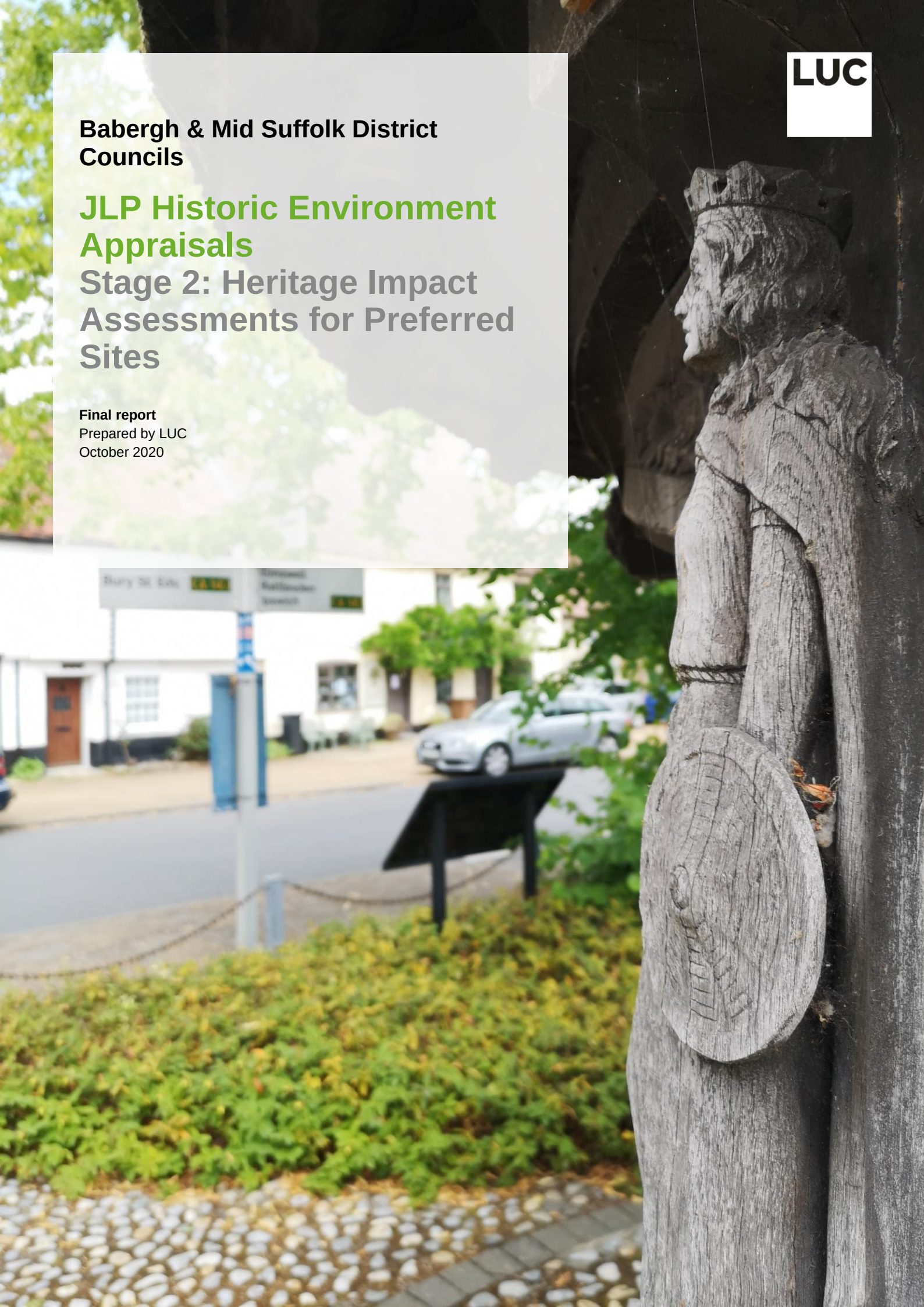


Babergh & Mid Suffolk District Councils

JLP Historic Environment Appraisals

Stage 2: Heritage Impact Assessments for Preferred Sites

Final report
Prepared by LUC
October 2020

Babergh & Mid Suffolk District Councils

JLP Historic Environment Appraisals
Stage 2: Heritage Impact Assessments for Preferred Sites

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Part 1: Project Overview



Chapter 1
Introduction

Background

1.1 In February 2020 LUC was commissioned to support Babergh and Mid Suffolk District Councils' development plan process through the preparation of a heritage impact assessment (HIA) for their Joint Local Plan site allocations.

1.2 The JLP will replace the Districts' extant, separate, Local Plans, saved policies and Core Strategies. It will set out planning policies to set the context for protecting the Districts' valuable natural and built environment and ensure that new development is delivered in a sustainable way. Two rounds of Regulation 18 consultations have already been undertaken on the JLP: a Consultation Document in August 2017 and Preferred Options Document in July 2019. A consultation response to the Preferred Options Document from Historic England, dated 30th September 2019, raised several concerns about the handling of the historic environment, notably:

- Evidence base for site allocations – the methodology for the assessment of impact of the site allocations on the historic environment was based on identifying heritage assets according to their distance from the sites and their visibility, which "*whilst a useful starting point…as a gauge of impact is not appropriate." Consequently, it was advised that "the Councils need to undertake a more holistic process which seeks to understand the significance of these assets and the contribution which each site makes to this significance*" in order to produce a sound evidence base to inform the selection of sites.
- Site allocation policies – the policies for each allocated site were felt to be lacking detail and the suggestion made that they should be "*re-worded to include criteria for clarity and to provide greater protection for the historic environment and robust policies that provide the decision maker and developers with a clear indication of expectations for the sites*."

1.3 Since receiving this feedback from Historic England, the Councils have sought to address these concerns by commissioning a full review and reassessment of the evidence base for the historic environment of the Districts. This process is split into two stages:

1. Strategic Appraisal – a high-level assessment of all site allocations and reasonable alternatives to help inform

the selection of site allocations. The findings of this assessment are available in LUC (2020) '*Historic Impact Assessment for Local Plan Site Allocations Stage 1: strategic appraisa*l'.

2. Heritage Impact Assessment – a more detailed analysis of the potential impact on individual assets of developing the preferred sites.

1.4 The findings of the first stage of assessment are available in LUC (2020) 'Heritage Impact Assessment for Local Plan Site Allocations Stage 1: strategic appraisal'. This reports on the high-level appraisal of 316 employment and residential (strategic housing and economic land availability assessment) sites.

1.5 The findings of the second stage of detailed assessments is divided into two reports. The first is 'Stage 2: HIA asset scoping for preferred sites' (LUC, 2020), which details the scoping exercise that took place for each site to narrow down the number of assets being taken forward for detailed assessment. That report determined the asset assessments undertaken in this report and should be referred to for further information on how and why certain assets were scoped in or out.

1.6 The sites in the stage 2 assessment have been assigned new site references and, in some instances, have been altered or amalgamated. A concordance of the site references used in the stage one assessment and this assessment is presented in Table 1.1 below.

Table 1.1: Site reference concordance between stage 1 and 2 assessments

Stage 1 site reference	Stage 2 site reference
SS0551	LA001
SS0076	LA002
SS0861	LA003
SS0295	LA008
SS0191	LA013
SS0954	LA013
SS1024	LA013
SS0711	LA116
SS0091	LA051
SS0185	LA053
SS0637	LA055
SS0910	LA055
SS0208	LA075
SS1071	LA078
SS0075	LA089
SS0670	LA095

Legislation, policy, and guidance

1.7 The assessment has regard for legislative requirements in relation to the historic environment and has been informed by national and local planning policy. It also takes account of established sector guidance on the assessment of significance of heritage assets and how to assess the impact of proposals on that significance.

Statutory Duties

1.8 Legislation relating to archaeology and scheduled monuments is contained in the Ancient Monuments and Archaeological Areas Act 1979, as amended.

1.9 Legislation regarding buildings of special architectural or historic interest is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. Section 66 of the 1990 Act is relevant as it states that the decision maker, when exercising planning functions, must give special regard to the desirability of preserving a listed building and its setting. Section 72 of the 1990 Act provides protection for the character and appearance of Conservation Areas.

National Planning Policy

1.10 National planning policy is laid out in the National Planning Policy Framework (NPPF) (2019). The NPPF reflects the statutory requirement to have special regard for the preservation and enhancement of the historic environment by:

- making the conservation of the historic environment and good design fundamental to achieving sustainable development (para.8)
- requiring great weight to be given to the conservation of designated heritage assets (para.193)
- requiring any harm to have clear and convincing justification (para.194)
- requiring a proportionate level of information about the significance of assets that helps the local authority make informed decisions about proposals that affect them (para.189).

1.11 Section 16 of the NPPF – entitled Conserving and Enhancing the Historic Environment – relates specifically to the management of the historic environment in the planning system. It provides guidance for planning authorities, property owners, developers and others on the conservation and management of heritage assets, both designated and non-

designated.[1] Overall, the objectives of Section 16 of the NPPF can be summarised as seeking to:

- deliver sustainable development;
- understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conserve England's heritage assets in a manner appropriate to their significance; and,
- recognise the contribution that the historic environment makes to our knowledge and understanding of the past.

1.12 Achieving sustainable development involves seeking positive improvements in the quality of the environment and, in the case of heritage assets, requiring local planning authorities to look for opportunities to enhance or better reveal their significance (para.200); it is also a fundamental part of Plan-making, as set out in Chapter 3 of the NPPF. Chapter 3 states that:

> "The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate…" and "should demonstrate how the plan has addressed relevant economic, social and environmental objectives […]. Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued." (paragraphs 31 and 32).

1.13 The purpose of this report, along with the other stage 1 and stage 2 reports, is to address both the plan-making and historic environment chapters of the NPPF by providing a robust evidence base to inform the development of the Joint Local Plan.

Sector Guidance

1.14 The study has been conducted in line with recognised practice, as set out in the Chartered Institute for Archaeologists (CIfA) Standards and Guidance - noting that this is a strategic study, whereas the standards are targeted towards project-specific assessment. Therefore, it is not fully compliant, relying on readily available data and omitting a full aerial photo search and archive visit.

1.15 In addition, guidance published by Historic England on The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (GPA3) has been followed to understand the contribution of setting to the significance of assets and impacts thereon. Similarly, The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3 (HEAN3) has informed the methodology.

1.16 A full description of the methodology used to undertake the study is set out in **Chapter 2**.

Definitions

1.17 The following definitions are provided in Annex 2 of the NPPF:

- **Heritage Assets**: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- **Archaeological Interest**: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Designated Heritage Assets**: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- **Significance**: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.[2]
- **Setting**: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.

1.18 Definitions of other terms used in this report can be found in Appendix A.

Sources

1.19 The asset identification and scoping exercise, assessment of heritage significance, and assessment of impact were informed with reference to the following sources:

- GIS data for the proposed allocation sites.

[1] Paragraph 194 of the NPPF (2019) , footnote 63, states that: "Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets."

[2] A fuller understanding of the concept of heritage significance, and the process required to understand the contribution made by relevant heritage values, is established in Historic England's 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment' (2008).

- Historic England (HE) National Heritage List for England (NHLE) designated heritage asset data.
- Suffolk County Council Historic Environment Record (SHER) data, relating to non-designated heritage assets.
- Conservation Areas Appraisals.
- Modern Ordnance Survey (OS) base mapping.
- Historic mapping – such as OS and tithe maps.
- Recent and readily available digital aerial photos.
- Recent digital aerial and LiDAR imagery (principally used alongside historic mapping to identify unrecorded features and to understand past land use and character).
- Publications and grey literature.
- Consultation responses from Historic England.
- Site visits to the sites and all heritage assets identified for detailed assessment, unless otherwise stated.

Report structure

1.20 The report is structured as follows:

- **Chapter 2**: Sets out the methodology used to undertake the study.
- **Chapters 3 through 15:** individual site assessments, including:
  - assessment of designated assets within the site.
  - assessment of non-designated assets within the site.
  - assessment of designated assets with the potential to experience setting change as a result of development of the site.
  - assessment of non-designated assets with the potential to experience setting change as a result of development of the site.
  - assessment of the archaeological potential of the site and the impact of the development of the site on it.
  - Cumulative impacts.
  - map of sustainable development options.

Chapter 2
Methodology

Asset Identification and Scoping

2.1 Following receipt of the preferred site allocations to take forward to full HIA, LUC identified, in accordance with step 1 of HE's (2015) HEAN 3 guidance, all assets that would be affected by the potential site allocation. Heritage assets were identified using the following sources:

- The National Heritage List for England (NHLE) data sets for nationally designated assets.
- The Suffolk Historic Environment Record (SHER) for non-designated assets.
- Babergh and Mid Suffolk shapefiles for conservation areas and locally listed buildings.
- Reference to historic OS maps.

2.2 Any assets that were within the site boundary were automatically included for assessment as it was assumed that they would experience physical change.

2.3 A 1km study area around each site was then made to identify assets with the potential to be affected by the development through changes to their setting. Assets within the study area were subject to a high-level review to understand their significance and sensitivity to setting change. During this process, careful consideration was given to Historic England's comments and concerns (July 2019) regarding the potential sensitivity of assets. The findings of this review were returned to Babergh and Mid Suffolk District for comment and approval. The output of this scoping exercise – which includes a rationale behind the scoping in/out of assets – can be found in the separate Stage 2: HIA asset scoping report.

2.4 The scoping exercise also identified any potentially sensitive assets beyond this study area, as necessary, as well as non-designated heritage assets with no current entry on the SHER.

2.5 Archaeological potential has been considered in relation to the pattern and significance of known assets (drawn from the SHER and other data sources) in the vicinity, and the land use history of the site to understand the level of potential and likely effects.

Assessment of Heritage Significance

2.6 With the shortlist of heritage assets for assessment agreed, a detailed appraisal of the assets' heritage significance was undertaken as per step two of Historic England's (2015) HEAN 3 guidance for the selection of site allocations.

2.7 Heritage significance has been articulated in accordance with the heritage values set out in Historic England's *Conservation Principles, Policy and Guidance* (2008) and includes a consideration of the role of setting in this significance following *GPA3 The Setting of Heritage Assets* (2017), published by Historic England. It also considers if, how and to what extent the allocation site relates to that significance. The description of significance is accompanied by an assessment of the level of that significance as defined in Table 2.1.

Table 2.1: Levels of significance rating criteria

Heritage significance	Criteria
High	Designated heritage assets of national or international significance: world heritage sites, scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and protected wrecks. May be: conservation areas of demonstrably national / international significance (usually found in conjunction with one of more of the above mentioned asset types). Non-designated heritage assets that meet the criteria for statutory designation or are of equivalent significance.
Medium	Conservation areas and non-designated heritage assets of regional significance. May be: locally listed buildings or locally listed parks and gardens, sites of archaeological interest as noted on the HER, previously unidentified non-designated assets of demonstrably regional significance.
Low	Non-designated heritage assets of local significance. May be: key features in a conservation area, buildings / areas / parks and gardens identified on the HER or historic maps, isolated archaeological finds as identified on the HER, previously unidentified non-designated assets of demonstrably local significance.
Uncertain	Non-designated heritage assets whose significance could not be ascertained

Sensitivity to Development of the Site

2.8 In accordance with step 3 of the Historic England's (2015) HEAN 3 guidance for the selection of site allocations, the next stage of the assessment was to establish the sensitivity of that significance to change. An asset's sensitivity to change is not automatically commensurate with its level of significance but is dependent on where that significance lies and the type of proposed change.

Physical change

2.9 In the absence of detailed proposals, it was necessary to assume that all land within the red line boundary of the proposed allocation site would be developed – in this instance, with residential development – and so the impact of the development of the site on the asset therein would be total loss. **Consequently, all assets within the sites were automatically assigned a sensitivity rating to physical change of high, unless stated otherwise.**

Setting change

2.10 Aside from physical change, the significance of heritage assets can also be affected through change within their setting. In order to establish the sensitivity of any asset to a particular development site, it was necessary to:

1. Identify of any parts of the asset's setting that contribute to its heritage values;
2. Assess whether the development site forms part of that setting and thus contributes to one or more of these heritage values;
3. Consider the importance of that contribution to the overall significance of the heritage asset; and
4. Gauge in what way and to what extent the development of the site would affect that contribution.

2.11 Sensitivity to setting change has been assessed using professional judgement and an understanding of the assets' significance, and consideration of the potential interaction with the proposed development; again, in the absence of detailed proposals it was necessary to assume that all land within the red line boundary of the allocation site would be developed.

2.12 Each asset's sensitivity to setting change as a result of the development of the preferred site was then ascribed a level, as per the criteria given in Table 2.2.

Table 2.2: Setting sensitivity rating criteria

Sensitivity rating	Criteria
High	The site forms a considerably important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.
Medium	The site forms a moderately important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.
Low	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.

Sensitivity rating	Criteria
None	The site does not contribute to the heritage significance of the asset and so the asset is not sensitive to development of the site; or The site contributes to the heritage significance of the asset, but those attributes that make a contribution will not be affected by the development of the site.
Uncertain	The contribution of the site to the significance of the asset is unknown as there is uncertainty regarding the asset's values and levels of its significance.

Potential Harm to the Asset

2.13 With the heritage significance of each asset and its sensitivity to the development of the site established, the potential level of harm to the significance of the asset was assessed, in accordance with step 3 of Historic England's HEAN 3 (2015). This level was assigned in relation to the harm that an asset might experience, but the descriptive assessment also identifies any neutral or beneficial changes where applicable. The criteria for these levels are as follows:

Table 2.3: Potential harm to asset rating criteria

Potential harm to asset	Criteria
High	The significance of the heritage asset would be lost or substantially harmed by the development.
Medium	The significance of the heritage asset would be harmed but not substantially.
Low	The significance of the heritage asset may be harmed but that harm would be minor.
None	The significance of the heritage asset will not be harmed.

Level of Effect

2.14 This final step in the assessment takes the potential harm to the asset and considers that against its relative significance level in order to establish a proportionate level of effect on the historic environment overall. The criteria for these levels are as follows:

Table 2.4: Level of effect rating criteria

Level of effect	Criteria
High	Asset is of high or medium significance and the magnitude of change is likely to be of such a scale that the significance of the heritage asset would be substantially harmed.
Medium-high	Asset is of high or medium significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.
Medium	Asset is of low significance and the magnitude of change is likely to be of such a scale that the significance of the asset would be substantially harmed.
Low-medium	Asset is of low significance and the magnitude of change will be of such a scale that the significance of the asset would be harmed but not substantially; or Asset is of high or medium significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.
Low	Asset is of low significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.
None	Asset of high, medium, or low significance where the development of the site does not interact with the asset or its significance. The development may still be perceptible as a change to the asset's setting, but this change would not harm the significance of the asset.

Cumulative Effects

2.15 In addition to assessing the potential effect to individual heritage assets, an assessment of the potential cumulative effect of the proposed development on the historic environment was carried out. This considered:

- The potential effect of the development of the preferred site on groups of individual assets that have a demonstrable relationship and, thus, group value (i.e. what is the overall harm on the historic environment when the harm to individual heritage assets is considered collectively?)
- The effect on the significance of heritage assets, or groups of heritage assets, from development of the preferred site in conjunction with other allocation sites or planning applications that already have consent (i.e. would the harm to a heritage asset/s be exacerbated if other adjacent sites are developed too? Or would development of the preferred site exacerbate harm already caused by consented schemes?)

Site Visits and Assessment Moderation

2.16 Site visits were undertaken between 20th and 23rd July 2020 inclusive to understand the assets scoped in for detailed assessment and the contribution that setting made to their significance. The weather was warm and dry with good visibility. However, it also meant that that tree cover was at its peak and that views could change in wintertime when the

vegetation thins; where this is considered to be of importance in understanding the potential risk to an asset it has been noted on the individual asset assessment. The site visits were undertaken from publicly accessible areas only.

2.17 Site visits were undertaken to:

- check for heritage assets not identified during desk-based assessment (access permissions permitting)
- assess attributes beyond the visual experience of an asset, such as those identified in the assessment checklist of GPA3 (p.15).
- test initial impressions on the potential change to the significance of heritage assets, formulated by the desk-based assessment, on the ground. This included an assessment of how the preferred site can be viewed from, and in conjunction with, key assets.

2.18 Where access was available, a photographic record was made as part of this assessment and selected images are included within the report.

2.19 Following the site visit, the desk-based assessment and initial appraisal of individual and cumulative effects on individual assets was updated.

Recommendations

2.20 In line with step 4 of Historic England's (2015) HEAN 3 guidance for the selection of site allocations, options for sustainable development by means of avoiding or minimising harm to the significance of the assets have been considered, along with any identified opportunities to enhance or better reveal significance. These considerations include factors such as the boundary of the site, the location of development within the site area, and the scale, form and density of that development.

2.21 Gaps in knowledge, or the need for further assessment as part of future development proposals, have also been highlighted where appropriate.

Reporting, assumptions, and limitations

2.22 The findings and recommendations have been drawn together into this report. The following assumptions and limitations have been made during the process of this assessment.

Assumptions

1. This study only considers the effect that the development of the sites would have on the significance of individual heritage assets and the historic environment overall. It does not include assessments of impact on public and visual amenity, landscape character, or a townscape and visual impact assessment; these are related but distinct disciplines, evidenced by the separate guidance document and methodology for such assessments, as set out by the Landscape Institute and IEMA (2013) in Guidelines for Landscape and Visual Impact Assessment (third edition).[3] It has, therefore, been assumed that issues relating to landscape character and the impact of the development thereon will be assessed separately by the Council as necessary. This approach adheres with GPA3, which states (p.7):

> "Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all. Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.
>
> Assessment and management of both setting and views are related to consideration of the wider landscape, which is outside the scope of this advice note. Additional advice on views is available in Guidelines for Landscape and Visual Impact Assessment, 3rd edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment (in partnership with Historic England).
>
> Similarly, setting is different from general amenity. Views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting."[4]

- The study has utilised a range of sources on the area's historic environment. Much of this is necessarily secondary information compiled from a variety of sources (e.g. Historic Environment Record (HER) data and Conservation Area documentation). It has been

[3] https://www.landscapeinstitute.org/technical/glvia3-panel/

[4] It is worthwhile noting for the purposes of this assessment that the GPA3 also goes on to state (p.7): "Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view."

assumed that this information is reasonably accurate unless otherwise stated.

- The assessment of potential effects is based upon a 'maximum case' development impact scenario, in line with the required precautionary approach.
- No assumptions have been made with regard to the potential for mitigation to be applied; this would require detailed, site-specific understandings of both heritage assets (their significance and the contribution of setting to that significance) and of development proposals to understand the potential interactions and opportunities to avoid or mitigate harm.
- Assessments are policy neutral and make no assumptions with regard to the application of local or national policy, as it is for the decision-maker to understand the likely level of harm to heritage assets and balance this accordingly. (Where there are interactions with other legislative regimes – e.g. the need for scheduled monument consent – this will be highlighted.)
- It has been assumed that the findings of the report will be considered in relation to the NPPF, the emerging Babergh and Mid Suffolk Joint Local Plan and other strategic studies produced by the Council in support of the draft Joint Local Plan.

Limitations

- The study provides a strategic assessment of the risk of harm to heritage assets arising from development within the study areas. As detailed proposals for the sites are not available (site layout, building scale and massing etc.), the study cannot draw conclusive statements regarding the potential effects or definitive levels of harm. Detailed assessments would need to be undertaken as part of any subsequent planning applications and, if necessary, accompanying Environmental Impact Assessments (if the decision is taken to proceed with the allocation of these sites for development).
- Site visits were undertaken as far as public access and rights of way would allow.
- Under the 1997 Hedgerow regulations, hedgerows may qualify as 'important' depending on whether they met certain criteria for length, location, and importance. Historic environment considerations fall under the category of importance, and it is only in relation to these historic criteria that hedgerows have been considered as 'important' in this assessment. No consideration has been given to whether hedgerows qualify as 'important' under any of the other criteria (e.g. landscape, visual amenity or biodiversity value).
- Publicly available LiDAR[5] data coverage of Suffolk is limited and for some of the sites assessed there was no coverage. Due to the limited coverage, accurate zones of theoretical visibility (ZTV) derived from digital surface models (DSM) (i.e. taking into account the potential screening effects of intervening buildings, micro-topography and vegetation) could not be created. Bare ground ZTVs were not considered to be effective in this context, as theoretical visibility would have necessarily been based on that of the full allocation, extruded to an indicative maximum height. Coupled with the effect of bare-ground, relatively coarse commercially available digital terrain models (DTM), the effect would likely have been to significantly inflate the number of assets scoped into the assessment. It was therefore agreed that a precautionary approach, coupled with appropriate professional judgement and site visits was a more effective approach.

[5] LiDAR: light/laser detection and ranging – a means of remote sensing topography, buildings and land cover, in this context from aircraft-mounted laser equipment. The Environment Agency has an ongoing programme of high-resolution LiDAR survey of areas prone to flooding, to provide key stakeholders with high quality data for planning purposes. This data can also be used to identify and plot archaeological heritage assets in much the same way as conventional aerial photography.



Part 2: Assessments of Preferred Sites

Chapter 3
LA001 Barham/Claydon

Site description

3.1 The preferred site is situated to the west of Barham, c.250m to the east of the River Gipping. It comprises an irregular plot of agricultural land rising gently west to east. Whilst the site is close to Barham parish church, manor and manor farmhouse, Barham village is over 1km to the northeast. The village of Claydon – or at least its modern extent – is closer, lying just 330m to the south. The proposed allocation site is bounded by Norwich Road to the west and a public bridleway (that runs north to south) to the east. To the north and south there is some, but not complete, alignment with existing field boundaries.

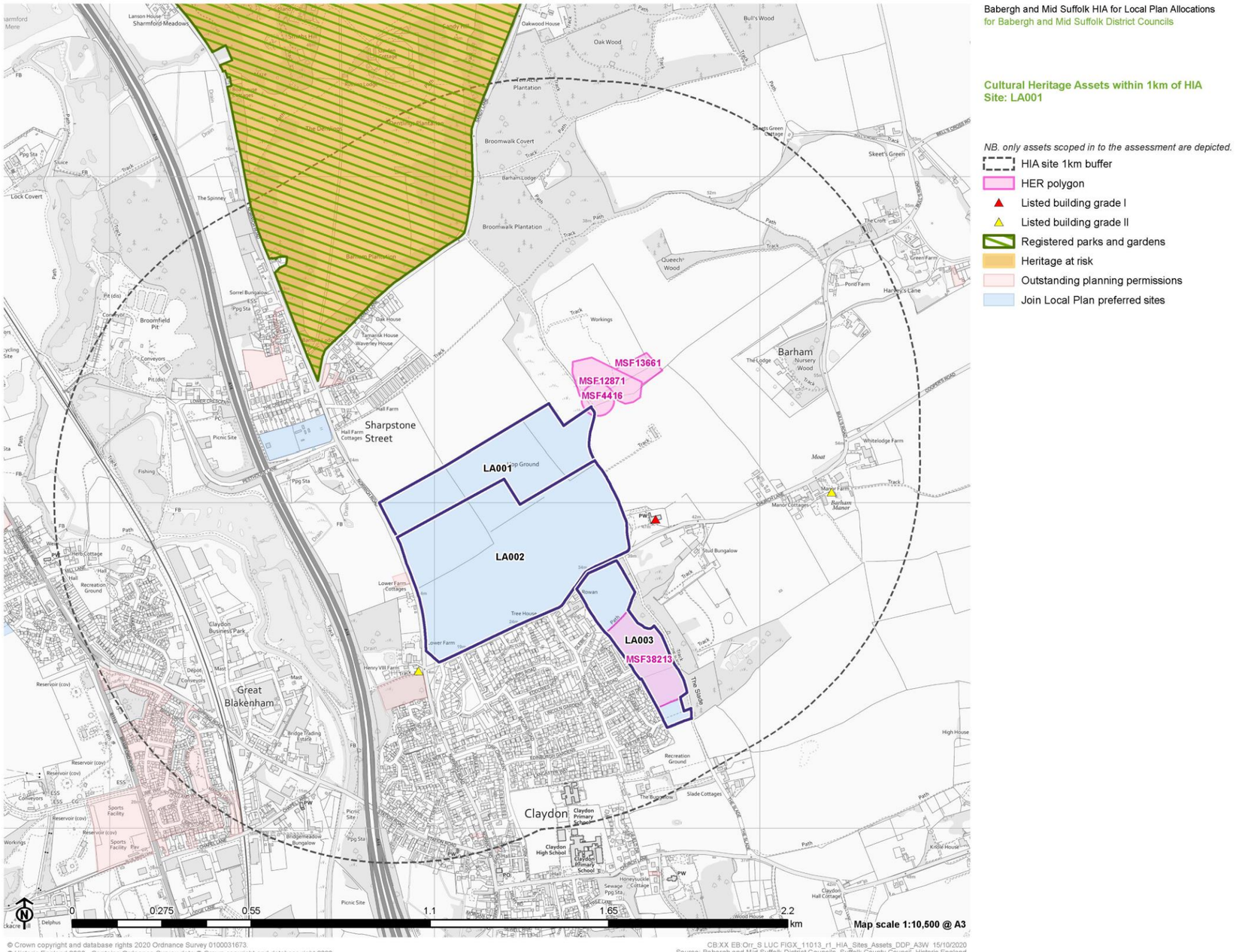
3.2 There are no designated heritage assets within the proposed allocation site, but in the wider area the grade I listed Church of St Mary and St Peter and Shrubland Hall, a grade I registered park and garden, have been identified as potentially being sensitive to the development of the site. All other nearby designated heritage assets have been scoped out of the assessment (see separate Stage 2: HIA asset scoping report).

3.3 The SHER records one non-designated asset within the proposed allocation site – an archaeological deposit containing finds including several pottery sherds, bone fragments, a worked flint flake and fire cracked stone (SHER ref: MSF4416). This deposit was found at the very eastern boundary of the site in an area that was quarried before being used as historic landfill.[6] This quarried area - the Hop Ground – measures approximately 1.85ha in size and extends well beyond the area in which the deposit was recorded, making it unlikely that any further remains of this deposit survive. Consequently, it has not been assessed. In terms of interpretation, there is evidence in the immediate area for a multi-period Bronze Age to medieval settlement site and the deposit was most likely an occupation or waste layer associated with the settlement site, or the infill of an unidentified cut feature. The evidence for this settlement and the potential to encounter archaeological remains from it is discussed in full in the archaeological potential section below.

3.4 In the study area, Barham Hall has been identified as a non-designated asset potentially sensitive to setting change.

[6] Identified using the Environment Agency Historic Landfill April 2020 dataset

Figure 3.1: LA001 site boundary and assets map



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CB:XX EB:Orr_S LUC FIGX_11013_r1_HIA_Sites_Assets_DDP_A3W 15/10/2020
Source: Babergh and Mid Suffolk District Councils, Suffolk County Council, Historic England

Heritage assets within the site

Designated assets

3.5 There are no designated assets within the preferred site.

Non-designated assets

3.6 One non-designated was identified within the site boundary, but as discussed above, there are no physical remains left. As such, no further assessment has been made in relation to this specific asset, although the wider archaeological potential of the site is discussed in detail below.

Archaeological potential

3.7 The BGS online viewer[7] indicates that the bedrock of the proposed allocation site is Newhaven Chalk. This was formed approximately 72 to 86 million years ago in the Cretaceous period when the area was dominated by warm shallow seas. The superficial deposits overlying this vary, and in the central area none are recorded.

3.8 The youngest superficial deposit in the site is Diamicton, a till resulting from dry land erosion. This deposit was formed up to 2 million years ago when the area was subject to glacial conditions. No superficial deposits are recorded across part of the proposed allocation site. The east of the site includes part of a bar of river sand and gravel that runs roughly north to south; it is this that has been quarried leading to the excavation of part of the prehistoric and Roman phases of settlement. These fluvial deposits were deposited up to 3 million years ago when the local environment was dominated by rivers.

3.9 At the very western edge of the preferred site, further sand and gravel River Terrace Deposits of similar date are recorded. This band of gravels is shown to be a continuation of those quarried at Broomfield and Eastall's (aka. Railway Crossing) pits located c.650m northwest of the site. Both pits have produced Palaeolithic (c. 800,000BC to 12,000BC) finds (SHER ref: MSF4397 and MSF4399) with the Broomfield field also revealing human remains (SHER ref: MSF4397) and a possible Palaeolithic deposit (SHER ref: ESF27152). Eastall's Pit also contained Mesolithic flintwork within a black deposit over 45cm thick (SHER ref: MSF4400) and animal bones (SHER ref: MSF11360) that were dated broadly to the Palaeolithic – Mesolithic period. Other Palaeolithic and Mesolithic flintwork has been recovered in the wider area (SHER ref: MSF4448 and MSF4455). This suggests that there would be a high potential for the recovery of early prehistoric finds – and potentially even buried deposits – if this geology is attested in the preferred site.

3.10 The alluvial deposits in the preferred site provide a good opportunity to undertake geoarchaeological and palaeoenvironmental research to further understanding of the development of the River Gipping and the surrounding landscape. Given that geological mapping is inexact and that deposits may extend further than indicated, it is worth noting that there are also peat deposits, up to 3 million years old, recorded to the south of Norwich Road and the site. Such deposits are again potentially highly important in geoarchaeological and archaeological terms as they have potential to contain well-preserved artefacts and ecofacts.

3.11 There is less evidence for Neolithic activity in the area, but it would have remained an attractive location for the hunter-gathers and early farmers of this period. A Neolithic flint axe was found near Barham Church (SHER ref: MSF4398) c.178m to the east of the preferred site and another Neolithic worked flint (SHER ref: MSF4403) was recovered to the south in Claydon. Even further south, near Claydon Parish Church, an important discovery of structured Neolithic deposits (SHER ref: MSF21948) was made. These comprised a possible burial in a c.3m deep pit (possibly of natural origin) that appears to have had a revetment dug – and later recut – at the top. To the north beyond the 1km study area, Neolithic settlement activity has also been attested on the River Gipping terrace near *Combretovium*. The potential for Neolithic settlement activity therefore appears low, but there is a risk that any unexpected remains could be of more than local significance.

3.12 From the late-prehistoric period onwards there is evidence for a multi-period settlement on Gipping Hill, which is essentially the precursor to Barham. Part of this multi-period settlement extended into areas that have been quarried (Sandy Lane Pit c.9.5ha) and historic landfill to the northeast. These areas appear to have been subject to on-going, albeit initially intermittent, archaeological investigation prior to their removal. The earliest phase of settlement appears to date to the Late Bronze Age (c.2,500 – 800 BC), with settlement remains – including a house, two ovens/ furnaces and pit containing pottery – being recorded (in the quarried area SHER ref: MSF12871).

3.13 Cropmark evidence suggests that this Bronze Age settlement extended as far south as Barham Church as an extensive area of cropmarks (SHER ref MSZ27225) around this building includes features interpreted as enclosures, trackways, and linears. The cropmarks are undated, but one feature may be a ring-ditch (a ploughed out burial mound) suggesting at least one phase of Bronze Age activity.

3.14 The settlement appears to have continued throughout the Late Iron-Age (800 BC – 43AD) to Roman periods (AD 43 – 450) as, in addition to extensive finds evidence, several post-built structures (including round houses) and enclosures

[7] http://mapapps.bgs.ac.uk/geologyofbritain/home.html [accessed 16.07.2020]

(SHER ref: MSF4418 and MSF21708) were identified during works on the Sandy Lane Pit. Numerous small prehistoric pits – possibly of Iron Age date – were found to contain what has been interpreted as the truncated remains of whole pots, and other pits displayed unusual finds distribution that may be indicative of 'special' or 'structured' deposition.[8] A late 1st or early 2nd century Roman pottery kiln and associated quarry/clay extraction pits were also recorded. This was used to produce local grey-ware pottery, presumably to supply the nearby *Combretovium*, a large Roman settlement (now scheduled) around 2km to the northwest of the proposed allocation site. As with the Bronze Age phase of settlement, there is evidence that this later activity extends south around Barham church as a series of Late Iron Age pits and pottery (SHER ref: MSF4423) and Roman ditches, post-holes and finds (SHER ref: MSF4424) were revealed during a small excavation undertaken ahead of the extension of the cemetery.

3.15 It also appears that trial excavations were undertaken in the field immediately north of the church in the 1950s to investigate the presence of Roman surface finds.[9] No structures were identified but apparently two roads (associated with finds of a 1st century coin, entrenching tool or mattock, and part of the skeleton of a horse and other animal remains) were later found in the area by Basil Brown. Unfortunately, it is unclear exactly where this discovery was made.[10] The roads were traced towards Baylham and Coddenham respectively, with the route of the first thought to have been from the main Caister-Norwich-Colchester road, which extended through Shrublands park[11]; south past the Barham site; on to Whitton Castle Hill villa near Ipswich; and terminated at the Roman coastal settlement near Brackonbury fort, Felixstowe.[12] Reportedly, much of the distance is marked by old tracks and may include Slade Lane to the south of the site, as Roman material was also recovered near there.[13]

3.16 Early medieval (AD 410 – 1066) activity is also attested as part of this multi-period site, which is perhaps not surprising given that the village's name may derive from 'Bergham', Old Saxon for 'the place of barrows'.[14] This derivation further suggests the presence of prehistoric (or later) burial mounds in the area, but it should be noted that Barham could also mean 'homestead or enclosure on a hill'.[15]

3.17 The key evidence for early-medieval activity is a cemetery containing both adult and child burials that was identified during the working of the Old Sandy Lane Pit (formerly Chapel Fields), adjacent to the site.[16] It has traditionally been reported that a battle between Saxons and Danes was fought on Barham,[17] but this does not appear to be supported by osteoarchaeological or other evidence, and the favoured interpretation is that these were Christian burials associated with a wooden church.[18] The proximity of the Anglo-Saxon cemetery to the site means that further burials or associated archaeology is likely to be present within the site.

3.18 Further evidence of 6th century Saxon domestic activity was attested in the Barham Church excavation and it is likely that some of the cropmarks around the church also date to this phase. As with the previous periods, there is extensive finds evidence in the area which indicate activity up until the 9th century; the distribution of this evidence strongly suggests the Saxon settlement may extend into the proposed allocation site. A review of these finds as part of the Viking and Anglo-Saxon Landscape and Economy (VASLE) project found that, in addition to normal domestic activity typical within the region, there was some continental trading activity.[19] Excavations of nearby Anglo-Saxon sites at Shrubland Hall Quarry and Vicarage Farm, Coddenham, produced similar assemblages suggesting that they may have formed a network of rural marketplaces outside of Ipswich, possibly associated with important ecclesiastical or estate centres.[20]

3.19 That the settlement continued into the medieval (AD 1066–1485) and post-medieval (1485 - present) periods, albeit with a minor shift in location, is best attested by the survival of the Church of St Mary (grade I listed) and the adjacent manor and farm buildings. The earliest phase of the current church building dates to c.1300, but a church at Barham is recorded in the Domesday book (1085-6) and the building appears to reuse some Saxon stonework. In addition to the church, a group of important medieval finds have been found south of the preferred site (SHER ref: MSF12171) and there is an area of earthworks (SHER ref: MSF16606) adjacent to it on the opposite side of Norwich Road, which is indicative of medieval

[8] Martin, E., Pendleton. C, and Plouviez, J. (2006) Archaeology in Suffolk 2005. Proceedings of the Suffolk Institute of Archaeology and History. Vol. 41 (2), p. 231-264
[9] Maynard, G. (1951) Recent archaeological field work in Suffolk 1950. Suffolk Institute of Archaeology and History. Vol. 22 (1), p. 205-224
[10] It could be that this discovery was in the same field next to the church (which may not be the case given the evidence for cropmarks) or it may be elsewhere, given that Basil Brown was also involved in investigating the Old Sandy Lane Pit remains.
[11] Roman cremation urns were found in Shrublands park, in the sheepwalk, during the war, with more discovered by the entrance near the junction of Norwich Road and Sandy Lane (SHER ref: MSF4411).
[12] Maynard, G. (1951) Recent archaeological field work in Suffolk 1950. Suffolk Institute of Archaeology and History. Vol. 22 (1), p. 205-224
[13] Maynard, G. (1951) Recent archaeological field work in Suffolk 1950. Suffolk Institute of Archaeology and History. Vol. 22 (1), p. 205-224
[14] Lummis, W.M. (1934). Barham Shrubland Park Coddenham. Suffolk Institute of Archaeology and History. Vol. 22 (1), p. 131 – 135.
[15] Mills, A.D., 1991 A Dictionary of English Place-names 23 c.f. Penn, K et al. (2011). The Anglo-Saxon Cemetery at Shrubland Hall Quarry, Coddenham, Suffolk. EAA vol. 139
[16] Owles E. & Smedley N (1967). 'Archaeology in Suffolk 1967'. Proceedings of the Suffolk Institute of Archaeology and History' Vol. 31, (1), p. 73.
[17] W.M. (1934). Barham Shrubland Park Coddenham. Suffolk Institute of Archaeology and History. Vol. 22 (1), p. 131 – 135.
[18] Owles E. & Smedley N (1967). 'Archaeology in Suffolk 1967'. Proceedings of the Suffolk Institute of Archaeology and History' Vol. 31, (1), p. 73.
[19] 1.11 Richards, J.D., Naylor, J., and Holas-Clark, C. 2009. The Anglo-Saxon Landscape and Economy: using portable antiquities to study Anglo-Saxon and Viking Age England. Internet archaeology Issue25 (2)
[20] Penn, K et al. (2011). The Anglo-Saxon Cemetery at Shrubland Hall Quarry, Coddenham, Suffolk. EAA vol. 139, p. 104

tofts, the plots on which medieval buildings would have stood. However, small evaluations undertaken in and around this area in 2019 and 2020 only revealed a couple of ditches and stray finds of medieval and post-medieval pottery.[21]

3.20 A short distance south of the purported earthworks stands the 16th century Henry VIII Farmhouse (grade II listed NHLE ref: 1352049), formerly Lower Farm, which the Tithe map indicates was once within the ownership of Barham Hall. The Tithe map also shows that immediately south of the farmhouse there was a group of houses (quite sizeable and with a circular driveway), as well as gardens and ponds. These were owned by the Church and, in the mid-19th century, were occupied by the local reverend, William Kirby, who was also an eminent naturalist and entomologist. The address is given as Lawn Moat Lane and the houses are sited within what may be two arms of a square moat (SHER ref: MSF21634) fed by drainage channels connecting to the River Gipping; although the moat may simply be a pond or extension of the drainage network. By the 1st edition OS map these houses had been demolished and replaced by much smaller buildings, later marked as Cedar Tree Farmhouse (presumably in reference to the famous cedar tree under which Kirkby reportedly sat and studied butterflies and moths and which is depicted on the Barham village sign). At the same time, a new rectory is depicted further north along Church Lane; it later became a nursing home before being replaced by the extant modern development around Old Rectory Close.

3.21 Another medieval moated site (SHER ref: MSF4414) is reportedly located at the top of Church Lane, opposite the 16th century Barham Manor (grade II listed NHLE ref: 1033248).[22] This second moated site lies in a field owned by Barham Hall and is actually more likely to have been a pond. Barham Hall is a late-19th century building (externally at least) directly south of Barham Parish Church. It appears to have replaced an earlier building shown by the Tithe map to stand in the same location. The 16th century garden wall associated with this earlier building (now grade II listed – NHLE ref: 1033289) remains extant. To the east of the house are three late-Victorian buildings that replaced a courtyard arrangement of buildings shown on the Tithe map. These fields are recorded as belonging to the manor, either forming part of its direct landholding or part tenanted to Henry VIII Farm.

3.22 The SHER includes an outline record for a geophysical survey and evaluation (SHER ref: ESF24520) on land to the south of the preferred site, but the extent and findings of this investigation are unknown. However, survival of features is likely to be good in the areas that have not been subject to quarrying or landfill activity as the features recorded at the Sandy Lane/Barham Pit were relatively well preserved despite some quite heavy vertical truncation.[23] It is likely that the eastern half of the preferred site (around the Hop Ground landfill area) will have a higher potential for remains relating to the core of the multi-period settlement than the western half, where extramural remains are more likely. Google Earth imagery indicates that there are some amorphous cropmarks in the western part of the preferred site, but these may be of geological origin. Review of LiDAR and Google earth imagery revealed no clearly identifiable features other than former pre-18th century field boundaries.

Significance

3.23 Any geoarchaeological and palaeoenvironmental remains are likely to be of low to medium importance, given their ability to further inform our understanding of the development of the River Gipping valley and surrounding landscape. The geology also indicates a high potential for early-prehistoric finds, albeit primarily of ex-situ provenance. The evidential value of any ex-situ finds would vary depending on their form and number (isolated finds would be of low value but a large collection may be regionally or, in some cases, even nationally important), but any in-situ finds within buried deposits would be of national importance.

3.24 The value of any Neolithic settlement activity would also lie in the nature and extent of its ability to inform our understanding of the period: transient settlement remains are likely to be of be of low value, while more permanent remains would be of higher value, particularly if they form part of the Gipping Hill multi-period settlement or include highly structured deposit's similar to that found nearby in Claydon.

3.25 The site is highly likely to contain evidence that can inform our understanding of the evolution of a settlement from the Bronze Age through to Anglo-Saxon periods. Some of the individual components that appear to make up the settlement (e.g. the prehistoric and Anglo-Saxon burials, evidence for Anglo-Saxon settlement, and associated finds assemblages) are of regional importance, but collectively their group value in providing information of the evolution of that area is greater, potentially of national significance. That said, the site at Barham has been subject to extensive quarrying activity and only partial, piecemeal excavation, meaning that it may no longer have as much potential to inform our understanding as it once might.

Sensitivity to the development of the site

3.26 Any hitherto unknown archaeological remains within the proposed allocation site would have a **high** sensitivity to physical change as a result of development.

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[21] https://www.archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1166114&recordType=GreyLitSeries and https://www.archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1180665&recordType=GreyLitSeries [Accessed 30.07.2010]

[22] Despite the name, this Barham Manor is not the manor proper, having formerly been a farmhouse.

[23] Martin, E., Pendleton. C, and Plouviez, J. (2006) Archaeology in Suffolk 2005. Proceedings of the Suffolk Institute of Archaeology and History. Vol. 41 (2), p. 231-264

3.27 In terms of setting, the earlier prehistoric phases of the settlement are located on the hill ridge. This positioning may have been important to its function especially if burial mounds were present, as is suggested by the place-name evidence and cropmarks. Burial mounds were often sited prominently in order to be visible markers in the landscape, not just for ritual or commemorative reasons, but also as territorial or way markers. These monuments could accrue new importance for later communities and often became the focus of subsequent commemorative spaces, as evidenced nearby at the Old Shrubland Hall Quarry Anglo-Saxon site where the cemetery appeared to be focused around earlier prehistoric burial mounds. A similar pattern may be expected at Barham, given the complex cropmarks around the church and the known Anglo-Saxon cemetery at the Old Sandy Pit Lane, which sits atop the hill ridge. The spatial relationships between the medieval assets – the earthworks, moated site, and church – are also important in contextual terms, although there are at present no visual relationships between these assets.

3.28 At present, however, the extent and form of any in-situ archaeological remains within and around the proposed allocation site remains unknown and so it is not possible to properly understand the contribution made by setting. Further consideration will be required at a later date, although given the buried and primarily evidential nature of most of the archaeology the contribution that setting makes is likely to be limited.

Potential harm

3.29 The risk of harm as a result of the development of the site is **high**. This is because development would either entirely remove or severely damage any archaeological remains within the preferred site, resulting in substantial harm to their heritage significance. It may also affect the legibility of the topographical siting of the settlement and certain features within it.

3.30 The effect of development on the geological deposits would depend on the depth of groundworks and the extent of their loss in relation to the wider geological strata but is likely only to result in limited vertical and horizontal truncation. Therefore, the effect to the geological deposits would be lower.

Level of effect

3.31 There would be a low to high level of effect depending on the significance of the geoarchaeology and hitherto unknown archaeology present.

Options for sustainable development

3.32 A staged approach will be required to establish the nature and extent of the geological deposits within the site and their evidential value, as well as the presence or absence of archaeological deposits and their significance. Following further desk-based assessment, a geological deposit model and geophysical survey may form the initial stage of investigation. Based on the findings of these, targeted trial trenching with a geoarchaeological component would likely be required. This would inform the need for, and nature of, any mitigation. Typically, mitigation includes designing development that can avoid or reduce the loss of archaeology, recording of archaeological features via a watching brief, and further targeted evaluation or excavation to help off-set the loss of significance for assets of low to medium value. High value assets require preservation in situ, even if not designated.

Historic Landscape Character

Description

3.33 The HLC data records the proposed allocation site as comprising pre-18th century irregular enclosures. Many of these were in existence by the medieval period, although they could be earlier (especially given the evidence for earlier settlement in the immediate area). These enclosures are typical of the area and common in Suffolk, much of which comprises 'ancient countryside'.[24]

3.34 Comparison with the 1840 Barham Tithe map shows that there has been some loss of the original field boundaries as the fields have been amalgamated. However, the two boundaries running north to south across the proposed allocation site and that bounding it to the east along the lane do align and with those shown on the Tithe map. If marked by a hedge at least 30 years old, these may qualify as important hedgerows as they formed part of a field system that pre-dates 1845. The eastern boundary would also qualify because it is completely or partly in or next to an archaeological site listed on a Historic Environment Record; that said, quarrying activity may have resulted in the partial removal or replacement of this hedgerow and any ditches and banks associated with it. The Tithe map apportionment records that the fields comprising the site were part of the landholding of Barham Hall (the manor).

Significance

3.35 The enclosures on site are primarily of historic illustrative and aesthetic value, with potentially some evidential value if they include banks or ditches. If completely intact, the pre-18th century enclosures on the site and any important historic hedgerow therein would likely have been of low to medium significance as they form part of the latest phase of the multi-period settlement on Gipping Hill and have an important contextual relationship with Barham Hall (manor), as well as contributing to the setting of nearby designated assets.

[24] Rackham, O. 1986. *The History of the Countryside*.

However, as they have been modified, they are judged to be of **low** significance.

Sensitivity to the development of the site

3.36 The sensitivity of the pre-18th century enclosures – and any important historic hedgerows therein – is **high**.

Potential harm

3.37 The risk of harm to the pre-18th century enclosures – and any important historic hedgerows therein – as a result of the development of the site is **high.**

Level of effect

3.38 The loss of the pre-18th century enclosures and any important hedgerows therein would result in a **medium** level of effect.

Options for sustainable development

3.39 Where possible important hedgerows should be retained and integrated into the development.

3.40 In order to remove important hedgerows, permission must be obtained from the local authority. Where their removal is permitted, archaeological investigation and recording may be required to fully understand and record their significance (e.g. any ditches banks associated with the hedgerows). However, where possible important hedgerows should be retained and integrated into the development. Additionally, the pattern of enclosures could be used to inform the development plan and utilised to help create a sense of place.

Heritage assets with the potential to experience setting change

Designated assets

Church of St Mary (and St Peter) [NHLE ref: 1033288]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade I listed building	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high significance, but the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

3.41 The Church of St. Mary occupies an elevated position at the top of the eastern side of the River Gipping valley, approximately 240m southeast of the site. It is primarily of medieval date: most of the present chancel, nave, and south-western tower dates from c.1300 and a north aisle and clerestory were added in the 15th century. Adjoining the church to the north is a large extension built as a church room in 1983-84. In design the church is primarily of the Decorated Style, a branch of Gothic architecture that developed in the late 13th century and is characterised by elaborate stone tracery, sculpted arches, column capitals and wall surfaces. It is constructed in rubble flint with freestone dressings. Some of the fabric has random blocks of reused moulded stone; in the tower this includes some long and short work that is characteristic of the Saxon period.

3.42 The church retains several important historic internal features, including: a fine section of 15th century rood screen and contemporary recessed and canopied table monument in the chancel; a set of five plain 16th century poppyhead benches in the nave; and carved Italian altar rails dated 1700. The church also houses a sculpture of the Madonna and Child by Henry Moore. It was commissioned by Sir Jasper Ridley (a British barrister, banker, and agriculturalist who resided in Claydon) in 1948 as a memorial to his son and the villagers of Claydon that died in the Second World War. The sculpture was originally located in St Peter's church, Claydon, but was moved to St Mary's in the 1970s when the two parishes became a United Benefice and Claydon Church was closed. Consequently, St Mary's became the church for both

settlements and was rededicated as St Mary and St Peter, the parish church of Barham and Claydon.

3.43 The church has a strong association with the nearby Shrubland Hall (now an grade I RPG; NHLE ref: 1000155) as it contains burials and monuments to the families that owned and patronised it – the Booths, Bacons and Middletons – as well as to the Southwells, the owners of Barham Hall. In the Midddleton Chapel, there is even an Italian-style early Renaissance terracotta four-light window, of c.1525, from the old Shrubland Hall. In the mid-19th century, extensive renovations were made to the church under the patronage of Lady Anne Middleton, who brought in the church architect Edward Charles Hakewill to oversee the work, which included restoring the nave and chancel, both of which had new stained glass windows by Ward and Hughes. The nave roof was also heightened, and the chancel roof was entirely renewed. New box pews, choir benches and reading desks were also installed. It was during this period that William Kirkby – who is widely regarded as the founding father of entomology – became the incumbent of the church.

3.44 The church is surround by a large cemetery with a gravel car park laid out to the northwest, with vehicular access via a historic track that leads off Church Lane. Church Lane demarcates the southern boundary of the cemetery, whilst the historic track forms the western boundary and separates the churchyard from proposed allocation site LA002 and, as it continues northeast towards the Sandy Lane Quarry and Shrubland Hall, past proposed allocation site LA001. The cemetery is bound by fields to the north and east, with further fields to the west of the quarry track. To the south, on the opposite side of Church Lane stands Barham Hall (the former manor) and its grounds; the fields within the site were part of its landholding (albeit tenanted by Henry VIII Farm). The church and Barham Hall have an important historical relationship that can be appreciated spatially and visually from either asset; the two assets can also be appreciated in-combination.

3.45 The cemetery includes mature planting and is bounded by a low hedge and mature deciduous trees. The latter appear to be of at least some historic precedent, as similar trees are shown around the cemetery boundary on the 1st edition OS map. In the summer, this vegetation partially screens views in and out of the cemetery, creating a private and tranquil environment for commemoration of the deceased and spiritual reflection. It is possible to occasionally glimpse the agricultural fields around the church and, to the south, the upper floor and roof of Barham Hall. The vegetation bounding the cemetery reduces the prominence of the church in the wider rural landscape, including from the site, but the top of the church tower is sometimes visible above the surrounding trees. This allows for appreciation of the asset's role as a rural parish church and illustrates the functional relationship between the church and the landscape, as income from the glebe land (land owned by the church) and tithes (a tax on local landowners) from this landscape would have financially supported the church. It is of note that as of 1985 the church tower has featured on the Barham Village sign.

Figure 3.2: Church of St Mary – south elevation



Church of St Mary (looking north-west)

Figure 3.3: Church of St Mary – west elevation



Church of St Mary (incl. extension to the left), its surrounding cemetery and carpark access, as well as Barham Hall to the left (south).

Figure 3.4: Church of St Mary – view of the tower



The Church of St Mary viewed from the north (from the track to Shrubland Hall), the top of the tower just visible above the tree line centre left. The preferred sites LA001 and LA002 are to the west (right) beyond the tree line.

Figure 3.5: View towards site from St Mary's Church



Barham Church and cemetery looking northwest towards the site.

Significance of asset

The significance of the asset is **high**. It derives from:

- Evidential value: The church derives some evidential value from its fabric and construction, much of which is of medieval date, possibly incorporating even earlier fabric. The burial monuments within it – and its cemetery – add to the asset's evidential value as they may yield information about the local community's diet, age, disease, etc., as well as social and religious practices. On a wider scale, the church also helps to evidence the medieval network of religious buildings within Suffolk, whilst its spatial relationship to other heritage assets relating to the settlement of Barham contributes to our understanding of the local social, religious and economic environment.
- Historical value: The church has considerable historical illustrative value as a good example of a rural medieval church with later historic additions that add to its interest. The burial monuments within it – and its cemetery – add to this illustrative value. So too does the church's prominent siting, agricultural setting, and spatial relationships with contemporary and later historic buildings, all of which reflect its key role in shaping the religious and social structures of the local community. The church also has considerable historical associative value due to its long-running association with the families of the local elite at Barham and Shrubland Hall, as well as the architect Edward Charles Hakewill, the stained-glass company Ward and Hughes, the Reverend William Kirkby and artist Henry Moore. The association with the manorial families also helps to illustrate the social history of the area and the relationship between church and manor.
- Aesthetic value: The Church of St Mary has considerable aesthetic value primarily due to the enduring quality and visual appeal of its gothic architectural design. Considered in conjunction with its secluded and peaceful cemetery and the surrounding rural landscape, the church fulfills what many would consider to be a picturesque and rural idyll. The architectural flourishes inherent within its Decorated Style contribute to this design value, as do the choice of materials such as local flint cobbles. The memorials within the church and cemetery contribute to its artistic value, especially the war memorial by Henry Moore, which will be of high importance in its own right.
- Communal value: As an active parish church, St Mary's has considerable commemorative and spiritual value. The burial monuments within it and its cemetery contribute to this value given their commemorative function. The quiet and tranquil cemetery and wider rural environment are important to its communal value and the experience of the church as a place of commemoration and worship, as well as a local landmark.

Sensitivity to the development of the site

3.46 The sensitivity of the significance of the asset to the development of the site is **low**. This is because the site makes some contribution to the church's aesthetic and historical values as part of its rural hinterland, but that contribution is lower than other parts of the church's setting because intervisibility is limited and fleeting.

Potential harm to the asset

3.47 The risk of harm to the asset from the development of this site is **low**. This is because development would result in the loss of a minor part of its rural hinterland and diminish the extent to which the church could be experienced. Potentially greater harm to the asset's significance would be experienced if access to the site were undertaken via the historic trackway, which would affect the peaceful and tranquil environment of the church, which is important to its commemorative and religious function.

Level of effect

3.48 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.** This is because development would marginally affect its high historic illustrative and aesthetic values.

Options for sustainable development

3.49 In order to ascertain for certain what the visual impact of the development of the site would be on the significance of the

asset, it would be necessary to have verified views produced (both summer and winter) of the proposed development towards the church and from within its churchyard to help inform the final impact assessment.

3.50 The development should be designed to avoid and minimise harm to the asset. Therefore, it should ensure that the church remains the prominent building on the hilltop by keeping any development lower as it rises-up the hill slope. Another option would be to keep the highest part of the site as open space. Permanent access to the development site via the trackway by the church should not be permitted.

3.51 To help mitigate effects that are unavoidable, screening via vegetation could be considered. Whilst screening can in some instances also be harmful by being out of keeping with the historic character of the landscape, the proposed allocation site is currently agricultural land and the wider undeveloped landscape includes some ancient woodland and large areas of plantation, which could be used to inform the options for screening.

Shrubland Hall [NHLE ref: 1000155

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade I registered park and garden (RPG)	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high significance, but the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

3.52 Shrubland Park lies primarily within the Parish of Barham on the north side of the Gipping Valley, approximately 400m north of the site. The 175ha registered park is triangular and bounded by the old Norwich road to the west, Sandy Lane to the east, and to the north by fields. It is currently on the heritage at risk register – and has been for several years – as the built garden features and planting are significantly decayed and continue to decline.

3.53 The Shrubland Estate is thought to have originated with the building of the Old Hall by the Booth family in the early-16th century. The original hall, which was largely demolished in the 19th century, stood to the northeast of the current one in the area of Shrubland Hall home farm. A pair of estate cottages, originally a service range of Shrubland Old Hall, survive (now grade II listed: NHLE ref:) as does part of the 16th century chapel which has been incorporated into the 19th century Shrubland Old Hall (now grade II listed: NHLE ref: 1033240).

3.54 By the early-17th century, Shrubland Hall Estate had passed by marriage into the Bacon family. In 1770-72 they built the present hall (now grade II*: NHLE ref: 1033252) to designs by the architect James Paine. In 1788 the estate was bought by Sir William Middleton who commissioned the landscape architect Humphry Repton to suggest improvements, some of which were carried out. In the early-19th century, whilst still in the ownership of the Middletons, the landscape designer William Woods was brought in to modify the grounds; how many of his ideas were implemented remains unclear. Subsequently, the architect J P Gandy-Deering extensively remodelled both the grounds and Hall, to which pilasters, a new entrance and a conservatory were added.

3.55 Further remodelling of the house in the Italianate style took place in the late 1840s and early 1850s at the hand of the British architect Sir Charles Barry who added balustrades and a belvedere on the south-west tower. He also undertook the hard landscaping of the gardens, creating terraces to the south and west of the hall, much of which survives today and includes several listed structures. Sir William Middleton, who was responsible for the Italianate remodelling of the house, also developed an elaborate and complex collection of gardens by the Hall and at the foot of the escarpment on which it stands. These were created in conjunction with his nationally renowned head gardener Donald Beaton (who remained in charge at Shrubland until 1852). Many of the key views in the park are west through these gardens and terraces and northwest towards the plantations. Here, a 3-storey viewing tower (now grade II listed; NHLE ref: 1033242), which originally stood beyond the park boundary, was constructed as an 'eyecatcher' in the landscape. The remainder of the estate is largely open parkland interspersed with mature trees, although there is some agricultural land to the northeast.

3.56 After his death in 1860, Sir William's cousin Sir George Nathaniel Broke Middleton took over the estate which in 1882 passed to his niece and her husband James St Vincent, fourth Baron de Saumarez. During this period, the imminent Irish gardener William Robinson was consulted on modernising some of the planting, some of which survives.

3.57 The Hall was used as a convalescent home during the First World War and the Old Hall was a brigade HQ during the Second World War. In 1965 a health clinic was established in the Hall by the sixth Baron de Saumarez; it closed in 2006 and the house and estate were put up for sale. In 2010 was sold in 42 lots, with the hall being purchased by the British Institute of Technology & E-commerce (BITE) who used it as residential accommodation. It was then converted to a luxury hotel, which closed in 2015.

3.58 The principal house stands towards the centre of the RPG on a steep escarpment that runs southeast - northwest through the park. Views towards the preferred site are curtailed by the building's orientation (it faces northwest – southeast) and interrupted by shelter belts. There are further shelter belts along the southern perimeter of the parkland that help maintain privacy within the parkland, although there are several public footpaths that run through it today.

3.59 The gardens, plantations and parkland form the setting for the 22 listed structures within the site. The parkland itself retains a largely rural setting – which includes the preferred site – but this could barely be experienced from the areas publicly accessible due to the tree cover. However, the top of the tower of Barham Church – located beyond the site – could just be made out in some very long-range views. The possibility that there are views from higher, private areas cannot be ruled out but would likely be very limited.

Figure 3.6: Shrubland Old Hall (looking east)



Figure 3.7: Shrubland Hall parkland



The southern extent of Shrubland Hall Parkland, taken from the public footpath beneath the escarpment looking south towards the site

Significance of asset

3.60 The significance of the asset is **high**. It derives from:

- Evidential value: Shrubland Hall RPG may contain archaeological remains relating to the development of the park, as well as that of the area prior to its use as a park (e.g. Roman remains as discussed in the section on archaeological potential). It also provides evidence of the networks of power that existed in the area during the medieval and post-medieval period.
- Historical value: The park and buildings/structures within it have a high historical illustrative value as a well-preserved example of a country house and park, the evolution of which may be traced in the extant features. As such, it illustrates the cycle of wealth and social interests of the elite and the transition between medieval (e.g. manor and deer park) and post-medieval estates (e.g. private rural retreat with pleasure gardens). The park also has a high associative value as a result of the prominent families that owned it and the nationally important figures involved in the landscaping of the park and design of the buildings within it.
- Aesthetic value: The park and buildings/structures within it have a have a high design value, both individually and collectively; together the group value is even higher.
- Communal value: Although privately owned, the parkland has some public footpaths meaning that is has some communal value as a recreational space for walkers.

Sensitivity to the development of the site

3.61 The sensitivity of the significance of the asset to the development of the site is **low**. This is because the site forms part of the park's rural setting and helps make the park legible as a country estate, but it does not appear to form part of the setting of any key features or to be likely to disrupt any spatial/visual relationships (i.e. it is not visible in designed views/vistas).

Potential harm to the asset

3.62 The risk of harm to the asset from the development of this site is **low**. This is because development of the site would result in a minor loss of rural landscape that does not appear to be visible in current long-range views, but which may become visible if developed (and thus also has the potential to affect intervisibility between the parkland and the Church of St Mary). This setting change would have a minor effect on the park's legibility as rural estate but would not affect any of its key spatial, functional or visual setting relationships.

Level of effect

3.63 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-**

medium. This is because development of the site may be experienced as a very small and distant part of this asset's surroundings, affecting the estate's rural character to a minor extent.

Options for sustainable development

3.64 In order to ascertain for certain what the visual impact of the development of the site would be on the significance of the asset, it would be necessary to have verified views produced (both summer and winter) of the proposed development from the parkland to help inform the final impact assessment.

3.65 The height, design, materials and spatial layout of the proposed development should be carefully considered to see if they can be used to help reduce the visibility of the development at all. Screening of the development via vegetation might be an appropriate option in this instance to mitigate any visual harm.

Non-designated assets

Barham Hall LUC ref: ND1

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
Low	Low	Low	Low
Non-designated asset of local importance.	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of low significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

3.66 Barham Hall – not to be confused with the grade II listed Barham Manor (NHLE ref: 1033248) c.500m to the east, which is in fact the old manor home farm – stands to the south of Barham Church. It is slightly set back from Church Lane and at a lower ground level, so that only the top of the building – a large Victorian villa – is visible from the road. The Barham Tithe map (1841) depicts the hall as a small T-shaped building set within an L-shaped plot of land, accessed via a track to the west that continues north to the church and on to Shrubland Hall. The track also ran around to the south of Barham Hall and on to a series of buildings – most likely service ranges – laid out in a courtyard plan with a large pond between two of them. To the west of the house the map shows another pond within an area of parkland that adjoins some woodland now known as the Slades, an area through which a historic track ran on to Claydon. Another pond is depicted to the north of the house. A large field adjacent to the grounds is referred to as 'park field' and on later maps includes some scattered trees suggestive of parkland.

3.67 By the time of the 1st edition OS map (1884), substantial changes had been made to the hall and its grounds. The house is now L-shaped and much larger, although whether that is because the earlier building was demolished or enlarged is unclear. The drive to the house has been moved further west, although it still connects through to St Mary's Church. The pond to the north of the house has been infilled and to the south of the house are a series of terraced gardens and pathways, which later Google Earth imagery indicates led to 'park field' and onto the Slade. The courtyard complex of buildings to the east of the house have also been replaced with a smaller complex of buildings, including two glasshouses and what later maps refer to as the Gardeners Cottage.

3.68 An older manor is known to have stood on the same site as the present Barham Hall[25] and the current house retains a 16th century garden wall (running along Church Lane) that belonged to the original house. This wall (which is now grade II listed, NHLE ref: 1033289), includes a blocked entranceway above which the Arms of the Southwell family are inscribed. The Southwells were an eminent family who owned the Hall from the mid-13th century and have a strong association with the Church of St Mary, where some of them are buried. The family also had strong ties to the Bacon family at Shrubland Hall.

3.69 Barham Hall was reportedly sold to the Lambe family in 1655 and shortly thereafter passed to Dr. Wood, Bishop of Lichfield.[26] Its ownership throughout the 18th century is unknown but the Tithe map apportionment states that Barham Hall and the land forming the site belonged to Joseph Burch Smyth (High Sheriff of Suffolk).

3.70 Today, the setting of the hall remains largely unchanged from that shown on the 1st edition OS map. The Church of St Mary and some of the surrounding agricultural land around, which formerly belonged to Barham Hall, form part of the hall's setting and are visible from the grounds and hall. The preferred site (LA001), however, does not appear to be visible due its siting further along the hill ridge and down the northwest hill slope behind the church. Vegetation within and around the church cemetery further obscures the site from the upper floors of the hall and its grounds, which are already screened to some extent by their own planting and the Tudor boundary wall.

[25] W. M. Lummis (1934). Barham Shrubland Park Coddenham. Suffolk Institute of Archaeology and History. Vol. 22 (1), p. 131 – 135.

[26] *ibid*

Figure 3.8: Barham Hall – east and north elevations



Barham Hall and the listed 16th century wall looking southwest (from east of the church across Church Lane)

Figure 3.9: Barham Hall ancillary buildings



The garden cottage and other late 19th century buildings associated with Barham Hall looking southeast (from east of the church across Church Lane)

Significance of asset

3.71 The significance of the asset is **low**. It derives from:

- Evidential value: The hall has some limited evidential value in its historic fabric and construction and as part of the networks of power that controlled the area in the post-medieval period. The grounds may also contain archaeological remains relating to earlier phases of the manor and its estate.
- Historical value: The primary heritage value of the hall is in its illustrative value as a well-preserved, high-status Victorian villa set in private, landscaped grounds. The hall also has group illustrative value with the listed church, garden wall, Barham Manor and the wider agricultural landscape (which it owned), and this value is greater than that of the building's illustrative value in itself. The building has some limited associative value through its known owners.
- Aesthetic value: The hall has some design value as an architecturally polite, but unexceptional, Victorian villa of some size set within a generous and secluded plot. The hall's landscaped grounds make a significant contribution to this value.

Sensitivity to the development of the site

3.72 The sensitivity of the significance of the asset to the development of the site is **low**. This is because the preferred site has a historical association with the asset, but this relationship is not legible on the ground given the intervening topography and vegetation and subsequent division of ownership from the building.

Potential harm to the asset

3.73 The risk of harm to the asset from the development of this site is **low**. At present the site is not visible because it occupies a hill side that slopes downhill beyond the church; however, the introduction of development may mean that upper storeys of buildings at the top of the hill slope become visible from the asset. To a certain extent, the ability to see this development would only affect the visual amenity of the asset, but as the site was part of the manor's landholding it would affect the contextual relationship between the two. If access to the site was to be created via the trackway off Church Lane there is also the possibility that this would result in additional traffic noise and light pollution, changing the quiet, rural environs of the asset.

Level of effect

3.74 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low.** This is because it would result in a minor change to the way that the building is understood and experienced.

Options for sustainable development

3.75 To avoid noise and light pollution, the historic trackway opposite Barham Hall should not be used to provide access to the site.

Cumulative effects

Combined impacts with other allocation sites or consented applications

Archaeological potential (for the Bronze Age to Anglo-Saxon settlement)

3.76 Overall, a low to high effect has been identified in relation to the archaeological potential of the site. However, there is a known Bronze Age to Anglo-Saxon settlement around the Church of St Mary and the potential loss of remains relating to this complex, which is at least of regional significance, would result in a medium to high level of effect. Known evidence for this settlement extended into LA001 but was removed by quarrying that is on-going in area where further related archaeology has been recorded. Further evidence for the multi-period settlement has been attested in LA002 to the south of the site, and during the on-going quarrying of the Sandy Lane pit to the northeast of the site. Settlement remains may extend into LA003, but the northern part of the site has not been subject to any investigation. A geophysical survey of the southern part revealed field systems, most likely associated with the settlement.

3.77 All three proposed allocation sites therefore potentially contain archaeological remains relating to the same multi-period settlement. These remains would be removed or severely damaged by development of each site and development of any combination of the site would lead to a greater cumulative loss of the evidence for the settlement. The full extent of the settlement is unknown, but on present evidence the in-combination effects of the three developments would remove most of it, leaving some in-situ to the north and east of the church. As some of the settlement would remain then the level of effect would remain medium-high, albeit towards the higher end of the scale.

3.78 Development of LA001 and LA003 would have a lower cumulative effect as it would leave much of the main settlement area, which lies within LA002, intact alongside the remains around the church. The effect of this would still be medium-high, but would be towards the lower end of this scale.

Church of St Mary

3.79 The development of LA001 has been identified as having a low-medium overall level of effect. If it were developed in conjunction with LA002 then this would result in the loss of a larger area of the church's rural setting and a greater amount of noise and light pollution would accompany the built form that was introduced in its place. There is also greater potential for the prominence of the church to be challenged due to the increased density, intensity and proximity of the combined development. The risk of harm to the asset from the development of LA002 is higher (see Chapter 4) than for LA001, and so cumulatively this would amplify the harm, resulting in an increase in the overall level of effect to medium-high.

3.80 The risk of harm to the asset from the development of LA003 is low and whilst the level of harm resulting from LA001 would be amplified by the development of LA003, the overall level of effect would remain low-medium.

3.81 Development of LA001, LA002 and LA003 would result in an even greater loss of the church's setting and a higher impact on the asset's significance. Cumulatively this level of effect would be greater than just LA001 and LA002 or LA001 and LA003, but the overall effect of the development of all three sites would remain medium-high.

Shrubland Hall RPG

3.82 The risk of harm to the significance of Shrubland Hall RPG has been assessed as low if LA001 is developed, and the same potential level of harm has been identified in relation to LA002. Cumulatively, the developments would result in a higher level of harm to the asset, but the level of effect overall would remain low-medium.

3.83 In addition to these two sites the following development has been consented within the setting of Shrubland Hall:

- DC/17/03026 - Erection of two dwellings and creation vehicular access.

3.84 This development will be located immediately adjacent to the southern boundary of the RPG on the opposite side of Sandy Lane. Given the nature of the development and woodland shelter belt at this park boundary, the ability to experience the development from the RPG is extremely limited. However, the development may be visible in conjunction with the RPG along Sandy Lane. There is already some modern development in this location, but it is set back from the road and largely screened by vegetation, which helps to maintain a rural character and make the park legible as a country estate. The new development may have a minor effect on this but would not raise the overall level of effect of LA001.

3.85 There are two other consented developments behind this one – application ref: DC/18/00602 (erection of one and a half storey dwelling with formation of new vehicular access and parking provision) and application ref: 2365/15 (erection of two-bedroom bungalow in sub-divided garden with construction of new vehicular access). However, these are both low in height and unlikely to be experienced in conjunction with the RPG. There is also a further development off Norwich Road, opposite the main entrance to the RPG (planning application ref: 0191/17 - erection of 23 dwellings, garages, parking, drainage, Estate Road, Public Open Space and associated external works). This again would be set back behind existing development and vegetation meaning that it should not be appreciable from or in-conjunction with Shrubland Hall.

3.86 In-combination development of LA001 and LA002 as well as planning application ref: DC/17/03026 would result in a greater cumulative effect than individually, but the overall change would be minor, and its level of effect would be low-medium. The same is true if either just LA001 or LA002 were developed in combination with the consented development.

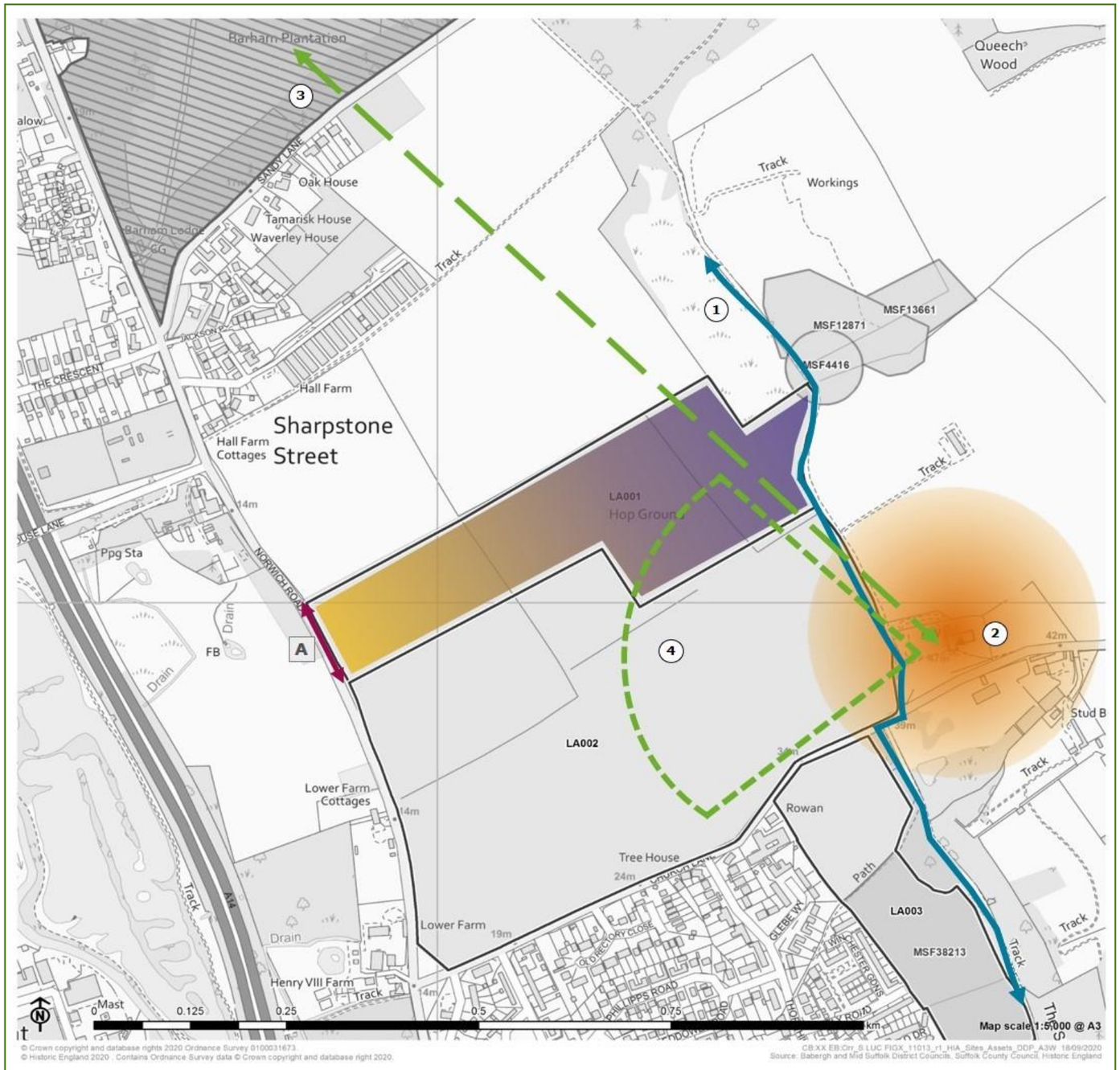
Barham Hall

3.87 In relation to the assessment of LA001, a low-level risk of harm to the heritage significance of Barham Hall has been identified as the result of development. A low level of risk of harm has also been identified in relation to the development of LA002 and LA003, with LA002 having the greatest effect. Any combination of the three developments would result in a higher level of harm to the asset, but even cumulatively the level of effect would remain low overall.

Impacts on groups of heritage assets

3.88 There is an associative, spatial and visual relationship between the Church of St Mary's, Shrubland Hall RPG and the non-designated Barham Hall. The development of LA001 has been assessed as having a low-level risk of harm to each of these assets. Cumulatively, the harm to these assets as a group would be greater than individually, but that level of harm remains low. Given the high grade of the designated assets, this would result in an overall level of effect of low-medium.

Figure 3.10: LA001 Barham/Claydon options for sustainable development



Historic Environment Considerations

1. Historic route adjacent to the site. This is currently a quiet lane that runs alongside the church. If this were used as the principal access route into the site there is potential for harm to the listed church through changes to its setting as well as physical change to the historic trackway itself.

2. The grade I listed Church of St Mary. The church occupies an elevated position in the landscape within a private and tranquil setting, pursuant to commemoration of the deceased and spiritual reflection. There is potential for the development of the site to affect the significance of the church through changes to its setting that affect our experience of the church and challenge its prominence in the landscape.

3. Potential intervisibility between the grade I registered Shrubland Hall park and garden and the church, illustrative of a historic associative relationship between the two assets. This relationship would need further assessment if development were to take place on the site to ensure that it was not harmed.

4. It is possible to occasionally glimpse the agricultural fields around the church from within the churchyard, which adds to its sense of seclusion and tranquility and emphasises its role as a rural church.

Options for Sustainable Development

A. Access to the site from the west would avoid harm to the historic trackway (1) and help reduce harm to the significance of the church through changes to its setting.

B. Similarly, concentrating development to the western edge would help avoid or reduce setting change to the listed church. The visual impact of any development in the eastern half of the site should be informed by verified views to ensure the prominence of the church in the landscape is retained.

   There is less archaeological potential in the western area as well, and so concentrating development here would minimise the chances of harming archaeological evidence relating to the historic settlement (which was concentrated on the ridge to the north of the church).

Chapter 4
LA002 Barham/Claydon

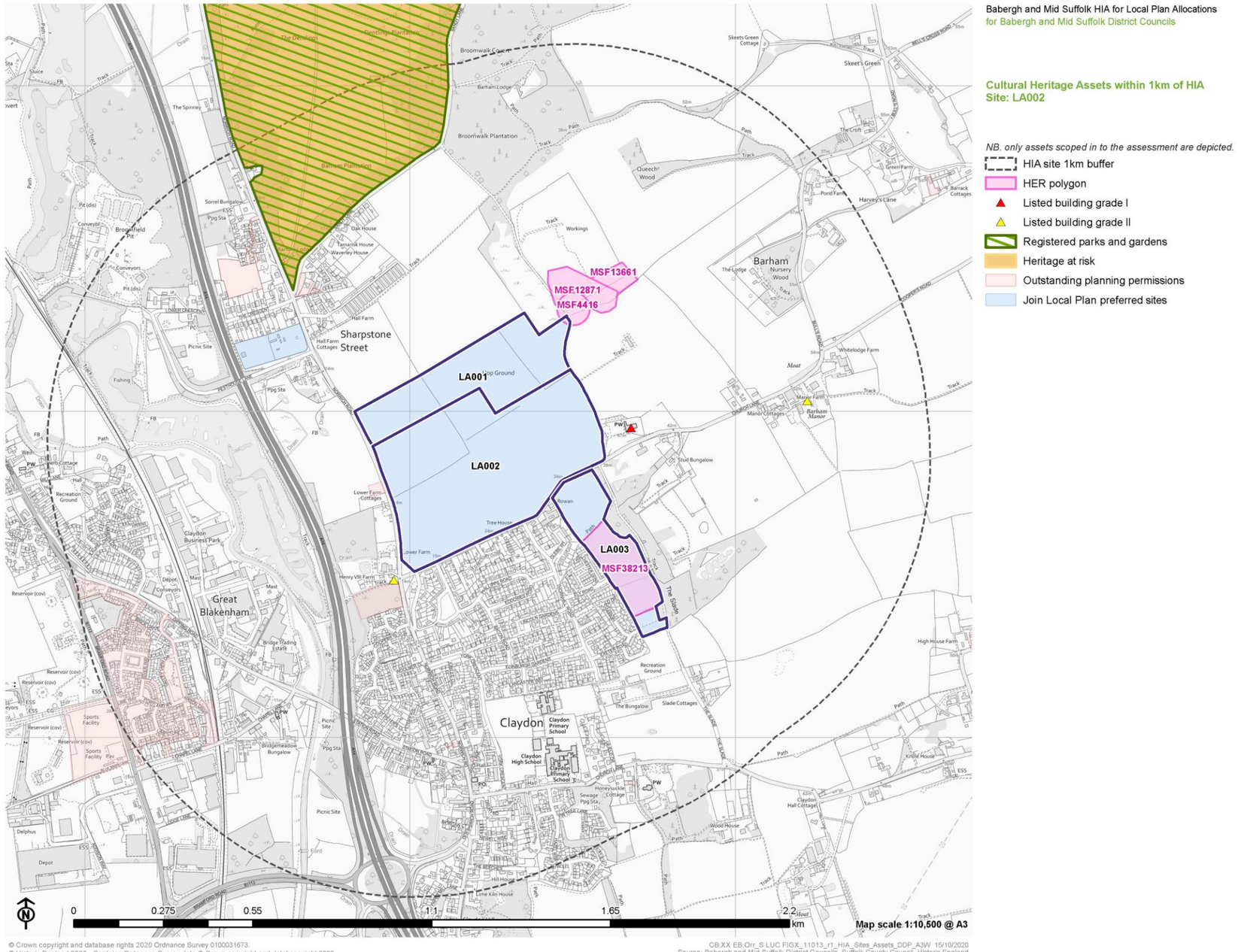
Site description

4.1 The preferred site is situated to the west of Barham, c.250m to the east of the River Gipping. It comprises an irregular plot of agricultural land rising gently west to east. The site lies immediately west of Barham parish church, but Barham village is over 1km to the northeast. The village of Claydon – or at least its modern extent – is closer, lying immediately south of the site. The site is bounded by Norwich Road to the west, Church Lane to the south and a public bridleway (that runs north to south) to the east. To the north is agricultural land that forms the site LA001.

4.2 There are no designated heritage assets within the site, but the grade I listed Church of St Mary stands immediately east of the site. Directly west of the site stands Henry VIII Farm, which is grade II listed. Approximately 540m north of the site lies Shrubland Hall, a grade I registered park and garden. The heritage significance of all these designated assets has been identified as being sensitive to setting change in the event of the site's development. All other nearby designated heritage assets have been scoped out of the assessment (see separate Stage 2: HIA asset scoping report).

4.3 The SHER records one non-designated asset within the site – a cropmark complex (SHER ref: MSZ27225) – as well as multiple findspots of various date. The latter are not individually assessed but are considered in relation to the archaeological potential of the site. Desk-based research identified Barham Hall, which stands approximately 140m northeast of the site, as a non-designated asset potentially sensitive to setting change.

Figure 4.1: LA002 site boundary and assets map



Heritage assets within the site

Designated assets

4.4 There are no designated assets within the preferred site.

Non-designated assets

Cropmarks of enclosures, trackway, ring-ditch and linear features [SHER ref: MSZ27225] Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
Medium	High	High	High
Part of a complex of non-designated assets of regional or higher importance	The asset is highly sensitive to physical change.	The significance of the heritage asset would be lost or substantially harmed by the development.	Asset is of high or medium significance and the magnitude of change is likely to be of such a scale that the significance of the heritage asset would be substantially harmed.

Description

4.5 The SHER indicates that part of a large complex of cropmarks located to the west, north and east of the Church of St Mary extend into the eastern end of the site. The cropmarks are thought to be multi-period, an interpretation supported by a small-scale excavation during the extension of the church's cemetery, which identified Late Iron Age, Roman, and Saxon settlement activity. The cropmarks include a possible curvilinear enclosure up to 125m wide; it is of unknown date and has been truncated by the churchyard. A second smaller curvilinear enclosure measuring 38m in diameter is located 15m to the north, but is partially masked by geology. Other features within the complex include some linear ditches and several pits. To the west of the churchyard is a trackway 120m in length and 10m wide and to the west of this is a possible ring-ditch 16m in diameter, which may represent a ploughed out Bronze Age round barrow.

4.6 The cropmarks represent part of a multi-period settlement on Gipping Hill that is otherwise attested by extensive finds evidence and archaeological remains that have been partially investigated, and partially lost as a result of quarrying activity (see the discussion of archaeological potential for more information).

Significance of asset

4.7 The significance of the asset is **medium**. Desk-based analysis suggests that the cropmarks form a component of a multi-period site evidencing 4,500 years of occupation (albeit not necessarily continuous) and that they would be of medium or high value. This would be because of their:

- Evidential value: The cropmarks contain evidence that can inform our understanding of the evolution of a settlement from the Bronze Age through to Anglo-Saxon periods.

Sensitivity to the development of the site

4.8 The sensitivity of the cropmarks, which are likely part of a larger complex of buried features with no surface expression, to physical change is **high**.

4.9 In terms of setting, the earlier prehistoric phases of the settlement are located on the hill ridge, a position that may have been important to its function, especially if burial mounds were present as suggested by the place-name evidence and cropmarks. Burial mounds were often sited prominently in order to be visible markers in the landscape not just for ritual/ commemorative reasons, but also as territorial or way markers. These monuments could accrue new importance for later communities and often became the focus of subsequent commemorative spaces, as evidenced nearby at the Old Shrubland Hall Quarry Anglo-Saxon site where the cemetery appeared to be focused around earlier prehistoric burial mounds. A similar pattern may be expected at Barham, given the complex cropmarks around the church and the known Anglo-Saxon cemetery at the Old Sandy Pit Lane, which sits atop the hill ridge. The spatial relationships between the medieval assets – the earthworks, moated site, and church - are also important in contextual terms, although there are at present no visual relationships between these assets.

4.10 At present because the extent and character of the cropmarks remains uncertain it is not possible to properly understand the contribution made by setting. Further consideration will be required at a later date, although given the buried and primarily evidential nature of most of the archaeology the contribution that setting makes - if any - is likely to be limited.

Potential harm

4.11 The risk of harm to the asset from the development of this site is **high**. This is because whilst only the cropmarks are only partially within the site, those parts that are would be lost or severely damaged by development.

Level of effect

4.12 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on this asset is **high.**

Options for sustainable development

4.13 A staged approach will be required to further establish the nature and extent of the archaeological deposits within the site and their significance (e.g. evidential value). It is understood from the SHER that a programme of geophysical

survey and trial trench evaluation are already proposed. This would inform the need for, and nature of, any mitigation. Typically, mitigation includes designing development that can avoid or reduce the loss of archaeology and/or the recording of archaeological features via a watching brief, further targeted evaluation, or excavation, to help off-set the loss of significance for assets of low to medium value. High value assets require preservation in situ, even if not designated.

Archaeological potential

4.14 The BGS online viewer[27] indicates that the site bedrock is Newhaven Chalk. This was formed approximately 72 to 86 million years ago in the Cretaceous period when the area was dominated by warm shallow seas. The superficial deposits overlying this vary, and in the central area none are recorded.

4.15 To the west of the site are undifferentiated River Terrace Gravels formed up to 3 million years ago when the local environment was dominated by rivers. This band of gravels is mapped as a continuation of those quarried at Broomfield and Eastall's (aka. Railway Crossing) pits located c.720m northwest of the site. Both pits have produced Palaeolithic (c. 800, 000BC to 12,000BC) finds (SHER ref: MSF4397 and MSF4399) with the Broomfield field also revealing human remains (SHER ref: MSF4397) and a possible Palaeolithic deposit (SHER ref: ESF27152). Eastall's Pit also contained Mesolithic flintwork within a black deposit over 45cm thick (SHER ref: MSF4400) and animal bones (SHER ref: MSF11360) that were dated broadly to the Palaeolithic – Mesolithic period. Other Palaeolithic and Mesolithic flintwork has been recovered in the wider area (SHER ref: MSF4448 and MSF4455). This suggests that there would be a high potential for the recovery of early prehistoric finds – and potentially even buried deposits.

4.16 East of this deposit, no superficial deposits are recorded then further uphill there is an area indicated to include two deposits – sand and gravel, and diamicton - of the Lowestoft formation, which were formed up to 2 million years ago when the local area was subject to glacial conditions resulting in dry land erosion. These deposits give way to a second bar of river sand and gravel, belonging to the Kesgrave Catchment subgroup that were formed up to 3 million years ago in fluvial conditions. It is this deposit and the Lowestoft sand and gravel that have been subject to quarrying at the Old Sandy Lane and current Sandy Lane pits, leading to the excavation of part of the prehistoric and Roman phases of settlement (discussed above). The alluvial deposits in the site provide a good opportunity to undertake geoarchaeological and palaeoenvironmental research and further our understanding of the development of the River Gipping and the surrounding landscape.

4.17 There is less evidence for Neolithic activity in the area, but it would have remained an attractive location for the hunter-gathers and early farmers of this period. A Neolithic flint axe was found near Barham Church (SHER ref: MSF4398) c. 190m to the east of the site and another Neolithic worked flint (SHER ref: MSF4403) was recovered to the south of the site in Claydon. Even further south, near Claydon Parish Church, an important discovery of structured Neolithic deposits (SHER ref: MSF21948) was made. These comprised a possible burial in a c. 3m deep pit (possibly of natural origin) that appears to have had a revetment dug – and later recut – at the top. To the north, beyond the study area, Neolithic settlement activity has also been attested on the River Gipping Terrace near Combretovium. The potential for Neolithic settlement activity therefore appears low, but there is a risk that any unexpected remains could be of more than local significance.

4.18 From the late prehistoric period on there is evidence for a multi-period settlement on Gipping Hill. The earliest phase of settlement appears to date to the Late Bronze Age (c. 2,500 – 800 BC) and, in addition to the cropmark of a possible ring ditch within the proposed allocation site settlement remains, including a house, two ovens/ furnaces and pit containing pottery, have been recorded (SHER ref: MSF12871) approximately 200m to the northeast of the site at Sandy Lane Quarry.

4.19 The settlement appears to have continued throughout the Late Iron-Age (800 BC – 43AD) to Roman periods (AD 43 – 450) as, in addition to extensive finds evidence, several post-built structures – including round houses - and enclosures (SHER ref: MSF4418 and MSF21708) were also identified during works on the Sandy Lane Pit. Numerous small prehistoric pits – possibly of Iron Age date – were found to contain what has been interpreted as the truncated remains of whole pots, and other pits displayed unusual finds distribution that may be indicative of 'special' or 'structured' deposition. A late 1st or early 2nd century Roman pottery kiln and associated quarry/clay extraction pits were also recorded. This was used to produce local grey ware pottery, presumed to have supplied the nearby Combretovium, a large Roman settlement (now scheduled) around 2km to the northwest of the site. As with the Bronze Age phase of settlement, this phase of activity appears to extends into the proposed allocation site given the cropmark evidence and results of the cemetery excavation, which included a series of Late Iron Age pits and pottery (SHER ref: MSF4423) and Roman ditches, post-holes and finds (SHER ref: MSF4424).

4.20 One report indicates that trial trench excavations were undertaken in the field immediately north of the Church in the 1950s to investigate the presence of Roman surface finds. No structures were identified but apparently two roads, associated with finds of a 1st century coin, entrenching tool or mattock,

[27] http://mapapps.bgs.ac.uk/geologyofbritain/home.html [accessed 16.07.2020]

and part of the skeleton of a horse and other animal remains, were later found in the area – or nearby - by Basil Brown. Unfortunately, it is unclear if the author of the report on this is referring to this discovery being in the same field next to the church (which may not be the case given the evidence for cropmarks), or elsewhere as Basil Brown was also involved in investigating the Old Sandy Lane Pit remains. The roads were traced towards Baylham and Coddenham respectively, with the route of the first thought to have been from the main Caister-Norwich-Colchester road through Shrublands park (where Roman cremation urns were found in the sheepwalk ' during the war, as well as by the entrance near the junction of Norwich Road and Sandy Lane (SHER ref: MSF4411) south past the Barham site, on to Whitton Castle Hill villa near Ipswich and to have terminated at the Roman coastal settlement near Brackonbury fort, Felixstowe. Reportedly much of the distance is marked by old tracks and may include Slade Lane to the south of the site, as Roman material was recovered near there.

4.21 Early medieval (AD 410 – 1066) activity is also attested as part of this multi-period site, which is perhaps not surprising given that village's name may be derived from 'Bergham', Old Saxon for 'the place of barrows'. This derivation further suggests the presence of prehistoric (or later) burial mounds in the area, but it should be noted that Barham could also mean 'homestead or enclosure on a hill'. The key evidence for early medieval activity is a cemetery containing both adult and child burials, which was identified during the working of the Old Sandy Lane Pit (formerly Chapel Fields), adjacent to the site. There is reportedly a tradition that a battle between Saxons and Danes was fought on Barham, but this does not appear to be supported by the osteoarchaeological or other evidence, and the favoured interpretation is that these were Christian burials associated with a wooden church. Further evidence of 6th century Saxon domestic activity was attested in the Barham Church excavation and it is likely that some of the cropmarks around the church date to this phase. As for the previous periods there is extensive finds evidence in the area, which indicate activity up until the 9th century, the distribution of this evidence places the Saxon settlement within the site. A review of these finds as part of the Viking and Anglo-Saxon Landscape and Economy (VASLE) project found that in addition to normal domestic activity typical within the region, there was some continental trading activity. Excavations of a nearby Anglo-Saxon sites at Shrubland Hall Quarry and Vicarage Farm, Coddenham, produced similar assemblages suggesting that together they may have formed a network of rural marketplaces outside of Ipswich, possibly associated with important ecclesiastical or estate centres.

4.22 That the settlement continued into the medieval (AD 1066–1485) and post-medieval (1485 - present) periods, albeit with a minor shift in location, is best attested by the survival of the Church of St Mary (Grade I listed) and the surrounding manor and farm buildings. The earliest phase of the current church building dates to the c. 1300 but a church at Barham is recorded in the Domesday book (1085-6) and the building appears to reuse some Saxon stonework. In addition to the church, a group of important medieval finds have been found south of the proposed allocation site (SHER ref: MSF12171) and there is an area of earthworks (SHER ref: MSF16606) directly by the proposed allocation site, on the opposite side of Norwich Road, which are indicative of medieval tofts, the plots on which medieval buildings would have stood. However, a number of small evaluations undertaken in and around this area in 2019 and 2020 only revealed a couple of ditches and stray finds of medieval post-medieval pottery.[28]

4.23 A short distance south of the purported earthworks stands the 16th century Henry VIII Farmhouse (Grade II listed NHLE ref: 1352049), formerly Lower Farm, which the Tithe map indicates was once within the ownership of Barham Hall. The Tithe map also show that immediately south of the farmhouse there was an area of houses (quite sizeable and with a circular driveway), as well as gardens and ponds owned by the Church and occupied by the rector of that time, William Kirby, who was also an eminent naturalist and entomologist. The address is given as lawn moat lane, and the houses are sited within what may be two arms of a square moat (SHER ref: MSF21634) fed by drainage channels connecting to the River Gipping; although the moat, may simply be a pond or extension of the drainage network. The 1st edition OS map shows that these houses had been demolished and replaced by much smaller buildings later marked as Cedar Tree Farmhouse (presumably in reference to the famous cedar tree under which Kirkby reportedly sat and studied butterflies and moths and which is not depicted on the Barham village sign). At the same time a new rectory is depicted further north along Church Lane; it later became a nursing home before being replaced by the extant modern development around Old Rectory Close.

4.24 Another medieval moated site (SHER ref: MSF4414) is reportedly associated with the 16th century Barham Manor (Grade II listed NHLE ref: 1033248), located at the top of Church Lane; however, this is not the manor proper having formerly been a farmhouse. This second moat lies in a field owned by Barham Hall, not Barham Manor, and is more likely to have been a pond, the function of which remains unclear. Barham Hall is a late 19th century building (externally at least), directly south of Barham Parish Church. It appears to have replaced (or encompassed) an earlier building shown by the Tithe map to stand in the same location, however, the earlier 16th century garden wall (now Grade II listed – NHLE ref: 1033289) remains extant. To the east of the house are three

[28] https://www.archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1166114&recordType=GreyLitSeries and https://www.archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1180665&recordType=GreyLitSeries [Accessed 30.07.2010]

late Victorian buildings that replaced a courtyard arrangement of buildings shown on the Tithe map. The fields forming the site are recorded as belonging to the manor either forming part of its direct landholding, or part tenanted to Henry VIII Farm. This land use and system of tenure probably originated in the medieval period meaning that the group of cropmarks in the site cannot evidence this period or later, although review of Google aerial imagery shows that some further amorphous cropmarks that may represent former field boundaries and changing geology. Review of LiDAR did not result in the identification of any additional features.

4.25 The SHER includes an outline record for a geophysical survey and evaluation (SHER ref: ESF24520) on the proposed allocation site, but the extent and findings of this investigation are unknown. However, survival of features is likely to be good in the areas that have not been subject to quarrying/ landfill activity, as the features recorded at the Sandy Lane/ Barham Pit were relatively well preserved despite some quite heavy vertical truncation.[29] Review of LiDAR and Google earth imagery revealed no clearly identifiable features other than former field boundaries.

Significance

4.26 Any geoarchaeological and palaeoenvironmental remains are likely to be of low to medium importance, given their ability to further inform our understanding of the development of the River Gipping and surrounding landscape. The geology also indicates a high potential for early prehistoric finds, albeit primarily of ex-situ provenance. The evidential value of any ex-situ finds would vary depending on their form and number (isolated finds would be of low value but a large collection may be regionally, or, in some cases, even nationally, important).

4.27 The value of any Neolithic settlement activity would also lie in the nature and extent of its ability to inform our understanding of the period; but transient settlement remains are likely to be of be of low value, while more permanent remains, particularly if they form part of the Gipping Hill multi-period settlement or include highly structured deposit's similar to that found nearby in Claydon, would be of higher value.

4.28 Further remains relating to the Bronze Age to Saxon settlement are highly likely. Some of the individual components that appear to make up the settlement (e.g. the prehistoric and Anglo-Saxon burials, evidence for Anglo-Saxon settlement, and associated finds assemblages) are of regional importance, and collectively their group value in providing information of the evolution of that area is greater, potentially of national significance. However, the site at Barham has been subject to extensive quarrying activity and only partial piece-meal excavation meaning that it may no longer have as much ability to inform our understanding as much as it once might.

4.29 Medieval or post-medieval activity within the site is likely to be agricultural in character and therefore only of low evidential value.

Sensitivity to the development of the site

4.30 Any hitherto unknown geoarchaeological and archaeological remains within the site would have a high sensitivity to physical change as a result of development.

4.31 In terms of setting, the earlier prehistoric phases of the settlement are located on the hill ridge, a position that may have been important to its function, especially if burial mounds were present as suggested by the place-name evidence and cropmarks. Burial mounds were often sited prominently in order to be visible markers in the landscape not just for ritual/ commemorative reasons, but also as territorial or way markers. These monuments could accrue new importance for later communities and often became the focus of subsequent commemorative spaces, as evidenced nearby at the Old Shrubland Hall Quarry Anglo-Saxon site where the cemetery appeared to be focused on earlier prehistoric burial mounds. A similar pattern may be expected at Barham, given the complex cropmarks around the church and the known Anglo-Saxon cemetery at the Old Sandy Pit Lane, which sits atop the hill ridge. The spatial relationships between the medieval assets – the earthworks, moated site, and church - are also important in contextual terms, although there are at present no visual relationships between these assets.

4.32 However, at present because the extent and form of any in-situ archaeological remains within and around the site remains unknown it is not possible to properly understand the contribution made by setting. Further consideration will be required at a later date, although given the buried and primarily evidential nature of most of the archaeology the contribution that setting makes - if any - is likely to be limited.

Magnitude of change / risk of harm

4.33 Development would either entirely remove or severely damage any archaeological remains within the site, resulting in substantial harm to their heritage significance (evidential value). It may also affect the legibility of the topographical siting of the settlement and certain features within it to a limited extent.

4.34 The effect of development on the geological deposits would depend on the depth of groundworks (e.g. basementing) and the extent of their loss in relation to the wider geological strata but is likely only to result in limited

[29] Martin, E., Pendleton. C, and Plouviez, J. (2006) Archaeology in Suffolk 2005. Proceedings of the Suffolk Institute of Archaeology and History. Vol. 41 (2), p. 231-264

vertical and horizontal truncation. Therefore, the effect to the geological deposits would be lower.

Level of effect

4.35 There would be a low to high level of effect depending on the significance of the geoarchaeology and hitherto unknown archaeology (if any) present.

Options for sustainable development

4.36 A staged approach will be required to further establish the nature and extent of the geological deposits within the site and their evidential value, as well as the presence/ absence of archaeological deposits and their significance. A geological deposit model and geophysical survey may therefore form the initial stage of investigation. Based on the findings of these, targeted trial trenching with a geoarchaeological component would likely be required. This would inform the need for, and nature of, any mitigation. Typically, mitigation includes designing development that can avoid or reduce the loss of archaeology and/or the recording of archaeological features via a watching brief, further targeted evaluation or excavation to help off-set the loss of significance for assets of low to medium value. High value assets require preservation in situ, even if not designated.

Historic Landscape Character

Description

4.37 The HLC data records the proposed allocation site as comprising pre-18th century irregular enclosures. Many of these were in existence by the medieval period, although they could be earlier (especially given the evidence for earlier settlement in the immediate area). These enclosures are typical of the area and common in Suffolk, much of which comprises 'ancient countryside'[30]. Comparison with the 1840 Barham Tithe map shows that there has significant loss of the original field boundaries as the fields have been amalgamated. However, the two boundaries running north to south across the site and that bounding the site to the east along the lane, do align and with those shown on the Tithe map. If marked by a hedge at least 30 years old, these may qualify as important hedgerows as they formed part of a field system that pre-dates 1845. The eastern boundary would also qualify because it is completely or partly in or next to an archaeological site listed on a Historic Environment Record; that said, quarrying activity may have resulted in the partial removal or replacement of this hedgerow and any ditches and banks associated with it. The Tithe map apportionment records that the fields comprising the site were part of the landholding of Barham Hall (the manor).

Significance

4.38 The enclosures on site are primarily of historic illustrative and aesthetic value, with potentially some evidential value if they include banks or ditches. Whilst not completely intact, the pre-18th century enclosures on the site and any important historic hedgerow form part of the latest phase of the multi-period settlement on Gipping Hill and have a relationship with the non-designated Barham Hall (manor), the grade II listed Henry VIII Farmhouse and the grade I listed Church of St Mary, all of which are important features of the historic dispersed settlement plan that characterises Barham Village. On balance, they are judged to be of **low** significance.

Sensitivity to the development of the site

4.39 The sensitivity of the pre-18th century enclosures – and any important historic hedgerows therein – is **high**.

Potential harm

4.40 The risk of harm to the pre-18th century enclosures – and any important historic hedgerows therein – as a result of the development of the site is **high.** Their loss would have a limited effect on the setting of nearby heritage assets, some listed, and would significantly alter the dispersed settlement pattern of Barham, effectively amalgamating it with Claydon which at present remains a distinct settlement.

Level of effect

4.41 The loss of the pre-18th century enclosures and any important hedgerows therein would result in a **medium** level of effect.

Options for sustainable development

4.42 Where possible important hedgerows should be retained and integrated into the development.

4.43 In order to remove important hedgerows, permission must be obtained from the local authority. Where their removal is permitted archaeological investigation and recording may be required to fully understand and record their significance (e.g. any ditches banks associated with the hedgerows). However, where possible important hedgerows could be retained and integrated into the development. Additionally, the pattern of enclosures could be used to inform the development plan and utilised to help create a sense of place.

[30] Rackham, O. 1986. *The History of the Countryside*.

Heritage assets with the potential to experience setting change

Designated assets

Church of St Mary (and St Peter) [NHLE ref: 1033288]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Medium	Medium	Medium-high
Grade I listed building	The site forms a moderately important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	Asset is of high significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.

Description

4.44 The Church of St. Mary occupies an elevated position at the top of the eastern side of the River Gipping valley. It is primarily of medieval date: most of the present chancel, nave, and south-western tower dates from c.1300 and a north aisle and clerestory were added in the 15th century. Adjoining the church to the north is a large extension built as a church room in 1983-84. In design the church is primarily of the Decorated Style, a branch of Gothic architecture that developed in the late 13th century and is characterised by elaborate stone tracery, sculpted arches, column capitals and wall surfaces. It is constructed in rubble flint with freestone dressings. Some of the fabric has random blocks of reused moulded stone; in the tower this includes some long and short work that is characteristic of the Saxon period.

4.45 The church retains several important historic internal features, including: a fine section of 15th century rood screen and contemporary recessed and canopied table monument in the chancel; a set of five plain 16th century poppyhead benches in the nave; and carved Italian altar rails dated 1700. The church also houses a sculpture of the Madonna and Child by Henry Moore. It was commissioned by Sir Jasper Ridley (a British barrister, banker, and agriculturalist who resided in Claydon) in 1948 as a memorial to his son and the villagers of Claydon that died in the Second World War. The sculpture was originally located in St Peter's church, Claydon, but was moved to St Mary's in the 1970s when the two parishes became a United Benefice and Claydon Church was closed. Consequently, St Mary's became the church for both settlements and was rededicated as St Mary and St Peter, the parish church of Barham and Claydon.

4.46 The church has a strong association with the nearby Shrubland Hall (now an grade I RPG; NHLE ref: 1000155) as it contains burials and monuments to the families that owned and patronised it – the Booths, Bacons and Middletons – as well as to the Southwells, the owners of Barham Hall. In the Midddleton Chapel, there is even an Italian-style early Renaissance terracotta four-light window, of c.1525, from the old Shrubland Hall. In the mid-19th century, extensive renovations were made to the church under the patronage of Lady Anne Middleton, who brought in the church architect Edward Charles Hakewill to oversee the work, which included restoring the nave and chancel, both of which had new stained glass windows by Ward and Hughes. The nave roof was also heightened and the chancel roof was entirely renewed. New box pews, choir benches and reading desks were also installed. It was during this period that William Kirkby – who is widely regarded as the founding father of entomology – became the incumbent of the church.

4.47 The church is surround by a large cemetery with a gravel car park laid out to the northwest, with vehicular access via a historic track that leads off Church Lane. Church Lane demarcates the southern boundary of the cemetery, whilst the historic track forms the western boundary and separates the churchyard from proposed allocation site LA002 and, as it continues northeast towards the Sandy Lane Quarry and Shrubland Hall, past proposed allocation site LA001. The cemetery is bound by fields to the north and east, with further fields to the west of the quarry track. To the south, on the opposite side of Church Lane stands Barham Hall (the former manor) and its grounds; the fields within the site were part of its landholding (albeit tenanted by Henry VIII Farm). The church and Barham Hall have an important historical relationship that can be appreciated spatially and visually from either asset; the two assets can also be appreciated in-combination.

4.48 The cemetery includes mature planting and is bounded by a low hedge and mature deciduous trees. The latter appear to be of at least some historic precedent, as similar trees are shown around the cemetery boundary on the 1st edition OS map. In the summer, this vegetation partially screens views in and out of the cemetery, creating a private and tranquil environment for commemoration of the deceased and spiritual reflection. It is possible to occasionally glimpse the agricultural fields around the church and, to the south, the upper floor and roof of Barham Hall. The vegetation bounding the cemetery reduces the prominence of the church in the wider rural landscape, including from the site, but the top of the church tower is sometimes visible above the surrounding trees. This allows for appreciation of the asset's role as a rural parish church and illustrates the functional relationship between the church and the landscape, as income from the glebe land (land owned by the church) and tithes (a tax on local

landowners) from this landscape would have financially supported the church. It is of note that as of 1985 the church tower has featured on the Barham Village sign.

Figure 4.2: Church of St Mary – south elevation



View of St Mary's Church (hidden by the group of trees at the centre of the photo) from Norwich Road, looking east across LA002.

Figure 4.3: St Mary's churchyard



View from the churchyard looking northwest towards the site.

Figure 4.4: View across site towards Church of St Mary



Significance of asset

The significance of the asset is **high**. It derives from:

- Evidential value: The church derives some evidential value from its fabric and construction, much of which is of medieval date, possibly incorporating even earlier fabric. The burial monuments within it – and its cemetery – add to the asset's evidential value as they may yield information about the local community's diet, age, disease, etc., as well as social and religious practices. On a wider scale, the church also helps to evidence the medieval network of religious buildings within Suffolk, whilst its spatial relationship to other heritage assets relating to the settlement of Barham contributes to our understanding of the local social, religious and economic environment.
- Historical value: The church has considerable historical illustrative value as a good example of a rural medieval church with later historic additions that add to its interest. The burial monuments within it – and its cemetery – add to this illustrative value. So too does the church's prominent siting, agricultural setting, and spatial relationships with contemporary and later historic buildings, all of which reflect its key role in shaping the religious and social structures of the local community. The church also has considerable historical associative value due to its long-running association with the families of the local elite at Barham and Shrubland Hall, as well as the architect Edward Charles Hakewill, the stained-glass company Ward and Hughes, the Reverend William Kirkby and artist Henry Moore. The association with the manorial families also helps to illustrate the social history of the area and the relationship between church and manor.
- Aesthetic value: The Church of St Mary has considerable aesthetic value primarily due to the enduring quality and visual appeal of its gothic architectural design. Considered in conjunction with its secluded and peaceful cemetery and the surrounding rural landscape, the church fulfills what many would consider to be a picturesque and rural idyll. The architectural flourishes inherent within its Decorated Style contribute to this design value, as do the choice of materials such as local flint cobbles. The memorials within the church and cemetery contribute to its artistic value, especially the war memorial by Henry Moore, which will be of high importance in its own right.
- Communal value: As an active parish church, St Mary's has considerable commemorative and spiritual value. The burial monuments within it and its cemetery contribute to this value given their commemorative

function. The quiet and tranquil cemetery and wider rural environment are important to its communal value and the experience of the church as a place of commemoration and worship, as well as a local landmark.

Sensitivity to the development of the site

4.49 The sensitivity of the significance of the asset to the development of the site is **medium**. This is because it is visible in conjunction with the church on the approach along Church Lane, from the historic track which leads to the church, and from within the church site.

Potential harm to asset

4.50 The risk of harm to the asset from the development of this site is **medium**. This is because development the site contributes to the church's aesthetic and historical values by forming part of its immediate rural environs and these values would be affected if the site were to be developed. Development could also affect the ability to appreciate the church's prominent siting and change its spatial relationship with Barham Hall. It could also result in noise and light pollution that would affect the peaceful and picturesque setting of the church.

Level of effect

4.51 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium-high.** This is because development would affect its high heritage significance, primarily by altering its historic illustrative and aesthetic value as a picturesque church serving a dispersed, rural settlement.

Options for sustainable development

4.52 The development should be designed to avoid and minimise harm to the asset. Therefore, it should ensure that the church remains the prominent building on the hilltop by keeping any development lower as it rises up the hill slope. Creating a buffer of open space between the eastern edge of the development and church – and also potentially the southern edge of the site past the bend in Church Lane – may help to alleviate the ability to experience the development and associated light and noise pollution from the church and limit the change from a rural to urban setting in that area.

4.53 To help mitigate effects that cannot be avoided by design, vegetation screening could be considered. Whilst screening can sometimes have as much of an effect as that which it seeks to ameliorate (by being out of keeping with the historic character of the landscape) and should be a last resort (not an excuse for poor design) the proposed allocation site is currently agricultural land and the wider undeveloped landscape includes some ancient woodland and large areas of plantation, which could be used to inform the options for screening.

Shrubland Hall [NHLE ref: 1000155]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade I registered park and garden (RPG)	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high or medium significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

4.54 Shrubland Park lies primarily within the Parish of Barham on the north side of the Gipping Valley, approximately 400m north of the site. The 175ha registered park is triangular and bounded by the old Norwich road to the west, Sandy Lane to the east, and to the north by fields. It is currently on the heritage at risk register – and has been for several years – as the built garden features and planting are significantly decayed and continue to decline.

4.55 The Shrubland Estate is thought to have originated with the building of the Old Hall by the Booth family in the early-16th century. The original hall, which was largely demolished in the 19th century, stood to the northeast of the current one in the area of Shrubland Hall home farm. A pair of estate cottages, originally a service range of Shrubland Old Hall, survive (now grade II listed: NHLE ref:) as does part of the 16th century chapel which has been incorporated into the 19th century Shrubland Old Hall (now grade II listed: NHLE ref: 1033240).

4.56 By the early-17th century, Shrubland Hall Estate had passed by marriage into the Bacon family. In 1770-72 they built the present hall (now grade II*: NHLE ref: 1033252) to designs by the architect James Paine. In 1788 the estate was bought by Sir William Middleton who commissioned the landscape architect Humphry Repton to suggest improvements, some of which were carried out. In the early-19th century, whilst still in the ownership of the Middletons, the landscape designer William Woods was brought in to modify the grounds; how many of his ideas were implemented remains unclear. Subsequently, the architect J P Gandy-Deering extensively remodelled both the grounds and Hall, to which pilasters, a new entrance and a conservatory were added.

4.57 Further remodelling of the house in the Italianate style took place in the late 1840s and early 1850s at the hand of the British architect Sir Charles Barry who added balustrades and a belvedere on the south-west tower. He also undertook the hard landscaping of the gardens, creating terraces to the south and west of the hall, much of which survives today and includes several listed structures. Sir William Middleton, who was responsible for the Italianate remodelling of the house, also developed an elaborate and complex collection of gardens by the Hall and at the foot of the escarpment on which it stands. These were created in conjunction with his nationally renowned head gardener Donald Beaton (who remained in charge at Shrubland until 1852). Many of the key views in the park are west through these gardens and terraces and northwest towards the plantations. Here, a 3-storey viewing tower (now grade II listed; NHLE ref: 1033242), which originally stood beyond the park boundary, was constructed as an 'eyecatcher' in the landscape. The remainder of the estate is largely open parkland interspersed with mature trees, although there is some agricultural land to the northeast.

4.58 After his death in 1860, Sir William's cousin Sir George Nathaniel Broke Middleton took over the estate which in 1882 passed to his niece and her husband James St Vincent, fourth Baron de Saumarez. During this period, the imminent Irish gardener William Robinson was consulted on modernising some of the planting, some of which survives.

4.59 The Hall was used as a convalescent home during the First World War and the Old Hall was a brigade HQ during the Second World War. In 1965 a health clinic was established in the Hall by the sixth Baron de Saumarez; it closed in 2006 and the house and estate were put up for sale. In 2010 was sold in 42 lots, with the hall being purchased by the British Institute of Technology & E-commerce (BITE) who used it as residential accommodation. It was then converted to a luxury hotel, which closed in 2015.

4.60 The principal house stands towards the centre of the RPG on a steep escarpment that runs southeast - northwest through the park. Views towards the preferred site are curtailed by the building's orientation (it faces northwest – southeast) and interrupted by shelter belts. There are further shelter belts along the southern perimeter of the parkland that help maintain privacy within the parkland, although there are several public footpaths that run through it today.

4.61 The gardens, plantations and parkland form the setting for the 22 listed structures within the site. The parkland itself retains a largely rural setting – which includes the preferred site – but this could barely be experienced from the areas publicly accessible due to the tree cover. However, the top of the tower of Barham Church – located beyond the site – could just be made out in some very long-range views. The possibility that there are views from higher, private areas cannot be ruled out but would likely be very limited.

Significance of asset

4.62 The significance of the asset is **high**. It derives from:

- Evidential value: Shrubland Hall RPG may contain archaeological remains relating to the development of the park, as well as that of the area prior to its use as a park (e.g. Roman remains as discussed in the section on archaeological potential). It also provides evidence of the networks of power that existed in the area during the medieval and post-medieval period.
- Historical value: The park and buildings/structures within it have a high historical illustrative value as a well-preserved example of a country house and park, the evolution of which may be traced in the extant features. As such, it illustrates the cycle of wealth and social interests of the elite and the transition between medieval (e.g. manor and deer park) and post-medieval estates (e.g. private rural retreat with pleasure gardens). The park also has a high associative value as a result of the prominent families that owned it and the nationally important figures involved in the landscaping of the park and design of the buildings within it.
- Aesthetic value: The park and buildings/structures within it have a have a high design value, both individually and collectively; together the group value is even higher.
- Communal value: Although privately owned, the parkland has some public footpaths meaning that is has some communal value as a recreational space for walkers.

Sensitivity to the development of the site

4.63 The sensitivity of the significance of the asset to the development of the site is **low**. This is because the site forms part of the park's rural setting and helps make the park legible as a country estate, but does not appear to form part of the setting of any key features or to be likely to disrupt any spatial/ visual relationships (i.e. it is not visible in designed views/ vistas).

Potential harm to the asset

4.64 The risk of harm to the asset from the development of this site is **low**. This is because development of the site would result in a minor loss of rural landscape that does not appear to be visible in current long-range views, but which may become visible if developed (and thus also has the potential to affect intervisibility between the parkland and the Church of St Mary). This setting change would have a minor effect on the park's legibility as rural estate but would not affect any of its key spatial, functional or visual setting relationships.

Level of effect

4.65 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-**

medium. This is because development of the site may be experienced as a very small and distant part of this asset's surroundings, affecting the estate's rural character to a minor extent.

Options for sustainable development

4.66 In order to ascertain for certain what the visual impact of the development of the site would be on the significance of the asset, it would be necessary to have verified views produced (both summer and winter) of the proposed development from the parkland to help inform the final impact assessment.

4.67 The height, design, materials and spatial layout of the proposed development should be carefully considered to see if they can be used to help reduce the visibility of the development at all. Screening of the development via vegetation might be an appropriate option in this instance to mitigate any visual harm.

Henry VIII Farmhouse [NHLE ref: 1352049]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade II listed building	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high or medium significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

4.68 Henry VIII Farmhouse stands next to the junction between Norwich Road and Church Lane, opposite the southwest corner of the proposed allocation site. It is set slightly below the level of Norwich Road on to which it faces. It is a 16th century farmhouse with alterations of the early-17th and early-19th century. The timber-framed building is of two-cell plan and has been encased in 19th century red brick to the front and 20th century red brick to the rear. The chimneys and one of the internal fireplaces date to the 17th century. It features two extensions, one to the rear and one to the right-hand side; the rear extension dates to the late-19th century and that to the side is later again.

4.69 The listing description indicates that it was formerly known as 'Lower Farmhouse' and the Barham Tithe map indicates that an orchard stood to the north of the site beyond which there were a series of outbuildings set out to a courtyard plan. Access to the house and outbuildings was via a track off Norwich Road. The farm complex was surrounded by agricultural land to the west, north and east – the latter being the proposed allocation site. Almost all this agricultural land belonged to Barham Hall but was part of the tenanted landholding of Lower Farm; land to the south of Church Lane was also rented by Lower Farm but owned by the Church. To the south the listed farmhouse was bounded by a trackway – presumably Lawn Moat Lane – as that is what the Tithe map apportionment gives as the address of the adjacent glebe houses.

4.70 The 1st edition OS map shows that the glebe houses had been demolished and replaced by new buildings, later referred to on subsequent OS maps as Cedar Tree Farm. This complex was in turn demolished sometime between 1980 and 2000 and has since been left as scrubland, although the site is due to be redeveloped. The orchard and courtyard arrangement of outbuildings continue to be shown on OS mapping until the late 1960s, when the farmhouse and these ancillary features appear to have been divided to form separate landholdings, labelled as Henry VIII Farm and Lower respectively. Subsequently, the outbuildings were partially demolished (one survives in a severe state of disrepair) and replaced by modern low-rise commercial buildings and carparking.

4.71 The 1969 OS map also shows additional development including an outbuilding to the rear of Henry VIII Farm and an extensive modern housing estate to the front of the house, to the south of Church Lane, on the land that was formerly owned by the church and tenanted by Lower Farm. Between 1980 and 2000 a further separate property has been built in the field to the rear of the listed building and its garden, and development has encroached along Norwich Road to the south of the building, creating a semi-urban backdrop when viewing the house from the north or east. However, the building currently stands apart from the settlement edge, and whilst the land to the south and west of it is not agricultural it does remain undeveloped. This separation from later development is further aided by the screening of the existing modern development opposite the house by vegetation.

Figure 4.5: Henry VIII Farmhouse and 'lawn moat lane' (looking northwest)



Figure 4.6: Henry VIII Farmhouse from the site (looking southwest)



Figure 4.7: View towards site from asset



View of the preferred site and Church Lane from Henry VIII Farmhouse (looking northeast)

Significance of asset

4.72 The significance of the asset is **high**. It derives from:

- Evidential value: Given its early age and vernacular style, the farmhouse may have some evidential value in its use of local building materials and methods of construction. It also has some evidential value in terms of the distribution of this type of building.
- Historical value: The primary value of the building is its illustrative value as an example of 16th century vernacular architecture. Its evolution and modification over the centuries add to its interest, demonstrating how changing technology and social practices gave rise to new building features and fashions.
- Aesthetic value: The building has considerable aesthetic value as a result of its architectural design. Its vernacular charm is all the more legible because of the surrounding space and vegetation, which form a complementary and attractive backdrop.

Sensitivity to the development of the site

4.73 The sensitivity of the significance of the asset to the development of the site **low**. This is because the site makes a positive contribution to the building's historical value, having had an important functional relationship with it, and allows appreciation of its aesthetic interest, but this contribution has already been diminished by Norwich Road and intervening vegetation, which limits their visual relationship.

Potential harm to the asset

4.74 The risk of harm to the asset from the development of this site is **low**. This is because the change to the setting of the asset would have a minor effect on its historical illustrative value by further urbanising the character of its setting and severing the historical relationship between the house and its agricultural land. Ultimately, however, the main value of the house is in its age, fabric and construction and the ability to understand this will not be affected.

Level of effect

4.75 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.** This is because the heritage significance of the asset will only be marginally affected.

Options for sustainable development

4.76 Setting the development back slightly from the edge of Norwich Road and retaining some open space or similar would help minimise the impact of the introduction of further urban form. Reinforcing existing screening could also be considered to help mitigate the effects of development.

Non-designated heritage assets

Barham Hall LUC ref: ND1

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
Low	Low	Low	Low
Non-designated asset of local importance	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of low significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

4.77 Barham Hall – not to be confused with the grade II listed Barham Manor (NHLE ref: 1033248) c.500m to the east, which is in fact the old manor home farm – stands to the south of Barham Church. It is slightly set back from Church Lane and at a lower ground level, so that only the top of the building – a large Victorian villa – is visible from the road. The Barham Tithe map (1841) depicts the hall as a small T-shaped building set within an L-shaped plot of land, accessed via a track to the west that continues north to the church and on to Shrubland Hall. The track also ran around to the south of Barham Hall and on to a series of buildings – most likely service ranges – laid out in a courtyard plan with a large pond between two of them. To the west of the house the map shows another pond within an area of parkland that adjoins some woodland now known as the Slades, an area through which a historic track ran on to Claydon. Another pond is depicted to the north of the house. A large field adjacent to the grounds is referred to as 'park field' and on later maps includes some scattered trees suggestive of parkland.

4.78 By the time of the 1st edition OS map (1884), substantial changes had been made to the hall and its grounds. The house is now L-shaped and much larger, although whether that is because the earlier building was demolished or enlarged is unclear. The drive to the house has been moved further west, although it still connects through to St Mary's Church. The pond to the north of the house has been infilled and to the south of the house are a series of terraced gardens and pathways, which later Google Earth imagery indicates led to 'park field' and onto the Slade. The courtyard complex of buildings to the east of the house have also been replaced with a smaller complex of buildings, including two glasshouses and what later maps refer to as the Gardeners Cottage.

4.79 An older manor is known to have stood on the same site as the present Barham Hall[31] and the current house retains a 16th century garden wall (running along Church Lane) that belonged to the original house. This wall (which is now grade II listed, NHLE ref: 1033289), includes a blocked entranceway above which the Arms of the Southwell family are inscribed. The Southwells were an eminent family who owned the Hall from the mid-13th century and have a strong association with the Church of St Mary, where some of them are buried. The family also had strong ties to the Bacon family at Shrubland Hall.

4.80 Barham Hall was reportedly sold to the Lambe family in 1655 and shortly thereafter passed to Dr. Wood, Bishop of Lichfield.[32] Its ownership throughout the 18th century is unknown but the Tithe map apportionment states that Barham Hall and the land forming the site belonged to Joseph Burch Smyth (High Sheriff of Suffolk).

4.81 Today, the setting of the hall remains largely unchanged from that shown on the 1st edition OS map. The Church of St Mary and some of the surrounding agricultural land around, which formerly belonged to Barham Hall, form part of the hall's setting and are visible from the grounds and hall. Views of the site are limited by the Tudor wall to the hall, which runs along Church Lane, as well as by the difference in topography between the two sites, with the hall and its grounds standing lower than the site. However, the site would be visible from the upper floors of the house and potentially from some areas within the grounds.

Figure 4.8: Barham Hall – north and east elevations



Barham Hall and the listed 16th century wall looking southwest (from east of the church across Church Lane)

[31] W. M. Lummis (1934). Barham Shrubland Park Coddenham. Suffolk Institute of Archaeology and History. Vol. 22 (1), p. 131 – 135.

[32] *ibid*

Figure 4.9: Barham Hall ancillary buildings



The garden cottage and other late 19th century buildings associated with Barham Hall looking southeast (from east of the church across Church Lane)

Significance of asset

4.82 The significance of the asset is **low**. It derives from:

- Evidential value: The hall has some limited evidential value in its historic fabric and construction and as part of the networks of power that controlled the area in the post-medieval period. The grounds may also contain archaeological remains relating to earlier phases of the manor and its estate.
- Historical value: The primary heritage value of the hall is in its illustrative value as a well-preserved, high-status Victorian villa set in private, landscaped grounds. The hall also has group illustrative value with the listed church, garden wall, Barham Manor and the wider agricultural landscape (which it owned), and this value is greater than that of the building's illustrative value in itself. The building has some limited associative value through its known owners.
- Aesthetic value: The hall has some design value as an architecturally polite, but unexceptional, Victorian villa of some size set within a generous and secluded plot. The hall's landscaped grounds make a significant contribution to this value.

Sensitivity to the development of the site

4.83 The sensitivity of the significance of the asset to the development of the site is **low**. This is because the proposed allocation site comprises agricultural land that was formerly part of the manor's landholding, providing the means to build and support the house. Part of the proposed allocation site is likely to be visible from the asset – and possibly in-combination with it – meaning that development of the site would affect the legibility of the historical relationship between the two. It would also diminish the spatial relationship between the hall and the church, which is emphasised by their isolated and rural setting.

Potential harm to the asset

4.84 The risk of harm to the asset from the development of this site is **low**. This is because development of the site may be experienced from the upper floors of the house and its grounds, but also potentially in-combination with it along Church Lane and from within the house's gardens. To a certain extent, the ability to see this development is a matter of the asset's visual amenity, but as the site was part of the manor's landholding it would affect the ability to understand the historical relationship between the two, and so diminish the illustrative value of the asset. There is also the risk that the proximity of development and associated traffic would result in noise and light pollution that would affect the experience of the asset as a peaceful rural retreat.

Level of effect

4.85 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low.** This is because it would result in a minor change to the way that building is understood and experienced.

Options for sustainable development

4.86 To minimise harm to the asset, the site could be pulled back from the south-east corner of LA002, or the land maintained as open space. To avoid noise and light pollution, the historic trackway opposite Barham Hall should not be used to provide access to the site.

Cumulative effects

Combined impacts with other allocation sites or consented applications

Archaeological potential (for the Bronze Age to Anglo-Saxon settlement)

4.87 In the event that LA002 is developed, a medium - high effect has been identified on the heritage significance of the at least regionally important Bronze Age to Anglo-Saxon settlement around the Church of St Marys, which is evidenced by cropmarks, finds and excavated features. Most of the settlement is thought to lie around the church and within LA002. It is also known to have extended north into LA001 and, although the deposit recorded there was removed by quarrying, this site is considered to have a high potential for further remains relating to the settlement. Settlement remains may also extend south into LA003, but the northern part of the site has not been subject to any investigation. A geophysical survey of the southern part revealed field systems, most likely associated with the settlement. All three proposed allocation sites therefore potentially contain archaeological remains relating to the same multi-period settlement. These remains

would be removed or severely damaged by development of each site and development of any combination of the site would lead to a greater cumulative loss of the evidence for the settlement. The exact extent of the settlement is unknown, but in-combination the three developments would remove most of that which remains (quarrying already having removed the north-eastern part) leaving only those to the north and east of the church. Since the known evidence points to the area within LA002 as being the focus of the settlement, any combination of development with this site (e.g. LA001 and LA002 or LA003 and LA002) would be likely to result in most of the remaining site being lost. As some of the settlement would remain then the level of effect would remain medium-high, albeit towards the higher end of the scale.

Church of St Mary

4.88 The development of LA002 has been identified as having a medium-high overall level of effect. If it were developed in conjunction with LA001 then this would result in the loss of a larger area of the church's rural setting and a greater amount of noise and light pollution would accompany the built form that was introduced in its place. There is also greater potential for the prominence of the church to be challenged due to the increased density, intensity and proximity of the combined development. The risk of harm to the asset from the development of LA001 is low (see Chapter 3) and so whilst cumulatively this would increase the potential level of harm, the overall level of effect would remain medium-high.

4.89 The risk of harm to the asset from the development of LA003 is low and whilst the level of harm resulting from LA002 would be amplified by the development of LA003, the overall level of effect would remain medium-high.

4.90 Development of LA001, LA002 and LA003 would result in an even greater loss of the church's setting and a higher impact on the asset's significance. Cumulatively this level of effect would be greater than just LA002 and LA001 or LA002 and LA003, but the overall effect of the development of all three sites would remain medium-high.

Shrubland Hall RPG

4.91 The risk of harm to the significance of Shrubland Hall RPG has been assessed as low if LA002 is developed, and the same potential level of harm has been identified in relation to LA001. Cumulatively, the developments would result in a higher level of harm to the asset, but the level of effect overall would remain low-medium.

4.92 In addition to these two sites the following developments have been consented within the setting of Shrubland Hall:

- DC/17/03026 - Erection of two dwellings and creation vehicular access.

4.93 This development will be located immediately adjacent to the southern boundary of the RPG, on the opposite side of Sandy Lane. Given the nature of the development and woodland shelter belt at this park boundary, the ability to experience the development from the RPG is extremely limited. However, the development may be visible in conjunction with the RPG along Sandy Lane. There is already some modern development in this location, but it is set back from the road and largely screened by vegetation, which helps to maintain a rural character and make the park legible as a country estate. The new development may have a minor effect on this.

4.94 There are two other consented developments behind this one – application ref: DC/18/00602 (erection of one and a half storey dwelling with formation of new vehicular access and parking provision) and application ref: 2365/15 (erection of two-bedroom bungalow in sub-divided garden with construction of new vehicular access). However, these are both low in height and likely to be experienced in conjunction with the RPG. There is also a further development off Norwich Road, opposite the main entrance to the RPG (planning application ref: 0191/17 - erection of 23 dwellings, garages, parking, drainage, Estate Road, Public Open Space and associated external works). This again would be set back behind existing development and vegetation meaning that it should not be appreciable from or in-conjunction with Shrubland Hall.

4.95 In-combination development of LA001 and LA002 as well as planning application ref: DC/17/03026 would result in a greater cumulative effect than individually, but the overall change would be minor, and its level of effect would be low-medium. The same is true if either just LA001 or LA002 were developed in combination with the consented development.

Barham Hall

4.96 In relation to the assessment of LA001, a low level risk of harm to the heritage significance of Barham Hall has been identified as the result of development. A low level of risk of harm has also been identified in relation to the development of LA002 and LA003, with LA002 having the greatest effect. Any combination of the three developments would result in a higher cumulative effect, but even cumulatively the level of effect would remain low overall.

Impacts on groups of heritage assets

4.97 There is an associative, spatial and visual relationship between the Church of St Mary's, Shrubland Hall RPG and the non-designated Barham Hall. The development of LA002 has been assessed as having a medium level risk of harm to the church and low level to the park and hall. Cumulatively, the harm to these assets as a group would be greater than individually but would remain overall as a level of effect of medium-high.

Figure 4.10: LA002 Barham/Claydon options for sustainable development



Historic Environment Considerations

1. Historic route adjacent to the site. This is currently a quiet lane that runs alongside the church. If this were used as the principal access route into the site there is potential for harm to the listed church through changes to its setting as well as physical change to the historic trackway itself.

2. The grade I listed Church of St Mary. The church occupies an elevated position in the landscape within a private and tranquil setting, pursuant to commemoration of the deceased and spiritual reflection. There is potential for the development of the site to affect the significance of the church through changes to its setting that affect our experience of the church and challenge its prominence in the landscape.

3. Potential intervisibility between the grade I registered Shrubland Hall park and garden and the church, illustrative of a historic associative relationship between the two assets. This relationship would need further assessment if development were to take place on the site to ensure that it was not harmed.

4. It is possible to occasionally glimpse the agricultural fields around the church from within the churchyard, which adds to its sense of seclusion and tranquility and emphasises its role as a rural church.

Options for Sustainable Development

A. Access to the site from the west would avoid harm to the historic trackway (1) and help reduce harm to the significance of the church through changes to its setting.

B. Similarly, concentrating development to the western edge would help avoid or reduce setting change to the listed church. The visual impact of any development in the eastern half of the site should be informed by verified views to ensure the prominence of the church in the landscape is retained.

   There is less archaeological potential in the western area as well, and so concentrating development here would minimise the chances of harming archaeological evidence relating to the historic settlement (which was concentrated on the ridge to the north of the church).

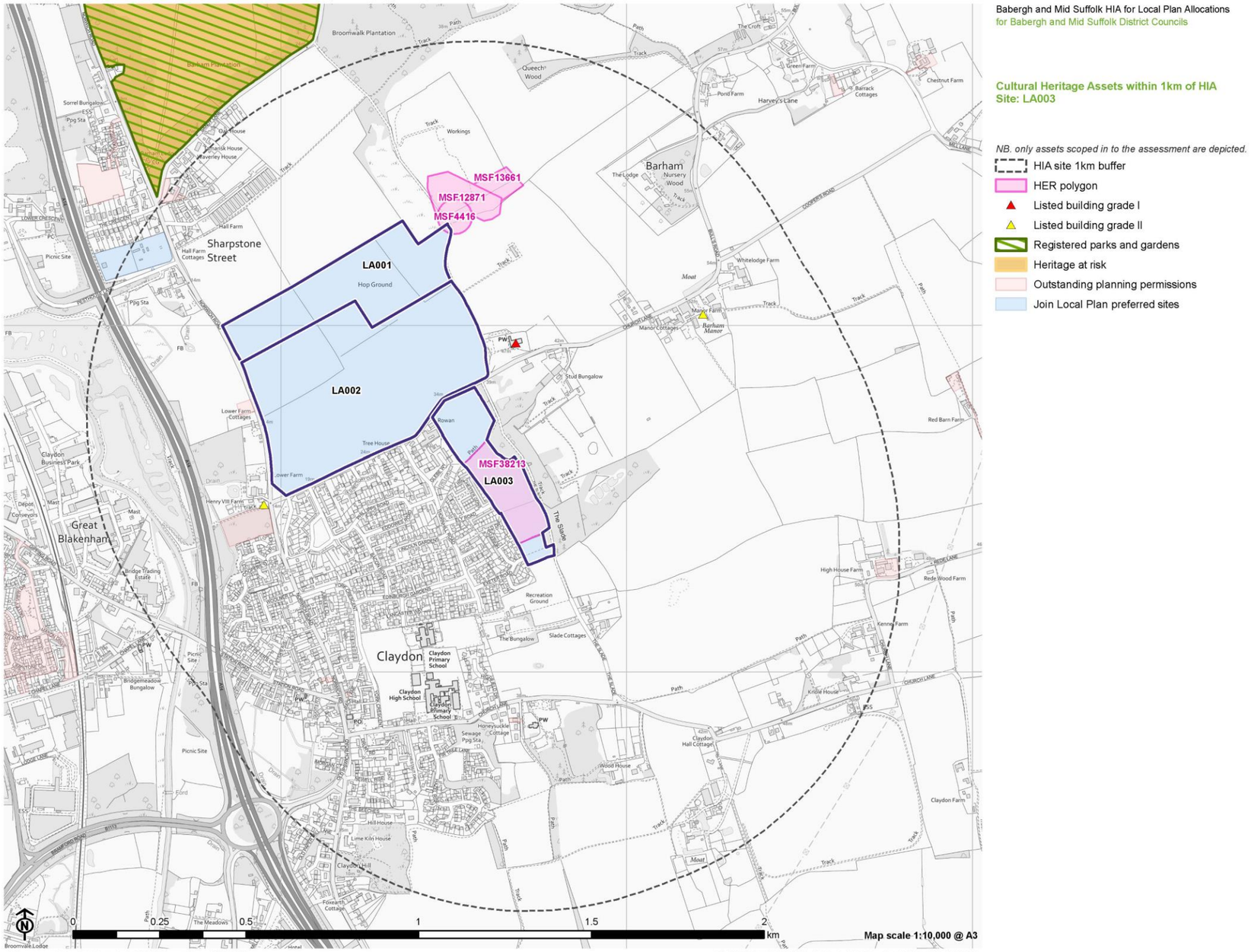
Chapter 5
LA003 Claydon

Site description

5.1 The site comprises a roughly rectangular parcel of agricultural enclosures orientated north to south along the eastern slope of the River Gipping valley, located c.750m to the west. The northern part of the site lies in the historic parish of Barham and the southern half within Claydon. The site is bounded by Church Lane to the north and a public bridleway to the east (which runs north to south through the historic grounds of Barham Hall). To the south are further enclosures and to the west is a modern housing estate.

5.2 There are no designated heritage assets within the site, but the SHER records one non-designated asset within the site – a series of undated linear features revealed by magnetometer survey (SHER ref: MSF38213). In addition, the site lies approximately 150m southwest of the grade I listed Church of St Mary and immediately west of Barham Hall, a non-designated heritage asset. The heritage significance of both these assets has been identified as being sensitive to setting change. All other nearby heritage assets have been scoped out of the assessment (see separate Stage 2: HIA asset scoping report).

Figure 5.1: LA003 site boundary and assets map



Heritage assets within the site

Designated assets

5.3 There are no designated assets within the preferred site.

Non-designated assets

Undated linear features [SHER ref: MSF38213]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
Medium (at least)	High	High	High
Part of a complex of non-designated assets of regional or higher importance	The asset is highly sensitive to physical change.	The significance of the heritage asset would be lost or substantially harmed by the development.	Asset is of high or medium significance and the magnitude of change is likely to be of such a scale that the significance of the heritage asset would be substantially harmed.

Description

5.4 In September 2018, Britannia Archaeology Ltd undertook a detailed magnetometer survey on Ely Road, Barham, Claydon, Suffolk, (NGR TM 137505), over c.2.8 ha of land forming the mid-section of the proposed allocation site.

5.5 The geophysical survey identified several anomalies which appear to be of archaeological origin. These anomalies were interpreted as infilled ditch-type features, potentially the remains of a coaxial field system. Further linear anomalies identified likely represent the remains of ridge and furrow. Several of the irregular and circular positive anomalies may also represent infilled archaeological features; however, the dating of these features is unknown. A large high-amplitude response possibly represents a large buried ferrous (metal) object or the remains of a buried fire clay structure.

5.6 An important multi-period (Bronze Age to Anglo-Saxon) settlement of at least regional significance is attested archaeologically to the north of the site around Barham Church, and the co-axial field system and irregular and circular infilled features identified within this site likely relate to this settlement. The high amplitude response may also relate to this settlement as Roman pottery kilns were also identified at the settlement to the north of the site, and if, as has been suggested,[33] the lane east of the site is a continuation of the Roman Road from Coddenham,[34] roadside industrial activity is also a possibility. However, it is more likely that it is of later date as the field adjacent to it is referred to as 'Kiln Field' on the Barham Tithe map and there is a large chalk quarry adjacent on the site, suggesting that the burnt clay deposit may be evidence for medieval or post-medieval lime kilns. The ridge and furrow is also likely to date to the medieval or later periods given that the site appears to have formed part of the open fields of Claydon and to have been subject to piecemeal enclosure that is still extant (see section on HLC below).

Significance of asset

5.7 The significance of these features is likely to be **low** and would derive principally from:

- Evidential value: The co-axial field system and irregular and circular infilled identified within this site likely relate to the multi-period settlement to the north of the site, and so has the ability to further inform our understanding of the extramural activity and wider land use associated with it. There is also potential for evidence relating to post-medieval industrial activity and land management in the area.

5.8 At present, because the extent and form of any in-situ archaeological remains within and around the site remains unknown, it is not possible to properly understand the contribution made by setting. In accordance with the NPPF, further consideration of the contribution of setting will be required at a later date, although given the buried and primarily evidential nature of most of the archaeology the contribution that setting makes is likely to be limited.

Sensitivity to the development of the site

5.9 The sensitivity of the asset to the development of the site is **high**. This is because the geophysical anomalies, which are likely part of a larger complex of buried features with no surface expression, would be lost if the site were developed**.**

Potential harm to the asset

5.10 The risk of harm to the asset from the development of this site is **high**. This is because whilst only part of the cropmarks extend into the site, all within it would be lost or severely damaged by development.

Level of effect

5.11 Taking into account the low significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on this asset is **high.**

[33] Maynard, G. (1951) Recent archaeological field work in Suffolk 1950. Suffolk Institute of Archaeology and History. Vol. 22 (1), p. 205-224

[34] Maynard, G. (1951) Recent archaeological field work in Suffolk 1950. Suffolk Institute of Archaeology and History. Vol. 22 (1), p. 205-224

Options for sustainable development

5.12 A staged approach will be required to establish the nature and extent of the archaeological deposits within the site and their significance. Although part of the site has already been subject to geophysical survey, further survey of the areas beyond this may be prudent to best target evaluation and fully understand the requirements of ensuing stages of work. Typically, evaluation is followed by mitigation to off-set the effects that cannot be avoided or reduced by design. For assets of low to medium value this will entail the recording of archaeological features via a watching brief, further targeted evaluation, or excavation. The findings of any field work must be made publicly accessible (via the SHER) and the opportunity for community engagement should be pursued both by the local authority and developer.

Archaeological potential

5.13 The BGS online viewer[35] indicates that the site bedrock is Newhaven Chalk. This was formed approximately 72 to 86 million years ago in the Cretaceous period when the area was dominated by warm shallow seas. No superficial deposits are recorded as overlying this bedrock within the site, but the nearest surrounding superficial deposits include river sand and gravel belonging to the Kesgrave Catchment subgroup, which were formed up to 3 million years ago in fluvial conditions and sand and gravel, as well as diamicton of the Lowestoft formation. These deposits were formed up to 2 million years ago when the local area was subject to glacial conditions resulting in dry land erosion. Both these sand and gravel deposits have been subject to quarrying to the north of the site (at the Old Sandy Lane and current Sandy Lane pits) leading to the excavation of part of the multi-period settlement (discussed above). The alluvial deposits in the site provide a good opportunity to undertake geoarchaeological and palaeoenvironmental research and further our understanding of the development of the landscape.

5.14 Further west of the site the BGS records undifferentiated River Terrace Gravels that were formed up to 3 million years ago when the local environment was dominated by rivers. This band of gravels has also been extensively quarried (at Broomfield and Eastall's (aka. Railway Crossing) pits located c.720m northwest of the site. Both pits have produced a range of Palaeolithic (c.800,000BC to 9,000BC) to Mesolithic (c.9,000-4,000BC) finds (SHER ref: MSF4397 and MSF4399), human and animal remains (SHER ref: MSF4397 and MSF11360) and possible Palaeolithic deposits (SHER ref: ESF27152 and MSF4400). Mesolithic flintwork has also been recovered in the wider area (SHER ref: MSF4448 and MSF4455); however, given the site's distance from these deposits, the potential for archaeological remains and finds of this date within the site is low.

5.15 There is less evidence for Neolithic activity within the area, but it would have remained an attractive location for the hunter-gathers and early farmers of this period. A Neolithic flint axe was found near Barham Church (SHER ref: MSF4398) c.320m to the northeast of the preferred site and another Neolithic worked flint (SHER ref: MSF4403) was recovered c.360m west of the site, near Norwich Road. Approximately 500m south, near Claydon Parish Church, an important discovery of structured Neolithic deposits (SHER ref: MSF21948) was made. These comprised a possible burial in a c.3m deep pit (possibly of natural origin) that appears to have had a revetment dug – and later recut – at the top. To the north, beyond the study area, Neolithic settlement activity has also been attested on the River Gipping Terrace near *Combretovium*. The potential for Neolithic settlement activity therefore appears low, but there is a risk that any unexpected remains could be of more than local significance.

5.16 From the Bronze Age period (c.2,500 – 800 BC) on there is evidence for a multi-period settlement immediately north of the site. This settlement is known to extend north from the opposite side of Church Lane to the Sandy Lane Quarry pit, and some distance down the hillside from the church, although the focus appears to be mainly around the Sandy Lane Pit. Bronze Age settlement remains have been recorded here, including a house, two ovens/ furnaces and pit containing pottery (SHER ref: MSF12871).

5.17 Cropmark evidence suggests that this Bronze Age settlement may extend as far south as Barham Church as there is an extensive area of cropmarks (SHER ref MSZ27225) around this building that include features interpreted as enclosures, trackways, and linears. The cropmarks are undated, but one feature may be a ring-ditch (a ploughed out burial mound) suggesting at least one phase of Bronze Age activity.

5.18 The settlement appears to have continued throughout the Late Iron-Age (800 BC – 43AD) to Roman periods (AD 43 – 450) as, in addition to extensive finds evidence, several post-built structures (including round houses) and enclosures (SHER ref: MSF4418 and MSF21708) were identified during works on the Sandy Lane Pit. Numerous small prehistoric pits – possibly of Iron Age date – were found to contain what has been interpreted as the truncated remains of whole pots, and other pits displayed unusual finds distribution that may be indicative of 'special' or 'structured' deposition.[36] A late 1st or early 2nd century Roman pottery kiln and associated quarry/clay extraction pits were also recorded. This was used to produce local grey ware pottery, presumed to have supplied the nearby *Combretovium*, a large Roman settlement (now

[35] http://mapapps.bgs.ac.uk/geologyofbritain/home.html [accessed 16.07.2020]

[36] Martin, E., Pendleton. C, and Plouviez, J. (2006) Archaeology in Suffolk 2005. Proceedings of the Suffolk Institute of Archaeology and History. Vol. 41 (2), p. 231-264

scheduled) around 2km to the northwest of the proposed allocation site. As with the Bronze Age phase of settlement, there is evidence that this later activity extends to the church as a series of Late Iron Age pits and pottery (SHER ref: MSF4423) and Roman ditches, post-holes and finds (SHER ref: MSF4424) were revealed during a small excavation undertaken ahead of the extension of the cemetery.

5.19 It also appears that trial excavations were undertaken in the field immediately north of the church in the 1950s to investigate the presence of Roman surface finds. No structures were identified but apparently two roads (associated with finds of a 1st century coin, entrenching tool or mattock, and part of the skeleton of a horse and other animal remains) were later found in the area by Basil Brown. Unfortunately, it is unclear exactly where this discovery was made. The roads were traced towards Baylham and Coddenham respectively, with the route of the first thought to have been from the main Caister-Norwich-Colchester road, which extended through Shrublands park ; south past the Barham site; on to Whitton Castle Hill villa near Ipswich; and terminated at the Roman coastal settlement near Brackonbury fort, Felixstowe. Reportedly, much of the distance is marked by old tracks and may include Slade Lane to the south of the site, as Roman material was also recovered near there.

5.20 Early medieval (AD 410 – 1066) activity is also attested as part of this multi-period site, which is perhaps not surprising given that village's name may be derived from 'Bergham', Old Saxon for 'the place of barrows'.[37] This derivation further suggests the presence of prehistoric (or later) burial mounds in the area, but it should be noted that Barham could also mean 'homestead or enclosure on a hill'.[38]

5.21 The key evidence for early medieval activity is a cemetery containing both adult and child burials, which was identified during the working of the Old Sandy Lane Pit (formerly Chapel Fields), adjacent to the site.[39] There is reportedly a tradition that a battle between Saxons and Danes was fought on Barham,[40] but this does not appear to be supported by the osteoarchaeological or other evidence, and the favoured interpretation is that these were Christian burials associated with a wooden church.[41] Further evidence of 6th century Saxon domestic activity was attested in the Barham Church excavation and it is likely that some of the cropmarks around the church date to this phase.

5.22 As for the previous periods there is extensive finds evidence in the area, which indicate activity up until the 9th century, the distribution of this evidence strongly suggests the Saxon settlement may extend into the proposed allocation site. A review of these finds as part of the Viking and Anglo-Saxon Landscape and Economy (VASLE) project found that, in addition to normal domestic activity typical within the region, there was some continental trading activity.[42] Excavations of nearby Anglo-Saxon sites at Shrubland Hall Quarry and Vicarage Farm, Coddenham, produced similar assemblages suggesting that they may have formed a network of rural marketplaces outside of Ipswich, possibly associated with important ecclesiastical or estate centres.[43] It seems highly likely that the geophysical anomalies identified within the site are associated with one of more of these phases of settlement.

5.23 That the settlement continued into the medieval (AD 1066–1485) and post-medieval (1485 - present) periods, albeit with a minor shift in location, is best attested by the survival of the Church of St Mary (grade I listed) and the surrounding manor and farm buildings. The earliest phase of the current church building dates to the c. 1300 but a church at Barham is recorded in the Domesday book (1085-6) and the building appears to reuse some Saxon stonework. In addition to the church, a group of important medieval finds have been found south of the preferred site (SHER ref: MSF12171) and there is an area of earthworks (SHER ref: MSF16606) adjacent to it on the opposite side of Norwich Road, which is indicative of medieval tofts, the plots on which medieval buildings would have stood. However, small-scale evaluations undertaken in and around this area in 2019 and 2020 only revealed a couple of ditches and stray finds of medieval post-medieval pottery.[44]

5.24 A short distance south of the purported earthworks stands the 16th century Henry VIII Farmhouse (grade II listed NHLE ref: 1352049), formerly Lower Farm, which the Tithe map indicates was once within the ownership of Barham Hall. The Tithe map also show that immediately south of the farmhouse there was an area of houses (quite sizeable and with a circular driveway), as well as gardens and ponds owned by the Church and occupied by the rector of that time, William Kirby, who was also an eminent naturalist and entomologist. The address is given as Lawn Moat Lane and the houses are sited within what may be two arms of a square moat (SHER ref: MSF21634) fed by drainage channels connecting to the River Gipping; although the moat, may simply be a pond or

[37] Lummis, W.M. (1934). Barham Shrubland Park Coddenham. Suffolk Institute of Archaeology and History. Vol. 22 (1), p. 131 – 135.
[38] Mills, A.D., 1991 A Dictionary of English Place-names 23 c.f. Penn, K et al. (2011). The Anglo-Saxon Cemetery at Shrubland Hall Quarry, Coddenham, Suffolk. EAA vol. 139
[39] Owles E. & Smedley N (1967). 'Archaeology in Suffolk 1967'. Proceedings of the Suffolk Institute of Archaeology and History' Vol. 31, (1), p. 73.
[40] W.M. (1934). Barham Shrubland Park Coddenham. Suffolk Institute of Archaeology and History. Vol. 22 (1), p. 131 – 135.
[41] W.M. (1934). Barham Shrubland Park Coddenham. Suffolk Institute of Archaeology and History. Vol. 22 (1), p. 131 – 135.
[42] 1.11 Richards, J.D., Naylor, J., and Holas-Clark, C. 2009. The Anglo-Saxon Landscape and Economy: using portable antiquities to study Anglo-Saxon and Viking Age England. Internet archaeology Issue25 (2)
[43] Penn, K et al. (2011). The Anglo-Saxon Cemetery at Shrubland Hall Quarry, Coddenham, Suffolk. EAA vol. 139, p. 104
[44] https://www.archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1166114&recordType=GreyLitSeries and https://www.archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1180665&recordType=GreyLitSeries [Accessed 30.07.2010]

extension of the drainage network. By the 1st edition OS map these houses had been demolished and replaced by much smaller buildings, later marked as Cedar Tree Farmhouse (presumably in reference to the famous cedar tree under which Kirkby reportedly sat and studied butterflies and moths and which is depicted on the Barham village sign). At the same time, a new rectory is depicted further north along Church Lane; it later became a nursing home before being replaced by the extant modern development around Old Rectory Close.

5.25 Another medieval moated site (SHER ref: MSF4414) is reportedly associated with the 16th century Barham Manor (grade II listed NHLE ref: 1033248), located at the top of Church Lane; however, this is not the manor proper having formerly been a farmhouse. This second moat lies in a field owned by Barham Hall, not Barham Manor, and is more likely to have been a pond, the function of which remains unclear. Barham Hall is a late-19th century building (externally at least), directly south of Barham Parish Church. It appears to have replaced an earlier building shown by the Tithe map to stand in the same location. The 16th century garden wall associated with this earlier building (now grade II listed – NHLE ref: 1033289) remains extant. To the east of the house are three late-Victorian buildings that replaced a courtyard arrangement of buildings shown on the Tithe map. These fields are recorded as belonging to the manor, either forming part of its direct landholding or part tenanted to Henry VIII Farm.

5.26 During the medieval and post-medieval period the site appears to have been in agricultural use as review of the 1840 Barham Tithe map and 1837 Claydon Tithe map suggests that the surviving field pattern derived piecemeal enclosure of the open strip fields, which the maps show to still be in evidence immediately west of the site. The Tithe map apportionment also indicate that most of the fields within the site belong to Barham Hall (non-designated) and Barham Parish Church (grade I listed) but are tenanted by William Brook of Henry VII Farm (grade II listed). The southernmost fields belong to various residents of Claydon. Some industrial activity may have taken place within the site during these periods too as, in addition to a large chalk quarry between the site and the lane running along the east of the site, one field is referred to as Kiln Lane, suggesting that quarried chalk was being processed for quicklime. Certainly, such activity was being undertaken on a large-scale further south in Claydon during the post-medieval period (Sher ref: MSF14841 and MSF10748). Review of LiDAR and Google earth imagery revealed no clearly identifiable features.

Significance

5.27 Any geoarchaeological and palaeoenvironmental remains are likely to be of low to medium importance, given their ability to further inform our understanding of the development of the River Gipping valley and surrounding landscape. The potential for Neolithic archaeology is considered to be low and any transient settlement remains are likely to be of be of low value, while more permanent remains, particularly if they are structured deposit's similar to that found nearby in Claydon, would be of higher value.

5.28 The site appears to include field systems and potentially some extramural activity relating to the later prehistoric to Anglo-Saxon settlement in Barham. The value of these remains would be low to medium, depending on their extent and survival.

Sensitivity to the development of the site

5.29 Any hitherto unknown geoarchaeological and archaeological remains within the site would have a **high** sensitivity to physical change as a result of development. The contribution made by setting cannot be known at this juncture but should be considered at a later date, although given the buried and primarily evidential nature of most of the archaeology the contribution that setting makes is likely to be limited.

Potential harm

5.30 The risk of harm as a result of the development of the site is **high**. This is because development would either entirely remove or severely damage any archaeological remains within the preferred site, resulting in substantial harm to their heritage significance. It may also affect the legibility of the topographical siting of the settlement and certain features within it.

5.31 The effect of development on the geological deposits would depend on the depth of groundworks and the extent of their loss in relation to the wider geological strata but is likely only to result in limited vertical and horizontal truncation. Therefore, the effect to the geological deposits would be lower.

Level of effect

5.32 There would be a low to high level of effect depending on the significance of the geoarchaeology and hitherto unknown archaeology present (if any).

Options for sustainable development

5.33 A staged approach will be required to further establish the nature and extent of the geological deposits within the site and their evidential value, as well as the presence or absence of archaeological deposits and their significance. A geological deposit model and geophysical survey may therefore form the initial stage of investigation. Based on the findings of these, targeted trial trenching with a geoarchaeological component would likely be required. This would inform the need for, and nature of, any mitigation. Typically, mitigation includes designing development that can avoid or reduce the loss of archaeology, recording of archaeological features via a watching brief, and further targeted evaluation or excavation to help off-set the loss of significance for assets of low to

medium value. High value assets require preservation in situ, even if not designated.

Historic Landscape Character

Description

5.34 The HLC data records the proposed allocation site as comprising pre-18th century irregular enclosures. Many of these were in existence by the medieval period, although they could be earlier (especially given the evidence for earlier settlement in the immediate area). These enclosures are typical of the area and common in Suffolk, much of which was enclosed prior to the enclosure acts of the 18th and 19th centuries and comprises 'ancient countryside'.[45] Field enclosures as old as these are typically associated with ditches and banks, in addition to hedgerows.

5.35 Review of the 1840 Barham Tithe map and 1837 Claydon Tithe map shows that the random pattern may be the result of piecemeal enclosure of the open strip fields, which the maps show to still be in evidence immediately of the of the site. The maps show that most of the fields within the site belonged to Barham Hall (non-designated) and Barham Parish Church (grade I listed) but were tenanted by William Brook of Henry VII Farm (grade II listed). The southernmost fields belonged to various residents of Claydon.

5.36 Comparison of the Tithe map field boundaries to those now extant shows that there has been very little modification. Therefore, if marked by a hedge at least 30 years old, the hedgerows within the site may qualify as important hedgerows as they formed part of a field system that pre-dates 1845. The Barham/Claydon parish boundary runs through the site but is not marked by a hedgerow.

5.37 The Barham Tithe map also indicates that the footpath crossing the northern half of the site and running northeast to southwest dates at least to this period. It is therefore a component of the historic landscape.

Significance

5.38 The enclosures on site are primarily of historic illustrative and aesthetic value, with potentially some evidential value if they include banks or ditches. In addition to their own intrinsic significance, the enclosures have some additional value as they are functionally related to the non-designated Barham Hall (manor), the grade II listed Henry VIII Farmhouse and the grade I listed Church of St Mary's. On balance, they are judged to be of **low** significance.

Sensitivity to the development of the site

5.39 The sensitivity of the pre-18th century enclosures – and any important historic hedgerows therein – and the footpath is **high**.

Potential harm

5.40 The risk of harm to the pre-18th century enclosures, hedgerows therein and the historic footpath as a result of the development of the site is **high.** This is because they would be entirely removed as a result of development. Their loss would have a limited effect on the setting of nearby heritage assets, some of which are listed (see assessment of individual assets for more information).

Level of effect

5.41 The loss of the pre-18th century enclosures and any important hedgerows, as well as the historic footpath, would result in a **medium** level of effect.

Options for sustainable development

5.42 Where possible important hedgerows should be retained and integrated into the development; similarly, the historic footpath should be retained and integrated into the development to reduce the level of harm.

5.43 In order to remove important hedgerows, permission must be obtained from the local authority. Where their removal is permitted archaeological investigation and recording may be required to fully understand and record their significance (e.g. any ditches banks associated with the hedgerows). However, where possible important hedgerows could be retained and integrated into the development. Additionally, the pattern of enclosures could be used to inform the development plan and utilised to help create a sense of place.

Heritage assets with the potential to experience setting change

Designated heritage assets

Church of St Mary (and St Peter) [NHLE ref: 1033288]

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade I listed building	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high significance, but the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

[45] Rackham, O. 1986. *The History of the Countryside*.

Description

5.44 The Church of St. Mary occupies an elevated position at the top of the eastern side of the River Gipping valley, approximately 240m southeast of the site. It is primarily of medieval date: most of the present chancel, nave, and south-western tower dates from c.1300 and a north aisle and clerestory were added in the 15th century. Adjoining the church to the north is a large extension built as a church room in 1983-84. In design the church is primarily of the Decorated Style, a branch of Gothic architecture that developed in the late 13th century and is characterised by elaborate stone tracery, sculpted arches, column capitals and wall surfaces. It is constructed in rubble flint with freestone dressings. Some of the fabric has random blocks of reused moulded stone; in the tower this includes some long and short work that is characteristic of the Saxon period.

5.45 The church retains several important historic internal features, including: a fine section of 15th century rood screen and contemporary recessed and canopied table monument in the chancel; a set of five plain 16th century poppyhead benches in the nave; and carved Italian altar rails dated 1700. The church also houses a sculpture of the Madonna and Child by Henry Moore. It was commissioned by Sir Jasper Ridley (a British barrister, banker, and agriculturalist who resided in Claydon) in 1948 as a memorial to his son and the villagers of Claydon that died in the Second World War. The sculpture was originally located in St Peter's church, Claydon, but was moved to St Mary's in the 1970s when the two parishes became a United Benefice and Claydon Church was closed. Consequently, St Mary's became the church for both settlements and was rededicated as St Mary and St Peter, the parish church of Barham and Claydon.

5.46 The church has a strong association with the nearby Shrubland Hall (now an grade I RPG; NHLE ref: 1000155) as it contains burials and monuments to the families that owned and patronised it – the Booths, Bacons and Middletons – as well as to the Southwells, the owners of Barham Hall. In the Midddleton Chapel, there is even an Italian-style early Renaissance terracotta four-light window, of c.1525, from the old Shrubland Hall. In the mid-19th century, extensive renovations were made to the church under the patronage of Lady Anne Middleton, who brought in the church architect Edward Charles Hakewill to oversee the work, which included restoring the nave and chancel, both of which had new stained glass windows by Ward and Hughes. The nave roof was also heightened and the chancel roof was entirely renewed. New box pews, choir benches and reading desks were also installed. It was during this period that William Kirkby – who is widely regarded as the founding father of entomology – became the incumbent of the church.

5.47 The church is surround by a large cemetery with a gravel car park laid out to the northwest, with vehicular access via a historic track that leads off Church Lane. Church Lane demarcates the southern boundary of the cemetery, whilst the historic track forms the western boundary and separates the churchyard from proposed allocation site LA002 and, as it continues northeast towards the Sandy Lane Quarry and Shrubland Hall, past proposed allocation site LA001. The cemetery is bound by fields to the north and east, with further fields to the west of the quarry track. To the south, on the opposite side of Church Lane stands Barham Hall (the former manor) and its grounds; the fields within the site were part of its landholding (albeit tenanted by Henry VIII Farm). The church and Barham Hall have an important historical relationship that can be appreciated spatially and visually from either asset; the two assets can also be appreciated in-combination.

5.48 The cemetery includes mature planting and is bounded by a low hedge and mature deciduous trees. The latter appear to be of at least some historic precedent, as similar trees are shown around the cemetery boundary on the 1st edition OS map. In the summer, this vegetation partially screens views in and out of the cemetery, creating a private and tranquil environment for commemoration of the deceased and spiritual reflection. It is possible to occasionally glimpse the agricultural fields around the church and, to the south, the upper floor and roof of Barham Hall. The vegetation bounding the cemetery reduces the prominence of the church in the wider rural landscape, including from the site, but the top of the church tower is sometimes visible above the surrounding trees. This allows for appreciation of the asset's role as a rural parish church and illustrates the functional relationship between the church and the landscape, as income from the glebe land (land owned by the church) and tithes (a tax on local landowners) from this landscape would have financially supported the church. It is of note that as of 1985 the church tower has featured on the Barham Village sign.

Figure 5.2: Church of St Mary – south elevation



Figure 5.3: St Mary's churchyard



View from the churchyard looking northwest.

Significance of asset

5.49 The significance of the asset is **high**. It derives from:

- Evidential value: The church derives some evidential value from its fabric and construction, much of which is of medieval date, possibly incorporating even earlier fabric. The burial monuments within it – and its cemetery – add to the asset's evidential value as they may yield information about the local community's diet, age, disease, etc., as well as social and religious practices. On a wider scale, the church also helps to evidence the medieval network of religious buildings within Suffolk, whilst its spatial relationship to other heritage assets relating to the settlement of Barham contributes to our understanding of the local social, religious and economic environment.
- Historical value: The church has considerable historical illustrative value as a good example of a rural medieval church with later historic additions that add to its interest. The burial monuments within it – and its cemetery – add to this illustrative value. So too does the church's prominent siting, agricultural setting, and spatial relationships with contemporary and later historic buildings, all of which reflect its key role in shaping the religious and social structures of the local community. The church also has considerable historical associative value due to its long-running association with the families of the local elite at Barham and Shrubland Hall, as well as the architect Edward Charles Hakewill, the stained-glass company Ward and Hughes, the Reverend William Kirkby and artist Henry Moore. The association with the manorial families also helps to illustrate the social history of the area and the relationship between church and manor.
- Aesthetic value: The Church of St Mary has considerable aesthetic value primarily due to the enduring quality and visual appeal of its gothic architectural design. Considered in conjunction with its secluded and peaceful cemetery and the surrounding rural landscape, the church fulfills what many would consider to be a picturesque and rural idyll. The architectural flourishes inherent within its Decorated Style contribute to this design value, as do the choice of materials such as local flint cobbles. The memorials within the church and cemetery contribute to its artistic value, especially the war memorial by Henry Moore, which will be of high importance in its own right.
- Communal value: As an active parish church, St Mary's has considerable commemorative and spiritual value. The burial monuments within it and its cemetery contribute to this value given their commemorative function. The quiet and tranquil cemetery and wider rural environment are important to its communal value and the experience of the church as a place of commemoration and worship, as well as a local landmark.

Sensitivity to the development of the site

5.50 The sensitivity of the significance of the asset to the development of the site is **low**. This is because the site makes some contribution to the church's aesthetic and historical values as part of its rural environs, but that contribution is lower than other parts of the church's setting. Intervisibility is limited by topography, with Barham Hall sitting at a higher ground level than LA003 and the church higher still and, in all, views to and from the church and site are limited to the site's very northern boundary.

Potential harm to the asset

5.51 The risk of harm to the asset from the development of this site is **low**. This is because development would result in the loss of a part of its rural environs and diminish the extent to which the church could be experienced, but only to a very minor degree; existing modern development to the west of the site has already done this to a large extent, and any new development would be read as part of it.

Level of effect

5.52 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium,** and towards the lower end of that scale. This is because development would marginally affect its high historic illustrative and aesthetic values.

Options for sustainable development

5.53 In order to avoid or at least minimise harm to the asset, the development should be set back from the northern boundary of the site. To help mitigate effects that are

unavoidable, screening via vegetation could be considered. Whilst screening can sometimes have as much of an effect as that which it seeks to ameliorate, by being out of keeping with the historic character of the landscape, the proposed allocation site is currently agricultural land and the wider undeveloped landscape includes some ancient woodland and large areas of plantation, which could be used to inform the options for screening.

Non-designated heritage assets

Barham Hall LUC ref: ND1

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
Low	Low	Low	Low
Non-designated asset of local importance	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of low significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

5.54 Barham Hall – not to be confused with the grade II listed Barham Manor (NHLE ref: 1033248) c.500m to the east, which is in fact the old manor home farm – stands to the south of Barham Church. It is slightly set back from Church Lane and at a lower ground level, so that only the top of the building – a large Victorian villa – is visible from the road. The Barham Tithe map (1841) depicts the hall as a small T-shaped building set within an L-shaped plot of land, accessed via a track to the west that continues north to the church and on to Shrubland Hall. The track also ran around to the south of Barham Hall and on to a series of buildings – most likely service ranges – laid out in a courtyard plan with a large pond between two of them. To the west of the house the map shows another pond within an area of parkland that adjoins some woodland now known as the Slades, an area through which a historic track ran on to Claydon. Another pond is depicted to the north of the house. A large field adjacent to the grounds is referred to as 'park field' and on later maps includes some scattered trees suggestive of parkland.

5.55 By the time of the 1st edition OS map (1884), substantial changes had been made to the hall and its grounds. The house is now L-shaped and much larger, although whether that is because the earlier building was demolished or enlarged is unclear. The drive to the house has been moved further west, although it still connects through to St Mary's Church. The pond to the north of the house has been infilled and to the south of the house are a series of terraced gardens and pathways, which later Google Earth imagery indicates led to 'park field' and onto the Slade. The courtyard complex of buildings to the east of the house have also been replaced with a smaller complex of buildings, including two glasshouses and what later maps refer to as the Gardeners Cottage.

5.56 An older manor is known to have stood on the same site as the present Barham Hall[46] and the current house retains a 16th century garden wall (running along Church Lane) that belonged to the original house. This wall (which is now grade II listed, NHLE ref: 1033289), includes a blocked entranceway above which the Arms of the Southwell family are inscribed. The Southwells were an eminent family who owned the Hall from the mid-13th century and have a strong association with the Church of St Mary, where some of them are buried. The family also had strong ties to the Bacon family at Shrubland Hall.

5.57 Barham Hall was reportedly sold to the Lambe family in 1655 and shortly thereafter passed to Dr. Wood, Bishop of Lichfield.[47] Its ownership throughout the 18th century is unknown but the Tithe map apportionment states that Barham Hall and the land forming the site belonged to Joseph Burch Smyth (High Sheriff of Suffolk).

5.58 Today, the setting of the hall remains largely unchanged from that shown on the 1st edition OS map. The Church of St Mary and some of the surrounding agricultural land around, which formerly belonged to Barham Hall, form part of the hall's setting and are visible from the grounds and hall. Views of the site are limited by the Tudor wall to the hall, which runs along Church Lane, as well as by the difference in topography between the two sites, with the hall and its grounds standing lower than the site. However, the site would be visible from the upper floors of the house and potentially from some areas within the grounds.

[46] W. M. Lummis (1934). Barham Shrubland Park Coddenham. Suffolk Institute of Archaeology and History. Vol. 22 (1), p. 131 – 135.

[47] *ibid*

Figure 5.4: Barham Hall – east and north elevations



Barham Hall and the listed 16th century wall looking southwest (from east of the church across Church Lane)

Figure 5.5: Barham Hall ancillary buildings



The garden cottage and other late 19th century buildings associated with Barham Hall looking southeast (from east of the church across Church Lane)

5.59 The significance of the asset is **low**. It derives from:

- Evidential value: The hall has some limited evidential value in its historic fabric and construction and as part of the networks of power that controlled the area in the post-medieval period. The grounds may also contain archaeological remains relating to earlier phases of the manor and its estate.
- Historical value: The primary heritage value of the hall is in its illustrative value as a well-preserved, high-status Victorian villa set in private, landscaped grounds. The hall also has group illustrative value with the listed church, garden wall, Barham Manor and the wider agricultural landscape (which it owned), and this value is greater than that of the building's illustrative value in itself. The building has some limited associative value through its known owners.
- Aesthetic value: The hall has some design value as an architecturally polite, but unexceptional, Victorian villa of some size set within a generous and secluded plot. The hall's landscaped grounds make a significant contribution to this value.

Sensitivity to the development of the site

5.60 The sensitivity of the significance of the asset to the development of the site **low**. This is because the proposed allocation site comprises agricultural land that was formerly part of the manor's landholding, providing the means to build and support the manor. However, there is unlikely to be any intervisibility between the asset and the development due to the difference in topography and the woodland environment of the Slade, which separates the two. Due to intervening vegetation there is also unlikely to be any in-combination views of the development with Barham Hall.

Potential harm to the asset

5.61 The risk of harm to the asset from the development of this site is **low**. This is because although the site forms land historically and functionally related to Barham Hall, it cannot be experienced as part of its setting in visual terms. There may be a small risk that proximity of development and associated traffic would result in noise and light pollution that would affect the experience of the asset as a peaceful, rural retreat.

Level of effect

5.62 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low**. This is because it would result in a very minor change to the way that building was understood and experienced.

Options for sustainable development

5.63 Design to minimise noise and light spill should be considered.

Cumulative effects

Combined impacts with other allocation sites or consented applications

Archaeological potential (for the Bronze Age to Anglo-Saxon settlement)

5.64 Overall, a low to high effect has been identified in relation to the archaeological potential of the site if LA003 is developed. However, there is a known Bronze Age to Anglo-Saxon settlement around the Church of St Marys and the potential loss of remains relating to this complex, which is of at least regional significance, would result in a medium to high

level of effect. Known evidence for this settlement existed in LA001 (c.300m north of the site) but was removed by quarrying that is on-going in area where further related archaeology has been recorded. Further evidence for the multi-period settlement has been attested in LA002, immediately north of the site, and around Barham church. Settlement remains may extend into LA003, but the northern part of the site has not been subject to any investigation. A geophysical survey of the southern part revealed field systems, most likely associated with the settlement.

5.65 All three proposed allocation sites potentially contain archaeological remains relating to the same multi-period settlement. These remains would be removed or severely damaged by development of each site and development of any combination of the site would lead to a greater cumulative loss of the evidence for the settlement. The exact extent of the settlement is unknown, but the in-combination the three developments would remove most of it, leaving only the remains to the north and east of the church. Development of LA001 and LA003 in tandem would likely have a lower cumulative effect as it would leave much of the main settlement area, which lies within LA002, intact (alongside the remains around the church). The effect of this would still be medium-high but would be towards the lower end of this scale.

Church of St Mary

5.66 The development of LA003 has been identified as having a low-medium overall level of effect. If it were developed in conjunction with LA002 then this would result in the loss of a larger area of the church's rural setting and a greater amount of noise and light pollution would accompany the built form that was introduced in its place. There is also greater potential for the prominence of the church to be challenged due to the increased density, intensity and proximity of the combined development. The risk of harm to the asset from the development of LA002 is higher (see Chapter 4) than for LA003, and so cumulatively this would amplify the harm, resulting in an increase in the overall level of effect to medium-high.

5.67 The risk of harm to the asset from the development of LA001 is low and whilst the level of harm resulting from LA003 would be amplified by the development of LA001, the overall level of effect would remain low-medium.

5.68 Development of LA001, LA002 and LA003 would result in an even greater loss of the church's setting and a higher impact on the asset's significance. Cumulatively this level of effect would be greater than just LA003 and LA001 or LA003 and LA002, but the overall effect of the development of all three sites would remain medium-high.

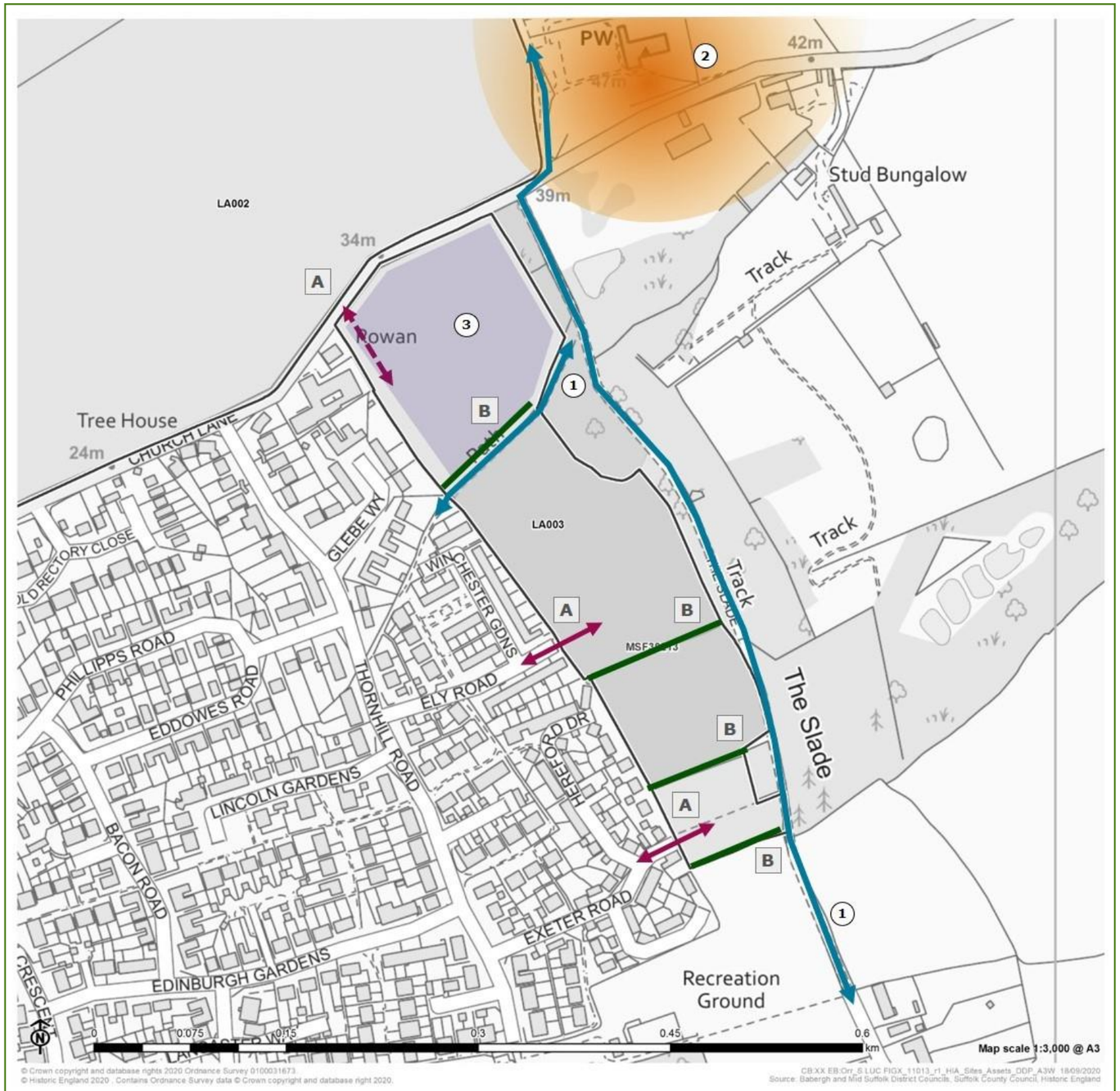
Barham Hall

5.69 In relation to the assessment of LA003, a low level risk of harm to the heritage significance of Barham Hall has been identified as the result of development. A low level of risk of harm has also been identified in relation to the development of LA001 and LA002, with LA002 having the greatest effect. Any combination of the three developments would result in a higher level of harm to the asset, but even cumulatively the level of effect overall would remain low.

Impacts on groups of heritage assets

There is an associative, spatial and visual relationship between the Church of St Mary's and the non-designated Barham Hall. The development of LA003 has been assessed as having a low level risk of harm to each of these assets. Cumulatively, the harm to these assets as a group would be greater than individually but overall would remain as a level of effect of low-medium.

Figure 5.6: LA003 Claydon options for sustainable development



Historic Environment Considerations

1. Historic route adjacent to the site and a footpath that runs across it east to west. This is currently a quiet lane that runs the length of the site and the boundary of Barham Hall. If this were used as the principal access route into the site there is potential for harm to the non-designated hall and potentially the listed church through changes to its setting, as well as physical change to the historic trackway itself. The loss of the historic footpath would be harmful to the historic landscape character of the site.

2. The grade I listed Church of St Mary. The church occupies an elevated position in the landscape within a private and tranquil setting, pursuant to commemoration of the deceased and spiritual reflection. There is potential for the development of the site to affect the significance of the church through changes to its setting that affect our experience of the church and challenge its prominence in the landscape.

3. The archaeological potential of the northern part of the site is currently unknow but the rest of the site appears to include field systems and potentially some extramural activity relating to the later prehistoric to Anglo-Saxon settlement in Barham. Caution would need to applied in proposing development in this area and a staged approach and more detailed assessment will be needed to establish the presence and significance of any archaeological remains.

Options for Sustainable Development

A. Access to the site could come through the existing modern housing development to the west. This would avoid increasing activity along Church Lane and minimise any potential harm arising through change to the church's setting. If access along Church Lane was required it should be set away from the church and Barham Hall.

B. Historic hedgerows have been identified within the site and mark the pattern of enclosures that help define the site's historic landscape character. These could be retained and used to inform the layout of the site to minimise harm to the HLC.

Chapter 6
LA008 Copdock and Washbrook

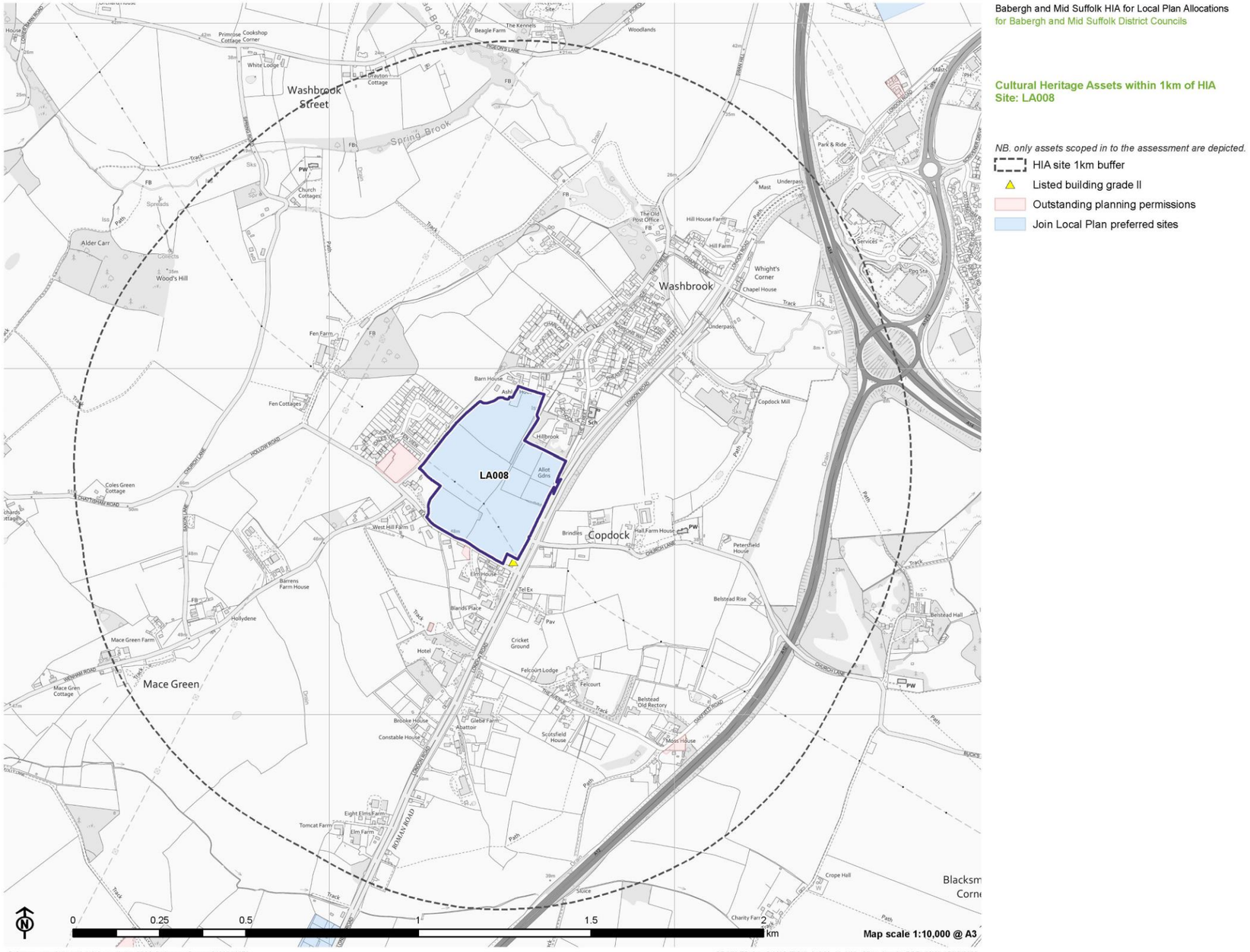
Site Description

6.1 The site comprises an area of agricultural land and allotments to the south of Washbrook and west of Copdock. It is bounded by the village of Washbrook to the north, including two listed buildings: Chelmesis Gainsborough Inglenook [NHLE ref: 1194377] and Cherry Cottage Cherry Orchard [NHLE ref: 1194377]. The scoping exercise (see separate Stage 2: HIA asset scoping report) identified that, whilst the site forms part of the setting of these two assets, it does not contribute to their heritage significance, and so they are not considered further in this assessment.

6.2 The site is bounded to the west by Back Lane and some modern development that extends along the road's north side, and to the south by Elm Lane, along which there is some modern and historic development belonging to Copdock. This includes the grade II listed West Hill Farm; however, the preferred site does not contribute to the heritage significance of this asset and as such it has been scoped out of detailed assessment (see separate Stage 2: HIA asset scoping report).To the east, the site is bound by London Road.

6.3 At the junction between Elm Lane and London Road is another grade II listed building – Belldown – which has been identified as being sensitive to change.

Figure 6.1: LA008 site boundary and assets map



Heritage Assets within the Site

Designated heritage assets

6.4 There are no designated assets within the site.

Non-designated heritage assets

6.5 The SHER does not record any known heritage assets within the site.

Archaeological potential

Description

6.6 There is some evidence for probable prehistoric activity in the study area. To the southeast of the site is an area of cropmarks interpreted as a prehistoric enclosure/field system (SHER ref: MSZ27339), not far from which a Bronze Age pit was recorded (SHER ref: MSF38026). To the east of the site is an area of further cropmarks interpreted as ring-ditches, which are the ploughed out remains of burial mounds (SHER ref: MSF4655). Some prehistoric worked flint and pottery have also been recovered from the study area. This suggests a low potential for prehistoric activity within the site, but the pattern may be more of a reflection of the limited number of archaeological investigations in the area.

6.7 The site is immediately adjacent to the purported route of a Roman road (SHER ref: MSF4651), which is now demarcated by London Road. Remains relating to this road, or roadside activity, are therefore possible within the site, although no such evidence has been recorded in the study area to date. Physical evidence is presently limited to isolated finds, but again this may be more a reflection of the limited number of investigations.

6.8 The villages of Copdock and Washbrook both contain buildings of medieval date; however, archaeological evidence of this date is limited to some banks and ditches of medieval or post-medieval date (SHER ref: MSZ27347) and some pottery finds (SHER ref: MSF4392) in Copdock. Given the proximity of the site to the two settlements it is highly likely that it was in agricultural use during this period and that it therefore has a low potential for archaeology of this date.

6.9 The site appears to have remained in agricultural use during the post-medieval and modern periods, with a small building – probably a field barn – being depicted in the southeast corner of the field between West Hill House and Belldown. The potential for archaeology relating to this period is therefore low.

6.10 The 1st edition OS map (published 1884) shows that the area that is currently allotments has been in use as such (or potentially as orchards) since at least that time which, in tandem with the site's wider agricultural use, is likely to have resulted in the truncation or damage of any hitherto unidentified archaeological deposits that may be present.

Significance

6.11 The heritage significance of any hitherto unrecognised archaeological remains in the site – for which there is generally low potential – would derive from their evidential value. Whilst there is always some risk of finding unexpected remains of high value, the known historic environment resource suggests that any archaeological deposits within the site would be of **low** value. At this juncture, any contribution made by setting is unknown.

Sensitivity to change

6.12 The sensitivity of any hitherto unidentified archaeological remains within the site is **high**.

Potential harm

6.13 The risk of harm to any archaeological remains within the site as a result of its development is **high**. This is because development of the site could result in the total or severe loss of any archaeological deposits.

Level of effect

6.14 Taking into account the significance of potential archaeological deposits and the risk of harm to their significance, the overall level of effect of the development of the site on any hitherto unknown archaeological is **medium**.

Options for sustainable development

6.15 A staged approach likely requiring desk-based assessment, evaluation and mitigation would be required to better understand the presence or absence of archaeology within the site, its relative significance, and the requirement for mitigation. If remains of low significance are discovered, a programme of archaeological recording would likely be required to help off-set the loss of such remains. Any requirement for evaluation and mitigation would need to be agreed with the Suffolk Archaeological Advisor(s) and undertaken by suitably qualified professionals. Early engagement is always advised as the best risk management strategy.

Historic Landscape Character

Description

6.16 The HLC data indicates that the fields forming the site are pre-18th century enclosures, further sub-classified as being 'random fields' of irregular pattern. Pre-18th century enclosure is common in Suffolk, as much enclosure in the region took place before the enclosure acts of the 18th and 19th centuries. This sub-type is representative of one of the earliest farming landscapes in the area. However, review against the Copdock Tithe map (1838) shows that this landscape is not preserved entirely intact and that there have been some minor boundary losses, as well as additions.

6.17 It is highly likely that some of the extant hedgerows within the site would be protected because they qualify as

historically 'important' under the 1997 Hedgerow Regulations,[48] because they form part of a field system that existed before 1845. Some may also qualify as 'important' because they align with the former parish boundary between Copdock and Washbrook; however, it would be up to the Council to decide whether they meet these criteria or not. If they do, then permission must be obtained for their removal.

6.18 The HLC data does not highlight that one of the fields in the site is now allotments. Historic OS maps indicate that it has been in this use since at least the early-20th century. Prior to that the 1st edition OS map shows the same field to be in use as an orchard. The origin of allotments is intertwined with the process of enclosure, in response to which common land came to be delineated. In the post-medieval period, increasing enclosure and industrialisation led to an increased number of rural and urban poor who – without the benefit of a system of social welfare – required land to grow food.

6.19 The first legislation for allotments – or garden fields – was passed as part of the late-19th century enclosure laws. In 1887 the Allotments Act was introduced, which made it possible for local authorities to acquire land for allotments – by compulsory purchase if necessary. It also made it compulsory for local authorities to provide allotments where there was demand for them.[49] Given their date, it seems likely that the allotments on site were created in response to this Act. Many local authorities did not comply with the Act and further legislation was passed in 1907 and 1908, but it was not until the until the end of the First World War that land was made available to all, primarily as a way of assisting returning servicemen (Land Settlement Facilities Act 1919). The rights of allotment holders in England and Wales were strengthened through the Allotments Acts of 1922 and 1925. Following World War II allotments went into decline, with many being sold off for development. However, interest in them has again increased of late.

Significance

6.20 Although subject to some minor modification the enclosures on site are of **low** heritage significance given that they possess historic illustrative and aesthetic value. Some of the enclosures have limited additional value in forming part of the setting of the listed Belldown and the non-designated West Hill House, but all are also important in separating the historic villages – and identities – of Washbrook and Copdock with which they would have been functionally associated. This function is materially manifest in the field boundaries (protected important hedgerows) that align with the former parish boundaries and adds to their illustrative value. There is also potential for the enclosures to have evidential value, as they may include ditches and banks, which have been recut/ filled over time.

6.21 Any hedgerows deemed to qualify as important by the local authority would also be of **low** heritage significance.

6.22 The allotments on site are also of **low** heritage value – primarily historical illustrative but also some aesthetic – as a relatively early example of the type.

Sensitivity to change

6.23 The sensitivity of the enclosures – and important hedgerows therein – and the allotments to physical change is **high**.

Potential harm

6.24 There risk of harm to the historic landscape assets identified is **high**. This is because development would result in their total loss. Beyond the loss of the assets themselves, the removal of the enclosures and their replacement with built development would also effectively coalesce two separate historic villages – Copdock and Washbrook – eroding the former's historical linear pattern which is currently still legible and contributes to the historic landscape character. (The dispersed settlement pattern of Washbrook has already been eroded by modern infill development).

Level of effect

6.25 Taking into account the significance of the asset and the likely risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium**.

Options for sustainable development

6.26 Where possible, important hedgerows should be retained and integrated into the development. Otherwise, where their removal is permitted by the local authority archaeological investigation and recording may be required to fully understand and record any heritage value. Even where not retained, the pattern of enclosures could be used to inform the development plan and utilised to help create a sense of place.

6.27 The coalescence of the two historic villages should be avoided if possible. To this end, the extent of development could be reconsidered and a buffer of open land retained between the two, as well as maintaining the historic parish boundary between the two.

[48] See and https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management

[49] https://www.learningwithexperts.com/gardening/blog/the-history-of-allotments [accessed 06.07.2020]

Heritage assets with the potential to experience setting change

Designated Assets

Belldown [NHLE ref: 1194246]

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Medium	Low-medium
Grade II listed building	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	Asset is of high significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

6.28 Belldown is an early to mid-18th century house within the historic settlement of Copdock. It is a two-storey structure built in red brick with a roof of black glazed pantiles, which features three modern dormer windows. Internally, the listing description reports that there are some original doors and door furniture, including HL hinges.

6.29 The house is set back from London Road and is essentially a modest 18th century villa, the development of which reflected the increasing wealth of the region during the period and the desire for privacy for the middling and upper classes.[50]

6.30 The Copdock Tithe map (1838) shows a locksmith's shop immediately south of the house, which is set back from the road with a small area of garden extending around it and a small outbuilding to the rear. Both the 'cottage and locksmith shop' and 'cottage and garden' were assigned a single apportionment reference and are listed as being tenanted by the same individual. To the rear of the house and smithy is a garden plot that belongs to the Elm Inn, which stands to the south of Belldown on the opposite side of Elm Lane.

6.31 The 1st edition OS map shows more clearly that the extant listed building was divided into two properties, with the southern half remaining a cottage associated with the smithy and the northern half in use as a post office. Two small outbuildings are depicted to the rear of the garden behind the smithy cottage and the post office. By the 2nd edition OS map, the garden belonging to the Inn has been amalgamated into the garden of the smithy and cottage and the post office.

6.32 Cartographic evidence suggests that the smithy was demolished in the late 1960s and, at this time, the northern part of the house became known as Belldown. In the early 1970s, the property ceased to be divided and its gardens were extended to include the area once occupied by the smithy.

6.33 In terms of setting, the house has a key functional relationship with its garden, which reinforces its historic illustrative value as a villa, intended to serve its owner as a private dwelling. Beyond the garden, the house has a rural setting that includes the preferred site. Given the enclosed character of the site due to its densely planted boundary, the wider rural setting of the house is probably primarily experienced visually from its upper floors, but it will also contribute by providing a peaceful and quiet environment, although this has been diminished to some extent by the enlarging of London Road to the front of the house and the noise and light caused by the increased amount of modern traffic along it. Whilst the rural setting is important to understanding and appreciating the intended seclusion for the residence, the land itself has no historic relationship with the house and so the contribution that it makes to the asset's heritage significance is lower than that of its gardens.

6.34 Belldown also has an important visual and historical relationship with the adjacent historic buildings. As a group, they illustrate the form and extent of the historic settlement of Copdock and so collectively have greater historical illustrative/evidential value.

Figure 6.2: Belldown's principal elevation



Front and southern elevation of Belldown house (looking north).

[50] Historic England. 2011. Domestic 3: Suburban and Country Houses Listing Selection Guide, p. 6

Figure 6.3: Belldown viewed from the preferred site



Northern elevation of Belldown (centre left) and rear boundary treatment (looking south across the site).

Significance

6.35 The significance of the asset is **high**. It derives from:

- Evidential value: Belldown derives some evidential value from its construction and historic fabric, as well as its contribution to our understanding of the pattern of development – and decline – of such buildings in the region in relation to surrounding land use and settlement prosperity.
- Historic value: the house has historical illustrative value as a good example of a small 'villa' style dwelling. There is potentially also interest in its former use as a post-office – although it is unclear if this is materially manifest within the building at all; this use may also be in living memory for some local residents.
- Aesthetic value: the principal value of the house lies in its architectural merit and the survival of historic features. Its handsome principal elevation and mature gardens contribute much to this and give the building a strong presence along London Road. Adjacent historic buildings complement this and provide an attractive setting for the house, as well as illustrating the historical development pattern and extent of Copdock.

Sensitivity to change

6.36 The sensitivity of the significance of the asset to the development of the site is **medium**. This is because the site makes some contribution to our experience of the site and appreciation of its aesthetic value.

Potential harm to asset

6.37 The risk of harm to the asset from the development of this site is **medium**. This is because the development of the site would result in the loss of the rural setting to the north and west of Belldown, which would potentially cause harm to the site's aesthetic values, but other aspects of the site's setting that contribute more to its significance – its garden and visual relationship with neighbouring historic dwellings – would be unaffected.

Level of effect

6.38 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low.**

Options for sustainable development

6.39 Ensuring that any new development is set back from Belldown – potentially by providing some open space or gardens against the boundary of the property – would help to reduce the level of change to the private nature of the house and minimise any further light or noise pollution.

6.40 Any potential temporary issues arising from construction noise/dust could be controlled through a Construction Environmental Management Plan (CEMP).

Non-designated assets

West Hill House [LUC ref: ND1]

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
Low	High	Medium	Low-medium
This is a non-designated asset	The site forms a considerably important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	Asset is of low significance and the magnitude of change will be of such a scale that the significance of the asset would be harmed but not substantially

Description

6.41 West Hill House is a large, two-storey Victorian villa of 'C'-shaped plan, orientated northeast-southwest. To the rear of the house is a yard and an 'L'-plan outbuilding, which adjoins the southern return of the house. A second outbuilding adjoins this one, part enclosing a small yard.

6.42 The house and outbuildings/yards are surrounded by gardens, with a brick wall and strong treeline along the eastern boundary to the preferred site. The gardens feature three ornamental flower beds and a glasshouse, which adjoins a garden wall running north-northeast from the house. A driveway gives access to the house from Elm Lane; it includes a circular turning area to the front of the house. The site boundary to the south of the house and its grounds would,

according to review of Google Earth imagery, potentially allow for open views of development from the house.

6.43 The house and its associated features remain largely as depicted on the 1st edition OS map save that the driveway once had a second exit/entrance on to Elm Lane that lead directly to the outbuildings and yard. The second outbuilding is also not shown but additional outbuildings, which are no longer extant, are depicted to the rear of the house. The ornamental gardens are also not depicted; as such, their date is uncertain. Unusually, however, they are located to side of the house behind a garden wall, rather than to the front, suggesting that they may have been a later addition to the grounds when garden layouts became less prescribed and so working and ornamental areas became more fluid.

6.44 West Hill House also appears to be shown on the Copdock Tithe map (1838); however, the site layout depicted is quite different as, although there is a building that appears to correspond to the current main house, there is also a large building – no longer extant - facing directly onto Elm Lane. The size and plan of this building suggest that it is a house. Two additional ranges of separate outbuildings stand to the rear of this building, which, along with the present house, form a regular courtyard plan.

6.45 The Tithe map also depicts the garden as extending to the side and front of what is now the main house, but it is slightly smaller than shown on later OS maps, with the boundary to the southeast being closer to the front of the house. The area of garden to the front of the house also features a large pond that is no longer extant.

6.46 The development of the house and gardens as evidenced by this cartographic review suggests that it was subject to substantial alteration and redevelopment in the middle of the 19th century. This period (the 1840s – 1870s), known as the period of 'high farming', was one where increasing productivity and mechanisation of the agricultural industry resulted in the rebuilding of many farmsteads. Often the wealthier of these were gentrified, reflecting the social ambitions of the time and the desire of the middle-classes to create their own, more modest versions of the country house ideal.

6.47 The tithe apportionment indicates that much of the agricultural land within the preferred site either belonged to, or was tenanted by, the owner of West Hill House, Mrs Mary Syers; the apportionments also associate Mrs Syers with land on the opposite side of Elm Lane, including a garden and series of yards and buildings, although these are largely gone or converted. Therefore, there is a functional as well as visual relationship between the house and its agricultural setting, the proceeds from which will have funded the construction and remodelling of the house over time. However, the imitation of the country house was not just about a conspicuous display of wealth, it was also about creating a peaceful, private retreat and, in this regard, the rural setting beyond the gardens also contributes to this. This is particularly true of the area to the front of the house which on the 1st edition OS map is shown to have tree-lined boundaries (unlike many of the nearby enclosures) and some scattered trees, suggesting a potential attempt at a small parkland area. The scattered trees are no longer present, but the tree-lined boundaries remain.

6.48 The gardens and former parkland of West Hill House contribute much to its heritage significance by illustrating the building's historical function and status and adding to its aesthetic interest. The house also has an important contextual relationship with its rural setting, but the ability to understand this relationship is limited by the current vegetation around its boundaries. It does, however, help to maintain the secluded and peaceful setting of the house and its grounds.

Figure 6.4: West Hill House northern boundary



View across the site of the rear and northern boundary treatment of West Hill House and grounds (looking south-east from Back Lane).

Figure 6.5: West Hill House former grounds



View west across the site from London Road (eastern boundary); the extent of West Hill's former parkland area is denoted by the trees to the rear right of the image.

Significance

6.49 The significance of the asset is **low**. It derives from:

- Historical value: West Hill House has illustrative value as the home of a prosperous local landowner, who had a direct influence over the surrounding land use and character of Copdock.
- Aesthetic value: the house has architectural value as a good example of a Victorian villa, one which is seemingly the product of the social changes that accompanied the period of 'high farming'.

Sensitivity to change

6.50 The sensitivity of the significance of the asset to the development of the site is **high**. This is because the site includes the former 'parkland' and garden to the front of the house and functionally related agricultural land to the east of it, which would be lost in the event of development.

Potential harm to asset

6.51 The risk of harm to the asset from the development of this site is **medium**. This is because development of the site would envelope the house in modern development, resulting in the loss of former gardens to its front (south), and the loss of its functionally associated agricultural landscape. The effect of this would be to reduce our ability to appreciate the house as a secluded, rural retreat by reducing its privacy – with development potentially visible from and in conjunction with the house – and introducing noise/ light pollution.

Level of effect

6.52 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.**

Options for sustainable development

6.53 The northern boundary between the grounds of West Hill House and the site is relatively well screened by trees, but that to the east – and the front of the house – is very open. Whilst development to the east could be screened by trees, the use of such screening is likely to be inappropriate (and can, in itself, harm the heritage significance of assets) – given the seemingly functional and historical relationship of this area to the house. It would therefore be preferable if development was excluded from this area to avoid harm and help maintain the legibility of the house's heritage values.

6.54 To the north, the existing tree-lined boundary could be strengthened and back gardens or open space set against the boundary to help preserve the setting of the asset and reduce the effect of development. Any temporary noise of dust issues arising from construction could be dealt with by the implementation of control measures.

Cumulative effects

Combined impact with other allocation sites or consented applications

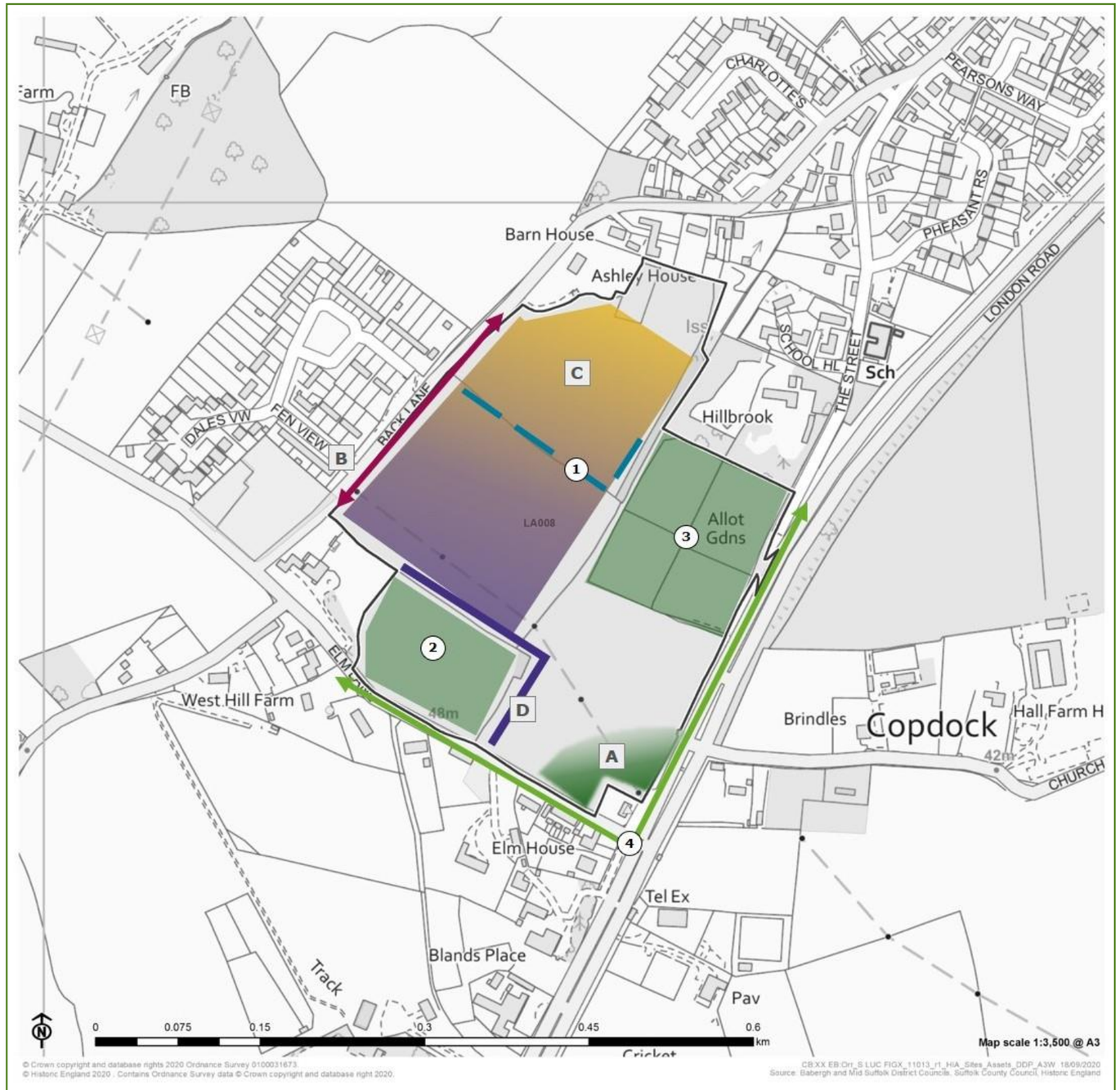
West Hill House

6.55 The non-designated West Hill House has been identified as potentially experiencing a medium effect on its heritage significance as a result of development of LA008. There is the potential for cumulative effects to arise in relation to West Hill House as, in addition to the proposed site allocation, there is a consented development (planning application ref: B/16/00802) to the northwest of the house, on the opposite side of Back Lane. The consented development includes the erection of 15 dwellings, with associated works to roads, access, parking, and landscaping. The Tithe maps shows that this land was also part of the tenanted landholding of West Hill House, being used as a stack yard (for keeping straw or grain) and pasture. This development site may be experienced from the rear of the house, being visible from the upper floors of the house and introducing additional noise and light. This change to the setting of the house would affect its legibility as a private retreat. In combination with the development of the preferred site, it would mean that West Hill House was enclosed by development on three-sides and its private and peaceful setting reduced to a greater extent than if only one or other of the sites were developed. Nonetheless, the combined magnitude of change would remain medium and the level of effect would still be low-medium.

Impacts on groups of heritage assets

6.56 No assets have been identified through this assessment as having a demonstrable relationship and, therefore, no assessment has been made of any groups of heritage assets.

Figure 6.6: LA008 Copdock and Washbrook options for sustainable development



Historic Environment Considerations

1. The historic parish boundary between Copdock and Washbrook runs across the site, demarcated by a hedgerow. Loss of this boundary would be harmful to the historic landscape character of the site and would erode the distinction between the two historically separate settlements.

2. This part of the site belonged to the domestic curtilage of West Hill House and is still partly legible as such. Loss of this has the potential to harm the significance of the asset.

3. The allotment gardens have been in this location since the 19th century and are an important feature of the local historic environment. Total loss of them would result in harm to the site's historic landscape character.

4. The lack of infill development to the eastern and southern boundaries allows the form of the smaller grouping of historic buildings that comprise Copdock to be read independently of its larger neighbour. It also allows the architectural interest of the grade II listed Belldown to be appreciated without visual distraction. Coalescence of the two historically separate settlements would be harmful to the local historic landscape character.

Options for Sustainable Development

A. A buffer of open land around Belldown would help retain visual separation between the settlements and ensure that new development does not detract from the architectural interest of the listed building; similarly, the retention of the allotment gardens.

B. Access to the site could come from Back Lane where later extensions to the settlement have already taken place. This would avoid increasing activity to the east of the site and along Elm Lane and help retain that sense of separation between the historic settlements.

C. Concentrating development to the north of the parish boundary would help maintain the smaller, more linear form of Copdock and retain the sense of separation between the settlements. Otherwise, the historic parish boundary could be integrated into the layout of the development and the enclosures from existing hedgerows used to inform the form of development.

D. The boundary of the site could be amended to exclude the historic gardens of West Hill House, thus minimising harm to the asset through change to its setting. Screening may also be appropriate in this instance to reinforce existing boundaries and provide some visual separation between the asset and the site.

Chapter 7
LA013 Sproughton

Site description

7.1 The site lies to the southwest of Ipswich between the settlements of Sproughton and Chantry. It comprises three portions of land: the largest, southern portion is bounded by Hadleigh Road to the north, Chantry Park to the east, London Road to the south and the A1071 to the west; to the north a triangle of land, enclosed by Hadleigh Road to the south, the A14 to the northwest and Church Lane to the east; and between the two a small diamond parcel of land created by Hadleigh Road to the southeast, the A1071 to the southwest, the A14 to the northwest and an access track to properties to the northeast.

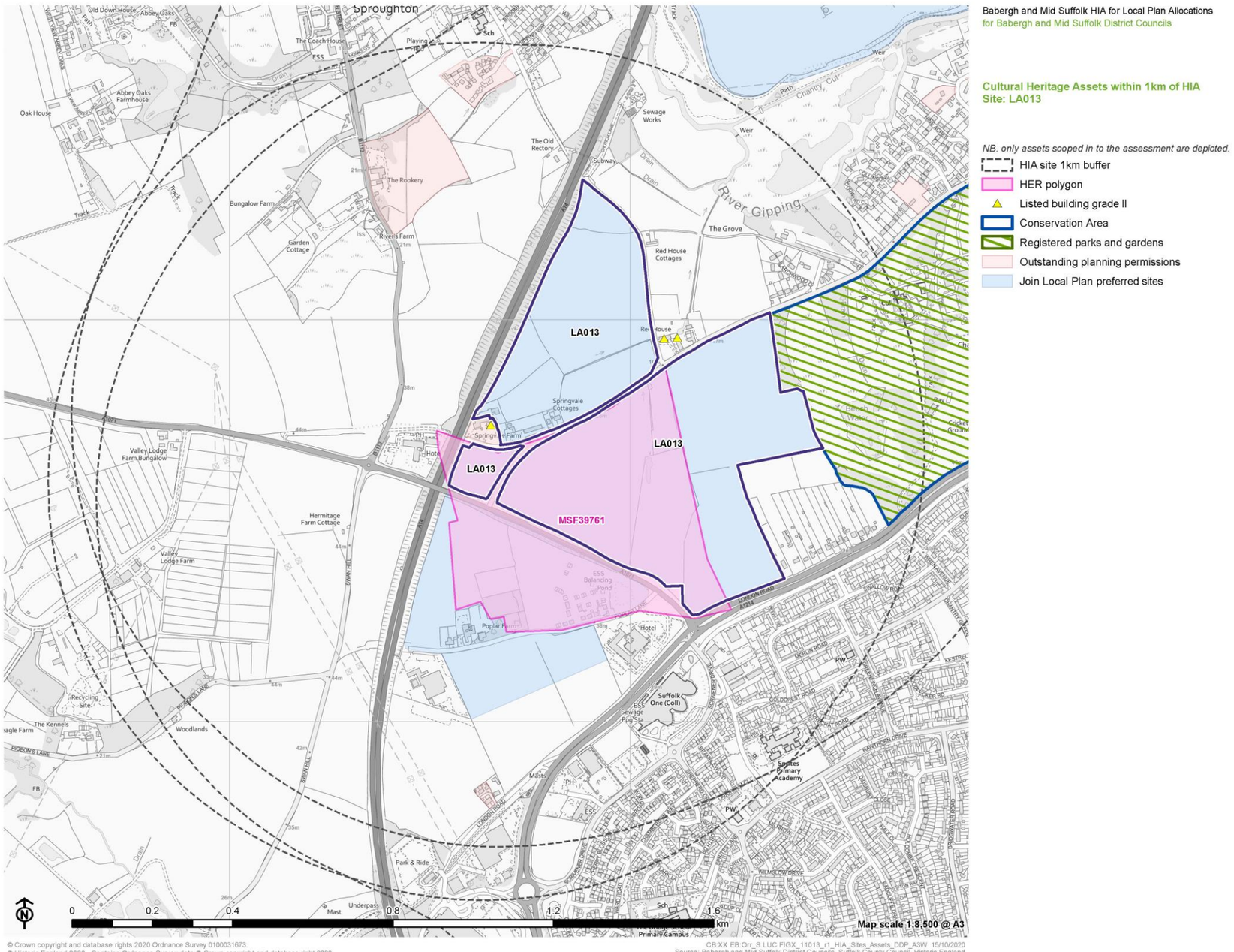
7.2 The site consists of several fields, predominantly in arable use but with areas of grassland, most notably in the southern portion where a strip extends across the whole site north to south. Site and internal field boundaries are dotted with trees and bordered by hedgerows, and a public footpath runs between Hadleigh Road and London Road, exiting the site directly opposite Church Lane.

7.3 The Tithe map (1836) and the 1st edition OS map (1882) show the site made up of fields. Development had occurred in the plot of land between the site and London Road, at its south-eastern corner, by the 1920s; however, the remainder of the site has remained agricultural fields.

7.4 There are no designated assets within the site, but four designated assets in the 1km study area have been identified as being sensitive to setting change. These include the grade II Chantry Park Registered Park and Garden and Conservation Area, which abuts the eastern boundary of the site. The other designated assets are grade II listed buildings - the Red House (NHLE ref: 1285933) and Red House Barn (NHLE ref: 1036924), as well as Springvale (NHLE ref: 1193916) – which stand along the northern side of Hadleigh Road, directly adjacent to the site.

7.5 There is one undesignated asset - Harland Park and House (SHER ref: MSF39761) - recorded within the site and one outline record in the SHER (ref: MSF37903) relating to the archaeological investigation of the site. The non-designated asset is assessed below.

Figure 7.1: LA013 site boundary and assets map



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CB:XX EB:Orr_S LUC FIGX_11013_r1_HIA_Sites_Assets_DDP_A3W 15/10/2020
Source: Babergh and Mid Suffolk District Councils, Suffolk County Council, Historic England

Heritage assets within the site

Designated assets

7.6 There are no designated assets within the preferred site.

Non-designated assets

Harland Park and House [SHER ref: MSF39761]

Summary

Significance of asset	Sensitivity to the development of the site	Potential harm to asset	Level of effect
Low	High	High	Medium
Non-designated heritage assets of local significance.	Asset is within site boundary and so it has been assumed that development would result in the total loss of the asset.	The significance of the heritage asset would be lost or substantially harmed by the development.	Asset is of low significance and the magnitude of change is likely to be of such a scale that the significance of the asset would be substantially harmed.

Description

7.7 This HER record pertains to the site of an 18th century house and park on an estate purchased by Captain Robert Harland and his wife Francis in 1716. It is depicted on Hodskinson's 1783 map of Suffolk. It can be considered as an example of a wave of parks created in the 18th century for wealthy residences near urban centres.

7.8 The residence was pulled down between 1790 and 1794 and no above ground remains of it survive. It is not known to what extent buried heritage assets pertaining to the house and park survive below ground but given that the site has subsequently been in agricultural use the potential for remains to survive is good.

Significance

7.9 The significance of the asset is uncertain as the extent of remains are not known. However, if below ground remains do survive, they are likely to be of **low** value. It would derive from:

- Evidential value: information on this asset is extremely limited, but given its type there is potential for uncovering building foundations and cellars, which would give an idea of the size and layout of the building. Demolition debris may also have been left on site, which could give an idea of decorative finishes etc., but this potential is limited as it is likely that any fabric of worth would have been auctioned off and removed from site before demolition took place.
- Historical value: if there are any remains then there is potential for some associative value relating to known historical individuals that lived in the house, but this would only be of associative value if the finds related to decorative features or personal objects. It has some illustrative value as part of a network of larger residences in the area and their relationship with Ipswich and the surrounding countryside.

Sensitivity to the development of the site

7.10 According to the SHER, the footprint of the house and park extended into the western half of the site. If any material remains relating to the house and park survive, they would likely be completely removed by development, therefore it has a **high** sensitivity to the development of the site.

Potential harm to asset

7.11 The risk of harm to the asset from the development of this site is **high**. This is because it would result in total loss of the asset.

Options for sustainable development

7.12 Archaeological investigation to confirm what, if anything, remains.

Archaeological potential

Description

7.13 The site is located approximately 220m to the southwest of the River Gipping, along which there is evidence for an in-situ Palaeolithic camp site evidenced by thousands of worked flints and two shallow pits (SHER MSF4518) at 'Devils Wood Pit', which is approximately 240m from the site. This area also yielded evidence of Mesolithic, Neolithic, and Bronze Age activity (SHER ref: MSF4520; MSF4521). More prehistoric (Mesolithic – Bronze Age) settlement evidence (SHER ref: MSF453, MSF454 and MSF7497) has been found approximately 200m to the north of the site, at the sewage works by the river. Adjacent to which is an area of undated field boundaries (SHER ref: MSZ27311).

7.14 An undated human skull was also found near the River Gipping (SHER ref: MSF11508) although the location given for this discovery is unlikely to be accurate there are several possible Bronze Age ring ditches in the study area to the northwest of the site. These include two immediately west of the site (SHER ref: MSF4543 and MSZ27342) that have been destroyed by the construction of the A14.

7.15 The ring ditches that remain extant are adjacent to areas of undated field systems and pits (SHER ref: MSF4542 and MSZ27307), and there are further field systems (SHER ref: MSZ27306 and MSF4544) in evidence to the south, approximately 240m to the west of the site.

7.16 A Roman settlement was suspected 460m to the southwest of the site (SHER ref: MSF10905), but was

disproved via evaluation. However, the medieval settlement of Felchurch (SHER ref: MSF32529) may lie immediately to the south of the site, on the opposite side of the A1071. An evaluation of this area (SHER ref: ESF23050) identified a pit of Middle Saxon as well as a series of enclosures, a building platform, and postholes dating to the 12th-13th centuries . A fragment of human bone was found within the one of the enclosure ditches, and more bone (SHER ref: MSF4645) was found during the excavation of a pipe trench to the southwest of the site, near Poplar Farm. Two medieval pits were also found to the east of the site, in close proximity to LA013. The site was likely in agricultural use at this time but could include some extramural activity along the edge adjoining this site.

7.17 In the 18th century part of the site was used to create Harland Manor and Park (SHER ref: MSF39761 – assessed above). This development may have removed any earlier remains within its footprint. Otherwise, the site appears to have been in agricultural use during the post-medieval period. A series of field boundaries are evident on Google Earth aerial imagery that correspond to the former field boundaries shown on the Tithe map. No other features are evident on the early historic mapping, LiDAR (for which there is only partical coverage) or Google aerial imagery, other than some amorphous marks that may represent archaeology or changes in geology.

7.18 Overall, the site may have some archaeological potential for hitherto unknown prehistoric, Saxon and medieval remains. Post-medieval agricultural remains are highly likely. A geophysical survey and archaeological evaluation are recorded by the SHER (SHER ref: MSF37903) within the site. No further information is currently available on the extent or findings of these investigations, but it indicates that the site either has a known archaeological interest, or a potential interest.

Significance

7.19 The heritage significance of any hitherto unrecognised archaeological remains in the site – for which there is generally low potential – would derive primarily from their evidential value. Whilst there is always some risk of finding unexpected remains of high value, the known historic environment resource suggests that any archaeological deposits within the site would most likely be of **low-medium** value. At this juncture, any contribution made by setting is unknown.

Sensitivity to the development of the site

7.20 The sensitivity of any hitherto unidentified archaeological remains within the site would be **high**.

Potential harm to the asset

7.21 The risk of harm to any surviving buried heritage assets from the development of this site would be **high**. This is because the loss of any remaining archaeological remains within the site would have a substantial harmful effect on their evidential value.

Level of effect

7.22 If low value archaeological remains are encountered on the site, the overall level of effect of the development would be **medium**. This is because any surviving buried heritage assets are likely to be of low significance, but they would be substantially harmed by the development of the site.

Historic Landscape Character

Description

7.23 The HLC states that the site is made up of 18th century and later enclosure. This character type is common in Suffolk, as much enclosure in the region took place before the enclosure acts of the 18th and 19th centuries. However, review against the Tithe map (1836) and the 1st edition OS map (1882) shows that today only a few of these boundaries survive intact, with most of the historic, smaller fields having been amalgamated into the larger arable fields we see today.

7.24 Where historic field boundaries do survive, they may qualify as historically 'important' under the 1997 Hedgerow Regulations[51] because they form part of a field system that existed before 1845. However, it would be up to the Council to decide whether they meet these criteria or not. If they do, then permission must be obtained for their removal.

7.25 A public footpath runs between Hadleigh Road and London Road, exiting the site directly opposite Church Lane. The path is first visible on the 1881 1st edition OS map. As such, it has historical value by illustrating human occupation and movement around the area, as well as communal value by providing public access to the surrounding rural, historic landscape.

Significance

7.26 The significance of thehistoric landscape character (in and of itself) is **low**. It derives from:

- Evidential value: evidence for the historical cultivation of the site, including the enclosures which may include ditches and banks that have been recut/ filled over time.
- Historical value: the enclosures and footpaths are illustrative of historic land use, management and human movement around the landscape.
- Aesthetic value: the agricultural character of the landscape contributes to local character and

[51] See and https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management

distinctiveness, with the topography of the land providing long-reaching and attractive views of the local environs.

- Communal value: there is some communal value derived from the footpath, which provides public access to the rural landscape.

7.27 Any hedgerows deemed to qualify as important by the local authority would also be of **low** heritage significance.

Sensitivity to the development of the site

7.28 It has been assumed that the development of the site would result in the loss of its historic fabric and character and, therefore, sensitivity to the development is **high.**

Potential harm to the asset

7.29 The risk of harm to historic landscape character as a result of the development is **high**. This is because development of the site would substantially or completely remove the key elements of its historic fabric and character.

Level of effect

7.30 Taking into account the significance of the asset and the likely risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium**.

Heritage assets with the potential to experience setting change

Designated assets

Chantry Park Registered Park and Garden [NHLE: 1000271] and Conservation Area

Summary

Significance of asset	Sensitivity to the development of the site	Potential harm to asset	Level of effect
High	Low	Low	Low-medium
The asset is a grade II RPG and a CA of more than regional significance.	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high or medium significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

7.31 The footprints of the grade II Chantry Park Registered Park and Garden (hereafter RPG) and Chantry Park Conservation Area (hereafter CA) are the same and their significance considerably interwoven, and so the significance of each designation has been considered concurrently. Together, they cover an area of some 123 acres, bounded to the north by Hadleigh Road and to the south by London Road. The park was designated as a RPG in 1988 and the CA was designated in 2005,[52] and within their boundaries are two grade II listed buildings: The Chantry [NHLE:1037783] and the gate house and entrance gate piers [NHLE:1236640].

7.32 The foundations of the current Chantry Park were laid in 1509, when Edmund Daundy was granted a licence to build a chantry[53] on the site; despite its short tenure – less than 30 years – it is from this first established, private use that the park gets its name. After the suppression of the Ipswich priories in 1536 as part of the Dissolution of the Monasteries, the Cutler family took ownership of the estate and occupied a house there. Between the 16th and 20th centuries the estate changed hands multiple times, with each successive owner making their mark either on the house or its grounds, or both. The current Chantry house is thought to have some structural remains of the house built by Sir Peyton Ventris at the end of

[52] https://www.ipswich.gov.uk/content/chantry-park
[53] A chantry is a chapel that is endowed in exchange for the celebration of an agreed number of masses for the soul of the donor – intended to speed the progress of that soul through Purgatory. Wealthy people would often pay to have them built so that a priest could say prayers for them every day to ensure their place in heaven.

the 17th century, but its character is mainly 18th century in date with significant 19th century alterations and additions. The formal gardens and parkland that surround the house are largely the work of Charles Collinson, who from 1795 enlarged the estate to 500 acres; however, it does not appear to have stayed that large for long. By the time of the Tithe map in 1837, ownership of the house and park had passed to Charles Lillingstone; however, his ownership did not extend into the surrounding arable land, save for a small strip field adjacent to the boundary directly west of the current Beech Water pond (included within the preferred site). The current parkland boundary remains much as it was at this date, extending no further than the boundary of the formal gardens and parkland as it was set out in the late-18th century.

7.33 Ownership of the park was passed to the Borough in 1928, who carried out alterations from the 1930s onwards to accommodate organised sports activities. Chantry house was used as an International Friendship Centre during war time and is currently used as a convalescent home.

7.34 Chantry house sits in gently undulating parkland which falls to the north, west and east from higher ground level on London Road, with views over Gipping Valley to the north and over the Suffolk Countryside to the west.[54] The park was once on the periphery of Ipswich, affording it space within a rural setting; however, the character of its surroundings has changed greatly over the years, firstly by agricultural improvements made to the surrounding landscape in the 18th and 19th centuries – which enlarged and regularised field boundaries and has removed any evidence of the extent and layout of the larger, preceding Chantry estate – and secondly by the suburban expansion of Chantry and Ipswich, which has enclosed the site to its eastern, southern and, to some extent, northern boundaries. The rural setting survives in part to the western boundary, but here too residential development has crept in and what does remain of its open setting is obscured by perimeter planting that defines the north and west boundaries. The use of shelterbelt trees was a device often employed in 18th and 19th century landscape design to screen parkland boundaries and create privacy within the parkland, and although it appears from historic maps that this planting has become denser within the last century, it is a feature that is in-keeping with the character of the site and affords it a sense of seclusion from the outside world.

Figure 7.2: View towards Chantry Park western boundary



View from the footpath that crosses the site looking northeast towards Chantry Park's western boundary.

Figure 7.3: Chantry Park's western boundary



The western boundary of Chantry Park between Beech Water and the site, as viewed from within the park..

[54] Ipswich. County Council 2019. *The Chantry Park Conservation Area Appraisal and Management Plan.*

Figure 7.4: Site and western boundary of Chantry Park



The shelterbelt planting of the western boundary of Chantry Park. In the middle distance, directly in front of the boundary planting, the strip field owned by Charles Lillingstone, the only part of the larger estate still in the same ownership as the park by the 1830s.

Significance of assets

7.35 The special historic interest of Chantry RPG is **high**. It derives from:

- Evidential value: the evidential value of the park is limited, but there is potential for garden archaeology to reveal a design and layout pre-dating the late-18th century remodeling, of which there is currently little known. Similarly, the house may also contain fabric relating to earlier structures, although this would contribute more to our understanding of the listed building than the RPG. There may also be archaeological evidence of the site's fleeting use as a chantry, but the extensive alterations that have taken place since then make this unlikely.
- Historical value: Chantry Park has historical associations with prominent Ipswich citizens, including the naturalist Michael Collinson, Baron of the Exchequer Sir Fitzroy Kelly, and High Sheriff of the County of Suffolk Charles Collinson. It also has strong associative value with William Andrews Nesfield, which is further illustrated on site through the survival of the parterre and formal gardens in front of the south elevation. Planting from all phases of the park's development from the 18th century onwards also survives in various forms, illustrating the evolution of the landscape's design and a continuity of active ownership that repeatedly sought to update and personalise the park.
- Aesthetic value: the design value of the RPG is high, with the composition of formal gardens and pleasure grounds, kitchen gardens and parkland creating distinct but coherent environments that work seamlessly together to steer our experience of the park. They include a variety of landscape features, including: the Nesfield parterre, waterbodies such as the Beech Water pond and 'fish pond', ha-ha, lily pond and walled gardens.[55] Considerable design value also survives in the deliberate shelterbelt planting, tree clumps and lime avenue, and the historic serpentine south approach and meandering woodland path circuits – all devices designed to direct the eye and frame views within the landscape. The park also derives significant aesthetic value from the high architectural quality of the buildings and landscape structures and their incorporation into the extensive and carefully ordered grounds.
- Communal value: the park has been in public ownership since 1928, with the walled garden used as a nursery by the Borough Council's Parks Service. It is the largest public open space in Ipswich and has hosted a large amount of musical and charity events.[56] The use of the house in various guises of convalescent home since the 20th century interwar period onwards, as well as the access afforded the public through its status as public space, is also likely to heighten the social value of the park.

The special architectural and historical interest of the Chantry CA is **high**. It derives from:

- Architectural and historical illustrative interest: the boundary of the CA follows that of the RPG and contains two grade II listed structures – specifically the Chantry mansion, which is an example of Italianate domestic architecture that dominated English country house design from the 1840s to the 1860s, and the 19th century eclectic classicism of the north gatehouse – as well as other structures such as the walled gardens and ha-ha that also have high architectural merit; all are considerable contributors to the character of the CA. Evidence of the site's transition from private grounds to public recreation space (the conversion of Beech Water to a county wildlife site, the incorporation of various sports pitches into the parkland) is also important in illustrating the site's evolution, with the activity this use now brings influencing our experience of the park as it stands today.
- Aesthetic value: much of the original early-19th century Picturesque style landscaping of the parkland has been retained, sitting alongside the later, more formal design of the parterre and pleasure grounds and lime avenue. Its arboricultural significance also contributes to its visual interest, as the parkland features standard trees of

[55] Ipswich Borough Council. N.d. Chantry Park. Online: https://www.ipswich.gov.uk/content/chantry-park [Accessed 03.07.2020]

[56] Ibid

beech, oak, horse chestnut and sweet chestnut dating from at least the mid-19th century.

Sensitivity to the development of the site

7.36 The sensitivity of both the RPG and CA to the development of the site is **low**. This is because what remains of the rural setting of the park to the western boundary is currently – and was historically – screened by shelterbelt planting, reducing any intervisibility with the park. The rest of the park's historic agricultural setting has already been lost through the introduction of modern development along London Road and Hadleigh Road, none of which contributes to the significance of the site. The principal contribution of setting now is the tranquillity that the remaining adjacent agricultural land affords the visitor in the far western area of the park, as the agricultural land use negates any noise or light pollution, providing a similar experience to that which was historically intended.

Potential harm to assets

7.37 The risk of harm to the RPG and CA from the development of this site is **low**. This is because the heritage values of the assets are unlikely to affected by either physical or setting change. Although residential development within the setting of the assets would further erode the park's agricultural setting and may change our experience in this part of the park, the low contribution it makes to the significance and understanding of these assets means that the resulting harm would be low.

Level of effect

7.38 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.** This is because the assets are of high significance but the potential risk of harm to that significance as a result of the development of the site is minor.

Options for sustainable development

7.39 It is suggested that the boundary with Chantry Park be sensitively designed with appropriate landscaping to create a buffer between the new development and the Park. This could include locating an area of open space immediately adjacent to the park to minimise noise / light intrusion into the RPG / CA. Careful consideration of the layout of the site could potentially avoid all harm, reducing the level of effect to none.

Red House [NHLE ref:1285933]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	High	Medium	Medium-high
Grade II listed building.	The site forms a considerably important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	Asset is of high significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.

Description

7.40 Red House is a large, handsome grade II listed house set within generous grounds on the corner of Church Lane and Hadleigh Road. The house has a 16th century core, which was extended and gentrified in the 18th and 19th centuries. The principal range is 2.5-storeys high and 6 bays wide with a central entrance, constructed in red brick laid in Flemish bond, with tall chimneys and a red tiled roof. Evidence of the 16th century timber frame survives internally, as do many features relating to the building's 18th century remodelling. At the time of the 1837 Tithe map the house was owned and occupied by Reverend Thomas Woodward. He also owned the land to the north and west of the site (within the 'L' created by the convergence of Church Lane and Hadleigh Road), but was renting it out to John Ranson, whilst keeping the house as a distinct, private residence.

7.41 The house stands in a dip on the edge of the valley created by the River Gipping. Private gardens with dense boundary planting surround the house to the north and south, whilst to the immediate east are several agricultural buildings, including a grade II listed barn. A red brick wall marks the boundary between domestic and working areas, but spatially and visually the buildings form a complementary group.

7.42 East, south and west of the dip which contains the house and its gardens the land rises slowly, giving long-reaching views from east to west along Hadleigh Road. Along the road in both directions Red House is visible surrounded entirely by a hinterland of agricultural fields, a setting that remains much as it has been since at least the time of the Tithe map.

7.43 The site incorporates fields to the west and south of the house, although does not extend to include those that were historically associated with it. However, the site is an important part of the setting of the listed building as its openness reinforces the presence prominence of the house in the landscape and complements its scenic qualities. This is

especially true of those fields north of Hadleigh Road to the west of the house, which allow views towards the principal elevation whilst moving east along the road, and form the backdrop in views of it moving west. The lack of visual distractions in the surrounding landscape makes the building's architectural features more legible and ensures its standing in the landscape is not challenged.

Figure 7.5: Red House viewed from the west



The long-ranging views of Red House within its rural setting, this one from the brow of Hadleigh Road to the west. The fields in the foreground are part of the preferred site.

Figure 7.6: Red House principal elevation



As you move closer to the house along Hadleigh Road the views reveal more detail of the house and its gardens.

Figure 7.7: Red House viewed from the east



The long-ranging views of Red House within its rural setting, this one from the brow of Hadleigh Road to the east. The fields to the left of the photo and forming the backdrop to the house are part of the preferred site.

Figure 7.8: Red House and agricultural buildings



As viewed from the south portion of the site. The spatial and visual relationship between the buildings can be clearly read here, and the arable character of the preferred site allows the layout of the complex to be read, as well as architectural details such as the chimneys and roof form.

Figure 7.9: Rear elevation of Red House



View of Red House from Church Lane. The site can be seen in the background and beyond it the boundary to Chantry Park.

Figure 7.10: Boundary of Red House gardens



The dense planting of the boundary of the gardens of Red House adjacent to Hadleigh Road provide privacy in close quarters, and it is not until you move further away from the house and out of the dip that the whole elevation and architectural merit of the building can be appreciated by those not fortunate enough to be invited within the boundary.

Significance of asset

7.44 The significance of the asset is **high**. It derives from:

- Evidential value: the evidential value of the building is limited, although the presence of some earlier fabric could reveal information about the origins of the house before its 18th century remodeling, whilst its spatial relationship with adjacent settlements and farms provides evidence of regional land-use and social organisation.
- Historical value: Red House has historical illustrative value as its form and architectural treatment, including later alterations, tell us about the evolving aspirations of its owners, whilst its relationship with the adjacent farm building is important in illustrating the relationship it had with the land around it and the wealth it brought its owners. The setting contributes much in this regard, as the lack of later development around the house has maintained a direct visual and spatial connection between the house and its rural surroundings.
- Aesthetic value: the house has considerable aesthetic value as an attractive and polite country residence. This is exemplified through the quality of the materials and the coherence of the design – reinforced by ancillary structures such as the garden walls and adjacent barn – but also by the generous and mature garden setting, which complements this experience by reinforcing the character of this high-status dwelling. The surrounding fields amplify the house's presence in the landscape and provide space to appreciate the architectural interest of the house, creating a composition of considerable picturesque quality.

Sensitivity to the development of the site

7.45 The sensitivity of the significance of the asset to the development of the site is **high**. This is because the rural setting of the house makes a considerable contribution to our ability to understand and appreciate the building and changing its use and introducing built development would negate its ability to make this contribution.

Potential harm to asset

7.46 The risk of harm to the asset from the development of this site is **medium**. This is because the development of the site would significantly diminish our ability to appreciate the asset's heritage values, but its relationship with its associated land and its mature garden would remain.

Level of effect

7.47 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium-high.**

Options for sustainable development

7.48 In this instance there is little that can be done to avoid all harm if the site is developed because it is the principle of changing the use of the land from agricultural to developed that will cause the harm, and this cannot be overcome with design.

7.49 However, there is potential to considerably minimise the harm to the asset by redrawing the boundary of the development site along Hadleigh Road to contain development to the south, leaving the fields to the west (and east) of the listed building in their current use. This could be minimised even further by drawing the development away from Hadleigh Road (or providing open space in this area) and concentrating it around the later development that has already taken place (and is taking place) along London Road and the A1071

Barn Circa 20 Metres South East of Red House [NHLE ref:1036924]

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Medium	Medium-high
Grade II listed building.	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	Asset is of high or medium significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.

Description

7.50 This grade II listed barn is 17th to 18th century in date, constructed of handmade red brick laid mainly in Flemish bond with a plain-tile roof. It has two cart entrances and internally three stalls with three partitions and brick floors survive. The roof timbers have mostly been replaced but it does retain one visible original tie beam. The barn is associated with the grade II Red House, being part of the building's complex of agricultural buildings. It has a strong visual and spatial relationship with the house and other agricultural buildings, and a functional relationship with the fields to the northeast of Red House.

7.51 The barn is located in the topographical dip alongside Red House, opposite the southern portion of the preferred site. The barn's orientation – running north to south with its gable end fronting Hadleigh Road – its smaller scale and intervening vegetation mean that it is less prominent than the house in the surrounding landscape and, thus, visually subservient to it; this is not surprising, however, given the function of the house as a status symbol and residence and the functional nature of the barn. That said, the barn is located adjacent to the drive entrance to the house and can be seen in conjunction with views of the house travelling west along Hadleigh Road, and so it has been treated with architectural features beyond the purely functional. This provides a complementary aesthetic relationship with the house and further illustrates the wealth of the landowner, that they can afford to spend money embellishing a barn, and their success in business.

7.52 The site forms part of the general agricultural setting of the building but plays less of a role in the appreciation of the barn than it does the house because the barn is only really visible in views from the east. It is, however, a setting that has remained largely unchanged over the centuries and contributes to the appreciation of the group of buildings as a whole.

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
			not substantially.

Figure 7.11: Gable end of barn facing Hadleigh Road



The handmade bricks laid in the expensive Flemish bond, tumbled-in brickwork, the decorative ridge tiles, moulded window surrounds and semi-circular gable apex are all features included to raise the aesthetics of the barn beyond the purely functional.

Figure 7.12: East elevation of barn



Figure 7.13: View of barn looking west along Hadleigh Road



The barn seen as part of its agricultural complex, with Red House in the background and surrounded by agricultural fields. See also Figure 3.7 and 3.9.

Significance

7.53 The significance of the asset is **high**. It derives from:

- Evidential value: the evidential value of the barn is limited, although its spatial relationship with Red House, as well as adjacent settlements and farms provides evidence of regional land-use and social organisation.
- Historical value: The building has historical illustrative value as part of a complex of buildings, showing how the site was organised, how it functioned and how it evolved.
- Aesthetic value: the barn has considerable aesthetic value, with much historic fabric surviving that gives it a charming patina of age. It is a handsome building, with architectural embellishment beyond the purely functional, intended to be an expression of wealth as well as a functional building. This is augmented by the survival of other associated buildings, especially Red House, and also by the barn's visual and spatial relationship with the land with which it was once functionally associated.

Sensitivity to the development of the site

7.54 The sensitivity of the asset to the development of the site is **low**. This is because the site is not historically associated with the building and is seen in conjunction with the building only in limit views. That said, it does form the backdrop and the counterpoint to the barn and associated buildings in views along Hadleigh Road from the east and its development would detract from its aesthetic value.

Potential harm to asset

7.55 The risk of harm to the asset from the development of this site is **medium**. This is because the development of the site would affect our ability to appreciate the asset's heritage

values, but its relationship with its associated land and principal house would remain.

Level of effect

7.56 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium-high.**

Options for sustainable development

7.57 In this instance there is little that can be done to avoid all harm if the site is developed because it is the principle of changing the use of the land from agricultural to developed that will cause the harm, and this cannot be overcome with design.

7.58 However, there is potential to considerably minimise the harm to the asset by redrawing the boundary of the development site along Hadleigh Road to contain development to the south, leaving the fields to the west (and east) of the listed building in their current use. This could be minimised even further by drawing the development away from Hadleigh Road (or providing open space in this area) and concentrating it around the later development that has already taken place (and is taking place) along London Road and the A1071.

Springvale [NHLE ref:1193916]

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	None	None	None
Grade II listed building.	The site does not contribute to the heritage significance of the asset and so the asset is not sensitive to development of the site	The significance of the heritage asset will not be harmed.	Asset of high significance but the development of the site does not interact with the asset or its significance.

Description

7.59 The farmhouse originated in the 15th century and was extended in the 17th and 19th centuries. The structure is brick, timber framed and rendered, with a 19th century replacement roof. It retains historic fabric and features such as an 18th century leaded casement in the rear outshut and a 16th brick stack in the interior.

7.60 The OS map of 1890-1910 clearly has Springvale Farm annotated, with a driveway leading off Hadleigh Road surrounded by trees. Some of the extant outbuildings to the east of the farm can also be seen on this map, including some workers cottages. The building is now a day nursery with a large car park to the front.

7.61 The historic agricultural setting of the farmhouse has been greatly diminished by the construction of the A14 to the west, the modern carpark to the south and the construction of modern, non-agricultural or domestic buildings adjacent to it, making the building's relationship with the surrounding landscape difficult to read. Visibility of the site in conjunction with the building is also limited and it has limited influence on our experience and appreciation of the asset.

Figure 7.14: The farmhouse viewed from access lane



Significance

7.62 The significance of the asset is **high**. It derives from:

- Evidential value: the evidential value of the asset is limited, although some value is derived from its surviving 16th century timber frame, whilst its spatial relationship with adjacent settlements and farms provides evidence of regional land-use and social organisation.
- Historical value: The building has historical illustrative value as part of a complex of buildings, showing how the site was organised, how it functioned and how it evolved. This has been diminished through the intervention of later development and changes within the asset's setting
- Aesthetic value: the building is a handsome house containing historic features that contribute much to its architectural interest.

Sensitivity to the development of the site

7.63 The sensitivity of the asset to the development of the site is **none**. There is no functional relationship between the two any visual or spatial relationship has been lost through later alterations and interventions.

Potential harm to asset

7.64 The risk of harm to the asset from the development of this site is **none**. This is because the development of the site will not affect our ability to appreciate the asset's heritage values.

Level of effect

7.65 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **none.**

Non-designated assets

7.66 There are no non-designated assets with the potential to have their significance affected through setting change as a result of the development of the preferred site.

Cumulative effects

Combined impact with other allocation sites or consented applications

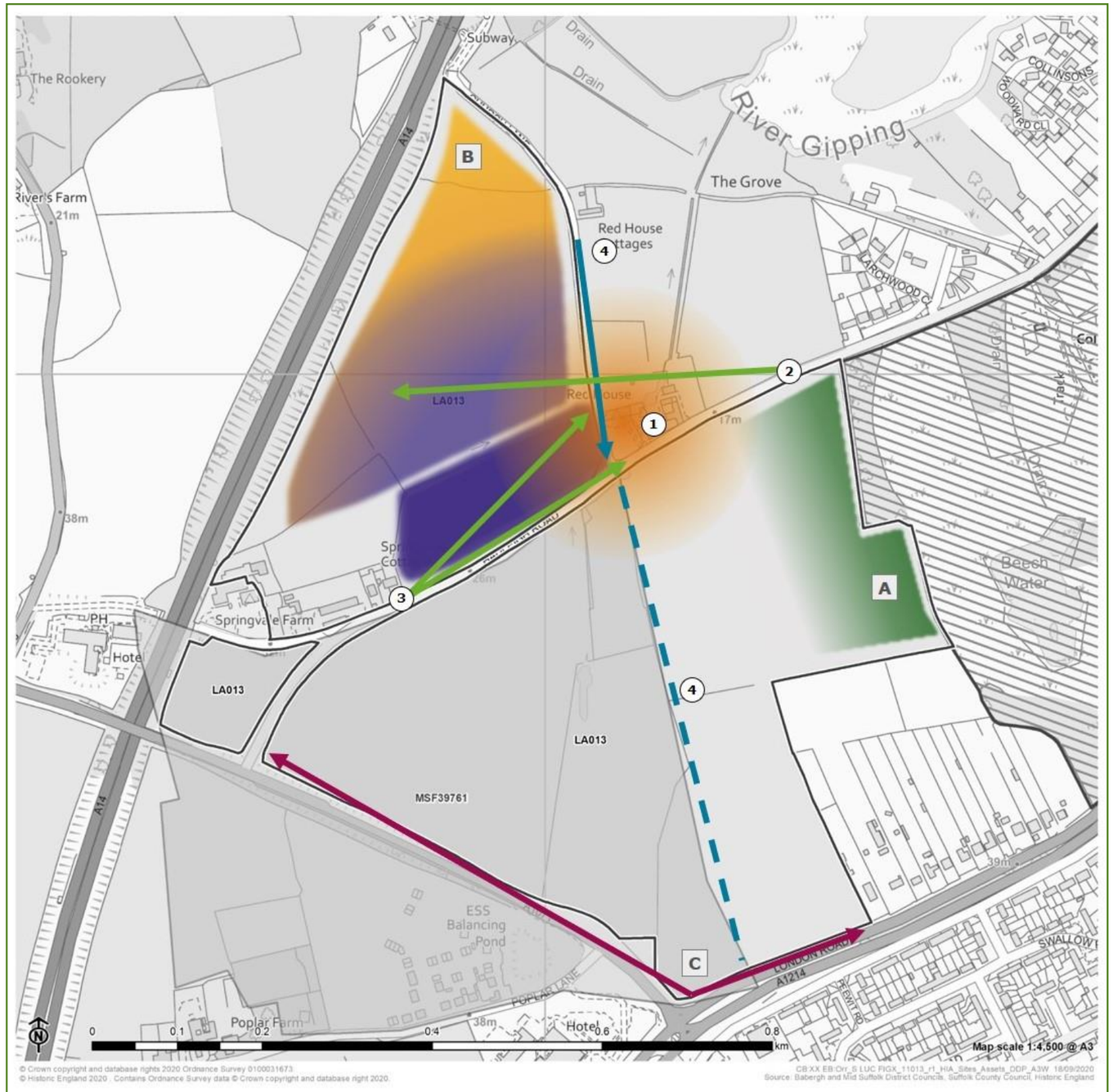
7.67 To the southwest of the site on the opposite side of the A1071, consent was given in August 2018 for the construction of a mixed-use development including 475 dwellings (planning ref: B/15/00993). At the time of the site inspection of LA013 for this report, construction had already commenced. The footprint of Harland House and Park (SHER ref:MSF39761) extends within this area and the development of the preferred site could result in further loss of any remaining archaeological remains associated with the asset. Cumulatively, however, the overall level of effect would remain medium due to the asset's low level of significance.

7.68 There is a consented planning application for the demolition and construction of dwellings on Ventris Close (B/15/00029). This in unlikely to affect the setting of any of the assets due to intervening modern development.

Impacts on groups of heritage assets

7.69 There is an associative, spatial and visual relationship between Red House and its adjacent barn, both listed grade II. The development of LA013 has been assessed as having a medium level risk of harm to each asset individually. Cumulatively, the harm to these assets as a group would be greater than individually but overall the level of effect would remain at medium-high.

Figure 7.15: LA013 Sproughton options for sustainable development



Historic Environment Considerations

1. The grade II listed Red House and its grade II listed barn stand have a strong visual and spatial relationship with the surrounding agricultural landscape, which contributes much to our appreciation of their architectural interest. Their settings remain much as they have been since at least the time of the Tithe map; as such, their significance has the potential to be harmed through changes to their setting.

2. Views from the east allow appreciation of the buildings as an agricultural complex, including the polite farmhouse and working agricultural outbuildings. The fields within the site to the north of Hadleigh Road form the backdrop to this grouping, The lack of visual distractions in the surrounding landscape makes the buildings' architectural features more legible and ensures their standing in the landscape is not challenged.

3. The fields to the north of Hadleigh Road form the foreground of the listed buildings, particularly Red House, allowing long-reaching views. The openness and undeveloped character of the site reinforces the presence of the buildings in the landscape and complements and reinforce their scenic qualities.

4. Church Lane runs between the site and Red House, and its trajectory continues south across the site in the form of a historic footpath. This is currently a quiet lane serving Red House Cottages, with Red House standing at the junction of Church Lane and Hadleigh Road. If this were used as the principal access route into the site there is potential for harm to the listed building through increased activity and highways improvements that would affect its setting. The loss of the historic footpath would be harmful to the historic landscape character of the site.

Options for Sustainable Development

A. A buffer of open land immediately adjacent to the boundary of Chantry Park RPG and CA would help minimise noise / light intrusion. Careful consideration of the layout of the site could potentially avoid all harm, reducing the level of effect to none.

B. Harm to the significance of the listed buildings through changes to their setting could be greatly reduced – and potentially avoided – by pulling the boundary of the site back along the line of Hadleigh Road. If there is development to the north of Hadleigh Road, harm could be minimised by concentrating it to the north of the site where it is less likely to be seen in conjunction with the listed buildings; however, this would probably necessitate access along Church Lane, which will potentially result in further harm to the assets (4). The visual impact of development should be informed by verified views to ensure the significance of the listed buildings is not harmed.

C. Access to the site from either London Road or A1071 would help reduce harm to the significance of the listed buildings through changes to their setting.

Chapter 8
LA051 Botesdale and Rickinghall

Site description

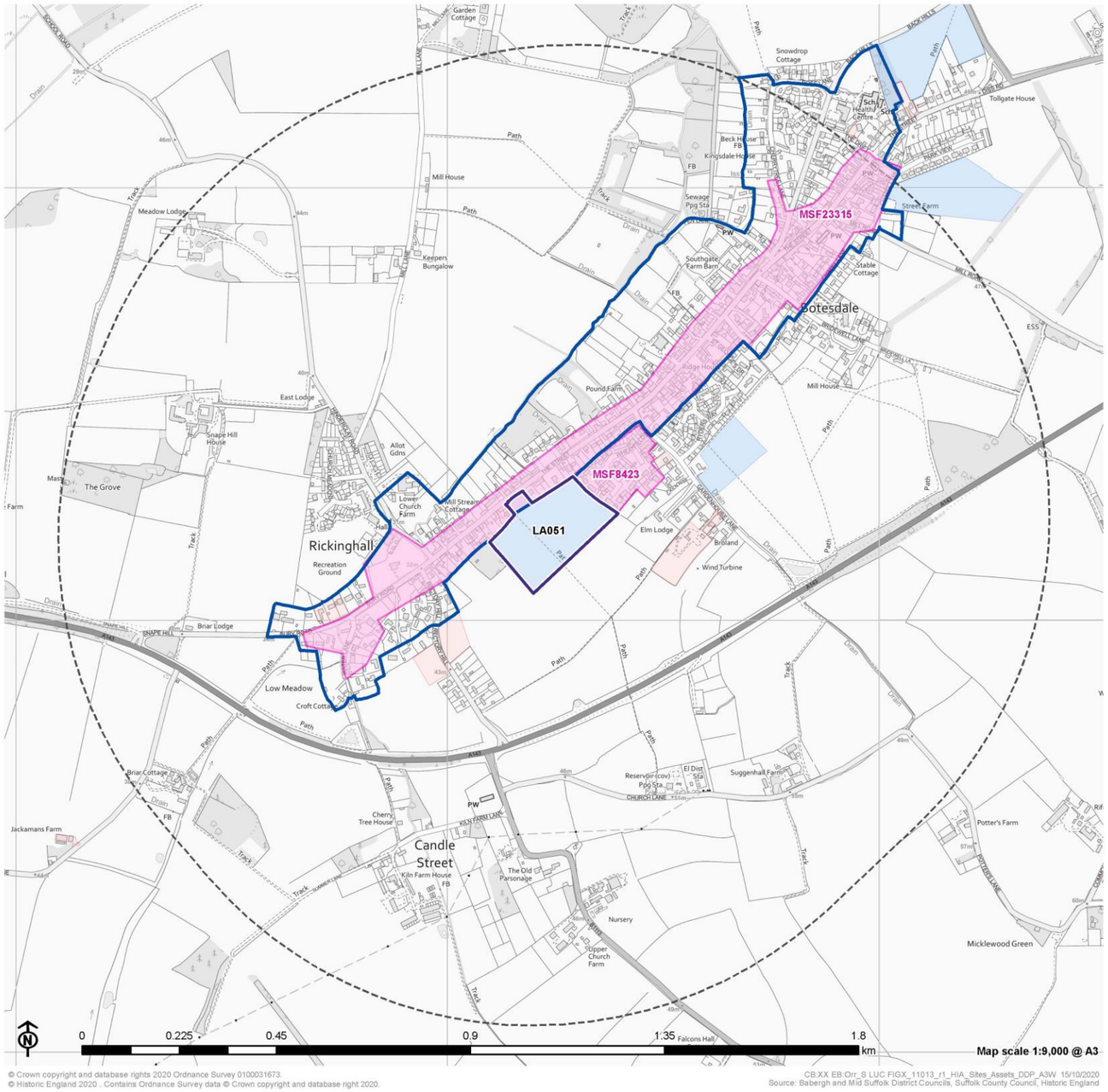
8.1 The historic villages of Rickinghall and Botesdale have become merged into a single settlement along about a mile of The Street, a former main road six miles south-west of the Norfolk market town of Diss. Botesdale stands at the north-east end, with Rickinghall Inferior along the northern side of the southwestern end of The Street and Rickinghall Superior along the southern side of the south-western end. The settlement lies along the south bank of a north-easterly flowing tributary of the Little Ouse River.

8.2 The site is located to the south of The Street, in Rickinghall Superior. It consists of an arable field located behind the row of dwellings fronting The Street with a spur protruding north to meet the street frontage north-east of the White Horse public house.

8.3 The site is bounded by the rear line of residential plots along The Street, and partly The Street itself, on the north-west side; fields and an area of woodland on the south and west sides; 20th century development at Wheatfields, and other development along Gardenhouse Lane, on the east side.

8.4 The site overlaps the boundary of Botesdale and Rickinghall Conservation Area. As the development site therefore physically affects the conservation area it is considered as a heritage asset within the site. Impacts of the development site on the setting of the wider conservation area are also considered. There are also two non-designated heritage assets within the site – the purported medieval extent of Botesdale (SHER ref: MSF23315) and a historic footpath (LUC ref: ND2). Listed buildings surrounding the site considered to be sensitive to setting change have been assessed as components of the conservation area, apart from the White Horse PH (NHLE ref:1241229), which is directly adjacent to the site entrance. Similarly, Local Heritage Assets identified in the Botesdale and Rickinghall Neighbourhood Plan have been assessed as components of the conservation area. There are no other non-designated heritage assets identified as being sensitive to setting change.

Figure 8.1: LA051 site boundary and assets map



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CB:XX EB:Orr_S LUC FIGX_11013_r1_HIA_Sites_Assets_DDP_A3W 15/10/2020
Source: Babergh and Mid Suffolk District Councils, Suffolk County Council, Historic England

Heritage assets within the site

Designated assets

Botesdale Conservation Area

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	High	Medium	Medium-high
Conservation area with a substantial concentration of listed buildings.	Part of the asset is physically affected. The remainder of the site forms a moderately important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	Asset is of high significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.

Description

8.5 The Botesdale Conservation Area covers the central street of Botesdale and the Rickinghalls, and the historic plots extending on either side of it. The majority of the development site area lies outside the conservation area; however, part of the site boundary extends north-west to meet the line of the main street and overlaps the conservation area boundary at this point.

8.6 The settlement is formed from an amalgamation of three historic parishes: Botesdale, Rickinghall Inferior and Rickinghall Superior.[57] The settlement is located on claylands overlying chalk on the lower valley slopes of a tributary of the Little Ouse, with historical resources based on the wetland landscape to the north, grazing on the plateaux to the south and local sources of marl, sand, gravel and peat.

8.7 The medieval parishes developed an economy based on hemp, supplying the linen industry centred on nearby Diss. Botesdale market was granted a royal charter in 1227. During the 16th and 17th centuries the main route through the parishes became a toll road connecting Scole with Bury St Edmunds and several coaching houses developed along The Street.[58]

8.8 The parishes gradually amalgamated over time with ribbon development extending along The Street. The settlement has by and large retained its linear character with a single plot depth of development to either side of The Street, aside from some 20th century cul-de-sac type residential developments to the south around Gardenhouse Lane and Mill Lane.

8.9 The conservation area contains a high concentration of listed buildings and buildings of local historical interest. These broadly represent the key themes and phases of the area's development, with early examples consisting of the parish churches, dating from the 12th century and onwards, and a substantial collection of houses and farmhouses of the 16th century and onwards. Around 10 of the listed buildings have a history as a public house, inn or beerhouse, with others connected to the coaching industry such as stables, maltings or blacksmiths' shops.

8.10 Collectively the listed buildings and Local Heritage Assets within the conservation area illustrate the historical development of the settlements, help to define the area's architectural and historic character and contribute substantially to its heritage significance.

8.11 The conservation area's agricultural setting is illustrative of the close connections the occupants of the settlement had with the land, which provided an agricultural economy that was worked by them and supported their livelihoods. The specific fields forming the development site are the only remaining undeveloped stretch of the immediate setting to the south, remaining in arable use and maintaining a direct physical and visual connection with the agricultural past. The north-western outshot of the field is the only remaining section of frontage to The Street which has never been developed.

8.12 Glimpsed views outwards from the built-up area of the conservation area are identified as important to its character in the conservation area appraisal, giving a visual reminder of the distinctive linear form of the settlement and the preservation of its intimate relationship with its historic context. The view south across the site from the existing gap in the built frontage of The Street is identified as an Important View in the Neighbourhood Plan.

[57] Mid Suffolk District Council, Botesdale Conservation Area Appraisal 2009, Adopted 2011: https://www.babergh.gov.uk/assets/Conservation-Area-Appraisals/Botesdale2011CAA.pdf [accessed 22/07/2020], p.3.

[58] Botesdale and Rickinghall Neighbourhood Plan, p.10.

Figure 8.2: Site viewed from The Street



The site entrance to the left of the grade II listed White Horse public house is also the termination point of the historic footpath linking the settlement to Church Lane.

Figure 8.3: Stanwell House



Stanwell House, a grade II listed building within the CA. The development site lies behind it to the centre right of the photograph.

Figure 8.4: The site viewed from The Street



The vegetation in the centre right of the photo is where the site extends into the conservation area. To the left later development can be seen, to the right in the distance the grade II listed former White Horse PH.

Figure 8.5: View across the site towards the CA



The CA as viewed across the site from the public footpath.

Significance of asset

8.13 The heritage significance of Botesdale Conservation Area is **high**. It derives from:

- Evidential value: The overall form, layout, historic built fabric and archaeological evidence provide information on the settlement's formation, evolution and connections with its context. The portion of the site within the conservation area boundary is identified as being part of the medieval extent of Botesdale and Rickinghall, adding to its evidential potential.
- Historical value: Substantial survivals from a broad time-depth, particularly the 16th century onwards, illustrate the settlements' post-medieval development and its economic and social position. The conservation area's agricultural setting in general contributes to its illustrative historical value by retaining the close connections with land which supplied and was worked by the settlement. The settlement has associative value with the earlier 20th century amateur archaeologist Basil Brown who lived in and studied the village and is most famously associated with the excavation of an Anglo-Saxon ship burial at Sutton Hoo in 1938-9.
- Aesthetic value: The characteristics of the conservation area – derived from landscape character, street form and layout, building types, vernacular design, materials and 'patina' or evidence of age – together have aesthetic qualities deemed worthy of protection through the conservation area designation.
- Communal value: The age, character and qualities of the place contribute to the local sense of identity and distinctiveness, holding social value.

Sensitivity to the development of the site

8.14 The sensitivity of the significance of the asset to setting change is **high**. The asset will be physically affected by development within its boundary, where the development site meets The Street. In addition, the development site contributes to the significance of the conservation area through as an important part of its setting, and this contribution may be affected.

Potential harm to the asset

8.15 The risk of harm to the asset from the development of this site is **medium**. The development site will undergo potentially dramatic change involving removal of its rural character. However, the majority of the asset's setting that contributes to its significance will not be affected. Overall, the significance of the asset would be harmed, but the level of harm would be less than substantial.

Level of effect

8.16 Taking into account the significance of the asset and the likely risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium-high**.

Options for sustainable development

8.17 In this instance there is little that can be done to avoid all harm if the site is developed because it is the principle of changing the use of the land from agricultural to developed that will cause the harm, and this cannot be overcome with design.

8.18 Harm may be minimised by taking cues from the linear form of the development and ensuring that glimpsed views towards the conservation area's open, undeveloped setting are maintained. Screening the development is potentially an option, but the impact on the character of the conservation area through the introduction of planting in this location would need to be considered as well.

Non-designated assets

Botesdale, extent of medieval settlement [SHER ref. MSF23315]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
Low	High	Medium	Low-medium
The asset is non-designated and of local significance	Direct physical impact on the asset	The significance of the heritage asset would be harmed but not substantially.	Asset is of low significance and the magnitude of change will be of such a scale that the significance of the asset would be harmed but not substantially.

Description

8.19 Rickinghall Superior – as well as Rickinghall Inferior - is listed in the Domesday Book (1086) and may have Saxon origins given the origin of the village's name (i.e. Ricca's hall). The SHER indicates that the core of the medieval extent of Rickinghall (and Botesdale) included the north-western extent of the site. The extent of settlement during this period has been inferred from historic maps and the locations of historic (listed) buildings, many of which are of timber-framed construction dating to the 16th century onwards, preserving plot boundaries that are largely unchanged from that of the preceding medieval tenements.

8.20 The size of the area that overlaps with the purported extent of the medieval settlement would likely have accommodated two or three properties/tenements, assuming

that the area was developed at that time (which may not be the case). Unfortunately, the Tithe Map for Rickinghall Superior was not available to review online so whether the site was developed by the mid-19th century is also unknown. However, the 1st edition OS map shows the site as undeveloped land with a footpath leading across it, suggesting that if present any medieval remains could survive relatively intact. No features were identified from review of LiDAR data.

8.21 Any medieval settlement remains present within the site would most likely be of low heritage significance, deriving from their:

- Evidential value: which would inform our understanding of the character and development of the medieval settlement of Rickinghall Superior.

Sensitivity to the development of the site

8.22 The asset has **high** sensitivity to the development of the site. This is because the development of the site would result in the total loss of the part of the asset that is within the site.

Potential harm to the asset

8.23 The risk of harm to the asset is **medium**. This is because although development of the site would result in direct impact on the asset, the loss sustained to the whole of the settlement would be partial. This would harm its evidential value, but not substantially as the majority of the asset would remain in-situ.

Level of effect

8.24 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium**.

Options for sustainable development

8.25 Development could be concentrated away from the extent of the medieval development.

Historic footpath [LUC ref: ND2]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
Low	High	High	Medium
Non-designated heritage asset of local significance	The site forms a considerably important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be lost or substantially harmed by the development.	The asset is of low significance and the effect will be of such a scale that the significance of the asset would be substantially harmed.

Description

8.26 A historic footpath passes through the site, aligned northwest – southeast. It provides access from The Street to Church Lane to the south of the conservation area and the site. The footpath is recorded on the 1st edition OS map of 1885, so it dates from at least the mid-late 19th century. As such, it has historical value by illustrating human occupation and movement around the area, as well as communal value by providing public access to the surrounding rural, historic landscape.

Figure 8.6: View toward site and beginning of footpath



Figure 8.7: View north back to the CA from the footpath



Significance

8.27 The asset is non-designated asset of **low (local)** heritage significance. Its significance derives from:

- Historical value: a historic footpath within the agricultural landscape providing public access and illustrating human occupation and movement around the area.
- Communal value: the footpath provides direct public access from the settlement to the surrounding rural landscape.

Sensitivity to the development of the site

8.28 The sensitivity of the asset to the development of the site is **high.** A third of the asset lies within the site and would be affected by the development of the site.

Potential harm to the asset

8.29 The risk of harm to the asset is **high**. This is because a considerable portion of the footpath would be lost through the development. This would severe the pedestrian link it makes across the landscape between The Street and Church Lane and would essentially render the remaining portion of the footpath redundant.

Level of effect

8.30 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium**.

Options for sustainable development

8.31 The right of public access across the land should be taken into account when designing the layout of the potential development, and the route of the path should be retained and incorporated into the development.

Archaeological potential

Description

8.32 There are several prehistoric findspots in the vicinity of the site, but the nearest in-situ archaeology comprises two BA pits approximately 200m to the southeast of the site (SHER ref: MSF8422).

8.33 Immediately northeast of the site, beneath the development along Wheatfields and Kiln Rise, there was a Roman kiln site (SHER ref: MSF8423). Remains associated with the site may extend into the site. Further Roman settlement activity is attested in the area by a burial further northeast (SHER ref: MSF8427) and another to the southwest of the site along the route of the A143 (SHER ref: MSF15086). There are also multiple Roman finds recorded in the wider area.

8.34 There is no known Saxon activity in the vicinity of the site, but Rickinghall and Botesdale were in existence by 1086. The SHER records that the site extended into the known medieval extent of Rickinghall, but there is as yet no evidence to suggest habitation within the site (see above).

8.35 The Portable Antiquities Scheme records 12-14th century coins (PAS ref: NMS-D6A2B4 and NMS-90CCC5), as well as 16th to 17th coins (PAS ref: NMS-903814, NMS-904925, NMS-904DF5, NMS-907869, NMS-90C267) within the site. It also records a medieval strap end (PAS ref: NMS-E4CB93). Given their portable nature, these finds are likely to represent casual losses rather than domestic activity and settlement.

8.36 No features were identified from review of historic maps or LiDAR.

Significance

8.37 The significance of any buried heritage assets within the site is likely to be low. This is derived from:

- Evidential value: evidence for past human activity within the site.

Sensitivity to the development of the site

8.38 It has been assumed that the development of the site would result in the loss of any surviving buried heritage assets and, therefore, the sensitivity of its significance to physical change is **high**.

Potential harm

8.39 The risk of harm to any surviving buried heritage assets from the development of this site is **high**. This is because it would result in their loss or removal from the site, which would have a substantial harmful effect on their evidential value.

Level of effect

8.40 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the

development of the site on the historic environment is **medium**.

Historic Landscape Character

Description

8.41 The site is identified as pre-18th century enclosure with irregular, co-axial fields. The 1840 Tithe map shows the site divided into three smaller fields, in arable use.[59] By the 1st edition OS map of 1885,[60] these fields had been amalgamated into one, although the line of one of the north-south boundaries was marked as a footpath, which remains today.

Significance

8.42 The open undeveloped character of the site and its continued agricultural use allow for some appreciation of its historic character, despite the loss of its internal historic enclosures. The footpath across the site is of historical value.

8.43 The landscape has some limited illustrative historical value and its contribution to local character and distinctiveness gives it aesthetic value. Overall, its heritage significance is considered **low**.

Sensitivity to the development of the site

8.44 The sensitivity of the site's historic landscape character to the development of the site is **high**, because its significance lies in its physical form.

Potential harm

8.45 The 19th century amalgamation of earlier fields has removed much of the visible, internal field structure of the site aside from the footpath; however, development would potentially remove its remaining historic structure and character. The risk of harm is therefore **high**.

Level of effect

8.46 Taking into account the significance of the asset and the likely risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium**.

Heritage assets with the potential to experience setting change

Designated assets

8.47 There are a number of other listed buildings located along The Street that collectively they make a considerable contribution to the character and appearance of the conservation and so their significance in this regard has been assessed as a component of the Botesdale Conservation Area.

8.48 The only designated asset that was taken forward from the scoping exercise (see separate Stage 2: HIA asset scoping report) was the White Horse PH, directly adjacent to the site. This is discussed below.

White Horse Public House [NHLE ref: 1241229]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	High	High	High
Grade II listed building	Highly sensitive to physical impacts from the site access point. The site forms a considerably important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset could be lost or substantially harmed by the development.	The asset is of high significance and the magnitude of change is likely to be of such a scale that the significance of the heritage asset could be substantially harmed.

Description

8.49 The White Horse (former) Public House is a grade II listed building located on the south side of The Street to the west of the site; its eastern property boundary forms part of the boundary with the site and the footpath that runs through the site is directly adjacent. At the time of listing, the building was in use as a public house – one of the very many that were to be found lining the whole of The Street during the 16th and 17th centuries when the main route connecting Scole with Bury St Edmunds ran through the settlement[61] – but has since been converted to a dwelling.

8.50 The core of the building dates from c.1600 with extensions and alterations made c.1700, in the late-18th century, and again in the 19th and 20th centuries. Despite the interventions, the building retains its timber frame, form and many historic features. It is the survival of this fabric and form – along with the building's aesthetic qualities – that underpin its reason for designation. This is complemented by the survival to the rear of the building of its former stable block (also grade II) which helps illustrate and augment our understanding of the building's former use and how it functioned as a public house. It also has a strong relationship with the other listed buildings within the settlement (many of

[59] Tithe Apportionments, 1836-1929, Parish of Rickinghall Inferior and Rickinghall Superior [database online]. TheGenealogist.co.uk 2020
[60] Suffolk XXIV.SE Surveyed: 1885, Published: 1885.
[61] Botesdale and Rickinghall Neighbourhood Plan, p.10.

which are also listed) especially along The Street, as together help tell the story of the area (and conservation area).

Figure 8.8: The White Horse - east gable end and north elevation facing The Street



Figure 8.9: The White Horse – view of the adjacent site, footpath, and site boundary to The Street.



Significance of asset

8.51 The significance of the asset is **high**. It derives from:

- Evidential value: Surviving details of the building's construction, fabric and plan form provide evidence of local building patterns and techniques. Along with other buildings in the area of early post-medieval date, it also helps evidence the distribution and planning of the settlements at that time.
- Historical value: The building illustrates the demand and development of such services of this type and scale in the area, in relation to changing fortunes and economic drivers. Along with the stables, it helps to illustrate the various operational requirements of such businesses at the time and their relationship and interdependency with local markets and sources of income for local people.
- Aesthetic value: The building has value as a charismatic example of the area's vernacular design, details and materials. This is augmented by its picturesque setting and visual and spatial relationship with the rest of The Street and the area's rural hinterlands.
- Communal value: The age and appearance of the building contributes to the character and distinctiveness of Rickinghall, particularly in combination with other heritage assets forming the core of the settlement, and therefore has a degree of communal and social value relating to local identity.

Sensitivity to the development of the site

8.52 The sensitivity of the significance of the asset to setting change is **high**. Although the building is not within the development site, the boundary line indicates potential access taken from The Street immediately abutting the east face of the building. This creates a risk of direct, physical impacts to the fabric of the barn resulting from vehicle and construction activities and the location and design of a permanent entrance into the finished development.

8.53 Although the site does not appear to have a direct historic, functional relationship with the site, its proximity to the asset forms an attractive backdrop and provides space that allows the aesthetic interest of the building to be better appreciated.

Potential harm to the asset

8.54 The risk of harm to the asset from the development of this site is **high**. This takes into account two factors: change to its setting and the risk of physical impacts as a result of the access route.

8.55 Change to the setting of the asset would result in some harm to its significance as the ability to appreciate the scenic qualities of rural surroundings in conjunction with a building of antiquity would be altered and potentially lost. However, major elements of its setting, such as its spatial and illustrative relationship with the stables, The Street, and other listed buildings in the area, would not be physically affected by change at the development site. The level of harm would therefore be less than substantial.

8.56 Impacts to the fabric of the building from the access point would also result in harm to its significance. This could entail impacts during construction works through vibration, dust and risk of vehicle impact – particularly if this access point is used for construction vehicles – and as a result of the finished development through size and design of the access route, changes in site hydrology, risk of vehicle impact and erosion to the gable end through road salting, water upcast and so on. A worst-case scenario (serious vehicle impact

resulting in substantial demolition) would result in a substantial level of harm.

Level of effect

8.57 Taking into account the significance of the asset and the likely risk of harm to its significance, there is the potential for the overall level of effect of the development of the site on the historic environment to be h**igh.**

Options for sustainable development

8.58 The building's visual relationship with its open, rural setting should be a consideration in design development, especially considering layout, scale and access points.

8.59 Currently, the only access to the site from The Street is the footpath adjacent to the property. This has the character of a narrow track entrance to surrounding fields with low visual prominence. The insertion of a vehicle and pedestrian access route into the development here would potentially introduce a modern splayed access, signage and so on immediately adjacent to the listed building, which has the potential to affect both its setting and physical condition (as discussed above).

8.60 Harm to the asset could be substantially reduced – and the physical harm, at least, potentially avoided – by ensuring that access to the site for both construction vehicles and following completion of the development is located away from the listed building.

Cumulative effects

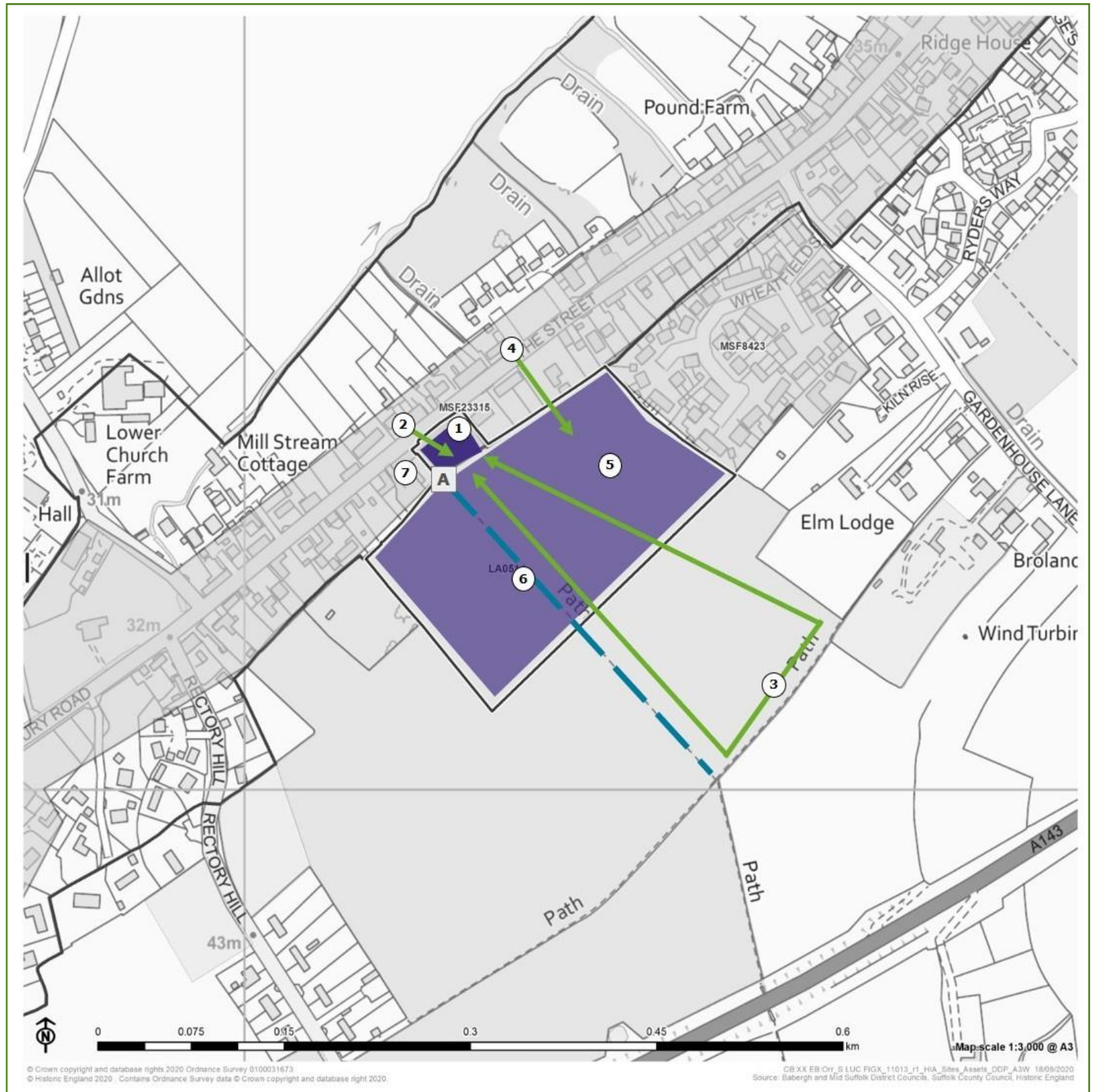
Combined impact with other allocation sites or consented applications

8.61 Consented applications DC/17/02657, DC/17/04342 and 2798/16 have been considered in terms of their effects in combination with those of the development site (also 2216/15 and DC/17/05076 affecting the eastern end of the conservation area). These applications are for residential development with associated vehicular access and parking, ranging from 1 to 10 dwellings, with a resulting combined maximum of 30 dwellings. The former three applications comprise infill or backland/replacement development accessed from Rectory Hill and Gardenhouse Lane, which would result in additional erosion of parts of the agricultural setting of the conservation area on its south side. This would have a minor additional impact on the significance of the conservation area when viewed in combination with the impact of the development site.

Impacts on groups of heritage assets

8.62 This is discussed under Botesdale Conservation Area within which associated listed buildings and Local Heritage Assets are assessed collectively.

Figure 8.10: LA051 Botesdale and Rickinghall options for sustainable development



Historic Environment Considerations

1. Development of the site would result in direct physical impact on the conservation area and a feature of it that makes an important contribution to its significance.

2. The part of the site that fronts The Street provides a break in the building line that allows views through to the settlement's rural surroundings.

3. There are views back towards the conservation area across the site from the public footpaths that cross it. From here it is possible to appreciate the form and context of the historic settlement.

4. The rural hinterland of the settlement is experienced in glimpsed views between and rising above the roofline of buildings within the conservation area and is a key feature of its character.

5. The site forms an important part of the conservation area's setting both aesthetically but also historically, linking the settlement to its historic agricultural past.

6. A historic footpath runs past the grade II listed (former) White Horse Public House and across the site, from which there are views back to the conservation area and listed buildings within it. The footpath is an important part of the area's historic landscape character.

7. The grade II listed former White Horse Public House stands adjacent to the site boundary, with potential access to the site abutting its gable end. This creates a risk of direct, physical impacts to the fabric of the building resulting from vehicle and construction activities and the location and design of a permanent entrance into the finished development.

Options for Sustainable Development

A. Retention of the historic footpath within any development would help minimise the harm to historic landscape character, as would following the linear form of the settlement; however, there is little that can be done to avoid or substantially reduce harm to the conservation area if the site is developed because it is the principle of changing the use of the land from agricultural to developed that will cause the harm, and this cannot be overcome with design.

Chapter 9
LA053 Brantham

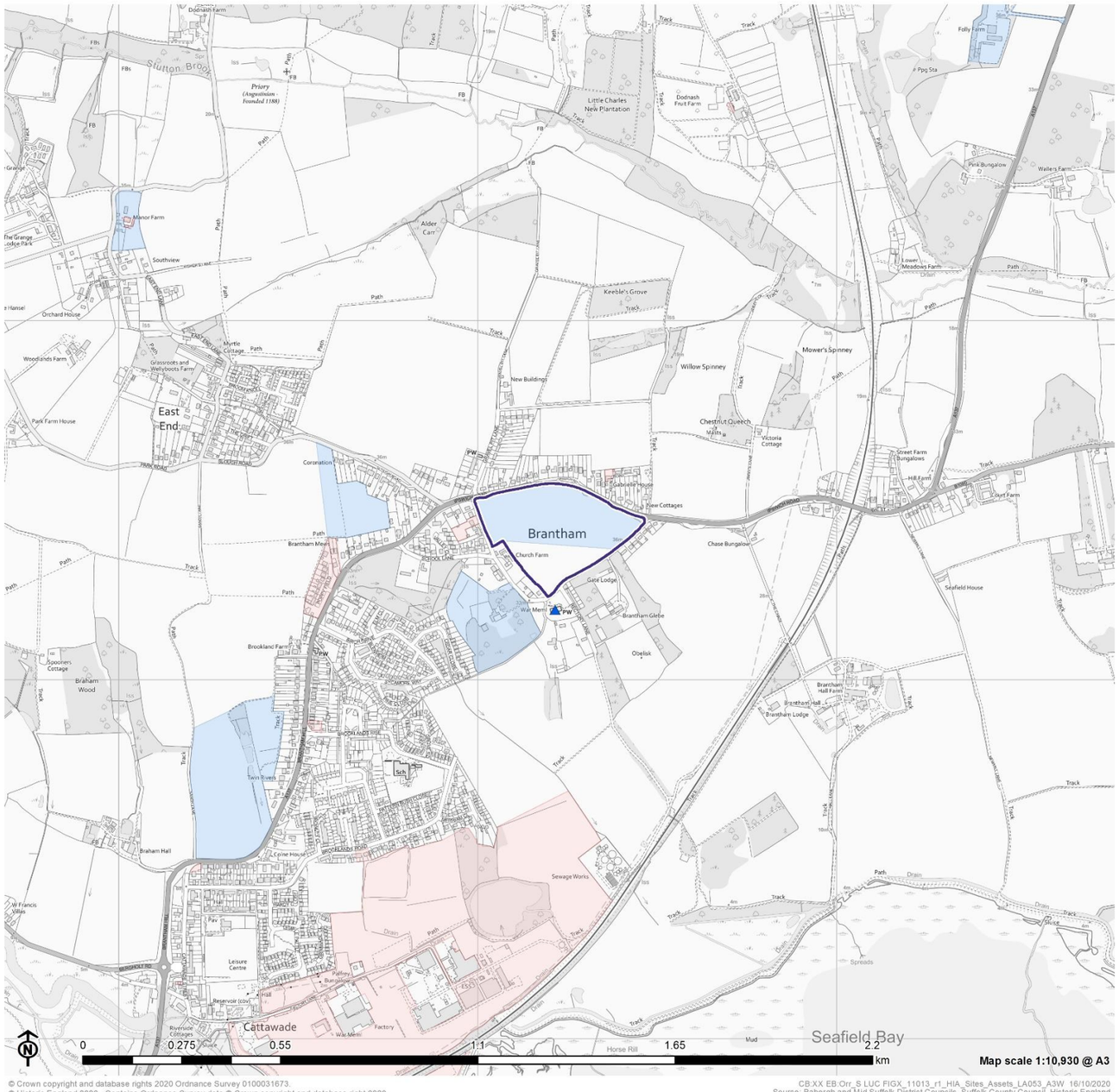
Site description

9.1 The site comprises a relatively flat triangular area of agricultural land approximately 1.3km north of the River Stour estuary. It is bound by Ipswich Road to the north, Church Lane to the east and west, and the churchyard of the Church of St Michael to the south.

9.2 There are no designated assets within the site, but the grade II* Church of St Michael stands approximately 50m to the south of the proposed allocation site and has been assessed in relation to the potential for setting change. As per the separate Stage 2: HIA asset scoping report, all other designated assets within or beyond the study area have been scoped out of the assessment.

9.3 There are no non-designated assets within the site. A geophysical survey and evaluation have recently been undertaken (SHER ref: MSF38608, ESF27225 and ESF26737), but the results of these are not yet in the public domain. Church Farm (SHER ref: MSF42383), a non-designated asset which stands immediately west of the site, has been assessed in relation to potential setting change.

Figure 9.1: LA053 site boundary and assets map



Babergh and Mid Suffolk HIA for Local Plan Allocations
for Babergh and Mid Suffolk District Councils

Cultural Heritage Assets within 1km of HIA Site:

NB. only assets scoped in to the assessment are depicted.

- Listed building grade II*
- Outstanding planning permissions
- Committed sites

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CB:XX EB:Orr_S LUC FIGX_11013_r1_HIA_Sites_Assets_LA053_A3W 16/10/2020
Source: Babergh and Mid Suffolk District Councils, Suffolk County Council, Historic England

Heritage assets within the site

Designated assets

9.4 There are no designated assets within the site.

Non-designated heritage assets

9.5 The SHER does not record any known heritage assets within the site.

Archaeological potential

Description

9.6 The BGS online viewer shows that the site is underlain by bedrock of the Crag Formation which formed 2 to 4 million years ago in the Quaternary and Neogene Periods when the local area comprised shallow seas. Overlying this bedrock is sand and gravel of the Kesgrave Catchment subgroup, which was laid down by the rivers that existed in the area up to 3 million years ago.

9.7 The earliest evidence for human activity in the study area dates to the Palaeolithic and comprises a hand axe recovered from a gravel quarry at Brantham Hall Farm. The same quarry has yielded evidence of early and later Bronze Age settlement including beaker and barrow burials (SHER ref: MSF9358), which are thought to continue across the fields to the east, as well as evidence of Iron Age settlement (SHER ref: MSF9359) in the form of a pit dwelling and finds.

9.8 Prehistoric finds are recorded across the study area, including a Late Bronze Age spearhead (PAS ref: ESS-030CB5), indicative of hunting activity within the site. There are also several cropmarks complexes within the study area – to the north, west and southeast of the site – that are interpreted as either Prehistoric or Roman ditched trackways and field systems (SHER refs: MSF12194, MSF11916, MSF12192 and MXS20420). The extent and locations of the cropmarks suggest that the site may have been similarly used during this period.

9.9 Although evidence for subsequent Roman and early medieval activity is limited to finds, Brantham is recorded in the Domesday Book as one of the largest of settlements then recorded.[62] Archaeological evidence for this period includes moated sites, including one again at Brantham Hall Farm (NHLE ref: 1033432), which itself is a listed building of 15th century date. Brantham Church (NHLE ref: 1033431) is also of late medieval date; it was built in the 14th century (and extensively rebuilt in the mid-19th century) but is thought to occupy the site of an earlier church.[63] A small-scale evaluation was undertaken during works at the church (SHER ref: ESF23202), an area of high archaeological importance; however, no archaeological features were identified. Monitoring of groundworks around buildings to the south and east of the church (SHER refs: ESF20245, ESF22232 and ESF24578) also proved negative for archaeology, although an old watercourse or paleochannel was identified. It is also of note that the findspot of a medieval coin of Edward II dating to 1351-2AD (PAS ref: SF-602C31) is recorded within the site but is likely only to represent a casual loss.

9.10 The Brantham Tithe map (1838) indicates that by the post-medieval period the site was agricultural land comprised of three arable fields (no longer extant), all owned privately (rather than by the Church) by the local reverend. These formed part of the landholding of a house, garden and barn sited immediately south of the site along the western stretch of Church Lane, which were also owned by the reverend. The 1st edition OS map shows that these buildings had been demolished and replaced with a farmhouse and courtyard farmstead complex known as Church Farm (SHER ref: MSF42383).

9.11 The Tithe map shows a cottage (no longer extant) to the south of what later became Church Farm and a second farm complex west of the church on the southern side of Church Lane. This complex later became Church House Farm (SHER ref: MSF42384) and today the farmhouse survives as Brantham Place. Further post-medieval buildings depicted to the east and south of the church on the Tithe Map have also been lost.

9.12 In summary, there is evidence to suggest that the site includes post-medieval field boundaries and that it may potentially have been in agricultural use since the late prehistoric or Roman period, given the cropmark field systems attested in the vicinity. However, a review of Google Earth imagery has proved negative for cropmark features and there is no LiDAR data coverage for the site.

9.13 Of course, such field systems would not have existed in isolation but would have been interspersed with small, dispersed settlements like that evidenced at Brantham Hall Farm and the absence of evidence for such a settlement within the site is not evidence of absence. The geophysical survey and evaluation (SHER ref: MSF38608, ESF27225 and ESF26737) recently undertaken on the site will be able to further clarify the archaeological potential of the site.

Significance

9.14 The significance of any buried heritage assets within the site is likely to be **low**. This is derived from:

- Evidential value: evidence for past human activity within the site and land use and management within the area.

[62] https://opendomesday.org/place/TM1134/brantham/ [accessed 21.08.2020]

[63] https://www.achurchnearyou.com/church/1901/page/1763/view/ [accessed 21.08.2020]

Sensitivity to the development of the site

9.15 It has been assumed that the development of the site would result in the loss of any surviving buried heritage assets and, therefore, the sensitivity of its significance to physical change is **high**.

Potential harm

9.16 The risk of harm to any surviving buried archaeology from the development of this site is **high**. This is because the loss of any remaining buried heritage assets within the site would have a substantial harmful effect on the evidential heritage value of the assets.

Level of effect

9.17 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium**. This is because any surviving buried heritage assets are likely to be of low significance and the effect will be of such a scale that the significance of the asset would be substantially harmed.

Options for sustainable development

9.18 A staged approach will be required to establish the presence or absence of archaeological deposits within the site and their significance. To this end, a geophysical survey and evaluation have already been undertaken (SHER ref: MSF38608, ESF27225 and ESF26737); unfortunately, the results of these investigations are not yet available. However, if archaeological remains of low to medium value have been identified then a programme of recording via excavation or watching brief will be required to help off-set the loss of the archaeological evidence.

Historic Landscape Character

Description

9.19 The HLC data indicates that the site comprises a post-1950s agricultural landscape that has resulted from the amalgamation of post-1700 fields (which are likely to be attested archaeologically by field boundary ditches). Although modified, the landscape is functionally and historically associated with Church Farm, an extant non-designated farm to the south of the site.

Significance

9.20 The significance of the extant historic landscape character within the site is **low**. This is because the use of the land remains agricultural, as it was historically, but there is no longer any visible evidence of historic land management and layout and the 1950s agricultural landscape is of little historic value.

Sensitivity to the development of the site

9.21 The sensitivity of the historic landscape character to the development of the site is **high**. This is because the site comprises a modern agricultural landscape of little historic value, with no apparent evidence of historical land management or form.

Potential harm

9.22 The risk of harm to the historic landscape character from the development of this site is **low**. This is because some harm to the agricultural character of the landscape would be experienced from the change of use, but there is little intrinsic historic value in that character itself in this instance.

Level of effect

9.23 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low**. This is because little of heritage significance survives in the site.

Heritage assets with the potential to experience setting change

Designated assets

Church of St Michael and All Angels [NHLE ref:1033431]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Medium	Medium	Medium-high
Grade I listed building	The site forms a moderately important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	Asset is of high significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.

Description

9.24 The Church of St Michael and All Angels is a grade II* listed rural parish church. It is situated on a plateau at the top of the valley of the River Stour on its northern side, some 190m south of the preferred site and approximately 1km west of the historic settlement of Brantham.

9.25 The origins of the church are medieval in date and it retains its 14th century nave and tower; however, it was subject to extensive rebuilding and alteration in the 19th

century and its interior features date principally from this period; one notable and charming exception to this is the bell, which reportedly is engraved with 'Miles Graye Made Me, 1651.' It was during this time that the grade II listed lychgate (NHLE ref:1285892) at the entrance to the churchyard was also added, an attractive Arts and Crafts structure dating from c.1897.

9.26 The church is surrounded by a sizeable cemetery which in turn is enclosed by Church Lane to the north, Rectory Lane to the east and several sizeable and heavily planted residential plots the west and south. The flat topography and densely planted landscape around the church mean it is not particularly prominent in the landscape, but its tower is visible from the north (across the site) rising above the tree line as well as on the approaches along Church Lane.

9.27 The Brantham Tithe map (1837) indicates that by the post-medieval period the preferred site was agricultural land comprised of three arable fields (no longer extant), all owned privately (rather than by the Church) by the local reverend. These formed part of the landholding of a house, garden and barn sited immediately south of the site along the western stretch of Church Lane, which were also owned by the reverend. The 1st edition OS map shows that these buildings had been demolished and replaced with a farmhouse and courtyard farmstead complex known as Church Farm (SHER ref: MSF42383); it is this complex that now abuts the cemetery to the west.

9.28 Other than the fact that the reverend at the time of the Tithe map appeared to own the site, there is little other evidence for an associative connection between the site and the asset. However, the church at Brantham has always been a rural parish church, situated some way from the village of Brantham itself and surrounded by agricultural fields and buildings associated with that use. This close visual and spatial relationship between the land and church allows for appreciation of the asset's role in serving a dispersed agricultural community.

Figure 9.2: Church of St Michael and All Angels – north elevation



The north elevation of the church as it stands within its immediate environs.

Figure 9.3: Lychgate and view towards the site



The view north towards the site from the church's cemetery.

Figure 9.4: View from the site towards the asset



View across the site from the north-western area of the site. The tower of the church can just be made out in the centre of the photo.

Figure 9.5: View across the site towards the church



View across the site from the north-eastern area of the site. The top of the tower of the church can be seen more clearly, centre-left of the photo.

Significance of asset

9.29 The heritage significance of the church is **high**, recognised by its designation as a grade II* listed building. Its significance derives from:

- Evidential value: The church derives some evidential value from its fabric and construction, some of which is medieval in date. On a wider scale, the church helps to evidence the medieval network of religious buildings in the region, whilst its spatial relationship the settlement of Brantham contributes to our understanding of the local social, religious and economic environment.
- Historic value: The church has considerable historical illustrative value as a good example of a rural medieval church with later historic additions. The church's rural setting makes an important contribution to this, reflecting the important role the church played in serving the religious needs of the local community.
- Aesthetic value: The church has considerable aesthetic value primarily due to the enduring quality and visual appeal of its architectural design. Considered in conjunction with its secluded and peaceful cemetery and the surrounding rural landscape, the church fulfills what many would consider to be a picturesque and rural idyll.
- Communal value: As an active church, the asset has considerable commemorative and spiritual value. The quiet and tranquil cemetery and wider rural environment are important to its communal value and the experience of the church as a place of commemoration and worship, as well as a local landmark.

9.30 The church also stands within the proposed extended Suffolk Coast and Heaths Area of Natural Beauty. According to the 2017 *Natural Beauty Assessment*, the church tower is one of the features that contributes positively to the natural beauty of the surrounding landscape.[64]

Sensitivity to the development of the site

9.31 The sensitivity of the significance of the asset to the development of the site is **medium**. This is because the site makes a moderate contribution to the aesthetic and illustrative values of the church.

Potential harm to the asset

9.32 The risk of harm to the asset's significance is **medium**. This is because the development of the site would reduce our ability to appreciate the church in its rural context.

Level of effect

9.33 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium-high**.

Options for sustainable development

9.34 The development should be designed to avoid and minimise harm to the asset. Therefore, it should ensure that the church tower remains a visible landmark in the landscape by keeping any development lower than it and designing views through the development towards the church.

9.35 Placing any green, open space between the southern edge of the development and church may help to alleviate the ability to experience the development and any associated noise and light spill from the church and cemetery and limit the change from a rural to urban setting in that area – at least visually.

9.36 To help mitigate effects that cannot be avoided by design, vegetation screening could be considered. Whilst screening can sometimes have as much of an effect as that which it seeks to ameliorate (by being out of keeping with the historic character of the landscape) and should be a last resort (not an excuse for poor design) the proposed allocation site is currently agricultural land and the wider undeveloped landscape includes some woodland and large areas of plantation. Care would have to be taken to ensure that the species of tree would not grow to obscure of challenge the church tower in the landscape once they reached maturity.

[64] Natural England. 2017. *Suffolk Coast and Heaths Area of Outstanding Natural Beauty Boundary Variation Project Natural Beauty Assessment*

Non-designated assets

Church Farm (SHER ref: MSF42383)

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
Low	Medium	Medium	Low-medium
Non-designated heritage asset	The site forms a moderately important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	Asset is of low significance and the magnitude of change will be of such a scale that the significance of the asset would be harmed but not substantially

Description

9.37 Church Farm stands immediately south of the site, along the western stretch of Church Lane opposite the junction with School Lane. The farm comprises a farmhouse, which faces onto, but is set back from, Church Lane, and several outbuildings to the rear, just northeast of the house. The farmhouse is a small two-storey building of red brick, with some decorative stock brick courses and brick window/door arches, and a plain tile roof. There are chimney stacks at either gable end of the house. Above the centrally located front door is small leaded doorlight and a canopy, above which is a date stone of 1875.

9.38 The outbuildings are set slightly back from the house in an approximate courtyard plan. Bar one small red brick building directly to the rear of the farmhouse, the outbuildings are all weatherboarded and feature a variety of roof finishes – plain tiles, slate, and corrugated iron. All but two appear to be single-storey structures. The brick structure directly to the rear of the house and the larger outbuildings furthest from the house appear to be contemporary with the house as they correspond to buildings shown in the same locations on the 1st edition OS map (1882). The other outbuildings appear to be slightly later in date, corresponding to new buildings depicted on the 2nd edition OS map (1904). It is this map that first denotes the farm as 'Church Farm', with no name given on the earlier map.

9.39 The extant farmhouse and outbuildings replaced an earlier farmstead shown on the Brantham tithe map (1839) in the same location. The tithe apportionment indicates that this farmstead was owned by the Reverend Joshua Rowley (son of Vice Admiral Joshua Rowley, 1st Baronet) but privately and not as part of the church's glebe holding, and that the fields forming the site belonged to the farm; two fields just opposite the farm, north and south of School Lane, also belonged to it, but much of its landholding was further west.

9.40 The 1st edition OS map shows that the setting of the asset was originally less developed than it is now. A school stood opposite the farm to the south of School Lane and to the south of the farmhouse there was a cottage and pightle, Church House Farm, and the Church of St Michael and its associated buildings. By the mid-20th century the area featured much of the modern development that now exists along Church Lane and Ipswich Road to the north. The agricultural land to the rear of the farm – which includes the site – is the only surviving part of its agricultural landholding that can be experienced in tandem with the farm.

Significance of asset

9.41 The significance of the asset is **low**. It derives from:

- Evidential value: The farm has limited evidential value as part of the wider pattern of rural post-medieval settlements in the area. Due to its late date its fabric and construction are unlikely to be of evidential interest.
- Historical value: The asset derives much of its significance from its illustrative value as a well-surviving example of a modest late-19th century farm, and one of the earlier surviving buildings in Brantham. Its associated outbuildings and remaining rural setting (the site) contribute to this value. It may also have some limited associative value if the extant farm was also linked to the Rowley Family.
- Aesthetic value: The house has aesthetic value as a result of its polite architectural design, detailing, symmetry/proportions and rural setting.

Sensitivity to the development of the site

9.42 The farmhouse has important functional and historical relationships with the (historic) outbuildings and its agricultural hinterland, all of which contribute to understanding the asset and its significance. The sensitivity of the significance of the asset to setting change is **medium**. This is because the site includes around half of the assets remaining rural setting.

Potential harm to the asset

9.43 The risk of harm to the asset from the development of this site is **medium**. This is because the change to the setting of the asset would have a less than substantial harmful effect on the illustrative and aesthetic heritage value(s) of the asset, with some rural setting remaining to the rear and south of eth farm.

Level of effect

9.44 Taking into account the low significance of the asset and the medium risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.** This is because the loss of a

significant proportion of the farm's remaining rural setting would diminish its legibility.

Options for sustainable development

9.45 Avoiding harm entirely is unlikely to be possible as any development within the site is likely to be experienced in combination with or from the farm. Maintaining a buffer of more open land (i.e. gardens) at the edge of the site closest to the farm could help to reduce the level of setting change. Access should also be sited away from the farm.

Cumulative effects

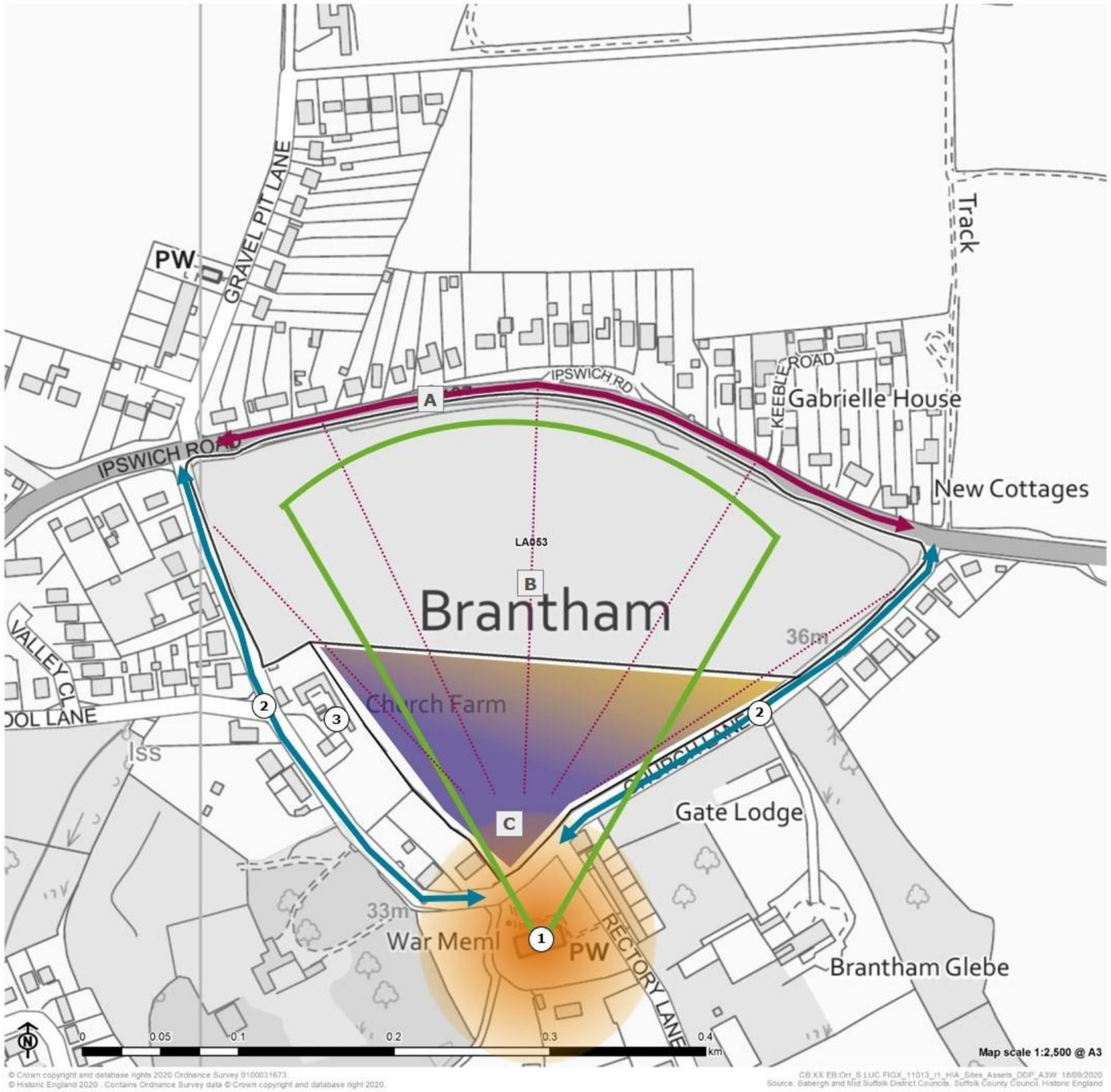
Combined impact with other allocation sites or consented applications

9.46 Site SS1078 is located to the west of the Church of St Michael and All Saints. It is far closer to the church than the preferred site and abuts the boundary of the cemetery. The development of this site has the potential to have a harmful impact on our experience of the church as a place of reflection, commemoration and worship. If it were to be developed, then cumulatively with the preferred site there would be a greater impact on the significance of the church through loss of its verdant and rural setting and through the introduction of much more activity that is contrary to its character and role as a rural parish church. The overall level of effect would be greater than if only the preferred site were developed, but overall it would remain medium-high.

Impacts on groups of heritage assets

9.47 No assets have been identified through this assessment as having a demonstrable relationship and, therefore, no assessment has been made of any groups of heritage assets.

Figure 9.6: LA053 Brantham options for sustainable development



Historic Environment Considerations

1. The grade II* listed Church of St Michael and All Angels stands to the south of the site and is a prominent landmark in a predominantly rural context. There is potential for the significance of the church to be harmed through changes to its setting as a result of the development of the site.

2. Church Lane is currently a quiet, rural lane that leads to the church and reinforces our experience of the asset as a rural church in a rural location. Increased activity along these lanes has the potential to have a harmful effect on the significance of the church through changes to its setting.

3. Church Farm stands to the west of the site. The farmhouse has important functional and historical relationships with its associated agricultural outbuildings and the surrounding land, all of which contribute to understanding the asset and its significance.

Options for Sustainable Development

A. Access to the site from Ipswich Road would avoid increasing activity along the historic approaches to the church and help reduce the potential for harm to the significance of the church through changes to its setting.

B. Sight lines towards the church incorporated into the development layout it would help the church remain a prominent local landmark. Placing any green, open space towards the southern edge of the site may also help to limit noise and light spill from the development and minimise – or avoid – any harm to our experience of the church its setting.

C. Concentrating development to the northern half of the site would focus change where it is less likely to have a harmful effect on the significance of the church and Church Farm. Similarly, locating green, open space south and south-west of the site would help minimise harm by providing a green buffer that would help maintain the rural context for the assets adjacent to this area that derive part of their significance from the undeveloped and rural character of the site.

Chapter 10
A055 Capel St Mary

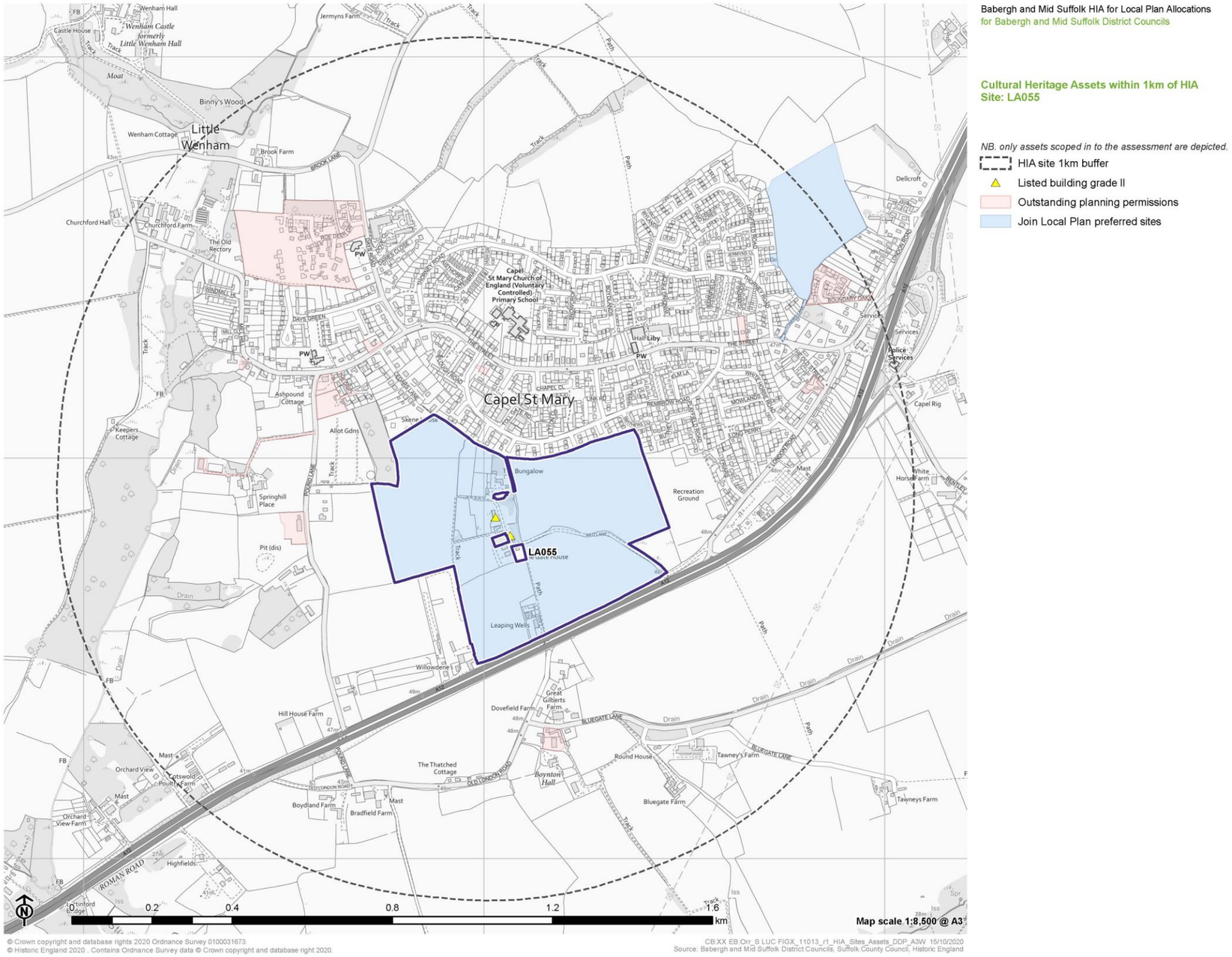
Site description

10.1 LA055 is an amalgamation of two adjacent sites from the Stage 1 assessment – SS0637 and SS0910 – and comprises several fields that lie to the south of the village of Capel St Mary. The site is bound to the north by modern development, to the east by a playing field (then modern development), to the south by the A12, and to the west by agricultural land and an industrial garage and depot.

10.2 Within the site there are two grade II listed buildings – Capel Grove and a stable/ granary 50m southeast of Capel Grove. These are accessed via Red Lane, which adjoins what is now the A27. The significance and potential impact on them have been assessed concurrently due to the demonstrable historical, spatial and visual relationship between the two buildings. Both buildings are included within the site boundary and so, according to the assumptions of this report, the level of effect should be high as the development of the site would result in total loss of the assets. However, as attaining permission for the demolition of two listed buildings is unlikely due to the lack of justification, the assessment has also considered what the impact on the significance of the assets would be if they were retained and subject instead to setting change.

10.3 There are two other buildings on the site – The Bungalow and Leaping Wells. Historic maps and the site visit suggest that these date to the 1970s and do not have any heritage value. The site excludes, but fully surrounds, The Gatehouse, a building that maps suggest is of post-1970s construction and so again has no heritage value, although this building was not visited during the site visits. The SHER does not record any non-designated assets on the site.

Figure 10.1: LA055 site boundary and assets map



Babergh and Mid Suffolk HIA for Local Plan Allocations
for Babergh and Mid Suffolk District Councils

Cultural Heritage Assets within 1km of HIA Site: LA055

NB. only assets scoped in to the assessment are depicted.

- HIA site 1km buffer
- Listed building grade II
- Outstanding planning permissions
- Join Local Plan preferred sites

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CB:XX EB:Orr_S LUC FIGX_11013_r1_HIA_Sites_Assets_DDP_A3W 15/10/2020
Source: Babergh and Mid Suffolk District Councils, Suffolk County Council, Historic England

Heritage assets within the site

Designated assets

Capel Grove [NHLE ref: 1351952 and HER ref: MSF42456] and Stable/Granary approximately 50 Metres south east of Capel Grove [NHLE ref: 1033398]

Summary of physical effects

Significance of assets	Sensitivity to the development of the site	Potential harm to assets	Level of effect
High	High	High	High
Grade II listed buildings.	Direct physical impact resulting in total loss of the assets.	The significance of the heritage assets would be lost or substantially harmed by the development.	Assets are of high significance and the magnitude of change is likely to be of such a scale that the significance of the heritage asset would be substantially harmed.

Summary of setting effects (assuming buildings are retained)

Significance of the assets	Sensitivity to the development of the site	Potential harm to assets	Level of effect
High	High	Medium	Medium-high
Grade II listed buildings.	The site forms a considerably important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	Assets are of high significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.

Description

10.4 Capel Grove is a 14th or 15th century timber-framed hall house (e.g. a house that was originally open to the roof), with later alterations and additions. The L-plan house has a crosswing of two building phases although the roofs of both are sooted, confirming that both are old enough to have once featured open internal hearths that were vented through louvred openings in the roof of the building. The front range of the building has a four-arm octagonal crown post roof, whilst the rear range has a four-arm cross quadrate crown post with splayed base.

10.5 A historic chimney that was inserted is now blocked, apart from a section of a mantel beam in the present kitchen, but it reportedly contains a bread oven. Ceilings have been inserted with heavy-stop chamfered bridging joists and ceiling beams. There are also jowled storey posts and, in the rear wing, a raised top plate. There are several early, potentially original, internal doors that retain their original ironmongery. One of the bedrooms also retains a remnant of historic Fleur-de-lys plastering.

10.6 Externally, the elevations are rendered and the house has a red plain-tiled roof, hipped to the right of the front range. To the rear (north) there is a single-storey lean-to and outbuildings. A garden extends around the house, primarily to the west. The house is accessed via Red Lane, which leads to what is now the A27, and there is access via a footpath to a second historic trackway to the north of the house, which leads into Capel St Mary. To the front (south) of the house are a series of farm outbuildings laid out around a courtyard. East of these, on the opposite side of Red Lane, are two more outbuildings and a pond.

10.7 The two outbuildings and pond east of Red Lane appear to be historic and the rest are modern. One is an 18th century granary/stable that is now listed and the other correlates to a building shown on the Tithe map, which has now been converted to garages. It may be considered curtilage listed, but this is for the local authority to decide.

10.8 The stable/granary is timber framed and weatherboarded (for ventilation), with a red, plain-tiled roof. It is a single-storey structure with a loft granary, brick floor, two stable doors and three stable bays. The size of stabling was, like granaries and cart sheds, loosely linked to the arable acreage of the farm. The number of horses needed to work a farm changed little until the arrival of the tractor, with one horse for every 20 acres being the oft quoted figure.[65] The granary contains five boarded bins to each side of the loft, a relatively rare survival of such interior fittings.

10.9 Probate inventories suggest that, up to the 18th century, barns and houses were used for storing implements and threshed grain.[66] Thereafter, separate granaries became common as the expansion of commercial farming and markets meant that more grain storage was required. The 18th century also marked an expansion in stables as the use of oxen declined.

[65] Historic England. 2006. Historic Farmsteads: Preliminary Character Statement - East of England region part 3, p. 63

[66] Historic England. 2006. Historic Farmsteads: Preliminary Character Statement - East of England region part 2, p. 52

10.10 None of the other buildings appear to be historic. The Tithe and 1st edition OS map show Capel Grove as one of three rectangular buildings all orientated roughly east to west, with two further rectangular buildings orientated north to south to the east of these by the extant pond at the top of Red Lane, which is also shown. A second larger historic pond is depicted to the north of the house. Later, some of the outbuildings were replaced by a more traditional courtyard set up. The Tithe map also shows the setting of the house and its outbuildings to be agricultural and the apportionment indicates that virtually all the proposed site allocation once formed part of the landholding of Capel Grove, being predominantly arable. The exception to this is the enclosure immediately west of Capel Grove, which is now a garden; it is referred to as 'Orchard Meadow' on the Tithe map and is depicted as an orchard on the 1st edition OS map.

10.11 Today, the setting of the house remains largely agricultural despite the modern extension of Capel St Mary and the construction of 'The Bungalow' and 'The Gatehouse' to the north and south of Capel Grove. However, the ability to experience this setting from or in combination with the asset is limited by the vegetation surrounding the gardens of the premises. This vegetation is not evergreen in nature so visibility in wintertime may be greater. The building also retains its access via Red Lane, as well as the footpaths and track to Capel St Mary.

Figure 10.2: Capel Grove (looking north-west)



Figure 10.3: Capel Grove stable / granary



The listed stable/ granary and converted historic outbuilding to the southeast of Capel Grove (looking northeast)

Figure 10.4: Long-range view of Capel Grove



View of Capel Grove (garden boundary – trees centre left) and agricultural buildings to the south (looking northeast from the southwest part of LA055)

Significance

10.12 The significance of Capel Grove is **high.** It derives from:

- Evidential value: the building has some evidential value deriving from its methods of construction, its materials and decoration. The building's age and its ability to evidence the transition from a medieval to early post-medieval form of house is also important as it helps us to understand temporal and regional variations at a time when increasing wealth (driven by cheaper availability of land following the dissolution of the monasteries and an

increasing population and demand for grain)[67] brought about a growing concern for comfort, privacy and convenience.[68] This is materially manifest in what has been coined 'The Great Rebuilding' of the late 16th century, which is characterised by improvements such as the insertion of chimneys and upper floors.[69] The house also has a wider contextual evidential value, as it helps to evidence the local pattern and character of medieval settlement around Mary St Capel.

- Historical value: the building has historical illustrative value, derived from the additions that have been made to it over time, including changes in plan, new heating technologies and fixtures, fittings and decoration, all of which contribute to our understanding of the status and aspirations of its owners over time, as well as furthering our understanding of the local / regional evolution of social and economic practices. The house has important historical and functional relationships with the historic outbuildings, a relationship that is understood primarily spatially; similarly, the yard area is important in this respect, despite now being surrounded by modern buildings. The spatial relationship with stable/granary is particularly important in understanding the site: the high value of horses and grain meant that stables and granaries were often placed near the house where they could be seen and, thus, were more secure.

  The house also has an important historical and functional relationship with its agricultural setting, as it is the working of this land that enabled and sustained the building and its development. This includes both the house and granary/stable's functional relationship with Red Lane, which would have been key to the management and movement of livestock and in providing access to surrounding fields and local markets. The footpaths and track to the north are also important in this regard.

- Aesthetic value: the building has considerable aesthetic (architectural) value as a good example of relatively high-status medieval vernacular architecture, with several intact internal historic features/fixtures. Relatively few buildings survive from before the 15th century, although there are marked temporal and regional variations in survival, and Suffolk is an area in which more timber-framed hall houses – generally dating from the 16th century – are found. The survival of so many early internal fixtures/ features contributes considerably to its aesthetic value, as these are often lost over time. They have historical illustrative value too but impart a sense of time-depth and antiquity that is inherently visually appealing.

  The isolated nature of the house and its rural setting also contribute to the aesthetic appeal and our experience of Capel Grove. This element of the asset's setting and the contribution that it makes to its heritage significance has been diminished by the addition of new buildings to the north and south of the house but remains legible and so continues to contribute to the asset's significance.

10.13 The significance of the stable/granary is **high**. It derives from:

- Historical value: the stable/granary has a high historical illustrative and evidential value as only a small number of substantially complete examples of farm buildings survive from the post-1840 period, which is when many farmsteads matured into their present form and the number of surviving examples greatly increases.[70] This example is also unusual because less timber-framed granaries survive and only in a few instances was the granary was situated over cowsheds or stables – this was generally frowned upon because the damp and smells from the animals below could taint the grain.[71]

- Aesthetic value: although of later date, the listed stable/granary and other extant historical outbuilding by the pond are not only illustrative of the development of the site but also have aesthetic interest of their own and as a group with Capel Grove.

Sensitivity to the development of the site

10.14 Both listed buildings are included within the red line boundary of the site and so, in accordance with the methodology, the assumption – the worst-case scenario for the assets' significance – is that the assets would be demolished. In this scenario, their sensitivity to the development of the site is **high** because their high heritage significance is largely derived from their form, fabric, and age and this would be completely lost.

10.15 A more likely scenario if the site were developed is that the listed buildings would be retained but subject to setting change. Given the setting relationships outlined above, the sensitivity of both Capel Grove and the stable/granary to the development of the site affecting their significance through setting change is **high**.

Potential harm to the assets

10.16 The potential harm to both assets through physical change is **high**; however, this outcome should be highly

[67] Historic England. 2006. Historic Farmsteads: Preliminary Character Statement - East of England region part 2, p. 24
[68] Historic England. 2011. Domestic 1: Vernacular Houses Listing Selection Guide, p. 3.
[69] Historic England. 2011. Domestic 1: Vernacular Houses Listing Selection Guide, p. 4.
[70] Historic England. 2006. Historic Farmsteads: Preliminary Character Statement - East of England region part 2, p. 26
[71] Historic England. 2006. Historic Farmsteads: Preliminary Character Statement - East of England region part 2, p. 52

unlikely given that historic environment legislation[72] and policy[73] require the preservation of listed buildings (and their settings) and for great weight be given to the conservation of designated assets.

10.17 If the listed buildings are retained, then there would still be a risk of setting change. The potential harm to both assets through setting change is **medium**. This is because there is potential for the functional, as well as visual and spatial relationships, between Capel Grove and its historic outbuildings and yard to be severed or altered by the loss of these buildings or intervening development/landscaping. This would reduce the legibility of this group's history and their illustrative, as well as aesthetic, value. Additionally, development could result in the loss or change of the two buildings' agricultural setting and historic layout and means of access. This again would affect the legibility of each assets' historical illustrative value. Development could potentially enclose Capel Grove, resulting in its coalescence with the main settlement of Capel St Mary. This would fundamentally alter any sense of seclusion and erode the ability to understand and appreciate the house as a relatively high-status rural dwelling.

Level of effect

10.18 Total loss of either listed building would result in a **high** effect (e.g. substantial harm). If the buildings are retained then the total loss, change, or modification of the remaining elements of their setting that contribute to their heritage significance would result in a **medium-high** level of effect.

Options for sustainable development

10.19 Legislation and policy require that a listed building and its setting be conserved, and that substantial harm to or loss of a grade II building be "exceptional". Ideally, though, development would not result in any physical change to the two listed buildings on site (and any structures identified as curtilage listed by the Council).

10.20 Setting also contributes to the heritage significance of the two listed buildings and its alteration has the potential to affect the significance of the assets. In this instance, there is little that can be done to avoid all harm if the site is developed because it is the principle of changing the use of the land from agricultural to developed that will cause the harm, and this cannot be overcome with design. However, harm may be minimised through careful siting, layout and design that takes account of the significance of the assets. To that end, the following relationships should be conserved (or, if possible, enhanced):

- The spatial relationship between Capel Grove, its historic outbuildings to the north and the gardens (formerly orchard).
- The spatial relationship between Capel Grove and its yard, pond, and agricultural outbuildings, particularly the listed granary/stable and other historic outbuilding.
- The relationship between the two listed buildings and Red Lane, footpaths and track.
- The relationship between the two listed buildings and their agricultural setting, particularly any remaining historic enclosures (which may include hedgerows that qualify as 'important').

Non-designated heritage assets

10.21 The SHER does not record any known heritage assets within the site.

Archaeological potential

Description

10.22 Many prehistoric flints have been recovered to the south of the A27 (SHER ref: MSF20114) and an area of prehistoric pits have been recorded to the northeast of the site (SHER ref: MSF35291). Late Bronze Age to Iron Age ditches were identified to the north of the site (SHER ref: MSF24066). Bronze Age cremations (SHER ref: MSF17) and pits (SHER ref: MSF35351), as well as an Iron Age enclosure, were also found to the northwest of Capel St Mary approximately 400m from the site. This activity suggests a potential for prehistoric archaeology within the site.

10.23 London Road and the A27 – to the east and south of the site – appear to follow the route of a Roman Road (SHER ref: MSF15171). Contemporary kilns (MSF35061) and burials (SHER ref: MSF15171) have been identified alongside the road and further Roman burials are recorded near the Church of St Mary to the north of the site (SHER ref: MSF11520 and MSF5112). North of the church there is evidence that suggests the presence of a Roman villa (SHER ref: MSF18). This activity suggests a potential for further Roman roadside activity within the site.

10.24 Evidence of medieval activity is possible given the date of Capel Grove, with which external domestic activity would be expected. It is probable that the origins of Red Lane and Cedars Lane lie in this period, given that they enable access to and from Capel Grove. An early-medieval artefact has been recovered from the site but could easily be the result of casual loss. Although close to the historic core of both Capel St Mary (to the north) and a second medieval green (SHER ref: MSF19232) by Boynton Hall (to the south), the dispersed

[72] Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

[73] Paragraph 193 of the NPPF (2019)

pattern of settlement around such villages makes further evidence of settlement, beyond that associated with Capel Grove, unlikely.

10.25 Review of historic maps suggests the site is likely to contain evidence of post-medieval buildings associated with Capel Grove, particularly in the yard area where there were earlier agricultural buildings. A building of unknown function was also identified on the Tithe map in a field to the north of the site by the lane; it is probably a field barn. Field barns were built in areas where farmsteads and fields were sited at a long distance from each other or where fields were interspersed with the land of other farms. Isolated field barns, cow houses and sheep houses are documented from the medieval period in upland areas (Le Patourel in Miller 1991, p.865). In some cases, they could be multi-functional buildings for cattle, corn and hay.[74]

10.26 The two ponds on site nearest Capel Grove date to at least the post-medieval period and may be older, being a typical feature of ancient countryside.[75] A third pond – no longer extant – is shown on the site in a field to the east of the house. These ponds may contain sediments with important information about the history of the waterbody, its immediate surroundings and the wider environment, as well as well-preserved organic artefacts (depending on whether the extant ponds have been dredged or not). It is also possible that there could be evidence relating to their construction (e.g. pond linings). The site is also likely to contain evidence of some of the field boundaries depicted on the Tithe map, which have since been lost.

10.27 Google aerial imagery shows some amorphous circular features in some of the fields, but it is unclear whether they are of archaeological value or geological anomalies.

10.28 In terms of the survival of archaeological deposits, the use of much of the site as orchards and arable farmland may have resulted in some truncation/damage.

10.29 A geophysical survey (SHER ref: ESF26417) has been undertaken on the site – the extent and findings of which have not yet been reported.

Significance

10.30 The heritage significance of any hitherto unknown archaeological deposits on the site would derive primarily from their evidential value.

10.31 Any prehistoric or Roman settlement remains would likely be of low to medium value depending on their age, character, extent and level of survival. Setting would be unlikely to make a meaningful contribution to the heritage significance of the asset given the change to the historic landscape since that period.

10.32 Any medieval and post-medieval archaeology is also likely to be of low value, although its association with the grade II listed Capel Grove and granary/stables would give it some group value. Remains from these dates may also derive some significance from their setting, given the likely relationship to the house and surrounding historic landscape features; however, any contribution made by setting to the understanding of related archaeology would be low as its key evidential value would lie in its physical form.

Sensitivity to the development of the site

10.33 Any hitherto unidentified archaeology on site would have a **high** sensitivity to physical change in the event of development.

10.34 Those remains identified as potentially having some setting relationships would be of a low sensitivity to setting change.

Potential harm

10.35 The risk of harm is **high** as in a worse-case scenario development could result in the total loss of any archaeology on site and, for some assets, possibly their setting.

Level of effect

10.36 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium**.

Options for sustainable development

10.37 It will be necessary to better establish the presence or absence and significance of any archaeology on site. The geophysical survey that has already been undertaken will go some way to doing this but, depending on its coverage, further desk-based assessment and an intrusive archaeological evaluation may also be necessary.

10.38 Assuming that archaeology is present and that it is of low to medium value, it is likely that physical effects to buried assets could be partially offset by a programme of archaeological recording. Any requirement for evaluation and mitigation would need to be agreed with the Suffolk Archaeological Advisor(s) and undertaken by suitably qualified professionals. Early engagement is always advised as the best risk management strategy.

Historic Landscape Character

Description

10.39 The HLC describes the enclosures within the site as horticultural fields, specifically orchards. Review of OS maps shows that this was their use during the 1950s-90s, prior to

[74] Historic Farmsteads: Preliminary Character Statement - East of England region part 3, p. 68

[75] Rackham. O. 2020. The History of the Countryside.

which they were either arable or pasture. Comparison with the Tithe map (1857) and the 1st edition OS map (1882) shows that there has been some alteration to the field pattern, but that some boundaries match those on the Tithe map. This indicates a partial survival of fields of post-medieval date or possibly even earlier, given that the adjoining fields to the north are irregular pre-18th century enclosures, which are one of the earliest forms of agricultural landscapes in the county.

10.40 It is highly likely that some of the extant hedgerows within the site would qualify as 'important' under the 1997 Hedgerow Regulations, as they are part of a field system that existed before 1845. However, it would be up to the Council to decide whether they meet the criteria or not.

Significance

10.41 Although not completely intact, the enclosures within the site have some historical illustrative and aesthetic value. They are also likely to have some evidential value as older enclosures often have ditches and banks that will have required maintenance. The value of the enclosures within the site is increased by their functional relationship to the other heritage assets in the site and the contribution that they make to the historic illustrative value of those heritage assets (and vice versa).

10.42 Overall, the heritage significance of the enclosures on site is **low**. Any hedgerows within the site that met the criteria for being 'important' because they formed part of pre-18th century system of enclosure will also be of low value.

Sensitivity to development of the site

10.43 The sensitivity of enclosures and any important hedgerows contained within the site is **high**.

Potential harm

10.44 The potential harm to the enclosures and any important hedgerows contained within the site is **high**, as development of the site would likely result in their total loss.

Level of effect

10.45 The effect of the physical loss of the enclosures and any important hedgerows would be **medium**.

Options for sustainable development

10.46 Ideally, some of the enclosures would be retained due to their functional relationship with Capel Grove and the granary/stable. Elsewhere, where possible, important hedgerows could be retained and integrated into the development. If their removal is justified and permitted, archaeological investigation and recording may be required in the event of their loss to fully understand and record their significance.

10.47 Even where not retained, the pattern of enclosures could be used to inform the development plan and utilised to help create a sense of place.

Heritage assets with the potential to experience setting change

Designated heritage assets

10.48 There are a number of listed buildings in the study area – aside from the grade II listed Capel Grove and granary/stables – but none are considered to be sensitive to setting change (see separate Stage 2: HIA asset scoping report). No other designated assets have been identified within the study area.

Non-designated heritage assets

10.49 No non-designated heritage assets in the study area have been identified as being sensitive to setting change.

Cumulative effects

Combined impact with other allocation sites or consented applications

10.50 Site SS0828 abuts the preferred site to the west and SS1171 to the south-east corner and essentially comprise small extensions to the preferred site being assessed in this report. Their development in conjunction with LA055 would compound the loss of agricultural land around Capel Grove and associated buildings, but this would not result in any notable increase in the potential harm than would be caused by the development of LA055 alone. As such, the overall level of effect would remain medium-high.

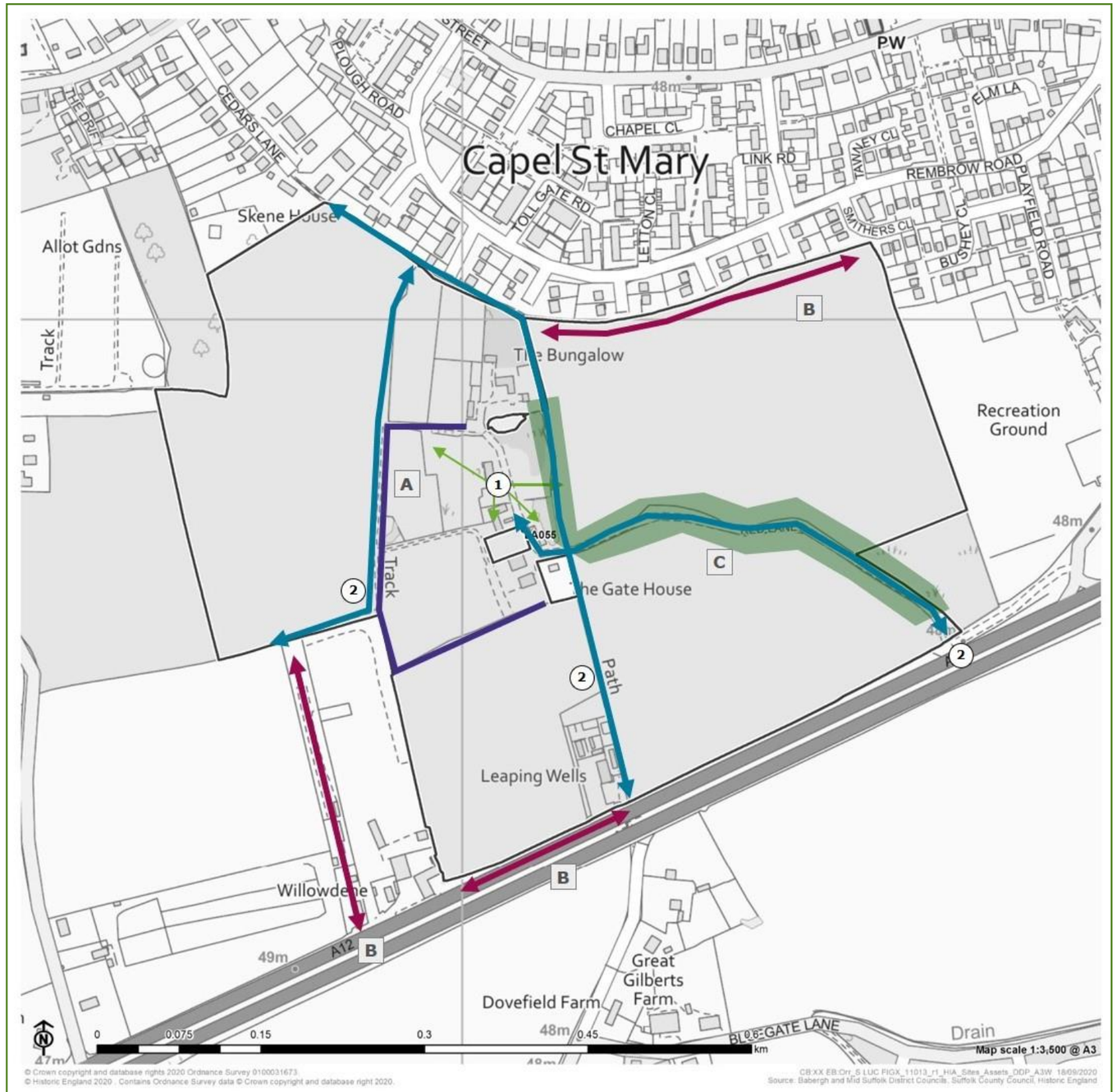
10.51 To the north-east edge of Capel St Mary is LA054, which has been granted outline planning permission for 100 dwellings (DC/17/06318) and B/17/00122, which gave permission for 97 dwellings that are now under construction on north-western edge of the settlement. Concerns have been raised about the potential impact that these two developments individually, and in conjunction with LA055, might have on the settlement of Capel St Mary; however, the town itself has not been identified as a designated or non-designated heritage asset and so no assessment has been made.

10.52 In relation to the heritage assets assessed in this report, the two developments to the north of the settlement would not affect their heritage significance.

Impacts on groups of heritage assets

10.53 Impacts of the development site on the group value of Capel Grove and its associated, listed farm building have already been considered above.

Figure 10.5: LA055 Capel St Mary options for sustainable development



Historic Environment Considerations

1. The setting of the grade II listed Capel Grove and Capel Grove stable / granary remains largely agricultural despite the modern extension of Capel St Mary. Capel Grove retains spatial and visual relationships with its agricultural outbuildings and its gardens.

2. Historic footpaths and tracks remain and cross the site at various points. The historic point of access to the listed buildings along Red Lane – a route of potentially medieval origins – also survives and would have been key to the management and movement of livestock and in providing access to surrounding fields and local markets.

Options for Sustainable Development

A. The boundary of the site could be amended to exclude the listed buildings and the historic gardens and orchards of Capel Grove. This would help minimise harm to the assets through change to their setting by retaining the secluded nature of the house and ensure development does not detract from the aesthetic appeal and our experience of the house. It would also safeguard the visual and spatial relationships between the listed house, the listed stables / granary and the rest of this agricultural complex of buildings. A more detailed assessment of the contribution of setting to the asset's significance could help inform site density and layout and further minimise or avoid harm to the asset.

B. Access along Red Lane should be avoided if possible and taken instead from the A12 or existing development to the north-east of the site. This would help minimise harm to the listed buildings through setting change, to the historic track itself through the physical interventions and upgrades that would be needed to this modest track, and to the site's historic landscape character.

C. Red Lane is lined with vegetation and so is already relatively well screened from the site, as is the boundary to the east of the listed buildings. Strengthening this planting would help minimise harm and retain the current character of the site.

Chapter 11
LA075 Shotley

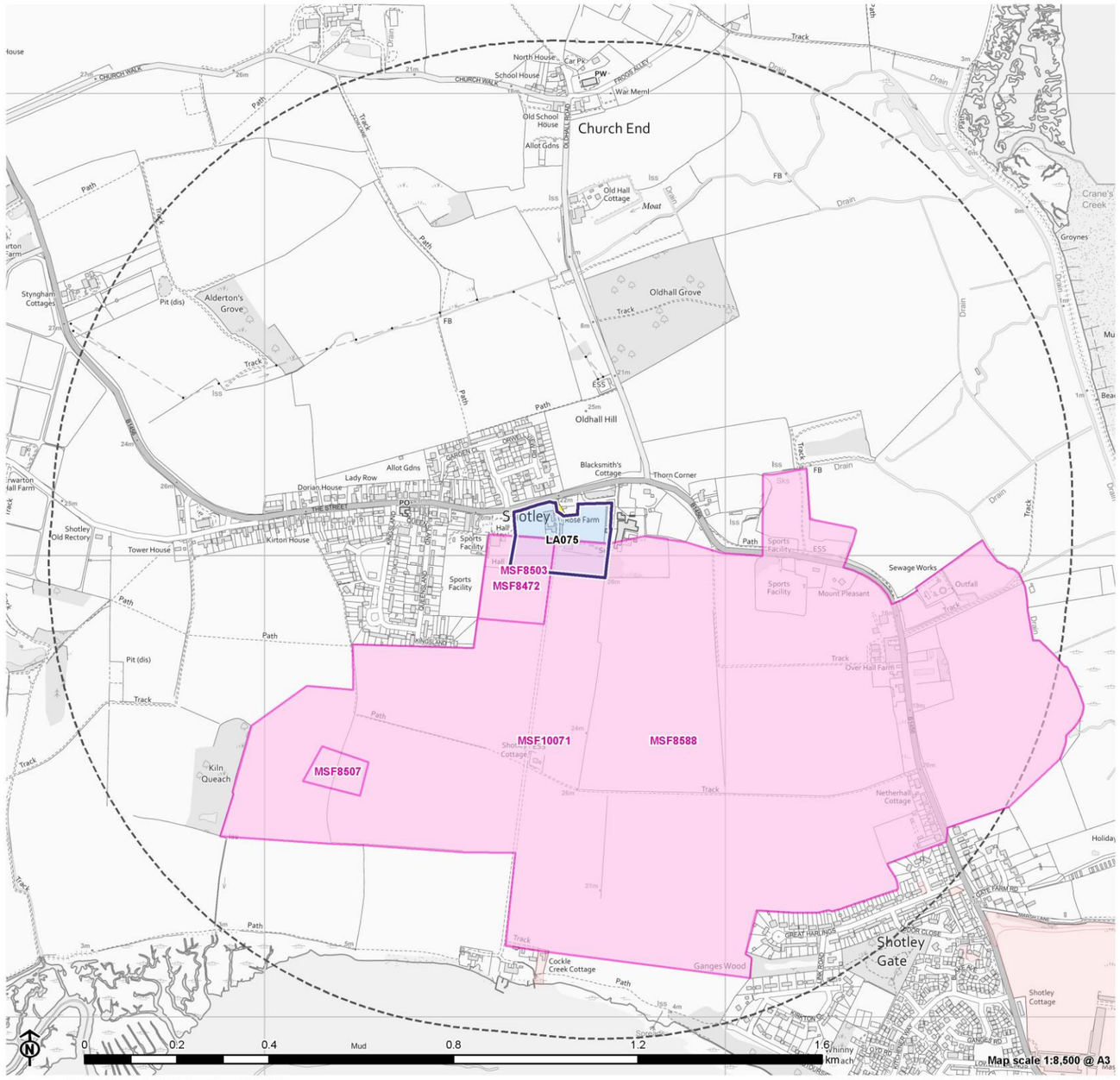
Site description

11.1 The site is located in Shotley, a settlement located 1.79m inland from the tip of the Shotley Peninsula (and the neighbouring settlement of Shotley Gate), with the River Orwell to the north and the River Stour to the south. It comprises a slightly elevated sub-rectangular plot of agricultural land to the south of the B1456 (The Street). It is bound to the east by Shotley Community Primary School, to the west by Orwell View Road and fields to the south.

11.2 The site does not include any designated assets but almost entirely surrounds the grade II listed Rose Farm, which is therefore assessed in relation to setting change. No other designated assets are considered sensitive to setting change.

11.3 The SHER records four non-designated assets within the site. However, one asset – a probable prehistoric or Roman enclosure (probably an animal enclosure given the lack of internal features) [SHER ref: MSF8503] - that is mapped by the SHER polygon data partially lying within the site is shown by the NMP data to lie just south of it. This asset has therefore not been assessed, as it would not be harmed by development of the site. As the other three assets are all cropmark features that overlie one another they have been assessed as one single multi-period cropmark complex.

Figure 11.1: LA075 site boundary and assets map



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CB:XX EB:Orr_S LUC FIGX_11013_r1_HIA_Sites_Assets_DDP_A3W 15/10/2020
Source: Babergh and Mid Suffolk District Councils, Suffolk County Council, Historic England

Heritage assets within the site

Designated assets

11.4 There are no designated assets within the site.

Non-designated assets

Extensive multi-period (and undated) cropmark and earthwork complex [SHER ref: MSF10071, MSF8472, and MSF8588]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
Low	High	Medium	Low-medium
The asset is non-designated and of local significance	Direct physical impact on the asset	The significance of the heritage asset would be harmed but not substantially.	Asset is of low significance and the magnitude of change will be of such a scale that the significance of the asset would be harmed but not substantially.

Description

11.5 The SHER records three overlapping cropmark and earthwork complexes within the site. Two of the complexes - SHER ref: MSF8588 and MSF10071 - are of similar size and cover an area of approximately 115ha extending from the southern half of the site and continuing over 1km south-west of the site towards Shotley Gate.

11.6 The features recorded under SHER ref: MSF8588 and MSF10071, include several circular features interpreted as ring-ditches, which are the ploughed out remains of round barrows (burial monuments), generally of late Bronze Age date. These appear to be the earliest features identified within the cropmark complexes. None have been identified within the site.

11.7 The features recorded under SHER ref: MSF10071 have been interpreted as a late prehistoric or Roman field system with trackways and enclosures. These do not align with the modern field system but are orientated either north-west to southeast, or southwest to northeast. This is one of several cropmark complexes within the study area that have been interpreted in this manner and will inevitably relate to a possible late prehistoric or Roman settlement that is either yet to be discovered of nearby (e.g. SHER ref: MSF8470 or MXS20385).

11.8 This prehistoric to Roman field and track system is overlain by cropmark and earthwork features recorded within SHER ref: MSF8588. These that have been interpreted as series of field boundaries, trackways, enclosures and building platforms of medieval or post-medieval date as they are orientated in a manner that aligns with modern boundaries and features.

11.9 The third and smallest cropmark complex - SHER ref: MSF8472 – lies within the larger two complexes and covers a rectangular area of 3ha that extends into the southwest corner of the site. The cropmarks within this area are interpreted as a series of undated, intersecting field boundaries and a trackway. The latter appears to correspond to a track shown on the 1839 Shotley Tithe map that runs from the main road, past Rose Farm onto the southern coast. Two linear features running parallel either side of it are likely to be field boundaries of early post-medieval or medieval date.

11.10 The latest feature recorded within these complexes – specifically SHER ref: MSF8588 – is an WWII anti-invasion tank trap, one of several defensive military features in the area.

11.11 The cropmarks within the site essentially belong to all three complexes and appear to include part of the post-medieval (or earlier) trackway associated with Rose Farm, and the eastern parallel field boundary. Other linear features – probably a track running west to southeast – lie within the site. This feature either crosses or is crossed by the track; the latter seems more likely as it does not correlate with any features on historic mapping suggesting that it is earlier in date than the trackway, which is shown on the Tithe map. This means that it may be of late-prehistoric to Roman date. No earthwork features have been identified within the site.

Significance of asset

11.12 Whilst the cropmark complex as a group may be of regional value, the features within the site are of low heritage significance. This is as a result of their:

- Evidential value: the features have the ability to inform our understanding of the sites land use and cultivation from the prehistoric through to the post-medieval period.

11.13 In terms of setting, the post-medieval trackway has a functional relationship with Rose Farm and the surrounding – albeit modified – agricultural landscape that can be understood visually given the undeveloped nature of the site. To what extent setting contributes to the remainder of the cropmark feature's significance remains uncertain at present, but it is likely to be limited given that they are primarily of evidential value.

Sensitivity to the development of the site

11.14 The asset has **high** sensitivity to the development of the site. This is because the development of the site would result in the total loss of the part of the asset that is within the site. It could also affect the setting of features within the cropmark and earthwork complex that lie beyond the site.

Potential harm to the asset

11.15 The risk of harm to the asset is **medium**. This is because development of the site would result in direct impact to only part of the asset, resulting in that parts total loss/ sever truncation. This would harm the evidential value of the field complex as a whole, but would not result in substantial harm as most of the complex, which lies beyond the site, would remain in-situ.

11.16 In terms of setting change, development would affect the ability to understand the association between the post-medieval trackway and Rose Farm by severing the visual link between the two.

Level of effect

11.17 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.**

Options for sustainable development

11.18 Initially a programme of archaeological evaluation, most likely geophysical survey, followed by targeted evaluation trenches, would likely be required to clarify the extent and significance of the features within the site. This would inform the need for and manner of mitigation. For remains of low (or medium) value, such as these initially appear to be, this would most likely include a programme of archaeological recording either via a watching brief or larger-scale excavation. If the significance of the features is found to be high then, in accordance with the NPPF, they would require preservation in-situ.

Archaeological potential

Description

11.19 The BGS online viewer indicates that the bedrock geology of the site is sand of the Crag Formation, which is approximately 2-4 million years old. These sedimentary rocks are of shallow marine origin. It is overlain by sand and gravel of the Kesgrave Catchment Subgroup. These detrital deposits reflect the former channels and floodplains of the two nearby rivers (the Stour and Orwell). These geoarchaeological deposits - which are good for recognising cropmark features - can help our understanding of the formation of the natural landscape and can contain important environmental material.

11.20 In the prehistoric and subsequent periods, the peninsular would have been an attractive place for hunter-gathering and settlement (where high and dry enough) as the two rivers would have been important resources providing food, water, transport, etc. The earliest activity on the peninsula appears to date from the Neolithic period, with a causewayed enclosure (now scheduled) identified at Freston. This are nationally rare monument types that appear to have been used as a communal spaces where small disparate farming communities could come together to feast, trade, and mark rites of passage/ perform rituals. This monument indicates that there were settled Neolithic communities on the peninsula and closer to the site Neolithic finds may attest such evidence, although no in-situ archaeology has yet been identified.

11.21 As discussed above, there is an extensive multi-period cropmark complex across the peninsula that extends into the site. This includes evidence of Bronze Age burials, prehistoric to Roman field systems, medieval to post-medieval agricultural and settlement activity and modern military defences. An evaluation taken along the route of the power lines a short distance to the northeast and east of the site, physically attested similar archaeological features, but also included late prehistoric, Roman, and medieval settlement activity, as well as late Saxon pits. Settlement is to be expected alongside such extensive agricultural landscapes, albeit often on a small-scale and interspersed basis. Potential prehistoric to Roman settlements have been identified to the northeast (SHER ref: MSF8470) and east (SHER ref: MXS20385) of this field system, meaning that it may not include such remains, especially as the enclosures identified within it not do not appear to include internal features (e.g. houses). However, only excavation will confirm this.

11.22 In addition to the nearby Saxon pits, the only other evidence for activity within the 1km study area during this period appears to be some limited finds. However, a fish trap or weir of has been recorded further west along the peninsula in Holbrook Bay (on the River Stour), and some settlement of the peninsular during the Saxon period seems likely given the coastal location, its resources and the fact that the Domesday Book written in 1086 records several settlements on the peninsula, with that Shotley registering a population of 172 households, putting it in the largest 20% of settlements recorded therein. Some settlement (e.g. a precursor building to Rose Farm) or even industrial activity may have occurred in the north of the site during this period given its roadside location, but most of it is likely to have been in agricultural use.

11.23 As a primarily agricultural area throughout the post-medieval period (save for some military defences at Shotley Gate) there was only limited development in the area. A review of the site via historic maps shows that there has been some change in the site since the late-19th century, when the outbuildings associated with Rose Farm were demolished and replaced by the courtyard complex that remain extant to the west of the listed farmhouse. Remains of the original outbuildings, shown to stand to the west and south of the farmhouse on the Tithe map, are likely to be present within the site.

11.24 Overall, there is a high potential for hitherto unknown remains of late prehistoric and Roman, as well as post-medieval, date. There is a low to moderate potential for

remains of medieval date and a low potential for Saxon activity.

Significance

11.25 On present evidence, the significance of any buried heritage assets within the site is likely to be **low to medium**. This is derived from:

- Evidential value: evidence for past human activity within the site, which can add to our understanding of human occupation and land use in the region. Whilst any agricultural remains are likely to be of low value, settlement or burial remains may be of medium evidential value given their greater research potential. There is the potential for the group value of any hitherto unknown remains to be of medium value too, as they may demonstrate the evolution of the area over a significant period of time.

Sensitivity to the development of the site

11.26 It has been assumed that the development of the site would result in the loss of any surviving buried heritage assets and, therefore, the sensitivity of its significance to physical change is **high**.

Potential harm to the asset

11.27 The risk of harm to any hitherto unknown archaeological remains within the site as a result of its development is **high**. This is because development of the site could result in the total or severe loss of any archaeological deposits.

Level of effect

11.28 Taking into account the likely significance of any unknown archaeology and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium/ medium**.

Options for sustainable development

11.29 The staged approach outlined in relation to the known archaeological resource of the site would similarly help identify the presence/ absence of further archaeological features and their significance, as well inform the requirements for mitigation.

Historic Landscape Character

11.30 The HLC dataset defines the northern two-thirds of the site as a built-up area, and the bottom third as 18th century enclosure. However, the northern part of the site only actually includes Rose Farm and its outbuildings and comparison with the 1839 Shotley Tithe map shows that the extant field pattern around Rose Farm have been reorganised to create much large modern fields. Review of the 1st edition OS map shows that this reorganisation of enclosures took place in the late 19th century. The earlier field boundaries will survive as archaeological features; most likely as part of the medieval and post-medieval cropmark complex recorded by the SHER as MSF8588.

Significance

11.31 In and of itself the historic landscape character of the site is minimal, given its late 19th century date. However, it does have some importance because – despite its modification – it remains undeveloped and of a character (e.g. agricultural) that makes its historic functional relationship with Rose Farm legible. The effect of development on this value is therefore assessed in relation to Rose Farm below. The site's historic landscape character will also have some evidential value as a result of the former post-medieval field boundaries that are present. However, these have already been assessed above, under the assessment of MSF8588.

Heritage assets with the potential to experience setting change

Designated assets

Rose Farmhouse [NHLE ref:1285614]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Medium	Medium	Medium-high
Grade II heritage asset of national significance	Setting makes a moderate contribution to the heritage significance of the asset and may be affected by the principle of development.	The significance of the heritage asset would be harmed but not substantially.	Asset is of high significance and the magnitude of the potential effect will be of such a scale that the significance of the asset would be harmed but not substantially.

Description

11.32 Rose Farmhouse is a grade II listed building dating to the early 16th century. It is timber framed and plastered with a red tiled roof. The farmhouse was extended in the late 16th century and then again in the 19th century. Some original internal features survive including decorative ceiling plaster, an inglenook fireplace and a boarded door.

11.33 The 1839 Tithe map shows Rose Farm standing south of The Street (B4156); it does not stand directly on the road but is set back slightly behind a small garden/ orchard. A short distance east of the farm is a cottage and garden (now the Rose Inn) and a short distance to the west is a smithy opposite Oldhall Road (now a school). It is separated from this

built development by fields, characterised by regular enclosures of post-medieval date. The Tithe map indicates that these fields – and those to the south of it - formed the landholding of the farm.

11.34 In addition to the main house the Tithe map depicts a farmyard to the rear of the house containing four outbuildings. The largest of these - most likely a barn – stands to the southwest of the house, between the two is an entrance to the farmyard directly off The Street. The other three smaller outbuildings stand to the south of the yard. To the west of the barn – and adjacent to The Street – there was a rectangular stackyard, an area where stacks of hay, straw, etc., were kept. A second access to the farmyard ran south from The Street and turned east following the southern boundary of this stackyard. This trackway did not only enable access to the farmyard but also continued directly south across the farm's landholding.

11.35 The 1st edition OS map shows that some reorganisation of the farm had taken place during the late 19th century. None of the outbuildings shown on the Tithe map appear to survive, and the probable barn to the east of the house appears to have been replaced by a new courtyard complex of outbuildings. The stackyard and track access to the west of it are also no longer present, and the surrounding enclosures have been enlarged. Access to the farm is now solely via the entrance from The Street to the west of the house, which has been extended to run south to Shotley Brick works and its quay (later Rose Cottages). To the rear of the house, and east of the new track and outbuildings, there is what appears to be a pond that was infilled by the time that the 2nd edition OS map was drafted (c.1904). This map also shows the addition of a further stable block to the east of the track, behind the farmhouse.

11.36 The setting of the farmhouse today, remains largely as depicted on the 1904 OS map, save for some additional modern outbuildings, as well as modern development to the east – behind the Rose Inn - and to the west, although this is partially screened by vegetation.

Figure 11.2: Rose Farmhouse and outbuildings (looking south)



Figure 11.3: Setting of Rose Farmhouse



Trackway and outbuildings to the rear of Rose Farmhouse (looking south)



Rear of Rose Farmhouse, outbuildings and track including agricultural landscape (looking north)

Significance of asset

11.37 The farmhouse has a **high heritage significance**, recognised by its designation as a grade II listed building. Its significance is derived from:

- **Evidential value:** the building has some evidential value deriving from its methods of construction, its materials and decoration. The building's age evolution also helps us to understand temporal and regional variations in settlement forms.
- **Historical value:** the building has high historical illustrative value derived from its age, the less common survival of internal features, and the additions that have been made to it over time. The house has important historical and functional relationships with its: its garden, the historic outbuildings, its – albeit modified - agricultural setting, and the main road and trackway (which were important for the management and movement of livestock and in providing access to surrounding fields and local markets). All these features have an important spatial relationship with the house that can be appreciated visually.
- **Aesthetic value:** the building has considerable aesthetic (architectural) value as a good example of relatively or early post-medieval vernacular architecture, with several intact internal historic features/fixtures, which impart a sense of time-depth and antiquity that is inherently visually appealing. The relatively isolated nature of the house and its rural setting also contribute to the aesthetic appeal and experience of Rose farmhouse.

Sensitivity to the development of the site

11.38 The sensitivity of the significance of the asset to setting change is **high**. This is because the site includes several key features of its setting that relate to its heritage significance and these could be lost or changed as a result of development.

Potential harm to the asset

11.39 The risk of harm to the asset is **medium**. This is because development could result in the loss of the farmhouses historic outbuildings and agricultural setting and their replacement with modern development. It could also change the assets relationship with its historic access. These changes would affect the ability to understand the houses historical illustrative, evidential and aesthetic value in the same holistic way that it is now.

Level of effect

11.40 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium to high.** This is because the asset is of high significance and the magnitude of the potential effect will be of such a scale that the significance of the asset would be harmed but not substantially.

Options for sustainable development

11.41 Given the small size of the site and the contribution that the different elements within it make to the heritage significance of the listed building there is an 'in principle' issue with the development of the site because of the change in use of the land within it. It is unlikely that solution that avoids harm to Rose Farm can be found, but careful design may help minimise the impact of development of this site on the asset's heritage significance. In this respect, it is important to maintain the assets key setting relationships (e.g. with its historic outbuildings, agricultural landscape, and the trackway). This may be done by retaining the historic outbuildings and an area of the surrounding agricultural landscape and keeping views of the house and working farm buildings uninterrupted by development so the backdrop remains rural / agricultural land. No access to the site should be permitted via the trackway that goes between the buildings on site as there would be the risk of structural damage.

Cumulative effects

Combined impact with other allocation sites or consented applications

11.42 There are two committed sites - SS0209 and SS0229 – that both lie within the extent of the multi-period earthwork and cropmark complex recorded as SHER ref: MSF10071 and MSF8588. Development of either or both sites in tandem with LA075, would result in a larger extent of the prehistoric to Roman and medieval to post-medieval features being lost. However, a large proportion of the features would remain in-situ meaning that the level of effect is unlikely to change and will remain low-medium.

Impacts on groups of heritage assets

11.43 Impacts of the development site on the group value of Rose Farm and its associated non-designated farm buildings have already been considered above.

Figure 11.4: LA075 Shotley options for sustainable development



Historic Environment Considerations

1. The grade II listed Rose Farmhouse stands to the north of the site. Its rural setting and relationship with the remaining agricultural complex contribute to its significance.

2. A footpath runs directly across the site, past Rose Farmhouse, through the agricultural complex and on into the surrounding rural landscape. Access to the site past the listed farmhouse has the character of an open entrance and with low visual prominence, appropriate to the entrance into an agricultural complex.

3. Views along The Street take in the site, the agricultural buildings and the listed Farmhouse and views through to the rural land beyond. The legibility of this relationship contributes to the significance of the listed building.

4. Similarly, there are views back towards the site from the trackway that runs through the rural setting of the buildings.

Options for Sustainable Development

A. Development could be concentrated to the east and west boundaries of the site. This would help minimise harm to the listed building through changes to its setting by allowing the visual relationship between the listed building, the barns etc. and its rural surroundings to continue to be appreciated as one.

B. Access to the site from the farm access track should be avoided and if possible brought in to the west of the site, closer to the urban core of the village, where access to the farm's stackyard used to be. This would help minimise harm to the listed building through setting change, to the historic track itself through the physical interventions and upgrades that would be needed to this modest track, and to the site's historic landscape character. It would also retain a degree of physical and visual separation between the listed building and the village and so maintain the relationship it has always had with it of a farm complex on the periphery of the settlement.

Chapter 12
LA078 Stowupland

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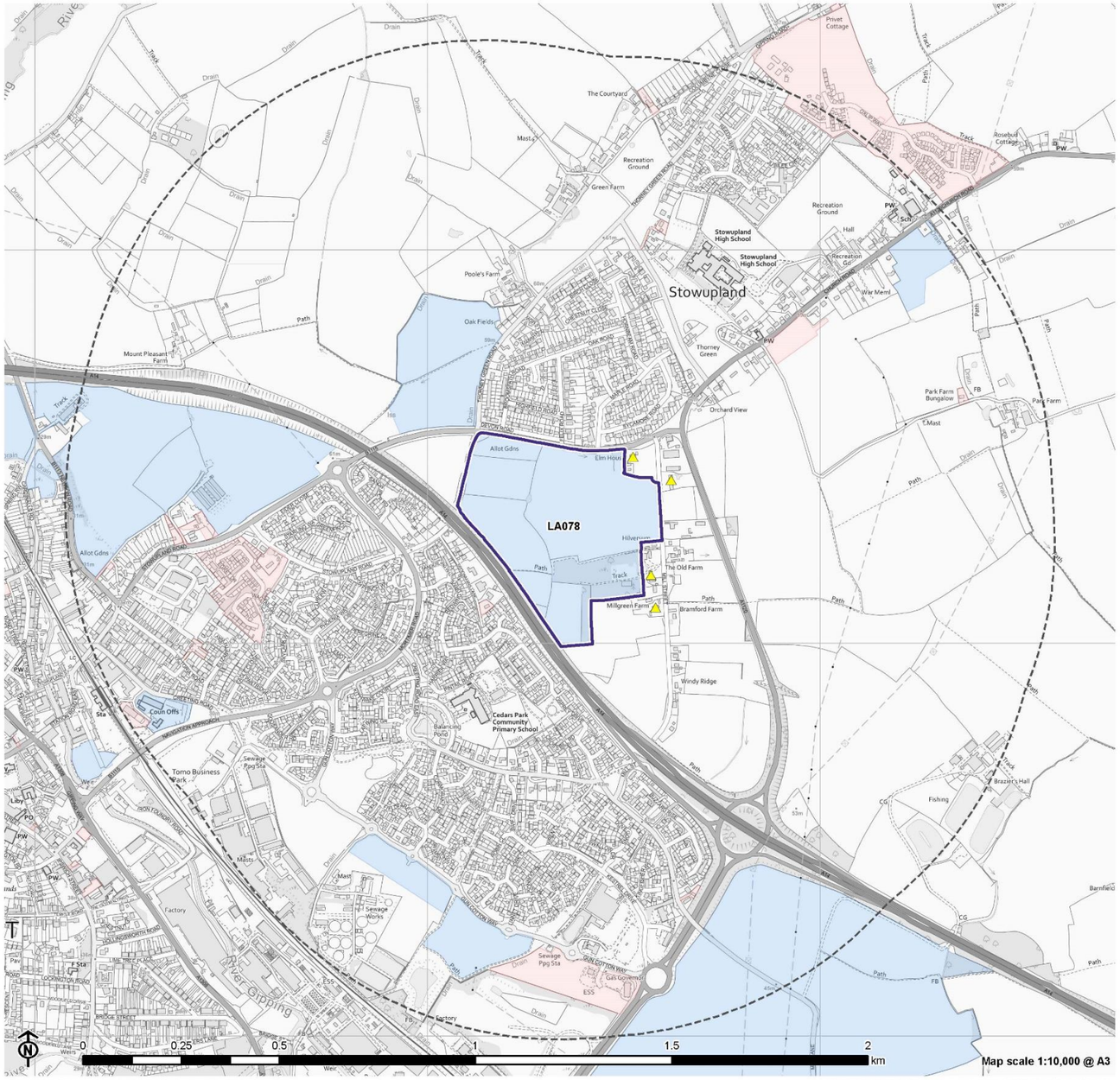
Site description

12.1 The site is a large parcel of land lying between the built-up areas of Stowupland and Stowmarket. It is identified for residential development. It consists of a number of fields, predominantly in arable use but with an area of hedged paddocks, tree belts and orchards forming the southern part of the site. An area of allotments forms the north-west corner. Housing plots are located adjacent to the eastern edge of the site, along Mill Street.

12.2 The site is bounded by the A14 to the south, the B1115 to the north, Thorney Green Road to the west and Mill Street to the east. A shelter belt of trees lines the boundary with the A14. Boundaries consist of a mixture of banked ditches, hedges, tree lines and fenced boundaries to residential properties.

12.3 There are no designated or non-designated assets within the site but there are four grade II listed buildings surrounding the site considered to be sensitive to setting change. These listed buildings include: Mill Green Farmhouse (NHLE ref. 1032657); Old Farmhouse (NHLE ref. 1032658); Orchard House (NHLE ref. 1032659); and Elm Farmhouse (NHLE ref. 1352326).

Figure 12.1: LA078 site boundary and assets map



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CB:XX EB:Orr_S LUC FIGX_11013_r1_HIA_Sites_Assets_DDP_A3W 15/10/2020
Source: Babergh and Mid Suffolk District Councils, Suffolk County Council, Historic England

Heritage assets within the site

Designated assets

12.4 There are no designated heritage assets within the site.

Non-designated assets

12.5 There are no non-designated heritage assets within the site.

Archaeological potential

Description

12.6 The earliest activity in the vicinity of the site dates to the Late Iron Age (SHER ref: MSF24212), with excavations to the southeast of the site, on the opposite side of the A14, attesting two round houses and a series of pits. Nearby, an evaluation identified two undated ditches, a group of five undated post-holes and a single feature with sparse abraded pottery sherds of possible Roman date (SHER ref: MSF26775).

12.7 To the northeast of the site lies the medieval Thorney Green, which has earthworks of a raised causeway passing through it (SHER ref: MSF23691). Medieval settlement including a moated site (SHER ref: MSF5376) and an area of ditches, post-holes and gullies (SHER ref: MSF37817) have been identified adjacent to the green.

12.8 Archaeological investigations directly northwest of the site, on the opposite side of the B115, identified a medieval roadside settlement (SHER ref: MSF35782) represented by ditched enclosures and pits. The results of further evaluation (SHER ref: MSF38004) and excavation (SHER ref: MSF39260) in this area are not yet in the public domain. Further medieval activity has been identified to the east of the site, on the opposite side of the A14. Here excavation identified medieval features including, parallel ditches, an enclosure, possible structures, field system ditches, quarry pits and a cobbled surface (SHER ref: MSF26736).

12.9 To the east of the site, on the opposite side of the A14, an evaluation identified two undated ditches, a group of five undated post-holes and a single feature with sparse abraded pottery sherds of possible Roman date (SHER ref: MSF26775).

12.10 Several post-medieval and modern ditches/ gullies have been identified to the east of the site, on the opposite side of the A14 (SHER ref: MSF26779, MSF25538 and MSF30518).

12.11 The 1st edition OS map indicates that there is the potential for the remains of some earlier farm buildings relating to the grade II listed Elm House (SHER ref: 1352326) to be present within the site. Historic mapping and LiDAR data also suggest that former field boundaries may be present within the site.

12.12 Overall, there is potential for similar Iron Age, medieval and post-medieval features within the site.

Significance

12.13 The significance of any buried heritage assets within the site is likely to be **low**. This is derived from:

- Evidential value: there is potential for evidence of past human activity within the site, likely relating to its agricultural cultivation/buildings, which would provide further information about the development of the settlement and the area.

Sensitivity to the development of the site

12.14 It has been assumed that the development of the site would result in the loss of any surviving buried heritage assets and, therefore, the sensitivity of its significance to physical change is **high**.

Potential harm to asset

12.15 The risk of harm to any surviving buried heritage assets from the development of this site is **high**. This is because development of the site would result in their total loss or severe damage through ground intrusive works.

Level of effect

12.16 Taking into account the significance of potential archaeological assets and the risk of harm to their significance, the overall level of effect of the development of the site on any hitherto unknown remains is likely to be **medium**. This is because any surviving buried heritage assets are likely to be of low significance, but the effect will be of such a scale that the significance of the asset would be substantially harmed.

Historic Landscape Character

Description

12.17 The site is identified as pre-18th century enclosure with random fields. The 1841 Tithe map of Stowupland shows largely the same layout of fields as at present, with the exception of enclosures surrounding Elm Farm at the north-east corner of the site.[76] This pattern continues into the late-19th/early-20th century, shown on the 1st edition OS,[77] and appears to have survived until the later 20th century, still showing on the 1961-70 OS update. After this point these boundaries are removed and the land is amalgamated into the larger arable field to the west.

12.18 The area of orchards or fruit-growing across the south of the site is not marked as such until the 1951-60 OS. The

[76] Tithe Apportionments, Stowupland Parish, Suffolk, 1836-1929 [database online]. TheGenealogist.co.uk 2020

[77] Suffolk LVI.NE, Revised: 1903, Published: 1905

south-west corner of the historic field layout is lost to the A14 route and suburban extensions to Stowmarket after 1961.

12.19 The tithe apportionment states that the fields were primarily in arable use, as today, with some meadow, orchard or garden use and several ponds. The modern orchard/fruit growing area was also largely arable at this time, although the boundary enclosures are present in the same form as they appear today.

Significance

12.20 The landscape retains a high level of its historic form, structure, and character. The uses of some portions have altered during the later 20th century, such as transforming from arable to orchard in the southern area of the site and loss of some historic enclosures and uses relating to the farms along Mill Street. However, overall, its historic form has been very resilient and remains highly legible. Its setting has been eroded by the incursion of the A14 and encroachment of suburban Stowmarket. Some of the hedgerows may date to before 1842 and the Council may take a view on their importance under the 1997 Hedgerow Regulations.

12.21 The area therefore displays the substantial survival of a pre-18th century system of enclosure with hedges, banks and ditches and ponds remaining in original locations, relating functionally and scenically to a group of 15th and 16th century houses. The landscape has illustrative historical and some potential evidential value. Its contribution to local character and distinctiveness gives it aesthetic value. Overall, its heritage significance is considered **low,** i.e. a non-designated heritage asset of local significance.

Sensitivity to the development of the site

12.22 The sensitivity of the enclosures, land use and overall structure of the landscape to change as a result of the development of the site is **high**.

Potential harm

12.23 Development of the site has the potential to substantially or completely remove the key elements of its historic fabric and character. The potential for harm is therefore **high**.

Level of effect

12.24 Taking into account the significance of the area's historic landscape character and the likely risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium**.

Heritage assets with the potential to experience setting change

Designated assets

Mill Green Farmhouse [NHLE ref. 1032657]

Summary

Significance of asset	Sensitivity to the development of the site	Potential harm to asset	Level of effect
High	Medium	Medium	Medium-High
Grade II listed building	The site forms a moderately important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	The asset is of high significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.

Description

12.25 Mill Green Farmhouse is located on the west side of Mill Street, at the southern end of a loose grouping of dwellings centred on the Old Farmhouse (NHLE ref.1032658). It is a farmhouse of the late 17th century and is grade II listed. The house is a timber-framed, three-cell cross-entry plan of one storey plus attic. It has a pantiled roof, formerly thatched, and a pebble-dashed exterior. It has various additions and alterations dating to the mid-20th century. The list description notes the interior as having quite complete unmoulded 17th century framing.[78]

12.26 The 1841 tithe apportionment shows the 'cottage and garden' and adjoining pasture and arable fields to have been in the same ownership, although all with different occupiers. The fields remain in broadly the same form and in arable use today.

[78] List entry, Mill Green Farmhouse, https://historicengland.org.uk/listing/the-list/list-entry/1032657 [accessed 17/07/2020]

Figure 12.2: Mill Green Farmhouse



Farmhouse as viewed from Mill Street.

Figure 12.3: Mill Green Farmhouse and development site



The roof of Mill Green Farmhouse can be seen to the centre right of the photograph, with the wooded boundaries and tall poplar trees to the gardens and orchards of the Old Farmhouse behind it and extending left.

Significance of asset

12.27 The special architectural and historic interest of Mill Green Farmhouse is **high**. It derives from:

- Historical value: The house illustrates a slightly later example of local domestic design, forming an interesting contrast with the 15th and 16th century examples nearby. It has a direct functional and ownership connection with its immediate field setting.
- Aesthetic value: Its design approach, plan form, and surviving internal detailing show the intentions of its creators, although 20th century alterations to windows, external finishes and so on obscure some of this meaning.
- Communal value: The building's age and character add to the sense of local identity and distinctiveness.

Sensitivity to the development of the site

12.28 The sensitivity of the significance of the asset to setting change is **medium**.

Potential harm to asset

12.29 The risk of harm to the asset from the development of this site is **medium**. The arable fields that have the strongest visual and spatial relationship with the asset do not form part of the development site; the asset will, therefore, have a degree of protection from setting change. However, the trees and boundaries of the orchards to the Old Farmhouse that form the backdrop in views of the asset from the south will potentially be lost and replaced by new urban development. This would change our experience of the asset as a private, rural dwelling by introducing a new urban backdrop and activities that would be at odds with its aesthetic and historical values and change our experience of it.

Level of effect

12.30 Taking into account the significance of the asset and the likely risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium-high**.

Options for sustainable development

12.31 Retain orchard boundaries/trees to separate/distance the asset from new development, thereby reducing the chances of visual distraction from aesthetic qualities, as well providing a buffer to noise and activities that would detract from our experience of the asset.

Old Farmhouse [NHLE ref. 1032658]

Summary

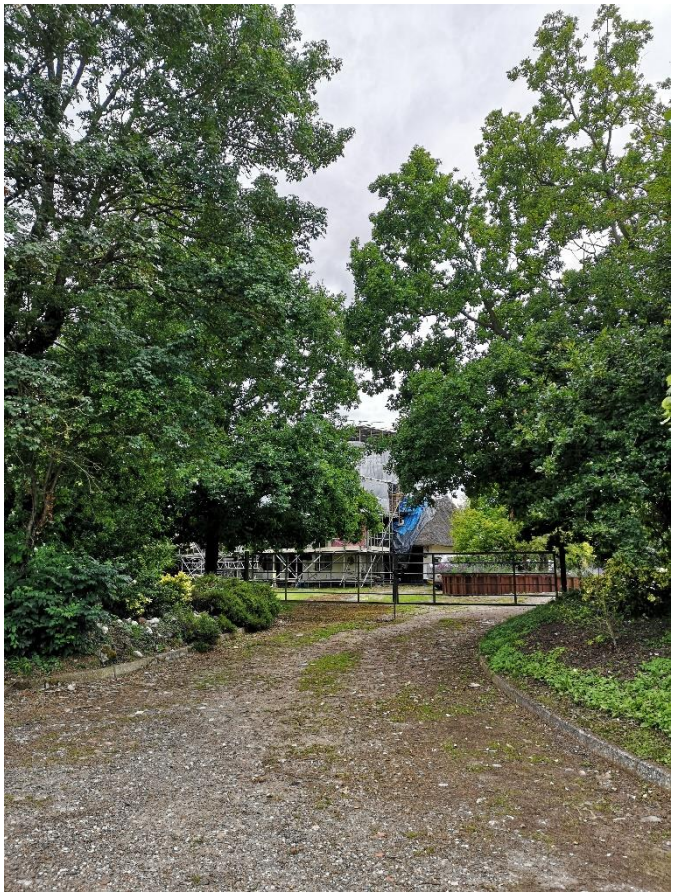
Significance of asset	Sensitivity to the development of the site	Potential harm to asset	Level of effect
High	Medium	Medium	Medium-high
Grade II listed building	The site forms a moderately important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	Asset is of high or medium significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.

Description

12.32 The grade II listed Old Farmhouse is located on the west side of Mill Street. It is a three-cell open-hall house of the late 15th century or c.1500, noted as quite a complete example. It is of one storey plus attics, timber framed and rendered, with a thatched roof and prominent thatched gabled dormers. It retains 18th and 19th century small-pane casement windows, although, at the time of the site survey the building was undergoing work and was encased in scaffold, so these elements were not visible. Internally, the hall has a central open truss with arch-braced tiebeam, massive unchamfered joists to service rooms and a 4-centred arched service doorway. There is evidence of 17th century alterations to insert an axial chimney and form an upper floor to the hall.[79]

12.33 The 1841 Tithe map and apportionment show the farmhouse, garden and fields running to the west of it to be in one ownership and largely in arable use with a small area of orchard to the north of the house, adjacent to the road[80]. The field boundaries survive into the present although the arable use appears to have changed to orchard/fruit growing by 1951.

Figure 12.4: Old Farmhouse viewed from Mill Street



[79] List entry, Old Farmhouse, https://historicengland.org.uk/listing/the-list/list-entry/1032658 [accessed 16/07/2020]

[80] Tithe Apportionments, Stowupland Parish, Suffolk, 1836-1929 [database online]. TheGenealogist.co.uk 2020

Figure 12.5: Old Farmhouse viewed from north



Old Farmhouse centre right of photograph, as viewed across site from west side of Elm House.

Figure 12.6: Orchards and planting to rear of Old Farmhouse



Significance of asset

12.34 The special architectural and historic interest of the Old Farmhouse is **high**. It derives from:

- Evidential value: Notably complete, and early, surviving fabric demonstrating the transition from medieval forms to later, more sophisticated arrangements (e.g. adding upper floors and chimneys).
- Historical value: The building illustrates the application of a range of construction techniques from an early date and the use of the building type in this area. Relatively few domestic buildings of this date survive.[81]
- Aesthetic value: It is a building of much architectural interest, with the original design intention being particularly complete and clear. The land immediately surrounding the farmhouse and to the west were directly associated with it but have changed quite substantially in character during the 20th century from arable fields to orchard/fruit growing. The way the building is experienced has therefore changed slightly from its historical form, changing the outlook to the rear across open fields, although the general agricultural character and forms of enclosure have been maintained. The privacy this provides for the asset and the scenic qualities it imparts contribute to the aesthetic value of the house and our ability to appreciate it, as well as being illustrative of the development of the site and aspirations and interests of its owners.
- Communal value: The building's age and character add to the sense of local identity and distinctiveness.

Sensitivity to the development of the site

12.35 The sensitivity of the significance of the asset to the development of the site is **medium**. The asset is no longer entirely experienced in its authentic, historical setting given the changes in agricultural use; however, a sense of its historical setting can still be read in the form of the site as well as contributing to our appreciation of the asset's aesthetic values, and this therefore contributes moderately to its significance.

Potential harm to asset

12.36 The risk of harm to the asset from the development of this site is **medium**. A more dramatic change from rural, agricultural use to a built-up character would entirely or substantially remove this aspect of its setting. Other aspects of its heritage significance would, however, be largely unchanged; the level of harm would therefore be considered less than substantial.

[81] 1.1 Historic England, *Domestic 1: Vernacular Houses Listing Selection Guide*, 2017, p.2

Level of effect

12.37 Taking into account the significance of the asset and the likely risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium-high.**

Options for sustainable development

12.38 Retain orchard boundaries/trees to separate/distance the asset from new development, thereby reducing the chances of visual distraction from aesthetic qualities, as well providing a buffer to noise and activities that would detract from our experience of the asset.

Orchard House [NHLE ref. 1032659]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade II listed building	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high or medium significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

12.39 Orchard House is located towards the north end of Mill Street, facing across the road into the fields forming the site, to the south of Elm Farmhouse. It is grade II listed, consisting of a single-storey house with attics dating to the early or mid-16th century, with c.1800 and mid-20th century alterations. It is timber framed and rendered with a thatched roof, half-hipped on one side and an eyebrow dormer. Evidence from the altered internal structure shows it to retain elements of an open hall and parlour, with original hall windows still visible internally. Truss and beam details suggest a possible crog loft arrangement: a single-bay open hall with sleeping loft above the adjacent bay.[82]

12.40 Listed in the 1841 tithe apportionment as a cottage and garden, the plot was in in the same ownership as the 'Road Meadow', 'Barn Pightle' (meadow) and 'Barn Field' (arable) adjacent, but with a different occupier, suggesting a separate tenancy of the cottage.[83] The meadowland setting of the house has been eroded to a degree by the insertion of a vehicle repair premises to the north based in a large shed-type workshop and ancillary buildings with extensive hardstandings. Large conifers line the western boundary of the Orchard House site, creating a dense boundary that almost entirely obscures the house and separates it from the development site. Although this visual and spatial disconnect is technically temporary (i.e. could be restored to some extent by the removal of the trees), the separation has been further cemented by the recent construction of new buildings on the opposite side of Mill Street.

Figure 12.7: Orchard House viewed from Mill Street



[82] List entry, Orchard House, https://historicengland.org.uk/listing/the-list/list-entry/1032659 [accessed 16/07/2020]

[83] Tithe Apportionments, Stowupland Parish, Suffolk, 1836-1929 [database online]. TheGenealogist.co.uk 2020

Figure 12.8: Boundary to Orchard House



Significance of asset

12.41 The special architectural and historic interest of Orchard House is **high**. It derives from:

- Evidential value: Substantial fabric evidence remains of its original structure.
- Historical value: The hall and parlour layout and subsequent adaptations to it illustrate the original, and evolving, use of the house and contributes to our understanding of the application of this house type locally.
- Aesthetic value: The building is an interesting example of vernacular design. In combination with its outbuildings and wider rural context, it has picturesque qualities that add to the qualities and character of the area.
- Communal value: The building's age and character add to the sense of local identity and distinctiveness.

Sensitivity to the development of the site

12.42 The sensitivity of the significance of the asset to setting change is **low**. The fields to the west which form the development site were not directly related to the cottage by ownership or function and their incidental, visual relationship is much diminished by the private, insular character of the site, and intervening planting and development.

Potential harm to asset

12.43 The risk of harm to the asset from the development of this site is **low.** Erosion or removal of its agricultural character and introduction of more activity, noise, lights etc. along Mill Street within the setting of the asset would impact upon some aspects of its aesthetic values and how we experience it, but overall any harm to significance would be minor.

Level of effect

12.44 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.**

Options for sustainable development

12.45 How our experience of the asset within an open, arable setting should be a key consideration in design development, especially considering layout, scale and access points, to minimise visual and audible intrusion into our experience of the asset in its historically rural setting.

Elm Farmhouse [NHLE ref. 1352326]

Summary

Significance of asset	Sensitivity to the development of the site	Potential harm to asset	Level of effect
High	High	Medium	Medium-high
Grade II listed building	The site forms a considerably important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	Asset is of high or medium significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.

Description

12.46 Grade II listed former farmhouse, facing onto Stowmarket Road. Double-pile plan consisting of mid-16th/early 17th century rear range and early 19th century front range. The rear range is timber framed and rendered with a thatched roof, hipped at one end; the front range is rendered brick with a slated roof. The front range has small pane sashes with flush frames, some with boarded shutters, and a variety of casement windows elsewhere.[84]

12.47 Archaeological evaluation in 2019, relating to a small residential development, investigated the possible site of a medieval moat; however, no features were revealed other than ditches or linear ponds, probably of post-medieval date with 20th century infill.[85]

12.48 The former use of the house as a farmhouse relates directly to the land surrounding it, and it is still largely

[84] List entry for Elm Farmhouse, https://historicengland.org.uk/listing/the-list/list-entry/1352326 [accessed 16/07/2020]

[85] Newman, J.. 2019. Archaeological Evaluation Report: Land At Elm House, Stowmarket Road, Stowupland (unpublished report), SHER ref. ESF26564

experienced in conjunction within that agricultural backdrop, which remains in arable use. This agricultural setting therefore contributes to the significance of the asset. That said, Elm House was very much the outward facing element of the farm – the status residence, with its principal elevation addressing Stowmarket Road. Furthermore, the loss of outbuildings and inner fields once surrounding the building (which have been amalgamated into a larger, arable field to the west) and the secluded nature of its gardens have reduced the contribution setting makes to the significance of the asset. However, in general, the building continues to be experienced in conjunction with the arable land it once managed, and the space this provides around the asset allows for better appreciation of it.

Figure 12.9: Elm House viewed from Stowmarket Road



Figure 12.10: West elevation of Elm House viewed from site



Figure 12.11: View of site from west side of Elm House



Significance of asset

12.49 The special architectural and historic interest of Elm Farmhouse is **high**. It derives from:

- Evidential value: The early timber frame in particular provides evidence of local craft and construction practices and places the building in context with others in the region. (The framing of the 16th century section is noted as a good example in the list description; the 17th century framing is "complete but plain, and of slightly lesser quality".)
- Historical value: The building demonstrates an interesting evolution of construction, reflecting changing requirements of owners/occupiers. It illustrates a range of local vernacular techniques and the availability of materials from beyond the region, such as slate, later in its development. Its siting, scale and layout illustrate its historical use and relationship to the farm.
- Aesthetic value: The intention of the building's design remains clear and the various phases of its extension and adaptation remain legible. Its composition, in itself and in combination with the outbuildings that survive its and wider rural context, has picturesque qualities that add to the qualities and character of the area.
- Communal value: The building's age and character add to the sense of local identity and distinctiveness.

Sensitivity to the development of the site

12.50 The sensitivity of the significance of the asset to setting change is **high**. The current agricultural setting still retains, to a high degree, its historical character and use. This allows the building to be appreciated in its authentic historical context. Development at the site may substantially erode or completely remove this use and character, removing the understanding of the asset as a farmhouse and damaging the aspects of its historical value connected with this role. The aspects of its aesthetic value derived from setting would also be eroded.

Potential harm to asset

12.51 The risk of harm to the asset from the development of this site is **medium**. The building is highly sensitive to loss or damage to its agricultural setting, however, other aspects of value contribute to its overall significance and these would remain largely unaffected. Overall, the significance of the asset would be harmed but not substantially.

Level of effect

12.52 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium-high.**

Options for sustainable development

12.53 Aspects of the asset's setting which contribute to its significance should be examined in detail through the heritage impact assessment carried out for the development proposal. Options for site density, layout and access may be available which avoid or substantially reduce the risks of damage to its significance. Access points should be kept away from asset, and any open space should be located adjacent to it.

Cumulative effects

12.54 In addition to assessing the potential effect to individual heritage assets, an assessment of the potential cumulative effect of the proposed development on the historic environment was carried out. This considered:

- The combined impact on the significance of heritage assets from development of the allocation site in conjunction with other allocation sites or planning applications that already have consent
- The potential effect on the historic environment from effect of proposed development of the allocation site on groups of individual assets that have a demonstrable relationship and, thus, group value.

Combined impact with other allocation sites or consented applications

12.55 Directly west of the preferred site is LA100 (made up of SS0959 and SS0073), which has full planning permission for 85 dwellings (DC/19/05317 and DC/19/05316). The development of both sites would result in the complete loss of the western agricultural setting of assets considered in this assessment. The development of this site in conjunction with LA078 would compound the loss of agricultural land to the west of the listed farm buildings, but this would not result in any notable increase in potential harm than would be caused by the development of LA078 alone. As such, the overall level of effect would for Mill Green Farmhouse, Old Farmhouse and Elm Farmhouse remain medium-high, and low-medium for Orchard House.

12.56 Whilst the in-combination effects of the developments would not increase the level of effect on the individual heritage assets, the coalescence of the settlements of Stowlupland and Stowmarket – and the loss of agricultural land between them – that would result if both sites were developed would have a much greater impact on historic landscape character.

12.57 Even further west, beyond the LA100 is LA035 is located to the west of the site for 575 dwellings. Whilst a very large allocation, it is separated from the LA078 by the A14 and intervening modern development; as such, it is not considered to raise the level of effect for any of the heritage assets in this assessment.

Impacts on groups of heritage assets

12.58 The preferred site particularly affects a group of grade II listed buildings along Mill Street, a historic route connecting Stowupland with the route between Stowmarket and Creeting St Peter. Collectively, the group demonstrates the historic character, development and time-depth of this loose

settlement. Their settings are, to a high degree, shared and inter-dependent.

12.59 Examination of the individual assets' significances clearly shows common and overlapping factors, particularly in their illustrative historical and aesthetic aspects of value. All the assets are houses, often former farmhouses, dating originally to the 15th, 16th and 17th centuries and illustrating the changes in use and design taking place in the area over that time range. The development site, with its high level of survival of pre-18th century features and character, is the cohesive element between the assets, maintaining their direct connection with the surrounding land and allowing them to continue to be experienced in something closely resembling their authentic historical setting.

12.60 Even in cases where an asset had no direct functional or ownership connection with the development site, it adds to the significance of the group generally by illustrating its historical dependence on agriculture and allowing a continuity of experience with the past. Removal or substantial erosion of the preferred site's agricultural character and the contribution this makes to their settings will therefore impact negatively upon their collective significance. This will result in an greater level of effect than when the assets are considered individually, but overall the level remains medium-high.

Figure 12.12: LA078 Stowupland options for sustainable development



Historic Environment Considerations

1. The orchards and field boundaries behind the grade II listed Mill Green Farmhouse and Old Farmhouse form the backdrop to the listed buildings. They contribute to the significance of the assets because they influence our experience of them as private, rural dwellings. Development of the site has the potential to harm their significance by introducing a new urban backdrop and activities that would be at odds with their aesthetic and historical values and thus affect our experience of them.

2. An access point to the site runs adjacent to the grade II listed Elm House. Upgrading this access point to provide permanent access to the site could have a harmful effect on the listed building by strengthening the divide between the building and its rural setting, thus affecting our ability to appreciate the aesthetic value of the building in its authentic historical context.

3. The historic route of Mill Street runs along the eastern boundary of the site, giving access to the few historic properties that stand along it. Although once a principal link through to Stowmarket, the road is now a dead end and so retains its historic form and rural character.

Options for Sustainable Development

A. Locating open space to the north-east of the site would provide a buffer for the listed Elm House and help retain those aspects of its setting that contribute to its significance. A more detailed assessment of the contribution of setting to the asset's significance could help inform site density and layout and further minimise or avoid harm to the asset.

B. Retaining the orchards behind Old Farmhouse and strengthening the boundary planting would help minimise harm to the listed building by retaining a rural backdrop and screening any development.

C. Similarly, reinforcing the planting to the boundary around Elm House would help maintain a degree of visual separation from any new development.

D. Access to the site from the access track adjacent to Elm House or down Mill Street should be avoided and if possible brought in from the west, or possible north, of the site, away from the listed buildings.

Chapter 13
LA089 Thurston

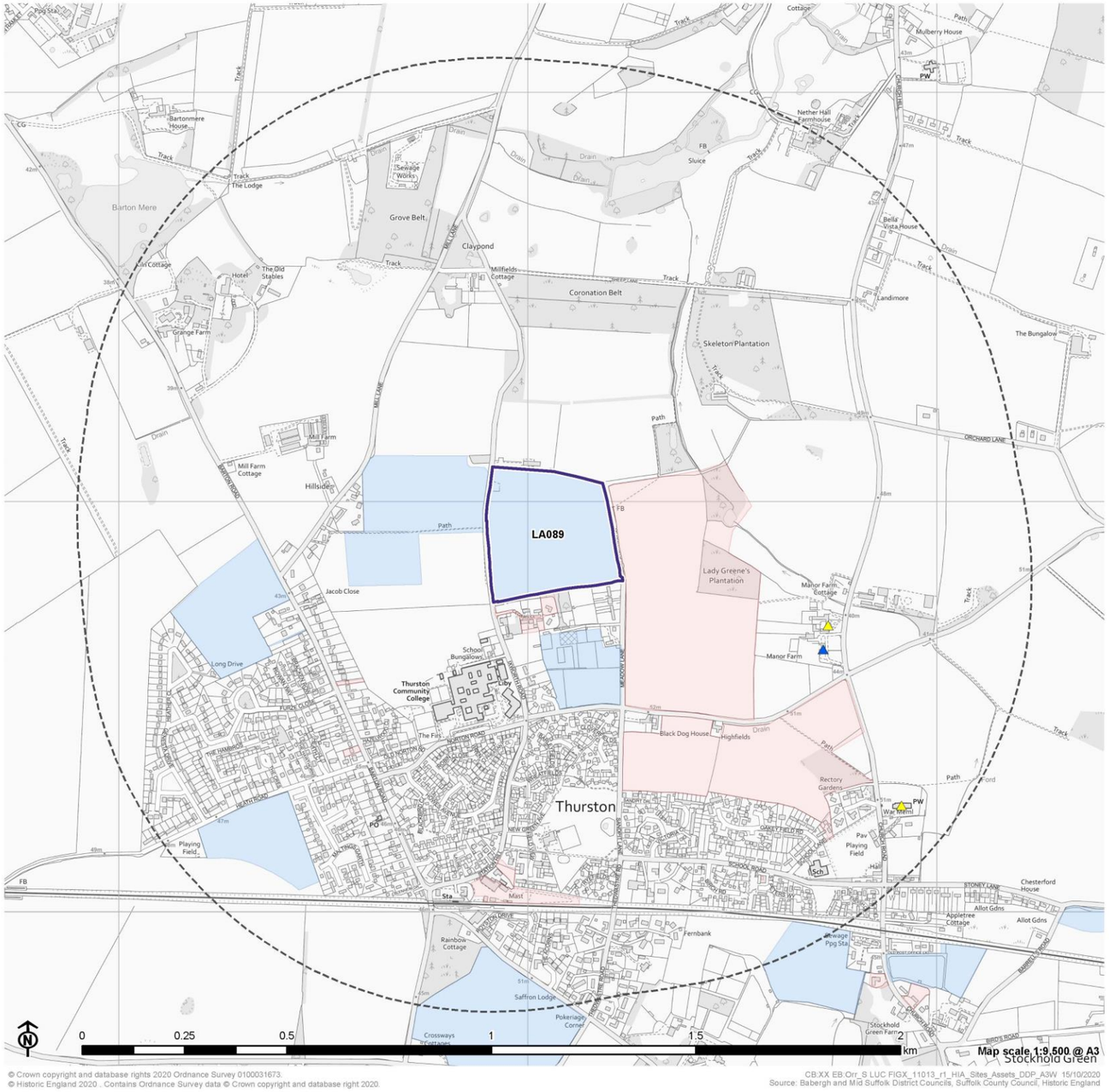
Site description

13.1 The site consists of a field lying to the north of the settlement of Thurston. It is surrounded on three sides by fields and to the south by residential development. Its boundaries are formed by a hedged field boundary to the north, tree-lined residential property boundaries to the south, to the west by Ixworth Road and to the east by Meadow Lane.

13.2 There are no designated or non-designated heritage assets within the site. Three listed buildings surrounding the site have been assessed for sensitivity to setting change, following concerns raised by Historic England. These comprise the grade II* Manor Farm House (NHLE ref. 1032401) and a range of grade II listed farm buildings immediately north of Manor Farm House (NHLE ref. 1253048), which have been assessed jointly due to their functional and spatial relationship, as well as the grade II Church of St Peter (NHLE ref. 1183024). No non-designated heritage assets have been identified as being sensitive to setting change.

13.3 Please note: this assessment deliberately does not make suggestions for sustainable development options or include a sustainable develop options plan. This is because the level of effect of the development of the site on the historic environment has been identified as negligible and stems from the principle of development and so the harm cannot be overcome by design.

Figure 13.1: LA089 site boundary and assets map



Babergh and Mid Suffolk HIA for Local Plan Allocations
for Babergh and Mid Suffolk District Councils

Cultural Heritage Assets within 1km of HIA
Site: LA089

NB. only assets scoped in to the assessment are depicted.

- HIA site 1km buffer
- Listed building grade II*
- Listed building grade II
- Outstanding planning permissions
- Join Local Plan preferred sites

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CB:XX EB:Orr_S LUC FIGX_11013_r1_HIA_Sites_Assets_DDP_A3W 15/10/2020
Source: Babergh and Mid Suffolk District Councils, Suffolk County Council, Historic England

Heritage assets within the site

Designated assets

13.4 There are no designated heritage assets within the site.

Non-designated assets

13.5 There are no non-designated heritage assets within the site.

Archaeological potential

13.6 The SHER records geophysical anomalies in a field 10m east of the site (MSF35619). This includes: a Bronze Age pit; an Iron Age to Roman inhumation; an Iron Age pit and post hole; a Roman pit and a post-medieval field boundary. Further northeast, a Bronze Age Cremation (SHER ref: MSF6885) was recovered. There is also evidence to suggest Anglo-Saxon settlement in this area, possibly as a precursor to the medieval settlement at Pernal Green (SHER ref: MSF15320).

13.7 The SHER also records an archaeological evaluation in the field 10m west of the site (ESF26336). This identified a series of Neolithic pits and a Roman ditch, likely associated with the Roman road (MSF6888) that is projected to run 350m west of the site.

13.8 Given the site's proximity to the Roman road and the discovery of Iron Age, Roman Saxon, and post-medieval buried heritage assets near the site, it has archaeological potential for similar assets to survive within it.

13.9 There is no LiDAR mapping available for the site. The 1st edition OS[86] shows the site has been undeveloped field since at least the 19th century. This means it is unlikely that buried heritage assets have been truncated by previous development.

13.10 The SHER records a geophysical survey (SHER ref: MSF38514 and ESF26705) within the site, but the SHER entry provides no further information.

Significance

13.11 The significance of any buried heritage assets within the site is likely to be **low to medium**. This is derived from:

- Evidential value: evidence for past human activity within the site. Isolated artefacts, pits and ditches would be of low evidential value, but more extensive structural remains or inhumations dating to the prehistoric or Roman periods would be of medium heritage significance as they could provide more substantial evidence and context for human occupation during these periods.

Sensitivity to the development of the site

13.12 It has been assumed that the development of the site would result in the loss of any surviving buried heritage assets and, therefore, the sensitivity of their significance to the development of the site is **high.**

Potential harm

13.13 The risk of harm to any surviving buried archaeology from the development of this site is **high**. This is because the loss of any remaining buried heritage assets within the site would have a substantial harmful effect on the evidential heritage value of the assets.

Level of effect

13.14 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium**. This is because any surviving buried heritage assets are likely to be of low to medium significance and the effect will be of such a scale that the significance of the asset would be substantially harmed.

Options for sustainable development

13.15 A staged approach will be required to establish the presence or absence of archaeological deposits within the site and their significance. To this end, a geophysical survey and evaluation have already been undertaken (SHER ref: MSF38514 and ESF26705); unfortunately, the results of these investigations are not yet available. However, if archaeological remains of low to medium value have been identified then a programme of recording via excavation or watching brief will be required to help off-set the loss of the archaeological evidence.

Historic Landscape Character

Description

13.16 The site occupies part of an area identified as 18th century and later enclosure, former common arable or heathland, which extends to the west, north and east of the site to enclose the northern side of the settlement of Thurston.

13.17 The landowner at the time of the 1839 Tithe apportionment was William Basset Esq., the same owner as the adjacent land to the east associated with Manor Farm House,[87] all forming part of Nether Hall Estate.[88] The area of the development site was divided into two fields, in arable use at the Tithe apportionment. By the time of the 1st edition OS map,[89] the two fields had been amalgamated into one, but the outer form of the boundary remains.

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[86] Suffolk XLV.NW, Surveyed: 1883; Published: 1884.
[87] Tithe Apportionments, 1836-1929, parish of Thurston, Suffolk [database online]. TheGenealogist.co.uk 2020
[88] Rayner, W.R., *The History of Nether Hall and the Various Owners*, published on Pakenham Village website: https://www.pakenham-village.co.uk/History/historyOfNetherHallbk/historyOfNetherHall-p08.htm [accessed 24/07/2020]
[89] Suffolk XLV.NW, Surveyed: 1883; Published: 1884.

Significance

13.18 Although it has lost its internal subdivision, the field forming the development site retains the overall form and arable character present at the 1839 Tithe mapping that derives from potentially earlier common or heathland use. The outer field boundary may retain historic hedgerows, and the Council may take a view on their importance under the 1997 Hedgerow Regulations.

13.19 The landscape has historical illustrative value and potentially some evidential value. Its contribution to local character and distinctiveness gives it aesthetic value. Overall, its heritage significance is considered **low** – a non-designated heritage asset of local significance.

Sensitivity to the development of the site

13.20 Development of the site would directly affect its character and inherent elements of heritage value. Its sensitivity is therefore **high**.

Potential harm

13.21 Development of the site would substantially or completely remove its agricultural character and damage its heritage significance. The risk of harm is therefore **high**.

Level of effect

13.22 Taking into account the significance of the asset and the likely risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium**.

Heritage assets with the potential to experience setting change

Designated assets

Manor Farm House [NHLE ref. 1032401] and Range of farm buildings immediately north of Manor Farm House [NHLE ref. 1253048]

13.23 These two assets are considered together as they form a closely related group and impacts of the development site relate to their interconnected values.

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade II* and II listed buildings	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high significance but the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

13.24 The grade II* listed Manor Farm House was the home farm of the Nether Hall estate. Designed in 1876 by Philip Webb, it consists of a 2-storey, double-depth square plan with a single-storey service-wing to the rear. It is constructed in red brick in Flemish bond with brick detailing, including segmental relieving arches, herringbone work and a deep corbelled brick stringcourse, as well as prominent, symmetrical brick stacks. It has a steeply pitched, red pantile hipped roof, narrow 8-pane sashes to the ground floor and casements to first floor. Internally, most of the original joinery survives including the staircase, chimneypieces to first floor and attic and kitchen fittings.[90]

13.25 The grade II listed range of farm buildings, also by Philip Webb, were designed and built concurrently with the farm house, all appearing together on the 1883 OS survey. It consists of a rectangular courtyard plan, open to the west, of single-storey ranges and a cattle shed with loft, built around a central, partially covered yard. It is built of a weatherboarded timber frame on brick plinth and a pantile roof, hipped over the south range. The frame structure of the covered yard roof is noted to be intact.[91]

13.26 The lands directly associated with the Farm House were in a mixture of pasture and arable use at the time of the 1839 tithe apportionment[92] and appear to have remained in the same use into the later 19th century, given the design of the farmstead for mixed crop and cattle use. General arable use has largely continued into the present although the character of the immediate part of the setting is now undergoing substantial change owing to major housing development taking place to the west and south of the farmhouse.

[90] List entry, Manor Farm House: https://historicengland.org.uk/listing/the-list/list-entry/1032401 [accessed 24/07/2020]
[91] List entry, Range of farm buildings immediately north of Manor Farm House: https://historicengland.org.uk/listing/the-list/list-entry/1253048 [accessed 24/07/2020]
[92] Tithe Apportionments, 1836-1929, parish of Thurston, Suffolk [database online]. TheGenealogist.co.uk 2020

Figure 13.2: View across fields to north of Manor Farm



The topography of the land and the private nature of the site mean that there are limit, glimpsed views of Manor Farm from surrounding publicly accessible rights of way. In this view, the top of the tower of St Peter's can just be seen above the hedge line to the left of the photograph.

Significance of asset

13.27 The special architectural and historic interest of the assets, individually and as a group, is **high**:

- Historical value: The high-quality design and choice of architect illustrates the owner's status and ambitions. The association with Philip Webb, a key figure of international significance in the late 19th century Arts and Crafts movement, adds associative value, particularly as he was also commissioned to build a large new wing to the main estate house at Nether Hall in 1901.[93] The Manor Farm commission came around the middle of his career, when he was becoming more widely known and influential; he co-founded the Society for the Protection of Ancient Buildings with William Morris the following year, 1877.[94]
- Aesthetic value: The buildings demonstrate Webb's use of the 'Queen Anne' domestic revival style in a working agricultural setting. They reflect his development of arts and crafts principles and place the site in its national context as part of this movement. Published drawings of other, similar sites reflect his painstaking attention to detail in the design of framing and carpentry details, which have survived intact in the farmstead range.[95]

Sensitivity to the development of the site

13.28 The sensitivity of the significance of the asset to setting change from the development of the site is **low**. The development site makes a contribution to the setting of the assets, as part of the original extent of the Nether Hall Estate and is functionally related in use. However, the large residential development taking place in the intervening fields will largely block the development site from the assets and they will no longer be experienced within their wider agricultural setting on the west and south sides. Development of the site will further erode this surviving setting, but not to a substantial degree.

Potential harm to assets

13.29 The risk of harm to the assets from the development of this site is **low**. Viewed in the context of the development underway to the west, the development site may result in harm to the significance of the assets through erosion of their agricultural setting, but the level of harm would be minor.

Level of effect

13.30 Taking into account the significance of the asset and the likely risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.**

Church of St Peter [NHLE ref. 1183024]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	None	None	None
Grade II listed building	The site does not contribute to the heritage significance of the asset and so the asset is not sensitive to development of the site	The significance of the heritage asset will not be harmed.	Asset of high, medium, or low significance where the development of the site does not interact with the asset or its significance.

Description

13.31 The medieval parish church of St Peter was largely rebuilt in 1861 after the medieval tower collapsed onto the nave. The chancel, restored in the mid-19th century, was retained but the rest re-built, with almost all moulded work dating to 1861, although noted to be faithful to the mid-14th century detail. Some 15th century work remains in the chancel as well as a font, choirstalls and benches of the 14th and 15th century.

13.32 The swathe of arable, former common land surrounding the church and the north side of Thurston contributes to the significance of the church in demonstrating the connections between the social, economic and spiritual life of the settlement. Much of this setting and field layout has remained

[93] List entry, Nether Hall (parish of Pakenham): https://historicengland.org.uk/listing/the-list/list-entry/1031435 [accessed 24/07/2020]
[94] Philip Speakman Webb, Encyclopedia Britannica: https://www.britannica.com/biography/Philip-Speakman-Webb [accessed 24/07/2020]
[95] Victoria and Albert Museum, 'Philip Webb: a new vision for domestic space': https://www.vam.ac.uk/articles/philip-webb-a-new-vision-for-domestic-space [accessed 24/07/2020]

the same since the earlier 19th century and possibly earlier; however, large developments are underway in the fields to the immediate west and north-west of the church which will affect these aspects of its setting. These extant developments sites sit between the church and the preferred site and, as such, the immediacy of the visual and spatial relationship between the church and surrounding agricultural land has been diminished; this relationship survives now primarily to the northeast and east of the church. This sense of disconnect is exacerbated by the topography of the area around the church, the distance between the site and the asset, intervening development, roads, hedges and tree belts, which limits the church's prominence within the settlement and make intervisibility with the preferred site non-existent.

Figure 13.3: View of St Peter's along Church Lane



Figure 13.4: View northwest from the boundary of St Peter's Churchyard



Looking in the direction of the development. The field in the centre of this photo is consented scheme 5010/16.

Figure 13.5: View towards St Peter's from the northwest



View back towards the church from consented scheme 5010/16. The topography and vegetation limit views of the church, making it a quiet and insular site.

Significance of asset

13.33 The special architectural and historic interest of the asset is **high**:

- Evidential value: Although greatly rebuilt, some earlier fabric remains, particularly in chancel details and furnishings.
- Historical value: The earlier fabric provides evidence of local craftsmanship and linkages with wider ecclesiastical and stylistic trends. The later re-built fabric shows the 19th century motivations and abilities in providing a faithful re-creation of the older building, and its continued relevance to the community.
- Aesthetic value: The careful reinstatement of the details of the church including its 14th century carving means the church retains much of its medieval character. Its appearance and apparent age contribute to local landscape and settlement character.
- Communal value: The spiritual and commemorative aspects of the church remain relevant into the present day. Its role in social community life give it social value, as does its visual character and contribution to local identity and distinctiveness.

Sensitivity to the development of the site

13.34 The sensitivity of the significance of the asset to the development of the site is **none**. The lack of intervisibility between the church and the development site as well as the significant levels of development under construction in the two sites adjacent to the church mean that the site does not contribute to the significance of the church.

Potential harm to asset

13.35 The risk of harm to the asset from the development of this site is **none**.

Level of effect

13.36 Taking into account the significance of the asset and the likely risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **none.**

Cumulative effects

Combined impacts with other allocation sites or consented applications

13.37 Allocated sites SS0019 to the south and SS0716 to the west of the development site have planning permission for a combined c.310 dwellings. The smaller site, SS0019, will largely read as part of the existing built-up area of Thurston and will cause no cumulative effects with the preferred site. SS0716 will have a more pronounced effect on the historic landscape by removing an additional part of the agricultural perimeter of the settlement and, in combination with the development site, result in a substantial extension to the settlement on its north side. However, the combined impact on the assets will not be increased: the site's distance, intervening roads and boundaries reduce its intervisibility with the assets and its contribution to their significance.

13.38 Consented applications: planning references 5070/16, immediately to east of the development site and 5010/16 to the west of parish church consist of a combined 375 dwellings plus primary school, associated access etc. These will have a substantial impact on the immediate agricultural setting of the assets and on their historical and aesthetic values; in combination with the development site the level of effect will be medium-high.

13.39 Two further consented applications, 2026/13 and 2630/14 to the south of the development site, involving the erection of a dwelling and conversion of coach house to dwelling respectively, would not individually result in substantial effects to the significance of the assets or raise the level of the cumulative effects.

Impacts on groups of heritage assets

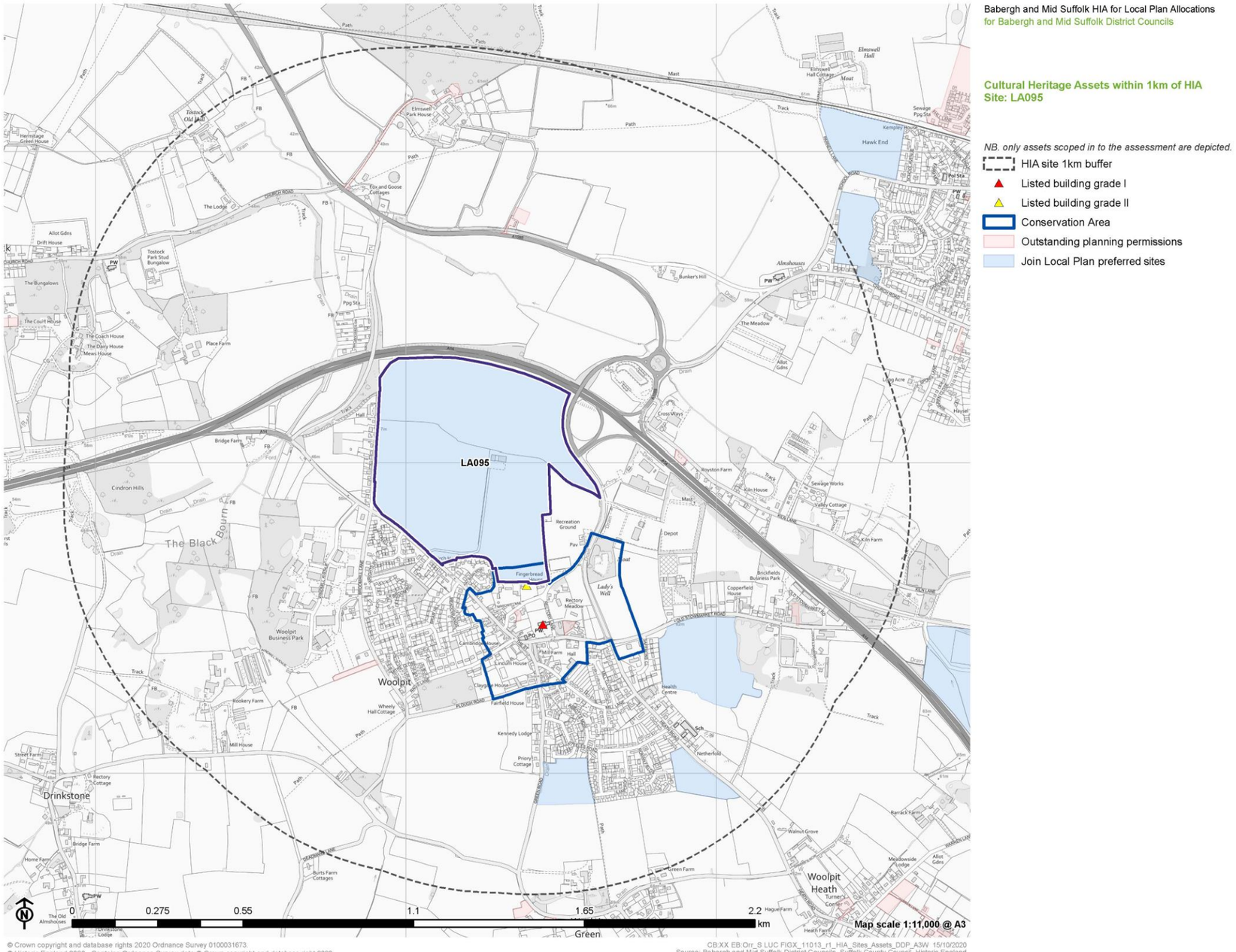
13.40 Impacts of the development site on the group value of Manor Farm House and its associated, listed farm buildings have already been considered.

Chapter 14
LA095 Woolpit

Site description

14.1 The site comprises three fields to the north of Woolpit. It is bounded to the north by the A14, to the east by the A1088 and a recreation ground, to the south by the historic core of Woolpit, and to the west by White Elm Road. The site extends into the Woolpit Conservation Area and is adjacent to the grade II listed Monks Close, which stands within the conservation area. Further south, at the centre of Woolpit conservation area, stands the Grade I listed Church of St Mary. The effect of the site's development is considered in relation to these three designated assets. All other designated assets in the study area have been scoped out of the assessment. Furthermore, no non-designated assets are recorded within the site by the SHER and none have been identified as being sensitive to setting change (see separate Stage 2: HIA asset scoping report).

Figure 14.1: LA095 site boundary and assets map



Babergh and Mid Suffolk HIA for Local Plan Allocations
for Babergh and Mid Suffolk District Councils

Cultural Heritage Assets within 1km of HIA Site: LA095

NB. only assets scoped in to the assessment are depicted.

- HIA site 1km buffer
- Listed building grade I
- Listed building grade II
- Conservation Area
- Outstanding planning permissions
- Join Local Plan preferred sites

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Source: Babergh and Mid Suffolk District Councils, Suffolk County Council, Historic England

Heritage assets within the site

Designated assets

Woolpit Conservation Area

Summary

Significance of asset	Sensitivity to the development of the site	Potential harm to asset	Level of effect
Medium	Medium	Low	Low-medium
Conservation area of regional interest.	The site forms a moderately important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of medium significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

14.2 Woolpit is a village in central Suffolk situated on a northern spur of land between two tributaries of the Black Bourn, which flows north to the Wash, via the Little Ouse. The village is first mentioned in historical documents dating to the early 11th century and is recorded in the Domesday Book of 1086 as land belonging to the abbey of Bury St Edmunds and as having a population of 60 households, ranking it amongst the largest 20% of settlements recorded in Domesday.[96]

14.3 The Woolpit Conservation Area was designated in 1972 and extended in 2000. It covers the historic core of the settlement, focused around the medieval Church of St Mary and the nearby historic market area, which is formed of a triangular island – known as Green Hill – on which stands a Victorian village pump. The streets around this focal point are lined with 14th and 15th century timber-framed houses, shops and former inns, many of which are listed. The church is grade I listed, with a particularly fine medieval double hammerbeam roof and south porch, as well as a highly distinctive later spire that is uncharacteristic of the region and which makes it a striking landmark building, visible for some distance. The church was also reportedly the location of a shrine to the Virgin Mary known as 'Our Lady of Woolpit', a notable site of pilgrimage during the medieval period.

14.4 The conservation area also includes small portions of the agricultural hinterland that immediately adjoins the historic core to the north and east, the rest having been lost to modern development; to the east, this agricultural land includes a medieval moated site (now scheduled and a nature reserve) containing a spring supplying 'Our Lady's Well', but no structural remains beyond the sizeable earthworks of the moat itself. There is also modern in-fill along the north-western interface between the conservation area and the agricultural land that forms the site, as well as within the conservation area itself along Masons Lane. This agricultural land comprises much modified pre-18th century enclosures that are functionally related to the village, having once supporting the village inhabitants and their local, rural economy. The site also partially adjoins one of the main historic approaches to the village from Elmswell, although its route has been altered by the creation of the A14 and A1088.

14.5 The development includes the agricultural fields to the north of the conservation area and extends into the conservation at its northern edge. From an examination of historic OS maps, it appears the boundary of the conservation area here has been drawn along what was a field boundary to Street Farm. Street Farmhouse survives on The Street as a grade II listed building, but its associated barns and farm buildings have been demolished and replaced by development at Hay Barn Meadow and along Masons Lane. On the ground, there is now no evidence of this historic boundary, and the field transitions seamlessly into the rest of the large arable fields to the north of the settlement that form the conservation area's general rural setting. The site's spatial and visual relationship with the listed farmhouse and any that there might have been with the historic core of the settlement has been completely lost by the introduction of intervening, later development, and the rurality of the conservation area is experienced only on the approach to the village. This is relationship is stronger along the A1088 where the interface between rural surroundings and historic core has not been diminished by the introduction of later development.

Figure 14.2: Approach to the CA along The Street.



[96] https://opendomesday.org/place/TL9762/woolpit/ [accessed 10.07.2020]

Figure 14.3: View of the settlement across the site.



St Mary's Church spire can be seen above the roofline of later infill development, most of which falls outwith the boundary of the CA.

Figure 14.4: The northern boundary of the CA and transition into surrounding arable fields.



Figure 14.5: View back towards the CA from the site from across the recreation ground.



Figure 14.6: View east down Masons Lane



The quiet, enclosed character of Masons Lane (looking east), between St Mary's and Monks Close, beyond which, to the north, is the site.

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Figure 14.7: Junction of Rectory Lane and Masons Lane, the historic approach to the village



Significance of asset

14.6 The significance (i.e. special historic and architectural character and appearance) of the asset is **medium**. It derives from:

- Evidential value: The conservation area has some evidential value as a result of the extensive historic fabric it contains, particularly that within the historic buildings, which is of high value due to its age and its ability to evidence local building traditions and the economy that underpinned them. The distribution and plan of the buildings and streets within the village is also of some evidential value in demonstrating the region's settlement patterns and the social organisation that created them. The scheduled moated site makes a high contribution to the evidential value of the conservation area, containing important archaeological information on the development and subsequent decline and use of the site, as well as potentially good survival of organic remains.
- Historical value: The conservation area has considerable illustrative value as a well-preserved example of a medieval village retaining its church (of particular quality), much of its vernacular architecture, and historic plan – including parts of its historical outlying agricultural hinterland and medieval sites within it. The church is of particular illustrative value given its high quality and distinct local design; arguably, it also has some associative value as a result of it once housing the 'Shrine of Our Lady'. The moated site is a key feature of the medieval character of the conservation area, and also potentially of some associative value. The historically and functionally related areas of agricultural landscape within and beyond the conservation area contribute to its illustrative value.
- Aesthetic value: Within the conservation area, the tightly-grained, organic form of development around the green and along The Street and Green Road is entirely distinctive and charming, owing principally to the antiquity and vernacular style of the buildings. It also makes it a very intense and insular experience as views are contained within the historic core by later infill and expansion of the settlement and the topography of the area. The site itself – including the portion that extends within the conservation area boundary – has little bearing on our aesthetic experience of the conservation area as it is imperceptible and inaccessible from all other points of the conservation area; however, it does contribute a little to its aesthetic value on the approach to the conservation area along The Street and the A1088 by providing an open rural setting and a distinct transition into the urban character of the town, which creates a strong sense of arrival and place. This experience is greater along the A1088 where the visual and physical connection between historic core and rural context is more legible, but less so along The Street as intervening later development disassociates the two.

Sensitivity to the development of the site

14.7 The sensitivity of Woolpit Conservation Area to the development of the site is **medium**. Although the site takes in part of the conservation area, the contribution of this part to the character and appearance of the area is limited. Beyond this northern boundary, the settlement's rural setting allows for an appreciation of its agricultural origins on the approach to the village, but this contribution is restricted because of the insular character of the historic core. The conservation area is more sensitive to development of the site to its eastern side where the transition from rural surroundings to historic core is clearer and creates a stronger aesthetic and illustrative relationship between the two.

Potential harm to asset

The risk of harm to the asset from the development of this site is **low**. This is because overall the contribution the site makes to the historic and architectural special interest of the conservation area is limited. Along the A1088 its contribution is greater, but the open and verdant character of the

recreation ground and Lady's Well and surrounding field, which will be retained, reduce the immediacy of conservation area and development site and so temper the level of harm.

Level of effect

Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.**

Options for sustainable development

14.8 Development should be avoided in the whole of the eastern part of the site. This would preserve the interface between the conservation area and its rural hinterland, the rural character of the approach from Elmswell and limit potential distractions from the role of the church as an orientation marker on that approach. Development in the western part of the site could continue along The Street and along the eastern side of White Elm Road. The Street is another historic approach to the village, but later development means that the rural setting and historic core are no longer experienced in tandem on this approach, apart from glimpsed views of St Mary's spire. Potentially the extent and layout of development in the western part of the site could be informed by some of the lost pre-18th field century boundaries in the western part of the site and to ensure that glimpsed views of St Mary's are incorporated into the settlement expansion, so its role as landmark – indicating the historic core of the village – is maintained.

14.9 There is also the potential for the enhancement of the conservation area through the reinstatement of the pre-18th century boundaries in the eastern part of the site. However, the practicalities of the land use may be a barrier to this. If boundaries were to be reinstated the evidential potential of any archaeological deposits relating to the field boundaries would require consideration.

Non-designated assets

14.10 There are no non-designated assets within the site.

Archaeological potential

Description

14.11 Woolpit's proximity to two tributaries of the River Bourne mean that it would have been an attractive area for temporary – and, later, permanent – settlement from the earliest of times because of the resources (e.g. food, water, transport) provided. However, while a number of prehistoric finds have been recovered from the study area, including a fragment of a Bronze Age socketed axe within the site (SHER ref: MSF13085), in-situ archaeology is limited to a late-prehistoric cremation burial (SHER: MSF26574) found along Church Road, Elmswell, and an Iron Age ditch identified during investigations to the south of Woolpit (SHER: MSF31071).

14.12 Evidence for the Roman period is much the same, with a large number of artefacts recovered throughout the study area, including a scatter of pottery from within the site (SHER ref: MSF9990). Additionally, two stretches of Roman Road – Dead Man's Lane near Drinkstone (SHER ref: MSF6350) and another following part of the A1088 (SHER ref: MSF6899) – are reported within the study area and a Roman ditch was identified during investigations along Church Road (SHER: MSF37682). Being located between major settlements at Pakenham and Coddenham, it is likely that parts of the study area were under cultivation during this time.

14.13 There are several finds of Saxon date within the study area, some of which are suggestive of burials, but no in-situ archaeology of this date is known. Woolpit appears to have developed during the medieval period and, in addition to the upstanding remains within the conservation area, there is a further moated site at Tolstock, ancient woodland at Cinderon Hill and Norton Wood, the latter also being a former deer park. Additionally, the windmill at Drinkstone is the only one in the country to contain Tudor fabric in its original context.[97] In contrast, archaeology of Saxon date is comprised primarily of artefacts and the site will have been in use as open fields.

14.14 Evidence for the post-medieval period is more abundant, in part due to the identification of features from historic maps rather than physical investigations, such as the site of the brick kilns, later mills and some outlying farms. However, there is some archaeological evidence of post-medieval activity including pits and building material at Cow Fair in Woolpit and a series of post-medieval rubbish pits and field boundaries southeast of the settlement.

14.15 Based on the known archaeology and history of Woolpit, the site is likely to have a low potential for archaeology of prehistoric to medieval date, but is likely to contain the remains of former field boundaries depicted on the Woolpit Tithe and 1st edition OS maps (these are also evident on LIDAR and Google Earth aerial imagery). A geophysical survey of the greater part of the site that proved negative (SHER: ESF26317) appears to confirm this, although hitherto unknown remains in the part of the site not surveyed is always possible.

Significance

14.16 The heritage significance of the early post-medieval field boundaries is **low**, based on their evidential value. The heritage significance of any hitherto unknown remains is likely to be low, owing, similarly, to their evidential value.

[97] Newsletter: Gosling, J.. 2018. Eavesdropper No.57 Spring 2018 c.f. HER monument report

Sensitivity to the development of the site

14.17 It has been assumed that the development of the site would result in the loss of any surviving buried heritage assets and, therefore, the sensitivity of its significance is **high**.

Potential harm

14.18 The risk of harm to any surviving buried heritage assets from the development of this site is **high**. This is because development of the site would result in their total loss or severe damage through ground intrusive works.

Level of effect

14.19 Taking into account the significance of potential archaeological assets and the risk of harm to their significance, the overall level of effect of the development of the site on the historic environment is **medium**. This is because any surviving buried heritage assets are likely to be of low significance, but the effect will be of such a scale that the significance of the asset would be substantially harmed.

Options for sustainable development

14.20 It is likely that further evaluation will be required to establish the presence or absence of archaeology in the part of the site that has not had a geophysical survey and, potentially, to test the negative findings of the survey. The form and level of recording needed, if any, to off-set the loss of the evidential value of the assets identified on site would be dependent on the findings of the evaluation. The requirement and form of evaluation and mitigation would need to be agreed and approved by Suffolk County Council's Archaeological Advisors and undertaken by qualified, professional archaeologists.

Historic Landscape Character

Description

14.21 According to the HLC data the site comprises pre-18th century enclosures, specifically irregular coaxial fields where a high proportion of the boundaries share a common axis. In some cases where these systems are found, they represent the early, piecemeal enclosure of common fields. This is true of those in the site at Woolpit, as the Tithe map (1845) shows that enclosures in the area were originally long and narrow, suggesting the enclosure of open medieval strip fields that later became associated with Street Farmhouse (a listed building in the conservation area). However, the boundaries attesting this are no longer extant, although those few that do remain correlate to those on the Tithe map. The hedgerows along these boundaries are therefore likely to qualify as 'important' under the 1997 Hedgerow Regulations as they are part of a field system that existed before 1845. It would be up to the Council though, to decide whether they meet this criterion or not.

Significance

14.22 Although far from intact, the enclosures within the site have some historical illustrative and aesthetic value. This value is increased by their functional relationship to Woolpit (and the conservation area). The extant enclosures are also likely to have some evidential value as older enclosures often have ditches and banks that will have required maintenance.

14.23 Overall, the heritage significance of the enclosures on site – and any important hedgerows therein – is considered to be **low**, i.e. a non-designated heritage asset of local significance. This significance is derived principally from to their functional association with Woolpit Conservation Area.

Sensitivity to the development of the site

14.24 The sensitivity of the enclosures, land use and overall structure of the landscape to change as a result of the development of the site is **high**.

Potential harm

14.25 Development of the site has the potential to substantially or completely remove the key elements of its historic fabric and character. The potential for harm is therefore **high**.

Level of effect

14.26 Taking into account the significance of the area's historic landscape character and the likely risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium**.

Options for sustainable development

14.27 To reduce harm to the significance of the enclosures and the contribution that they make to Woolpit Conservation Area, development should be limited to the western half of the site, behind the existing modern development and along The Street and White Elm Road. Lost field boundaries shown on the Tithe map could be used to delineate the boundary of development, and to inform its layout. If possible, the extant historic hedgerow running east to west through the eastern part of the site should be retained and integrated into the development. Otherwise, where the removal of important historic hedgerows is justified and permitted, archaeological investigation and recording may be required in the event of their loss to fully understand and record their significance.

14.28 In general, it is worth noting that very careful consideration should be given to any suggestions to the use of screening as the introduction of landscape planting that is alien to the historic character of the area could be as harmful as the effect that it seeks to ameliorate.

Heritage assets with the potential to experience setting change

Designated assets

The Church of St Mary [NHLE ref: 1181376]

Summary

Significance of asset	Sensitivity to the development of the site	Potential harm to asset	Level of effect
High	Low	Low	Low-medium
Grade I listed building	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

14.29 St Mary's is a medieval church built in flint rubble with stone dressings and a leaded roof, now listed at grade I due to its exceptional architectural and historical interest. It features some later additions, most notably its tower and spire, which were rebuilt in 1852 after its predecessor was struck by lightning.[98] Norman mouldings were found on the inside of the late tower when it was taken down; these were potentially reused form an earlier church, and were reused once again in the building of the current tower.[99]

14.30 The tower, designed by local architect R.M. Phipson (1827-84), is of the Decorated style (a gothic style featuring elaborate sculptured embellishment) with a tall freestone spire supported by flying buttresses from the parapets.[100] The church is otherwise primarily Perpendicular in style, a gothic style which developed in the 14th and 15th centuries and is characterised by soaring vertical lines, large narrow-traceried windows, extensive use of glass, and fan-vaulted, hammerbeam roofs.[101] The south porch, added c.1439-51, and the contemporary double hammer-beam roof decorated with carved figures of angels, are particularly fine examples of this style (although the roof was part restored in the 19th century). Other important medieval features include fragments of medieval glazing, a 14th century moulded octagonal font and a contemporary brass eagle lectern, and a 15th century painted screen and a pair of carved bench ends. An important later addition is the octagonal pulpit on a marble pillar, designed by the imminent architect George Gilbert Scott, who is renowned for his gothic revival designs such as The St. Pancras Renaissance London Hotel (formerly the Midland Hotel).

14.31 Perpendicular churches were expensive to build and are typically found in areas that profited from the wool trade; however, St Mary's wealth also appears to have been due in part to its association with the shrine of 'Our Lady' or 'Blessed Virgin Mary', a site of pilgrimage to which numerous bequests were made. Various secondary sources report that either Henry VII or Henry VIII visited the shrine, but the only known documentary reference appears to relate to Queen Elizabeth, wife of Henry VII, who ordered a pilgrimage to be undertaken for her.[102] The shrine is no longer extant and was likely destroyed during the reformation.

14.32 St Mary's Church is sited at the centre of the historic core of Woolpit on Rectory Lane, the historic approach to the village before the A1088 bypassed it. It is surrounded by its graveyard and bound by roads to the north, east and south, and to the west by the rear of several medieval properties that line The Street, the village's main thoroughfare. The cemetery is larger than it was historically, much of the northern extent having been a church-owned field until the mid-20th century. Today, the graveyard provides a peaceful and tranquil environment for the observation of religious rites (including burials) and personal reflection, as well as an opportunity to appreciate the architectural merit of the building in its entirety, although historically it would have been bustling with activity as an important meeting place within the village. Further afield, the spire of the church comes in and out of view as you move through the landscape, an accent of interest and an important landmark and orientation point.

14.33 The site is located directly north of the asset, physically and visually separated from it by its churchyard, Mason's Lane, Monks Close and intervening vegetation. The only time the site and the church are seen in combination is from White Elm Road or from within the site, where the field forms the foreground of the settlement and the 19th century church spire can been seen extending above its roofscape. This is most clearly observed at the junction of White Elm Road and The Street. Other views of the spire in the locality and in the wider landscape are glimpsed, fleeting and dynamic. At points along The Street and White Elm Road, the tower of the Church of St John at Elmswell can also be seen (although not in conjunction with St Mary's in any single view), allowing an appreciation of the network of medieval churches within the area and the spatial relationship between settlements.

[98] http://www.suffolkchurches.co.uk/woolpit.htm [accessed 14.07.2020]
[99] LF Page Samuel Tyms (1859)'Woolpit Church'. Proceedings of Suffolk Institute of Archaeology and History. 2 (1): 190-202.
[100] LF Page Samuel Tyms (1859)'Woolpit Church'. Proceedings of Suffolk Institute of Archaeology and History. 2 (1): 190-202.
[101] https://www.english-heritage.org.uk/learn/story-of-england/medieval/architecture/
[102] Paine, Clive (1993). "The chapel and well of Our Lady of Woolpit". Proceedings of Suffolk Institute of Archaeology and History. 38 (1): 8–12.

14.34 These views of St Mary's, which come and go as you move around the site, are not designed but incidental. Whilst that does not necessarily make them any less pleasing it does limit the contribution they make to the architectural and historical significance of the building. The serendipitous view of spire and rural foreground seen in combination may be considered to have a scenic quality that contributes to the character of the site, but that quality concerns the contribution the church makes to the landscape, not what the landscape contributes to the heritage significance of the building.

14.35 As such, the importance of the site to the heritage significance of the church is not so much in its appearance, use or its proximity, but that its undeveloped character allows the church to remain a landmark feature and a way marker for the village; it provides a different perspective from which to appreciate the spatial relationship between town, church and landscape, but it is not fundamental to understanding that relationship.

Figure 14.8: View of St Mary's from Church Street



Figure 14.9: View of St Mary's from Rectory Lane



Figure 14.10: Click here to enter title.



Panoramic view of the site from White Elm Road looking towards Woolpit. The spire of St Mary's can be seen in the distance and centre right the tower of St John's is just distinguishable amongst the trees.

Figure 14.11: Setting of Church of St Mary



View from Masons Lane



View towards Masons Lane / the site from within the churchyard.

Figure 14.12: Long distance views of St Mary's spire



Glimpsed view of spire from A1088 north of the A14. Because of landscape topography, the site is not visible from here.



The spire breaks the skyline on the rerouted A1088 at the point it crosses the A14.

Significance of asset

14.36 The significance of the asset is **high**. It derives from:

- Evidential value: The church derives evidential value from its materials and building technology, some of which may relate to an earlier Norman Church. Its graveyard also contributes to its evidential value as it will contain burials and monuments that can inform our understanding of local medieval and post-medieval social practices, as well as having considerable historical value as a biography of the local community.
- Historical value: Much of the heritage significance of St Mary's Church is derived from its historic illustrative value as a particularly fine example of a wealthy medieval church of the Perpendicular style, with surviving external and internal features. It also has later additions that add to its illustrative value due to their rarity in the region. The building has some associative value as a result of the current tower and spire being designed by R.M. Phipson, a locally eminent architect, and the pulpit by the more widely known George Gilbert Scott. The ability to experience the asset in conjunction with the historic core of the village, its churchyard and the former rectory (located opposite and listed grade II) are all important to its illustrative value.
- Aesthetic value: The church derives considerable significance from its architectural value as a particularly fine and striking example of a Perpendicular church. Its setting within the carefully maintained graveyard, enclosed by monuments and trees, historic buildings and streetscapes, imparts a picturesque quality that adds considerably to its visual appeal. The quietness of the surrounding streets (especially to the north and east) give the building space and allow the observer a more intense, emotive experience.
- Communal value: The church has communal value as it is an active place of worship and key local landmark visible for some distance.

Sensitivity to the development of the site

14.37 The sensitivity of the significance of the asset to the development of the site is **low**. This is because some of the

views of the asset from within and around the site may be lost a result of the development of the site, which would have a minor effect on the ability to appreciate the significance of the asset as a local landmark.

Potential harm to asset

14.38 The risk of harm to the asset from the development of this site is **low**. This is because development of the site could reduce the role of the church as a landmark from within and across the site, but this role within the wider landscape and from within the village itself would not be affected.

Level of effect

14.39 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.**

Monks Close [NHLE ref: 1181540]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade II listed building	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high significance and the magnitude of change is likely to be of such a minor scale that the significance of the asset will only be marginally affected.

Description

14.40 Monks Close is a one storey (with attic) 17th century timber-framed house of 3-cell plan with lobby entrance. It has a thatched roof and rendered exterior. It features several 19th century or later alterations, including two leaded attic windows, two sets of French windows, a thatched entrance porch, glazed entrance door, and a full-length lean-to rear extension of two storeys. The chimney shafts have also been rebuilt in red brick and the interior much remodelled.

14.41 The house is set within a large plot which the Tithe map for Woolpit (1845) described in the apportionment as comprising '*yards and premises*'. These had been converted to a garden by the 1st edition OS map, which also refers to the house as 'The Maltings' suggesting that at some point in the 18th century it may have been used for processing malt, albeit at a cottage industry level. However, there is no evidence for this use beyond the house name.

14.42 Beyond the house's sizeable grounds stands the Church of St Mary to the south, whilst to the west and east later infill development has changed once agricultural land to domestic; however, dense planting around the boundary, along Masons Lane and within the graveyard opposite help the building maintain a degree of visual seclusion, privacy and status. Its northern aspect is out over the development site, but there is no functional relationship with it, as the Tithe map shows that this land was associated with Street Farmhouse (now grade II listed) and not Monks Close; it does, however, provide a quiet aspect out from the site for its residents, reinforcing that sense of seclusion.

Figure 14.13: Monks Close viewed from Masons Lane

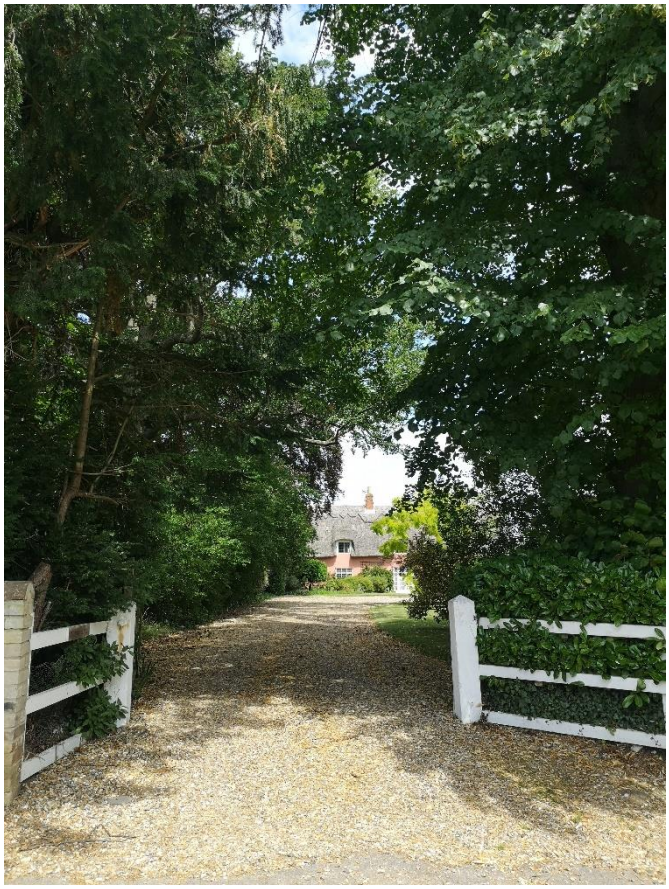


Figure 14.14: The rear elevation of Monks Close viewed across the site



Figure 14.15: The rear of Monks Close.



The rear of Monks Close. The spire of St Mary's can just be seen above the roofscape, but our ability to appreciate and understand the historical and aesthetic values of the building from this point – either looking toward or away from the building – is limited and so the contribution made by the site to the special interest of the building is minor.

Significance of asset

14.43 The significance of the asset is **high**. It derives from:

- Evidential value: The church derives evidential value from its materials and building technology, some of which may relate to an earlier Norman Church. Its graveyard also contributes to its evidential value as it will contain burials and monuments that can inform our understanding of local medieval and post-medieval social practices, as well as having considerable historical value as a biography of the local community.
- Historical value: Much of the heritage significance of St Mary's Church is derived from its historic illustrative value as a particularly fine example of a wealthy medieval church of the Perpendicular style, with surviving external and internal features. It also has later additions that add to its illustrative value due to their rarity in the region. The building has some associative value as a result of the current tower and spire being designed by R.M. Phipson, a locally eminent architect, and the pulpit by the more widely known George Gilbert Scott. The ability to experience the asset in conjunction with the historic core of the village, its churchyard and the former rectory (located opposite and listed grade II) are all important to its illustrative value.
- Aesthetic value: The church derives considerable significance from its architectural value as a particularly fine and striking example of a Perpendicular church. Its setting within the carefully maintained graveyard, enclosed by monuments and trees, historic buildings and streetscapes, imparts a picturesque quality that adds considerably to its visual appeal. The quietness of the surrounding streets (especially to the north and east) give the building space and allow the observer a more intense, emotive experience.
- Communal value: The church has communal value as it is an active place of worship and key local landmark visible for some distance.

Sensitivity to the development of the site

14.44 The sensitivity of the significance of the asset to the development of the site is **low**. This is because development on the site could challenge the building's role as a local landmark as it is seen within the site, although it would not affect our experience of the building beyond the site itself.

Potential harm to asset

14.45 The risk of harm to the asset from the development of this site is **low**. This is because development of the site could reduce the role of the church as a landmark from within and across the site, but this role within the wider landscape and from within the village itself would not be affected.

Level of effect

14.46 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.**

Significance of asset

14.47 The significance of the asset is **high**. It derives from:

- Evidential value: Monk's House has some evidential value deriving its historic fabric, decoration and construction, which could provide evidence of the building's previous uses and its role within the settlement. It also contributes to a wider understanding of the pattern of post-medieval settlement in the region.
- Historical value: Monk's House has historic illustrative value as an example of 17th century vernacular architecture.
- Aesthetic value: This asset has considerable aesthetic value because of its architectural merit and picturesque qualities, which is augmented by the privacy and attractiveness of its grounds.

Sensitivity to the development of the site

14.48 The sensitivity of the significance of the asset to the development site is **low**. This is because the site makes only a minor contribution to the asset's heritage values.

Potential harm to asset

14.49 The risk of harm to the asset from the development of this site is **low**. This is because although the change to the site would be perceptible from the rear of the house, this principally affects visual amenity rather than the building's heritage values. However, the potential harm level is low rather than none because there is potential for some harm from an increase in noise and lights from the site, which could diminish the sense of privacy and status.

Level of effect

14.50 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.**

Options for sustainable development

14.51 To avoid/minimise harm to the heritage significance of Monks House any development should be set back away from the property to maintain its privacy and isolation.

Cumulative effects

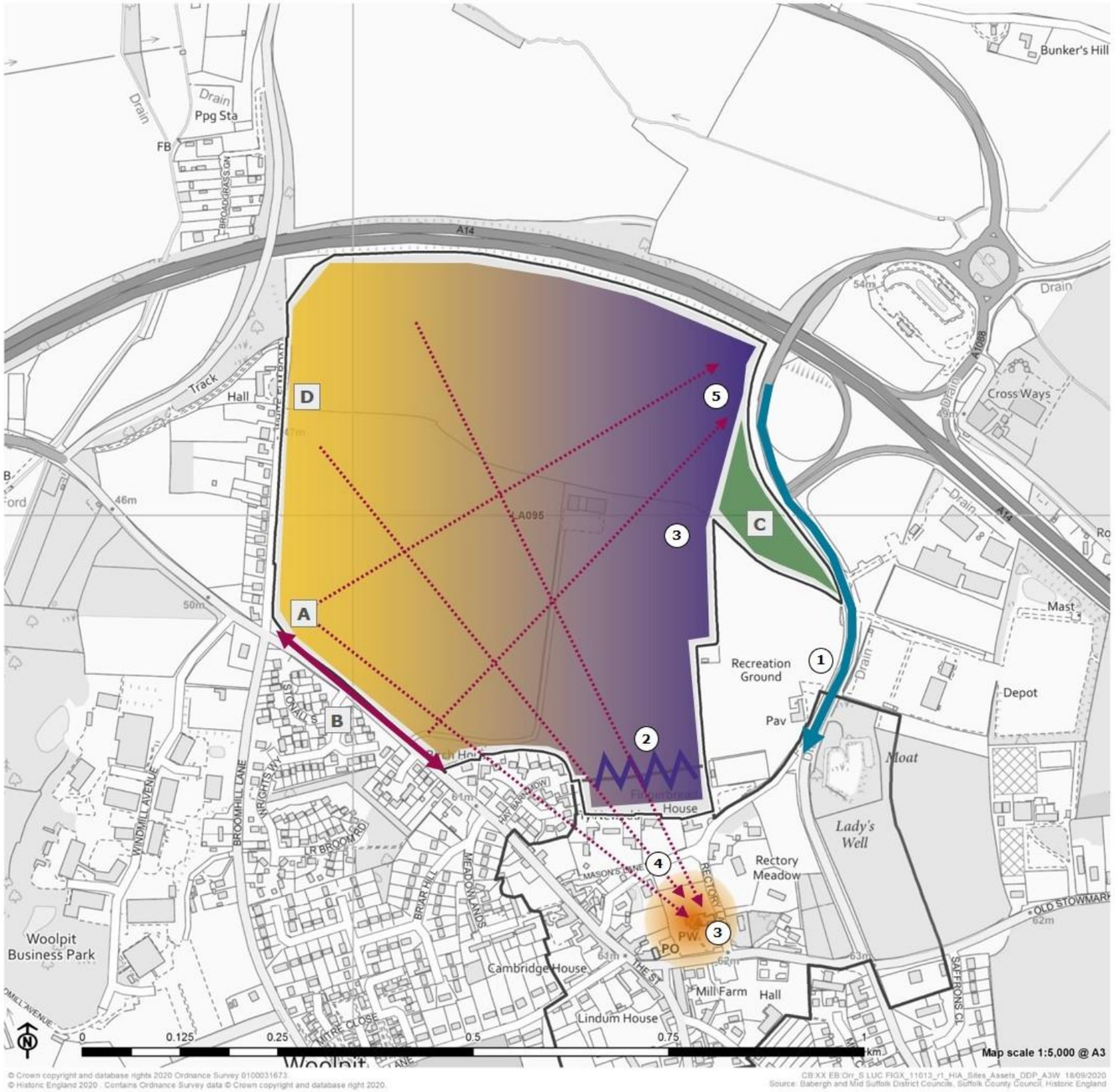
Combined impact with other allocation sites or consented applications

14.52 Site SS0547 is located to the south-east of the preferred site and of Woolpit Conservation Area. It has already been granted full planning permission for 120 dwellings (DC/19/05196). Development of both sites would result in a greater loss of the settlement's agricultural setting and would further envelope the historic core of the village with modern development. However, as discussed above, the conservation area is a very intense and insular experience, as views are contained within the historic core by later infill and expansion of the settlement as well as the topography of the area. SS0547 in particular will likely be read as an extension of the modern development of Woolpit that has already taken place, and so is unlikely to change our experience of the conservation area. The cumulative impact of the development of both these sites on the conservation area will be greater than if just one of them were developed due to the more intensive encircling of the historic core of the village, but the level of effect overall would remain low-medium.

Impacts on groups of heritage assets

14.53 This is discussed under Woolpit Conservation Area within which associated listed buildings are assessed collectively.

Figure 14.16: LA095 Woolpit sustainable development options



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CB XX EB Drr_S LUC FIGX_11013_r1_HIA_Sites_Assets_ODP_A3W 18/09/2020
Source: Babergh and Mid Suffolk District Councils, Suffolk County Council, Historic England

Historic Environment Considerations

1. The approach to the conservation area along the A1088, although altered from its historic course where it crosses the A14, is an important approach to the area. It is principally rural in character and reinforces the immediacy of the relationship of the settlement and its rural hinterland. As such, it makes an important contribution to the significance of the conservation area.

2. The boundary on the site extends into the conservation area at its northern edge.

3. The grade I listed Church of St Mary stands to the east of the market square and village centre. Its tower and particularly its spire, although an addition in the 19th century, serve as an important landmark and orientation point in the landscape, marking the historic core of the conservation area and allowing the church to fulfil its role as a way marker in the landscape.

4. There are glimpsed views of the spire of the Church of St Mary from various points within the site. These views are not orchestrated, but rather are incidental and come and go as you pass through the site and along The Street and Elm Road. They contribute to the church's significance again by revealing it as a landmark in the landscape. Similarly, views of the Church of St John in nearby Elmswell are visible from various points.

5. The open, undeveloped character of the site is particularly important on the eastern side of the site, where the relationship between settlement and rural surroundings it most legible.

Options for Sustainable Development

A. Sight lines towards the churches of St Mary and St John incorporated into the development layout it would help the assets remain the prominent features in the landscape. This is especially true of the spire of St Mary's Church, which also contributes to our understanding and appreciation of the conservation area.

B. Access to the site from The Street, adjacent to where more recent development has taken place, would help minimise harm to the character of the conservation area by concentrating activity away from the historic, much quieter and more rural in character, eastern approach.

C. Excluding this area from the site – or locating green, open space in this area – would help minimise harm to the approach to the conservation area by providing a green buffer that would help maintain the rural character of this part of the area's setting.

D. Similarly, concentrating development to the western half of the site would focus change where it is less likely to have a harmful effect on the significance of the conservation area.

Chapter 15
LA116 Sproughton

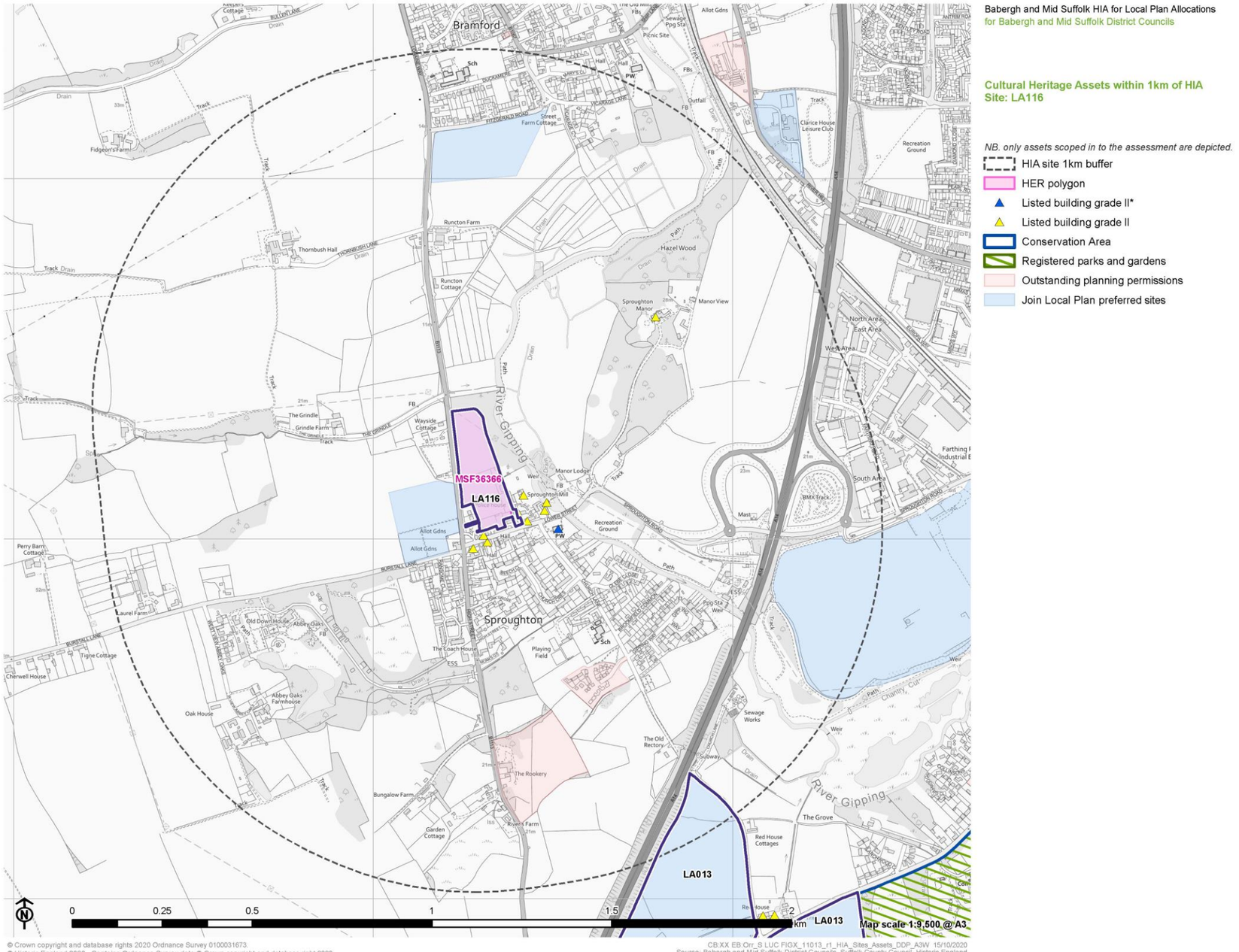
Site description

15.1 The site consists of a field lying to the north of the historic settlement of Sproughton, which developed westwards from a crossing of the River Gipping, focused around the farmstead of Sproughton Hall and All Saints' Church. It is allocated for residential use.

15.2 The site is bounded by the B1113, Loraine Way, to the west; meadow and wooded banks of the River Gipping to the east and north; Sproughton's main street, Lower Street, to the south; and Sproughton Hall and its associated farmstead to the south-east.

15.3 There are no designated heritage assets within the site. There is one non-designated heritage asset within the site, comprising a Bronze Age ring ditch and a late Saxon enclosure. There are 11 listed buildings surrounding the site considered to be sensitive to setting change. No non-designated heritage assets have been identified as being sensitive to setting change.

Figure 15.1: LA116 site boundary and assets map



Heritage assets within the site

Designated assets

15.4 There are no designated heritage assets within the site.

Non-designated assets

A Bronze Age ring ditch and a late Saxon enclosure, Land off Loraine Way, Sproughton, Ipswich [SHER ref: MSF36366]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
Low	High	High	Medium
Non-designated heritage assets of local significance.	Direct physical impact	The significance of the heritage asset would be lost or substantially harmed by the development.	Asset is of low significance and the magnitude of change is likely to be of such a scale that the significance of the asset would be substantially harmed.

Description

15.5 An archaeological evaluation (SHER ref: ESF26261) identified Bronze Age ring ditches, a late-Saxon enclosure and former medieval boundaries within the site.

15.6 The northern part of the site contained silt-filled paleochannels as well as a medieval ditch. The southern half of the site contained the ring ditch, representing the remains of a Bronze Age round barrow, as well as two ditches that may have formed part of a Saxon enclosure system. A 12th century medieval ditch was also found in this half of this site which could be related to a former boundary to the rear of Sproughton Hall. Trenches at the southern boundary of the site identified post-medieval rubbish pits likely associated with houses along Lower Street.

Significance of asset

15.7 The significance of the asset is **low**. It derives from:

- Evidential value: evidence for prehistoric activity within the site, as well as medieval activity associated with Sproughton Hall.

Sensitivity to the development of the site

15.8 It has been assumed that the development of the site would result in the loss of any surviving buried heritage assets and, therefore, the sensitivity of its significance to physical change is **high**. However, the site has already been subject to archaeological investigation, which means that buried heritage assets may have already been removed.

Potential harm

15.9 The risk of harm to the asset from the development of this site is **high**. This is because the loss of any remaining buried heritage assets within the site would have a substantial harmful effect on the evidential heritage value of the asset.

Level of effect

15.10 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium.** This is because the asset is of low significance and the effect will be of such a scale that the significance of the asset would be substantially harmed.

Archaeological potential

Description

15.11 As above, the archaeological potential of the site has been investigated through a geophysical survey (SHER ref: ESF25603) and archaeological evaluation (SHER ref: ESF26261). These investigations found evidence of a bronze age round barrow, a Saxon enclosure and a 12th century ditch.

15.12 No Roman activity was identified in the evaluations but the site lies immediately to the east of the path of a Roman road (SHER ref: MSF4547), which suggests there is archaeological potential for hitherto unknown buried heritage assets dating to this period.

Significance

15.13 The significance of any surviving buried heritage assets is likely to be low. It derives from:

- Evidential value: evidence for past human activity within the site.

Sensitivity to the development of the site

15.14 It has been assumed that the development of the site would result in the loss of any surviving buried heritage assets and, therefore, the sensitivity of its significance to physical change is **high**.

Potential harm to the asset

15.15 The risk of harm to any surviving buried heritage assets from the development of this site is **high**. This is because the loss of any remaining buried heritage assets within the site

would have a substantial harmful effect on the evidential heritage value of the assets.

Level of effect

15.16 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium**. This is because any surviving buried heritage assets are likely to be of low significance and the effect will be of such a scale that the significance of the asset would be substantially harmed.

Options for sustainable development

15.17A staged approach will need to be taken to establish the presence or absence of archaeological deposits within the site and their significance. Given the assets identified to date a programme of recording will be required to help off-set the loss of the archaeological evidence.

Historic Landscape Character

Description

15.18 The site occupies part of an area identified within the HLC data as meadow or managed wetland, extending beyond the site over a large area to the east and north, surrounding the River Gipping and including the parkland relating to Sproughton Manor, east of the river. Adjacent areas consist mainly of built-up areas of mixed date to the south and north-west, allotments and post-1950 agricultural landscape to the west.

15.19 The 1837 Tithe records relate that the landowner of the development site as well as most plots north of Lower Street and east of the River Gipping was Joseph Burch Smyth – possibly proprietor of Sproughton Manor. The occupier was James Cooper.[103] The overall field size and form remains unchanged from the 1837 Tithe mapping, the only alterations being infill ribbon development along its south and south-west edges appearing from the 1930s onwards.

15.20 The 1837 Tithe map shows no internal subdivision of the overall development site plot, described as 'Cartlodge Field' and in arable use in the tithe apportionment.[104] Similarly the 1902 OS shows only an east-west boundary line at the south end of the meadow, relating to the alignment of buildings along Lower Street, which remains evident today as a hedgerow line enclosing paddocks[105]. The current internal field divisions may therefore be relatively recent in origin; the council may take a view on their importance under the 1997 Hedgerow Regulations. The tithe map and OS also show that the yard or enclosure relating to the agricultural complex around Sproughton Hall was larger than at present, extending west into the development site.

Significance

15.21 The landscape has illustrative historical and some potential evidential value. Its contribution to local character and distinctiveness gives it aesthetic value. Overall, its heritage significance is considered **low**, that is a non-designated heritage asset of local significance.

Sensitivity to the development of the site

15.22 The arable character, use and overall structure of the landscape would be **high**ly sensitive to change.

Potential harm

15.23 Development of the site has the potential to substantially or completely remove the key elements of its historic fabric and character. The risk of harm is therefore **high**.

Level of effect

15.24 Taking into account the significance of the asset and the likely risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium**.

Heritage assets with the potential to experience setting change

Designated assets

Tithe Barn [NHLE ref. 1036926]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	High	High	High
Grade II listed building	Highly sensitive to physical impacts from the site access point. The site forms a considerably important part of the setting of the asset and this contribution to heritage significance may be affected by the	The significance of the heritage asset could be lost or substantially harmed by the development.	The asset is of high significance and the magnitude of change is likely to be of such a scale that the significance of the heritage asset could be substantially harmed.

[103] *Tithe Apportionments*, 1836-1929, parish of Sproughton, Suffolk [database online]. TheGenealogist.co.uk 2020

[104] *Ibid.*

[105] Suffolk LXXV.SW, Revised: 1902, Published: 1905

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
	development of the site.		

Description

15.25 The grade II listed 17th and 18th century Tithe Barn is considered to be an exceptional example of a Suffolk barn with interior structure, plan form and thatched roof surviving relatively intact.[106] It is constructed of an 8-bay timber frame with brick plinth, weatherboarded and thatched.[107] Tithe maps do not record an owner for the land on which the barn is located, but tithe barns were associated with the village church or rectory and certainly there is a strong locational relationship between these buildings in Sproughton. The barn was restored by the parish in 1985 as a sports and community hall and it remains in that use.[108]

15.26 The contribution of setting to its significance derives from its visual and historical functional relationships with the village church and rectory, Sproughton Hall farmstead, the agricultural land once worked by the farm and the wider settlement pattern. Its relationship with the meadow to the north, where the preferred site is located, has been partially interrupted by the modern house to the west but generally retains the sense of an open, agricultural hinterland setting, in arable use and therefore directly connected with the building's original function.

Figure 15.2: Tithe Barn and entrance to the site



The Tithe Barn as viewed from Lower Street. The inconspicuous entrance is in-keeping with the agricultural character of the complex. Behind the Tithe Barn the second grade II listed barn can be seen, and beyond that the site.

15.27

Significance of asset

15.28 The special architectural and historic interest of the Tithe Barn is **high**. It derives from:

- Evidential value: Original timbers surviving in main posts, tie beams, collars and principal rafters, and re-used historic timbers elsewhere, give the barn substantial value as archaeological evidence, preserving a direct record of local craft and construction practices.
- Historical value: The barn's location, relationship to the Sproughton Hall farmstead and wider settlement and its relative intactness illustrate its historical function and importance. It also illustrates local vernacular building traditions.
- Aesthetic value: The barn is located prominently alongside Lower Street, the main historic route through Sproughton, and has picturesque qualities resulting from its form, thatched roof and undulating weatherboarding suggestive of its substantial age. The barn also has substantial architectural value deriving from the design and craftsmanship of its timberwork.
- Communal social value: The original purpose of the barn related to the collection of tithes, an activity in which the whole community would have been involved, directly or indirectly. Its later conversion to a sports hall maintains a direct connection with participating members of the community through activity, events and physical access, adding to its role in social cohesion.

Sensitivity to the development of the site

15.29 The sensitivity of the significance of the asset to setting change is **high**. Development of the site has potential to remove an important linkage with part of the historic agricultural landscape it functionally depended upon, and with which it still has a clear visual/proximal relationship. Its historical value will primarily be affected.

15.30 Although the Tithe Barn is not within the development site, the boundary line indicates potential access taken onto Lower Street immediately abutting the west face of the barn. This creates a risk of direct, physical impacts to the fabric of the barn resulting from vehicle and construction activities and the location and design of a permanent entrance into the finished development.

[106] Mike McConnell, Historic Buildings Consultant, 2004, quoted in Sproughton Village website, http://sproughton.onesuffolk.net/tithe-barn-and-community-shop/ [accessed 09/07/2020]

[107] List entry, Tithe Barn, https://historicengland.org.uk/listing/the-list/list-entry/1036926 [accessed 09/07/2020]

[108] Sproughton Village website, http://sproughton.onesuffolk.net/sport-and-recreation/ [accessed 09/07/2020]

Potential harm to the asset

15.31 The risk of harm to the asset from the development of this site is **high**. This takes into account two factors: change to its setting and the risk of physical impacts as a result of the access route.

15.32 Change to the setting of the asset would result in harm to its significance. However, major elements of its setting, such as the church/rectory relationship and the Sproughton Hall farmstead, would not be physically affected by change at the development site, protecting its significance to a degree, and the arable part of the setting is already altered by modern development along Lower Street. The level of harm would therefore be less than substantial.

15.33 Impacts to the fabric of the barn from the access point would also result in harm to its significance. This could entail impacts during construction works through vibration, dust and risk of vehicle impact, particularly if this access point is used for construction vehicles; and as a result of the finished development through size and design of the access route, changes in site hydrology, risk of vehicle impact and erosion to the brick plinth through road salting, water upcast and so on. A worst-case scenario (serious vehicle impact resulting in substantial demolition) would entail a substantial level of harm.

Level of effect

15.34 Taking into account the significance of the asset and the likely risk of harm to its significance, there is the potential for the overall level of effect of the development of the site on the historic environment to be h**igh.**

Options for sustainable development

15.35 The Tithe Barn's open, arable setting should be a key consideration in design development, especially considering layout, scale and access points.

15.36 Currently the adjacent boundary to Lower Street has the character of an open entrance and field gate/hedge with low visual prominence, appropriate to the entrance into an agricultural complex. The insertion of a vehicle and pedestrian access route into the development here would potentially introduce a modern splayed access, signage and so on immediately adjacent to the Tithe Barn and the Barn about 50 metres south west of Sproughton Hall (NHLE ref. 1351647 – see below). Both their settings and their physical condition could potentially be affected.

15.37 It is recommended an alternative access point is used for construction vehicles. Potential impacts of the finished access point should be considered in the heritage impact assessment carried out for the proposed scheme to enable these risks to be avoided or minimised.

Barn about 50 metres south west of Sproughton Hall [NHLE ref. 1351647]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	High	High	High
Grade II listed building	Highly sensitive to physical impacts from the site access point. The site forms a considerably important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset could be lost or substantially harmed by the development.	The asset is of high significance and the magnitude of change is likely to be of such a scale that the significance of the heritage asset could be substantially harmed.

Description

15.38 The asset is a grade II listed 16th century barn of 3 or 4 bays with a storeyed bay (i.e. with an intermediate floor) to the north. It is timber framed, weatherboarded and has a half-hipped thatched roof. The main frame is halved with curved braces, whilst the roof is of clasped purlins with a row of collars and some wind braces.[109]

15.39 The barn forms the west side of the farmyard enclosure south of Sproughton Hall, with the Tithe Barn forming the south side. A wider yard once extended to the west into the field forming the development site.

15.40 The parts of the barn's setting formed by the Sproughton Hall farmstead and the agricultural land once worked by the farm contribute substantially to its significance. It is experienced within a setting which largely preserves these historical functional and visual relationships. Its relationship with the field to the north and west, where the preferred site is located, is slightly eroded by modern development along Lower Street but generally retains the sense of an open, agricultural hinterland setting, in arable use and therefore directly connected with the building's original function.

[109] List entry, Barn about 50m south west of Sproughton Hall, https://historicengland.org.uk/listing/the-list/list-entry/1351647 [accessed 17/07/2020]

15.41 The barn has significance in its own right and as part of a substantial collection of buildings forming the farmstead of Sproughton Hall. The farmstead in turn forms an ensemble with the wider estate of Sproughton Manor and the village of Sproughton.

Figure 15.3: The gable end of the barn and the site beyond



Figure 15.4: View across the site from Lorraine Way



The barns and Church tower can be seen across the site at various points along Lorraine Way, although these views are glimpsed and fleeting.

Significance of asset

15.42 The special architectural and historic interest of the barn is **high**. It derives from:

- Evidential value: Surviving historic timbers and carpentry give the barn substantial value as archaeological evidence, preserving a direct record of local craft and construction practices.
- Historical value: The barn's location, relationship to the Sproughton Hall farmstead, the Tithe Barn and the wider settlement and its relative intactness illustrate its historical function and importance. It also illustrates local vernacular building traditions.
- Aesthetic value: The barn has substantial architectural value deriving from the design and craftsmanship of its timberwork. It has aesthetic value through the visual qualities of its evident age and its picturesque composition with nearby historic buildings and the field behind.

- Communal value: The age and appearance of the building contributes to the character and distinctiveness of Sproughton, particularly in combination with other heritage assets forming the core of the village, and therefore has a degree of communal, social value relating to local identity.

Sensitivity to the development of the site

15.43 The sensitivity of the significance of the asset to setting change is **high**. Development of the site has potential to remove an important linkage with part of the historic agricultural landscape it functionally depended upon, and with which it still has a clear visual/proximal relationship. Its historical and aesthetic values will primarily be affected.

15.44 Although the barn is not within the development site, the boundary line indicates potential access taken onto Lower Street immediately abutting the west face of the barn. This creates a risk of direct, physical impacts to the fabric of the barn resulting from vehicle and construction activities and the location and design of a permanent entrance into the finished development.

Potential harm to the asset

15.45 The risk of harm to the asset from the development of this site is **high**. This takes into account two factors: change to its setting and the risk of physical impacts as a result of the access route.

15.46 Change to the setting of the asset would result in harm to its significance. The part of its setting formed by the Sproughton Hall farmstead would not be physically affected by change at the development site, protecting its significance to a degree, and the arable part of the setting is already altered by modern development along Lower Street. The level of harm would therefore be less than substantial.

15.47 Impacts to the fabric of the barn from the access point would also result in harm to its significance. This could entail impacts during construction works through vibration, dust and risk of vehicle impact, particularly if this access point is used for construction vehicles; and as a result of the finished development through size and design of the access route, changes in site hydrology, risk of vehicle impact and erosion to the brick plinth through road salting, water upcast and so on. A worst-case scenario (serious vehicle impact resulting in substantial demolition) would entail a substantial level of harm.

Level of effect

15.48 Taking into account the significance of the asset and the likely risk of harm to its significance, there is the potential for the overall level of effect of the development of the site on the historic environment to be h**igh.**

Options for sustainable development

15.49 The barn's open, arable setting should be a key consideration in design development, especially considering layout, scale and access points.

15.50 Currently the adjacent boundary to Lower Street has the character of an open entrance and field gate/hedge with low visual prominence, appropriate to the entrance into an agricultural complex. The insertion of a vehicle and pedestrian access route into the development here would potentially introduce a modern splayed access, signage and so on immediately adjacent to the barn and the Tithe Barn (NHLE ref. 1036926 – see above). Both their settings and their physical condition could potentially be affected.

15.51 It is recommended an alternative access point is used for construction vehicles. Potential impacts of the finished access point should be considered in the heritage impact assessment carried out for the proposed scheme to enable these risks to be avoided or minimised.

Sproughton Hall [NHLE ref. 1285915]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	High	Medium	Medium-high
Grade II listed building	The site forms a considerably important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	Asset is of high or medium significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.

Description

15.52 Sproughton Hall is a grade II listed late-16th or early-17th century house with later alterations and additions. It is L-plan in form, partially over cellars, with a 2½ storey front range and 2-storey rear range. It is timber framed and rendered with brick finishes and plain tile roofs. It has two large brick stacks to the east face, of c.1600 and 1700. Internally, there are

some early chamfered and carved beams to the cellar and rear range.[110]

15.53 The 1837 Tithe records show the occupier of the 'buildings and ground' of the hall, as well as the arable land of Cartlodge Field (the preferred site) and Cartlodge Meadow (to the north-east) to be James Cooper et al., with Joseph Burch Smyth as the landowner.[111] The hall therefore clearly has a direct functional relationship with the development site, as the nucleus of the farmstead which managed the field, and in the same overarching ownership.

15.54 The hall is still largely experienced in its historical setting of farmstead, with the village beyond, to the south and arable land to the west and north. The farmstead and the agricultural land once worked by the farm therefore contribute substantially to its significance. It is experienced within a setting which largely preserves these historical functional and visual relationships. Its relationship with the field to the north and west, where the preferred site is located, is slightly eroded by modern development along Lower Street and Loraine Way but generally retains the sense of an open, agricultural hinterland setting, in arable use and therefore directly connected with the building's original role. That said, the hall now as then is a private site and views of it from its wider surroundings are glimpsed and partial.

Figure 15.5: Entrance to Sproughton Hall from Lower Street



Figure 15.6: View across site towards Sproughton Hall



[110] List entry, Sproughton Hall, https://historicengland.org.uk/listing/the-list/list-entry/1285915 [accessed 17/07/2020]

[111] Tithe Apportionments, 1836-1929, parish of Sproughton, Suffolk [database online]. TheGenealogist.co.uk 2020

Views of the building are limited, principally due to the building's high-status, which generally also demanded a certain amount of privacy from owners. Here the gable end and the red plain tile roof can be glimpsed across the site from Lorraine Way.

Significance of asset

15.55 The special architectural and historic interest of the asset is **high**. It derives from:

- Evidential value: Surviving details of the hall's construction, fabric and plan form provide evidence of local patterns of building.
- Historical value: Its siting, scale and relationship to the adjacent fields, the farmstead and the river, and to the lands associated with Sproughton Manor on the east bank of the River Gipping, clearly illustrate its status and pivotal role in the management of the land. Its phases of evolution and adaptation show changes in how buildings of this type were used over time.
- Aesthetic value: The design and construction of the hall and its various phases of alteration demonstrate changing fashions and expressions of social and economic status.
- Communal value: The historical role of the hall at the core of the farmstead and the working, agricultural heart of the village gives it a role in local identity and distinctiveness, particularly in combination with other heritage assets forming the core of the village.

Sensitivity to the development of the site

15.56 The sensitivity of the significance of the asset to setting change is **high**. Development of the site has potential to remove an important linkage with part of the historic agricultural landscape it functionally depended upon, and with which it still has a clear visual/proximal relationship. Its historical value will primarily be affected.

Potential harm to the asset

15.57 The risk of harm to the asset from the development of this site is **medium**. Change to the setting of the asset would result in harm to its significance. The part of its setting formed by the farmstead would not be physically affected by change at the development site, protecting its significance to a degree, The arable part of the setting is already altered by modern development along Lower Street and Loraine Way, and intervisibility is reduced by intervening sheds and tall boundary hedges. The level of harm would therefore be less than substantial.

Level of effect

15.58 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium-high.**

Options for sustainable development

15.59 The hall's open, arable setting should be a key consideration in design development, especially considering layout, scale and access points. Glimpsed views of it, especially in conjunction with the adjacent barns and church tower, should be retained where possible.

Mill [NHLE ref. 1036927]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade II listed building	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of low significance and the magnitude of change will be of such a scale that the significance of the asset would be harmed but not substantially

Description

15.60 The asset is a grade II listed late-18th century water powered mill, labelled as Corn Mill in 1881 OS.[112] It is 4-storeys in red brick in Flemish bond and hipped glazed black pantile roof. A lucum (projecting hoist enclosure with trap doors) survives to central bay on front (south) elevation. The mill race runs beneath the building, fed through brick arches set forward of the front elevation. No internal fittings or machinery survive. It is said that it was in use as a mill until 1947.[113] SHER reports the mill is mapped by 1755, that it had an undershot wheel with four pairs of stones, and that lock gates survive on the adjoining river.[114]

15.61 The mill's immediate, functional setting of mill pond, sluices, lock gates, bridge and general river landscape remains evident. The preferred site contributes to the mill's rural and agricultural setting as part of the valley bottom meadow landscape and wider estate ownership of Sproughton

[112] Suffolk LXXV.SW Surveyed: 1881, Published: 1886.
[113] List entry, https://historicengland.org.uk/listing/the-list/list-entry/1036927 [accessed 09/07/2020]
[114] SHER ref. MSF24163 and MSF24735 Sproughton Mill, River Gipping

Manor. There is, however, limited intervisibility between the Mill and the preferred site owing to the intervening residential and former farmstead development, hedges, trees and flat topography.

Figure 15.7: Sproughton Mill and mill pond



The Mill as viewed from Sproughton Bridge.

Significance of asset

15.62 The special architectural and historic interest of the Mill is **high**. It derives from:

- Evidential value: the mill's evidential value has been diminished by the loss of machinery but some of the wider infrastructure remains, providing evidence of the processes involved in the mill's function and the level of landscape alteration required to build it.
- Historical value: The mill is a typical example of an early industrial structure, illustrating the nature and importance of the agricultural productions of the area and the influence of industrial and agricultural improvements of the 17th-18th centuries onwards.
- Aesthetic value: The design and construction of the mill demonstrate a local expression of materials and detail to serve a specific industrial process. The mill also has picturesque qualities deriving from its tree-lined waterside location.
- Communal value: The mill is a prominent local feature, readily visible from Sproughton Bridge on the principal route through the village and will add to local community identity and distinctiveness. Its last use as a working mill may be just within living memory of some residents which adds a further layer of experiential value.

Sensitivity to the development of the site

15.63 The sensitivity of the significance of the asset to setting change is **low**. The most important element of the mill's setting contributing to its significance is the managed river landscape. The development site contributes to its significance in a general sense, allowing an understanding of the relationships between the agricultural and industrial processes managed by the estate. Development of the site may affect this aspect of its setting but this does not form a key part of the experience of the mill.

Potential harm to the asset

15.64 The risk of harm to the asset from the development of this site is **low**. Development of the preferred site would erode some understanding of the historical uses and connections between the mill and its landscape, but the experience of the mill would not change substantially as a result. The level of harm would therefore be less than substantial, and likely to be minor.

Level of effect

15.65 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.**

Mill House [NHLE ref. 1193955]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade II listed building	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high or medium significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
			not substantially.

Description

15.66 The asset is a grade II listed house of c.1600 with 17th and 19th century work, formerly divided into cottages. The house consists of a long 2-storey range with cellars and a 2-storey crosswing, timber framed, render and brick walls, axial brick stacks and modern tile roofs and some 3-light timber casements. The interior has some exposed timber frame, inglenook fireplaces with faggot oven, chamfered bressumers and beams, and a sliding shutter remaining to one ground floor window.[115] The building pre-dates the adjacent mill but was in the same ownership at the Tithe assessment of 1837 and may have been used to house some of its workers when it was multiple cottages.[116]

15.67 There is little or no intervisibility between the house and the preferred site. There may once have been a connection between mill workers housed in the asset and the site as a source of grain to be ground at the mill. However, this use of the building is uncertain and the physical, fabric connections have already been eroded through the conversion of the house and the loss of mill equipment.

Figure 15.8: Mill House – east elevation



The east elevation of Mill House overlooking the mill pond. To the right, the grade II listed Mill.

Significance of asset

15.68 The special architectural and historic interest of the asset is **high**. It derives from:

- Evidential value: Surviving details of the house's construction, fabric and plan form provide evidence of local patterns of building. Its date of c.1600 may make it a relatively early surviving example.[117]
- Historical value: The building illustrates the development and use of dwellings of this type and scale in the area. It helps to illustrate the relationships of the various estate buildings and functions.
- Aesthetic value: The house has value as an example of the area's vernacular design, details and materials. This is augmented by its picturesque setting and visual and spatial relationship with the mill and mill pond.

[115] List entry, https://historicengland.org.uk/listing/the-list/list-entry/1193955 [accessed 13/07/2020]
[116] *Tithe Apportionments*, 1836-1929, parish of Sproughton, Suffolk [database online]. TheGenealogist.co.uk 2020
[117] Historic England, *Domestic 1: Vernacular Houses Listing Selection Guide*, 2017, p.2

- Communal value: The age and appearance of the building contributes to the character and distinctiveness of Sproughton, particularly in combination with other heritage assets forming the core of the village, and therefore has a degree of communal, social value relating to local identity.

Sensitivity to the development of the site

15.69 The sensitivity of the significance of the asset to setting change is **low**. The most important element of the mill house's setting contributing to its significance is the Mill itself (NHLE ref.1036927, see above) and the managed river landscape. The preferred site contributes to its significance in a general sense, allowing an understanding of the relationships between the agricultural and industrial processes managed by the estate. There is limited intervisibility between the asset and the preferred site owing to intervening buildings. Development of the site may affect this aspect of its setting but this does not form a key part of the experience of the Mill House.

Potential harm to the asset

15.70 The risk of harm to the asset from the development of this site is **low**. Change to the setting of the asset would result in harm to its significance. The part of its setting formed by the Mill, river landscape and Sproughton Hall farmstead would not be physically affected by change at the development site, largely protecting its significance. Development of the field would erode some understanding of the historical uses and connections between the Mill, Mill House and the landscape, but the experience of the Mill House would not change substantially as a result. The level of harm would therefore be less than substantial, and likely to be minor.

Level of effect

15.71 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.**

2 and 4 Lower Street [NHLE ref. 1193924]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade II listed building	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of high or medium significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.

Description

15.72 The asset is a grade II listed house at the west end of Lower Street, divided into two properties. It has origins in the 16th century but was remodelled in the 19th century, including works to its façade. It is timber framed and rendered with a plain tile roof. Along its façade is a continuous long wall jetty, rising from a moulded bressumer supported on brackets. It retains two gable end stacks, that to no.2 of the late-16th century. The interior to no. 2 retains some interesting early features including diamond mullion windows with shutter grooves and chamfered beams with bar stops. The interior of no.4 was not inspected at the time of listing. The doors and extensions are modern.[118]

15.73 The 1837 tithe map shows the house to have no grounds or enclosure of its own but to back straight on to the field to the south.[119] By the 1881 OS map the rear ground had been enclosed and the rear outlook was onto development on the east side of High Street, as at present.[120]

15.74 The development site would have related indirectly to the house as part of the general agricultural setting of the historic village core of Sproughton, but there does not appear to be a direct functional, visual or ownership link.

[118] List entry, https://historicengland.org.uk/listing/the-list/list-entry/1193924 [accessed 10/07/2020]

[119] *Tithe Apportionments*, 1836-1929, parish of Sproughton, Suffolk [database online]. TheGenealogist.co.uk 2020

[120] Suffolk LXXV.SW Surveyed: 1881, Published: 1886.

Figure 15.9: Front elevation of 2 and 4 Lower Street



Significance of asset

15.75 The special architectural and historic interest of the asset is **high**. It derives from:

- Evidential value: The house retains some interesting construction and decorative details, possibly of the 16th century, particularly to the interior of no. 2, providing fabric evidence of its construction and placing it in context of similar buildings across the region.
- Historical value: The house demonstrates the status and ambition of its builders and the relative status of Sproughton in the 16th century and onwards. It illustrates the evolution of the dwelling type, both at its original construction and its later, probably Victorian, conversion and façade enhancement.
- Aesthetic value: The external expression of the house is a mixture of its original intention and an idealised 19th century image, demonstrating changing approaches to design and what was considered appropriate in a village setting.
- Communal value: The age and appearance of the building contributes to the character and distinctiveness of Sproughton, particularly in combination with other heritage assets forming the core of the village, and therefore has a degree of communal, social value relating to local identity.

Sensitivity to the development of the site

15.76 The sensitivity of the significance of the asset to setting change is **low**. The preferred site forms part of the general agricultural setting of the house and the built-up core of Sproughton. However, there would be limited intervisibility between the house and the preferred site owing to intervening houses on the north side of Lower Street, although it is one of the taller domestic buildings in the village and located on a slight rise. The preferred site therefore makes a minor contribution to the significance of the asset.

Magnitude of change / risk of harm

15.77 The risk of harm to the asset from the development of this site is **low**. The part of its setting formed by the historic street pattern and key elements of the village would not be physically affected by change at the preferred site, largely protecting its significance. Development of the field would erode some understanding of the historical connections between the houses of the village and the landscape, but the experience of the asset would not change substantially as a result. The level of harm would therefore be less than substantial, and likely to be minor.

Level of effect

15.78 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium**.

Options for sustainable development

15.79 The open, agricultural setting to the rear of Lower Street should be a key consideration in design development, especially considering layout, scale and access points and the effect of development in the backdrop to Lower Street.

Walnut Cottage [NHLE ref. 1193937]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Medium	Medium	Medium-high
Grade II listed building	The site forms a moderately important part of the setting of the asset and this contribution to heritage	The significance of the heritage asset would be harmed but not substantially.	Asset is of high or medium significance and the magnitude of the change is likely to be of such a scale

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
	significance may be affected by the development of the site.		that the significance of the asset would be harmed but not substantially.

Description

15.80 Walnut Cottage stands on the north side of Lower Street towards its west end. It is grade II listed, an early- to mid-16th century cottage, formerly a bakery, timber framed on a stepped flint and rubble plinth, rendered and with a plain tile roof. Its plan form is of two cells running back from the road, with its gable end addressing the street and a large external stack with brick oven on the north gable. Interior details of interest include an arch braced open truss, stairs to the rear cell, fireplace with early 19th century surround, 18th century cupboard doors and blocked diamond mullion windows with shutter grooves.[121]

15.81 The cottage was formerly part of a denser street front formed by terraced cottages to the west, which were cleared in the mid- to late-C20th to form the village green area at the corner of Lower Street and Loraine Way. The row also had a greater concentration of rear outbuildings. The development site directly abuts the rear of the cottage's plot where there is a surviving single-storey range of pan tiled outbuildings.

15.82 The cottage stands immediately at the edge of the development site and may have views over it from its upper floor. There is a direct connection between the arable use of the field, the collection, preparation, storage and grinding of corn elsewhere in the village core and the previous use of the building as a bakery. The current arable character and close proximity of the preferred site therefore contribute to the significance of the building through its setting.

Figure 15.10: Walnut Cottage - front elevation facing Lower Street



Significance of asset

15.83 The special architectural and historic interest of the asset is **high**. It derives from:

- Evidential value: Surviving details of the cottage's construction, fabric and plan form provide evidence of local patterns of building.
- Historical value: The building illustrates the development and use of dwellings of this type and scale in the area. The surviving oven illustrates its historic use as a bakery and the role that played in the village.
- Aesthetic value: The cottage has value as an example of the area's vernacular design, details and materials.
- Communal value: The age and appearance of the building contributes to the character and distinctiveness of Sproughton, particularly in combination with other heritage assets forming the core of the village, and therefore has a degree of communal, social value relating to local identity.

Sensitivity to the development of the site

15.84 The sensitivity of the significance of the asset to setting change is **medium**. Development of the field potentially removes or erodes the experience of the building in its agricultural setting and the understanding of those historical, functional connections. Development at close proximity may affect the appreciation of the building in its open setting. Its historical and aesthetic values would be affected.

[121] List entry, https://historicengland.org.uk/listing/the-list/list-entry/1193937 [accessed 10/07/2020]

Magnitude of change / risk of harm

15.85 The risk of harm to the asset from the development of this site is **medium**. Its physical fabric and immediate setting of buildings in Lower Street and the wider village would not be harmed. However, the aspect of its setting relating to its agricultural hinterland and historic relationships would be affected, resulting in the experience of the asset being permanently altered. This change to the setting of the asset would result in less than substantial harm.

Level of effect

15.86 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium-high**.

Options for sustainable development

15.87 The cottage's open, agricultural setting to the rear should be a key consideration in design development, especially considering layout, scale and access points and the effect of development in the backdrop to Lower Street.

15.88 A narrow spur of the preferred site boundary protrudes behind the plot into the village green area, following the line of the rear outbuilding range. Proposals should preserve the intimate, enclosed nature of this part of the building's setting, for example by retaining this route as a pedestrian access only.

15.89 The local authority will need to take a view on the presence and status of curtilage structures in relation to the main subject of listing, such as boundary walls and outbuildings. Care should be taken to protect the fabric of any curtilage structures as a result of development at or near the boundary.

Lower House and The Stores [NHLE ref. 1036925]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	None	None	None
Grade II listed building	The site does not contribute to the heritage significance of the asset and so the asset is not sensitive to development of the site	The significance of the heritage asset will not be harmed.	Asset of high, significance where the development of the site does not interact with the asset or its significance. The development may still be perceptible as a change to the asset's setting, but this change would not harm the significance of the asset.

Description

15.90 The asset is a grade II listed early- to mid-16th century house and shop located on the south side of Lower Street. It is timber framed and rendered with plain tile roofs, with a two-bay shop and store forming the east range and two-bay crosswing forming the west range. The shopfront is late-19th century and has a central two-leaf glazed timber door with transom light, symmetrical rectangular-paned glazed shop windows each consisting of four vertical panels with timber mullions and brass muntins, all beneath a signage fascia with projecting cornice. Some interior features of interest include former diamond mullion windows with shutter grooves, repositioned 4-centre arched doorway, chamfered bridging joist to ground floor of crosswing and the surviving tie beam and square post of the former crown post roof, now replaced.[122] Grounds and outbuildings to the rear are shown on the 1837 tithe map and later OS maps.

15.91 The preferred site relates indirectly to the house as part of the general agricultural setting of the historic village core of Sproughton, but there does not appear to be a direct functional or ownership link. There is a direct visual connection between the house and the preferred site via the lane to the east of Walnut Cottage. However, the main elements of setting contributing to significance relate to the residential and community life of Sproughton rather than directly to its agricultural function.

[122] List entry, Lower House and The Stores, https://historicengland.org.uk/listing/the-list/list-entry/1036925 [accessed 17/07/2020]

Figure 15.11: Lower House and the Stores as viewed from Lower Street



Significance of asset

15.92 The special architectural and historic interest of the asset is **high**. It derives from:

- Evidential value: Elements of structure and detail survive from its early phases, providing evidence of local methods of construction and use.
- Historical value: The phases of the building illustrate the changing social and economic life of the village.
- Aesthetic value: The cottage has value as an example of the area's vernacular design.
- Communal value: The age and appearance of the building contributes to the character and distinctiveness of Sproughton, particularly in combination with other heritage assets forming the core of the village, and therefore has a degree of communal, social value relating to local identity. A Francis Frith view of Sproughton shows The Stores in active use as a shop c.1965[123], within living memory of many residents.

Sensitivity to the development of the site

15.93 The sensitivity of the significance of the asset to the development of the site is **none**. The building's relationship with the built-up village core contributes most to its significance and this will not be affected by development of the site. The change in use of the site will be visible from the listed building, but this change would not harm the significance of the asset.

Magnitude of change / risk of harm

15.94 The risk of harm to the asset from the development of this site is **none**.

Level of effect

15.95 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **none.**

Church of All Saints [NHLE ref. 1285956]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Medium	Medium	Medium-high
Grade II* listed building	The site forms a moderately important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset would be harmed but not substantially.	Asset is of high or medium significance and the magnitude of the change is likely to be of such a scale that the significance of the asset would be harmed but not substantially.

Description

15.96 The grade II* listed Parish Church of All Saints is of the early-14th century with later 19th century restorations by Frederick Barnes of Ipswich. The church consists of a three-stage, unbuttressed west tower; an aisled nave and partly aisled chancel; south porch and north vestry. It is built of flint with stone dressings, with glacial boulders in the plinth and footings and a tile roof. It has an interesting group of traceried windows of the Decorated and Perpendicular periods, much restored in the 19th century. The interior has quatrefoil piers with bases and moulded capitals supporting arches of multiple moulded orders. The nave has a 6-bay arch braced hammer beam roof. The church has 15th century chancel benchends and font; and a collection of 17th and 18th century monuments.[124]

15.97 SHER notes that there are no recorded Domesday churches in the parish of Sproughton, but it is thought to be one of two churches documented in the parish of Bramford.[125]

15.98 Frederick Barnes (1814-1898) was born in the London Borough of Hackney. He was articled to the architect Sydney

[123] Sproughton, The Stores, https://www.francisfrith.com/sproughton/sproughton-the-stores-c1965_s584021 [accessed 14/07/2020]

[124] List entry, Church of All Saints, https://historicengland.org.uk/listing/the-list/list-entry/1285956 [accessed 17/07/2020]

[125] Church of All Saints (Med), SHER ref. MSF14415

Smirke and worked in Liverpool before relocating to Ipswich. He is best known for designing a series of railway stations in East Anglia, including Ipswich's first station at Stoke Hill (since demolished) but also carried out restoration works on a number of churches in the area, Sproughton being one of his earlier commissions for this type of work. By 1888 he had one of the largest architectural practices in Ipswich.[126]

15.99 The village as a whole and its agricultural hinterland form the functional setting of the church, illustrating the relationships between the church, the manor and its agricultural working life. The siting of the Rectory and Sproughton Hall in relation to the church are particularly important in telling this story. The development site plays a part in this wider setting, given the church is only separated from the field by the intervening Tithe Barn and farmstead. Although this intervening development interrupts most of the view, there will be a degree of outlook from the tower across the site.

Figure 15.12: Church of All Saints



The church looking north towards the site. The gable end of the rectory is visible to the left of the photo and the roof of Sproughton Hall can be seen in the distance.

Figure 15.13: View across the site towards the church



The tower of All Saints can be seen poking above the tree line in the centre of the photograph.

Significance of asset

15.100 The special architectural and historic interest of the asset is **high**. It derives from:

- Evidential value: The church substantially retains its medieval fabric, despite later restorations. Birkin Haward thinks the church is possibly of a single phase of construction,[127] which raises its level of interest further.[128]
- Historical value: The extent and detail of the medieval fabric illustrates the role and importance of the building at its foundation and beyond. The Victorian restorations are by a recognised local architect and add a layer to our understanding of changing approaches to ecclesiastical use and design.
- Aesthetic value: The building shows a clear sequence of construction with elements of the principal Decorated and Perpendicular phases and other significant pre-Reformation elements such as the nave roof and some interior furnishings. The three-bay nave arcades are described by Birkin Haward as "of outstanding merit and the only examples of their kind in Suffolk"[129]. The later memorials are considered good examples, adding to the design value of the site.
- Communal value: as the parish church, surviving in a recognisably medieval form, and the core of community

[126] Frederick Barnes (architect), https://en.wikipedia.org/wiki/Frederick_Barnes_(architect) [accessed 13/07/2020]
[127] Haward, Birkin, Suffolk Mediaeval Church Arcades, Suffolk Institute of Archaeology and History, 1993, quoted in English Church Architecture website, http://www.english-church-architecture.net/suffolk%20s/sproughton/sproughton.htm [accessed 13/07/2020]
[128] Historic England, *Places of Worship Listing Selection Guide*, 2017, p.2.
[129] Haward, Birkin, *Suffolk Mediaeval Church Arcades*, Suffolk Institute of Archaeology and History, 1993, quoted in English Church Architecture website, http://www.english-church-architecture.net/suffolk%20s/sproughton/sproughton.htm [accessed 13/07/2020]

life and events for over 700 years including as a burial ground, the church has substantial symbolic, ritual and commemorative value. It acts as a landmark and visual focus of the village and the wider area, contributing to communal identity.

Sensitivity to the development of the site

15.101 The sensitivity of the significance of the asset to the development of the site is **medium.** The church is experienced within a low-density village core and agricultural setting which makes a moderate contribution to its significance, particularly in its historical aspects of value. Development will cause a degree of erosion of the linkage between the building and its wider agricultural setting. Other, major elements of setting which contribute to its significance – the built-up village core, the ensemble of Rectory, Sproughton Hall, its farmstead and the wider manor of Sproughton - are not physically affected by the development.

Potential harm to the asset

15.102 The risk of harm to the asset from the development of this site is **medium**. Substantial elements of its historical setting are not affected by the development, partially protecting its significance. Development of the site has potential to alter the experience and understanding of the asset within its agricultural setting, although the level of harm would be less than substantial.

Level of effect

15.103 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **medium-high**.

Sproughton Manor [NHLE ref. 1036922]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	None	None	None
Grade II listed building	The site does not contribute to the heritage significance of the asset and so the asset is not sensitive to development of the site	The significance of the heritage asset will not be harmed.	Asset of high, medium, or low significance where the development of the site does not interact with the asset or its significance. The development may still be perceptible as a change to the asset's setting, but this change would not harm the significance of the asset.

Description

15.104 Sproughton Manor is a grade II listed house that, despite the use of the name 'manor' suggesting a building of some antiquity, was designed 1863 by W.E. Nesfield for Colonel Henry Phillips. It is an asymmetric composition of 2-2½ storeys over three bays with a complex pitched and hipped roof and prominent stacks. Built in grey brick, with some moulded and herringbone brickwork panels, stone dressings, tile and slate roofs and timber multi-pane casement windows.[130] The house is located within Hazel Wood, an area of ancient woodland, and a wider landscape consisting of meadow and parkland contained within a bend of the River Gipping.

15.105 The 1837 Tithe map shows no buildings on the current house site or nearby. Later, altered Tithe apportionments show Colonel Henry Phillips to be the landowner from 1862 onwards, and it appears the current house was built on a virgin site rather than replacing an earlier structure. The National Archives holds ministers' accounts for the manor of Sproughton dating back to the 13th century[131] but the location of the pre-existing manor house is not known. The Survey of Suffolk Parish History suggests a complicated history and structure for Sproughton Manor, known as 'Lovedays', and with numerous sub-manors.[132] There is a possibility that Sproughton Hall could be the historical manorial site, but this would require further research.

15.106 The architect, William Eden Nesfield, was son of landscape architect and artist William Andrews Nesfield (1793-1881). He was in formal partnership with Richard Norman Shaw 1866-1869, although they kept their work separate. They were formative in the development of revivalist expressions for domestic architecture, particularly late Stuart or 'Queen Anne', which in turn went on to influence the Arts and Crafts movement.[133] Nesfield's designs tend to be more

[130] List entry, https://historicengland.org.uk/listing/the-list/list-entry/1036922 [accessed 10/07/2020]
[131] Manor of Sproughton, https://discovery.nationalarchives.gov.uk/details/r/N14547999 [accessed 13/07/2020]
[132] Goult, Wendy, A Survey of Suffolk Parish History, Suffolk County Council, 1990: https://heritage.suffolk.gov.uk/parish-histories [accessed 17/07/2020]
[133] William Eden Nesfield, http://www.scottisharchitects.org.uk/architect_full.php?id=200835 [accessed 13/07/2020]

elaborate and extravagant than Shaw's. Sproughton Manor is one of his earlier works, with most of his notable commissions, such as Combe Abbey, Warwickshire; Cloverley Hall, Shropshire; Kinmel Hall, Flintshire and Bodrhyddan, being made after this.[134]

Figure 15.14: View from the west towards Sproughton Manor



The heavily planted shelterbelt of Sproughton Manor and its distance from the village make it an incredibly private, insular site.

Significance of asset

15.107 The special architectural and historic interest of the asset is **high**. It derives from:

- Historical value: as a document of the later 19th century owners, their tastes and requirements, and the secluded character and relationship of the manor house to the village.
- Aesthetic value: As a relatively early example of Nesfield's work, executed before his formal relationship with R.N. Shaw began, it illustrates the architect's evolving response to country house design and places it in the context of national trends.

Sensitivity to the development of the site

15.108 The sensitivity of the significance of the asset to setting change is **none**. The asset sits at a considerable distance from the preferred site and has no intervisibility with it owing to substantial intervening tree cover and topography; although the experience of its wider parkland setting does include the development site. The surprisingly recent origin of the Manor House reduces the role of the preferred site in its significance, as the asset appears primarily to be a Victorian country mansion, deliberately set apart from the village, rather than part of a longer manorial connection.

Magnitude of change / risk of harm

15.109 The risk of harm to the asset from the development of this site is **none**. This is because change to the setting of the asset would not affect any of the categories of value which contribute to its significance.

Level of effect

15.110 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **none.** The development may still be perceptible as a change to the asset's setting, but this change would not harm the significance of the asset.

1-4 Church Close, Church Lane [NHLE ref.: 1036923]

Summary

Significance of asset	Sensitivity to the development of the site	Risk of harm to asset	Level of effect
High	Low	Low	Low-medium
Grade II listed building	The site forms a marginally important part of the setting of the asset and this contribution to heritage significance may be affected by the development of the site.	The significance of the heritage asset may be harmed but that harm would be minor.	Asset is of low significance and the magnitude of change will be of such a scale that the significance of the asset would be harmed but not substantially

Description

15.111 The grade II listed 1-4 Church Close is the former Rectory of Sproughton, divided into 4 dwellings in the 1960s. It consists of a long range, placed gable to the road, with main phases of the late 15th, 17th and 19th centuries. It is of 1½ to 2 ½ storeys plus cellars, timber framed with lined-out render and plain tile roofs, and fenestration of a range of dates in timber sashes, timber and leaded casements. The 15th century section has a jettied main range and crosswing. The interior retains elements of historic roof structure and some earlier 19th century joinery.[135]

15.112 The village as a whole and its agricultural hinterland form the functional setting of the asset, illustrating the

[134] William Eden Nesfield, https://en.wikipedia.org/wiki/William_Eden_Nesfield [accessed 10/07/2020]

[135] List entry, 1-4 Church Close: https://historicengland.org.uk/listing/the-list/list-entry/1036923 [accessed 25/07/2020]

relationships between the church, the manor and its agricultural working life. The siting of the Rectory and Sproughton Hall in relation to the church are particularly important in telling this story. The development site plays a part in this wider setting, although intervisibility between them is limited.

Figure 15.15: 1-4 Church Close



The old rectory as viewed from Lower Street, with the Church of All Saints to the left of the photograph.

Significance of asset

15.113 The significance of the asset is **high**. It derives from:

- Evidential value: Some surviving historic timberwork provides dating evidence and information on local craftsmanship.
- Historical value: The scale, design and phases of the building illustrate the status of the Rectory and its role in the changing social and economic life of the village.
- Aesthetic value: The building is an example of higher-status design in the village and regional context. Its evident age, materials and process of evolution have a picturesque effect.
- Communal value: The age and appearance of the building contributes to the character and distinctiveness of Sproughton, particularly in combination with other heritage assets forming the core of the village, and therefore has a degree of communal, social value relating to local identity.

Sensitivity to the development of the site

15.114 The sensitivity of the significance of the asset to the development of the site is **low**. The building is experienced within a low-density village core and agricultural setting which makes a moderate contribution to its significance, particularly in its historical aspects of value. Development will cause a degree of erosion of the linkage between the building and its wider agricultural setting. Other, major elements of setting which contribute to its significance – the built-up village core, the ensemble of Rectory, Sproughton Hall, its farmstead and the wider manor of Sproughton - are not affected by the development.

Magnitude of change / risk of harm

15.115 The risk of harm to the asset from the development of this site is **low**. Substantial elements of its historical setting are not affected by the development, partially protecting its significance. Development of the site has potential to alter the experience and understanding of the asset within its agricultural setting, although the level of harm would be minor.

Level of effect

15.116 Taking into account the significance of the asset and the risk of harm to its significance, the overall level of effect of the development of the site on the historic environment is **low-medium.**

Non-designated assets

15.117 No non-designated heritage assets have been identified as being sensitive to setting change.

Cumulative effects

Combined impacts with other allocation sites or consented applications

15.118 SS0223 to the west of Loraine Way is allocated for residential development. Its development, in combination with the development site, would remove a significant section of agricultural land forming the northern edge of Sproughton and result in a substantial extension to the settlement north of Lower Street and Burstall Lane. The combined developments would have an increased impact on the significance of the heritage assets through removal of a greater proportion of their immediate agricultural setting and its contribution to their historical value. However, the overall level of effect on each asset would not be increased beyond that already identified.

Impacts on groups of heritage assets

15.119 Sproughton contains an ensemble of grade II and II* listed buildings that demonstrates the historic character, development and time-depth of the settlement. Their settings are, to a high degree, shared and inter-dependent. They fall into three sub-groups; a few assets appear in more than one group owing to their historical functions:

- A religious and administrative group, consisting of the Parish Church, Manor House, Sproughton Hall, the Tithe

Barn and (not assessed here) the Rectory (NHLE assets).

- An agricultural and industrial group, consisting of Sproughton Hall, the Barn 50m south of Sproughton Hall, the Tithe Barn, the Mill and Mill House (NHLE assets).
- A residential and community group, consisting of 2-4 Lower Street, the Granary, Lower House and the Stores (NHLE assets).

15.120 The layout of the village of Sproughton is structured by these groupings, with the religious and administrative group occupying the prime space immediately around the river crossing at Sproughton Bridge; the agricultural and industrial group close by to the north of the bridge, utilising the productive assets of land and water; and the residential group located a little further away to the west along Lower Street. Historically, there was an undeveloped middle section of Lower Street creating a clear division between the working and administrative eastern half of the village and the residential western half. The range of original dates of many of the buildings, within the 16th century, reflects an important phase of growth, change and productivity of the settlement.

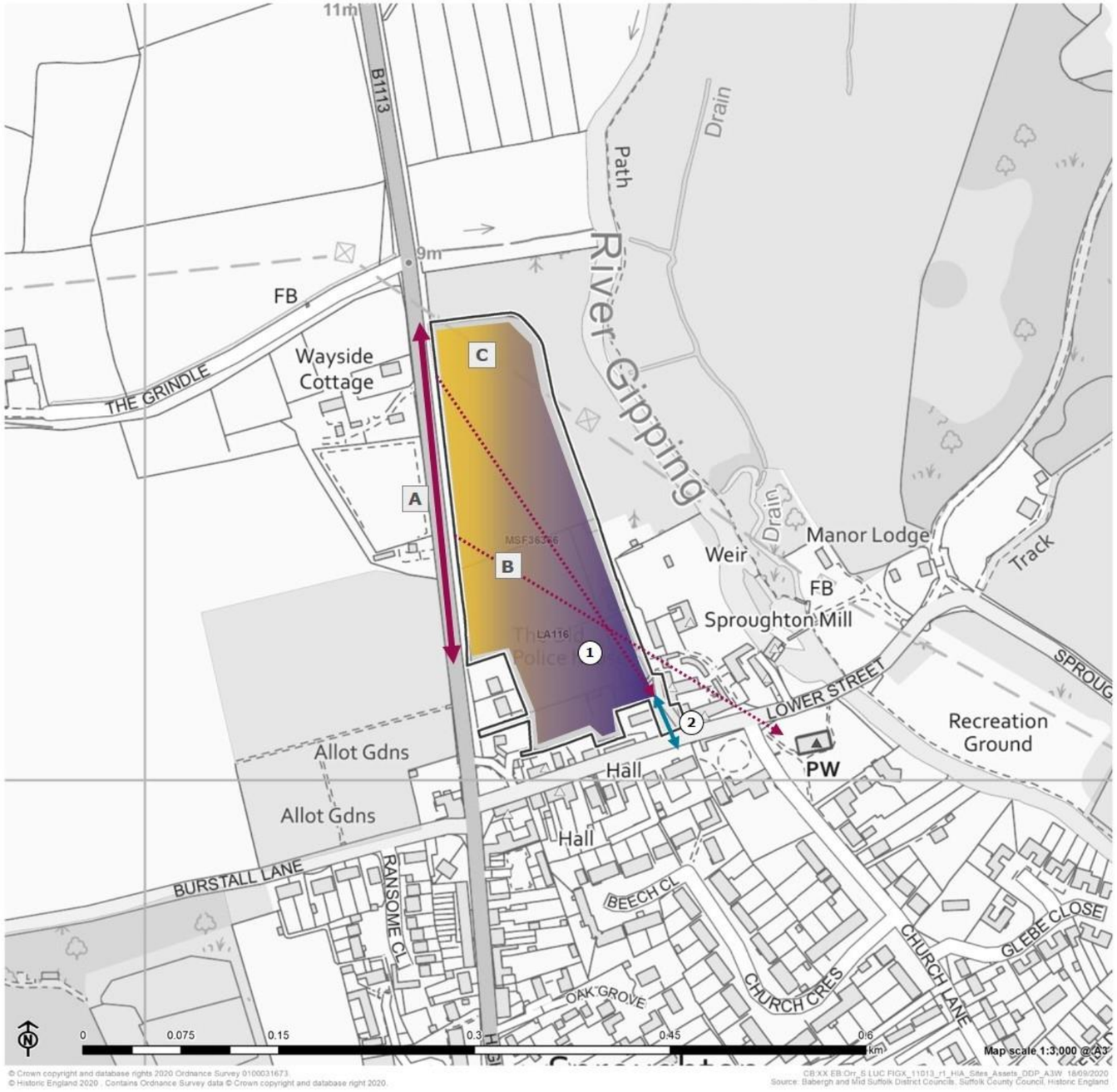
15.121 Examination of the individual assets' significances clearly shows common and overlapping factors, principally in their historical values. A hierarchy and interrelationships can be traced between the manor and the parish church, the farming/administrative centre at Sproughton Hall, the farmstead and tithe barn, the mill and mill house and the dwellings of the village, all of which relied on the arable products of the surrounding land including the field which forms the development site.

15.122 The survival of all these individual elements raises the significance of the group, seen collectively, as it enables a richer and more complete story to be told. Many elements of the wider setting of Sproughton, including the development site, add to the significance of the group by illustrating its historical dependence on agriculture and allowing a continuity of experience with the past. Removal or erosion of the development site's agricultural character and the contribution this makes to their settings will therefore impact upon their collective significance. Overall, the level of effect is medium-high.

Additional sources

- Alison Farmer Associates, Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich, July 2018
- Historic England, Agricultural Buildings Listing Selection Guide, 2017
- Historic England, Domestic 1: Vernacular Houses Listing Selection Guide, 2017
- Historic England, National Farm Building Types, 2013
- Historic England, Places of Worship Listing Selection Guide, 2017

Figure 15.16: LA116 Sproughton options for sustainable development



Historic Environment Considerations

1. The open, undeveloped character of the site is particularly important on the eastern side of the site, where the relationship between agricultural buildings (the two listed barns), the listed hall and their rural surroundings is still legible. The church tower is also visible, allowing it to act as a landmark building as intended and signalling the location of the religious and administrative core of the village.

2. Access to the site past the listed barns has the character of an open entrance and field gate/hedge with low visual prominence, appropriate to the entrance into an agricultural complex. The insertion of a vehicle and pedestrian access route into the development here would potentially introduce a modern splayed access, signage and so on immediately adjacent to the barns, potentially affecting both their settings and their physical condition.

Options for Sustainable Development

A. Access to the site from Lorraine Way, away from the concentration of historic listed buildings within the village, would help minimise harm to the buildings through changes in their setting, which might otherwise affect their character and the legibility of the historic form of their spatial relationships.

B. Sight lines towards the barns, hall and church tower incorporated into the development layout it would help the assets remain legible as a group, and for the church tower to remain a landmark feature.

C. Concentrating development to the western half of the site would focus change where it is less likely to have a harmful effect on the settings of individual listing buildings, as well as minimising the cumulative impact of the development. Similarly, locating green, open space south and east of the site would help minimise harm by providing a green buffer that would help maintain the rural context for the group of listed buildings adjacent to this area.

Appendix A

Glossary

A

Aesthetic Value

A measure of heritage significance derived from *"the ways in which people draw sensory and intellectual stimulation from a place"*[136] – that is, our experience and reaction to a place. It is primarily visual but can also relate to the other senses. It can be influenced by conscious DESIGN, such as the proportions or detailing of a building or the layout and planting of a landscape, or it can relate to a specific style, movement, patron or designer. Here, quality, craft, innovation and influence are important, but aesthetic merit can also come FORTUITOUSLY, such as the organic growth of a medieval village or an unintentional view of or relationship between seemingly unconnected features.

B

Bronze Age

In Britain, the Bronze Age began around 2,600 BC and lasted for almost 2,000 years. It is a historical period traditionally defined by the introduction and use of copper and copper alloys for the manufacture of tools, ornaments and weapons. This period witnessed dramatic social, economic and cultural change, characterised by social stratification, regional diversity and development of the landscape. The nature of Bronze Age technology also created a wide network of international exchange and circulation of metal and other materials.

C

Communal Value

A measure of heritage significance derived from *"the meanings of a place for those who draw part of their identity from it, or for whom it figures in their collective experience or memory"*[137] – that is, our emotional attachment to place and how we relate to it. Where significance is linked emotionally to identity it is often SYMBOLIC or COMMEMORATIVE. Such links may not always be positive (e.g. war memorials). The SOCIAL significance of a place comes from its links to a community's identity or social practices, such as a church, pub or institutional building. In some places this can relate more to the place's use than its physical fabric (e.g. a local music venue in an old mill); in others it is the actual fabric which is venerated (e.g. Stonehenge). SPIRITUAL value is about the spirit of place, which can be religious but can be anywhere that embodies the beliefs of the individual.

Conservation Area

An area designated for the collective special interest of its buildings and spaces. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides this statutory protection and defines a conservation area as:

"areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".[138]

Although the legislation applies nationally to England, conservation areas are identified and designated by local authorities based on criteria appropriate to their area.

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[136] Historic England (2008) *Conservation Principles, Policy and Guidance*. p.30
[137] Historic England (2008) *Conservation Principles, Policy and Guidance*. p.31
[138] https://historicengland.org.uk/advice/planning/conservation-areas/ accessed 21.05.2019

D

Designated heritage asset	A heritage asset that has been given legal recognition and protection due to its historical importance. They are: scheduled monuments, listed buildings, registered parks and gardens, battlefields, wrecks and conservation areas.

E

Evidential Value	A measure of heritage significance derived from "*the potential of a place to yield evidence about past human activity*"[139] – that is, the physical fabric of an asset and its capacity as the main source of information on the place and its past. Age and rarity are important indicators of the degree of significance but are not always paramount. The less historic fabric there is (e.g. where it has been removed or replaced) the less it can be used to evaluate significance and so the less it can contribute to our overall understanding of significance; however, sometimes incomplete physical remains are all that's left to judge significance – such as archaeological deposits – and when they are the only source of information their importance is paramount.

G

Geophysical survey	Non-invasive survey techniques used scan large areas to identify below-ground archaeological features.
GIS	A geographic information system (GIS) is a framework for gathering, managing, and analysing data. Rooted in the science of geography, GIS integrates many types of data, analysing spatial location and organising layers of information into visualisations using maps and 3D scenes.

H

Heritage asset	The full definition of a heritage asset as defined by the NPPF on p.67 is: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."
Heritage at Risk	An asset identified as being heritage at risk is recorded on Historic England's 'Heritage at Risk Register' as part of their annual programme to understand the overall state of England's historic sites. It identifies assets that are most at risk of being lost as a result of neglect, decay or inappropriate development and in need of safeguarding of for the future.
Heritage Impact Assessment	A HIA is a structured process to ensure that the significance of heritage assets and the contribution of setting to that significance is taken into account during the design and development of proposals for change. It identifies receptors and details the effects of a proposal on significance to allow planning authorities to adequately understand the impact. It should also present available options to avoid, minimize or mitigate adverse effects and deliver enhancement.
HER – Historic Environment Record	HERs are dynamic sources of publicly accessible information relating to the archaeology and historic built environment of a defined geographic area. They consist of databases linked to a Geographical Information System (GIS) and contain a vast amount of information including: nationally and locally designated heritage assets; archaeological objects and find spots; investigations of the archaeological, historic or artistic interest of a place or landscape; and scientific data relevant to the understanding of heritage assets. HERs provide core information for plan-making, designation and development management decisions in the planning system.

[139] Historic England (2008) *Conservation Principles, Policy and Guidance*. p.28

Historical Value

A measure of heritage significance derived from "the ways in which past people, events and aspects of life can be connected through a place to the present" – that is, what the place can tell us about the past either by illustrating it or by association. ILLUSTRATIVE significance is how the place visually reveals the past, helping us to understand and interpret it. Significance can be increased if the place is still in its historic use and its historic context. ASSOCIATIVE significance is where a place is linked to important people or events, or to movements or cultural expression (e.g. in art or politics). Here, rarity, authenticity and completeness are important, but a place can still have historical significance even when altered – indeed, the evolution of a place over time and the story this demonstrates can be central to a place's significance.

L

LiDAR

Standing for 'Light Detection and Ranging', LiDAR is an optical remote sensing method used to examine both natural and manmade environments with accuracy and flexibility. Using laser light, it densely samples the surface of the earth to produce highly accurate measure ranges to generate three-dimensional information about the shape of the earth and its surface characteristics. It is primarily used in airborne laser mapping applications and is emerging as a cost-effective alternative to traditional survey techniques.

Listed building

Buildings that are protected through national legislation for their architectural and historic interest. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides this statutory protection and defines a listed building as:

"…a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act—

(a) any object or structure fixed to the building;

(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948".

The relative significance of a listed building is indicated by the grade it is assigned:

- Grade II: buildings of special interest (accounting for 91.7% of all listed buildings)
- Grade II*: particularly important buildings of more than special interest (accounting for 5.8% of all listed buildings)
- Grade I: buildings of exceptional interest (accounting for 2.5% of all listed buildings)[140]

Listed building consent (LBC) must be obtained for any works that will affect the historic or architectural interest of a listed building. The application for LBC is made to the local authority but is, in some circumstances, subject to consultation with external statutory bodies.

Locally listed building

A building recognised by the local authority as being a building of local interest. This is not a national designation but is afforded weight in the planning process as a material consideration.

M

Mitigation

Measures to avoid, minimise or compensate for adverse effects to heritage assets as the result of change to them or their setting. The approach to mitigation is a hierarchy, rather than a list of options, with the avoidance of harm as the most desirable outcome, followed by minimising harm, and then compensation for unavoidable harm..

Mesolithic

Beginning in Britain from approximately 9,600 BC, this time period began with rapid climate improvement at the start of the Holocene. Land became gradually colonised by forests and big game, with hunter gatherers moving into Britain. The Mesolithic saw a rise in new material culture indicating the exploitation of the environment including woodworking technology, microliths and shell middens. Portable art continued into the period and the use of coastal resources especially sets the Mesolithic apart from other

[140] https://historicengland.org.uk/listing/what-is-designation/listed-buildings/ [accessed 4th May 2020].

Mitigation	Measures to avoid, minimise or compensate for adverse effects to heritage assets as the result of change to them or their setting. The approach to mitigation is a hierarchy, rather than a list of options, with the avoidance of harm as the most desirable outcome, followed by minimising harm, and then compensation for unavoidable harm..
	time periods. This period saw Britain becoming an island around 6,500 BC and lasted until the arrival of farming around 4,000 BC.
Medieval	In England, 'Medieval' refers to the period between 1066 to 1485. Beginning with William of Normandy's victory at the Battle of Hastings, the period began with an intensive programme of fortress building to control the newly conquered land. After, this was a period of vast population growth and social change, international conflict and rebellions, natural disasters and famine. Religion prospered with monasteries and churches growing in popularity alongside the creation of foundations for the poor and sick. There was a renaissance of the arts, including the establishment of universities, and the appearance of distinct architectural styles including gothic, decorated and perpendicular which is still evident today. The period ends with the dissolution of the monasteries.

N

Non-designated heritage asset	Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.
Neolithic	The Neolithic is a time period marked by the transition to farming, lasting from approximately 4,000 – 2,200 BC and described as one of the most important developments in human history. The period is distinctive from those before with various changes relating to a shift in farming marked in the material culture. This includes: stone tool and pottery development, permanent houses and collective burials, appearance of megalith monuments and associated beliefs, and surplus economy with a rise in social hierarchy.

P

Prehistoric	The time in human history before written record. It is usually broken down into the Stone Age, Bronze Age and Iron Age and is generally considered in Britain to have lasted until the Roman invasion in 43 AD.
Polite architecture	Polite buildings are buildings that adopt the architectural language of the court or the aristocracy. The development of polite architecture coincides with the development of architecture as a separate profession and pastime of the aristocracy. It contrasts with vernacular architecture, which generally refers to buildings that reflect local materials and fashions, where the craftsman or owner and the 'architect' were the same person.
Post-medieval	In England, the term post-medieval is typically used to collectively describe the period between the dissolution of the monasteries and the death of Queen Victoria, ranging from 1485 to the start of the 20th century.

R

Registered Park and Garden	Designed landscapes or surroundings that are protected through national legislation. Section 8C of the Historic Buildings and Ancient Monuments Act 1953 makes provision for the Commission (Historic

England) to identify and compile of a register of *'gardens and other land situated in England appearing to them to be of special historic interest'.* No separate consent procedure is required to carry out works to a registered park and garden, but it is afforded weight in the planning process as a material consideration and requires consultation with national bodies. As with listed buildings, each registration entry is assigned a grade – II, II* or I – to indicate its relative significance

Roman

This refers to the period when Britain was under the control of the Roman Empire, defined from AD 43 when Emperor Claudius launched an invasion into Britain. The presence of the Roman army and pacification or control of local Britons brought numerous changes reflected in archaeological and historical records. From the creation of large scale road networks, fortifications and permanent bases (the origins of many of today's cities such as London and York) to evidence of roman-style goods and religious beliefs appearing in local assemblages, Roman influences marked the landscape and local identities. Roman rule endured until AD 410 when control diminished with the fall of the Empire, however Roman culture did not suddenly leave Britain.

S

Saxon

The term 'Saxon' refers to the Germanic settlers, and their associated material culture, who settled in England after the fall of the Roman Empire in the 5th century AD and continued until 1066. Their arrival is largely marked by the arrival of Christianity, a new language (the origin of modern English), distinctive art and transformations in the political landscape with the formation of independent kingdoms. In the latter half of the period from the 9th century, 'Saxon' people were subjected to Viking raids and invasions that brought about a single, unified English kingdom.

Scheduled monument

Sites of national historic interest that are included on the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The Ancient Monuments and Archaeological Act 1979 provides for this statutory protection, and defines a monument as:

"(a) any building, structure or work, whether above or below the surface of the land, and any cave or excavation;

(b) any site comprising the remains of any such building, structure or work or of any cave or excavation; and

(c) any site comprising, or comprising the remains of any vehicle, vessel, aircraft or other movable structure or part thereof…"

To carry out any works to a monument requires scheduled monument consent (SMC). The application for SMC is administered by Historic England but determined by the Secretary of State for the Department for Digital, Culture Media and Sport (DCMS).

Sensitivity

Sensitivity is consideration of how the significance of an asset might be affected by a specific change. Whilst susceptibility is inherent, sensitivity is conditional, for example: analysing how much setting contributes to an asset's significance will tell you how *susceptible* it is to setting change; considering that susceptibility in light of a specific development will give you a *sensitivity* rating to that development.

Setting

Setting is the way the surroundings of an asset or place contribute to how it is understood, appreciated and experienced in the present landscape. All assets have a setting, but the contribution that this makes to their cultural significance varies in line with the location, form, function and preservation of the asset and its surroundings. Setting can be integral to the heritage significance of an asset and, therefore, a change in an important element of an asset's setting has a direct effect on its significance.

Significance

The sum of an asset's evidential, historical, aesthetic and communal values. It includes any contribution made by the asset's setting.

Susceptibility

Susceptibility is consideration of the inherent characteristics of an asset and how vulnerable are they to change; so, for example, the roof covering of a thatched building is very susceptible to being damaged by fire, whereas a slate roof is less so. Similarly, analysing how much setting contributes to significance will tell you how susceptible it is to setting change, but considering that susceptibility in light of a specific development will give you a sensitivity rating to that development.



Babergh & Mid Suffolk Councils

JLP Historic Environment Appraisals

Stage 2: HIA asset scoping for preferred sites

Draft report
Prepared by LUC
October 2020

Babergh & Mid Suffolk Councils

JLP Historic Environment Appraisals
Stage 2: HIA asset scoping for preferred sites

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Chapter 1
Introduction

Background

1.1 LUC was commissioned in February 2020 to support Babergh and Mid Suffolk District Councils' development plan process through the preparation of a heritage impact assessment for their Joint Local Plan (JLP) site allocations. The JLP will replace the Districts' extant, separate, Local Plans, saved policies and Core Strategies. It will set out planning policies to set the context for protecting the Districts' valuable natural and built environment and ensure that new development is delivered in a sustainable way.

1.2 Two rounds of Regulation 18[1] consultations have already been undertaken on the JLP: a Consultation Document in August 2017 and Preferred Options Document in July 2019. A consultation response to the Preferred Options Document from Historic England, dated 30th September 2019, raised several concerns with regard to the handling of the historic environment, notably:

- **Evidence base for site allocations** – the methodology for the assessment of impact of the site allocations on the historic environment was based on identifying heritage assets according to their distance from the sites and their visibility, which "*whilst a useful starting point…as a gauge of impact is not appropriate*." Consequently, it was advised that "*the Councils need to undertake a more holistic process which seeks to understand the significance of these assets and the contribution which each site makes to this significance*" in order to produce a sound evidence base to inform the selection of sites.
- **Site allocation policies –** the policies for each allocated site were felt to be lacking detail and the suggestion made that they should be "*re-worded to include criteria for clarity and to provide greater protection for the historic environment and robust policies that provide the decision maker and developers with a clear indication of expectations for the sites*."

[1] The Town and Country Planning (Local Planning) (England) Regulations 2012 (SI 2012 No. 767).

1.3 Since receiving this feedback from Historic England, the Councils have sought to address these concerns by commissioning a full review and reassessment of the evidence base for the historic environment of the Districts. This process is split into two stages:

1. **Strategic Appraisal –** a high-level assessment of all site allocations and reasonable alternatives to help inform the selection of site allocations.
2. **Heritage Impact Assessment** – a more detailed analysis of the potential impact on the historic environment of developing the preferred sites.

1.4 This report is the first of two that will address the second stage of this process (for the outcome of the first stage please refer to LUC (2020) Heritage Impact Assessments for Local Plan Site Allocations, Stage 1: strategic appraisal). It details the outcomes of the scoping process applied to identify, for each preferred site, the assets that required detailed assessment. This report should be read in conjunction with LUC (2020) Stage 2: Heritage Impact Assessments for Preferred Sites, which contains the detailed assessments for those assets that were scoped in.

Approach to Asset Identification and Scoping

1.5 Following receipt of the preferred site allocations to take forward to full HIA, LUC identified, in accordance with step 1 of HE's (2015) HEAN 3 guidance, all assets that would be affected by the potential site allocation. Heritage assets were identified using the following sources:

- The National Heritage List for England (NHLE) data sets for nationally designated assets.
- The Suffolk Historic Environment Record (SHER) for non-designated assets.
- Babergh and Mid Suffolk shapefiles for conservation areas and locally listed buildings.
- Reference to historic OS maps.

1.6 Any assets that were within the site boundary were automatically included for assessment as it was assumed that they would experience physical change.

1.7 A 1km study area around each site was then made to identify assets with the potential to be affected by the development through changes to their setting. Assets within the study area were subject to a high-level review to understand their significance and sensitivity to setting change. During this process, careful consideration was given to Historic England's comments and concerns (July 2019) regarding the potential sensitivity of assets. The findings of this review were returned to Babergh and Mid Suffolk District for comment and approval.

1.8 The scoping exercise also identified any potentially sensitive assets beyond this study area, as necessary, as well as non-designated heritage assets with no current entry on the SHER. Some of the SHER assets had duplicate entries or were duplicates of NHLE data. Where this was the case, all duplicate entries were removed from the tables included in this report and the asset dealt with under one entry.

Exclusions and Limitations

1.9 As noted above, this report is intended to provide an enhanced historic environment baseline for the SA/SEA process. It provides professional judgements on likely effects to heritage assets in line with the assessment framework applied to other SA/SEA topic areas; the appraisal work has been undertaken by appropriately qualified and experienced staff.

1.10 The appraisal applies, as far as is possible, the Chartered Institute for Archaeologists (CIfA) Standards and Guidance,[2] noting that this is a strategic study, looking at proposed sites with no scheme details, whereas the standards are targeted towards project-specific assessment.

1.11 The appraisal has taken a precautionary approach, in line with the wider SA/SEA. It is 'policy neutral' in that no assumptions are made with regard to the application of either local or national policy to the development of sites – instead it is concerned solely with the potential of development in each location to give rise to effects to heritage assets and their significance.

1.12 No detailed advice on mitigation is provided. This is due to the inherent uncertainty involved in assessing strategic sites with no information on likely development quanta, form, density, massing, height and other factors that influence both the opportunities to avoid/minimise effects and the likely significance of effects to heritage significance.

[2] CIfA (2017) *Standard and guidance for historic environment desk-based assessment.* Reading: CIfA

Sources

1.13 Supporting data and information was collected and collated for the study area. Sources consulted comprise:

- GIS data for the proposed land allocations and alternatives
- Historic Environment Record (HER) data sourced from Suffolk County Council
- Conservation area GIS data and supporting documents (e.g. conservation area appraisals).
- Modern Ordnance Survey (OS) base mapping maps
- Historic OS mapping.
- Historic Landscape Characterisation data.
- Historic England (HE) designated heritage asset and heritage at risk data.
- Local list data.
- Local heritage at risk data.
- Recent digital aerial photos, publicly available LiDAR data and Google 'Streetview' imagery

1.14 The approach to the study was established in line with recognised practice, as set out in the Chartered Institute for Archaeologists (CIfA) Standards and Guidance and *The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3* (HEAN3). In addition, guidance published by Historic England on *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (GPA3) has been followed to understand the contribution of setting to the significance of assets and impacts thereon.

Chapter 2
LA001 Barham/Claydon

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1000155	SHRUBLAND HALL	RPG G1	An extensive mid C19 Italianate garden by Charles Barry with later alterations by William Robinson which sits in a C17 park, greatly expanded in the late C18 and early C19, for which Humphry Repton produced a Red Book in 1789 and William Woods prepared proposals in 1808. On HAR and contains multiple listed buildings. Park has largely rural setting, interspersed by some historic and modern development. The parkland occupies a hillslope meaning that it is likely that the site can be experienced as part of its setting. Listed buildings within it will be considered as necessary due to group value and potential for overlapping/ nested settings, and the request by HE to consider Shrubland Hall, which has a viewing tower.	In
1033288	CHURCH OF ST MARY	I	Parish church, medieval with mid C19 alterations. Of aesthetic (architectural), historical, evidential and communal value. Important relationship with cemetery, rural landscape and Barham, possibly also Barham Hall (non-designated).	In
MSF4416	Barham Pit	MON	Within site. Finds removed but located within 'dark deposit' of evidential value. Highly susceptible to physical change. Setting does not contribute to the heritage significance of this asset.	In
MSF13661	Sub rectangular enclosure of unknown date, visible as cropmarks.	MON	Cropmark feature within field, forming part of larger complex - see MSF12871. Primarily of evidential value (partly reduced by historic landfill truncation). Topography (hilltop location) makes a very limited contribution to the evidential value of the asset and the site may reduce this.	In
MSF12871	Bronze Age settlement site, Sandy Lane Pit	MON	Sub-surface features, revealed during quarrying/ excavation. More features evident as cropmarks, see - MSF13661. Primarily of evidential value. Topography (hilltop location) makes a limited contribution to the value of the settlement. Development of the site may reduce the ability to appreciate this.	In
1207863	OLD SMITH'S COTTAGE	II	A 2-cell cottage, converted early C20 from a C18 or early C19 smithy. Primarily of aesthetic (architectural) and historical value. Retains rural setting. No relationship to, or ability to experience the site.	Out
1033251	8 Sharpstone Street	II	A terrace of 3 cottages, originally one C18 house, of 3-cell lobby-entrance plan. 1 storey and attics. Timber-framed and plastered. Primarily of aesthetic (architectural) and historical (illustrative) value. Sited at edge of Shrubland Hall, with parkland woodland to north, south and east - visibility only to the west. Site does not form part of its setting.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1033289	GARDEN WALL AND GATEWAY, PARALLEL AND ADJACENT TO CHURCH LANE AND 20 NORTH OF BARHAM HALL	II	An early or mid C16 blocked pedestrian gateway and flanking wall, probably the entrance and part of the enclosing wall of the base court of Barham Hall. Primarily of historical illustrative and evidential value. This wall has important functional relationship with Barham Hall and the road. Development of the site would not affect these relationships. Note that Barham Hall is not designated and sits at a lower ground level than the wall and road, meaning that only the upper floors have views towards the church and tree-lined cemetery, opposite. Intervisibility between the hall and its gardens and the site is therefore unlikely.	Out
MSF19404	Oak Wood / Broom Walk Covert	MON	Ancient woodland (land that has been under woodland cover since 1600). Primarily of evidential and historical illustrative value. Will have a functional relationship with landowner/ manager, possibly Shrubland Hall. No relationship to the site. ability to experience the site limited due to surrounding plantation.	Out
MSF19406	Nursery Wood	MON	Ancient woodland (land that has been under woodland cover since 1600). Primarily of evidential and historical illustrative value. Will have a functional relationship with landowner/ manager, possibly Shrubland Hall. No relationship to the site. Limited ability to experience the site due to intervening development/ vegetation.	Out
MSF4402	Eastall's Pit (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4411	Findspot of Roman pottery sherds and fragments of human bone.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4413	Medieval artefact scatter of pottery within a circular enclosure. (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4415	Findspot of a Mesolithic tranchet axe, much re-sharpened.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4427	Roman artefact scatter of pottery, tile, coins and brooches	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF4428	Church Field (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4419	Iron-Age artefact scatter of pottery, silver coins and a gold coin	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4422	Bronze Age palstave, Church of St Mary	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23064	Findspot small bronze side looped socketed spearhead	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF9006	Broomfield Pit	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11084	Large Anglo-Saxon artefact scatter of metalwork and pottery	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11085	Church Field (IA)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11360	Eastall's Pit	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF1166	Roman artefact scatter of coins, brooch and a stud	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF1168	Medieval artefact scatter of five silver coins.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF11973	Findspot of an Iron-Age gold quarter stater, Iceni type.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11996	Iron-Age artefact scatter of pottery sherds, including large hand-made sherds	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11997	Roman artefact scatter of pottery and metalwork, including brooches and coins	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11998	Anglo Saxon artefact scatter of pottery and a silver coin of Edward the Confessor	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF12171	Medieval artefact scatter of pottery and metalwork, including a scabbard	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF12774	Iron-Age artefact scatter of six Iceni silver coins and a toggle	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF12776	Anglo Saxon artefact scatter of metalwork, including two brooches, a bell and a strap end	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF14281	Findspot of an Anglo-Saxon bronze small-long type brooch.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF17388	Findspot of two Iron-Age silver coins	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF18787	Anglo Saxon artefact scatter of a cast gilt disc brooch and two stirrup mounts.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF22521	Medieval and Roman pottery sherds, Hall Farm, off Gipping Road	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23055	Scatter of flint flakes and burnt flint (Preh)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23058	Medieval metalwork and pottery scatter	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23059	Scatter of post medieval metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23060	Scatter of Roman metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23061	Scatter of Saxon metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23062	Scatter of Medieval metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23065	Scatter of post-medieval metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF27900	Post-medieval disturbance and 12th century pottery, Former Masons	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	Cement Works, Great Blakenham			
MSF4398	Findspot of a Neolithic grey flint, re-shaped polished axe.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4403	Findspot of a Neolithic discoidal flint knife, not polished, flaked on both faces.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4404	Broomfield Pit (IA)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4405	Broomfield Pit (Rom)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4406	Iron-Age pottery sherds from a pit exposed in gravel working.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4407	Church Field (IA)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4409	Church Field (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF14281	Findspot of an Anglo-Saxon bronze small-long type brooch.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4399	Eastall's Pit (Pal)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4400	Eastall's Pit (Mes)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF4401	Eastall's Pit (Neo)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF16847	Post Medieval bridge crossing the River Gipping.	MON	Bridge depicted on maps of 1783 (S1) and 1755 (S2), crossing the River Gipping on what is now Station Road. Construction date unknown. A bridge still exists at this location but present course of river to W of original. Unclear if extant bridge is historic. If it is, then it will primarily be of architectural and historical illustrative value. Important relationship to the river and road. No relationship to, or ability to experience the site.	Out
MSF16846	Post Medieval bridge over River Gipping.	MON	Bridge over River Gipping depicted on Hodskinson's map of 1783 (S1). Construction date unknown. A bridge still exists at this location. If historic, then the bridge will primarily be of architectural and historical illustrative value. Important relationship to the river and road. No relationship to, or ability to experience the site.	Out
MSF25167	Group of cropmarks	MON	Cropmarks of primarily evidential value. Setting does not contribute to their heritage significance.	Out
MSZ27226	Cropmarks of two extraction pits	MON	Cropmarks primarily of evidential value. Setting does not contribute their heritage significance.	Out
MSZ27228	Cropmarks of an extraction pit	MON	Cropmarks primarily of evidential value. Setting does not contribute their heritage significance.	Out
MSZ27225	Cropmarks of enclosures, trackway, ring-ditch and linear features	MON	Cropmarks. Primarily of evidential value. Topography may make a limited contribution to the interpretation of the possible ring-ditch. No relationship to site.	Out
MSF4412	Chapelfields	MON	Early medieval burials/ building in gravel pit. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF32502	Possible square embankment and ditch of unknown date	MON	Earthworks in woodland. Primarily of evidential value. Setting does not appear to contribute to the heritage significance of this asset.	Out
MSF16606	Norwich Road	MON	Earthworks of possible medieval tofts. Primarily of evidential value. Possible relationship with road and 'in line with surviving buildings to S within area of continuing boundary to S & N (S1).' Directly opposite site. Development of the site would not affect the heritage significance of this asset.	Out
MSZ27291	Earthworks of linear banks	MON	Earthworks. Primarily of evidential value. Possible association to the river if water management features. No relationship to site	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF4425	Late Saxon ditch, Church of St Mary	MON	Excavated feature. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF28105	19th century pond at former D&P Meats site	MON	Excavated features in area now developed. Primarily of evidential value (now recorded). Setting does not contribute to the heritage significance of this asset.	Out
MSF32200	Post medieval features identified at Old Rectory Nursing Home, Barham	MON	Excavated features in area now developed. Primarily of evidential value (now recorded). Setting does not contribute to the heritage significance of this asset.	Out
MSF21708	Late Iron Age to Roman features at Barham Quarry	MON	Excavated features in field used as historic landfill; partly re-instated. Primarily of evidential value. Setting does not contribute to the heritage significance of these features.	Out
MSF4423	Iron Age occupation activity, Church of St Mary	MON	Excavated features, now beneath carpark. Primarily of evidential value. Setting does not contribute their heritage significance.	Out
MSF4424	Roman ditch and post hole, Church of St Mary	MON	Excavated features, now beneath carpark. Primarily of evidential value. Setting does not contribute their heritage significance.	Out
MSF4408	Church Field (Rom)	MON	Excavation of possible roads. Primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSF4414	Long pond opposite Barham Manor	MON	Extant pond. Primarily of historical illustrative, evidential and aesthetic value. Function unknown. No relationship to the site (belonged to Whitelodge Farm in mid-19th century). Site may form part of its setting but does not contribute to its heritage significance.	Out
MSF34993	Ipswich to Bury St Edmunds railway line	MON	Extant. Primarily of historical and evidential value. No relationship to, or ability to experience the site.	Out
1352049	HENRY VIII FARMHOUSE	II	Farmhouse, early C16 with alterations of early C17 and early C19. 2 storeys. Primarily of architectural and historical illustrative value. Important functional relationship with out buildings and agricultural/ rural setting. The latter now encroached upon by modern development. Ability to experience the site low given orientation of farmhouse and intervening development.	Out
1033249	WHITELODGE FARMHOUSE	II	Farmhouse, early C19 with C18 core. Primarily of aesthetic (architectural) and historic illustrative value. Primarily of aesthetic (architectural) and historical (illustrative) value. Functional relationship with the rural landscape that supported the farm, but not the site which belonged to the	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
			non-designated Barham Manor, now known as Barham Hall. There may be some limited visibility of the site but it would not affect the heritage significance of the asset.	
1207850	GATEWAY AND SCREEN WALLS, 2 METRES WEST OF SHRUBLAND HALL LODGE	II	Gateway and screen walls at the entrance to west driveway of Shrubland Hall, 2 metres west of Shrubland Hall Lodge C.1850 for Sir W.F. Middleton, Bart. Primarily of aesthetic (architectural) and historical value. They have important an important functional relationship with Shrubland Hall Estate. Development of the site would not affect their heritage significance.	Out
MSF38213	Undated linear features	MON	Geophysical anomalies. Primarily of evidential value. Setting does not contribute to the heritage significance of these features.	Out
1262876	GIPPING WEIR	II	House, early C19. 2 storeys, 3 windows. Primarily of architectural and historical illustrative value. Possible mill house indicating functional relationship to the former cornmill (not extant) and rural landscape, now developed.	Out
1033248	BARHAM MANOR	II	House, formerly manor house (maps actually suggest it was a farmhouse). C.1600, with alterations of early C20. Two storeys and attics. Primarily of aesthetic (architectural) and historical (illustrative) value. Relationship with historic outbuildings and the rural landscape that supported it. No functional relationship to site, which was owned by the non-designated Barham Manor (now Barham Hall) and the site is unlikely to be experienced as part of its setting.	Out
1251230	THE HOLLIES	II	House, mid C18. 2 storeys and attics, 3 windows. Timber-framed and plastered. Primarily of architectural and historical illustrative value. Rural setting lost to modern development. No relationship to/ ability to experience site. No relationship to/ ability to experience site.	Out
1250931	GREAT BLAKENHAM HALL	II	House, mid or late C16 with alterations of mid C20. Primarily of architectural and historical illustrative value. Rural setting reduced by the modern development; largely insular setting due to vegetation. No relationship to/ ability to experience site.	Out
1352050	SHRUBLAND HALL LODGE	II	Lodge cottage, c,1856; in the Italianate manner. For Sir W.F. Middleton, Bart. In the form of a small 3-storey tower, with single-storey wings on 3 sides. Primarily of architectural and historical illustrative value. Has important functional relationship with Shrubland Hall Estate, particularly the entranceway and drive. No relationship to, or ability to experience the site.	Out
MSF18217	A45; B1113	MON	Milestone - site of. Shown on 1955 OS map (S1) and on 1978 edition (S2). Primarily, of historical illustrative value. Unclear if still extant. If so, has a functional relationship with road. No relationship to, or ability to experience the site.	Out
MSF23171	Claydon Railway Station	MON	Not extant. Primarily of evidential value. Functional relationship to overlying railway. No relationship to, or ability to experience the site.	Out
MSF34459	Former MOD fuel depot	BLD	Not extant. Recorded prior to demolition. No longer present.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF23172	Mason's Cement Works	MON	Not extant; site redeveloped as housing. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset (which is unlikely to be present).	Out
MSF26684	Cemetery associated with the local pesthouse	MON	Of primarily evidential value. Pesthouse not extant. Setting does not contribute to the heritage significance of this asset.	Out
1262890	SMILAX HOUSE	II	Pair of terraced houses, originally one. A C15 or early C16 crosswing to left, with rebuilt late C16 hall range to right; refronted late C19. 2 storeys. Primarily of architectural and historical illustrative value. Rural setting has been lost to modern development. No relationship to, or ability to experience the the site.	Out
MSF34946	Post-medieval field boundary ditch, Land East of Norwich Road	MON	Part-excavated feature in undeveloped area. Primary of evidential value. Largely undeveloped setting allows for an understanding of the historic context of the asset. No relationship to, or ability to experience the site.	Out
MSF21634	Parsonage (1837)	MON	Possible moated site. Primarily of evidential value. No relationship to, or ability to experience the site.	Out
1033250	THE SORREL HORSE INN	II	Public house, late C15 or early C16 with alterations of C17 and mid C19. Primarily of aesthetic (architectural) and historical (illustrative) value. Its former rural setting has been developed but it maintains its relationship with the road which is important in terms of function. No spatial/ functional relationship with the site. Also no intervisibility due to orientation and intervening development.	Out
MSF24535	Corn Mill	MON	Site of a cornmill. Primarily of evidential value. Functional relationship with the extant mill house and the river. No relationship to, or ability to experience the site.	Out
MSF16983	Workhouse Lane; Pesthouse Lane; Bosmere and Claydon Incorporated Hundred Workhouse	MON	Site of C18th workhouse, incl. cemetery. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF4418	Iron Age settlement site, Sandy Lane Pit	MON	Sub-surface features revealed during quarrying. Not extant.	Out
MSF4417	Cooking pit with charcoal and a layer of burnt flints in a wall	MON	Sub-surface features. Primarily of evidential value. No relationship to, or ability to experience the site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	of a disused quarry, of unknown date.			
1250927	DOVE COTTAGE	II	Terrace of 4 cottages, originally one house. Early C16 with alterations of several periods. Primarily of aesthetic (architectural) and historical illustrative value. Rural setting has been lost to modern development. No relationship to, or ability to experience the site.	Out
MSF25021	Farm buildings at Manor Farm, Barham	BLD	The most important building within the group is a large and high-quality timber framed 5-bay barn of probable 16th century date, surviving in unusually good condition. The barn is semi-aisled on the west side and is thought to have been originally plastered rather than daubed. During the latter 19th century, other buildings were added to form a courtyard arrangement, including a 19th century timber framed lean-to, a brick cow house, shelter shed and stable of Victorian date, reflecting the shift towards Victorian High Farming (S1). These buildings have a functional relationship with the listed farmhouse and the agricultural landscape. Manor Farm (Barham Hall Farm), Barham. 16th century farmstead and farmhouse. Regular courtyard U-shaped plan formed by working agricultural buildings. The farmhouse is set away from the yard. Partial loss (less than 50%) of the traditional farm buildings. Located within a hamlet (S2-7).	Out
ND1	Barham Hall	BLD	Barham Hall as marked on Tithe and later maps. First edition OS map indicates that the listed 'Barham Manor' was Barham Hall Farm, the Tithe Map just lists it as a homestead separately owned/ occupied. Barham Hall owns the land forming LA001, LA002 and LA003.	In

Chapter 3
LA002 Barham/Claydon

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF13661	Sub rectangular enclosure of unknown date, visible as cropmarks.	MON	Cropmark feature within field, forming part of larger complex - see MSF12871. Primarily of evidential value (partly reduced by historic landfill truncation). Topography (hilltop location) makes a very limited contribution to the evidential value of the asset and the site may reduce this.	In
MSF12871	Bronze Age settlement site, Sandy Lane Pit	MON	Sub-surface features, revealed during quarrying/ excavation. More features evident as cropmarks, see - MSF13661. Primarily of evidential value. Topography (hilltop location) makes a limited contribution to the value of the settlement. Development of the site may reduce the ability to appreciate this.	In
1000155	Shrubland Hall	RPG G1	An extensive mid C19 Italianate garden by Charles Barry with later alterations by William Robinson which sits in a C17 park, greatly expanded in the late C18 and early C19, for which Humphry Repton produced a Red Book in 1789 and William Woods prepared proposals in 1808. On HAR and contains multiple listed buildings. Park has largely rural setting, interspersed by some historic and modern development. The parkland occupies a hillslope meaning that it is likely that the site can be experienced as part of its setting. Listed buildings within it will be considered as necessary due to group value and potential for overlapping/ nested settings.	In
1033288	CHURCH OF ST MARY	I	Parish church, medieval with mid C19 alterations. Of aesthetic (architectural), historical, evidential and communal value. Important relationship with cemetery and rural landscape, possibly also Barham Hall (non-designated). Development site may result in change to the rural setting of the church.	In
1033289	GARDEN WALL AND GATEWAY, PARALLEL AND ADJACENT TO CHURCH LANE AND 20 NORTH OF BARHAM HALL	II	An early or mid C16 blocked pedestrian gateway and flanking wall, probably the entrance and part of the enclosing wall of the base court of Barham Hall. Primarily of historical illustrative and evidential value. This wall has important functional relationship with Barham Hall and the road. Note that Barham Hall - a non-designated asset not in the HER - will be assessed given the potential to experience the site from the building and its landscaped grounds.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1207863	OLD SMITH'S COTTAGE	II	A 2-cell cottage, converted early C20 from a C18 or early C19 smithy. Primarily of aesthetic (architectural) and historical value. Retains rural setting. No relationship to, or ability to experience the site.	Out
1033251	8 Sharpstone Street	II	A terrace of 3 cottages, originally one C18 house, of 3-cell lobby-entrance plan. 1 storey and attics. Timber-framed and plastered. Primarily of aesthetic (architectural) and historical (illustrative) value. Sited at edge of Shrubland Hall, with parkland woodland to north, south and east - visibility only to the west. Site does not form part of its setting.	Out
MSF19404	Oak Wood / Broom Walk Covert	MON	Ancient woodland (land that has been under woodland cover since 1600). Primarily of evidential and historical illustrative value. Will have a functional relationship with landowner/ manager, possibly Shrubland Hall. No relationship to the site. ability to experience the site limited due to surrounding plantation.	Out
MSF19406	Nursery Wood	MON	Ancient woodland (land that has been under woodland cover since 1600). Primarily of evidential and historical illustrative value. Will have a functional relationship with landowner/ manager, possibly Shrubland Hall. No relationship to the site. Limited ability to experience the site due to intervening development/ vegetation.	Out
MSF11085	Church Field (IA)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11360	Eastall's Pit	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF1166	Roman artefact scatter of coins, brooch and a stud	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF1168	Medieval artefact scatter of five silver coins.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11973	Findspot of an Iron-Age gold quarter stater, Iceni type.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11996	Iron-Age artefact scatter of pottery sherds, including large hand-made sherds	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF11997	Roman artefact scatter of pottery and metalwork, including brooches and coins	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11998	Anglo Saxon artefact scatter of pottery and a silver coin of Edward the Confessor	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF14281	Findspot of an Anglo-Saxon bronze small-long type brooch.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF18787	Anglo Saxon artefact scatter of a cast gilt disc brooch and two stirrup mounts.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF22521	Medieval and Roman pottery sherds, Hall Farm, off Gipping Road	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23055	Scatter of flint flakes and burnt flint (Preh)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23058	Medieval metalwork and pottery scatter	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23059	Scatter of post medieval metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23060	Scatter of Roman metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF23061	Scatter of Saxon metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23062	Scatter of Medieval metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23065	Scatter of post-medieval metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF27900	Post-medieval disturbance and 12th century pottery, Former Masons Cement Works, Great Blakenham	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4398	Findspot of a Neolithic grey flint, re-shaped polished axe.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4403	Findspot of a Neolithic discoidal flint knife, not polished, flaked on both faces.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4407	Church Field (IA)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4409	Church Field (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4411	Findspot of Roman pottery sherds and fragments of human bone.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF4413	Medieval artefact scatter of pottery within a circular enclosure. (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4415	Findspot of a Mesolithic tranchet axe, much re-sharpened.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4422	Bronze Age palstave, Church of St Mary	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4427	Roman artefact scatter of pottery, tile, coins and brooches	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4428	Church Field (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4447	Roman artefact scatter of pottery sherds, including a topstone of a quern of shelly limestone.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11084	Large Anglo-Saxon artefact scatter of metalwork and pottery	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF12171	Medieval artefact scatter of pottery and metalwork, including a scabbard	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF12774	Iron-Age artefact scatter of six Iceni	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	silver coins and a toggle			
MSF12776	Anglo Saxon artefact scatter of metalwork, including two brooches, a bell and a strap end	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF17388	Findspot of two Iron-Age silver coins	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4419	Iron-Age artefact scatter of pottery, silver coins and a gold coin	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4455	The Forge, Claydon.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4400	Eastall's Pit (Mes)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4401	Eastall's Pit (Neo)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4402	Eastall's Pit (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4399	Eastall's Pit (Pal)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF16847	Post Medieval bridge crossing the River Gipping.	MON	Bridge depicted on maps of 1783 (S1) and 1755 (S2), crossing the River Gipping on what is now Station Road. Construction date unknown. A bridge still exists at this location but present course of river to W of original. Unclear if extant bridge is historic. If it is, then it will primarily be of architectural and historical illustrative value. Important relationship to the river and road. No relationship to, or ability to experience the site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF16846	Post Medieval bridge over River Gipping.	MON	Bridge over River Gipping depicted on Hodgkinson's map of 1783 (S1). Construction date unknown. A bridge still exists at this location. If historic, then the bridge will primarily be of architectural and historical illustrative value. Important relationship to the river and road. No relationship to, or ability to experience the site.	Out
1251130	THE OLD RECTORY	II	Company headquarters, formerly rectory. Mid C16 with major alterations of several periods. 2 storeys. Primarily of architectural and historical illustrative value. No relationship to/ ability to experience site.	Out
MSF25167	Group of cropmarks	MON	Cropmarks of primarily evidential value. Setting does not contribute to their heritage significance.	Out
MSZ27228	Cropmarks of an extraction pit	MON	Cropmarks primarily of evidential value. Setting does not contribute their heritage significance.	Out
MSZ27225	Cropmarks of enclosures, trackway, ring-ditch and linear features	MON	Cropmarks. Primarily of evidential value. Topography may make a limited contribution to the interpretation of the possible ring-ditch. No relationship to site.	Out
MSF4416	Barham Pit	MON	Dark deposit (containing finds). Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF4412	Chapelfields	MON	Early medieval burials/ building in gravel pit. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF32502	Possible square embankment and ditch of unknown date	MON	Earthworks in woodland. Primarily of evidential value. Setting does not appear to contribute to the heritage significance of this asset.	Out
MSF16606	Norwich Road	MON	Earthworks of possible medieval tofts. Primarily of evidential value. Possible relationship with road and 'in line with surviving buildings to S within area of continuing boundary to S & N (S1).' Directly opposite site. Development of the site would not affect the heritage significance of this asset.	Out
MSZ27291	Earthworks of linear banks	MON	Earthworks. Primarily of evidential value. Possible association to the river if water management features. No spatial/ functional relationship to site.	Out
MSF4425	Late Saxon ditch, Church of St Mary	MON	Excavated feature. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF28105	19th century pond at former D&P Meats site	MON	Excavated features in area now developed. Primarily of evidential value (now recorded). Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF21708	Late Iron Age to Roman features at Barham Quarry	MON	Excavated features in field used as historic landfill; partly re-instated. Primarily of evidential value. Setting does not contribute to the heritage significance of these features.	Out
MSF4423	Iron Age occupation activity, Church of St Mary	MON	Excavated features, now beneath carpark. Primarily of evidential value. Setting does not contribute their heritage significance.	Out
MSF4424	Roman ditch and post hole, Church of St Mary	MON	Excavated features, now beneath carpark. Primarily of evidential value. Setting does not contribute their heritage significance.	Out
MSF32200	Post medieval features identified at Old Rectory Nursing Home, Barham	MON	Excavated features, primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSF24868	The Old Rectory, Claydon	MON	Excavated undated features. Primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSF4408	Church Field (Rom)	MON	Excavation of possible roads. Primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSF4414	Long pond opposite Barham Manor	MON	Extant pond. Primarily of historical illustrative, evidential and aesthetic value. Tithe map shows it belonged to Barham Manor, along with the site. Site may form part of its setting, but its development would not affect the heritage significance of the asset.	Out
MSZ27247	WWII pillbox	MON	Extant. Primarily of historical and evidential value. Appears to have a functional association with the railway. No spatial/ functional relationship with the site.	Out
MSF34993	Ipswich to Bury St Edmunds railway line	MON	Extant. Primarily of historical and evidential value. No relationship to, or ability to experience the site.	Out
1352049	HENRY VIII FARMHOUSE	II	Farmhouse, early C16 with alterations of early C17 and early C19. 2 storeys. Primarily of architectural and historical illustrative value. Important functional relationship with out buildings and agricultural/ rural setting. The latter now encroached upon by modern development. Site forms part of the assets remaining rural setting and could result in change to heritage significance.	In
1033249	WHITELODGE FARMHOUSE	II	Farmhouse, early C19 with C18 core. Primarily of aesthetic (architectural) and historic illustrative value. Primarily of aesthetic (architectural) and historical (illustrative) value. Functional relationship with the rural landscape that supported the farm, but no functional relationship to the	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
			site which belonged to Barham Manor (non-designated) now Barham Hall. Potential for some limited visibility of the site , but this would not affect the heritage significance of the asset.	
1262545	GARDEN WALLS, TOWERS AND GROTTO ABOUT 100 METRES SOUTH SOUTH WEST OF THE OLD RECTORY	II	Garden walls, towers and 7/10000 grotto about 100m SSW of The Old Rectory GV II Garden walls, towers and grotto. Circa mid C19 for the Rev George Drury. Primarily of architectural and historical illustrative value. No relationship to/ ability to experience site.	Out
1207850	GATEWAY AND SCREEN WALLS, 2 METRES WEST OF SHRUBLAND HALL LODGE	II	Gateway and screen walls at the entrance to west driveway of Shrubland Hall, 2 metres west of Shrubland Hall Lodge C.1850 for Sir W.F. Middleton, Bart. Primarily of aesthetic (architectural) and historical value. They have important an important functional relationship with Shrubland Hall Estate. Development of the site would not affect their heritage significance.	Out
MSF38213	Undated linear features	MON	Geophysical anomalies. Primarily of evidential value. Setting does not contribute to the heritage significance of these features.	Out
1263021	THE BEECHES	II	House, c.1840. 2 storeys. Asymmetrical facade, 4 windows wide. Primarily of architectural and historical illustrative value. No relationship to, or ability to experience the site.	Out
1250928	THE ROOKS	II	House, early C17 with alterations of C19 and C20. 1 storey and attics. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to, or ability to experience the site.	Out
1262876	GIPPING WEIR	II	House, early C19. 2 storeys, 3 windows. Primarily of architectural and historical illustrative value. Possible mill house indicating functional relationship to the former cornmill (not extant) and rural landscape, now developed.	Out
1033248	BARHAM MANOR	II	House, formerly manor house (maps actually suggest it was a farmhouse). C.1600, with alterations of early C20. Two storeys and attics. Primarily of aesthetic (architectural) and historical (illustrative) value. Relationship with historic outbuildings and the rural landscape that supported it. No relationship to site, which is also unlikely to be experienced as part of the site's setting due to the intervening buildings and vegetation, unless visible from the attic windows, even then it would not affect the heritage significance of the asset.	Out
1251230	THE HOLLIES	II	House, mid C18. 2 storeys and attics, 3 windows. Timber-framed and plastered. Primarily of architectural and historical illustrative value. Rural setting lost to modern development. No relationship to/ ability to experience site. No relationship to/ ability to experience site.	Out
1250931	GREAT BLAKENHAM HALL	II	House, mid or late C16 with alterations of mid C20. Primarily of architectural and historical illustrative value. Rural setting reduced by the modern development; largely insular setting due to vegetation. No relationship to/ ability to experience site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1263019	ALASDAIR	II	House. Subdivided C20 into 4 flats. Late C16 or early C17 with extensions of lace C19. Primarily of architectural and historical illustrative value. No relationship to, or ability to experience the site.	Out
MSF10748	Post Medieval lime kiln and complex of chalk pits.	MON	Lime kiln listed (1262695), primarily of evidential and historical illustrative value. Functional relationship with the chalk pit pits which are of more limited evidential and historical illustrative value. Development of the site would not affect the heritage significance of these assets.	Out
MSF14841	Churchhill; Claydon Lime Quarries	MON	Lime kiln – not extant (area quarried, used as landfill and developed).	Out
1352050	SHRUBLAND HALL LODGE	II	Lodge cottage, c.1856; in the Italianate manner. For Sir W.F. Middleton, Bart. In the form of a small 3-storey tower, with single-storey wings on 3 sides. Primarily of architectural and historical illustrative value. Has important functional relationship with Shrubland Hall Estate, particularly the entranceway and drive. No relationship to, or ability to experience the site.	Out
MSF18217	A45; B1113	MON	Milestone - site of. Shown on 1955 OS map (S1) and on 1978 edition (S2). Primarily, of historical illustrative value. Unclear if still extant. If so, has a functional relationship with road. No relationship to, or ability to experience the site.	Out
MSF28416	Mon - Highbank, Church Lane, Claydon	MON	Modern overburden. Not of heritage significance.	Out
MSF34459	Former MOD fuel depot	BLD	Not extant. Recorded prior to demolition. No longer present.	Out
MSF23172	Mason's Cement Works	MON	Not extant; site redeveloped as housing. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset (which is unlikely to be present).	Out
MSF26684	Cemetery associated with the local pesthouse	MON	Of primarily evidential value. Pesthouse not extant. Setting does not contribute to the heritage significance of this asset.	Out
1262890	SMILAX HOUSE	II	Pair of terraced houses, originally one. A C15 or early C16 crossing to left, with rebuilt late C16 hall range to right; refronted late C19. 2 storeys. Primarily of architectural and historical illustrative value. Rural setting has been lost to modern development. No relationship to, or ability to experience the site.	Out
MSF34946	Post-medieval field boundary ditch, Land East of Norwich Road	MON	Part-excavated feature in undeveloped area. Primary of evidential value. Largely undeveloped setting allows for an understanding of the historic context of the asset. No relationship to, or ability to experience the site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF21634	Parsonage (1837)	MON	Possible moated site. Primarily of evidential value. No relationship to, or ability to experience the site.	Out
1033250	THE SORREL HORSE INN	II	Public house, late C15 or early C16 with alterations of C17 and mid C19. Primarily of aesthetic (architectural) and historical (illustrative) value. Its former rural setting has been developed but it maintains its relationship with the road which is important in terms of function. No spatial/ functional relationship with the site. Also no intervisibility due to orientation and intervening development.	Out
1263020	THE CROWN INN	II	Public House. Mid C16 core with major alterations of C19 and C20. 2 storeys, 4 windows. Primarily of architectural and historical illustrative value. No relationship to, or ability to experience the site.	Out
MSF21171	Claydon Rectory Garden	MON	Rectory garden at Claydon planted as a Biblical Representation garden by George Drury IV (1819-95). Primarily of aesthetic and historical value. Functional relationships with the Rectory (listed) and the listed garden features. No relationship to the site, or ability to experience it.	Out
1250925	CHURCH OF ST PETER	I	Redundant parish church; mediaeval, with major alterations in the Decorated Gothic style, 1852, by R.M. Phipson for Revd. G. Drury. Of aesthetic (architectural), historical, evidential and communal value. Important relationship with cemetery, rectory, rural landscape, and Claydon (the community it served). No spatial/ functional relationship with the site. Visibility unlikely unless from top of church tower, in which case it would be read as a continuation of existing development.	Out
MSF4406	Iron-Age pottery sherds from a pit exposed in gravel working.	MON	Removed as a result of gravel working.	Out
MSF24535	Corn Mill	MON	Site of a cornmill. Primarily of evidential value. Functional relationship with the extant mill house and the river. No relationship to, or ability to experience the site.	Out
MSF16983	Workhouse Lane; Pesthouse Lane; Bosmere and Claydon Incorporated Hundred Workhouse	MON	Site of C18th workhouse, incl. cemetery. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF21948	'Taimoshan', Church Lane	MON	Sub-surface feature excavated during excavations in the basement of a house. Primarily of evidential value. Setting does not relate to the heritage significance of this asset.	Out
MSF4417	Cooking pit with charcoal and a layer of burnt flints in a wall	MON	Subsurface feature. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	of a disused quarry, of unknown date.			
MSF4418	Iron Age settlement site, Sandy Lane Pit	MON	Sub-surface features revealed during quarrying. Not extant.	Out
1250926	4, 6 AND 8, IPSWICH ROAD	II	Terrace of 3 houses, probably built as one in early or mid C17. Divided into 3 tenements before 1828 and altered c.1980. 1 storey and attics. Timber- framed and plastered. Primarily of aesthetic (architectural) and historical illustrative value. No spatial/ functional relationship with the site. No intervisibility due to intervening development.	Out
1250927	DOVE COTTAGE	II	Terrace of 4 cottages, originally one house. Early C16 with alterations of several periods. Primarily of aesthetic (architectural) and historical illustrative value. Rural setting has been lost to modern development. No relationship to, or ability to experience the site.	Out
MSF25021	Farm buildings at Manor Farm, Barham	BLD	The most important building within the group is a large and high-quality timber framed 5-bay barn of probable 16th century date, surviving in unusually good condition. The barn is semi-aisled on the west side and is thought to have been originally plastered rather than daubed. During the latter 19th century, other buildings were added to form a courtyard arrangement, including a 19th century timber framed lean-to, a brick cow house, shelter shed and stable of Victorian date, reflecting the shift towards Victorian High Farming (S1). These buildings have a functional relationship with the listed farmhouse and the agricultural landscape. No relationship to site Manor Farm (Barham Hall Farm), Barham. 16th century farmstead and farmhouse. Regular courtyard U-shaped plan formed by working agricultural buildings. The farmhouse is set away from the yard. Partial loss (less than 50%) of the traditional farm buildings. Located within a hamlet (S2-7).	Out
MSF23065	Scatter of post-medieval metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23064	Findspot small bronze side looped socketed spearhead	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF35997	Roman pottery scatter, Taimoshan, Church Lane	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF9006	Broomfield Pit	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
ND1	Barham Hall	BLD	Barham Hall as marked on Tithe and later maps. First edition OS map indicates that the listed 'Barham Manor' was Barham Hall Farm, the Tithe Map just lists it as a homestead separately owned/ occupied. Barham Hall owns the land forming LA001, LA002 and LA003.	In

Chapter 4
LA003 Claydon

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1033288	CHURCH OF ST MARY	I	Parish church, medieval with mid C19 alterations. Of aesthetic (architectural), historical, evidential and communal value. Important relationship with cemetery and rural landscape, possibly also Barham Hall (non-designated). Development site may result in change to the rural setting of the church.	In
MSF38213	Undated linear features	MON	Geophysical anomalies. Primarily of evidential value. Potential for physical effect.	In
New	Chalk pit shown on Tithe Map	Mon	Chalk pit shown on Barham Tithe Map (plot 195)	In
MSF18806	Church Lane; 'Field 4' (Sax)	MON	No online HER info - scoping to be confirmed once data has been reviewed.	Out?
1033289	GARDEN WALL AND GATEWAY, PARALLEL AND ADJACENT TO CHURCH LANE AND 20 NORTH OF BARHAM HALL	II	An early or mid C16 blocked pedestrian gateway and flanking wall, probably the entrance and part of the enclosing wall of the base court of Barham Hall. Primarily of historical illustrative and evidential value. This wall has important functional relationship with Barham Hall and the road. Note that Barham Hall - a non-designated asset not in the HER - will be assessed given the potential to experience the site from the building and its landscaped grounds.	Out
MSF19404	Oak Wood / Broom Walk Covert	MON	Ancient woodland (land that has been under woodland cover since 1600). Primarily of evidential and historical illustrative value. Will have a functional relationship with landowner/ manager, possibly Shrubland Hall. No relationship to the site. ability to experience the site limited due to surrounding plantation.	Out
MSF19406	Nursery Wood	MON	Ancient woodland (land that has been under woodland cover since 1600). Primarily of evidential and historical illustrative value. Will have a functional relationship with landowner/ manager, possibly Shrubland Hall. No relationship to the site. ability to experience the site limited due to surrounding plantation.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF11084	Large Anglo-Saxon artefact scatter of metalwork and pottery	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11085	Church Field (IA)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11360	Eastall's Pit	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11423	Findspot of an Iron-Age silver stater coin of Cunobelin.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF1166	Roman artefact scatter of coins, brooch and a stud	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11973	Findspot of an Iron-Age gold quarter stater, Iceni type.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11996	Iron-Age artefact scatter of pottery sherds, including large hand-made sherds	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11997	Roman artefact scatter of pottery and metalwork, including brooches and coins	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF11998	Anglo Saxon artefact scatter of pottery and a silver coin of Edward the Confessor	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF12171	Medieval artefact scatter of pottery and metalwork, including a scabbard	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF12774	Iron-Age artefact scatter of six Iceni silver coins and a toggle	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF12776	Anglo Saxon artefact scatter of metalwork, including two brooches, a bell and a strap end	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF14281	Findspot of an Anglo-Saxon bronze small-long type brooch.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF17388	Findspot of two Iron-Age silver coins	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF18807	Church Lane; 'Field 4' (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF18808	Church Lane	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF22608	'Field 3' (Sax)	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF22609	Field off Church Road	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF22610	Findspot of an Iron-Age gold Gallo-Belgic type coin.	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23055	Scatter of flint flakes and burnt flint (Preh)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23058	Medieval metalwork and pottery scatter	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23059	Scatter of post medieval metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23060	Scatter of Roman metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23061	Scatter of Saxon metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23062	Scatter of Medieval metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23064	Findspot small bronze side looped socketed spearhead	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23065	Scatter of post-medieval metalwork	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23110	field 3 (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF35997	Roman pottery scatter, Taimoshan, Church Lane	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF4398	Findspot of a Neolithic grey flint, re-shaped polished axe.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4403	Findspot of a Neolithic discoidal flint knife, not polished, flaked on both faces.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4407	Church Field (IA)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4409	Church Field (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4413	Medieval artefact scatter of pottery within a circular enclosure. (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4415	Findspot of a Mesolithic tranchet axe, much re-sharpened.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4419	Iron-Age artefact scatter of pottery, silver coins and a gold coin	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4422	Bronze Age palstave, Church of St Mary	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4427	Roman artefact scatter of pottery, tile, coins and brooches	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF4428	Church Field (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4447	Roman artefact scatter of pottery sherds, including a topstone of a quern of shelly limestone.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4455	The Forge, Claydon.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4624	Findspot of a Bronze-Age bronze faceted, looped, socketed axe.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF16847	Post Medieval bridge crossing the River Gipping.	MON	Bridge depicted on maps of 1783 (S1) and 1755 (S2), crossing the River Gipping on what is now Station Road. Construction date unknown. A bridge still exists at this location but present course of river to W of original. Unclear if extant bridge is historic. If it is, then it will primarily be of architectural and historical illustrative value. Important relationship to the river and road. No relationship to, or ability to experience the site.	Out
1251130	THE OLD RECTORY	II	Company headquarters, formerly rectory. Mid C16 with major alterations of several periods. 2 storeys. Primarily of architectural and historical illustrative value. No relationship to/ ability to experience site due to building orientation and intervening vegetation.	Out
MSF13661	Sub rectangular enclosure of unknown date, visible as cropmarks.	MON	Cropmark feature within field. Primarily of evidential value (partly reduced by historic landfill truncation). Topography (hilltop location) makes a very limited contribution to the evidential value of the asset.	Out
MSF25167	Group of cropmarks	MON	Cropmarks of primarily evidential value. Setting does not contribute to their heritage significance.	Out
MSZ27226	Cropmarks of two extraction pits	MON	Cropmarks primarily of evidential value. Setting does not contribute their heritage significance.	Out
MSZ27271	Cropmarks of two possible rectilinear enclosures	MON	Cropmarks primarily of evidential value. Setting does not contribute their heritage significance.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSZ27225	Cropmarks of enclosures, trackway, ring-ditch and linear features	MON	Cropmarks. Primarily of evidential value. Topography may make a limited contribution to the interpretation of the possible ring-ditch. No relationship to site.	Out
MSF4416	Barham Pit	MON	Dark deposit (containing finds). Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF4412	Chapelfields	MON	Early medieval burials/ building in gravel pit. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF16606	Norwich Road	MON	Earthworks of possible medieval tofts. Primarily of evidential value. Possible relationship with road and 'in line with surviving buildings to S within area of continuing boundary to S & N (S1).' Directly opposite site. Development of the site would not affect the heritage significance of this asset.	Out
MSZ27291	Earthworks of linear banks	MON	Earthworks. Primarily of evidential value. Possible association to the river if water management features. No spatial/ functional relationship to site.	Out
MSF4425	Late Saxon ditch, Church of St Mary	MON	Excavated feature. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF21708	Late Iron Age to Roman features at Barham Quarry	MON	Excavated features in field used as historic landfill; partly re-instated. Primarily of evidential value. Setting does not contribute to the heritage significance of these (non-extant) features.	Out
MSF4423	Iron Age occupation activity, Church of St Mary	MON	Excavated features, now beneath carpark. Primarily of evidential value. Setting does not contribute their heritage significance.	Out
MSF4424	Roman ditch and post hole, Church of St Mary	MON	Excavated features, now beneath carpark. Primarily of evidential value. Setting does not contribute their heritage significance.	Out
MSF32200	Post medieval features identified at Old Rectory Nursing Home, Barham	MON	Excavated features, primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF24868	The Old Rectory, Claydon	MON	Excavated undated features. Primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSF4408	Church Field (Rom)	MON	Excavation of possible roads. Primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSF4414	Long pond opposite Barham Manor	MON	Extant pond. Primarily of historical illustrative, evidential and aesthetic value. Associations unknown. No relationship to the site.	Out
1352049	HENRY VIII FARMHOUSE	II	Farmhouse, early C16 with alterations of early C17 and early C19. 2 storeys. Primarily of architectural and historical illustrative value. Important functional relationship with out buildings and agricultural/ rural setting. The latter now encroached upon by modern development. No relationship to, or ability to experience the site.	Out
1033249	WHITELODGE FARMHOUSE	II	Farmhouse, early C19 with C18 core. Primarily of aesthetic (architectural) and historic illustrative value. Primarily of aesthetic (architectural) and historical (illustrative) value. Functional relationship with the rural landscape that supported the farm. Site unlikely to form part of the asset's setting due to orientation and intervening development/ vegetation.	Out
1262545	GARDEN WALLS, TOWERS AND GROTTO ABOUT 100 METRES SOUTH SOUTH WEST OF THE OLD RECTORY	II	Garden walls, towers and 7/10000 grotto about 100m SSW of The Old Rectory GV II Garden walls, towers and grotto. Circa mid C19 for the Rev George Drury. Primarily of architectural and historical illustrative value. No relationship to/ ability to experience site.	Out
1263021	THE BEECHES	II	House, c.1840. 2 storeys. Asymmetrical facade, 4 windows wide. Primarily of architectural and historical illustrative value. No relationship to, or ability to experience the site.	Out
1250928	THE ROOKS	II	House, early C17 with alterations of C19 and C20. 1 storey and attics. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to, or ability to experience the site.	Out
1251231	LIMEKILN	II	House, formerly farmhouse. Early or mid C15 with alterations of mid C19. 2 storeys. An H-plan open-hall house. Primarily of architectural and historical illustrative value. No relationship to/ ability to experience site.	Out
1033248	BARHAM MANOR	II	House, formerly manor house (maps actually suggest it was a farmhouse). C.1600, with alterations of early C20. Two storeys and attics. Primarily of aesthetic (architectural) and historical (illustrative) value. Relationship with historic outbuildings and the rural landscape that supported it. Site unlikely to be experienced as part of the site's setting due to the intervening buildings and vegetation.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1251154	CLAYDON HALL	II	House, formerly manor house. Mid C14 core with major alterations of early C17 and later. 2 storeys and attics. The house stands within an incomplete homestead moat of C14 or earlier. Primarily of architectural and historical illustrative value. No functional/ spatial relationship.	Out
1251230	THE HOLLIES	II	House, mid C18. 2 storeys and attics, 3 windows. Timber-framed and plastered. Primarily of architectural and historical illustrative value. Rural setting lost to modern development. No relationship to/ ability to experience site. No relationship to/ ability to experience site.	Out
1263019	ALASDAIR	II	House. Subdivided C20 into 4 flats. Late C16 or early C17 with extensions of lace C19. Primarily of architectural and historical illustrative value. No relationship to, or ability to experience the site.	Out
MSF10748	Post Medieval lime kiln and complex of chalk pits.	MON	Lime kiln listed (1262695), primarily of evidential and historical illustrative value. Functional relationship with the chalk pit pits which are of more limited evidential and historical illustrative value. Development of the site would not affect the heritage significance of these assets.	Out
MSF14841	Churchhill; Claydon Lime Quarries	MON	Limekiln: not extant (area quarried, used as landfill and developed).	Out
MSF28416	Mon - Highbank, Church Lane, Claydon	MON	Modern overburden. Not of heritage significance.	Out
1262890	SMILAX HOUSE	II	Pair of terraced houses, originally one. A C15 or early C16 crossing to left, with rebuilt late C16 hall range to right; refronted late C19. 2 storeys. Primarily of architectural and historical illustrative value. Rural setting has been lost to modern development. No relationship to, or ability to experience the site.	Out
MSF34946	Post-medieval field boundary ditch, Land East of Norwich Road	MON	Part-excavated feature in undeveloped area. Primary of evidential value. Largely undeveloped setting allows for an understanding of the historic context of the asset. No relationship to, or ability to experience the site.	Out
MSF21634	Parsonage (1837)	MON	Possible moated site. Primarily of evidential value. No relationship to, or ability to experience the site.	Out
1263020	THE CROWN INN	II	Public House. Mid C16 core with major alterations of C19 and C20. 2 storeys, 4 windows. Primarily of architectural and historical illustrative value. No relationship to, or ability to experience the site.	Out
MSF21171	Claydon Rectory Garden	MON	Rectory garden at Claydon planted as a Biblical Representation garden by George Drury IV (1819-95). Primarily of aesthetic and historical value. Functional relationships with the Rectory (listed) and the listed garden features. No relationship to the site, or ability to experience it.	Out
1250925	CHURCH OF ST PETER	I	Redundant parish church; mediaeval, with major alterations in the Decorated Gothic style, 1852, by R.M. Phipson for Revd. G. Drury. Of aesthetic (architectural), historical, evidential and communal value. Important relationship with cemetery, rectory, rural landscape, and Claydon	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
			(the community it served). Visibility unlikely unless from top of church tower, in which case it would be read as a continuation of existing development.	
MSF4406	Iron-Age pottery sherds from a pit exposed in gravel working.	MON	Removed as a result of gravel working.	Out
MSF16983	Workhouse Lane; Pesthouse Lane; Bosmere and Claydon Incorporated Hundred Workhouse	MON	Site of C18th workhouse, incl. cemetery. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF21948	'Taimoshan', Church Lane	MON	Sub-surface feature excavated during excavations in the basement of a house. Primarily of evidential value. Setting does not relate to the heritage significance of this asset.	Out
MSF4418	Iron Age settlement site, Sandy Lane Pit	MON	Sub-surface features revealed during quarrying. Not extant.	Out
MSF12871	Bronze Age settlement site, Sandy Lane Pit	MON	Sub-surface features, revealed during quarrying/ excavation. Primarily of evidential value. Topography (hilltop location) makes a limited contribution to the value of the settlement. No spatial/ functional relationship to the site.	Out
1250926	4, 6 AND 8, IPSWICH ROAD	II	Terrace of 3 houses, probably built as one in early or mid C17. Divided into 3 tenements before 1828 and altered c.1980. 1 storey and attics. Timber- framed and plastered. Primarily of aesthetic (architectural) and historical illustrative value. No spatial/ functional relationship with the site. No intervisibility due to intervening development.	Out
1250927	DOVE COTTAGE	II	Terrace of 4 cottages, originally one house. Early C16 with alterations of several periods. Primarily of aesthetic (architectural) and historical illustrative value. Rural setting has been lost to modern development. No relationship to, or ability to experience the site.	Out
MSF25021	Farm buildings at Manor Farm, Barham	BLD	The most important building within the group is a large and high-quality timber framed 5-bay barn of probable 16th century date, surviving in unusually good condition. The barn is semi-aisled on the west side and is thought to have been originally plastered rather than daubed. During the latter 19th century, other buildings were added to form a courtyard arrangement, including a 19th century timber framed lean-to, a brick cow house, shelter shed and stable of Victorian date, reflecting the shift towards Victorian High Farming (S1). These buildings have a functional relationship with the listed farmhouse and the agricultural landscape. Site may potentially have formed part of the farm's landholding, but it is not possible to visually appreciate this given intervening development/ vegetation. Manor Farm (Barham Hall Farm), Barham. 16th century farmstead and farmhouse. Regular courtyard U-shaped plan formed by working	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
			agricultural buildings. The farmhouse is set away from the yard. Partial loss (less than 50%) of the traditional farm buildings. Located within a hamlet (S2-7).	
-	Barham Hall	BLD	Barham Hall as marked on Tithe and later maps. First edition OS map indicates that the listed 'Barham Manor' was Barham Hall Farm, the Tithe Map just lists it as a homestead separately owned/ occupied. Barham Hall owns the land forming LA001, LA002 and LA003.	In

Chapter 5
LA008 Copdock and Washbrook

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	West Hill House	BLD	Large, detached villa set in formal gardens; still extant. Part of the site was originally part of the gardens, and the boundaries of this survive although it is now a field. Tithe map also shows that some of the site was owned by the same owner of the house and that other parts were tenanted by them from Lord Walsingham. Development of this functionally related area will be assessed.	In
	Allotments	MON	Shown on 1st ed. OS map 1881, early example possibly a philanthropical endowment (Tithe map shows that the site was owned by the Lord Walsingham). Potential for physical loss. Primarily of historic and communal value.	In
1194246	BELLDOWN	II	House, early to mid C18. Red brick. Flemish bond, black glazed pantile roof. Primarily of aesthetic (architectural) and historical illustrative value. Development will surround it on two sides.	In
1194324	CHURCH OF ST PETER	II*	Parish church. C14 and C15, restored 1901, and 1909 by Burgess and Brown. Flint, brick, stone dressings, flint flushwork, slate and leaded roofs. Of aesthetic (architectural), historical, evidential and communal value. Important relationship with cemetery, serving community and rural landscape. No functional relationship to site and visibility is likely to be limited.	Out
1036890	COPDOCK LODGE	II	House. Possibly C17 core, encased C18, extended C19 and C20, refurbished 1901. Primarily of aesthetic (architectural) and historical illustrative value. Part of former landscaped grounds survive; the rest are playing fields. No relationship to site; potentially for intervisibility low due to intervening vegetation.	Out
1036892	MILL HOUSE	II	Mill house. Late C15 or early C16, early C17 and later. Primarily of aesthetic (architectural) and historical illustrative value. Functional relationship to Mill (1285761) and river/ agricultural landscape. No relationship to site. No intervisibility due to intervening built development/ vegetation.	Out
MSF4646	A1100	MON	Cont. of Pye Roman Road, which is already being assessed as MSF4651.	Out
1036893	Rosemary Cottage and Hillside	II	House, divided in 2. Mid to late C16. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site. No intervisibility due to intervening built development/ vegetation.	Out
1036895	FEN FARMHOUSE	II	Farmhouse. In two builds, C16 and c1600, restored C20. Timber framed, rendered, plain tile roof. 2 storeys. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site. No intervisibility due to intervening built development/ vegetation.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1036896	CHALONERS COTTAGE	II	House. C17 core, refaced late C18. Timber framed, encased in Flemish bond brickwork with flared headers, plain tile roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site. No intervisibility due to intervening built development.	Out
1194408	CHURCH OF ST MARY	II*	Parish church. C12 origins, mainly early and later C14, C19 restorations. Of aesthetic (architectural), historical, evidential and communal value. Important relationship with cemetery, serving community and rural landscape. Intervening vegetation and built development; site possibly intervisible from top of the tower but would be seen in the distance as part of existing development. No relationship to site.	Out
1194446	AMOR HALL	II	House. Mid C16, early C17, mid C19. Primarily of aesthetic (architectural) and historical illustrative value. Appears to have intact stables and remnant non-designated parkland. No relationship to site; no intervisibility due to intervening development.	Out
1285748	HUNTLEY HOUSE	II	House. Circa 1600, restored and extended C20. Timber framed, rendered, plain tile roofs. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site; no intervisibility due to intervening development.	Out
1285761	COPDOCK MILL	II	Watermill, now engine operated, mid-late C19. Always used as a feed mill. Red brick, gault brick dressings, slate roof. 2½ storeys. Primarily of aesthetic (architectural) and historical illustrative value. Functional relationship to river, agricultural landscape and Mill house (listed). No relationship to site; no inversibility with the site.	Out
1351635	Barn at Copdock Hall	II	A substantial threshing barn of late-C16 date, built of brick with diaper work patterning. It has been altered and extended over subsequent centuries and has until recently remained in agricultural use. Primarily of aesthetic (architectural) and historical illustrative value. Functional relationship to farmhouse? (if extant) and agricultural landscape. Site does not appear to form part of the asset's setting due to intervening vegetation along London Road.	Out
1194223	FELCOURT	II	Former rectory, 1858 by E B Lamb for Frederick de Grey, younger son of Lord Walsingham. Red brick, yellow and red sandstone dressings, plain tile roofs. Primarily of aesthetic (architectural) and historical illustrative value. May be possible to experience the site to a limited extent but has no relationship to it.	Out
MSF16791	Washbrook Street	MON	Shrunken village indicated by 1595 map. Primarily of evidential value. If extant buildings are survivals, then also potentially of historical value. Functional relationship to agricultural setting and road. No relationship to site; no inter-visibility.	Out
MSF16794	Ring ditch/es of unknown date.	MON	Cropmarks primarily of evidential value. Topography contributes to their evidential value. No relationship to the site	Out
MSF17159	Findspot of a Neolithic partially polished flint axehead.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF18239	A12; A1100	MON	Post-medieval milestone. If extant, it will be primarily of aesthetic (architectural) and historical illustrative value. Functional relationship to the road. Development of the site would not affect the heritage significance of this asset. (Potential for physical effects may need to be considered if the road is later used for access to the site by construction vehicles).	Out
MSF18247	Washbrook Bridge	MON	Post-medieval bridge. If extant, will be primarily of aesthetic (architectural) and historical illustrative value. Functional relationship to the road and river. Development of the site would not affect the heritage significance of this asset.	Out
MSF19255	Felcourt	MON	Possible mill mound. Primarily of evidential and historical illustrative value. Functional association to the agricultural landscape (incl. ridge and furrow earthworks - MSF18247). No relationship to site.	Out
MSF20351	Playing Field	MON	Ridge and furrow earthworks. Primarily of historical illustrative value. Mill mound (MSF19255) in field adds to value. No relationship to site.	Out
MSF25250	Model Farm buildings at Amor Hall Farm	BLD	Extant. Primarily of aesthetic (architectural) and historical illustrative value. Functional relationship to Amor Hall Farmhouse and to the agricultural landscape that supported them. No relationship to the site.	Out
MSF38026	Bronze Age pit, two medieval ditches, and undated features, Land south of The Paddocks, Old London Road	MON	Excavated features. Primarily of evidential value. Setting does not contribute to their heritage significance.	Out
MSF4392	Medieval artefact scatter of pottery.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4641	Leaf shaped arrowhead.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4642	Pottery found 1973, note on IPSMG map (S1).	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4650	Mace Green	MON	Earthworks, primarily of historical illustrative and evidential value. No relationship to site.	Out
MSF4651	Pye Road (A12)	MON	Postulated route of Roman Road. Potential for physical effect.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF4655	Findspot of Iron-Age 'Belgic' pottery.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4662	Findspot of an Iron-Age brown pottery sherd with red-brown outer surface.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSZ27305	Earthworks of an extractive pit and a bank	MON	Primarily of evidential/ historical illustrative value. Bank may be a flood defence and have a functional relationship with the Spring Brook. No relationship to site.	Out
MSZ27319	Cropmarks of a large rectilinear enclosure, field system, trackway and ditches	MON	Cropmarks primarily of evidential value. Setting does not appear to contribute to their heritage significance. No relationship to site.	Out
MSZ27339	Cropmarks of a rectilinear enclosure, an irregular enclosure, and a series of ditches and field boundaries	MON	Cropmarks primarily of evidential value. Setting does not appear to contribute to their heritage significance. No relationship to site.	Out
MSZ27340	Cropmarks of field boundaries	MON	Cropmarks primarily of evidential value. Setting does not appear to contribute to their heritage significance. No relationship to site.	Out
MSZ27345	Cropmark of a ring-ditch	MON	Cropmarks primarily of evidential value. Setting does not appear to contribute to their heritage significance. No relationship to site.	Out
MSZ27346	Cropmarks of field boundaries	MON	Cropmarks primarily of evidential value. As post-medieval field boundaries in an area of HLC characterised as pre-18th enclosure, setting contributes to their legibility. No relationship to site.	Out
MSZ27347	Earthworks of field boundaries and a series of short sections of bank	MON	Not extant. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSZ27348	Cropmarks of two large extraction pits	MON	Cropmarks primarily of evidential value. As post-medieval field boundaries in an area of HLC characterised as pre-18th enclosure, setting contributes to their legibility. No relationship to site.	Out
1351636	CHERRY COTTAGE CHERRY ORCHARD	II	Cherry Cottage and Cherry Orchard GV II House divided in two. Probably circa 1500, extended to rear C20. Timber framed, largely exposed, plain tiled hipped roof. Original garden/ orchard has been lost to subsequent development and rear garden similarly altered. Primarily of aesthetic (architectural) and historical illustrative value, largely related to its age and fabric. Within historic core of Washbrook and the site affords amenity value but does not contribute to its heritage significance.	Out
1036933	TUDOR COTTAGE	II	Cottage. Late C15 or early C16, early C17, extended C18 and C20. Timber framed, rendered, plain tile roof. Primarily of aesthetic (architectural) and historical illustrative value, primarily for fabric and age. Stands directly opposite the site. No functional relationship and development would not affect its heritage significance.	Out
1194377	CHELMESIS GAINSBOROUGH INGLENOOK	II	House, divided in three. Early to mid C16. Timber framed, part rendered, rendered brick plinth, hipped and gabletted plain tile roof. Primarily of aesthetic (architectural) and historical illustrative value. Originally the garden of Cherry Orchard Cottage extended behind the garden of this house, in an L-shape. The two houses rear gardens have now been reconfigured and are longer/ larger rectangular plots. Within historic core of Washbrook and the site affords amenity value but does not contribute to its heritage significance.	Out

Chapter 6
LA013 Sproughton

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1000271	CHANTRY PARK RPG and CA		A public park since 1928, derived from a gentleman's seat with a house built in the C17 and modified in both the C18 and C19 sitting in an C18 park with two bodies of water and adorned on the south front by a parterre designed by a Mr Nesfield and modified in the early C20 by the owner and Mr Notcutt of Woodbridge. Former rural setting has been replaced with built development, save for the area formed by the site.	In
1036924	BARN CIRCA 20 METRES SOUTH EAST OF RED HOUSE	II	Barn C17 and early C18. Red brick mainly in Flemish bond using some burnt headers, plain tile roofs with crested ridge tiles. Shaped gables. Functional relationship with the Red house and surrounding agricultural landscape, of which the landscape forms part.	In
1193916	SPRINGVALE	II	Farmhouse. Probably C15, extended C17 to C19. Brick, timber framed, rendered, hipped plain tile roofs. Now a day nursery with large carpark to front. Primarily of aesthetic (architectural) and historical (illustrative) value. Outbuildings do not appear to be historic, but workers cottages are extant, and it retains much of its rural setting, although that to the west has been lost with the construction of the A14.	In
1285933	RED HOUSE	II	House. Early C18 with a C16 core, extended later C18 and C19. Red brick in Flemish bond, evidence of C16 timber frame, plain tile roofs. Landscaped garden to rear no longer extant (replaced by pool) but historic outbuildings survive. Rural setting contributes to the legibility of this small country house. Development would result in the loss of some of this rural setting.	In
	CHANTRY PARK CA		A public park since 1928, derived from a gentleman's seat with a house built in the C17 and modified in both the C18 and C19 sitting in an C18 park with two bodies of water and adorned on the south front by a parterre designed by a Mr Nesfield and modified in the early C20 by the owner and Mr Notcutt of Woodbridge. Former rural setting has been replaced with built development, save for the area formed by the site.	In
MSF39761	Harland Park and House	MON	Primarily of evidential value. Potential for physical impact to archaeological remains.	In
MSF37903	OUTLINE RECORD: Chantry Vale, Ipswich	MON	Need to request further information.	In

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	(GEO) GSBSUMO (ASE) EVL			
1037783	THE CHANTRY	II	A large mansion standing in a fine park of about 124 acres, presented to the town in 1927. At one time the home of Sir Fitzroy Edward Kelly, Baron of the Exchequer 1866-80. It was built in the C18 but was considerably altered and extended in the C19. (1853-54). Primarily of aesthetic (architectural), historical and communal value. Orientated N-S rather than west towards the site. Intervening tree cover. House will be considered as a landscape feature, but it is the setting of the park/ conservation area that is of concern not the setting of the house, which has a smaller nested settlement.	Out
1193924	2 AND 4, LOWER STREET	II	House, divided in two. C16 with C19 facade. Timber framed, rendered, plain tile roof. Primarily of aesthetic (architectural) and historical (illustrative) value. No relationship to site and site does not appear to form part of its setting.	Out
1036921	PRYNC'S LODGE	II	House. Probably C16 origins, much remodelled C17, extended 1880 and later C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site and site does not appear to form part of its setting.	Out
1036923	CHURCH CLOSE	II	House, formerly the Old Rectory, divided into 4 houses and flats 1961. Late C15, C17, c1836. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site and site does not appear to form part of its setting.	Out
1036925	LOWER HOUSE AND THE STORES	II	House and shop. Early to mid C16, of two separate builds. Primarily of aesthetic (architectural) and historical (illustrative/ associative) value. No relationship to site and site does not appear to form part of its setting.	Out
1036926	TITHE BARN	II	C17 tithe barn, with some reused material. Now used as a sports hall. Primarily of aesthetic (architectural) and historical (illustrative) value. No relationship to site and site does not appear to form part of its setting.	Out
1036927	MILL	II	House, formerly divided into cottages. Circa 1600, later C17, C19 and later. Timber framed. Primarily of aesthetic (architectural), historical (illustrative) and evidential value. Important functional relationship with the mill. No relationship to site and site does not appear to form part of its setting.	Out
1193937	WALNUT COTTAGE	II	Cottage, formerly used as a bakery. Early to mid C16. Timber framed. Primarily of aesthetic (architectural) and historical (illustrative) value. No relationship to site and site does not appear to form part of its setting.	Out
1193955	MILL HOUSE	II	Watermill. Late C18. Red brick in Flemish bond, hipped glazed Black pantile roof. Primarily of aesthetic (architectural) and historical (illustrative) value. No relationship to site and site does not appear to form part of its setting.	Out
1193985	POPLAR FARMHOUSE	II	Farmhouse. Late C16 and early C17, later C17, C18 extended probably early C19. Timber framed and rendered, colourwashed brick, plain tile roofs. Primarily of aesthetic (architectural) and historical (illustrative) value. Located c.335m south of site. Due to topography, building orientation and intervening vegetation the site does not appear to form part of its setting or to otherwise have a relationship with the site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1236640	GATE HOUSE AND ENTRANCE GATEPIERS TO CHANTRY PARK	II	A monumental white brick and stone lodge designed as a small temple in a free classical style. Possibly of the same date as the alterations to the Chantry in the mid C19. Primarily of aesthetic (architectural) and historical (illustrative) value. No relationship to site and site does not appear to form part of its setting.	Out
1236695	MILESTONE NUMBER 67 OUTSIDE AVENUE LODGE, CHANTRY PARK	II	A cast iron milestone cast by E.R and F Turner in 1862 to the pattern of earlier C19 milestones around Ipswich. Primarily of aesthetic and historical (illustrative) value. No relationship to site and site does not appear to form part of its setting.	Out
1285915	SPROUGHTON HALL	II	House. Late C16 or early C17 and later. Timber framed, rendered, brick, plain tile roofs, the front range hipped. Primarily of aesthetic and historical (illustrative) value. No relationship to site and site does not appear to form part of its setting.	Out
1285956	CHURCH OF ALL SAINTS	II*	Parish Church. Early C14, later medieval, restored 1863-68 by Frederick Barnes of Ipswich and 1870 and 1884. Of aesthetic (architectural), historical, evidential and communal value. No relationship to site and site does not appear to form part of its setting.	Out
1351646	THE WILD MAN	II	Public House. Early and later C16, altered, with extensive C20 additions, to rear. Primarily of aesthetic and historical (illustrative) value. No relationship to site and site does not appear to form part of its setting.	Out
1351647	BARN ABOUT 50 METRES SOUTH WEST OF SPROUGHTON HALL	II	Late C16th timber-framed, with thatch roof. Primarily of aesthetic (architectural) and historical illustrative value. Primarily of aesthetic and historical (illustrative) value. No relationship to site and site does not appear to form part of its setting.	Out
1441403	Sprites Primary Academy, including entrance walls with sculptural relief panels to Stonechat Road	II	Former infant and junior schools, designed in 1959 by Birkin Haward of Johns, Slater and Haward for the County Borough of Ipswich. Primarily of aesthetic and historical (illustrative) value. No relationship to site and site does not appear to form part of its setting.	Out
MSF15187	Aerial photograph of circular enclosure	MON	Primarily of evidential value. No relationship to site and site does not appear to form part of its setting.	Out
MSF15602	Thompson & Morgan Depot, Poplar Lane. (Un)	MON	Evaluation recovered p-m finds and an undated pit, primarily of evidential value. Setting does not contribute to the heritage significance of the asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF15846	Sproughton Bridge	MON	Extant? Bridge C18-19. No description. Google earth shows modern wooden bridge parapet, rest not visible. Google Primarily of aesthetic (architectural) and historical illustrative value. Functional relationship with river and road that would not be affected by development.	Out
MSF16792	Ditch (possibly from enclosure) with ESax pottery and animal bones found during evaluation. (Sax)	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of the asset.	Out
MSF16793	Thin scatter of Rom pottery over field found during evaluation. (Rom)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does contribute to the heritage significance of this asset.	Out
MSF18241	A1071	MON	Milestone - Not extant? Setting does not contribute to the heritage significance of this asset (or if extant, it would relate to the road and not be affected by development)	Out
MSF18243	A12	MON	Milestone - Not extant? Setting does not contribute to the heritage significance of this asset (or if extant, it would relate to the road and not be affected by development)	Out
MSF24076	Thompson and Morgan Ltd, Polar Lane,	MON	Undated ditch, primarily of evidential value. Setting does not contribute to the heritage significance of this asset	Out
MSF25466	SWISS Centre, Ipswich	MON	MBA cemetery, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF26208	Type 22 concrete pillbox. Concrete block interior anti-ricochet wall. Entrance faces S.	MON	Extant. Primarily of historical value. Strategic relationship with road. No relationship to site.	Out
MSF26533	River's Farm Barn	BLD	Extant. Primarily of aesthetic and historical (illustrative) value. No relationship to site and site does not appear to form part of its setting.	Out
MSF26858	Land at Church Lane, Sproughton, Suffolk	MON	Undated archaeological features primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF28142	Iron Age ditches and Roman features, The Bridge School, Sprites Lane, Geo (Brit Arch)	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF30214	Possible Roman oven and modern ditches at IP8 Access Road, Scrivener Drive	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF32185	Possible ditches at Belstead House, Sprites Lane, Pinewood, Ipswich (ASE) GEO & EVAL	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF32529	Medieval activity possibly related to the former hamlet of Felchurch	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF35779	Roman Pottery Sherd at Third Mile, London Rd	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does contribute to the heritage significance of this asset.	Out
MSF36366	A Bronze Age ring ditch and a late Saxon enclosure, Land of Loraine Way, Sproughton, Ipswich (MGS) GEO	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF36421	Bronze Age/Iron Age ring gully and oven, Former Sugar Beet Factory, Sproughton	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF37114	Possible Roman quarry pit, Land West of Suffolk One, Scrivener Drive	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF4518	Devil's Wood Pit (Pal)	MON	Settlement site and pit. Primarily of evidential value. Functional relationship to the river. No relationship to the site.	Out
MSF4519	Devil's Wood Pit (Mes)	MON	No information available on website. Scoping decision will be made once data has been reviewed.	Out?
MSF4520	Devil's Wood Pit (Neo)	MON	Settlement site primarily of evidential value. Functional relationship to the river. No relationship to the site.	Out
MSF4521	Devil's Wood Pit (BA)	MON	Settlement site primarily of evidential value. Functional relationship to the river. No relationship to the site.	Out
MSF4522	Devil's Wood Pit (Rom)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4523	One tranchet axe, 3 others, 18 cores, circa 400 blades, one scraper, 5 microliths.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4525	Gipping Way	MON	BA cremations primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSF4528	Valley Farm Sand Pit; Sproughton Sand Pit? (BA)	MON	LBA pits primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSF4529	Valley Farm Sand Pit (IA)	MON	IA pits primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSF453	Sproughton Knoll (Mes)	MON	Mesolithic occupation site primarily of evidential value. Built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF4530	Valley Farm Sand Pit (Rom)	MON	Roman cremation primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF4531	Distal end of sheep tibia, sharpened and polished.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4532	Small plain cup with inturned rim.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4533	Bolards Field, Spring Vale Farm.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4535	Fabricator found W of Valley Farm Holding in ploughed field.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4536	Leaf shaped arrowhead and scraper.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4537	Findspot of a Roman coin	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does contribute to the heritage significance of this asset.	Out
MSF4539	Three rims and seven sherds Thetford ware; ox bones. (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF454	AWA Sewage Works (Neo)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4540	Devil's Wood Pit	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4541	Possible ring ditch, circa 25m diameter.	MON	Primarily of evidential value. No relationship to site.	Out
MSF4542	Rectilinear ditch system	MON	Primarily of evidential value. No relationship to site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF4543	Ring ditch	MON	Primarily of evidential value. No relationship to site.	Out
MSF4544	Double ditch and traces of fields.	MON	Primarily of evidential value. No relationship to site.	Out
MSF4545	Single ring ditch observed from air photographs, 1977. (Un)	MON	Primarily of evidential value. No relationship to site.	Out
MSF4546	Single ring ditch observed from air photographs 1977. (IA)	MON	Primarily of evidential value. No relationship to site.	Out
MSF4547	A1100	MON	Primarily of evidential value. No relationship to site.	Out
MSF455	Three areas excavated in a field by J V Todd: a)TM 1303 4490, b)TM 1306 4490, c)TM 1308 4492; areas a) b) were about 6 feet in diameter? (Mes)	MON	Flint working site primarily of evidential value. No relationship to site.	Out
MSF4640	Scatter of Rom pottery on S facing hill slope, W of Belstead Junior Training Centre.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4641	Leaf shaped arrowhead.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF4643	Felchurch Church	MON	Not extant. Setting does not contribute to the heritage significance of this asset.	Out
MSF4645	Poplar Lane; Chapel	MON	Disarticulated burial primarily of evidential value. No relationship to site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF4646	A1100	MON	Primarily of evidential value. No relationship to site.	Out
MSF710	Small-scale excavations were carried out in paddock by J V Todd 1975-1979; the site has now been used as a dump for sludge from the adjoining sugar f?	MON	No info on website. Will be scoped once information has been reviewed.	?
MSF7497	AWA Sewage Works (BA)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF808	The Old Rectory, Church Lane	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSZ27306	Cropmarks of field boundaries	MON	Primarily of evidential value. No relationship to site.	Out
MSZ27307	Cropmarks of field system with a series of pits	MON	Primarily of evidential value. No relationship to site.	Out
MSZ27308	Cropmarks of field system	MON	Primarily of evidential value. No relationship to site.	Out
MSZ27309	Cropmarks of field boundaries	MON	Primarily of evidential value. No relationship to site.	Out
MSZ27311	Cropmarks of field boundaries	MON	Primarily of evidential value. No relationship to site.	Out
MSZ27313	WWII pillbox	MON	Not extant. Probable strategic relationship with extant pillbox and crossroad.	Out
MSZ27314	WWII pillbox	MON	Not extant. Probable strategic relationship with extant pillbox and crossroad.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSZ27315	Cropmarks of a ring ditch	MON	Primarily of evidential value. No relationship to site.	Out
MSZ27316	Cropmarks of two ring-ditches	MON	Primarily of evidential value. No relationship to site.	Out
MSZ27317	Cropmarks of a ring-ditch	MON	Primarily of evidential value. No relationship to site.	Out
MSZ27342	Cropmarks of a ring-ditch	MON	Primarily of evidential value. No relationship to site.	Out
MSZ27349	WWII searchlight emplacement	MON	Not extant. Primarily of evidential value. No relationship to site.	Out

Chapter 7
LA051 Botesdale and Rickinghall

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF11281	Broom Hills	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF13447	Medieval and post-medieval pottery, Rickinghall - Botesdale bypass	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF13450	Medieval pottery, Rickinghall-Botesdale bypass	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF15650	Rickinghall Bypass (Preh)	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF15652	Rickinghall Bypass (Med)	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF37475	Scatter of flints and medieval pottery, Rickinghall - Botesdale bypass	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF37476	Medieval pottery, Rickinghall - Botesdale bypass	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF8424	Gardenhouse Field, Pound Field. (Sax)	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	
MSF8365	Back Hills (Neo)	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8416	"Cambria", The Street (Rom)	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8417	"Cambria", The Street (PMed)	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8418	"Cambria", The Street (Un)	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8424	Gardenhouse Field, Pound Field. (Sax)	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8428	The Homestead"" (PMed)	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8429	Neolithic and Bronze Age flints, NW of St Mary's Church	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8440	Lead spindle whorl, apparently Rom, diameter 35mms found in garden of house, N of The Street. (Rom)	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF8741	Sherd of cordoned pot, late C1 (circa AD 50-70) from N side of stream.	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
1241122	CHURCH OF ST MARY	I	Parish church, . Of aesthetic (architectural), historical, evidential and communal value. Important relationship with cemetery and rural landscape. Visibility with site likely to be limited to the church tower, from which it would be read as part of existing surrounding development. No relationship to site.	Out
1097030	CHURCH OF ST MARY	I	Parish church. C12 tower, otherwise late C13 and early C14 with C15 alterations. Refitted 1858-9 by J.D. Wyatt, windows restored 1870 and 1891. Flint rubble, part cement rendered; ashlar and red brick dressings with some knapped flintwork. Machine tiled and plain tiled steeply pitched roofs. Of aesthetic (architectural), historical, evidential and communal value. Due to intervening development, the only intervisibility with site would be from the church tower where development would be read as part of existing development. Development would not affect the heritage significance of the asset.	Out
1241181	HALL HOUSE COTTAGE	II	House, latterly 3 and now 2 dwellings. c.1500, floor and stack inserted early C17, extended and altered C19 and C20. Timber frame, plastered and roughcast. Thatched roofs. Primarily of aesthetic (architectural) and historical illustrative value. Adjacent to site. No functional relationship to the site. Will be considered in relation to the conservation area, but not individually.	Out
1241229		II	Public house. c.1600, extended c.1700 and late C18, altered C19 and C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site but adjacent to it so potential for physical impact. Will be considered individually and as a component of the CA rather than individually.	In
1241179	HIGHWAYS	II	Barn to former Rectory (not listed), now a dwelling. Early C17, converted c.1960. Primarily of aesthetic (architectural) and historical illustrative value. Functional relationship to the former Rectory. No relationship to the site.	Out
1241242	THE FOUR HORSE SHOES	II	Cottage formerly used as a house and blacksmith shop and then a beer house. Probably C18. Flint rubble with red brick dressings. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1032643	PREMISES OCCUPIED BY CHILVERS (DRAPERY STORES)	II	Drapery stores. Early C19, reduced in height early C20. White brick with some red brick, stuccoed ground floor. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1359126	THE BELL HOTEL	II	Early to mid C17, cased and extended early C18, altered C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1260662	KILN FARM HOUSE	II	Farmhouse. C17, extended C18, part raised C19, altered C20. Timber frame, plastered. Steeply pitched machine tiled roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1260663	SUGGENHALL FARM HOUSE	II	Farmhouse. Late C17 and possibly earlier, extended C19. Timber frame, roughcast. Steeply pitched half hipped plain tiled roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1452568	Botesdale, Redgrave and Rickinghall War Memorial	II	First World War memorial, unveiled 8 August 1920, with additions for later conflicts. Primarily of aesthetic (architectural), historical (associative/ illustrative) and communal value. No relationship to site.	Out
1213249	THE OLD COCK HOUSE	II	Former public house, now 2 dwellings. Late C16, extended mid C17, C18 and C19, altered C20. Timber frame, plastered. Steeply pitched pantiled roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1064778	BARN ABOUT 5 METRES NORTH WEST OF JUBILEE HOUSE	II	Former stable block to a maltings, now demolished. Late C18. Red brick. Steeply pitched pantiled roof. 1 storey. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1096964	FREEMAN MEMORIAL ABOUT 5 METRES NORTH OF CHURCH OF ST MARY	II	Freeman Memorial about 5m - north of Church of St. Mary GV II Chest tomb. J. Freeman, d.1753. Primarily of aesthetic and historical value. No relationship to the site. Intervening development.	Out
1032644	RAILINGS TO FRONT OF HONISTER HOUSE	II	Front garden railings to Honister House (q.v.). c.1830. Cast iron on a low brick base. Primarily of aesthetic and historical illustrative value. No relationship to the site. Intervening development.	Out
1334354	RICKINGHALL VOLUNTARY CONTROLLED PRIMARY SCHOOL	II	Gothic style late 19th century school. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1352319	ROSEDENE WITH SIMONDS OF BOTESDALE	II	House with offices. Early C17, altered and extended early C19 and C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1032648	ANGEL HOUSE	II	House with shop, formerly a public house. Early C18, altered C20. Timber frame, plastered with some colourwashed brick to rear. Plain tiled roofs. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1249120	CROWN HILL BAKERY	II	House with shop, latterly a public house. Early to mid C16, extended C17 or C18, raised C19, altered C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1064779	BELL HILL HOUSE	II	House with shop, latterly two dwellings. Mid C16, extended early C17. Late C17 and c.1900 altered C20. Timber frame, plastered with some red brick to rear. Steeply pitched plain tiled roofs with some pantiles to rear. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1260613	PUMP HOUSE	II	House with shop. Early C16 origins, extended, altered and reroofed c.1600, altered and extended C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1288981	CHAPEL HOUSE	II	House, built as accommodation for adjacent Grammar School founded by Sir N. Bacon in 1576; on earlier foundations, possibly those of late C14 or early C15 chantry chapel. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1213069	THE BRIDEWELL WITH FORECOURT AND GARDEN WALLS	II	House, former Bridewell. c.1810, altered C19 and C20. Red brick. Hipped machine tiled roof. 3 bays. 2 storeys. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1213286	HONISTER HOUSE	II	House, formerly 2 dwellings with a brush factory. Mid C17 with C16 origins, altered c.1830, extended later C19. Timber frame, plastered, some weatherboarding. Steeply pitched pantiled roofs. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1032647	CROWN HILL COTTAGE	II	House, formerly part of a coaching inn. c.1600, altered C20. Timber frame, plastered. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1213500	LIEGE COTTAGE	II	House, formerly with a shop. C18 and possibly earlier, altered C19. Timber frame, roughcast. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1213463	CHURCH VIEW COTTAGE	II	House, latterly 2 dwellings and a shop. Early to mid C17, extended and altered C18 and C19, altered C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1260619	KILN FARM COTTAGE	II	House, latterly 2 dwellings. c1600, extended mid to late C17, cased and extended C20. Timber frame, plastered with C20 brick casing and additions to rear. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1334324	STANLEY COTTAGE AND ADJACENT PREMISES	II	House, latterly 2 dwellings. Early C16, stack and floor inserted late C16. Timber frame, plastered. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1241233	ELM COTTAGE	II	House, latterly 2 dwellings. Early C17 and possibly earlier, cased C19. Timber frame, red brick casing. Steeply pitched pantiled roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1241232	WHITE GATE	II	House, latterly 2 dwellings. Early C17, parlour bay rebuilt C18, extended C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1032645	NUMBERS 5 AND 6 (HARWELL HOUSE) WITH ATTACHED OUTBUILDING	II	House, latterly 3 dwellings and now 2. Early C18, altered and extended mid C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1352315	NUMBER 1 AND ADJOINING PREMISES	II	House, latterly 3 dwellings and shops, now 2 dwellings. Late C15 or early C16, remodelled and extended 1637, date formerly in a pargetted panel; extended early C18 and C19, altered C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1064781	CHEYLESWOOD	II	House, latterly 3 dwellings with a shop. Mid to late C17, part raised, extended and altered early C19 and C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1260664	GARDEN COTTAGE GARDEN HOUSE	II	House, latterly a public house, now 2 dwellings. C16, extended and altered early C17 and mid C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1352318	PANTILES	II	House, latterly a public house. Mid C17, altered and extended C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1241170	KILN FARM HOUSE	II	House, latterly a public house. Mid to late C17, altered C20. Timber frame, plastered. Thatched roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1064780	ASTLEY HOUSE	II	House, latterly part of The Bell Hotel (q.v.) and a police station. C16 origins, raised, refronted and extended early C18, altered C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1289070	GLENSIDE	II	House, latterly with a cafe. Early C16, stack and floor inserted and reroofed early C17, part rebuilt and altered C19 and C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1064782	BEAUMONT COTTAGE AND SOUTHGATE FARMHOUSE	II	House, latterly with a shop, now 2 dwellings. c.1500, floor and stack inserted and reroofed late C16, extended early C17 and early C18, altered C19 and C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1249123	BELL VIEW COTTAGE SEVEN BELLS	II	House, latterly with a shop, now 2 dwellings. Early C17, altered C18, altered, raised and extended mid to late C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1241234	RAYLEIGH HOUSE	II	House, latterly with a shop. C18, altered and extended C19. Timber frame, roughcast. Steeply pitched corrugated sheet roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1249122	BRIDEWELL HOUSE	II	House, latterly with a shop. Early C17, altered and extended mid C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1064777	FORGE COTTAGE	II	House, latterly with a shop. Early to mid C16, stack inserted and reroofed early C17, altered C19 and C20. Timber frame, plastered with some panelled pargetting. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1213431	NUMBERS 1 AND 2 HILLTOP WITH COOK'S STORES	II	House, now 2 dwellings, with shop. Early C19, altered C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1241241	CHURCH FARM COTTAGE CHURCH FARM HOUSE	II	House, now 2 dwellings. c.1500, stacks inserted, reroofed, altered and extended early C17, extended C19, altered C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1064784	CROFT HOUSE ROSE COTTAGE	II	House, now 2 dwellings. Early C16, stack inserted late C16, extended mid C17, part cased mid C19, altered C20. Timber frame, plastered, part red brick cased. Thatched roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1260612	GABLE END THE GABLES	II	House, now 2 dwellings. Early to mid C16, extended and remodelled mid to late C17, further extended and altered early C18, restored 1973. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1241178	Waterwell Cottage and 4, Kiln Farm Cottage	II	House, now 2 dwellings. Mid C16, extended C17 or C18, altered and cased C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1032641	BOXTREE COTTAGE LINDEN COTTAGE	II	House, now 2 dwellings. Mid to late C16, altered early C19 and part rebuilt mid C20. Timber framed. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1032646	FAIRHAVEN	II	House, now 3 dwellings. c.1600, extended C17, refronted and part raised C18, altered and extended or part rebuilt C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1213302	OSMOND HOUSE	II	House, now with flats and a teashop. Early C19. White brick and plastered timber frame, some red and yellow brick. Slate roof. 3 bays. 3 storeys with cellar. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1277590	CROWNLEIGH HOUSE	II	House. c.1600, extended early C18, refronted mid C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1249157	THE MALTINGS	II	House. c.1600, extended early C19, altered C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1260614	RIDGE HOUSE	II	House. c.1840. Timber frame, plastered with scoring to resemble ashlar. Shallow hipped slate roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1260617	THE UPLANDS	II	House. C17 with earlier origins possible, part brick cased and extended mid to late C18, further extended early C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1260618	THE ANCHORAGE	II	House. C17 with earlier origins possible, part brick cased and extended mid to late C18, further extended early C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1213174	WAYSIDE COTTAGE	II	House. C17, altered and extended early C19. Timber frame, plastered. Steeply pitched plain tiled roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1241240	OLD TIMBERS	II	House. C17, refronted early C19, altered C20. Timber frame, plastered, refronted in knapped flint with red brick dressings. Thatched roof. Primarily of aesthetic (architectural) and historical illustrative value. Opposite site with limited potential to experience site from upper windows between gaps. No relationship to site.	Out
1096993	BROOK HOUSE WITH ATTACHED WALLS AND OUTBUILDINGS	II	House. Early C18, refronted c.1830, extended mid to late C19. Red brick with later white brick. Slate roofs. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1213517	BOTOLPH HOUSE WITH FRONT RAILINGS	II	House. Early to mid C17, remodelled early C19 for R. Sword; 'RS 1824' on an outbuilding (not listed). Timber frame, pebble dashed. Steeply pitched hipped slate roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1064783	CROOKED COTTAGE	II	House. Late C15, floor and stack inserted early to mid C17, cased and altered C20. Timber frame, Fletton brick casing, all plastered and whitewashed. Thatched roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1096992	BRIDGE HOUSE	II	House. Late C16, extended and altered early C19 and C20. Timber frame, plastered with panelled pargetting, brick additions. Steeply pitched machine tiled roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1241235	THE HOMESTEAD	II	House. Mid to late C17, altered and extended early to mid C18, altered mid C19 and early C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1241239	JESSAMINE LODGE	II	Large house, latterly with a shop. Early C18, extended, altered and refenestrated mid to late C19, restored 1985. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1334325	SNAPE HULL HOUSE WITH ATTACHED CRINKLE-CRANKLE WALL	II	Large house. C17 or C18 origins, extended and altered c.1820, part raised late C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1334305	MILESTONE ABOUT 40 METRES SOUTH SOUTH WEST OF CHURCH OF ST MARY	II	Late C18 or early C19. Primarily of aesthetic and historical (illustrative) value. No relationship to site.	Out
1241123	PAIR OF ELMY HEADSTONES ABOUT 5 METRES NORTH OF CHURCH OF ST MARY	II	Primarily of aesthetic and historical value. Functional relationship to church and cemetery. No relationship to site; no ability to experience the site.	Out
1241124	SMITH MEMORIAL ABOUT 15 METRES NORTH OF CHURCH OF ST MARY	II	Primarily of aesthetic and historical value. Functional relationship to church and cemetery. No relationship to site; no ability to experience the site.	Out
1241165	NINE MILLS HEADSTONE FROM ABOUT 2 METRES TO 15 NORTH OF CHURCH OF ST MARY	II	Primarily of aesthetic and historical value. Functional relationship to church and cemetery. No relationship to site; no ability to experience the site.	Out
1260674	ELMY MEMORIAL ABOUT 2 METRES NORTH OF CHURCH OF ST MARY	II	Primarily of aesthetic and historical value. Functional relationship to church and cemetery. No relationship to site; no ability to experience the site.	Out
1260675	PARSON MEMORIAL ABOUT 15 METRES NORTH OF CHURCH OF ST MARY	II	Primarily of aesthetic and historical value. Functional relationship to church and cemetery. No relationship to site; no ability to experience the site.	Out
1032649	SUMMER HOUSE ABOUT 20 METRES NORTH EAST OF BOTOLPH HOUSE	II	Summer house for Botolph House (q.v.). c.1824. Brick or timber frame, cement rendered. Slate roof. Gothic style. Primarily of aesthetic and historical illustrative value. No relationship to the site. Intervening development.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1260620	K6 TELEPHONE KIOSK	II	Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1289116	THE GREYHOUND PUBLIC HOUSE	II	The Greyhound Public House GV II Inn. Late C15, floor and stack inserted, part rebuilt and extended c.1600; refronted, part rebuilt and extended mid C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1352316	TUDOR COTTAGE TUDOR HOUSE	II	Two dwellings with a shop, originally possibly shops with a house added. C16, extended early C17, altered early C18, C19 and C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1249121	GENERATIONS OAKDENE SHIRLEY'S LADIES HAIR STYLIST	II	Two houses, now 2 shops and 2 dwellings. Earlier house to left is early to mid C16, extended early C17, refronted mid to late C19, altered C20. Second house to right is C17. Timber frame with a brick front, all whitewashed and plastered. Pantiled roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1241213	FORGE CLOSE AND ADJOINING PREMISES	II	Two houses. Mid to late C16 and C18, altered C20. Timber frames, plastered. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site. LB is close to site but intervisibility appears unlikely due to intervening development.	Out
1241230	FORMER STABLE BLOCK ABOUT 10 METRES SOUTH EAST OF WHITE HORSE PUBLIC HOUSE	II	Stable block. Early C19. Clay lump with some red brick. Black glazed and red pantiled roof. Primarily of aesthetic (architectural) and historical illustrative value. Adjacent to site. Has functional relationship with the White Horse Pub. Development of the site would not affect the heritage significance of this asset.	Out?
1241231	STANWELL HOUSE	II	House. Late C18, refronted early C19, extended and part cased later C19. Timber frame, roughcast. Red brick casing and additions. Hipped pantiled roof. Primarily of aesthetic (architectural) and historical illustrative value. Adjacent to site. No relationship to site, will be considered as a component of the CA rather than individually.	Out?
1359124	THE OLD CHEQUERS	II	House, latterly a public house and 2 dwellings. Mid to late C16, extended mid C17, part raised and extended C19, altered C20. Timber frame, roughcast. Primarily of aesthetic (architectural) and historical illustrative value. Directly opposite site, however the site does not contribute to its heritage significance. Will be considered as a component of the CA rather than individually.	Out?

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1352340	Chapel of St. Botolph	II*	Chapel of ease. Founded late C14 or early C15 as a chantry, licensed for an altar and font 1412; rebuilt c.1500, subsequently endowed and again made a chantry by J.Sherife; converted to use for a Grammar School founded by Sir N.Bacon in 1576; repaired early C19, reverted to ecclesiastical use in 1883. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1277591	ST CATHERINES	II*	House, latterly 2 dwellings. Mid C15, altered early C16, stack inserted, altered and extended early to mid C17, altered C19 and C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1032608	THE PRIORY WITH ATTACHED OUTBUILDINGS AND GARDEN WALLS	II*	House. Late C15 or early C16 origins, altered and extended early C17 and c.1730, refronted c.1770, altered and extended in early C19 and 1877 for A. Pearse, M.D., datestone to rear left. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site. Intervening development.	Out
1352339	STREET FARMHOUSE WITH ATTACHED OUTBUILDING	II*	Inn, latterly 2 dwellings and a farmhouse, now a house. Early C15, extended early C16, floor and stacks inserted C17, extended C18; refronted, partially reroofed and altered early C19 for G. St Vincent Wilson of Redgrave Hall. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1359125	HAMBLYN HOUSE	II*	Public -house, latterly a mill owner's house with shop. Mid C17, part rebuilt and extended c.1720, altered C19 and C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
New	Historic footpath within the site	Mon	Present on 1st edition OS map sensitive to physical change	In
MSF23315	Botesdale	MON	Extent of medieval settlement. Potential for physical effects.	In
MSF8423	Gardenhouse Field, Pound Field. (Rom)	MON	Roman site (includes some assets listed and scoped separately). Primarily of evidential value. Potential for physical effects.	In
MSF8425	Gardenhouse Field, Pound Field. (PMed)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8443	Suggenhall Farm (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF8444	Hamblyn House (Rom)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8445	Hamblyn House (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8453	Gardenhouse Field; Pound Field (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8529	Broom Hills (Mes)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8531	Broom Hills (Rom)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8533	Broom Hills (Un)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8712	Rom grey ware sherds	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8713	Pottery sherds	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8714	C13-14 pottery	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF8715	PMed pottery	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8716	Old Chequers, The Street.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF15099	Botesdale - Rickinghall Bypass	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF15651	Rickinghall Bypass (Rom)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF19544	Chapel Lane, Botesdale (Rom)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF21659	Land behind Garden House (PMed)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF21660	Land behind Garden House (Rom)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF21661	Land behind Garden House (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF32095	Find scatter of 18th century pottery, brick and tile behind the Greyhound, Botesdale	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF33508	Scatter of Prehistoric, Medieval and Post Medieval finds from gardens	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8366	Back Hills (Rom)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8367	Back Hills (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8368	Back Hills (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8369	Back Hills	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8370	Market Place (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8371	Market Place (PMed)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8379	Medieval artefact scatter of pottery.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8415	Old Chequers"" garden	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF8419	Potters Field	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8431	White BA barbed and tanged arrowhead	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8441	Uplands"" garden (Un)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8442	Suggenhall Farm (Rom)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. No potential for physical effect and setting does contribute to the heritage significance of this asset. Will be considered in relation to archaeological potential along with surrounding resource.	Out
MSF8422	Cooks Field, Gardenhouse Lane.	MON	Bronze Age pits. Primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSF8439	Church of St Mary	MON	Excavations revealing earlier chapel and tomb. Primarily of evidential value. Functional relationship to extant church. No relationship to the site.	Out
MSF15091	Rickinghall - Botesdale Bypass	MON	Flint scatter and probable prehistoric ditches. Primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSF8364	Copper Kettle""	MON	Medieval ditch. Primarily of evidential value. Setting does not contribute to their heritage significance.	Out
MSF21657	Co-op	MON	Possible medieval pit and post-medieval assemblage. Primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSF8530	Broom Hills (Neo)	MON	Possible Neolithic causewayed camp. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF15649	Gardenhouse Lane; Rickinghall Bypass	MON	Possible prehistoric pits. Primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSF8532	Broom Hills (Sax)	MON	Possible Saxon settlement. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF37535	18th-19th century pits, White Horse Cottage, The Street	MON	Primarily of evidential value. Possible functional relationship to the pub.	Out
MSF8432	Roman hut site, occupation and pottery	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF8710	Remains of brick kiln in use between 1830-1900, reported to OS by B Brown.	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF24595	Two pits, Osmond House Botesdale	MON	Primarily of evidential value. Setting does not contribute to their heritage significance.	Out
MSF27487	Post-medieval pits, Land at Meadowcroft, Maypole View	MON	Primarily of evidential value. Setting does not contribute to their heritage significance.	Out
MSF28030	Middle Saxon to early medieval pits and ditch	MON	Primarily of evidential value. Setting does not contribute to their heritage significance.	Out
MSF37335	Post-medieval quarry pits and ditch	MON	Primarily of evidential value. Setting does not contribute to their heritage significance.	Out
MSF8409	Large patch burnt flint, approximately rectangular, and black soil sited on slightly rising ground in field.	MON	Primarily of evidential value. Setting does not contribute to their heritage significance.	Out
MSF23362	Land at Hinderclay road	MON	Probable post-medieval ditch. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset (no longer extant).	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF8427	The Homestead"" (Rom)	MON	Roman burial. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF15086	A143 Rickinghall to Botesdale Bypass (Rom)	MON	Roman ditches, grave and finds. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF15087	A143 Rickinghall to Botesdale Bypass (Un)	MON	Roman ditches, grave and finds. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF8363	Bridewell and Gashouse Lane	MON	Roman kiln. Primarily of evidential value. Setting does not contribute to their heritage significance.	Out
MSF8438	Brick Kiln Farm	MON	Roman kiln. Primarily of evidential value. Setting does not contribute to their heritage significance.	Out
MSF8736	Hill House	MON	Site of medieval to post-medieval house and moat. Primarily of evidential value. No relationship to site.	Out
MSF8381	Post Medieval windmill.	MON	Site of windmill. Primarily of evidential value. Possible functional relationship extant Mill house. No relationship to site.	Out
MSF15648	Rickinghall Bypass	MON	Undated ditches. Primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSF24097	Land to rear of The Homestead, The Street	MON	Undated extraction? Pits. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF24280	Land to the rear of The Homestead, Rickinghall Superior	MON	Undated extraction? Pits. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out

Chapter 8
LA053 Brantham

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1033431	CHURCH OF ST MICHAEL AND ALL ANGELS	II*	Parish Church. Medieval with extensive rebuilding and restorations circa 1800 and circa 1869. Of aesthetic (architectural), historical, evidential and communal value. Important functional relationship with the cemetery, and former rectory. Site forms part of remaining open setting, albeit experienced through intervening vegetation. Site may be more visible in winter at ground level from the cemetery and from the church tower. Development would result in a slight loss of rural setting. (Stage 1 assessment says: There are no designated assets within the site. The GII* listed and 19th century restored Church of St Michael & All Angels (1033431) is located 300m south of the site; development of the site would cause perceptible setting change, reducing its visual relationship with Brantham.)	In
MSF38608	OUTLINE RECORD: Ipswich Road (SUMO) GEO		Need to request information.	In
1285892	LYCHGATE APPROXIMATELY 30 METRES NORTH OF CHURCH OF ST MICHAEL AND ALL ANGELS	II	Lychgate. Circa 1897. E S Prior. Arts & Crafts style. Functional relationship to the church and cemetery. Primarily of aesthetic (architectural) and historical value. No functional relationship to site.	Out
MSF13649	Church of St Michael	MON	LB 1033431	Out
MSF13129	Brantham Hall	MON	LB 1033432	Out
1033429	THE THATCHED COTTAGE	II	Cottage. C17/C18. Timber framed and plastered. Thatched roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site does not form part of its setting.	Out
1033432	BRANTHAM HALL	II	House. C15 or earlier origin with later additions and alterations. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site does not form part of its setting.	Out
1033433	THE BULL INN	II	Public House. C16 or earlier with later alterations and additions. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site does not form part of its setting.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1194303	HILL COTTAGE NUMBER 9 AND ADJOINING ROSE COTTAGE	II	Pair of cottages. C16/C17 or earlier with later alterations and additions. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site does not form part of its setting.	Out
MSF11916	Possible field boundaries and trackways of probable prehistoric date, visible as cropmarks.	MON	Cropmarks of evidential value. Setting does not contribute to their heritage significance.	Out
MSF12134	The Decoy	MON	Decoy pond primarily of historical illustrative and evidential value. No relationship to the site and site does not form part of its setting.	Out
MSF12192	Groups of inter-related, curvilinear ditches of unknown date.	MON	Cropmarks of evidential value. Setting does not contribute to their heritage significance.	Out
MSF12194	Prehistoric or Roman Ditched trackway and field boundaries.	MON	Cropmarks of evidential value. Setting does not contribute to their heritage significance.	Out
MSF15188	Sub-circular double ditched enclosure of unknown date.	MON	Cropmarks of evidential value. Setting does not contribute to their heritage significance.	Out
MSF31489	Land off Factory Lane, Brantham	MON	Med and p-med features, of evidential value. Setting does not contribute to their heritage significance.	Out
MSF9354	Killigrew""	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF9357	Brantham Hall (Farm) Pit (Pal)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF9358	Marsh Farm Gravel Pit; Brantham Hall Farm Gravel Pit (BA)	MON	BA cremations of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF9359	Brantham Hall Gravel Pit; Marsh Farm Gravel Pit (IA)	MON	BA and IA features of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF9360	18 Sycamore Way, Brantham.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF9361	The Gables	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF9367	Brooklyn, Slough Road.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF9371	Multi-period trackways and field boundaries, visible as cropmarks.	MON	Cropmarks of evidential value. Setting does not contribute to their heritage significance.	Out
MSF99	Iron-Age artefact scatter of pottery.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF34992	Ipswich to Colchester railway line	MON	Extant. Primarily of historical illustrative value. No relationship to the site.	Out
MSF20366	Slough Road	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF35794	Undated ditches with stray finds at Land north of Windyridge, Brantham Hill	MON	Undated ditches of evidential value. Setting does not contribute to their heritage significance.	Out

Chapter 9
LA055 Capel St Mary

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1351952	CAPEL GROVE	II	House. C14/C15 origin with later alterations and additions. Primarily of aesthetic (architectural) and historical illustrative value. Functional relationship to barn/stable and agricultural landscape. Risk of physical/ setting change.	In
MSF37886	OUTLINE RECORD: Land off London Road (MAGNITUDE) GEO		Need to request information for assessment.	In
1033398	STABLE/GRANARY APPROXIMATELY 50 METRES SOUTH EAST OF CAPEL GROVE	II	Stable/Granary. C18. timber framed and weather boarded. Red plain tiled roof. Primarily of aesthetic (architectural) and historical illustrative value. Functional relationship to Capel Grove and agricultural landscape. Risk of physical/ setting change.	In
1033394	BOYNTON HALL	II*	House. C14 raised aisle hall with C16 and later alterations and additions. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1033395	LITTLE OWLS THE THATCHED COTTAGE	II	Cottage now 2 dwellings. One of a pair. Early C18. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1033396	MANOR HOUSE	II	House. C15/C16 or earlier origin with later alterations and additions. C19 restorations. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1033397	SPRING HILL	II	House. C16 or earlier with later alterations and additions. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1033399	CHURCH COTTAGE	II	House. C16 or earlier with later alterations and additions. Timber framed and plastered. Red plain tiled roofs. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1033400	130, THE STREET	II	Cottage. C15/C16 or earlier with later alterations and additions. Timber framed and plastered. Red plain tiled roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1033401	ORCHARD COTTAGE	II	Cottage. C15/C16. Timber framed and plastered with some weather boarding and painted brick. Red plan tiled roof hipped to rear. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1033435	LADYSMEAD	II	Cottage. Circa 1600 with C20 alteration and addition to left. Timber framed and plastered. Red plain tiled roof gabled to road. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1033436	OLD HADLEIGH	II	House. C16 with later alterations. Research by present owner suggests a date circa 1560. Timber framed and plastered. Red pantiled roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1194328	BLUEGATE FARMHOUSE	II	House. C15 moved from 14 George Street, Hadleigh, Suffolk, 1934 when threatened with demolition prior to road building. Timber framed. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1194481	OLIVERS COTTAGE	II	House. C16/C17 or earlier with later additions and alterations, including C20 crosswing to right and forward lean-to porch. Timber framed and plastered. Red plain tiled roofs. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1285679	ST MARY'S COTTAGE	II	House. C15 or earlier with later alterations and additions. C20 facade. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1285712	CHURCH OF ST MARY	II*	Parish Church. C13/C14 chancel, C15 nave, south porch, south aisle and west tower of possibly earlier origin. C19 restorations. Of aesthetic (architectural), historical, evidential and communal value. No relationship to site.	Out
1351949	BUSH FARMHOUSE	II	House C16 or earlier with later alterations and additions. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1351950	HILLBERRY COTTAGE	II	Cottage, one of a pair. Early C18. Timber framed and plastered. Half hipped thatched roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
1351951	PUMP ADJACENT TO REAR OF MANOR HOUSE	II	Pump. C19. Iron machinery in timber case. Primarily of historical illustrative and evidential value. No relationship to site.	Out
1351953	WHITE HORSE INN	II	Public House. C15 or earlier with later alterations and additions. C18 and C19 facade. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1351954	APPLETREE COTTAGE JUBILEE COTTAGE	II	House, now 2 dwellings. C16 or earlier with later alterations and additions. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to site.	Out
MSF11520	Church of St Mary (Rom)	MON	Cremation, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF11521	Church of St Mary (Med)	MON	Evidence for medieval church; primarily of evidential value. No relationship to the site.	Out
MSF15171	A12; London Road	MON	Roman road, of evidential value. No relationship to site (will need to be considered in terms of archaeological potential)	Out
MSF17	Windmill Hill (BA)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF17160	Mill Hill (PMed)	MON	Site of windmill, primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF17161	Water Mill	MON	Site of water mill; primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF17162	Vine House, Vine Lane	MON	Site of moated house; primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF18	Windmill Hill (Rom)	MON	Site of Roman villa; primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF18802	Findspot of an Anglo-Saxon cast stirrup terminal and a handmade rim sherd. (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF18803	Findspot of a Roman miniature bronze object, probably an anvil. (Rom)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF19	Windmill Hill (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF19232	A12 Pound Lane link Road; Cross Green; Groats	MON	Finds and sites, primarily of evidential value. No relationship to site.	Out
MSF20114	Prehistoric worked flints, Capel St Mary Link Road	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23863	Dillymore Cottage	MON	Negative investigation and finds. No asset to assess.	Out
MSF24052	Land Adjacent Church Cottage	MON	Quarry, primarily of evidential value. No relationship to site.	Out
MSF24066	The Driftway (Preh)	MON	Prehistoric ditches primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF24067	The Driftway (Rom)	MON	Roman ditches primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF24068	The Driftway (Pmed)	MON	Post-holes primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF25572	Land East of Days Road, Capel St. Mary, Bronze Age (BA)	MON	BA settlement primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF25573	Land East of Days Road, Capel St. Mary, Iron Age (IA)	MON	IA settlement primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF25574	Land East of Days Road, Capel St. Mary, Roman (Rom)	MON	Roman settlement primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF25575	Land East of Days Road, Capel St. Mary, medieval (Med)	MON	Medieval settlement primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF25576	Land East of Days Road, Capel St. Mary	MON	Post-medieval/ undated ditches primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF31418	Roman Villa, The White House Mill Hill Caple St Mary	MON	Site of Roman villa; primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF32329	Iron Age ovens and enclosure, The White House Mill Hill Caple St Mary	MON	IA features primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF32592	Hammered silver half penny of Edward II	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF33147	St Mary's Cottage, 120 The Street, Capel St Mary (SA) EVAL	MON	Post-medieval features primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF35061	Roman double kiln site, Land west of Pine Dell and Ashcroft	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF35221	Barn and Stable on land adjacent to Boynton Hall	BLD	Extant, converted barn. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
MSF35291	Multi-period activity at Land East of Longfield Road	MON	Primarily of evidential value. No relationship to the site.	Out
MSF35351	Early Bronze Age pits and Roman ditches, Days Road, Capel St Mary	MON	Primarily of evidential value. Now built over. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF36185	20th Century pit: Land west of The Drift (JNAS) EVL	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF4651	Pye Road (A12)	MON	Primarily of evidential value. No relationship to the site.	Out
MSF5105	Lattinford Bridge	MON	Roman cremations, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF5107	Roman artefact scatter of pottery.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF5108	Lattinford Hill	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF5109	Lattinford Hill	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF5110	Valley View	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF5111	Low Meadow	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF5112	Roman cremation with four pots, one with burnt bones.	MON	Roman cremations, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF5113	Latinford Hill	MON	Roman features primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF5114	Chaplain's Farm	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF5129	Cropmark which may possibly be a Med moat (S1).	MON	Primarily of evidential value. No relationship to the site.	Out

Chapter 10
LA075 Shotley

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1285614	ROSE FARMHOUSE	II	C16th farmhouse. Its significance is derived from its architecture and the agricultural context that contributes to its historical significance. The farmhouse and its setting are within the site and are likely to be changed by its development.	In
MSF10071	An extensive Prehistoric or Roman field system and network of trackways.	MON	The field system and network of trackways extends into the southern half of the site, which means that development could have a direct impact on underlying archaeological remains. The significance of the asset is mainly derived from its evidential value which would be reduced by the truncation of development. It is unclear if the asset is visually legible at grouped level, but development could also change its agricultural setting.	In
MSF8472	Intersecting field boundaries with a modern trackway running straight through the middle	MON	Intersecting field boundaries and a modern trackway that extends within the south-western corner of the site. These field boundaries may relate to the evidential and historical value and understanding of MSF10071. Development within the site could directly remove any below ground heritage assets relating to the field boundaries/trackway and change their agricultural setting.	In
MSF8503	A late prehistoric or Roman rectilinear enclosure, Shotley.	MON	The asset is partly within the south-western corner of the site, and forms part of MSF10071. It has evidential value for the late prehistoric-Roman period. Development within the site could have a direct impact on the asset, potentially removing it.	In
MSF8507	A rectangular enclosure is visible as a cropmark on aerial photographs, crossing the Awarton-Shotley parish boundary.	MON	Early Iron Age enclosure. It primarily has evidential value is associated with MSF10071, but the setting of the asset is unlikely to be changed by development.	In
MSF8588	Series of field boundaries and trackways including long curving feature	MON	This asset has a similar footprint (just extending further north of the B1456 road) and description as MSF10071 but relates to medieval trackways. It extends within the southern half of the site and could be subject to truncation as a result of development and setting change.	In

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	and ring ditches, SLY 022, 026 and 027			
1036854	OVER HALL	II	C18th house. It has a historical relationship with Nether Hall (1194555). Its significance is mostly derived from its architecture and agricultural setting. Development of the site is unlikely to change its setting and affect its significance.	Out
1194504	CHURCH OF ST MARY	II*	C15th parish church at Church End. Its significance is derived from its architecture, its community value as a la place of worship and its aesthetic value as a local landmark. Development of the site is unlikely to change its setting and affect its significance.	Out
1194555	NETHER HALL	II	C18th house. It has a historical relationship with over Hall (1036854). Its significance is mostly derived from its architecture and agricultural setting. Development of the site is unlikely to change its setting and affect its significance.	Out
MSF10165	Bronze plaque decorated with a beast (?horse) in the Ringerike style, circa AD 1000, the reverse shows hammer marks, ? a die for foil work.	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does not contribute to the heritage significance of this asset.	Out
MSF10812	Slender leaf-shaped arrowhead (Green's type 3C) 4. (Neo)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does not contribute to the heritage significance of this asset.	Out
MSF11274	M/LSax belt mount, quadrilateral with four open sectors near centre, ?animal head decoration at each point.	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does not contribute to the heritage significance of this asset.	Out
MSF12014	Bronze seal matrix	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does not contribute to the heritage significance of this asset.	Out
MSF12650	Three coins, Antoninus Pius (AD 138-161) - Commodus (AD 177-180). (Rom)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF12763	Fragment of Colchester derivative (rear hook fixing) type brooch. (Rom)	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does not contribute to the heritage significance of this asset.	Out
MSF13084	Blade half of copper alloy (miniature) flat axehead with crescentic splayed blade, relatively corroded, surviving length circa 2.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF13772	Diamond shaped stud/belt decoration with four openwork panels in centre. (Sax)	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF13881	Church of St Mary	MON	The same as 1194504 above.	Out
MSF17205	A probable late prehistoric or Roman enclosure is visible as a cropmark, centred on TM240343.	MON	The cropmark is primarily of evidential value and is a child record of MSF10071 which it falls within. It is unclear how visible this asset is at ground level. Development could change its wider agricultural setting as it relates to other cropmarks.	Out
MSF19420	Kiln Queach	MON	Kiln Quech is ancient woodland which is primarily of evidential and historical value. The significance and historical understanding of the woodland is unlikely to be changed by development within the site.	Out
MSF19423	Old Hall Grove	MON	Old Hall Grove is ancient woodland which is primarily of evidential and historical value. The significance and historical understanding of the woodland is unlikely to be changed by development within the site.	Out
MSF24277	45/47 Kingsland and 18 Queensland, Shotley	MON	This is the site of an archaeological evaluation which did not encounter any heritage assets.	Out
MSF32310	20th century boundary ditches at Land	MON	C20th boundary ditches which are primarily of evidential value. Their significance and setting are not likely to be changed by development of the site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	Adjacent to 1 The Street, Shotley			
MSF712	OS Field 1959	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does not contribute to the heritage significance of this asset.	Out
MSF8465	Shotley Gate	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does not contribute to the heritage significance of this asset.	Out
MSF8466	Coin, bronze 3 of Constantine I (Trier)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does not contribute to the heritage significance of this asset.	Out
MSF8470	An extensive Later Prehistoric or Roman rectilinear field system and possible settlement site, Shotley parish (Rom)	MON	The cropmark is primarily of evidential value. It is to the north of Shotley so any historical relationship with MSF10071 has already been changed. It is unclear how visible this asset is at ground level.	Out
MSF8471	Old Hall	MON	A medieval rectilinear moat that will have evidential and historical value. The asset's significance is unlikely to be changed by development within the site due to intervening development in Shotley.	Out
MSF8475	Field 9623 (Rom)	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does not contribute to the heritage significance of this asset.	Out
MSF8476	A possible Later Prehistoric or Roman field system and trackway to the north of Shotley village (Rom)	MON	The asset is primarily of evidential value. It is to the north of Shotley so any historical relationship with MSF10071 has already been changed. It is unclear how visible this asset is at ground level.	Out
MSF8478	A possible field system and trackways of unknown date, Old Hall Hill, Shotley (Un)	MON	The asset is primarily of evidential value. It is to the north of Shotley so any historical relationship with MSF10071 has already been changed. It is unclear how visible this asset is at ground level.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF8486	Complex, large field system, with parts of trackways and including ring ditch SLY 021, and a rectangular enclosure SLY 042.	MON	The asset is a child record of MSF10071, and so contributes to its evidential and historical value, but its setting is unlikely to change.	Out
MSF8487	A possible Bronze Age Round barrow, Shotley parish.	MON	Round barrow to the south of the site, which is potentially associated with MSF10071 and contributes to the understanding of the network of bronze age trackways in the fields to the south of the site, but experience of the asset is unlikely to be changed by development.	Out
MSF8488	A probable bronze age round barrow, Shotley parish.	MON	Round barrow to the south of the site, possible visual and historical relationship with MSF6488. It is potentially associated with MSF10071 and the network of bronze age trackways in the fields to the south of the site, but experience of the asset is unlikely to be changed by development.	Out
MSF8492	Irregular ovoid cropmark, probably not archaeological, Shotley.	MON	Asset to the south-east of the site not considered archaeological.	Out
MSF8493	A sub-circular enclosure visible on aerial photographs, Shotley Parish.	MON	Sub-circular enclosure to the south of the site which is potentially associated with MSF10071 and contributes to the understanding of the network of bronze age trackways in the fields to the south of the site, but experience of the asset is unlikely to be changed by development.	Out
MSF8505	Ring ditch	MON	Ring ditch north-west of the site and is unlikely to experience setting change as a result of development within the site due to intervening development.	Out
MSF8506	Ring ditch, circa 25m diameter, just SW of ring ditch SLY 040.	MON	Ring ditch north-west of the site and is unlikely to experience setting change as a result of development within the site due to intervening development.	Out
MSF8587	A rectilinear enclosure of unknown date near Old Hall Hill, Shotley	MON	This asset is located north of the site and the settlement of Shotley, so its setting and evidential value is unlikely to be changed by development within the site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF8589	Two ring ditches and late prehistoric or Roman enclosures are visible as cropmarks in Shotley.	MON	Two ring ditches and enclosures of prehistoric/ Roma enclosures that ae potentially associated with MSF10071 and contributes to the understanding of the network of bronze age trackways in the fields to the south of the site, but experience of the asset is unlikely to be changed by development.	Out
MSF9453	Roman coins	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does not contribute to the heritage significance of this asset.	Out
MSZ27476	Cropmark of a possible settlement site and rectilinear field system	MON	Prehistoric crop marks north-west of the site are unlikely to experience setting change as a result of development within the site due to intervening development.	Out
MSZ27478	Cropmarks of a ring-ditch	MON	Prehistoric crop marks north-west of the site are unlikely to experience setting change as a result of development within the site due to intervening development.	Out
MSZ27479	Cropmarks of a ring-ditch	MON	Prehistoric crop marks north-west of the site are unlikely to experience setting change as a result of development within the site due to intervening development.	Out
MSZ27480	Cropmarks of two ring-ditches	MON	Prehistoric crop marks north-west of the site are unlikely to experience setting change as a result of development within the site due to intervening development.	Out
MSZ27481	Cropmarks of a field system and trackway	MON	Prehistoric crop marks north-west of the site are unlikely to experience setting change as a result of development within the site due to intervening development.	Out
MSZ27482		MON	Possible post-medieval field boundaries to the north of the site are unlikely to experience setting change as a result of development within the site due to intervening development.	Out
MSZ27483	Cropmarks of an incomplete rectilinear enclosure	MON	Roman crop marks north-west of the site are unlikely to experience setting change as a result of development within the site due to intervening development.	Out
MXS19593	A World War II anti-tank ditch, in Shotley parish.	MON	Part of an extensive system of WWII defences. The site does not contribute to their setting.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MXS19595	An extensive World War II barbed wire obstruction, Shotley parish.	MON	Part of an extensive system of WWII defences. The site does not contribute to their setting.	Out
MXS19597	World War II barbed wire obstruction, Shotley parish.	MON	Part of an extensive system of WWII defences. The site does not contribute to their setting.	Out
MXS19598	World War II barbed wire obstruction, Shotley parish.	MON	Part of an extensive system of WWII defences. The site does not contribute to their setting.	Out
MXS19621	A World War II Heavy Anti-Aircraft Artillery battery	MON	Part of an extensive system of WWII defences. The site does not contribute to their setting.	Out
MXS19622	World War II air-raid shelter, Shotley.	MON	Part of an extensive system of WWII defences. The site does not contribute to their setting.	Out
MXS19624	A World War II pillbox, Shotley.	MON	Part of an extensive system of WWII defences. The site does not contribute to their setting.	Out
MXS19625	A World War II barbed wire obstruction, Shotley.	MON	Part of an extensive system of WWII defences. The site does not contribute to their setting.	Out
MXS19626	World War II barrage balloon site	MON	Part of an extensive system of WWII defences. The site does not contribute to their setting.	Out
MXS19627	A World War II command centre, Shotley.	MON	WWII military facility. The site does not contribute to its setting.	Out
MXS19632	Royal Navy Training Establishment, Shotley.	MON	C20th Royal Navy training Establishment building. The site does to contribute to its setting.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MXS19634	A World War II emplacement and possible check point, Shotley.	MON	Part of an extensive system of WWII defences. The site does not contribute to their setting.	Out
MXS19635	A World War II earthwork, possibly a disguised pillbox, Shotley.	MON	Part of an extensive system of WWII defences. The site does not contribute to their setting.	Out
MXS19637	A possible WWII Pillbox, Shotley.	MON	Part of an extensive system of WWII defences. The site does not contribute to their setting.	Out
MXS19684	A ring ditch of unknown date, Shotley	MON	A ring ditch to the south of the site, which is potentially associated with MSF10071, but would not experience setting change as a result of development within the site.	Out
MXS19913	Possible Medieval or Post Medieval plot boundaries visible as cropmarks in Shotley parish	MON	Medieval to post-medieval crop marks that are located north of Shotley so would not experience setting change due to intervening development.	Out
MXS19924	A small rectangular pit of unknown date and function on Shotley Marshes	MON	Pit of unknown to the north-east of the site which would not experience setting change as a result of development.	Out
MXS19925	A possible Post Medieval seabank to the west of Crane's Creek on Shotley Marshes	MON	Seabank over 800m north of the site which would not experience setting change as a result of its development.	Out
MXS19926	A possible Post Medieval seabank on reclaimed land to the	MON	Seabank over 800m north of the site which would not experience setting change as a result of its development.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	west of Crane's Creek, Shotley			
MXS19927	Possible field boundaries of unknown date and function in the field to the west of Alderton's Grove, Shotley parish	MON	Field boundaries that are located north of Shotley so would not experience setting change due to intervening development.	Out
MXS19928	A possible Later Prehistoric or Roman field system and trackways to the north of Alderton's Grove, Shotley	MON	Possible Prehistoric/Roman field system north of Shotley so would not experience setting change due to intervening development.	Out
MXS19929	Two linear ditches of unknown date and function visible as cropmarks in a field to the south of Shotley Hall	MON	Linear ditches north of Shotley so would not experience setting change due to intervening development.	Out
MXS19930	Probable Post Medieval field boundaries in a field to the north of Shotley village	MON	Post-medieval field boundaries north of Shotley so would not experience setting change due to intervening development.	Out
MXS19931	A probable Medieval or Post Medieval hollow way visible as an earthwork to the east of Old Hall Hill, Shotley	MON	Medieval to post-medieval hollow way north of Shotley so would not experience setting change due to intervening development.	Out
MXS19932	An earthwork hollow of unknown date and	MON	Medieval to post-medieval hollow way north of Shotley so would not experience setting change due to intervening development.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	function north of Old Hall Hill in Shotley parish			
MXS20367	A possible World War II military site is visible as a possible structure and earthworks.	MON	Part of an extensive system of WWII defences. The site does not contribute to their setting.	Out
MXS20383	Erwarton Hall	MON	C16th century Hall and Gatehouse over 800m west of the site. The site does not contribute to their setting.	Out
MXS20385	A possible Prehistoric or Roman hut site.	MON	Roman/prehistoric hut site to the south of the site, which is potentially associated with MSF10071, but would not experience setting change as a result of development within the site.	Out
MXS20386	A possible Later Prehistoric or Roman hut site.	MON	Roman/prehistoric hut site to the south of the site, which is potentially associated with MSF10071, but would not experience setting change as a result of development within the site.	Out
MXS20387	Remnants of Post Medieval field boundaries.	MON	Remains of post-medieval field boundaries that are unlikely to experience setting change due to development within the site.	Out
MXS20388	Remnants of a possible Later Prehistoric or Roman landscape.	MON	This likely relates to MSF10071 and a wider agricultural prehistoric/ Roman landscape, however it is not likely to experience significant setting change as a result of the site's development.	Out
MSF11075	A probable Bronze Age round barrow visible as the cropmark of two concentric ring ditches in Shotley parish	MON	Round barrow to the north-west of Shotley, primarily of evidential value. No relationship to site.	Out
MSF12299	Probable Bronze Age round barrow, Shotley.	MON	Barrow to the south-east of the site at Shotley Gate, primarily of evidential value. No relationship to site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF4733	Bronze-Age round barrow.	MON	Round barrow to the south-west of the site. Visual relationship with barrows to the north limited by development at Shotley. No relationship to site.	Out
MSF4735	Possible Bronze-Age round barrow, visible as a cropmark.	MON	Round barrow to the south-west of the site, possible visual/historical relationship with MSF4733 but this would not be changed by development within the site.	Out
MSF8495	A possible Bronze Age round barrow is visible as the cropmark of a ring ditch in Shotley parish	MON	Round barrow to the north of the site.	Out
MSF8504	A possible Bronze Age round barrow visible as the cropmarks of concentric ring ditches in Shotley parish	MON	Possible barrow north-west of the site. No relationship to site.	Out
MXS19685	A probable Bronze Age round barrow, Shotley	MON	Probable barrow to the south of the site. No relationship to site.	Out

Chapter 11
LA078 Stowupland

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1032657	MILL GREEN FARMHOUSE	II	Farmhouse, late C17. Primarily of aesthetic (architectural) and historical illustrative value. Functional relationship to agricultural land which supported the farm. This landforms part of the site and may be replaced by development.	In
1032658	OLD FARMHOUSE	II	Farmhouse, late C15 or c.1500. Primarily of aesthetic (architectural) and historical illustrative value. Functional relationship to agricultural land which supported the farm. This land forms part of the site and may be replaced by development.	In
1032659	ORCHARD HOUSE	II	House, early or mid C16. Alterations of c.1800 and mid C20. Functional relationship to agricultural land which supported the farm. This land forms part of the site and may be replaced by development.	In
1352326	ELM FARMHOUSE	II	Former farmhouse; mid C16, early C17 and early C19. Primarily of aesthetic (architectural) and historical illustrative value. Functional relationship to agricultural land which supported the farm. This land forms part of the site and may be replaced by development.	In
1032666	THATCHED COTTAGES	II	Pair of cottages; Public House known as The Retreat, until mid C20. Built mid C16 as a 2-cell end-chimney house; extended to right in late C17/early C18. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032653	CROWN FARMHOUSE	II	Former farmhouse. C15 core with late C16 alterations. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032654	THE CROWN PUBLIC HOUSE	II	Public house. Late C17 or early C18, with possible core of c.1600. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032664	THE CROFT	II	House, probably late C16 or early C17. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032665	BARN 40 METRES SOUTH WEST OF	II	Barn, late C17 or c.1700. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	GREEN FARMHOUSE			
1182033	17, MILL STREET	II	House, probably C17 or earlier. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site therefore ability to experience development within the site should not affect its heritage significance.	Out
1182074	MOUNT PLEASANT FARMHOUSE	II	Farmhouse, C17. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1182131	POOLES FARMHOUSE	II	Farmhouse, late C16. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1182213	OAK FARMHOUSE	II	Former farmhouse, probably C16 or earlier. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1195897	SHEEPCOTE HALL STABLES AND HAYLOFT 10 METRES EAST	II	Cart shed and stables with hayloft. Late C17/early C18. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1195941	UPLANDS	II	House. Mid C16 with additions and alterations. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1208727	WALNUT TREE COTTAGE	II	Formerly known as: Meadow Cottage. House. Mid C17. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1284630	44 AND 46, THORNEY GREEN ROAD	II	Two houses, built as one 3-cell house in early C17 with possible earlier core. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1284674	CARTLODGE 70 METRES SOUTH WEST OF GREEN FARMHOUSE	II	A rare example in Suffolk of a complete C17 cart lodge. Converted to stable in C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1284679	THORNEY GREEN COTTAGE	II	House, built in 2 stages; early C15 and early C17. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1297870	Laburnham Cottage	II	House. Mid C17 with additions C20. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1297888	SHEEPCOTE HALL	II	Manor house and offices. Late C16 with some mid and late C20 alterations. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352323	HOLY TRINITY CHURCH	II	Parish church, 1843, by T.M. Nelson. In the Gothick style. Of aesthetic (architectural), historical, evidential and communal value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352327	GREEN FARMHOUSE	II	Farmhouse, c.1500-1530. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352328	28, THORNEY GREEN ROAD	II	House, probably C17. Built as a bakehouse range to the adjacent farmhouse, and now a separate dwelling. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
MSF18698	Post Medieval revetments and tracks that were part of a munitions store.	MON	Cropmarks and buried features, primarily of evidential value. Setting does not contribute to the heritage significance.	Out
MSF18747	Cedars Park , Area A, Phase 2 A Iron Age (IA)	MON	Iron Age settlement, primarily of evidential value. Setting does not contribute to the heritage significance.	Out
MSF18749	Cedars Park , Area A, Phase 2 A , medieval (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF21073	Medieval pottery and metalwork scatter	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF23691	Thorney Green	MON	Of historical illustrative and evidential value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
MSF23715	Cedars Park phase 6a and 6b	MON	Prehistoric features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF24212	Cedar's Park phase 4A, Stowmarket, Iron Age (IA)	MON	Prehistoric features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF24373	Land Adjacent to Longridge Road, Stowmarket	MON	Iron Age/ Roman ditch, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF25044	Cedars Park, Stowmarket to Baylham Pumping Station, Anglian Water pipeline (phase 1)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF25364	Land at Creeting Road (Cedars Park Phase 10C) Stowmarket	MON	Medieval features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF25392	Phases 2B and 2C, Cedars Park, Roman (Rom)	MON	Roman features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF25420	Land at Junction of Creeting Road and Mill Street, Stowmarket	MON	Medieval and undated features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF25468	Hill Top Farm, Stowmarket	MON	Post-medieval and undated features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF25533	Medieval remains, Cedars Park (Med)	MON	Medieval features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF25534	Undated ditches, Cedars Park (Un)	MON	Undated features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF25535	Post medieval field boundaries, Cedars Park (PMed)	MON	Post-medieval and undated features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF25536	Prehistoric features, Cedars Park phase 4B and 4C (Preh)	MON	Prehistoric features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF25537	Early medieval features, Cedars Park phase 4B and 4C (Sax-Med)	MON	Early medieval features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF25538	Post medieval field boundaries, Cedars Park phase 4B and 4C	MON	Post-medieval and undated features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF26527	Cedar's Park	MON	Multi-period features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF26734	Phase 3, Iron Age (IA)	MON	Prehistoric features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF26735	Phases 2B and 2C, Cedars Park Iron Age (IA)	MON	Prehistoric features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF26736	Cedar's Park phase 4A (north East), Stowmarket, medieval (Med)	MON	Medieval features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF26737	Road Corridor, Cedar's Park, Stowmarket, phase 5c	MON	Medieval features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF26738	Cedars Park Phase 5C, Stowmarket, Suffolk, medieval	MON	Medieval features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF26775	Cedars Park, Phase 7A and 7B, Stowmarket	MON	Undated features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF26779	Phase 8, Cedars Park, Stowmarket, Suffolk	MON	Medieval features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF26780	Village centre, Cedars Park, Stowmarket, Suffolk (PMed)	MON	Post-medieval features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF30518	Post Medieval field boundary ditch	MON	Post-medieval features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF31306	Multi-period ditches and pits at Mill Lane	MON	Multi-period features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF31333	Undated features and Medieval pottery sherd at Land off Tomo Road	MON	Undated features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF34323	Land off B1115, Stowupland	MON	Medieval features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF35782	Medieval Roadside Settlement at Land west of Thorney Green Road.	MON	Medieval features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF36007	Medieval settlement activity, Land at Church Road	MON	Medieval features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF37817	Medieval ditches and post-medieval	MON	Medieval features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	postholes, Land at Church Road			
MSF5376	Crown Farm	MON	Moat, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF5378	The Croft (demolished)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF5395	Victoria Road	MON	Roman features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF5400	Creeting Road; Thorney Hall	MON	Site of Thorney Hall, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
1284713	THE THATCHED COTTAGE	II	House, late C16 with alterations of early C19 and mid C20. Included despite C20 alterations for interesting C16 framing. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site therefore ability to experience development within the site should not affect its heritage significance.	Out
MSF14971	Phase 3, Roman (Rom)	MON	Roman settlement, now built over. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out

Chapter 12
LA089 Thurston

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1032401	MANOR FARM HOUSE	II*	HE requested that an assessment be made of the site allocations to the north of Thurston, including this site which was originally the home farm of the Nether Hall estate.	In
1183024	CHURCH OF ST PETER	II	HE requested that an assessment be made of the prominence of the church tower.	In
1253048	RANGE OF FARM BUILDINGS IMMEDIATELY NORTH OF MANOR FARM HOUSE	II	Estate farmstead buildings. 1876 by Philip Webb for the Nether Hall estate; with C20 extensions. Primarily of aesthetic (architectural) and historical illustrative value. To be considered due to functional relationship to Manor Farm.	In
MSF38514	OUTLINE RECORD: Land To The East Of Ixworth Road (PCG) GEO	Mon	Need to request information to inform assessment.	In
1031435	NETHER HALL	II	1901 by Philip Webb. 2 storeys. Red brick, pantiles. Primarily of aesthetic (architectural) and historical illustrative value. The site may have formed part of its landholding at one time; however, the site is unlikely to be experienced as part of this asset's setting due to intervening shelter belts at edge of the house's non-designated parkland.	Out
1031463	LODGE COTTAGE TO BARTON MERE HOUSE	II	Lodge Cottage. Circa 1870. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032429	BARTON MERE FARMHOUSE	II	Farmhouse, early C17 or earlier, extended in early C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1032434	THURSTON RAILWAY STATION	II	Former railway station on the Bury St Edmunds to Ipswich line, now (apart from the platform) a printing works. 1846, by Frederick Barnes of Ipswich for the Ipswich, Bury and Norwich Railway. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1181513	OUTBUILDINGS TO NETHER HALL	II	Gate House to a group of outbuildings adjoining the 1901 wing of the house and now forming part of the living accommodation. Late C19. 2 storeys. Red brick with plain tiled roofs. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1183046	BURNT COTTAGES	II	Pair of cottages, early C17 or earlier; subdivided and remodelled mid C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1183115	RAILWAY BRIDGE	II	Bridge, carrying the Ipswich to Bury St Edmunds railway line over Station Road. 1846 by Frederick Barnes of Ipswich for the Ipswich, Bury and Norwich Railway. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site.	Out
1183157	HA HA AND GARDEN WALLING ATTACHED TO AND EXTENDING ABOUT 40 METRES WEST OF NETHER HALL	II	Garden walling and ha-ha at two main levels: part of the landscaping of Nether Hall. Circa 1875 for Edward Greene MP. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting due to intervening shelter belts at edge of the house's non-designated parkland.	Out
1246634	FOX AND HOUNDS PUBLIC HOUSE	II	Public House. c.1846. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352394	NETHER HALL	II	Large country house, formerly manor house. Late C16 or c.1600 with remodelling of early C18, 1875 for Edward Green MP and again in 1901 by Philip Webb. Primarily of aesthetic (architectural) and historical illustrative value. The site may have formed part of its landholding at one time; however, the site is unlikely to be experienced as part of this asset's setting due to intervening shelter belts at edge of the house's non-designated parkland.	Out
1352433	THEDWASTRE WHITE HOUSE	II	House, c.1530 with alterations of c.1840. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1458772	Thurston War Memorial	II	First World War memorial, 1920, with later additions for the Second World War. Primarily of aesthetic (architectural) and historical value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
MSF14697	Nether Hall & Park	MON	Non-designated parkland, primarily of aesthetic and historical value. Strong shelter belts to the south mean that there is no ability to experience the site.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF15319	Mill Lane	MON	Site of mill, primarily of evidential value. Retains agricultural setting. Site unlikely to be experienced as part of setting.	Out
MSF15320	Pernal Green	MON	Village Green, primarily of evidential value. No relationship to site and unlikely to experience the site as part of the asset's setting.	Out
MSF16498	Old Netherhall	MON	Site of Old Nether Hall, primarily of evidential value. Possible functional relationship to the site as part of its former landholding but no ability to experience the site as part of the asset's setting due to vegetation.	Out
MSF23936	Scatter of Bronze Age lithic implements	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF24244	The White House, Thedwastre Road (Pmed)	MON	Multi-period features, now built over. Setting does not contribute to the heritage significance of these assets.	Out
MSF30781	19th century house at Highfield, Norton Road	BLD	Not extant, built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF30783	Land Adjacent to the Vicarage	MON	Negative watching brief.	Out
MSF31291	Undated pit, The Vicarage, Thurston (DP) MON	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF34132	Thurston Granary	BLD	Not extant. Built over. Setting does not contribute to the heritage significance of this asset.	Out
MSF34246	Undated pit at Land at Barton Road	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF34993	Ipswich to Bury St Edmunds railway line	MON	Extant, primarily of historic/ evidential value. No relationship to site.	Out
MSF35461	Neolithic pits and ditches associated with the Roman road,	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	Land West of Ixworth Road (STR) GEO			
MSF6883	Sheep Lane, Grove Belt Ballast Pit	MON	Iron Age features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF6884	Thurston Heath	MON	Roman road and finds, now built over. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF6885	Skeleton or Black Plantation	MON	Bronze Age cremation, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF6886	Thurston Heath	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF6888	Mill Lane	MON	Roman road, ,primarily of evidential value. Partly reflected in existing road route. No relationship to site.	Out
MSF35619	Geophysical anomalies, Land north of Norton Road (COT) EVL EXC	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of most of these asset's - exception being the relic post-medieval field boundary. Site forms part of the agricultural setting, but the asset lies within an area of consented development and will therefore be physically impacted (i.e. removed and built over)	Out
1182991	MILL FARMHOUSE	II	Former farmhouse, late C16. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site, and intervisibility unlikely due to topography.	Out

Chapter 13
LA095 Woolpit

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	Woolpit CA		Within CA, aesthetic (architectural) and historical illustrative value. Potential for change to special character and interest, as well as setting.	In
1181376	CHURCH OF ST MARY	I	HE has raised concerns over the setting of the church and change to views of the tower/ spire from the north along the historical route into the village. Also notes intervisibility with the Church of St John from the site. This asset will be assessed.	In
1032554	STREET FARMHOUSE	II	Farmhouse, early or mid C17 with early C19 alterations. Primarily of aesthetic (architectural) and historical illustrative value. The Tithe map does not demonstrate a functional link between the farm and the site, although it may have once formed part of its landholding. Any appreciation of this possible relationship has gone due to the modern development which now surrounds the farmhouse and separates it from the site. There may be a limited potential to experience the agricultural setting/ site from the upper floor windows but the loss of further agricultural landscape is essentially negligible given the loss already experienced.	Out
1181540	MONKS CLOSE	II	House, C17. One storey and attics. Primarily of aesthetic (architectural) and historical illustrative value. Date may be incorrect as it does not appear on the Tithe Map, only the 1st ed. OS map. Set back from road in a large plot, opposite the church, suggesting a dwelling of some status that was intended to be private. The proximity of the site would affect this and therefore this asset has been scoped in.	In
1005992	Lady's Well (holy well and moat)	SM	Medieval moat - spring fed - and island now covered in woodland. Primarily of evidential and historic illustrative value. The site was a destination for pilgrims and was associated with a possible chapel, the location of which is unknown but is presumably nearby. HE have noted that the isolated nature of the assets setting is important to understanding its function. Whilst it retains a largely undeveloped setting, it is a post-1950s agricultural landscape with modern industrial/ horticultural development beyond this to the east. Further south are both historic and modern components of the settlement of Woolpit, including the contemporary Church of St Mary. However, the ability to appreciate this historical relationship is limited given intervening development/ vegetation. Due to wooded cover of the site and intervening playing fields between the site and moat there should be no change to the surroundings in which the asset is experienced. HE have highlighted a concern that development would be experienced on the approach to the moat: this would occur opposite an existing industrial site screened by trees which, given the bend in the road, also screens the moated site, meaning that the development should not be experienced when viewing the site, which is in any case largely screened by vegetation.	Out
M22	Post Mill, Woolpit Road	DRINKSTONE	Cannot find in HER data	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1032394	WALLED GARDEN, 100 METRES NORTH OF TOSTOCK PLACE	II	Walled garden, early or mid C19. Built to serve Tostock Place. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032395	BARN 50 METRES NORTH WEST OF TOSTOCK OLD HALL	II	Barn, late C16. 6 bays. Timber-framed and weather boarded. Plain tiled roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032469	TWO MONUMENTS, 3 METRES EAST OF THE CHANCEL WALL OF CHURCH OF ST JOHN	II	Primarily of aesthetic and historical value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032544	WOOLPIT INSTITUTE (PART)	II	Institute, mid C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032545	WALNUT TREE COTTAGE	II	House; C15 or possibly C14, with major early C17 alterations. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032548	MILL FARMHOUSE	II	Former farmhouse, probably C17 or earlier. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032549	1, THE STREET	II	House, C16 in two stages with mid C19 remodelling. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032550	7, THE STREET	II	House, C16 core with early C19 remodelling. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032551	ANTIQUES	II	Shop, probably C16. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032552	DOORWAYS THE COTTAGE	II	Terrace of 3 cottages, originally one house. C15 and C17. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	THE STREET			
1032553	TIMBERS	II	House, mid C16. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032555	LITTLE SPINNERS OAK COTTAGE	II	Two houses, built as one in late C17. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032556	JOHN HEATHER ANTIQUES	II	House, built as an inn, in 3 sections: a range to left and a wing to rear, both of c.1600; and a section to right rebuilt in mid C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032559	K6 TELEPHONE KIOSK (NEAR ST MARY'S CHURCH)	II	type K6. Designed 1935 by Sir Giles Gilbert Scott. Primarily of aesthetic and historical value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032580	THE GRANGE	II	House; core of C17/C18 with remodelling of c.1840. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032582	LYNDHURST THE POST OFFICE	II	Post office with dwelling above and to rear; and a separate dwelling to right. Built as one house in early C16 or earlier; C17 and later alterations. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032583	THE SWAN INN (PART)	II	Part of inn. C16 core with remodelling of 1759 as dated. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032584	HAYWARDS	II	Shop and offices built as a house in late C14 with alterations of early C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1032585	THE COTTAGE	II	House, C15 core with early or mid C16 and mid C19 alterations. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1032625	POST MILL 120M NORTH OF MILL COTTAGE	I	Post mill. Mid-late C16 (dendrochronology dates 1541-73, 1543-74 and 1586-7); rebuilt later C17, perhaps 1689 (carved date 'SS 1689'), re-using significant earlier structure. Altered C18-C19, including addition of roundhouse in early C19. Primarily of aesthetic (architectural), historical illustrative and evidential value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181310	SOUTHLANDS	II	House, probable C16 core with alterations of C17 and early C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181428	THE OLD BAKERY	II	House and restaurant, formerly bakery. Circa 1550 with encasing of late C18 or early C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181459	H C ADDISON AND SON	II	Shop and dwelling. Early C16. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181477	THE SWAN INN (PART)	II	Part of inn, 1826 as dated on building. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181493	PREMISES OCCUPIED BY DR DEAN	II	House, C17 with C19 alterations. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181519	PEPYS HOUSE	II	House, mid C16. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181557	THE FIRS	II	House, early C18. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181563	THE OLD RECTORY	II	Former rectory. Early C16. Alterations of late C19 and c.1914. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181593	BRIDGES	II	House, C16 with mid C19 alterations. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181604	GRANMOR	II	House, early C16. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181629	THE WHITE HOUSE	II	House, C16 or C17 with early C19 alterations. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1181643	TANGLEWOOD	II	House,C15 or early C16. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181659	WEAVER HOUSE AND NUMBER 2	II	Two houses, built as one. Probably late C15. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181717	COOP AND HAIRDRESSERS	II	Shop with accommodation above. Probably C16, with C19 remodelling. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181737	BROOK HOUSE	II	House, late C16 with major alterations of late C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181914	CHURCHYARD CROSS, 6 METRES SOUTH OF CHURCH OF ST JOHN	II	Churchyard cross, C15 or early C16, restored mid C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1181926	THE ALMSHOUSES	II	Terrace of 3 cottages. Built as 6 almshouses, c.1614 for Sir Robert Gardener. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1284696	ELMSWELL NEW HALL	II	Farmhouse, early C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1284927	5, THE STREET	II	house, late C17. Red brick of early C19, encasing timber-frame. Plain tiled roof. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1284976	TYRELLS	II	House, C15. A cross-wing, built as one dwelling with the adjoining houses to left. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1284982	WOOLPIT INSTITUTE (PART)	II	Museum and meeting rooms. Early C16. 2 storeys. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1284983	JUBILEE VILLAGE PUMP	II	Village pump. 1897, in commemoration of the Jubilee of Queen Victoria. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1285454	Drinkstone Smock Mill (including attached engine shed and oil engine)	II*	Timber-framed smock mill structure which incorporates the base of an earlier horse-driven mill, and which was engine-driven in the final phase of its working life. Primarily of aesthetic (architectural) and historical/ evidential value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352346	MILL COTTAGE	II	Mill house, early C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352365	TUDOR ROSE COTTAGE	II	House: the remaining cell of an early or mid C16 house once extended to right. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352366	EVERGREEN HOUSE	II	House, C15 with alterations mainly of early C17 and early c19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352367	MULLIONS	II	House; built in 2 stages, C16 and C17. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352368	WOOLPIT FAMILY BUTCHER, FISH AND CHIPS, AND BERNIES HAIRDRESSERS	II	Three shops, with dwellings above. Built as two houses, early C16 to right and late C16 to left. Remodelled mid C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352388	PRIORY COTTAGE	II	House, probably early C17, with C19 alterations. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352390	SUNDRIDGE	II	House, C17. One storey and attics. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352391	3, THE STREET	II	House, built in 2 sections in early C16; that to left being originally part of No.1, The Street; and that to right being part of a house on the site of No.5 which was otherwise demolished and rebuilt in C17. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352395	CHURCH OF ST ANDREW	I	Parish church, medieval, restored 1872 by J. Setting. Of aesthetic (architectural), historical, evidential and communal value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1352411	CHURCH COTTAGE	II	House, mid C16. One storey and attics. 3-cell cross-entry plan. Timber- framed and plastered. Pantiled roof, once thatched: gabled C20 casement dormers. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352414	MONUMENT, 3 METRES SOUTH OF CHURCH OF ST ANDREW	II	Tombstone, early C18. Primarily of aesthetic and historical value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352415	TOSTOCK OLD HALL	II	Former farmhouse and manor house. Late C16 or c.1600, with possible core of earlier C16, and remodelling of c.1850 in the Gothic manner. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1352416	GRANARY 30 METRES NORTH OF TOSTOCK OLD HALL	II	Granary, late C18 or early C19. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
1389134	BROOMHILL HOUSE	II	House. c.1700 with C19 and C20 alterations. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
	Drinkstone CA		Special interest relates to Mill related buildings. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
MSF11622	Small ?socketed axe blade fragment metal detected from field.	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF13085	Small blade fragment of socketed axe, surviving width 2. (BA)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF13086	Lead scallop shaped ampulla with twin triangular loops at base of neck. (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF14778	Pykes Mill	MON	Site of, now built over. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF17037	Woolpit Brick Works	MON	Site of post-medieval brickworks, partially built over. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF17038	Kiln Lane Brick Works	MON	Site of post-medieval brickworks, built over. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF17039	New Kiln/Crossways (PMed)	MON	Site of post-medieval brickworks, built over. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF17694	Large field boundaries of unknown date, visible as cropmarks. (Un)	MON	Primarily of evidential value. Agricultural setting makes a limited contribution to appreciation of heritage significance. Possibly some limited intervisibility with the site but its development would not affect the heritage significance of this asset.	Out
MSF17695	Cropmark of three parallel lines, probably road/trackway.	MON	Cropmarks primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF17976	Anglo-Saxon artefact scatter of metalwork, including bow brooch, stirrup terminal, hooked tag, coin and bronze brooch. (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF17977	Medieval artefact scatter of pottery and metalwork, including buckle and harness. (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF18827	Findspot of a Bronze-Age spearhead tip. (BA)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF18927	Bridge Farm Wood/Cindron Hills	MON	Ancient woodland (land that has been under woodland cover since 1600). Primarily of evidential and historical illustrative value. Will have a functional relationship with land owner/ manager, possibly Tostock Place. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF19145	Norton Wood	MON	Ancient woodland (land that has been under woodland cover since 1600). Primarily of evidential and historical illustrative value. Will have a functional relationship with landowner/ manager. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
MSF2029	Church of St Mary (Rom)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF24084	Elmswell Community Woodland	MON	Undated features, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF24854	Fox and Goose Cottages, Tostock (Elmswell Parish)	BLD	17th C farmhouse of schedulable quality. Predecessor to Elmswell Hall Farm. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
MSF25560	Garage at the former Woolpit Interiors premises	BLD	19th C Cartshed reused as a dwelling and garage. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
MSF26574	St Lucy, Church Road, Elmswell	MON	Bronze age features, now built over. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF27200	Horse Bridge	MON	Extant? Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
MSF27214	Woolpit Methodist Chapel	BLD	Extant. Primarily of aesthetic (architectural) and historical illustrative value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
MSF27459	Wade's Wood	MON	Possible ancient woodland. Primarily of evidential and historical illustrative value. Will have a functional relationship with landowner/ manager. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
MSF28706	Post-medieval ditch, Land Adjacent to Kiln Lane, Elmswell	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF31071	Undated ditch, Iron Age and Medieval pottery from Land at Steeles Road	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF31276	Two undated ditches identified during an evaluation at Steeles Road (Phase 2)	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF32666	Prehistoric and Late to post medieval artefact scatter at land north of Bunkers Hill	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF33495	Medieval pottery and Post Medieval pottery, clay pipe, brick and tile, Woolpit	FS	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF33994	Post Medieval pits, pottery and building material identified at Cow Fair	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF34567	WWII machine gun emplacement	MON	Not extant, built over. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF34577	Post-medieval field boundaries and rubbish pits	MON	Built over. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF34993	Ipswich to Bury St Edmunds railway line	MON	Extant. Primarily of historical illustrative/ evidential value. No relationship to the site and site is unlikely to be experienced as part of this asset's setting.	Out
MSF37682	Single Roman ditch, St Johns House, Church Road	MON	Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF6326	12 Steeles Road	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF6328	Woolpit Bridge	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF6332	Mill Farm	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF6334	Field No. 0082	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF6335	Field No. 0082 (Rom)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF6336	Field No. 0082 (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF6338	Field No. 0082	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF6349	Roman artefact scatter of brooches.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
MSF6350	Deadman's Lane	MON	Roman road, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF6899	Possible length of Roman road.	MON	Roman road, primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF9990	Small scatter of pottery - grey wares and single plain sherd of Samian.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact(s) now removed. Setting does not contribute to the heritage significance of this asset.	Out
1032468	CHURCH OF ST JOHN	II*	Parish church, medieval. Restored 1862/64 by E.C. Hakewill and 1872 by J D. Wyatt. Of aesthetic (architectural), historical, evidential and communal value. Noted to be intervisible from the site with the Church of St Mary by HE, who suggest that it contributes to the legibility of the medieval network of churches/ landscape. No other medieval features/ HLC are appreciable with the two churches from the site, therefore it cannot be appreciated in its medieval context and has been scoped out.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1032471	CROSS WAYS	II	Farmhouse, early C19. Primarily of aesthetic (architectural) and historical illustrative value. Agricultural setting has been dissected by the modern road network. No relationship to site.	Out

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Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
1036926	TITHE BARN	II	C17 tithe barn, with some reused material. Now used as a sports hall. Primarily of aesthetic (architectural) and historical (illustrative) value. Important functional relationship with the church; also part of larger historical group.	In
1036927	MILL	II	House, formerly divided into cottages. Circa 1600, later C17, C19 and later. Timber framed. Primarily of aesthetic (architectural), historical (illustrative) and evidential value. Important functional relationship with the mill. Also potentially part of larger historical group at settlement core. Limited intervisibility due to intervening development (listed barns - potentially functionally related). But requires consideration given the probable associations.	In
1193924	2 AND 4, LOWER STREET	II	House, divided in two. C16 with C19 facade. Primarily of aesthetic (architectural) and historical (illustrative) value. Forms part of historical group at the centre of settlement. Possible inter-visibility from upper floors.	In
1193937	WALNUT COTTAGE	II	Cottage, formerly used as a bakery. Early to mid C16. Timber framed. Historical relationship to other nearby LBs. Immediately south of site.	In
1193955	MILL HOUSE	II	Watermill. Late C18. Red brick in Flemish bond, hipped glazed Black pantile roof. Primarily of aesthetic (architectural) value and historical illustrative value. Functional/ historical relationship with Mill house and other nearby historical buildings, river and rural setting, of which the site may form part.	In
1285915	SPROUGHTON HALL	II	Late C16th timber-framed house with small grounds on the edge of Sproughton, which remains largely undeveloped and rural. Very close to site with potential visibility, despite intervening built development. Forms part of core group of historically related buildings and is potentially functionally related to the listed barn and mill.	In
1285956	CHURCH OF ALL SAINTS	II*	Parish Church. Early C14, later medieval, restored 1863-68 by Frederick Barnes of Ipswich and 1870 and 1884. Of aesthetic (architectural), historical, evidential and communal value. Important functional relationship with the cemetery, former rectory (LB) and tithe barn (LB). Also part of historical group forming core of settlement. Site forms part of historic rural setting.	In
1351647	BARN ABOUT 50 METRES SOUTH WEST OF SPROUGHTON HALL	II	Late C16th timber-framed, with thatch roof. Primarily of aesthetic (architectural) and historical illustrative value. Relationship with adjacent listed Tithe barn and rural landscape, of which the site forms part.	In

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF36366	A Bronze Age ring ditch and a late Saxon enclosure, Land of Loraine Way, Sproughton, Ipswich (MGS) GEO	MON	Within site; highly sensitive to physical change. Setting does not contribute to the heritage significance of this asset.	In
1036922	SPROUGHTON MANOR	II	House, 1863 by W E Nesfield for Col Henry Philipps. Grey brick, grey and yellow stone dressings, tile and slate roofs. Primarily of aesthetic (architectural) and historical (illustrative/ associative) value. Set in non-designated landscape, within deep shelter belts. Further intervening woodland to east of site. However, concerned about visibility from upper floors and the loss of rural setting, given possible relationship to the settlement at Sproughton.	In
1036925	LOWER HOUSE AND THE STORES	II	House and shop. Early to mid C16, of two separate builds. Primarily of aesthetic (architectural) and historical (illustrative/ associative) value. Part of larger historical group at the core of the settlement. Ability to experience site seems low given intervening buildings, but probably requires consideration due to group association.	In
1036921	PRYNC'S LODGE	II	House. Probably C16 origins, much remodelled C17, extended 1880 and later C20. Primarily of aesthetic (architectural) and historical (illustrative) value. No spatial/ functional relationship with site and intervisibility unlikely given intervening vegetation/ development.	Out
1036923	CHURCH CLOSE	II	House, formerly the Old Rectory, divided into 4 houses and flats 1961. Late C15, C17, c1836. Primarily of aesthetic (architectural) and historical (illustrative/ associative) value. Important functional relationship with the church. Part of relatively contemporary historical group of buildings forming the core of the settlement. Development of the site would not affect these relationships.	Out
1250924	STREET FARM COTTAGE	II	House, early C16. Restored c.1970. 2 storeys. Timber-framed and plastered. Primarily of aesthetic (architectural) value and historical illustrative value. No spatial/ functional relationship with site and intervisibility limited given intervening vegetation/ development.	Out
1372456	THE GRINDLE HOUSE	II	House, formerly farmhouse. Early C17 with possible earlier core; alterations of c.1980. Features reused medieval timbers and remnant C17th decorative plaster. Primarily of aesthetic (architectural), historical (illustrative) and evidential value. Functional relationship with rural landscape, however, is orientated away from the site with intervening vegetation/ development.	Out
MSF12544	Anglo Saxon artefact scatter of pottery and a caterpillar brooch fragment. (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF12545	Medieval artefact scatter of pottery and metalwork. (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF12546	Post Medieval artefact scatter, including a buckle, coin and strap fitting. (PMed)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF13270	Medieval artefact scatter of metalwork and pottery. (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF13697	Anglo Saxon artefact scatter, including a cast lead disc brooch. (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF14836	Medieval artefact scatter of pottery sherds. (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF14837	Post Medieval artefact scatter of pottery and metalwork, including a Nuremberg token. (PMed)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF15186	Curving trackway with small rectangular enclosure on north side, of unknown date.	MON	Cropmarks with rural setting. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF15187	Aerial photograph of circular enclosure	MON	Cropmarks with semi-urban setting. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF15846	Sproughton Bridge	MON	Extant? Bridge C18-19. No description. Google earth shows modern wooden bridge parapet, rest not visible. Google Primarily of aesthetic (architectural) and historical illustrative value. Functional relationship with river and road that would not be affected by development.	Out
MSF16145	Roman artefact scatter of metalwork,	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	including a coin and brooches. (Rom)			
MSF16153	Street Farm Cottage; Waylands(?) (Med)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF16154	Street Farm Cottage; Waylands(?) (PMed)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF19397	Hazel Wood	MON	Ancient woodland primarily of historical value (also aesthetic and potentially evidential and communal value). Setting does not contribute to the heritage significance of this asset.	Out
MSF22007	Ring ditch of unknown date, one of four.	MON	Cropmarks with rural setting. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF22009	Ring ditch and field boundary or track leading to it, of unknown date.	MON	Cropmarks with rural setting. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF22010	Ring ditch with possible enclosure next to it, of unknown date.	MON	Cropmarks with rural setting. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF23642	Two pits, 15 St Marys Close, Bramford	MON	Sub-surface features of evidential value; modern urban setting. Setting does not contribute to the heritage significance of these assets.	Out
MSF23914	Land Adjacent to Elbank, Vicarage Lane	MON	Sub-surface feature of evidential value; modern urban setting. Setting does not contribute to the heritage significance of this asset.	Out
MSF26858	Land at Church Lane, Sproughton, Suffolk	MON	Undated features ditches, gullies and pits, and a number of finds including a Mesolithic blade and medieval pottery. All primarily of evidential value (finds also some aesthetic value). Setting comprises modern development. Setting does not contribute to the heritage significance of these assets.	Out
MSF32218	Romano British Greyware sherds identified during	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	pipeline replacement, Bramford			
MSF32219	Possible evidence of Roman Road identified during gas pipeline replacement works at Bramford	MON	Roman road, primarily of evidential value. Route of the road may be expressed in that of the modern road (B113). Development of the site would not affect the heritage significance of this asset.	Out
MSF36421	Bronze Age/Iron Age ring gully and oven, Former Sugar Beet Factory, Sproughton	MON	Sub-surface features of evidential value; modern urban setting. Setting does not contribute to the heritage significance of these assets.	Out
MSF4510	A 1100, Loraine Way	MON	Roman road, primarily of evidential value. Route of the road may be expressed in that of the modern road (B113). Development of the site would not affect the heritage significance of this asset.	Out
MSF4511	Church of St Mary	MON	Duplicate of GI church.	Out
MSF4523	One tranchet axe, 3 others, 18 cores, circa 400 blades, one scraper, 5 microliths.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF4525	Gipping Way	MON	Prehistoric cremations, primarily of evidential value. Modern urban setting does not contribute to their heritage significance.	Out
MSF4526	Axe, found AD 1924 on Sir Arthur Churchman's estate about 8 chains south of Abbey Oaks Farm.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF453	Sproughton Knoll (Mes)	MON	Mesolithic occupation site. Part built over by A14. Relationship to the River Gipping. Development of the site would not affect the heritage significance of this asset.	Out
MSF4531	Distal end of sheep tibia, sharpened and polished.	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF4534	Two flint flakes	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF4539	Three rims and seven sherds Thetford ware; ox bones. (Sax)	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF454	AWA Sewage Works (Neo)	MON	Prehistoric pits (of evidential value) with flints and pottery (of evidential/ aesthetic value). Removed. Setting does not contribute to the heritage significance of these assets.	Out
MSF4540	Devil's Wood Pit	MON	Artefact(s) primarily of evidential value (also often aesthetic/ historical value) and findspot of evidential value. Artefact now removed and contextual associations noted. Setting does contribute to the heritage significance of this asset.	Out
MSF4541	Possible ring ditch, circa 25m diameter.	MON	Cropmarks with rural setting. Primarily of evidential value. Topography (elevated and visible position) may make a limited contribution to the setting of this asset. Development of the site would not affect the heritage significance of this asset.	Out
MSF4542	Rectilinear ditch system	MON	Cropmarks with rural setting. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
MSF4547	A1100	MON	Roman road, primarily of evidential value. Route of the road may be expressed in that of the modern road (B113). Development of the site would not affect the heritage significance of this asset.	Out
MSF455	Three areas excavated in a field by J V Todd: a)TM 1303 4490, b)TM 1306 4490, c)TM 1308 4492; areas a) b) were about 6 feet in diameter? (Mes)	MON	Sub-surface features of evidential value and artefacts of evidential/ aesthetic value. Removed/ developed. Setting does not contribute to the heritage significance of this asset.	Out
MSF710	Small-scale excavations were carried out in paddock by J V Todd 1975-1979; the site has now been used as a dump	MON	Sub-surface features of evidential value and artefacts of evidential/ aesthetic value. Removed/ developed. Setting does not contribute to the heritage significance of this asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
	for sludge from the adjoining sugar f?			
MSF7497	AWA Sewage Works (BA)	MON	Pits of evidential value and artefacts of evidential/ aesthetic value (removed). Setting does not contribute to the heritage significance of these assets.	Out
MSZ27296	The Firs	MON	Cropmarks of a possible ring-ditch and pit of evidential value. Rural setting. Setting does not contribute to the heritage significance of these assets.	Out
MSZ27297	Cropmarks including an enclosure, trackway, linears and a pit	MON	Cropmarks with rural setting. Primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSZ27301	Cropmarks of a possible trackway, field boundaries and extraction pit	MON	Cropmarks with rural setting. Primarily of evidential value. Setting does not contribute to the heritage significance of these assets.	Out
MSZ27311	Cropmarks of field boundaries	MON	Cropmarks - interpreted as a field system - with rural setting. Primarily of evidential value. Setting may make a limited contribution to the setting of this asset. No relationship with the site.	Out
MSZ27316	Cropmarks of two ring-ditches	MON	Cropmarks with rural setting. Primarily of evidential value. Topography (elevated and visible position) may make a limited contribution to the setting of this asset. Development of the site would not affect the heritage significance of this asset.	Out
MSZ27317	Cropmarks of a ring-ditch	MON	Cropmarks with rural setting. Primarily of evidential value. Semi-urban setting does not contribute to the heritage significance of this asset.	Out
MSZ27351	Cropmarks of a series of boundaries, and a ring ditch	MON	Cropmarks with rural setting. Primarily of evidential value. Topography (elevated and visible position) may make a limited contribution to the setting of these assets. Development of the site would not affect the heritage significance of this asset.	Out
1251603	THORNBUSH HALL	II	Farmhouse. C17, in several phases; large late C19 addition. timber framed, the facade cased in C18 red brick, the remainder with mostly C20 render. C19 wing in red brick. Primarily of aesthetic (architectural) value and historical illustrative value. Functional relationships with historic outbuildings and agricultural landscape. Development may be visible in the distance but would not affect the heritage significance of the asset.	Out

Asset ref	Asset name	Asset type / grade	Notes	Scoped in / out
MSF22011	Ring ditch cut by field boundary, of unknown date.	MON	Cropmarks with rural setting. Primarily of evidential value. Setting does not contribute to the heritage significance of this asset.	Out
1250911	RUNCTON HOUSE	II	House, formerly farmhouse. A C15 open hall is now the rear service wing of an early C19 range facing south. Primarily of aesthetic (architectural) value and historical (illustrative)/ evidential value. Outbuildings appear modern, therefore key setting relationship is with the agricultural landscape. The house is orientated south - directly towards the site - but Runcton Cottage and some vegetation intervene between it and the site and the site remains legible.	Out
1351646	THE WILD MAN	II	Early and later C16, altered, with extensive C20 additions, to rear. Primarily of aesthetic (architectural), historical and communal value. Functional relationship with the community it serves and roadside trade. Part of historical group forming core of historic settlement. No spatial/ functional relationship with site and ability to experience the site limited given intervening vegetation/ development.	Out