

COMMENTS and ANSWERS

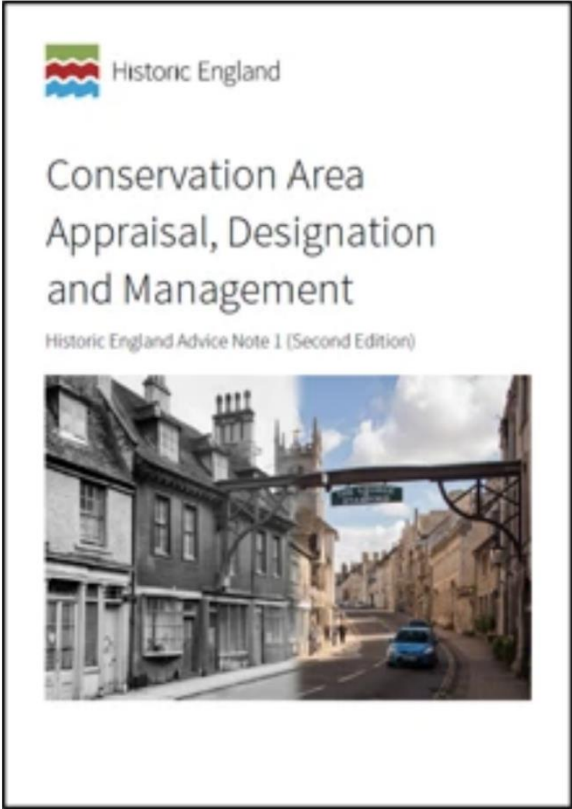
PUBLIC MEETING FOLLOW-UP

a proposed CONSERVATION AREA for SPROUGHTON

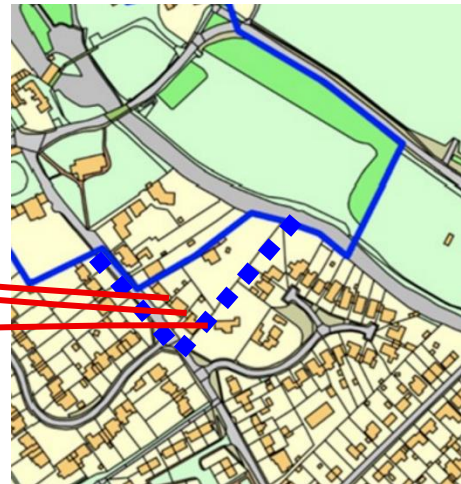
PUBLIC MEETING
15 January 2026

The following notes give a quick summary of question raised at the public meeting and answers provided as part of the Council's commitment to procedural transparency and to keeping you informed. [22 January 2026]

question	answer
1. <i>Can additional addresses be included within the plan?</i>	YES. The boundary of the proposed conservation area can be expanded, but if Babergh Council is to expand the boundary it must be able to demonstrate that the area/s in question is an area of historic significance. In drawing the boundaries as shown on the consultation material, the Council has already considered other areas as not being (in its opinion) of sufficient historic significance to justify inclusion within a Conservation Area. In defining the boundaries of a conservation area the Council wishes to ensure that the proposed boundary is drawn robustly on the basis of clear heritage merits to ensure it is of clear significance. This makes it stronger if challenged, either as part of the original designation or in the future when it may be substantive issue in the determination of a planning application or an appeal.
2. <i>Can the proposed boundary be extended in the south-east corner?</i>	It was suggested that an area omitted as part of the consultation process to the south-east was re-added to the proposed conservation area on the basis that it contains a fine mature tree that warrants protection. If the tree in question provides public amenity, then the most effective protection that can be given to the tree is for it to be made the subject of a Tree Preservation Order [TPO].
3. <i>Can the boundary of the proposed Conservation Area be extended to include trees?</i>	Yes, - where it can be demonstrated that the trees in question make an important contribution to the historic significance of the area being designated. It should be noted that Conservation Area status requires the Council to be notified of proposed works to a tree/s six [6] weeks before work is undertaken. This is to afford the Council the opportunity to object to those works (and make a Tree Preservation Order) The greatest protection for a tree/s which are of importance is to make it/them the subject of a Tree Preservation Order which then makes it's a specific offence to undertake works to lop, top or fell a TPO'd tree/s

	without first having secured the necessary TPO consent from the Council
4. What restrictions relate to works on trees in a Conservation Area?	Please see above [3]
5. How has the proposed boundary been determined?	<p>The boundary proposed results from a visual site visit/s and map-based survey/s undertaken across the village and research to determine which parts of the area are considered to be of historic significance. The work undertaken follows Government Guidance for making Conservation Areas as set out in the document – Designating and managing a Conservation Area</p> <p>https://historicengland.org.uk/advice/planning/conservation-areas/</p> 
6. Why did the meeting not take place before the appraisal was drafted? / why were residents not asked for input during the appraisal stage?	It is usual to undertake the technical survey and a draft appraisal before wider public consultation as the relevant legislation requires the following:

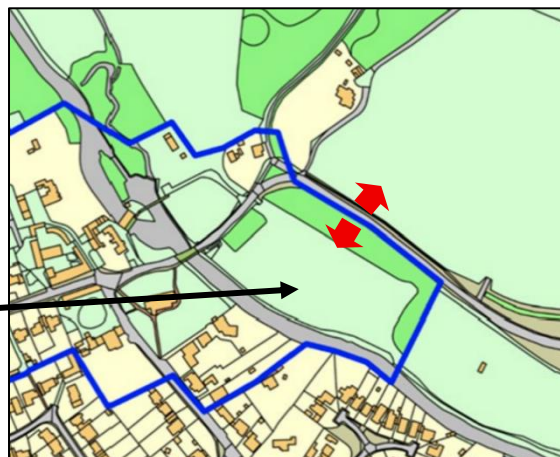
<p>This is the only statutory consultation required in the legislation, but Babergh District Council in partnership with Sproughton Parish Council has and is expanding consultation.</p> <p>Helen Davies and Rhona Jermyn from the Parish Council have played, and continue to play, a lead role in producing the CAA document with Babergh Council. This ensures the proposed Conservation Area review and the associated Conservation Appraisal is community- led. This is a nationally pioneering approach being promoted by Babergh District Council and is designed to give local people a greater say in preserving and enhancing their historic environment.</p>	<p>“71</p> <p><i>Formulation and publication of proposals for preservation and enhancement of conservation areas.</i></p> <p><i>(1)It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.</i></p> <p><i>(2)Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.</i></p> <p><i>(3)The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.”</i></p> <p><i>Planning (Listed Buildings and Conservation Areas) Act 1990 [PLBCA]A</i></p> <p>Note: The Public Meeting held on 18 January 2026 in the Tithe Barn constituted the Public Meeting required by 71(2) of the PLBCAA.</p>
<p>7. Reasons why certain areas outside the proposed boundary were not included?</p>	<p>Whilst not every property in a proposed conservation has to be individually significant, the designation protects the overall architectural or historic character or appearance of the entire area, meaning that some buildings contribute more than others, but all fall under stricter planning controls to preserve that collective quality.</p> <p>Note for example that the Council rejected the areas shown is the dashed blue line below for inclusion within the proposed conservation area on the basis that they were not sufficiently historically significant.</p> <p>annotated plan follows</p>




This does not preclude the public making representations to the Council as to why certain properties should / should not be included within the proposed boundary where these can be justified with evidence and where the properties make for a logical contiguous boundary to the Conservation Area. It is not acceptable to have a Conservation Area with separate properties as outliers or satellites. It may be appropriate to give such properties protection via Statutory Listing (ie designation as a Listed Buildings) or by recognising them informally as Non-Designated Heritage Assets or Buildings of Local Significance

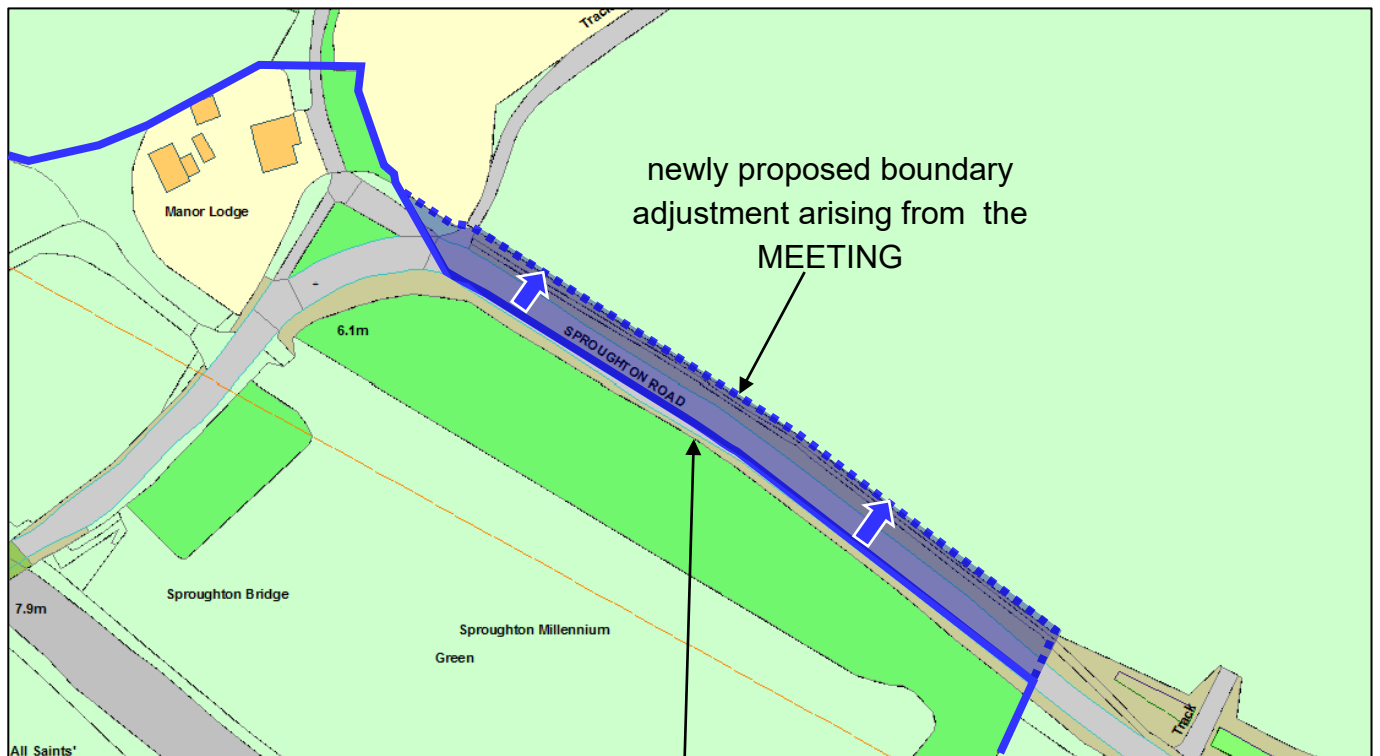
8. Why weren't both sides alongside Millenium Green not included for consistency?

Millenium Green



Although '*Millenium Green*' is a recent feature within the village it is already historically significant because it is one of only a few open spaces created with the support of funding from the Government of the day to celebrate the

	<p>start of the new Millenium after the year 2000. Many with recall some of the dire predictions that were circulating at the time about the impact of the Millenium Bug (computer systems not being set up to handle dates after 2000 and related and unrelated predictions of chaos and/or the end of the world) These key dates are often celebrated by the creation of permanent public open spaces eg: many towns/villages have Coronation Field or King George V Playing Field etc. It is a way of making important historic dates at a very local level.</p> <p>Historically Sproughton Road, north-east of Millenium Field, forms a boundary between the Village and the countryside beyond. Inclusion of farmland /.countryside on the other side [NE] of Sproughton Road is not justified on the grounds of historic significance.</p>
<p>Post Meeting proposed boundary adjustment</p> 	<p>That said and in response to comments made it is considered appropriate to:</p> <ul style="list-style-type: none">(i) adjust the proposed boundary to include the verge on the north-east side of Sproughton Road opposite the frontage to the Millenium Green; and(ii) include the verges around the junction of Lower Street / Sproughton Road / the access to Sproughton Manor access and that to Hall Field Cottage. <p>In order to bring all of this complex junction and the margins of Sproughton Road on its northeast side into the conservation area. This is to ensure that regard is first given to the impact of any new street furniture that may be proposed on the appearance and character of the conservation area - as it would on the opposite side of Sproughton Road.</p>



proposed boundary in
Proposed Consultation Draft
Sproughton Conservation Area
Appraisal (January 2026)

L land the south-east cannot be said to have historic significance

In drawing up proposed Conservation Area boundaries the Council has been careful to ensure that areas selected are done so on the grounds of historic significance and not for reasons that are better suited to a Neighbourhood Plan. A Neighbourhood Plan identifies sites considered suitable for future development and by exclusion areas that are not supported locally for new development. It is not the role of a Conservation Area to substitute that process. Its only remit is to recognise areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance. That work has been led from within the Community of Sproughton, by local people with Babergh District Council becoming involved more latterly as it is they that must take the necessary statutory steps to designate a Conservation Area and agree a Conservation Area Appraisal and/or Management Plan.

<p>9. What impact will Conservation Area designation have on permitted development rights?</p>	<p>Listed below are examples of types of development within a conservation area that require applications for planning permission. Please bear in mind that this list is not exhaustive.</p> <ul style="list-style-type: none"> • Demolition of all, and in some cases part, of any building, gate, fence, wall or other means of enclosure • Cladding any part of the outside of a building with materials such as stone, artificial stone, pebble dash, render, timber, plastic or tiles • Any two-storey extension • An extension that extends beyond the side wall of a building • The erection of an outbuilding between the side wall and boundary of an existing building • Any enlargement or extension to a roof, such as the addition of a dormer window • Positioning a satellite dish on a wall, roof or chimney that faces a public highway • Installing solar panels on the wall of a domestic property that faces a public highway, and on the wall or roof slope of a non-domestic property that faces a public highway • The installation of a flue, chimney or soil and vent pipe if it would face onto a public highway and is on the front or side of the building • Advertisements and shop fronts • Trees within conservation areas with stem diameters of 75mm or greater, measured at 1.5m above ground are protected. Anyone wishing to work on these trees must normally give six weeks written notice to the local planning authority. <p>If you live in a conservation area, you should make sure that any changes you make to your property through repairs, maintenance or alterations, are in keeping with the character of the building and the area.</p>
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10. Will being in a Conservation Area restrict the ability of householders to install solar panels on properties?	Potentially YES. [see [9]]
11. Would replacing cement render with lime render in a Conservation Area require planning permission?	Yes NOTE: if the building in question is a Listed Building you will require Listed Building Consent before undertaking the work. It is advisable to talk first to the Council's (Babergh) Heritage Team
12. Would attaching cladding to the exterior of a building require planning permission	Yes NOTE: if the building in question is a Listed Building you will require Listed Building Consent before undertaking the work. It is advisable to talk first to the Council's (Babergh) Heritage Team

Further reading and links:

Within conservation areas, permitted development rights are restricted. This means that applications for planning permission are required for certain types of work that would not normally need consent. In addition, permitted development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings. The legislation on permitted development is contained within the General Permitted Development Order 2015.

<https://www.legislation.gov.uk/ukxi/2015/596/contents>

Before commencing any work within a conservation area, property owners, occupiers and other interested parties should determine whether planning permission is required for a proposal. For further information you can use the Council's pre-application enquiry service via the link below:

<https://www.babergh.gov.uk/pre-application-advice>

Listed Buildings

A conservation area is likely to include a number of statutorily listed buildings. If you own or live in a listed building, consent will be required if you want to demolish the building or alter or extend the building in a manner which would affect its character as a building of

special architectural or historic interest. You may also need consent for any works to separate buildings within the grounds of a listed building.

We ask that:

Even if it is determined that the proposed works are permitted development and a planning application is not required you should make sure that any changes you make to your property through repairs, maintenance or alterations, are in keeping with the character of the

building and the area. You should take care to match original materials and methods of construction and avoid damaging or removing features of historic or architectural value. Unsympathetic alterations may not only spoil the appearance of the conservation area.

Sproughton Parish Council, and the Community-led Approach to the Conservation Area review and to the production of the Proposed Draft Sproughton Conservation Area Appraisal

The Sproughton Conservation Area review and the Proposed Draft Conservation Area appraisal is a community-led initiative that has been driven by two members of Sproughton Parish Council – Helen Davies and Rhona Jermyn working with representatives* from Babergh District Council's Heritage Team. [**Thomas Pinner, Katherine Pannifer and Vincent Pearce*]



HELEN
Davies



RHONA
Jermyn

Sproughton Parish Council's
Conservation Area Review Team

The Sproughton Conservation Area Consultation is running for a four-week period, from **Thursday 8 January 2026 to Thursday 5 February 2026**



**Sproughton
Conservation Area Appraisal**



**On-line
questionnaire**

Vincent Pearce
Heritage
BMSDC Planning Service
22.01.2026

This document has been prepared using contemporaneous notes taken at the public meeting on 18th January 2026. Answers included herein have been expanded beyond those that may have been provided at the meeting in order to provide additional detail. We hope that you find the document helpful.