of the River Yox.

- 9.4.22 The evaluation trenching did not observe any Romano-British remains and consequently it is not anticipated that any such remains are present within the site.

Early-medieval and medieval

- 9.4.23 No finds dating to the early-medieval or medieval periods are currently recorded within the HER within the site boundary.

- 9.4.24 Yoxford Village (YOX 034) is mentioned in the Domesday Book, demonstrating its origins in the early-medieval period, presumably as an agricultural settlement, at a fording point over the river Yox. It appears likely that the early-medieval settlement was focused on the church site, and it is thought that the fork north off the modern B1120 at Little Street represents an Anglo-Saxon and Norman route to the ford.

- 9.4.25 The location of the site beyond the eastern edge of the village core suggests that there is a low potential for further archaeological remains of these periods.

- 9.4.26 Evaluation trenching provided in **Appendix D** of this volume, found a single sherd of medieval coarse ware pottery within a ditch within the south-west corner of the site. No other medieval remains were recovered from the site.

- 9.4.27 The very limited medieval remains found during evaluation trenching and the lack of records within the HER would suggest that further substantial remains, other than occasional small finds, dating to this period are not likely to be present within the site.

Post-medieval and modern

- 9.4.28 The site appears to have remained outside the settlement core of Yoxford and the various areas of parkland that sprang up around it through the post-medieval period.

- 9.4.29 Evaluation trenching provided in **Appendix 9D** of this volume, uncovered a small ditch and pit within the north-western part of site which contained glass and pottery dating to the 18th to 20th centuries. Just to the north of the site, geophysical survey provided in **Appendix 9C** of this volume, identified an anomaly corresponding to a pond identified on early OS mapping. The extant hollow, and trenches towards the north and east of the site identified a large post-medieval extraction pit, which may relate to

the construction of the railway line to the east of the site, or the modern A12 to the west.

Previous impacts

- 9.4.30 The western part of the site comprises the A12 main road and the southern edge, the B1122 Middleton Road; any subsurface remains in these areas are likely to have been heavily disturbed during modern phases of construction and maintenance.
- 9.4.31 The post-medieval extraction pit identified during evaluation trenching provided in **Appendix D** of this volume, will have substantially disturbed any earlier remains if they had been present within this part of the site.
- 9.4.32 This area has probably been in agricultural use since at least the medieval period and possibly from the early-medieval (Late Saxon) period. This area of the site was in pastoral use at the time of the site visit. Long-term ploughing in this area may have had an impact on the survival of any below ground archaeology. This impact will have increased over time as the depth of ploughing gradually increased, although coherent archaeological remains could survive.

Archaeological heritage assets within the site subject to potential direct effects

- 9.4.33 The DBA, geophysical survey and evaluation trenching confirm that buried archaeological remains of pre-modern origin are present within the site. The areas of highest potential for the survival of archaeological remains within the site can be summarised as follows:
- 9.4.34 Evaluation trenching found ditches and pits dating to prehistoric periods towards the south and south-west of the site. These are most likely associated with settlement activity in the vicinity, and would be of low to medium heritage significance.

Built heritage assets within the study area subject to potential indirect effects

- 9.4.35 While elements of Rookery Park are within the site boundary, works in Rookery Park are anticipated to be limited and would not of themselves give rise to any direct effect. Any effects here have been considered as indirect effects.
- 9.4.36 Similarly, works within the rest of Yoxford Conservation Area would not directly affect any contributing elements of these heritage assets, and any effects would arise from change to historic character. These effects are

considered within the assessment of indirect effects at **section 9.4 c)** below.

9.4.37 The following assets were scoped into the assessment following discussion with consultees and the Settings Assessment Scoping Report provided in **Volume 1, Annex 6L.1** of the **ES**:

- Yoxford Conservation Area;
- listed buildings at the eastern side of Yoxford Village, comprising: The Gables (LB 1030627), Satis House (LB 1200636), Old School Cottages (LB 1030626) and White Lodge and The White House (LB 1377237);
- Rookery Park (YOX 013);
- Rookery Cottages (LB 1200791);
- Cockfield Hall Park (YOX 006); and
- Cockfield Hall Lodge (LB 1200647).

Yoxford Conservation Area

Heritage significance and contribution of setting

9.4.38 Yoxford Conservation Area is of high heritage significance. Its heritage significance derives from historical and architectural interest, comprising the historic village core of Yoxford including important survivals of 18th-19th century elements including landscaped gardens, historic shopfronts, street furniture and places of worship as well as the three designed parks around the village.

9.4.39 The nature of setting for the Conservation Area as a whole, is defined by the relationship of the village and designed parkland character of the built environment, and the surrounding, low-lying rural landscape.

9.4.40 The rural setting of the Conservation Area makes a positive contribution to its heritage significance, although the noise and visibility of traffic on the A12 is a detracting element. The A12, however, also contributes positively to the character of the Conservation Area by defining the form and growth of the village. This contribution is particularly clear to the western boundary of the site where the settlement and Conservation Area boundary are defined by the present route of the A12.

- 9.4.41 The Yoxford Conservation Area Appraisal divides Yoxford Conservation Area into three character areas, but also identifies Grove Park, Cockfield Hall and Rookery Park as ‘extension areas’ (Ref. 9.27). The easternmost of the three character areas (character area 1, Brook Street and the eastern end of High Street) is fringed on the east by three significant open spaces: undesignated parks and gardens associated with Cockfield Hall, the Rookery and Satis House. The Conservation Area Appraisal of this area focuses on the dispersed and leafy nature of the built environment, juxtaposed with the denser central village areas.
- 9.4.42 Character area 1 stands in contrast with the more typical village character of the built environment within character areas 2 (the church and its environs) and character area 3 (the High Street West of the Griffin Inn), and with the parklands comprising the extension areas at Cockfield Hall, Grove Park and The Rookery.
- 9.4.43 Cockfield Hall Park, Rookery Park and Satis House are the predominant elements in views as the viewer moves along the roads to the north and east of the village, although the parkland around Satis House is primarily visible as the mature tree belt along the western verge of the A12, whereas Cockfield Park and Rookery Park have more open aspects. Traffic movements are clearly discernible and are a detracting element in views where the A12 is visible and where traffic is audible, primarily at the fringes of these areas.
- 9.4.44 Views as the Conservation Area is entered from the north-east from the A12/B1122 onto the A12/Brook Street are characterised by thick tree cover denoting the edge of parks and gardens on the northern side and large, sparsely distributed houses on the southern side. Views into the village centre are not available from this approach before the B1122/A12 junction, from where views of the village centre are progressively revealed as the viewer travels south-west into the village. Views viewer as the viewer passes out from the village toward the east comprise a similar effect of a gradual transition from village through parkland to the rural landscape beyond.
- 9.4.45 The baseline view from the eastern edge of Yoxford Village, immediately to the south of the existing A12/B1122 Middleton Road junction is illustrated at Representative Viewpoint R3 (**Figure 6.7**). A further baseline view from the junction of the A12 and Main Street within the village is illustrated at R4 (**Figure 6.8**).

Listed Buildings at eastern side of Yoxford Village: The Gables (LB 1030627), Satis House (LB 1200636), Old School Cottages (LB 1030626) and White Lodge and The White House (LB 1377237)

Heritage significance and contribution of setting

- 9.4.46 There are five Grade II-listed buildings at the eastern edge of Yoxford Village: The Gables (LB 1030627), Satis House (LB 1200636), Rookery Cottages (LB 1200791), Old School Cottages (LB 1030626) and White Lodge and The White House (LB 1377237). All are designated heritage assets of high heritage significance. Satis House, White Lodge and the White House and Old School Cottages are all located within the present extent of the easternmost character area within the Conservation Area.
- 9.4.47 The Gables (LB 1030627) is a late 16th to early 17th century farmhouse located 175m north of the site on the eastern side of the A12. This building is an asset of high heritage significance derived from historic and architectural interest. The building is set back from the busy road environment of the A12. Hedgerows at the western edge of the garden provide partial screening from the A12 though the road is still visible from there and forms part of the setting. Its immediate surroundings consist of gardens to the south-east, north and north-west in addition to farm buildings to the north-east. The agricultural fields to the south are glimpsed from the building through partial screening comprising intermittent tree-planting on a field boundary. The building is glimpsed in passing from the A12 moving north from the site and south toward it. The setting contributes to the historic interest of The Gables through preserving the arrangement of land plots around the property, which provides a sense of the historic relationship with the A12 and with open farmland to the south.
- 9.4.48 Satis House (LB 1200636) is a mid-18th century building with later extensions. Formerly a private residence it is presently a hotel, located north-west of the A12, 25m north of the western site boundary. This building is a heritage asset of high heritage significance for historic and architectural interest. The building is set back from the A12 behind a dense tree belt and is shown on early-19th century mapping in a wooded landscape garden/parkland area, approached from the north by a track. The setting of this building is defined by its landscape garden and associated parkland. It is difficult to visually discern the A12 from the asset.
- 9.4.49 Old School Cottages (LB 1030626) is a row of three cottages, dated to the late-17th/early-18th century. This building is a heritage asset of high heritage significance derived from historic and architectural interest. The listed building is located on the east side of the A12 running from south to north into Yoxford in the southern extent of the Yoxford Conservation Area. The building's setting is characterised by its roadside location and proximity

to a small garden to the north creating a sense of seclusion from the A12. The setting contributes to the historic interest of the building by placing it in a regionally distinctive village context.

- 9.4.50 White Lodge and the White House (LB 1377237) is a former single house now subdivided into two. The core structure is originally of late-16th or early-17th century date with an early-19th century facade and mid-19th century extension to the rear. This building is a heritage asset of high heritage significance derived from historic and architectural interest. The building is located on the south side of the A12 Brook Street, immediately south of the site and fronts directly onto the road. The building itself is progressively revealed in views moving west from the A12/B1122 junction and is subject to noise from the road. The building's setting is characterised by its roadside situation and proximity to similar nearby residential buildings and contributes to the heritage significance of the asset by providing a regionally distinctive village setting and allowing historic links to the A12 to be discerned.

Rookery Park (YOX 013)

Heritage significance and contribution of setting

- 9.4.51 Rookery Park is an area of non-designated parkland, which is within the 2020 extension to Yoxford Conservation Area (YOX 013). As well as comprising part of the conservation area, this area is a heritage asset of medium heritage significance deriving from historic and architectural interest. The park is located on gently rising ground to the east of the village and is screened in views from the village by a thick row of trees. The parkland forms the surroundings to The Rookery, a non-designated early or mid-19th century mansion house. The majority of the parkland area is gently undulating pasture with intermittent natural tree cover, some planted areas of tree cover and a small area of designed gardens immediately surrounding The Rookery. The planting in and around of this parkland does not allow for longer views towards the village or the A12 but affords some views north and east into the rural landscape and reflects the deliberate closure of the private parkland from the adjoining village while managing the transition into the wider rural landscape. These views are, however, being progressively reduced by the presence of new planting along the southern edge of the B1122 Middleton Road. The boundary review notes the addition of Rookery Park to the Conservation Area gives added protection to an historic designed landscape already identified by East Suffolk Council as being of considerable historic and aesthetic interest (Ref 9.27).

Rookery Cottages (LB 1200791)

Heritage significance and contribution of setting

- 9.4.52 Rookery Cottages (LB 1200791) are located to the south of the B1122, 30m south of the site boundary and consist of a former farmhouse converted into three cottages. This building is a heritage asset of high heritage significance for historic and architectural interest. The list entry suggests that the main structure is probably of 17th century date with a 19th century lean-to extension to the rear wing. The setting is primarily characterised by the presence of the B1122 road, more modern residential and farm buildings to the north, and Rookery Park to the south, east and west. The building is fully visible in approaches east and west from the B1112 and largely visible from the remainder of Rookery Park. It seemingly occupies the role of a distant, partially obscured, feature building in relation to The Rookery, although it is unclear whether the cottages had a formal spatial relationship with the rest of the park. A patch of woodland screens the site directly from the south and south-west. The setting makes a positive contribution to the building's heritage significance through providing a parkland setting in which the architectural and historic interest of the asset can best be appreciated. Baseline views from Rookery cottages are illustrated at Representative Viewpoint R2 (**Figure 6.6**).

Cockfield Hall Park (YOX 006)

Heritage significance and contribution of setting

- 9.4.53 Cockfield Hall Park is an area of non-designated parkland within the 2020 extension to the Yoxford Conservation Area boundary. This area has been identified as a designed landscape of historical and aesthetic significance, providing the rationale for the expansion of the Yoxford Conservation Area to include the entire parkland (Ref 9.27). The parkland is considered in this assessment to be a heritage asset of medium heritage significance in addition to its contribution to the conservation area. The setting contributes primarily by affording of views into agricultural land to the north and north-west, contributing to the designed scheme and placing the parkland into a regionally distinctive rural context. While the presence of the A12 is important to understanding the historic values of the parkland, the volume of traffic detracts through noise and visual intrusion.

Cockfield Hall Lodge (LB 1200647)

Heritage significance and contribution of setting

- 9.4.54 The lodge is a single storey building located at the eastern boundary of Cockfield Hall Park on the western side of the A12 and was constructed in the early 19th century. This building is a heritage asset of high heritage

significance derived from historic and architectural interest. The setting of this asset is defined by its position as a gateway to the parkland from the A12, and the lodge's outlying position and roadside presence contribute to historic interest by retaining this relationship. Baseline views from Cockfield Hall Lodge are illustrated at Representative Viewpoint R1 (**Figure 6.5**).

ii. Future baseline

9.4.55 In the absence of the proposed development, the baseline can be considered stable with no notable change anticipated.

9.4.56 There are no committed development(s) or forecasted changes that would materially alter the baseline conditions during the construction and operation phases of the proposed Yoxford roundabout.

b) Environmental design and mitigation

9.4.57 As detailed in **Volume 1, Chapter 6** of the **ES**, a number of primary mitigation measures have been identified through the iterative EIA process and have been incorporated into the design and construction planning of the proposed Yoxford Roundabout. Tertiary mitigation measures are legal requirements or are standard practices that would be implemented as part of the proposed development.

9.4.58 The assessment of likely significant effects of the proposed development assumes that primary and tertiary mitigation measures are in place. For the terrestrial historic environment, the measures are identified below, with a summary provided on how the measures contribute to the mitigation and management of potentially significant effects.

i. Primary mitigation

9.4.59 Primary mitigation is often referred to as 'embedded mitigation' and includes modifications to the location or design to mitigate impacts, these measures become an inherent part of the proposed development.

9.4.60 Change to setting arising from visibility of the proposed Yoxford roundabout could give rise to loss of or harm to historic and architectural interests and perceptual change to existing field boundaries and land use can give rise to harm to historic landscape character. Therefore, the landscape plan (as described in **Chapter 2** of this volume) would be designed specifically to minimise potential effects on the historic environment as well as ecological, heritage and landscape and visual receptors and will follow the design principles set out in the **Associated Development Design Principles** (Doc Ref. 8.3). The proposed measures include:

- existing trees and hedgerows adjoining the site boundary would be retained where possible, including the tree belt to the north-west of the site, along the boundary of Satis House and along the southern edge of the B1122 (Middleton Road);
- the proposed roundabout would include some grassed areas including on the proposed earthwork slopes; and
- new tree and hedgerow planting along the eastern edge of the realigned roads and around the proposed infiltration basin south of the new roundabout.

ii. Tertiary mitigation

9.4.61 Tertiary mitigation will be required regardless of any EIA assessment, as it is imposed, for example, as a result of legislative requirements and/or standard sectoral practices.

9.4.62 The **Code of Construction Practice (CoCP)** (Doc Ref. 8.11) sets out best-practice measures for the reduction of potential impacts from construction activities on setting. These include measures identified in **Chapters 4 and 6** of this volume to minimise noise, lighting and visual impacts. These measures have been considered as tertiary mitigation where appropriate.

9.4.63 NPS EN-1 requires mitigation of any loss of archaeological interest through development. Consequently, archaeological mitigation may be required in cases where effects are assessed as less than significant. For the purposes of this assessment, all archaeological mitigation is considered as secondary mitigation, as it would need to be secured via a DCO requirement, and is discussed within **section 9.4 d)** of this chapter. The effects of any loss of archaeological significance presented in **section 9.4 c)** of this chapter are considered in the absence of mitigation.

c) Assessment

i. Introduction

9.4.64 This section presents the findings of the terrestrial historic environment assessment for the construction and operation of the proposed Yoxford roundabout.

9.4.65 This section identifies any likely significant effects that are predicted to occur and **section 9.4 d)** of this chapter then highlights any secondary mitigation and monitoring measures that are proposed to minimise any adverse significant effects (if required).

ii. Construction

Direct effects on heritage assets

Designated Heritage Assets

- 9.4.66 One designated asset extends into the site; the Yoxford Conservation Area, which is of high heritage significance. The existing A12 carriageway and western verge, and parts of the southern verge of the B1122 are within the conservation area. The alteration of the road junction would not directly affect the Conservation Area or any of the buildings or contributing built heritage therein, and no effect would arise.
- 9.4.67 Any effect would arise as a result of change to the setting and character of the Conservation Area that is considered further under ‘Effects arising through change to the setting of heritage assets’ section below.

Archaeological heritage assets

- 9.4.68 Intrusive groundworks would take place across the site, including topsoil stripping and sub-soil disturbance during the construction of the proposed Yoxford roundabout. Invasive works of this nature would adversely affect any surviving sub-surface archaeological remains, reducing or removing their ability to be further interpreted, resulting in the loss of archaeological interest. The remains of prehistoric activity observed during the evaluation trenching would be entirely removed by the proposed development. This would be an adverse effect of high magnitude on a receptor of low to moderate significance, which in the absence of secondary mitigation, would give rise to a moderate effect which would be **significant**.

Effects arising through change to the setting of heritage assets

- 9.4.69 Changes to setting of heritage assets would occur during the construction period, although these changes would be of limited duration.

Yoxford Conservation Area

Predicted change

- 9.4.70 The area of proposed construction immediately east of the A12, at its junction with the B1122, includes a small part of the existing Conservation Area, comprising the existing A12 and the junction with the B1122. Elements of the development would be discernible within the setting of the Conservation Area, including, the site compound, moving plant and construction activities. These would be visible as features beyond the settlement core, particularly in views looking eastward along Brook Street and would be audible to varying degrees. The audible effects would result

in an increase in noise over and above that associated with the present volume of road traffic, although any change would only be perceptible within the context of the existing busy main road. The noise assessment predicts that noise levels could be significant at times – see **Volume 7, Chapter 4** - but it is anticipated that this exceedance would be of very limited duration, would only occur where assets are within very close proximity to the proposed works (e.g. less than 10m) and would therefore be localised. These effects would be managed through standardised best practice construction methods aimed at minimising the duration and frequency of noise events.

- 9.4.71 Noise would be experienced in the short-term as work to an existing major road and would not qualitatively change the contribution of the road to the character of the Conservation Area. The existing footway along the edge of the A12 would be upgraded to cycleway, which would mean the contribution of this line as a strong perceptual boundary to the Conservation Area would be retained.
- 9.4.72 The proposed works would affect neither architectural nor archaeological interests of the Conservation Area, and any loss of historic interest resulting from short-term temporary change on the periphery of the Conservation Area, would not be discernible from the core of the Conservation Area, would be limited.

Significance of effect

- 9.4.73 Any impact would be temporary and short term. While construction activities would be clearly visible and at times intrusive to parts of the Conservation Area, the duration of perceptually intrusive works would be limited and any harm to the historic interest of the asset would be limited. This would result in a very low magnitude impact, giving rise to a minor adverse effect which would be **not significant**.

Listed Buildings at the eastern side of Yoxford Village: The Gables (LB 1030627), Satis House (LB 1200636), Old School Cottages (LB 1030626) and White Lodge and The White House (LB 1377237).

Predicted change

- 9.4.74 The construction works would alter The Gables' (LB 1030627) relationship with farmland to the south through the use of the site, though views of the site would be partially screened by intervening hedgerow planting and a clear perceptual buffer would be retained by the presence of the field to the south of the house. The visual and perceptual relationship with farmland to the east and parkland to the west would remain unchanged. Architectural and archaeological interest would not be affected and historic interest would remain largely unchanged.

- 9.4.75 The setting of Satis House (LB 1200636) is chiefly characterised by the designed garden in which it sits, an area that is presently covered by the easternmost extent of the Yoxford Conservation Area. Dense tree cover at the eastern boundary of the Satis House grounds, and the particular protection afforded to the same by the Yoxford Conservation Area designation, would limit any visual disturbance to the setting of this building. The main construction phase of the proposed Yoxford roundabout would result in an increase in noise levels, however noisy operations would be intermittent and of limited duration and would be further restricted by best-practice construction practices. Further details can be found in **Chapter 4** of this volume. They would also be located in an area from which modern transport noise already emanates. Architectural and archaeological interest would not be affected and historic interest would remain largely unchanged.
- 9.4.76 The setting of Old School Cottages (LB 1030626) would not be impacted by the construction phase, as the building is well-screened visually from the site and has a setting with a distinct, compact nature (surrounding garden and Glebe Land) contiguous with the area of the Conservation Area it is located in.
- 9.4.77 White Lodge and the White House (LB 1377237) is in close proximity to the site, but works close to the asset would be of a more limited nature and would be analogous to routine streetworks, with the more visually intrusive works being located further from the asset and largely screened by intervening planting and buildings. Architectural and archaeological interest would not be affected and historic interest would remain largely unchanged.

Significance of effect

- 9.4.78 The views of construction phase activities from The Gables would be partially screened and temporary. Limited harm to heritage significance would arise for a short-term temporary period during construction. This would be an impact of very low magnitude, resulting in a, a minor adverse effect which would be **not significant**.
- 9.4.79 Satis House would experience limited harm to heritage significance for a temporary period during construction. This would result in an impact of very low magnitude resulting in a minor adverse effect which would be **not significant**.
- 9.4.80 No effect would arise on the heritage significance of Old School Cottages.
- 9.4.81 Limited harm to heritage significance would arise for a short-term temporary period during construction as a result of the proximity of construction phase works to White Lodge and the White House. This would be an impact of very low magnitude, resulting in a minor adverse effect which would be **not significant**.

Rookery Park (YOX 013)

Predicted change

- 9.4.82 The setting of Rookery Park (YOX 013) would be impacted along its immediate northern boundary by the short-term construction phase works, resulting in visual and audible effects associated with the works themselves and the proposed temporary contractor compound to the north of the park boundary. While new elements would be introduced to the park's setting these would be largely in keeping with the current character of the existing road and junction entering Yoxford from the east. Visibility of any works would be limited as a result of the maturing planting to the south of the B1122 Middleton Road.

Significance of effect

- 9.4.83 The construction works would be partly screened by tree and hedgerow cover on the northern boundary of the park and would be short-term and temporary. Limited harm to heritage significance would arise for a short-term temporary period during construction. This would be an impact of very low magnitude, resulting in a minor adverse effect which would be **not significant**.

Rookery Cottages (LB 1200791)

Predicted change

- 9.4.84 The location of Rookery Cottages (LB 1200791) to the south-east of the proposed construction site compound would result in construction activities being perceptible, however, works would not be clearly visible in direct views from the asset due to intervening hedgerows and planting. The garden in which the cottage sits and its relationship with Rookery Park would be entirely unaffected.

Significance of effect

- 9.4.85 Limited harm to the heritage significance of Rookery Cottages would arise during the construction phase of the proposed Yoxford roundabout. This would be a very low magnitude impact giving rise to a minor adverse effect which would be **not significant**.

Cockfield Hall Park (YOX 006)

Predicted change

- 9.4.86 The setting of Cockfield Hall Park (YOX 006) would be impacted by short term construction phase-associated visual and audible impacts to the east

and south-east. The impacts would principally be audible, and perceptible predominantly at the eastern boundary limit of the parkland. Visibility of the proposed works would be limited by existing tree cover to the south and south-east of the asset.

Significance of effect

- 9.4.87 Limited harm to the heritage significance of Cockfield Hall Park would arise for a short-term temporary period during construction. This would be a very low magnitude of impact, resulting in a minor adverse effect which would be **not significant**.

Cockfield Hall Lodge (LB 1200647)

Predicted change

- 9.4.88 The setting of Cockfield Hall Lodge (LB 1200647) would be impacted by short term construction phase-associated visual and audible effects to the south-east. These would principally be audible, and visually perceptible primarily in long views to the south and east of the lodge. The parkland within which the Lodge is located would not be affected by the proposed development.

Significance of effect

- 9.4.89 Limited harm to the heritage significance of Cockfield Hall Lodge would arise for a short-term temporary period during construction. This would be a very low magnitude of impact, resulting in a minor adverse effect which would be **not significant**.

Effects arising through change to historic landscape character

- 9.4.90 Hedgerows have previously been removed from the majority of the site, meaning that the historic landscape character of the site is defined by modern agricultural use and is of very low heritage significance. Consequently, the site itself makes only a very small positive contribution to the wider historic landscape character of pre-18th century enclosure. As noted in **section 9.4 a)**, the field system has also been significantly altered during the late-20th century.
- 9.4.91 The change of use of the site would not affect the ability to understand the development of the historic landscape in this area, and would only affect the very limited historic interest of the historic landscape. Consequently, any impact would be of low magnitude, giving rise to a negligible adverse effect, which would be **not significant**.

Inter-relationship effects

- 9.4.92 The archaeological remains on the site are not sensitive to changes predicted other than the direct disturbance considered in the assessment above and consequently no inter-relationship effect is anticipated.
- 9.4.93 Any visual effects would arise as a result of effects on views which represent a subset of the changes already considered within the assessments of effects arising as a result of change to setting and historic landscape character. Similarly changes in noise environment are already considered, insofar as these are appropriate, in the assessments of effects arising as a result of change to setting. Therefore, the consideration of inter-relationship effects forms an inherent part of the assessment presented within this chapter.

iii. Operation

Direct effects on heritage assets

- 9.4.94 Any disturbance of archaeological heritage assets within the site would have occurred and been effectively mitigated during the construction of the proposed development; no direct effects are anticipated during the operation of the proposed development.

Effects arising through change to the setting of heritage assets

Yoxford Conservation Area

Predicted change

- 9.4.95 The operation of the proposed Yoxford roundabout would affect the eastern boundary of the Conservation Area through the perceptible presence of the new roundabout and associated infrastructure. Views out from the eastern character area (along Brook Street/the A12) would, however, remain characterised by transportation routes and an opening out visually from the village centre characterised by tree cover and buildings. The contribution of the A12 to defining the form of the village along the eastern side of Satis House would be retained, as would the entrance to Rookery Park, and its architectural interest would remain largely unchanged.
- 9.4.96 The proposed roundabout would move the A12/B1122 junction to the north-east, outside the Conservation Area. Consequently, any adverse change would arise as the result of the perception of increased traffic movements through the village, which could affect the perception of the village as a historic settlement, as the two major roads which meet at Yoxford are central to understanding its historic form and function.

- 9.4.97 Once the proposed Yoxford roundabout is operational, during the peak construction period of the Sizewell C Project, there would be an increase in traffic movements along the A12 and A1120 (as set out in the **Transport Assessment** (Doc Ref. 8.5)). These would not be sufficient to give rise to a qualitative change in the perception of the Conservation Area as occupying the junction between two key routes.
- 9.4.98 Following completion of construction of the Sizewell C Project, traffic levels would reduce and any adverse impact associated with the Sizewell C Project construction traffic would cease. No effect would arise.

Significance of effect

- 9.4.99 Changes associated with the operation of the proposed Yoxford roundabout during the main development site construction would give rise to limited harm to the heritage significance of the asset. This would be a medium-term impact of a very low magnitude resulting in a minor adverse effect which would be **not significant**.
- 9.4.100 Following completion of the main development site construction, there would be **no effect**.

Listed Buildings at the eastern side of Yoxford Village: The Gables (LB 1030627), Satis House (LB 1200636), Old School Cottages (LB 1030626) and White Lodge and The White House (LB 1377237)

Predicted change

- 9.4.101 The Gables' (LB 1030627) setting is characterised by its location between the A12 road and parkland to the west and open farmland to the east and south. During operation, the proposed Yoxford roundabout would result a slight change in the setting of the asset, although the roundabout would be largely screened and clearly separated from the asset and heritage interests would not be affected. When the proposed Yoxford roundabout is operational, even during the main development site construction, any change arising from increased traffic movements is unlikely to present a sufficient increase over predicted reference case for an adverse impact to arise. No impact would arise following the completion of the construction period.
- 9.4.102 Satis House's (LB 1200636) setting is chiefly characterised by the designed garden in which it sits, an area that is presently covered by the easternmost extent of the Yoxford Conservation Area. Dense tree cover at the eastern boundary of the Satis House grounds would preclude visual change to the setting of this building. Any perceptual change arising from increased traffic movements is unlikely to present a sufficient increase over the predicted

reference case to give rise to any impact. No impact would arise following the completion of the construction period.

9.4.103 The setting of Old School Cottages (LB 1030626) would not be affected during the operational phase, as the building is screened and distant from the proposed Yoxford roundabout. Any change arising from increased traffic movements, during or after the peak construction of the Sizewell C Project, is unlikely to present a sufficient increase over predicted reference case levels for an impact to arise.

9.4.104 The proposed roundabout would be largely screened by intervening planting and buildings in views of and from White Lodge and the White House (LB 1377237), although any change would be insufficient to give rise to and adverse effect. Any change arising from increased traffic movements, during or after the peak construction of the Sizewell C Project, is unlikely to present a sufficient increase over predicted reference case levels for an impact to arise.

Significance of effect

9.4.105 There would be no effect on The Gables during the operational phase.

9.4.106 There would be no effect on Satis House during the operational phase.

9.4.107 There would be no effect on Old School Cottages during the operational phase.

9.4.108 There would be no effect on White Lodge and the White House during the operational phase.

Rookery Park (YOX 013)

Predicted change

9.4.109 The historic entrance to Rookery Park would be retained, with the course of the former Middleton Road being retained as the principal access to the park. In addition, an area of landscaping between the former road and the roundabout would create further separation. As a result, the architectural interest of the park would remain unchanged. When the proposed Yoxford roundabout is operational during construction of the Sizewell C main development site, there would be a discernible increase in traffic along the B1122, although this would not affect the historic interest of the parkland, as it would be perceived as a continuation of the use of an existing transport route. The maturing of the new planting along the northern edge of the parkland would further reduce any visual intrusion.

- 9.4.110 While numbers of vehicle movements would decrease following the completion of the Sizewell C Project construction phase, this change would be difficult to discern in the presence of the maturing screening and no change to significance would occur.

Significance of effect

- 9.4.111 No effect on Rookery Park is anticipated during the operational period.

Rookery Cottages (LB 1200791)

Predicted change

- 9.4.112 There would be no change to the architectural interests of the cottages, but there would be a discernible increase in traffic along the B1122 during construction of the Sizewell C main development site, although this would not be sufficient to give rise to any change in the perception of the assets as being adjacent to an important rural route and historic interest would not be affected. As a result, no change to the significance of Rookery Cottages (LB 1200791) is anticipated.

- 9.4.113 While traffic movements would reduce following the completion of the Sizewell C main development site construction, this would not affect the heritage significance of the asset.

Significance of effect

- 9.4.114 No effect on Rookery Cottages is anticipated during the operational period.

Cockfield Hall Park (YOX 006)

Predicted change

- 9.4.115 Traffic volumes along the A12 would increase during the construction of the Sizewell C main development site, but this increase would not be sufficient to give rise to a discernible qualitative change in the setting of Cockfield Hall Park that would affect its historic or architectural interests and no change to significance is anticipated.

- 9.4.116 While traffic movements would reduce following the completion of the Sizewell C main development site construction, this would not affect the heritage significance of the asset.

Significance of effect

- 9.4.117 No effect on Cockfield Hall Park is anticipated.

Cockfield Hall Lodge (LB 1200647)

Predicted change

- 9.4.118 The architectural interest of Cockfield Hall Park would remain unaffected. The setting of Cockfield Hall Lodge would be affected only by increased traffic volumes, although this change would not be of sufficient magnitude to give rise to any change to the historic understanding of the asset as a gate lodge adjacent to a main road and no change to significance is anticipated.

Significance of effect

- 9.4.119 There would be no effect on Cockfield Hall Lodge arising through change to setting.

Effects arising from change to historic landscape character

- 9.4.120 The effects on historic landscape character identified in the construction phase would persist during throughout operational phase. This change would arise from the physical changes to the structure of the landscape and would not be dependent on traffic volumes. As a result, this would be a permanent, very low magnitude impact. This would give rise to a negligible effect that would be **not significant**.

Inter-relationship effects

- 9.4.121 Effects including noise, and landscape and visual impacts have been considered within the settings assessment. No further inter-relationship effects are anticipated to arise on any heritage assets as a result of the operation of the proposed development.

d) Mitigation and monitoring

i. Introduction

- 9.4.122 Primary and tertiary mitigation measures which have already been accounted for within the assessment of the highway improvement works at the proposed Yoxford roundabout are detailed in **section 9.4 b)** of this chapter. Where further mitigation is required this is referred to as secondary mitigation.

- 9.4.123 This section describes the proposed secondary mitigation measures for terrestrial historic environment as well as describes any monitoring required of specific receptors/resources or for the effectiveness of a mitigation measure. The requirements, scope, frequency and duration of a given monitoring regime are set out, as far as possible.

ii. Mitigation

- 9.4.124 It has been established that there is a potential for remains dating from the prehistoric period in parts of the site, these are of low heritage significance and in the absence of further mitigation, their total removal would result in a **significant** adverse effect.
- 9.4.125 Secondary mitigation in this case would comprise the adoption of an agreed scheme of archaeological investigation to ensure that the archaeological interest of any significant deposits and features within the site could be appropriately investigated, recorded and disseminated. This would ensure that the magnitude of effect on buried archaeological remains from the proposed development would be reduced to low, resulting in a minor adverse effect, which would be **not significant**.
- 9.4.126 An overarching archaeological written scheme of investigation (WSI) has been produced for the Sizewell C Project and is provided in **Appendix 16H** of **Volume 2** of the **ES**. An individual site WSI would also be produced to supplement the overarching WSI and this would be agreed with SCCAS.
- 9.4.127 Publication and dissemination of the results of archaeological investigation would allow any informative and historic value to be fully realised, and details will be set out within the individual site-specific WSI.

iii. Monitoring

- 9.4.128 Monitoring of the agreed scheme of archaeological investigation would be carried out by SCCAS during the implementation of the scheme, the details of which would be set out within the Overarching and site-specific WSI provided in **Appendix 16H** of **Volume 2** of the **ES**.

9.5 Other highway improvements

- 9.5.1 As identified in **section 9.3 c)** of this chapter, the A144/A12 junction south of Bramfield, is considered to have the potential to result in significant environmental effects and has therefore been assessed in further detail. The remaining proposed highway improvement works and safety measures are considered not likely to result in significant environmental effects during their construction or operation so are not considered further.
- 9.5.2 **Table 9.6** summarises the outcome of the assessment of the likely effects as a result of the other highway improvement works screened into the assessment. At this site the baseline environment is described and any environmental design and embedded mitigation is outlined, and a summary of the likely effects, before and after any additional mitigation and monitoring (if required) is provided.

Table 9.6: Summary assessment of effects for other highway improvement works.

Baseline environment	Environmental design and mitigation	Assessment of effects	Additional mitigation and monitoring
Improvements at the A12 and A144 junction south of Bramfield			
<p><i>Current baseline</i> Grade II-listed building immediately north of junction between A12 and A144 (Stone Cottage, LB1030680).</p> <p><i>Future baseline</i> There are no committed development(s) or forecasted changes that would materially alter the baseline conditions during the construction and operation phases of the proposed works. The heritage significance of nearby heritage assets would be unaltered.</p>	<p>Construction Code of Construction Practice (CoCP) (Doc Ref. 8.11) would include noise control measures that contractors will be required to adopt.</p> <p>Operation None applicable</p>	<p>Construction The Grade II listed building is set back from the existing busy junction behind dense and high hedgerows, and the house and its gardens are perceptually separated from the road, which already has a modern engineered appearance. There would be some direct visibility of the proposed works from upper storeys of the house, although the works would not affect the viewer's ability to appreciate the architectural interest of the house. Any perceptual change would be consistent with periodic road works that might be expected on a main road junction and would be of limited duration and the historic interest of the asset would not be affected. The significance of the asset would otherwise be subject to no change. Consequently, no effect would arise.</p> <p>Operation It is not anticipated that the proposed works would lead to any qualitative perceptual change in the location</p>	<p>Construction None required</p> <p>Operation None required</p>

Baseline environment	Environmental design and mitigation embedded	Assessment of effects	Additional mitigation and monitoring
		of the listed building adjacent to an existing busy main road junction. Consequently, no effect would arise.	

9.6 Residual Effects

9.6.1 The following tables (**Tables 9.7 and 9.8**) present a summary of the terrestrial historic environment assessment. They identify the receptor/s likely to be impacted, the level of effect and, where the effect is deemed to be significant, the mitigation proposed and the resulting residual effect.

9.6.2 In general, mitigation through recording would be effective in retaining much of the archaeological interest of a heritage asset. However, to reflect the basic principle, acknowledged in NPS EN-1, that a retained record is not as valuable as archaeological interest retained in an asset which is actively conserved, this mitigation would serve as partial mitigation, reducing the magnitude of any adverse effect to low. In all cases identified in this assessment, this mitigation would be sufficient to ensure that no residual significant adverse effects would arise as a result of disturbance of archaeological remains.

Table 9.7: Summary of effects for the construction phase.

Receptor	Impact	Primary or Tertiary Mitigation	Assessment effects	Additional Mitigation	Residual Effects
Yoxford roundabout					
Potential archaeological remains	Loss of archaeological interest through material disturbance.	None.	Moderate adverse, (significant) .	Agreed scheme of archaeological investigation.	Minor adverse effect (not significant) .
Yoxford Conservation Area	Loss of heritage significance through noise from and visibility of construction works.	Introduction of appropriate landscape proposals. Standard code of construction practice measures to limit noise disturbance.	Minor adverse effect (not significant) .	None required	Minor adverse effect (not significant)
The Gables (LB 1030627)	Loss of heritage significance through change to setting	Introduction of appropriate landscape proposals. Standard code of construction practice measures to limit noise disturbance.	Minor adverse effect (not significant)	None required	Minor adverse effect (not significant)
Satis House (LB 1200636)	Loss of heritage significance through change to setting	Introduction of appropriate landscape proposals. Standard code of construction practice measures to limit noise disturbance.	Minor adverse effect (not significant)	None required	Minor adverse effect (not significant)
Old School Cottages Old School Cottages	Loss of heritage significance through change to setting	Introduction of appropriate landscape proposals. Standard code of	No effect	None required	No effect

Receptor	Impact	Primary or Tertiary Mitigation	Assessment effects	of	Additional Mitigation	Residual Effects
(LB 1030626)		construction practice measures to limit noise disturbance.				
White Lodge and The White House (LB 1377237)	Loss of heritage significance through change to setting	Introduction of appropriate landscape proposals. Standard code of construction practice measures to limit noise disturbance	Minor adverse effect (not significant)		None required	Minor adverse effect (not significant)
Rookery Park (YOX 013)	Loss of heritage significance through change to setting	Introduction of appropriate landscape proposals. Standard code of construction practice measures to limit noise disturbance	Minor adverse effect (not significant)		None required	Minor adverse effect (not significant)
Rookery Cottages (LB 1200791)	Loss of heritage significance through change to setting	Introduction of appropriate landscape proposals. Standard code of construction practice measures to limit noise disturbance	Minor adverse effect (not significant)		None required	Minor adverse effect (not significant)
Cockfield Hall Park (YOX 006)	Potential loss of heritage significance through change to setting	Introduction of appropriate landscape proposals. Standard code of construction practice measures to limit noise disturbance	Minor adverse effect (not significant)		None required	Minor adverse effect (not significant)

Receptor	Impact	Primary or Tertiary Mitigation	Assessment effects	of	Additional Mitigation	Residual Effects
Cockfield Lodge (LB 1200647)	Potential loss of significance through change to setting	Introduction of appropriate landscape proposals. Standard code of construction practice measures to limit noise disturbance.	Minor adverse effect (not significant)		None required	Minor adverse effect (not significant)
Historic landscape character	Potential loss of significance through change to use of site	Introduction of appropriate landscape proposals. Roundabout has been contained within existing enclosure.	Negligible adverse effect (not significant)		None required	Negligible adverse effect (not significant)
A144/A12 junction south of Bramfield						
Stone Cottage (LB1030680)	Loss of significance through change to setting	Standard code of construction practice measures to limit noise disturbance	No effect		None required	No effect

Table 9.8: Summary of effects for the operational phase.

Receptor	Impact	Primary or Tertiary Mitigation	Assessment effects	of	Additional Mitigation	Residual Effects
Yoxford Roundabout						
Potential archaeological remains	No further impact during operation	None	No effect		None required	No effect

NOT PROTECTIVELY MARKED

Receptor	Impact	Primary or Tertiary Mitigation	Assessment of effects	of	Additional Mitigation	Residual Effects
Yoxford Conservation Area	Loss of heritage significance through visible presence of new roundabout	Location of roundabout has been set to north-east of existing junction, minimising visibility from the Conservation Area	Negligible adverse effect (not significant)		None required	Negligible adverse effect (not significant)
The Gables (LB 1030627)	Loss of heritage significance through change to setting	Clear buffer of agricultural land and associated hedgerow planting has been retained	No effect		None required	No effect
Satis House (LB 1200636)	Loss of heritage significance through change to setting	Location of roundabout has been set to east of existing A12 allowing existing screening to be maintained.	No effect		None required	No effect
Old School Cottages (LB 1030626)	Loss of heritage significance through change to setting	n/a	No effect		None required	No effect
White Lodge and The White House (LB 1377237)	Loss of heritage significance through change to setting	Location of roundabout has been set to north-east of existing junction, minimising visibility from the assets	No effect		None required	No effect
Rookery Park (YOX 013)	Loss of heritage significance through change to setting	Roundabout has been located outside the historic parkland, avoiding direct disturbance and allowing existing screening at north-west corner of the parkland to be retained.	No effect		None required	No effect
Rookery Cottage (LB 1200791)	Loss of heritage significance through change to setting	Existing screening planting would be retained with additional planting to east of roundabout to minimise	No effect		None required	No effect

NOT PROTECTIVELY MARKED

Receptor	Impact	Primary or Tertiary Mitigation	Assessment effects	of	Additional Mitigation	Residual Effects
		visibility of proposed works				
Cockfield Hall Park (YOX 006)	Potential loss of significance through change to setting	Roundabout has been located outside the historic parkland, avoiding direct disturbance; retention of existing screening at east side of the parkland.	No effect		None required	No effect
Cockfield Hall Lodge (LB 1200647)	Potential loss of significance through change to setting	Roundabout has been located outside the historic parkland, avoiding direct disturbance and allowing existing screening at east edge of the parkland to be retained.	No effect		None required	No effect
Historic landscape character	Loss of significance through removal of enclosed field element	Roundabout has been contained within existing enclosure.	Negligible adverse (not significant)		None required	Negligible adverse (not significant)
A144/A12 Junction South of Bramfield						
Stone Cottage (LB1030680)	Loss of significance through increased traffic, associated noise and effect on setting	None	No effect		None	No effect

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