

# **PDAS Appendix D – Heritage Impact Assessment**



# Grove Farm Solar Farm

## Heritage Impact Assessment

*AOC Project Number: 26441*

*July 2023*



## Grove Farm Solar Farm

### Heritage Impact Assessment

<b>On Behalf of:</b>	AXIS
	Camelia House
	76 Water Lane
	Wilmslow
	Cheshire
	SK9 5BB
<b>National Grid Reference (NGR):</b>	TM 11610 37869 (centred)
<b>AOC Project No:</b>	26441
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This document has been prepared in accordance with AOC standard operating procedures.

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## 1. NON-TECHNICAL SUMMARY

- 1.1. AOC Archaeology Group were commissioned by Axis to undertake a Heritage Impact Assessment (HIA) of the Proposed Development site at Grove Farm (hereafter “the Site”- Figure 1).
- 1.2. The main body of the Site is currently comprised of two parcels of agricultural land located to the east and west of Church Road and to the north of Potash Lane. The western parcel is bound to the west by Pond Hall Lane and bordered to the northwest by woodland. The eastern parcel is bound to the east by the Ipswich to Colchester Railway and is bordered to the north and south by treelines and woodlands. The proposed access route runs along existing gravel farm access tracks westwards through arable farmland from the end of Potash Lane to join up with Station Road. The proposed DNO substation is located within a rectangular plot of land (within the southwestern corner of a large arable field) just to the northeast of the eastern parcel of land on the opposite side of the Ipswich to Colchester Railway Line. This substation will be connected to the main Site by subterranean cabling (running beneath the railway) and will be accessed from a proposed route which runs northwards to a junction with Church Road (through the western edge of an arable field alongside an existing farm access track). The grid connection for the Proposed Development will run from the DNO substation to an overhead powerline, located c.50m to its south.
- 1.3. Although numerous finds from all periods have been recovered across the 1km Study Area, there is a concentration recorded in the eastern part of the Study Area, in proximity to the Aton Water. As such there is a potential for stray finds of all periods to survive within the Site.
- 1.4. This assessment has identified a Low potential for prehistoric, Roman, early-medieval and medieval archaeological features and buried remains to be present within the Site. Due to the aforementioned volume of prehistoric finds recorded within the 1km Study Area, there is judged to be a High potential for prehistoric finds to be recovered across the Site. There is considered to be a Medium potential for Roman finds to be recovered across the Site and a Low potential for recovering finds of a medieval date.
- 1.5. Based on cartographic evidence, the Site is considered to have been in agricultural use during the post-medieval and modern periods, at least from 1838. As such there is judged to be a High potential for post-medieval and modern agricultural remains to survive within the Site. There is judged to be a Low potential for all other remains to be present.
- 1.6. The NPPF states that a local planning authority should require developers to ‘record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact’ (MCHCLG 2021, Para 205). As such, it is advised that mitigation measures should take into account the relatively minimal impact of the Proposed Development. The Proposed Development would spread the weight of the panels evenly across the array’s footprint. The predicted impacts on archaeological remains resulting from the Proposed Development therefore stands in marked contrast to other forms of greenfield development, such as mineral extraction, which is wholly destructive, and housing developments, which are largely, if not wholly, destructive. In line with national and local planning policy and given the limited potential for archaeological remains to survive on the Site, it is recommended that a programme of archaeological works may be required across the Site in advance of construction. This will enable a better understanding of the archaeological potential of the Site, the extent of any previous plough damage and the characterisation and dating of any surviving buried archaeological remains. In the case that significant archaeological remains were encountered further archaeological mitigation, including avoidance by design of the Proposed Development may be required. Any archaeological works will be agreed with Suffolk County Council Archaeological Service (SCCAS), who provide archaeological advice to Babergh District Council and the Babergh Heritage Service Team at Babergh

District Council prior to mitigation being undertaken.

- 1.7. NPPF (2019), PPG (2019) and HE guidance on setting (2017) are clear that the setting of an asset can contribute to its significance. Section 2.4 of this report outlines the planning policy with regard to the setting of designated assets. Details of all designated assets within 2km of the Site are contained within the Asset Gazetteer at the end of this report (Appendix 2).
- 1.8. Site visits undertaken for this assessment suggest that the Proposed Development would not be clearly visible from most of the designated heritage assets and buildings of local significance within the surrounding area and, consequently there would be no effects upon their setting. Potential Low effects upon the settings of the Grade II\* Listed Church of St Mary (**Asset 6**) and Maltings House (Asset 14) have been identified during this assessment. Potential Neutral effects upon the settings of the Grade I Listed Bentley Hall Barn (**Asset 2**), and the Grade II\* Listed Bentley Hall (**Asset 2**) and its adjacent Meeting Hall Stables (**Asset 4**) have been identified during this assessment. Six buildings of local significance have also been assessed to have potential effects upon their settings. These include a potential Neutral effect upon the settings of Little House (**Asset 89**), Bentley House (**Asset 90**), Glebe Cottage (**Asset 91**) and Uplands Farmhouse (**Asset 92**), a potential Low effect upon the setting on Falstaff manor (**Asset 69**) and a potential Medium effect upon the setting of Red Cottages and Potash Cottages (**Asset 88**). For all of the above these effects will cause levels of harm that are considered to be less than substantial. The requirement for any further mitigation, however, would be a matter for the Local Planning Authority and the less than substantial harm will require to be weighed against the public benefits of the Proposed Development in line with Paragraph 202 of the NPPF.

## 2. INTRODUCTION

### 2.1. Proposed Development Site

2.1.1. The Proposed Development Site (henceforth “the Site”), is composed of a large irregularly shaped land parcel centred on NGR: TM 11610 37869 that is located to the east and west of Church Road and to the north of Potash Lane. The western part of this land parcel is bound to the west by Pond Hall Lane and bordered to the northwest by woodland. The eastern part of this land parcel is bound to the east by the Ipswich to Colchester Railway and is bordered to the north and south by treelines and woodlands. The proposed access route runs along existing gravel farm access tracks westwards through arable farmland from the end of Potash Lane to join up with Station Road. The proposed DNO substation is located within a rectangular plot of land (within the southwestern corner of a large arable field) just to the northeast of the eastern parcel of land on the opposite side of the Ipswich to Colchester Railway Line. This substation will be connected to the main Site by subterranean cabling (running beneath the railway) and will be accessed from a proposed route which runs northwards to a junction with Church Road (through the western edge of an arable field alongside an existing farm access track). The grid connection for the Proposed Development will run from the DNO substation to an overhead powerline, located c.50m to its south.

2.1.2. The Site is located within a largely agricultural landscape with scattered farmhouses and small hamlets. The larger town of Capel St Mary is located further to the west across the A12, and Bentley is located further to the south. The main body of the Site covers an area measuring approximately 45.4 ha whilst the DNO substation, located to the northeast of the main body of the Site, covers an area measuring c.0.28 ha. The proposed western access route, between Potash Lane and Station Road, runs for a length of c.810m on a predominantly west to east alignment. The proposed access route from the DNO substation to Church Road runs for a length of c.450m on a predominantly north to south alignment.

### 2.2. Topographical & Geological Conditions

2.2.1. The British Geological Survey map (BGS GeoIndex 2022) indicates that the Site is underlain by the Red Crag Formation - Sand, a sedimentary bedrock formed approximately 3.6 to 2.1 million years ago in the Neogene and Quaternary periods.

2.2.2. There are three superficial deposits recorded by the BGS (2022) within the Site boundary. The central and larger part of the Site is underlain by a Lowestoft Formation – Sand and Gravel, a sedimentary superficial deposit, formed between 480 and 423 thousand years ago in the Quaternary period. The western part of the Site is recorded as also underlain by a Lowestoft Formation – Diamicton, a sedimentary superficial deposit formed between 480 and 423 thousand years ago during the Quaternary period. The easternmost part of the Site is recorded as underlain by a Kesgrave Catchment Subgroup – Sand and Gravel, a sedimentary superficial deposit formed between 2.58 million and 11.8 thousand years ago during the Quaternary period.

2.2.3. The BGS (2022) records three boreholes directly to the south of the Site, two along Church Road (TM13NW42 and TM13NW11) and one along Potash Lane (TM13NW67). A well (TM13NW67) was sunk at Grove Farm on Potash Lane in 1984, within 50m of the Site to the south. The excavation identified boulder clay, glacial sand and gravel to a depth of 8m, red crag to 13.5m, London Clay to 53m and chalk to the base at 75m. A well sunk at Falstaff Manor (TM13NW42) in 1911, identified glacial sand and gravel to 12m, red crag to 16.5m, London Clay to 26.8m and loamy sand to the base at 30m. A nearby borehole (TM13NW11) was sunk in 1970 to a depth of 16.8m which identified glacial sand and gravel to a depth of 9.1m, red crag to 15.5m and London Clay to a depth of 16.8m. Based on these, the geology appears similar across Potash Lane and the southern part of the Site.

2.2.4. The Site occupies slightly sloping land, which slopes slightly to the north and to the east towards the river. The levels of the Site are recorded at 40m Above Ordnance Datum (AOD) in the south-western corner, 39m AOD in the north-western corner, 37m AOD to the north along Church Road and 33m AOD within the eastern parcel.

## 2.3. Development proposal

2.3.1. The proposal pertains to the development of a photovoltaic solar array and associated infrastructure within fields to the east and west of Church Road.

2.3.2. The proposals for the Solar Farm include:

- Solar PV arrays covering a total area of c.32.48ha including panels, 11 transformers, a spares container and a control building,
- A customer substation compound covering a total area measuring c.120 square metres which includes a substation building, associated infrastructure and a security fence and gate,
- Area perimeter formed by a Deer / stock fencing with gates at access points and,
- Landscaping proposals within and surrounding proposed area of solar panels which include enhancement of existing vegetation and new planting to enhance screening of development from surrounding areas.

2.3.3. The proposals for the DNO Substation include:

- A DNO substation compound covering a total area measuring c.100 square metres which includes a DNO substation buildings, associated infrastructure, security fence and gate,
- Overhead grid connection route to an existing overhead powerline c.50m to its south centred at NGR TM 12332 37959, and
- Landscaping proposals to include creation of belt of new woodland to screen DNO substation from views from the east and to tie in with adjacent existing areas of woodland.

2.3.4. The proposals also include grid connection cabling to join the Solar PV array to the DNO substation utilising both open trench installation and horizontal directional drilling.

2.3.5. The proposed access route between Potash Lane and Station Road will run along an existing gravel farm access track which will require some improvement and upgrades to the surfacing in places where it has become rutted, or pot holed.

2.3.6. The proposed access route between the DNO substation and Church Road runs within the western part of an arable field, adjacent to an existing farm access track, and will also require groundworks in order to create a suitable road surface,

2.3.7. These elements of the Proposed Development are illustrated on Figure 12 in order to highlight the areas where the potential direct impacts associated with the works will be concentrated.

## 2.4. Government and local planning policies and guidance

### *Legislative Framework*

2.4.1. Parliamentary legislation for Listed Buildings is provided by the Planning (Listed Building and Conservation Areas) Act 1990 (Act of Parliament, 1990) and legislation for Scheduled Monuments and other buried archaeological remains is provided by the Ancient Monuments and Archaeological Areas Act 1979 (Act of Parliament, 1979).

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**National Planning Policy Framework (NPPF)**

2.4.2. National Planning Policy Framework (NPPF) was published by the Ministry of Housing Communities and Local Government (MHCLG) on 24th July 2018 and updated in July 2021. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for development can be produced and assessed. Chapter 16 of the document is concerned with 'Conserving and enhancing the historic environment'. It identifies heritage assets as 'an irreplaceable resource' and notes that 'they should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (MHCLG 2021, Para 189).

2.4.3. Where designated assets are concerned, great weight should be given to the asset's conservation. The more important the asset the greater that weight should be. 'Any harm to or loss of significance should require 'clear and convincing justification. Substantial harm to or loss of:

- grade II listed building or grade II registered parks or gardens should be exceptional;
- assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.' (MHCLG 2021, Para 200).

2.4.4. With regard to proposals that are predicted to lead to substantial harm to or the total loss of significance to a designated asset, Paragraph 201 states that 'local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss' (MHCLG 2021, Para 201). Where 'a development proposal will lead to less than substantial harm to the significance of a designated asset' Paragraph 202 states that 'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use' (MHCLG 2021, Para 202).

2.4.5. NPPF (2021: Annex 2: Glossary) defines the setting of a heritage asset as 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*".

2.4.6. Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 203 states that "*In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*" (MHCLG 2021, Para 203).

2.4.7. Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to '*record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible*' (MHCLG 2021, Para 205).

**Planning Practice Guidance (2014 updated 2019)**

2.4.1. The MHCLG published Planning Practice Guidance in April 2014 to expand upon the NPPF and the section on the historic environment was last updated in July 2019. Section 18a of the guidance is concerned with '*Conserving and Enhancing the Historic Environment*'. The Guidance notes that '*conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings to as yet undiscovered, undesignated buried remains of archaeological interest*' (2019: para 2).

2.4.2. PPG (MCHLG 2019b, para 41) identifies two categories of non-designated assets of archaeological interest:

1. *'Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets' (MCHLG 2019b, citing NPPF footnote 63); and*
2. *'Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first' (MCHLG 2019b).*

2.4.3. PPG (2019: para 18) requires assessments to consider the potential for a Proposed Development to cause harm to the significance of designated heritage assets and to clearly state whether that harm will be substantial or less than substantial.

***Local Planning Policy – Babergh Local Plan 2011-2031 Core Strategy and Policies***

2.4.4. Babergh Local Plan 2011-2031 Core Strategy and Policies was adopted on the 25th February 2014, replacing many of the policies in the 2006 Babergh Local Plan. The following Saved Policy is relevant to this assessment:

*"CN06 Proposals for the alteration (including part demolition), extension or change of use of buildings of Special Architectural or Historic Interest (including curtilage structures), or for the sub-division of, or new work within the curtilage or setting of a listed building should:*

[...]

- *Retain a curtilage area and/or setting which is appropriate to the listed building and the relationship with its surroundings[...]*
- *Respect those features which contribute positively to the setting of a listed building including space, views from and to the building and historic layout[...]" (Babergh Local Plan, 2006, p.162-163)*

***Bentley Neighbourhood Plan***

2.4.5. The Bentley Neighbourhood Plan is a “*community-led planning framework for guiding the future development, regeneration, and conservation*” of Bentley (Bentley Parish Council, p.5) and was adopted in December 2022. The following policies are relevant to this assessment:

***“9. Historic Environment***

***Policy BEN 15 – Heritage Assets***

*To ensure the conservation and enhancement of the Village’s heritage assets, proposals must:*

- a. *Preserve or enhance the significance of the heritage assets of the Village, their setting, and the wider built environment;*
- b. *Contribute to the Village’s local distinctiveness, built form, and scale of its heritage assets, as described in the AECOM Design Guidelines, through the use of appropriate design and materials;*
- c. *Be of an appropriate scale, form, height, massing, alignment, and detailed design which respects the area’s character, appearance, and its setting;*
- d. *Demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage*

*asset and its context; and*

e. *Provide clear justification, through the submission of a heritage statement, for any works that could harm a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.*

*Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.*

*Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on the heritage asset. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on the significance and or setting of the asset.*

***Policy BEN 16 – Buildings of Local Significance***

*The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features and gardens of local interest, must be appropriately secured.*

*Proposals for any works that would cause harm to the significance of these buildings of local significance should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made have regard to the scale of any harm or loss and the significance of the heritage asset.” (Bentley Parish Council, p.46).*

***Babergh and Mid Suffolk Joint Local Plan***

2.4.6. The Babergh and Mid Suffolk Joint Local Plan is intended to replace existing Local Plans from both Councils. The Plan is currently undergoing consultation. .

2.4.7. The following policies, would be relevant to this assessment when the Plan is adopted.

***“Policy LP21, The Historic Environment***

1. *Where an application potentially affects heritage assets, the council will:*
  - a. *Depending on the nature of the works/development proposed, require the applicant to submit a heritage statement that demonstrates:*
    - i. *The significance of the heritage asset is appropriately understood (statement of significance);*
    - ii. *The potential impacts on the heritage asset’s significance, including the contribution made by setting, are understood (impact assessment);*
    - iii. *That the proposal has been fully justified in light of the significance and impact identified above (statement of justification);*
    - iv. *If relevant, that the proposal has considered how preservation in situ of archaeological assets can be achieved through the design of the site;*
    - v. *An effective conservation strategy, including details of recording, mitigation, repair, preservation, protection and management as appropriate;*
    - vi. *Where development includes (or has the potential to include) heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, a field*

*evaluation by a suitably qualified person is required.*

**2. The Council will support:**

- a. The re-use/ redevelopment of a heritage asset, including Heritage at Risk, where it would represent optimal viable use, including assets in isolated locations, and the proposal preserves the building, its setting and any features which form part of the building's special interest and complies with the relevant policies of the Plan;*
- b. Development proposals that contribute to local distinctiveness, respecting the built form and scale of the heritage asset, through the use of appropriate design and materials;*
- c. Proposals to enhance the environmental performance of heritage assets, where the special characteristics of the heritage asset are safeguarded and a sensitive approach to design and specification ensures that the significance of the asset is not compromised by inappropriate interventions.*

**3. In order to safeguard and enhance the historic environment, harm to heritage assets should be avoided in the first instance. Only where harm cannot be avoided should mitigation be considered. When considering applications where a level of harm is identified to heritage assets (including historic landscapes) the Councils will:**

- a. Have regard (or Special Regard where appropriate) to the historic environment and take account of the contribution any designated or non-designated heritage assets makes to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests and their significance, including consideration of any contribution made to that significance by their setting; and*
- b. Have regard to the planning balance whilst considering the extent of harm and significance of the asset in accordance with the relevant national policies.*

**4. Proposals which potentially affect heritage assets should have regard to all relevant Historic England Advice and Guidance.**

**5. Where development is otherwise considered acceptable, planning conditions/obligations will be used to:**

- a. Secure an appropriate programme of archaeological investigation, recording, reporting, archiving, publication, and community involvement; to advance public understanding of the significance of any heritage assets to be lost (wholly or in part); and to make this evidence and any archive generated publicly accessible.*

**Historic England Guidance**

2.4.8. HE published the Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note (Second Edition) in 2017. This guidance has been followed when considering the potential for the Proposed Development to impact upon the setting of designated heritage assets, and select non-designated heritage assets, within the Study Area. The method of assessment with reference to this guidance is set out in Section 4.4 below.

**2.5. Planning considerations pertaining to the Site**

2.5.1. The Local Planning Authority are advised on all heritage and archaeological matters by the Suffolk County Council Archaeological Service (SCCAS). Babergh Heritage Service Team at Babergh District Council also provide heritage advice. Any requirement for archaeological work either preceding or during development will be determined by SCCAS and the Babergh Heritage Service Team at Babergh District Council.

- 2.5.2. There are no designated heritage assets recorded within the Site.
- 2.5.3. There is one Scheduled Monument within the 2km Study Area; the Dodnash Priory (**Asset 1**). There is one Grade I Listed Building (**Asset 2**), six Grade II\* Listed Buildings (**Assets 3-8**) and 37 Grade II Listed Buildings (**Assets 9-45**). The Bentley Neighbourhood Plan of 2021 also identifies the location of 18 buildings of local significance (**Assets 96-105**) within the 1km Study Area.
- 2.5.4. There are no World Heritage Sites, Registered Gardens and Designed Landscape, Registered Battlefields and Conservation Areas located within the Site or the 2km Study Area.
- 2.5.5. Pre-application advice from Babergh and Mid Suffolk District Councils (DC/22/03371, 02 August 2022) has outlined several constraints and concerns which have been taken into consideration as part of this assessment. The main points addressed relate to the designated assets identified to the north of the Site, in particular the Church of St Mary and Bentley Hall and outbuildings and the buildings identified within the Draft Bentley Neighbourhood Plan as being of local interest.

## 2.6. Limitations of Scope

- 2.6.1. This assessment is based upon data obtained from publicly accessible online archives as described in the Data Sources in Section 4.2. All known heritage assets within 1km of the Site, and all designated heritage assets within 2km of the Site were identified. Data from the Suffolk Historic Environment Record was obtained in August 2022. The information presented in the gazetteer regarding known heritage assets is current to this date.
- 2.6.2. It should be noted that the report has been prepared under the express instructions and solely for the use of AXIS and their partners. All the work carried out in this report is based upon AOC Archaeology Group's professional knowledge and understanding of current (July 2023) and relevant United Kingdom standards and codes, technology and legislation.
- 2.6.3. Changes in these areas may occur in the future and cause changes to the conclusions, advice or recommendations given. AOC Archaeology Group does not accept responsibility for advising AXIS or associated parties of the facts or implications of any such changes in the future.

## 3. OBJECTIVES

- 2.7. The main objective of this assessment is to identify the cultural heritage significance of the Site proposed for development at Grove Farm, Suffolk. The evidence presented and the conclusions offered will provide a comprehensive basis for further discussion and decisions regarding archaeological constraints on the future development of this Site and for the formulation of a mitigation strategy, should this be required. This will be done by examining a variety of evidence for upstanding and buried remains of heritage interest including Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, non-designated heritage assets and will also consider the results of previous archaeological works (events) within 1km and 2km of the Site. The assessment is based upon data obtained from publicly accessible archives as described in Data Sources (Section 4.2).

## 4. METHODOLOGY

### 4.1. Standards

- 4.1.1. The scope of this assessment meets the requirements of current planning regulations set out in the Planning Practice Guidance (2014, updated July 2019); National Planning Policy Framework (June 2021) the Ancient

Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; and local planning policy.

- 4.1.2. AOC Archaeology Group conforms to the standards of professional conduct outlined in the Chartered Institute for Archaeologists' (ClfA) Code of Conduct (2021), the ClfA Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment (2020), the ClfA Standards and Guidance for Historic Environment Desk Based Assessments (2020), Field Evaluations (2014), and other relevant guidance.
- 4.1.3. AOC Archaeology Group is a Registered Organisation of the ClfA. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards, and skills development.
- 4.1.4. AOC is ISO 9001:2015 accredited, in recognition of the Company's Quality Management System.

## 4.2. Data sources

- 4.2.1. The following data sources were consulted during preparation of this heritage impact assessment:
  - Suffolk Historic Environment Record
    - For Historic Environment Record data;
  - National Heritage List for England (NHLE);
    - For designated heritage asset data;
  - Archives and Local Studies – Suffolk Records Office:
    - For historic maps and documents related to the Site and the surrounding area;
  - National Map Library (National Library of Scotland, Causewayside, Edinburgh):
    - For old Ordnance Survey maps (1st & 2nd Edition, small- and large-scale) and pre-Ordnance Survey historical maps.
  - Historic England Archive: for vertical and oblique aerial photographs held by Historic England

## 4.3. Report structure

- 4.3.1. Each heritage asset referred to in the text is listed in the Gazetteer Appendix 2. All heritage assets within the Gazetteer have been assigned an 'Asset No.' unique to this assessment, and the Gazetteer includes information regarding the type, period, grid reference, HER number, protective designation, and other descriptive information, as derived from the consulted sources.
- 4.3.2. Each heritage asset referred to in the text is plotted on Figures 2-4 at the end of the report, using the assigned Asset Nos. The Site is shown outlined in red.
- 4.3.3. All designated heritage assets within 2km of the Site (Figure 2) have been included in the assessment. The aim of this is to identify the potential for the Proposed Development to have an impact on the settings of designated heritage assets.
- 4.3.4. All heritage assets located within a 1km radius of the Site (Figure 3) have been included in the assessment. The results of archaeologic investigations (events) (Figure 4) have also been considered. The aim of this is to identify the potential for direct impacts upon known archaeological remains and to help predict whether any similar

hitherto unknown archaeological remains may survive within the Site. Not all heritage assets within the Gazetteer are referred to individually within the text.

4.3.5. All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed amongst the References in Section 7.

#### 4.4. Assessment Criteria

4.4.1. The assessment aims to identify the known and likely archaeological potential of the Site and the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix 1.

4.4.2. The criteria for assessing archaeological potential are expressed in this report as ranging between the scales of High, Medium, Low and Uncertain, criteria for which are also noted in Appendix 1.

4.4.3. Levels of importance in the report are expressed as ranging between the scales of High, Medium, Low, Negligible and Unknown. The importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important and therefore of High importance.

4.4.4. For assets where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.

4.4.5. The likely magnitude of the impact of the Proposed Development works is determined by identifying the degree of change from the Proposed Development upon the ‘baseline’ conditions of the Site and the heritage resource identified in the assessment. This impact can be either adverse (negative), beneficial (positive) or neutral and is ranked according to the scale of high, medium, low, and negligible.

##### ***Assessment of Setting Impacts***

4.4.6. The setting assessment has been undertaken in line with the requirements of NPPF and HE setting guidance. The NPPF defines setting as:

*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’ (2021, 71).*

4.4.7. In December 2017, Historic England published an updated guidance document on setting as part of their Good Practice Advice Notes intended to explain how to apply the policies contained in the NPPF. This document states:

*‘Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.’ (2017, 4).*

4.4.8. The Historic England (HE) guidance states:

*‘A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it’ (ibid, 2).*

4.4.9. The guidance sets out the ways in which setting may contribute to the value of a heritage asset. It advocates a five-stage approach which comprises:

*‘Step 1: Identify which heritage assets and their settings are affected;*

*Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or*

allow significance to be appreciated;

*Step 3: Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it;*

*Step 4: Explore ways to maximise enhancement and avoid or minimise harm;*

*Step 5: Make and document the decision and monitor outcomes' (ibid, 8).*

- 4.4.10. The guidance provides a checklist of potential attributes of setting which may contribute to or make appreciable the significance of the asset in question. HE acknowledges that the checklist is non-exhaustive and that not all attributes will apply in all cases.
- 4.4.11. The assessment of the impact on setting undertaken for this assessment has followed the staged approach outlined in the HE guidance on setting. It has had regard to the checklist therein but, in the interest of being proportionate to the importance of the asset and the potential magnitude of impact, only discusses those attributes which apply to the asset and the potential impacts.
- 4.4.12. Site visits were undertaken to all designated heritage assets confirmed to have potential intervisibility with the Proposed Development in a ZTV (Figures 10 and 11), within the 2km Study Area. These site visits established the current setting of the assets, how setting contributes to the significance and appreciation of the assets and how the Proposed Development could potentially impact upon setting, such that it could cause harm and affect significance.
- 4.4.13. It is noted that, in many cases identified effects upon setting are '*neutral*' and as such, it is not always necessary or appropriate to propose mitigation or enhancement measures. Where relevant, mitigation and enhancement measures are identified as part of this assessment.

#### ***Assessment of Direct Impacts***

- 4.4.14. The assessment of Direct Impacts will be undertaken in line with the assessment criteria noted above and in Appendix 1. This will be done by establishing the historic environment baseline through examination of the data sources outlined in Section 1 and a walkover survey. The Proposed Development will be assessed against the established historic environment baseline, and potential direct impacts on known and unknown heritage assets will be identified.

#### ***Assessment of Harm***

- 4.4.15. PPG (MCHLG 2014 updated 2021, Historic Environment section updated July 2019, para 18), where designated heritage assets are concerned, requires an assessment to be made as to the level of harm which could be caused to designated heritage assets by a Proposed Development. It requires a judgement to be made as to whether that harm is '*substantial*' or '*less than substantial*', and the level of harm predicted establishes the planning test to be applied (MHCLG, 2021, Para 202).
- 4.4.16. Historic England define harm in their Conservation Principles (2008) as a '*change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place*' (HE 2008, 71).
- 4.4.17. The PPG (2014 updated 2021, Historic Environment section updated July 2019) notes that '*substantial*' harm is a '*high test*' and that as such it is unlikely to result in many cases. What matters in establishing whether harm is '*substantial*' or not, relates to whether a change would seriously adversely affect those attributes or elements of a designated asset that contribute to, or give it, its significance (Paragraph: 018 Reference ID: 18a-018-20190723).
- 4.4.18. There are no designated heritage assets within the Site and as such will be no direct impacts upon designated

heritage assets and no harm. In the case of the Proposed Development the potential for harm upon designated heritage assets relates solely to potential impacts upon their settings.

4.4.19. Assessment of harm resulting from impacts upon the setting of designated heritage assets will relate to whether a change would seriously adversely affect those attributes or elements of the setting of a designated asset that contribute to, or give it, its significance resulting in change for the worse. This will be considered in line with criteria for magnitude of impact in Appendix 1. However, it should be noted that change will not always lead to harm and that there is potential for beneficial as well as neutral impacts. Where there are beneficial, neutral or no impacts there will be no harm.

## 5. ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

### 5.1. Historic Landscape Characterisation

5.1.1. The Site is recorded within The Suffolk Historic Landscape Characterisation Map, as located within two separate categories on either side of Church Road.

5.1.2. To the west, the field is described as an '*18<sup>th</sup> century and later enclosure*'. This landscape type stems from the agricultural revolution of the 18<sup>th</sup> century which saw advances in farming techniques and the end of the common fields farming. This resulted in the formation of regularly shaped, planned fields with straight boundaries. The western part of the Site can be further categorised as '*Former common arable or heathland*' which indicates the earlier use of the field as individually owned and worked strips in open fields.

5.1.3. To the east, the field is described as '*pre-18<sup>th</sup> century enclosure*'. This indicates that the fields were enclosed for agriculture before 1700. Within this landscape type, the eastern part of the Site can be further categorised as '*Long co-axial fields*' which indicates that the fields were set up along long axis.

### 5.2. Prehistoric and Romano-British (8000 BC-AD 410)

5.2.1. Prior to the Roman invasion of Britain, Suffolk was occupied by the Iceni people and following the invasion, the area became part of the Roman province of Flavia Caesariensis (Suckling, BHO, 1846).

5.2.2. Numerous prehistoric finds have been recovered to the east of the Site. Several findspots are recorded by the Suffolk HER within 1km of the Site. These include a Neolithic chipped flint tranchet axe (**Asset 46**) and a Bronze Age perforated axe hammer of ophitic dolerite (**Asset 47**), both recovered from the area of Rookery Farm, 410m and 460m to the south-east of the Site respectively. A Neolithic to Bronze Age grey polished flint axehead (**Asset 50**) was dug up in the garden of the Forge, 1km to the south of the Site. A Mesolithic sectioned stone mace of greenstone (**Asset 74**) was found near the railway station, 833m to the south in the early 1930s. A fieldwalking activity (**Asset 73**) was undertaken in 1996 within an area measuring approximately 59 hectares and located 685m to the west of the Site. The activity identified an area of flint scatter, including over 100 worked flints and 193 burnt flints.

5.2.3. An Early Mesolithic tranchet axe (**Asset 65**) was recovered from a field stone heap in 1941, 62m to the north of the Site. However, as the tranchet axe was recovered from a field stone heap, this may not be the exact location of its original deposition, although it can be assumed that the stones were collected from the immediate surrounding landscape.

5.2.4. Cropmarks (**Asset 62**) of an incomplete rectilinear enclosure of possible prehistoric date, have been identified approximately 615m to the north-east of the Site. Other features identified within the same complex are a ditch and field boundary of possible medieval to post-medieval date, suggesting that the area to the west of the Alton

Water has been settled from the prehistoric period onwards. An aerial photographic survey (**Asset 82**) revealed the location of possible prehistoric to medieval features (**Asset 51**) identified as cropmarks 950m to the north of the Site. A causewayed enclosure of possible prehistoric date was recorded as a regular subcircular shape measuring 60m across. Other features include a semi-circular ditch system and possible medieval or later pits.

- 5.2.5. Several Roman items have been recovered to the northeast of the Site. These include brooches, coins and steelyard. A sesterius of Antonius Pius (**Asset 48**) dating to the 2<sup>nd</sup> century AD was recovered 960m to the south of the Site.
- 5.2.6. Although there remains the possibility for prehistoric features and buried remains to be present within the Site, the potential is judged to be Low. If present, these would be more likely to be present within the eastern field. Due to the volume of prehistoric finds recorded within the 1km Study Area, there is judged to be a High potential for prehistoric finds to be recovered across the Site. Currently available information does not indicate any Roman settlement within the 1km Study Area. As such there is judged to be a Low potential for Roman remains to survive within the Site. There is however a Medium potential for Roman finds to be recovered across the Site.

### 5.3. Early Historic (AD 410-1066) and Medieval (AD 1066-1600)

- 5.3.1. No early-medieval to medieval remains have been recorded within the Site. Several early-medieval and medieval finds have been recovered within the 1km Study Area. These vary widely in type.
- 5.3.2. Under the Saxons, Suffolk formed the southern half of East Anglia, separated in two by the estuaries of the Little Ouse and the Waveney which separated the South-folk from the North-folk. Ipswich, which is one of the major towns of Suffolk and located approximately 7.8km to the northeast of the Site (centred) is recorded by Suckling as having been plundered in 991 by the Danes and again in 993, followed by a battle in the neighbourhood of Ipswich fought in 1010. At this point the government was transferred to a Danish commander who became Earl of East Anglia (Suckling, BHO, 1846). A settlement at Bentley is recorded under the ownership of three lords in 1066 in the Domesday Book (Powell-Smith, N.d.), Thorsten, Edmund and Earl Gyrth, which suggests that a settlement in Bentley was present since at least the Early Historic period (Suckling, BHO, 1846).
- 5.3.3. The Domesday Book (1086) records a settlement in Bentley in the area of the Site. Bentley is located within the hundred of Sandford and the county of Suffolk and is documented as having a population of 18 households under three owners. The largest land was, in 1086, under the ownership of King William and included 13 villagers, three smallholders, meadows, woodland, pigs and sheep. According to The Institute for Name-Studies (2022), Bentley refers to a '*woodland clearing where bent-grass grows*'.
- 5.3.4. Falstaff Manor is recorded in the Draft Bentley Neighbourhood Plan (2021) as one of the original manors of Bentley and is mentioned in the Domesday Book. The current Falstaff Manor (**Asset 69**) is a farmstead visible on the first Ordnance Survey map, with modern additions. Falstaff Manor is however recorded by the Draft Bentley Neighbourhood Plan (2021) as a Building of Local Significance as a medieval house with a clearly medieval setting. Within Bentley centre, Link House (**Asset 99**) is also regarded as a Building of Local Significance, due to its 16<sup>th</sup> century core. To the south of the Bentley Centre, Bentley Forge (**Asset 102**), although much altered, is mentioned in the Domesday Book and as such is identified as a Building of Local Significance.
- 5.3.5. There is one medieval Scheduled Monument located 2km to the south-west of the Site. Dodnash Priory (site of) (**Asset 1**) was founded in 1188 and dissolved in 1525. Within the Scheduled area, a large pond survives, possibly the remains of fishponds.
- 5.3.6. The Grade II\* Listed Bentley Hall (**Asset 3**) is a 15<sup>th</sup> to 16<sup>th</sup> century timber frame house with later additions and alterations located 315m to the north of the Site boundary. The original hall which was built in 1582 and bears this

date and the Tollemache arms, also includes the initials of two of the family members, Lionel Tollemache and Stanhope Tollemache. Bentley Hall (**Asset 3**) and its associated outbuildings, including the Grade I Listed Bentley Hall Barn (**Asset 2**) and the Grade II\* Listed Meeting Hall Stables, Bentley Hall, approximately 30 metres south of Bentley Hall (**Asset 4**), represent one of the best-preserved Tudor manorial complexes in Britain. Bentley Hall was the medieval seat of the Tollemache family and a building at this location may have been present since Domesday, although the earliest part of the current building dates to around 1400. The Tollemache family had held the manor of Bentley since around 1200. The Tollemache family sold the house in 1668 to John Cudworth, although they re-acquired it in 1895. The appearance and layout of Bentley Hall reflects the standard pattern of medieval houses. Bentley Hall was subject to a building survey and photographic survey in 2005 and 2009 (**Assets 83 and 84**). Suffolk HER records the location of a medieval building (**Asset 58**) to the rear of Bentley Hall (**Asset 3**), identifying it as a 16<sup>th</sup> century timber framed building, however no structure could be identified at this location and this entry may simply refer to the buildings of Bentley Hall (**Asset 3**).

- 5.3.7. A further four Grade II\* Listed Buildings are recorded within 2km of the Site. These include the Grade II\* Church of St Mary (**Asset 6**), a 14<sup>th</sup> century parish church with a 12<sup>th</sup> century nave located 100m to the north of the Site; the Grade II\* Old Hall (**Asset 5**), a 13<sup>th</sup> to 14<sup>th</sup> century timber framed house located 1.5km to the north of the Site boundary; the Grade II\* Boynton Hall (**Asset 7**), a 14<sup>th</sup> century house with 16<sup>th</sup> century alterations and additions and the Grade II\* Church of St Mary (**Asset 8**), a 14<sup>th</sup> century parish church located in Tattingstone to the east.
- 5.3.8. There are 16 Grade II Listed medieval buildings within 2km of the Site. These include are two 14<sup>th</sup> to 15<sup>th</sup> century timber framed buildings, Capel Grove (**Asset 18**) and Hall Farmhouse (**Asset 43**). There are four 15<sup>th</sup> century timber framed buildings, Old Hadleigh (**Asset 21**), White Horse Inn (**Asset 24**), Maltings Farmhouse (**Asset 13**) and Orchard Cottage (**Asset 20**). There are a further ten 16<sup>th</sup> century timber framed buildings: Hubbard's Hall (**Asset 9**), Bentley Grove (**Asset 11**), Maltings Cottage (**Asset 12**), Maltings House (**Asset 14**), Pond Hall (**Asset 16**), Bluegate Farmhouse (**Asset 22**), Bush Farmhouse (**Asset 23**), Woodsend and No 1 Woodsend (**Asset 27**), Cragpit Farmhouse (**Asset 33**) and The Walk (**Asset 45**).
- 5.3.9. Cropmarks (**Asset 62**) of a ditch and field boundary of possible medieval to post-medieval date, have been identified approximately 615m to the northeast of the Site. An incomplete rectilinear enclosure of possible prehistoric date identified within the same complex, suggesting that the area to the west of the Alton Water has been settled from the prehistoric period onwards.
- 5.3.10. An aerial photographic survey (**Asset 82**) revealed the location of possible prehistoric to medieval features (**Asset 51**) identified as cropmarks 950m to the north of the Site. These include a semi-circular ditch system and possible medieval or later pits. Another area of cropmarks (**Asset 61**) was identified 856m to the north of the Site, covering approximately 8.6 hectares. These cropmarks comprise of a series of field boundaries and ditches of possible medieval date.
- 5.3.11. In addition, to the recorded evidence for settlement, several early-medieval and medieval finds have been recovered within the 1km Study Area. Together, these illustrate the extensive settlement of the area surrounding the Site, although there is no indication from the information available that the Site itself was settled, and as such, may have been agricultural land. As such, there is judged to be a Low potential for early-medieval or medieval remains to survive within the Site. If present, these are likely to relate to agricultural activity.

#### 5.4. Post-medieval (AD 1600-1900)

- 5.4.1. Numerous post-medieval finds have been recorded to the north and north-east of the Site. These vary widely in type.

5.4.2. Early pre-Ordnance Survey maps of the Site tend to be schematic and lack detail. However, they can provide information about historic settlement patterns. Saxton's map of 1575 (Figure 5) identifies the general location of the main towns and settlements surrounding the Site. These include Ipswich to the northeast, as well as 'Capell', Bentley and 'Tatingston' to the south. Blaeu's 1662 map (not illustrated) similarly annotates the settlements of Bentley and 'Capell' and 'Tatingston' to the south of the Site. No further details about the Site are recorded by Blaeu, although both Saxton and Blaeu depict Bentley to the north of Capel St May and Tattingstone.

5.4.3. Bowen's map of 1685 (Not Illustrated) depicts a similar landscape, however a major thoroughfare is depicted to the east of Bentley and to the east of Capel. No further details are provided on Drury's map of 1776 (Not Illustrated) although by this point, 'Capell' is annotated as 'Capel St Mary'.

5.4.4. Verron's map of 1796 (Figure 6) provides more details of the surrounding landscape, including the location of major roads and settlements. Although the map is largely schematic, two buildings are depicted to the east and west of Church Road. These are likely to be the medieval Grade II\* Listed Church of St Mary (**Asset 6**), which would indicate that the Site is directly to the south and undeveloped land, possibly agricultural. To the east of Church Road, an enclosed building may indicate the location of the Falstaff Manor (**Asset 69**). This may be the farmstead visible on the later Ordnance Survey maps, or an earlier building associated with the Domesday Falstaff Manor.

5.4.5. The Site is recorded on Bentley parish's tithe map taken in 1838 (Figure 7). The map records eight plots within the Site to the west of Church Road and three plots within the Site to the east of Church Road. Based on the plot description, all were arable fields, mostly occupied by James Lay and owned by Benjamin Keene. The western part of the Site is bound to the north and south by lanes. A small section of the eastern part of the Site may, at this time, have been included within a woodland, although this appears to have been pushed back further east on later maps. The Tithe map of 1838, indicates that the woodland to the northwest and east of the Site, had been established by the first half of the 19<sup>th</sup> century..

5.4.6. The Ordnance Survey (OS) map of 1882 (Figure 8) provides more details about the Site and the surrounding landscape. The individual plots are shown to have been slightly altered and include nine fields to the west of Church Road and two to the east. The Site is shown to be bound to the east by the Ipswich to Colchester Railway (**Asset 76**) which curves to the northwest further to the north as the Hadleigh Branch (**Asset 75**) now disused. This part of the railway opened in 1847 and closed to passengers by 1932 and freight by 1965. A Y-shaped footpath is depicted as crossing the Site from north to south and extending to the northeast. A second footpath is depicted as crossing one of the fields from Potash Lane and a third crosses the Site on a northeast to southwest diagonal, south of the Ancient Woodland Engry Wood (**Asset 54**). A further five Ancient Woodlands are identified on the OS map of 1882, Buxton Wood 'South' (**Asset 55**) and 'North' (**Asset 56**) located to the southeast of the Site, Great Martin's Hill Wood (**Asset 71**) to the southwest and Tare/Pedlar's Grove (**Asset 52**) and Bentley Long Wood (**Asset 53**) to the northwest.

5.4.7. A documentary source, including maps (not illustrated), relating to sales particulars for the Bentley Estates, dating to 1897, indicates that most of the Site was held under the estate of Falstaff Manor (Suffolk Archive Ref: HE402/1/1879/69). The map records that the layout of the field plots to the west of Church Road, was unchanged from that depicted on the earlier OS map (Figure 8). One of the fields in the northwestern part of the Site is not recorded as being for sale and its annotated as being owned by 'Joseph Worsley Esquire' whilst the rest are recorded as being part of sales Lot 6 which are being let to 'Mr W Forrest'. All of the plots are described, within the sales catalogue, as being arable with the exception of Plot 135 (located in the southern half of the western field) which is described as being pasture.

5.4.8. Twenty of the Grade II Listed Buildings within the Study Area had been constructed by the time of the first OS map,

such as Little Dodnash Farmhouse (**Asset 10**) to the south of Dodnash Wood, the Pump in front of and approximately seven metres east of Maltings House (**Asset 15**), the Stable/Granary approximately 50 metres south east of Capel Grove (**Asset 19**), Redhouse Farmhouse (**Asset 25**) and Barns at Redhouse Farm (**Asset 26**), the Cast iron railings enclosing the churchyard to north Church Road (**Asset 28**), Ayre Lodge, formerly the Rectory (**Asset 29**), 30 & 31 Church Road (**Asset 30**), St Mary's Hospital (**Asset 31**), Stables/Cartlodge approximately metres northwest of St Mary's Hospital (**Asset 32**), Ceduna and Cosy Nook (**Asset 34**), Lodge Cottages (**Asset 35**), Tattingstone Place (**Asset 36**), Garden Wall attached to eastern face of Tattingstone Place (**Asset 37**), Cragpit Farm Cottages (**Asset 38**), Road Farmhouse (**Asset 39**), White Horse Inn (**Asset 40**), Inn sign in front (south) of White Horse Inn (**Asset 41**), Pump approximately 6 metres south of White Horse Inn (**Asset 42**), Barn adjacent to road and approximately 10 metres south of Pond Hall Farmhouse and Church Road (**Asset 44**).

5.4.9. The Draft Bentley Neighbourhood Plan identifies thirteen post-medieval buildings of Local Significance in Bentley. These are concentrated within Bentley Centre to the south of the Site (**Assets 88, 97-98, 100-101 and 104-105**) and in the vicinity of the Grade II\* Listed Church of St Mary (Asset 6) (**Assets 89-91 and 93-95**).

5.4.10. The Suffolk HER records three farmsteads of post-medieval date which were recorded as part of the Suffolk Countryside Project; Church Farm (**Asset 68**), Falstaff Manor (**Asset 69**) and Grove Farm (**Asset 70**). There are also four non-designated buildings dating to the post-medieval period, which include: Bentley Railway Station (**Asset 59**), Capel Railway Station (**Asset 72**), an unnamed field barn (**Asset 81**) probably associated with Cragpit Farm and Rookery Farm (**Asset 80**). An area of charcoal (**Asset 64**) was exposed during ploughing in 1988. No datable material was uncovered, but the charcoal may relate to an event of woodland clearance.

5.4.11. Approximately 285m to the north of the Site, at the rear of Bentley Hall (**Asset 3**), a programme of archaeological monitoring (**Asset 87**) was conducted in 2010, during the construction of an attached boot room and detached garage block. The archaeological monitoring uncovered the remains of two post-medieval pits and the brick foundation of a former garden wall (**Asset 57**).

5.4.12. Based on cartographic evidence, the Site is considered to have been in agricultural use during the post-medieval period, at least from 1838. As such there is judged to be a High potential for post-medieval agricultural remains to survive within the Site. There is judged to be a Low potential for all other remains to be present.

## 5.5. Modern (AD post 1900)

5.5.1. No changes are recorded within the Site in the early 20th century with the exception of a field boundary and the shortest footpath having been removed.

5.5.2. An early 20<sup>th</sup> century documentary source, including maps (not illustrated), relating to sales particulars for Estates in Bentley and Capel St Mary, dating to 1910, indicates that most of the Site was still held under the estate of Falstaff Manor (Suffolk Archive Ref: HE402/1/1910/50). The map records no changes to the layout of the field plots from earlier mapping and notes that one of the fields in the northwestern part of the Site is not part of sales Lot 3, still being owned by 'Mr J.R Worsley. All of the plots are described, within the sales catalogue, as being arable.

5.5.3. By the time of the publication of the OS map of 1958 (Figure 9), the western part of the Site is depicted as a single field, similar to its current layout. The eastern part of the Site continues to be depicted as two plots.

5.5.4. By the OS map of 1970, the footpaths which were previously depicted as crossing the Site are no longer shown.

5.5.5. The Draft Bentley Neighbourhood Plan identifies three modern buildings of Local Significance in Bentley. These are the Uplands (**Asset 92**), the Village Hall (**Asset 96**) and the Barnfield (**Asset 103**).

5.5.6. A single Grade II Listed Building dating to the modern period is recorded within 2km of the Site, the Bentley War Memorial (**Asset 17**), which is located 740m to the south. An Auxiliary Unit, Operational Base (**Asset 60**) is also recorded 980m to the south-west of the Site.

5.5.7. There is judged to be a High potential for modern agricultural remains to survive within the Site. There is judged to be a Low potential for all other modern remains to survive within the Site.

## 5.6. Previous Archaeological Investigations

5.6.1. Previous archaeological investigations referred to by period above will not be repeated here. The locations of previous archaeological investigations (Events) are shown on Figure 4 and detailed in Appendix 2.

5.6.2. A detailed fluxgate gradiometer survey (**Asset 86**) covering c. 2.7 hectares was undertaken in 2018, approximately 300m to the south of the Site. The survey identified several geophysical anomalies (**Asset 63**), of predominantly geological and agricultural derivation, although several anomalies indicative of archaeological pits were also identified.

5.6.3. An archaeological evaluation (**Asset 85**) was conducted in 2017, at a site 925m to the southeast of the Site. The evaluation consisted of six trenches which uncovered twelve undated features (**Asset 79**), although most were interpreted as probable tree throws. The other features uncovered were a possible ditch terminus, a gully, a possible pit and post hole. Archaeological monitoring along the A12 (**Asset 67**), approximately 690m to the southwest of the Site, identified a topsoil of 300mm thick and a subsoil 250mm thick. The monitoring however did not record any archaeological remains or find.

5.6.4. An area of cropmarks (**Asset 49**), directly to the south of the Site and Potash Lane, suggest the potential for an overlapping linear ditch system. A trackway and possible field boundary (**Asset 77**) were also identified as cropmark, to the south of Rookery Farm (**Asset 80**).

## 5.7. Site Walkover

5.7.1. A walkover survey of the Site was conducted on the 22<sup>nd</sup> of September 2022 in clear and dry conditions. The Site is comprised of three fields, all of which were in arable use and under crop stubble. Taken as a whole the Site is bound to the west by an overgrown irrigation ditch and copse of mature trees with the Grove Farm complex of buildings to the southwest; to the north by mature trees lining Church Lane and forming a boundary to further arable plots; to the east by an overgrown embankment and mature trees lining a railway line and; to the south by a copse of mature trees to the north of the Falstaff Manor complex and an irrigation ditch and mature trees lining the northern side of Potash Lane.

5.7.2. The westernmost field within the Site was accessed from its southwest corner from a farm track which joins up to the Grove Farm complex of farm buildings. It was observed to be relatively flat and bound along its western edge (other than the occasional break for a field gate) by a dense area of mature trees and an area of woodland to the northwest (Plates 1 and 2). Its northern edge is partially formed by this woodland and then by mature trees and vegetation, lining Church Lane, with occasional glimpses of the roof of Church Farm possible from locations within the field (Plates 3 and 4). Its eastern boundary, and the boundary between it and the central field, is comprised of an overgrown grassy gully with an adjacent vehicle track (Plates 5 and 6) whilst its southern boundary is formed of an overgrown irrigation ditch and mature trees the northern side of Potash Lane (Plates 7 and 8). Views of the distant landscape from this field were limited to occasional glimpses, through breaks in the vegetation, of further woodland and trees (some lining the A12) to the west, further areas of woodland (and the roof of Church Farm) to the north, glimpses of buildings along Potash Lane (for the most part rooflines and chimneys) to the east and distant

glimpses of modern development (mostly rooflines and chimneys) along the northern edge of the village of Bentley amongst trees to the south. No designated assets were visible from any locations within this field including the nearby Grade II\* Church of St Mary (**Asset 6**), which was completely obscured by hedgerows and trees. Very occasional surface finds of post-medieval ceramic building material (cbm) fragments were observed during the field walkover but no other finds or remains were identified.

5.7.3. The central field within the Site was accessed from its northwestern corner, from the westernmost field. The field was observed to be relatively flat and bound along its western edge by the overgrown grassy gully with an adjacent vehicle track (Plates 5 and 6) discussed above. Its northern boundary is formed by mature trees lining Church Lane and, towards the northeastern corner, a fence tall hedgerow and mature trees forming the boundary to a garden plot for a house fronting on to Church Road (Plates 9 and 10). The field's eastern boundary is formed by a tall hedgerow (c.2m), with occasional mature trees (Plates 11 and 12), that line the western edge of Church Road which had breaks in its northeastern and southeastern corners. The southern boundary of the central field varies somewhat as there are house and garden plots directly backing on to the field from their frontages on to Potash Lane. The boundary is still, for the most part, formed by an overgrown irrigation ditch, hedgerow and mature trees lining the northern side of Potash Lane with occasional parts of the boundary being formed by fences, hedgerows and mature trees lining the garden plots mentioned above (Plates 13 and 14). Views of the distant landscape from this field were limited to occasional glimpses, through breaks in the vegetation, of further woodland and trees (some lining the A12) to the west and distant glimpses of modern development (mostly rooflines and chimneys) along the northern edge of the village of Bentley amongst trees to the south. No designated assets were visible from any locations within this field including the nearby Grade II\* Church of St Mary (**Asset 6**), which was completely obscured by hedgerows and trees (see view shown in Plate 10). The nearby buildings of local importance include Falstaff Manor (**Asset 69**) which was not visible from any part of this field (including from the nearest point in the southeastern corner) due to intervening vegetation and trees (Plate 15), Red Cottages and Potash Cottages (**Asset 88**) which could be glimpsed from locations along the southern edge of the field (Plate 16) and Uplands Farm (**Asset 92**) which could not be seen from any part of this field (including from the nearest point in the northeastern corner) due to intervening vegetation and trees (Plate 17). Very occasional surface finds of post-medieval cbm fragments were observed during the field walkover but no other finds or remains were identified.

5.7.4. The eastern field within the Site was accessed from its southwestern corner from a farm track off of Church Road. This field is relatively flat in its western half before sloping downwards towards the northeast and east in its eastern half. Its western boundary is formed by a tall hedgerow (c.2m), with occasional mature trees (Plates 18 and 19), that lines the eastern edge of Church Road which has a break in its southwestern corner (the field access point). Its northern boundary is formed of a short wooden fence (in the western half), overgrown ditch (in the eastern half) with hedgerows, vegetation and mature trees all along its length (Plates 20 and 21). Its eastern boundary is formed of occasional mature trees, a short hedgerow and an overgrown embankment (Plates 22 and 23) for the Ipswich to Colchester Railway (**Asset 76**). Its southern boundary is formed by an area of woodland to the north of the Falstaff manor complex and a short post and wire fence (at the eastern end) (Plates 24 and 25). Distant views from within this field were blocked by mature trees and hedgerows in all directions with only limited eastward views of a rural landscape containing electricity pylons and overhead powerlines possible from the highest points within the (Plate 26). No designated assets were visible from any locations within this field including the nearby Grade II\* Church of St Mary (**Asset 6**), which was completely obscured by hedgerows and trees (see view shown in Plate 18). The nearby buildings of local importance including Falstaff Manor (**Asset 69**) and Uplands Farm (**Asset 92**) could not be seen from within the field due to intervening vegetation (the trees seen in Plates 18 and 19). Very occasional surface finds of post-medieval cbm fragments were observed during the field walkover but no other finds or remains were

identified.

5.7.5. No new archaeological features were identified during the walkover survey which established that the fields within the Site have limited intervisibility which the nearby developed landscape due to numerous areas of intervening dense woodland, some of which borders the Site.

5.7.6. Although the intervisibility from the Site to designated assets within the 2km Study Area appeared to be very limited, visits to those assets within the nearby village of Bentley to the south and in and around the Church of St Mary (**Asset 6**) and Bentley Hall (**Asset 3**) were undertaken in order to check whether the lack of intervisibility shown on the Zone of Theoretical visibility (ZTV, Figure 10) mapping and as observed from within the Site was accurate. The assessment of the potential for impacts upon the setting of the designated heritage assets within the Study Area forms section 6.2 below.

## 5.8. Aerial Photography and LiDAR

5.8.1. A search of the aerial photographs held by Historic England Archives in Swindon was undertaken as part of this assessment. A list of all the available photographs, dating between 1946 and 2003, that may include some the Site is provided in Section 7.4. The aerial photographic archives at Historic England, Swindon were contacted in late August and copies of the following aerial photographs were ordered.

Sortie number	Frame number	Centre point	Date
RAF/58/633	5008	TM 121 377	18 APR 1951
RAF/58/633	5157	TM 111 378	18 APR 1951
RAF/58/633	5007	TM 117 381	18 APR 1951
RAF/58/653	5042	TM 110 379	24 APR 1951
MAL/62514	98143	TM 120 378	12 APR 1962
MAL/65097	23	TM 115 382	06 NOV 1965
OS/88132	193	TM 114 382	28 MAY 1988

5.8.2. The National Collection of Aerial Photography (NCAP), Cambridge Collection of Aerial Photography (CUCAP), Britain from Above and Historic England (HE) websites were all accessed on the 30<sup>th</sup> of September 2022.

5.8.3. No viewable aerial photographs were held by the NCAP, Britain from Above or Historic England (HE) websites.

5.8.4. An oblique aerial photograph held by the CUCAP (CUCAP no: BCA93) dating 1970 was centred within the Site but unfortunately had not been digitised and could not be viewed online (<https://www.cambridgeairphotos.com/location/bca93/>).

5.8.5. The aerial photographs ordered from the Historic England Archives in Swindon were received in September 2022. The aerial photographs dated to 1951 (RAF/58/633 Frames 5007, 5008, and 5157 and RAF/58/653 Frame 5042) each show at least part of the full extent of the Site. The field boundaries visible in these images appear to indicate that the system of boundaries visible on the 1882 OS map (Figure 8) is still in place. Although there are markings

within these fields, they all appear to be related to modern farming practises or public footpaths. It is noted on these images, however, that the level of vegetation cover along the northern boundary of the Site was significantly lower in 1951, with the Church of St Mary in particular being very clearly visible within its churchyard. Falstaff Manor appears to be within an open plot of land on these images with none of the mature vegetation that now exists to its northern and eastern sides visible. The 1962 (MAL/62514 Frame 98143) and 1965 (MAL/65097 Frame 23) show some rearrangement of the field boundaries, especially within the plots to the west of Church Road, with the area shown to have comprised of six linear, north to south aligned fields. As with the earlier aerial photographs the only 'cropmarks' visible within the fields appear to be related to modern farming practises and public footpaths. The degree of vegetation cover along the northern boundary of the Site and in the area in general is shown to have increased on these photographs with a large hedgerow and trees now being prominent in the image in the area to the north of Falstaff Manor. The 1988 image (OS/88132 Frame 193) shows that the modern day arrangement of three fields had been established. The only cropmarks visible in these images appear to be related to earlier, now redundant, field boundaries and public footpaths. The degree of vegetation cover surrounding the Site appears to be greater again than on the earlier images with additional lines of trees and areas of woodland now visible between the central field and the Church of St Mary and between the eastern field and the plot of land containing Uplands Farmhouse (which appears to be within a large arable field). The wooded plantation to the north, east and southeast of Falstaff Manor are not visible on this image, however, indicating that their development was relatively recent.

5.8.6 LiDAR DTM 2m data encompassing the Site and parts of the Study Area was assessed for evidence of earthwork remains relating to archaeological features. LiDAR ('light detection and ranging') is a remote sensing technique which describes a method of determining three-dimensional (3D) data points by using a laser (Historic England, 2019). Airborne LiDAR consists of an active laser beam being transmitted in pulses from a fixed-wing or rotary aircraft and the returning reflection being measured. The first returns are considered equivalent to the digital elevation model of the land surface; it records the highest points, including buildings and the woodland canopy. The DTM is a digital elevation model of the bare earth, i.e. the ground beneath any vegetation with other structures such as buildings removed (Historic England, 2019, 7). Airborne LiDAR for the Site and part of the Study Area was available at a resolution of 2m; this data was assessed within ArcGIS.

5.8.7 The LiDAR imagery (National LiDAR programme processed through RVT 2019) shows the Site on the western side of Church Road as two separate plots, bisected along a north-north-east to south-south-west axis. The westernmost plot is crossed by wide east to west rig and furrow. The eastern plot is crossed by narrow east-south-east to west-north-west rig and furrow. Historic field boundaries as visible on Ordnance Survey maps are also visible on LiDAR imagery within the Site across both sides of Church Road. Although ephemeral, they are an indication of the potential for archaeology to survive within the Site if present. Of note, is an L-shape field boundary or enclosure visible along the easternmost boundary of the Site, as this does not appear on Ordnance Survey maps or the Bentley parish's tithe map taken in 1838 and thus, may predate these. Although not visible on satellite imagery or historical mapping, a circular depression is located within the Site to the west of Church Road.

## 6. CONCLUSION

### 6.1. Direct impacts

6.1.1. Potential impacts on known or unknown buried archaeological remains which may survive within the Site relate to the possibility of disturbing, removing or destroying in situ remains and artefacts during demolition and ground-breaking works (including excavation, construction and other works) associated with the Proposed Development.

6.1.2. Although numerous finds from all periods have been recovered across the 1km Study Area, there is a concentration recorded in the eastern part of the Study Area, in proximity to the Alton Water. As such there is a potential for stray finds of all periods to survive within the Site.

6.1.3. Prehistoric finds are recorded throughout the 1km Study Area, although the larger proportion are recorded closer to the Alton Water to the east. Evidence of settlement based on cropmarks, is primarily located to the north and northeast of the Site, and it is possible that these would have been situated in proximity to water sources in particular the Alton Water. As such, although there remains the possibility for prehistoric remains to be present within the Site, the potential is judged to be Low. If present, these would be more likely to be present within the eastern field. Due to the volume of prehistoric finds recorded within the 1km Study Area, there is judged to be a High potential for prehistoric finds to be recovered across the Site.

6.1.4. Although currently available information does not indicate any Roman settlement within the 1km Study Area, spot finds recovered indicate the presence of Roman activity. As such there is judged to be a Low potential for Roman remains to survive within the Site. There is however a Medium potential for Roman finds to be recovered across the Site.

6.1.5. A settlement at Bentley is recorded under the ownership of three lords in 1066 in the Domesday Book (Powell-Smith, N.d.), which suggests that a settlement in Bentley was present since at least the Early Historic period (Suckling, BHO, 1846). Early medieval and medieval activity is recorded across the Study Area, with settlements spread out across the landscape with some clusters at Bentley Centre and Tattingstone indicating the location of towns. Bentley was the medieval seat of the Tollemache family and a building at this location may have been present since Domesday. Due to the proximity of the farmstead to the Site, there is a potential for remains relating to medieval activity associated with the operation of the farm. Falstaff Manor which abuts the Site to the south, is recorded in the Draft Bentley Neighbourhood Plan (2021) as one of the original manors of Bentley, mentioned in the Domesday Book. In addition, several early medieval and medieval finds have been recovered within the 1km Study Area. Together, these illustrate the extensive settlement of the area surrounding the Site in the medieval period, although there is no indication from the information available that the Site itself was settled, and as such, may have been agricultural land. As such, there is judged to be a Low potential for early-medieval or medieval remains to survive within the Site. If present, these are likely to relate to agricultural activity.

6.1.6. The area around the Site continued to develop during the post-medieval periods, with settlements established within Bentley Centre, Tattingstone and Capel St Mary, although the general landscape remained largely agricultural. Based on the Bentley parish tithe map taken in 1838 (Figure 7), the Site consisted of eleven enclosed plots of land, the boundaries of which, although fragmentary, are visible on LiDAR. The Site is bound to the east by the Ipswich to Colchester Railway (**Asset 76**) and as such, remains associated with its construction may have survived along the easternmost Site boundary. Based on cartographic evidence, the Site is considered to have been in agricultural use during the post-medieval period, at least from 1838. As such there is judged to be a High potential for post-medieval agricultural remains to survive within the Site. There is judged to be a Low potential for all other remains to be present.

6.1.7. The Site remained in agricultural use throughout the modern period and as such there is judged to be a High potential for modern agricultural remains to survive within the Site. There is judged to be a Low potential for all other modern remains to survive within the Site.

## 6.2. Setting Impact

6.2.1. This section considers the potential for the Proposed Development to result in effects upon the settings of

designated heritage assets within 2km of Site. This includes consideration of whether any such change would constitute an adverse impact (diminishment) to those attributes of the designated assets which directly contribute to their significance rather than simply being an alteration to, or addition of a new element to the existing settings of these assets. Where a new development may be located within the setting of an asset but does not diminish the significance of the asset or the ability to appreciate that significance, it may have a neutral impact. This is in line with the NPPF definition of setting which states that '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.' (MHCLG, 2021: 71).

6.2.2. The assessment considers all of the designated heritage assets within 2km of the Site which are outlined in section 2.5 above. The screened ZTVs for the Main Site (Figure 10) and for the Substation (Figure 11), along with visits to the Site and the nearby designated heritage assets, indicate that the Proposed Development will not be visible in, or appear in views of, many of the designated heritage assets identified within the 2km study area. The designated assets assessed to have no potential effects upon their settings are listed in the table below.

Asset Number (Listing Number in brackets)	Status and name	Distance and orientation from Site	Reason/s for no intervisibility
1 (1005979)	Scheduled Monument Dodnash Priory (site of)	c.2km south southwest of the Site	Intervening vegetation (mature trees and areas of woodland) to the south of the Site (including along its boundary and a large area of woodland to the south of the village of Bentley), intervening development in the form of the village of Bentley. ZTV also indicates no potential intervisibility.
5 (1193864)	Grade II* Listed Old Hall	c.1.66km north of the Site	Intervening vegetation (mature trees and areas of woodland) to the north of the Site (including along its boundary and surrounding the Bentley Hall complex). ZTV also indicates no potential intervisibility.
7 (1033394)	Grade II* Listed Boynton Hall	c.1.95km west southwest of the Site	Intervening vegetation (mature trees and areas of woodland) to the west of the Site (including along its boundary) and the Grove Farm complex of buildings to the immediate west southwest of the Site. ZTV also indicates no potential intervisibility.
8 (1351983)	Grade II* Listed Church of St Mary	c.1.45km east southeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east southeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
9 (1033424)	Grade II Listed Hubbard's Hall	c.1.73km northeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the northeast of the Site (including the vegetation lining its boundary) and topography. ZTV also indicates no potential intervisibility.
10 (1033425)	Grade II Listed Little Dodnash Farmhouse	c.2km south southwest of the Site	Intervening vegetation (mature trees and areas of woodland) to the south of the Site (including along its boundary and a large area of woodland to the south of the village of Bentley), intervening

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Asset Number (Listing Number in brackets)	Status and name	Distance and orientation from Site	Reason/s for no intervisibility
			development in the form of the village of Bentley. ZTV also indicates no potential intervisibility.
11 (1033428)	Grade II Listed Bentley Grove	c.1.05km south of the Site	Intervening vegetation (mature trees and areas of woodland) to the south of the Site (including along its boundary), intervening development in the form of the modern parts of the village of Bentley. ZTV also indicates no potential intervisibility.
12 (1351929)	Grade II Listed Maltings Cottage	c.560m northeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the northeast of the Site (including the vegetation lining its boundary) and topography. ZTV also indicated a limited potential for visibility which was not corroborated during the Site visit. ZTV for DNO substation (Figure 11) indicates that the asset is located just outside are of potential intervisibility.
13 (1033426)	Grade II Listed Maltings Farmhouse	c.615m northeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the northeast of the Site (including the vegetation lining its boundary) and topography. ZTV also indicated a limited potential for visibility which was not corroborated during the Site visit. ZTV for DNO substation (Figure 11) indicates that the asset is located just outside are of potential intervisibility.
16 (1351966)	Grade II Listed Pond Hall	c.580m northwest of the Site	Intervening vegetation (mature trees and areas of woodland) to the northwest of the Site (predominantly the large area of woodland lining its northwestern boundary). ZTV also indicates no potential intervisibility.
17 (1452168)	Grade II Listed Bentley War Memorial	c.750m south of the Site	Intervening vegetation (mature trees and areas of woodland) to the south of the Site (including along its boundary), intervening development in the form of the modern parts of the village of Bentley. ZTV also indicates no potential intervisibility.
18 (1351952)	Grade II Listed Capel Grove	c.1.95km west of the Site	Intervening vegetation (mature trees and areas of woodland) to the west of the Site (including along its boundary and more distantly lining the A12) and topography with the settlement of Capel St Mary not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
19 (1033398)	Grade II Listed Stable/Granary approx 50 metres south east of Capel Grove	c.1.95km west of the Site	Intervening vegetation (mature trees and areas of woodland) to the west of the Site (including along its boundary and more distantly lining the A12) and topography with the settlement of Capel St Mary not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
20 (1033401)	Grade II Listed Orchard Cottage	c.1.32km west of the Site	Intervening vegetation (mature trees and areas of woodland) to the west of the Site (including along its boundary and more distantly lining the A12) and topography with the settlement of Capel St Mary not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.

## GROVE FARM SOLAR FARM: HERITAGE IMPACT ASSESSMENT

Asset Number (Listing Number in brackets)	Status and name	Distance and orientation from Site	Reason/s for no intervisibility
21 (1033436)	Grade II Listed Old Hadleigh	c.1.15km west of the Site	Intervening vegetation (mature trees and areas of woodland) to the west of the Site (including along its boundary and more distantly lining the A12) and topography with the settlement of Capel St Mary not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
22 (1194328)	Grade II Listed Bluegate Farmhouse	c.1.68km west southwest of the Site	Intervening vegetation (mature trees and areas of woodland) to the west of the Site (including along its boundary) and the Grove Farm complex of buildings to the immediate west southwest of the Site. ZTV also indicates no potential intervisibility.
23 (1351949)	Grade II Listed Bush Farmhouse	c.1.9km west southwest of the Site	Intervening vegetation (mature trees and areas of woodland) to the west of the Site (including along its boundary) and the Grove Farm complex of buildings to the immediate west southwest of the Site. ZTV also indicates no potential intervisibility.
24 (1351953)	Grade II Listed White Horse Inn	c.1.17km west of the Site	Intervening vegetation (mature trees and areas of woodland) to the west of the Site (including along its boundary and more distantly lining the A12) and topography with the settlement of Capel St Mary not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
25 (1351634)	Grade II Listed Redhouse Farmhouse	c.1.9km north of the Site	Intervening vegetation (mature trees and areas of woodland) to the northwest of the Site (predominantly the large area of woodland lining its northwestern boundary and more distantly lining the A12) and topography. ZTV also indicates no potential intervisibility.
26 (1285790)	Grade II Listed Barns at Redhouse Farm	c.1.82km north of the Site	Intervening vegetation (mature trees and areas of woodland) to the northwest of the Site (predominantly the large area of woodland lining its northwestern boundary and more distantly lining the A12) and topography. ZTV also indicates no potential intervisibility.
27 (1036891)	Grade II Listed Woodsend and No 1 Woodsend	c.1.59km north northwest of the Site	Intervening vegetation (mature trees and areas of woodland) to the northwest of the Site (predominantly the large area of woodland lining its northwestern boundary and more distantly lining the A12) and topography. ZTV also indicates no potential intervisibility.
28 (1180371)	Grade II Listed Cast iron railings enclosing the churchyard to north (Church Road)	c.1.47km east southeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east southeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
29 (1033388)	Grade II Listed Ayre Lodge	c.1.7km east southeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east southeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone not

## GROVE FARM SOLAR FARM: HERITAGE IMPACT ASSESSMENT

Asset Number (Listing Number in brackets)	Status and name	Distance and orientation from Site	Reason/s for no intervisibility
			being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
30 (1033389)	Grade II Listed 30 & 31 Church Road	c.1.42km east southeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east southeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone not being visible from anywhere within the Site. ZTV also indicated a limited potential for visibility which was not corroborated during the Site visit.
31 (1285485)	Grade II Listed St Mary's Hospital	c.1.42km east southeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east southeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
32 (1033390)	Grade II Listed Stables/Cartlodge approx metres north west of St Mary's Hospital	c.1.37km east southeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east southeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
33 (1033391)	Grade II Listed Crapgit Farmhouse	c.1.1km east of the Site	Intervening vegetation (mature trees and areas of woodland) to the east southeast of the Site (including the vegetation lining the railway line) and topography. ZTV also indicates no potential intervisibility.
34 (1033393)	Grade II Listed Ceduna and Cosy Nook	c.1.5km east northeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east northeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone White Horse not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
35 (1180411)	Grade II Listed Lodge Cottages	c.1.67km east southeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east southeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
36 (1351985)	Grade II Listed Tattingstone Place	c.1.91km east southeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east southeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
37 (1180425)	Grade II Listed Garden Wall attached to eastern face of Tattingstone Place	c.1.98km east southeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east southeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.

Asset Number (Listing Number in brackets)	Status and name	Distance and orientation from Site	Reason/s for no intervisibility
38 (1180437)	Grade II Listed Cragpit Farm Cottages	c.845m east of the Site	Intervening vegetation (mature trees and areas of woodland) to the east southeast of the Site (including the vegetation lining the railway line) and topography. ZTV also indicates no potential intervisibility.
39 (1180444)	Grade II Listed Road Farmhouse	c.1.96km east northeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east northeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone White Horse not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
40 (1180457)	Grade II Listed White Horse Inn	c.1.5km east northeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east northeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone White Horse not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
41 (1351987)	Grade II Listed Inn sign in front (south) of White Horse Inn	c.1.5km east northeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east northeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone White Horse not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
42 (1285444)	Grade II Listed Pump approximately 6 metres south of White Horse Inn	c.1.5km east northeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east northeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone White Horse not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
43 (1285484)	Grade II Listed Pond Hall Farmhouse	c.1.68km east southeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east southeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
44 (1351984)	Grade II Listed Barn adjacent to road and approx 10 metres south of Pond Hall Farmhouse, Church Road	c.1.7km east southeast of the Site	Intervening vegetation (mature trees and areas of woodland) to the east southeast of the Site (including the vegetation lining the railway line) and topography with the village of Tattingstone not being visible from anywhere within the Site. ZTV also indicates no potential intervisibility.
45 (1351986)	Grade II Listed The Walk	c.1.47km east of the Site	Intervening vegetation (mature trees and areas of woodland) to the east southeast of the Site (including the vegetation lining the railway line) and topography. ZTV also indicates no potential intervisibility.

6.2.3. For these designated assets the level of effect upon their settings is assessed to be none. Consequently, no harm

to these assets is predicted, and the policy tests as set out in NPPF are not invoked.

#### Pre application advice

6.2.4. Pre-application advice from Babergh and Mid Suffolk District Councils (DC/22/03371, 02 August 2022) outlined several concerns and constraints relating to the designated assets to the north of the Site, in particular the Church of St Mary (**Asset 6**) and Bentley Hall (**Asset 3**) and its associated outbuildings (**Assets 2 and 4**) as well as the nearby buildings identified within the Draft Bentley Neighbourhood Plan as being of local interest.

#### The Church of St Mary

6.2.5. The advice stated of the Church of St Mary that '*The church yard is surrounded by dense planting. The church tower can be seen as a landmark feature from the bounds of the site*' and that '*...the proposed infrastructure, fence, gateways, and substation are marked on this plan. These features and the solar array, which is described as up to 3 metres high in the accompanying pre-application enquiry letter, is likely to transform the field sites into a more industrial landscape. The harsh reflective materials, angular support structures, security fencing and any hard surfaces would contrast sharply with the current character of the open farmland. This will have an adverse impact on the tranquillity and agrarian character of the surrounds in which the heritage assets are experienced. Any proposed lighting is likely to be highly intrusive and impact the tranquillity and darkness of the rural setting, which is an important "intangible" quality of this locality...*' and that '*The church tower will be seen in conjunction with the proposed development and the quality of its immediate setting would be affected, with the array in the foreground of views of the tower from the south and west and east boundary of the site*'.

6.2.6. The visit to the Site confirmed that the Church of St Mary (**Asset 6**, Plate 27) is indeed surrounded by dense planting. Further vegetation including mature hedgerows and trees line most of the northern boundary of the Site (see views highlighted in Plates 10, 12, 17 and 18) with Church Road itself, which bisects the Site, also being bordered on both sides by tall hedgerows. It was not possible to identify any locations from within the Site that the church could be seen, even from the northeastern corner of the central field due to this vegetation cover. It was also noted during the survey that the tower of the Church of St Mary did not protrude above the height of the surrounding dense vegetation (and in many cases was observed to be smaller).

6.2.7. Although it is acknowledged that the Proposed Development will convert an arable area of land that is near to the church in to a more industrial character it is not assessed that current views from the west, south and east of the Site make a significant contribution to the setting of the church due to its relative invisibility within an area of mature trees. It is noted, however, that the survey was undertaken in September whilst there was still a high degree of vegetation cover and that the church may be more visible in winter months (though, given the density of the tree coverage in the area this is assessed to be limited). An LVIA viewpoint (AXIS, 2023, LVIA Figure 11d(i)), undertaken in winter months with less vegetation cover, did indicate that from one location along Potash Lane on the southern edge of the main Site the church tower could be observed. The LVIA assessment notes that it is "*just visible along the skyline, however this appears to be incidental rather than a designed view towards the church tower. The vegetation cover along Potash Lane and trees around the church itself restrict the general visibility towards the church tower. The view is glimpsed in the context of walking along the route, and not a natural stopping point*" (AXIS, 2023, Appendix 5: VP4). The LVIA assessment considers that this would be a '*moderate adverse effect*' (in LVIA terms) which would, over time due to the development of screening vegetation as illustrated on LVIA Figure 11d(iii), be reduced to a minor to negligible adverse effect (in LVIA terms) (*ibid.*).

6.2.8. The current Church of St Mary (**Asset 6**) dates from the 12th century and its significance lies primarily in its exceptional historic and architectural interest, but some significance is also derived from the landscape setting in

which it is experienced. The church is set within the hamlet of Bentley, to the north of the village of Bentley and near to Bentley Hall and its associated buildings and designed landscape. It is set at the centre of its churchyard which is bordered on all sides by mature trees and vegetation. The church's location within the hamlet does not allow it to be seen from across the landscape due to the degree of vegetation cover within the hamlet and across the wider nearby landscape including numerous areas of dense woodland. Consequently, the church has an intimate setting within an enclosed and vegetated plot. The churchyard, monuments and enclosed plot of land contribute to the aesthetic value by creating a space within which the architectural detailing and materials can be appreciated, as well as enhancing the experience of the church as a sanctuary and enclosed retreat from the wider environment. From no part of the churchyard or from within Church of St Mary (excepting likely views from atop the tower itself), given intervening topography, vegetation and other landscape features, is there any view of the Site. The evaluation of the anticipated level of harm that may be caused by the Proposed Development thus relates to potential impacts upon the way in which the asset is understood and experienced in views towards it from the wider landscape. These views, as stated above, appear to be very limited and only possible in winter months when there is reduced vegetation cover.

6.2.9. In views towards the church (hidden within an area of dense vegetation) from the west, south and east the Proposed Development will represent a change in land use from the current open agricultural setting to a solar array; albeit one that is also open. The change in land use would mean that the wider setting of the church, insofar as it relates to views of the church in winter months (limited as they may be), would not be preserved and in this context, it is considered that there will be an, at worst, Low effect upon the setting of the Church of St Mary. This Low effect would cause a level of harm that is considered to be 'less than substantial' in NPPF terms. The less than substantial harm will require to be weighed against the public benefits of the Proposed Development in line with Paragraph 202 of the NPPF.

#### **Bentley Hall and associated buildings**

6.2.10. The pre-application advice stated that 'Bentley Hall and its associated outbuildings represent one of the best preserved and historically significant Tudor manorial complexes in Britain. The Hall was the medieval seat of the Tollemache family, which prospered by marriage in the early 16<sup>th</sup> century and established their seat at Helmingham Hall, where the family remains. The earliest part of the hall is early 15th century, but much of its dates to the latter quarter of the 16th century when *it was refurbished as dower house. The stables, originally a brewhouse, are earlier 16th century, the barn later 16th century.*

*The landscape setting of this group is known to be closely related to the historic seigneurial landscape of Bentley Hall – with a grand avenue approach to the Hall from the north – flanked by the large barn, which would have been replicated on the west side of the road. This avenue is now Old Hall Lane. The group is highly significant, and the landscape setting makes a positive contribution to their significance.*

*The landscape north of the site is also identified as parkland associated with Bentley Park on the historic 19th century OS maps.*

*The advent of the railway in the mid-19th century effectively cut off Bentley Hall from the Church. The section connecting Bentley to Hadleigh was made redundant in the Beeching cuts. However, its route and interchange, annotated as "The island", can be seen on the ground'.*

*The extent of the assessed impact of the proposal upon the setting of the manorial group at Bentley Hall will depend upon the role or connection of the site with these buildings. This is currently not fully understood. Although there does not appear to be direct intervisibility between the site and assets due to intervening properties and vegetation,*

*it is clear the array would be visible on approach to the group and would be the context in which they were experienced when moving through the landscape. As outlined within the National Planning Practice Guidance, experience in terms of setting has a broader definition than views and the contribution that setting makes to significance does not depend on there being a public right of way or an ability to access that setting. The change in character of this large parcel of land and attendant infrastructure is likely to result in harm to setting of the group at Bentley Hall. If there is a historic relationship between the sites and Bentley Hall, the assessed harm is likely to be greater than if there is none.*

6.2.11. The site visits corroborated the lack of intervisibility between the group of buildings at Bentley Hall (**Assets 2, 3 and 4**) and the Site, indicated on the ZTV (Figure 10). The Grade II\* Listed Bentley Hall (**Asset 3**) and the adjacent Grade II\* Listed Meeting Hall Stables (**Asset 4**) are currently in use as a weddings and events venue within a well maintained designed garden landscape (Plate 28) that is bound to the west and south by dense areas of mature vegetation including trees. The Grade I Listed Bentley Hall Barn (**Asset 2**, Plate 29) was observed to be in poor condition at the time of the survey with large elements of its surface covered in meshing and the ground surface around it overgrown in vegetation. As discussed above the land comprising the Site does not appear to have a direct relationship with Bentley Hall, instead being far more likely to have an historic association with the adjacent Falstaff Manor. As the Proposed Development will not be visible from Bentley Hall or its associated buildings and will not appear in views of them it is assessed that the effects upon the setting of this important group are derived solely from the change of landuse within an historic approach (though not along its key historic approach which comes from the north) to the group. The scale of this effect upon the settings of this group of designated assets is assessed to be Neutral. This assessment of a Neutral level of effect acknowledges that there would be a perceptible change within the wider setting of this group of Listed Buildings (albeit one not actually visible from any of them) but that this change would neither diminish nor enhance the significance of the assets or any ability to appreciate their significance as a Tudor manorial complex. These predicted Neutral levels of effect would cause no harm to the significance of these assets and the policy tests as set out in the NPPF are not invoked.

#### ***Maltings House***

6.2.12. The group of Grade II Listed Buildings at Maltings House are comprised of Maltings House (Asset 14, Listing Number 1033427) and a Pump in front of and approx. 7 metres east of Maltings House (Asset 15, Listing Number 1351930) which are located c.265m east of the proposed DNO substation and associated access road.

6.2.13. These assets were not visited at the time of the AOC survey, in September 2022, as at that time they were located outside the available screened ZTV (Figure 10). The most recent updates to the proposals, however, include an additional ZTV for the proposed DNO substation which indicates some potential for intervisibility with these assets (Figure 11).

6.2.14. An LVIA viewpoint (AXIS, 2023, LVIA Figure 11d(i) taken from just to the west of Maltings House (Asset 14) indicates that the shallow hollow at the DNO substation is proposed to be built within is clearly visible, as is the electricity pylon and overhead powerline that the substation will connect to. This views also includes a wire mesh fence and a heavily overgrown embankment which forms the eastern edge of the Ipswich to Colchester Railway Line. It is, therefore, assessed that there will be clear intervisibility between Maltings House (Asset 14) and associated pump (Asset 15). The LVIA assessment acknowledges that in the short term “*there would be direct views of the DNO substation and access track*” and that the “*The DNO substation comprises gantries and transformers of an industrial and utilitarian appearance*”. It notes that ‘*the ground level of the substation would be screened by the intervening landform due to its location in a depression on the edge of the valley to its west. The upper parts of the substation infrastructure however would be visible. These would be seen in the context of the existing infrastructure along the*

*railway line but would be at a greater concentration in a single location such that they would be more prominent". The LVIA assessment judged that in "the short-term the visual effect would be moderate adverse" (in LVIA terms) as "the Proposed Development would be a relatively incongruous feature despite the context of the railway infrastructure" whilst acknowledging that in "the long-term the visual effect would reduce to minor to negligible adverse (in LVIA terms) as the proposed planting establishes and wholly screens the DNO substation" (AXIS, 2023, Appendix 5: VP12).*

6.2.15. Maltings House (Asset 14) is described within its Listing description as a 16<sup>th</sup> century timber framed house which has had later additions and alterations (<https://historicengland.org.uk/listing/the-list/list-entry/1033427>) whilst its associated pump (Asset 15) is described as being a 19<sup>th</sup> century cast iron pump, annotated with 'Appleby, Manchester' and that it had been included on the List for its group value with Maltings House (<https://historicengland.org.uk/listing/the-list/list-entry/1351930>). It is, therefore, considered that the pump has no sensitivity to changes in its setting beyond its immediate relationship with Maltings House (Asset 14) and derives all of its significance from its historic, architectural (as a surviving example of a 19<sup>th</sup> century pump) and communal value. No impacts upon the setting of the pump are, therefore, predicted and there will be no harm.

6.2.16. Maltings House (Asset 14) is assessed to also derive a great deal of its significance from its historical and architectural value (as it retains elements of its original 16<sup>th</sup> century construction) and is also considered to derive some significance from its rural setting adjacent to the winding Church Road. The change in land use would mean that the wider setting of the House, insofar as it relates to westward views of the DNO substation before the screening vegetation matures (c.10 years) would not be preserved. The current westward views, however, include an electricity pylon, overhead power lines and the overgrown embankment of the Ipswich to Colchester Railway Line that are not, in of themselves, considered to be making a positive contribution to the setting of the House. It is also noted that the Houses immediate rural setting will be preserved with no development proposed within any of the fields immediately adjacent to the Maltings house complex.

6.2.17. Overall it is considered that there will be an, at worst, Low level of effect upon the setting of the Maltings House (Asset 14). This Low level of effect would cause a level of harm that is considered to be '*less than substantial*' in NPPF terms. The less than substantial harm will require to be weighed against the public benefits of the Proposed Development in line with Paragraph 202 of the NPPF. It is also noted, however, that once the screening vegetation matures (after c.10 years) the overall level of effect would be considered to be Neutral (acknowledging a change but one that neither enhances nor detracts from any understanding of the Houses significance). This predicted Neutral level of effect would cause no harm to the significance of these assets and the policy tests as set out in the NPPF are not invoked.

#### ***Nearby Buildings of Local Significance***

6.2.18. The majority of the nearby buildings of local significance identified within the Study Area have no potential intervisibility with the Proposed Development due to intervening vegetation (including mature areas of woodland), intervening development and topography. Policy BEN 16 – Buildings of Local Significance within the Draft Bentley Neighbourhood Plan states that:

*'The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features and gardens of local interest, must be appropriately secured.'*

*'Proposals for any works that would cause harm to the significance of these buildings of local significance should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made have regard to the scale of any harm or loss and the significance of the heritage asset'.*

6.2.19. Six buildings of local significance were identified within the Study Area as having potential intervisibility with the Site, though five of them were not visible from any location within the Site during the walkover (this assessment of potential based upon the likelihood of reduced vegetation cover during winter months).

6.2.20. These five include three to the north of the Church of St Mary (**Asset 6**) which are comprised of Little House (**Asset 89**), Bentley House (**Asset 90**) and Glebe Cottage (**Asset 91**) which are described under their HER descriptions as being a '*cluster of dwellings focussed on the church*'. Their significance is judged to most derive from their architectural and historical value with their immediate setting close to the church (but with limited intervisibility to it due to the mature trees in the churchyards) also being of importance. The Proposed Development is thought to be unlikely to be visible from any of this group of three buildings (see Plates 6, 10, 12 and 17 for views from the Site towards them) and will not appear in any views of them (which are quite limited due to the enclosed and intimate nature of the hamlet). As with the church it may be that there is an increased effect upon the settings of these buildings of local significance in winter months when there is reduced vegetation cover due to the change in land use from arable to a solar array. The level of effect upon these buildings is assessed to be, at worst, Neutral due to them deriving most of their significance from their architectural, historical and communal value with each other and the church.

6.2.21. Uplands Farmhouse (**Asset 92**), located just to the north of the Site is recorded within its HER entry as having '*won awards for its Contemporary modernist architecture*'. Satellite imagery (the grounds of the house were not accessed during the survey due to being private property) shows that the farmhouse is located towards the western edge of a designed landscape which includes tree lined avenues, garden plots and modern farm buildings. Its significance is, therefore, thought to mostly derive from its architectural value as well as from its immediate setting within a designed landscape. No element of this designed landscape has any intervisibility with the Site due to the vegetation cover along the Site's northern boundary (see views towards Uplands Farmhouse and its designed landscape from within the Site on Plates 17, 18 and 21). The Proposed Development will not impact upon the immediate setting within which this building is situated and will not appear in views along the approach to it. As with the above, it is acknowledged that there may be an increased effect upon the setting of this building of local significance in winter months when there is reduced vegetation cover due to the change in land use from arable to a solar array. The level of effect upon this building is assessed to be, at worst, Neutral due to it deriving most of its significance from its architectural value and immediate setting within its designed landscape.

6.2.22. Falstaff Manor (**Asset 69**), located just to the south of the Site is recorded within its HER entry as '*one of the original manors in Bentley, mentioned in the Domesday Book as being owned by the King; after the Conquest, it was gifted to Count Alan. The house and its setting is clearly medieval*'. Satellite imagery (the grounds of Falstaff Manor were not accessed due to being private property) show that the building of significance is surrounded on its western and northern sides by larger modern buildings including barns and other ancillary structures. It is set at the western edge of an open area of grass pasture (possibly a former designed garden, with a ruined building towards its eastern end) which is surrounded on all sides by mature trees. Documentary research, undertaken at the Suffolk Archives has indicated that the land comprising the Site was formerly part of the estate of Falstaff Manor in the post-medieval period and also likely in the medieval period (thought this could not be confirmed). The area of woodland and vegetation to the north of Falstaff Manor (**Asset 69**) as well as further vegetation to the west, and the other more modern structures surrounding it prevented any views of this building from any location within the Site (see Plates 13, 15 and 19). The Proposed Development will not impact upon the immediate setting within which this building is situated due to its enclosed nature. As with the above it is acknowledged that there may be an increased effect upon the setting of this building of local significance in winter months when there is reduced vegetation cover

due to the change in land use from arable to a solar array. It is also considered that the Site formerly being part of the estate of Falstaff Manor (though the link between the two is not really legible) contributes somewhat to the estimation of the level of effect. Overall the level of effect upon this building is assessed to be, at worst, Low due to it deriving most of its significance from its historical value and architectural value with the wider landscape beyond its immediate enclosed setting deemed to be of lower importance.

6.2.23. The only building of local significance which was observed to be visible from within the Site (only from limited locations and very obscured views) were Red Cottages and Potash Cottages (**Asset 88**). These are described in their HER entry as being '*a run of charming red-brick houses at right-angles to each other on Potash Lane, possibly attached to Falstaff Manor*'. These buildings are set on the southern edge of Potash Lane with the buildings nearest to the Site having principal elevations facing eastwards and the building further to the south having a principal elevation facing northwards. The trees and vegetation along the northern edge of Potash Lane, the southern boundary of the Site, heavily obscure any views of these buildings from within the Site which were noted to be limited from southern parts of the westernmost and central field (see Plates 5, 11, 14 and 16) for views from the Site towards this building). These buildings derive most of their significance from their historical (being linked with the post-medieval Falstaff Manor) and architectural value with their immediate rural setting also contributing. The limited intervisibility identified during the site visit could be higher during winter months when there is less vegetation cover. Overall the level of effect upon this building is assessed to be, at worst, Medium due to the relative proximity of the Proposed Development which will alter the rural setting of these cottages to the north. The rural setting of the cottages to the west, south and east will be retained.

6.2.24. The levels of effect upon these buildings of local significance are assessed to be Neutral, Low and Medium. As these buildings are local designations the NPPF policy does not necessarily apply. However if we consider them under the policy test of NPPF the Low and Medium identified levels of effect will cause levels of harm that are considered to be '*less than substantial*' in NPPF terms. The less than substantial harm will require to be weighed against the public benefits of the Proposed Development in line with Paragraph 202 of the NPPF. The predicted Neutral levels of effect would cause no harm to the significance of these assets and the policy tests as set out in the NPPF are not invoked.

### 6.3. Mitigation

6.3.1. National planning policies and planning guidance contained within the National Planning Policy Framework (MHLG 2019) and its accompanying Planning Practice Guide (MHLG 2019), as well as local planning policies outlined in Section 2.4 of this report, require a mitigation response that is designed to take cognisance of the possible impacts upon heritage assets that would be caused by a proposed development and avoid, minimise or offset any such impacts as appropriate.

6.3.2. Although numerous finds from all periods have been recovered across the 1km Study Area, there is a concentration recorded in the eastern part of the Study Area, in proximity to the Aton Water. As such there is a potential for stray finds of all periods to survive within the Site.

6.3.3. Based on evidence outlined above, there is judged to be a Low potential for prehistoric, Roman, early-medieval and medieval remains to be present within the Site. If present, these would be more likely to be present within the eastern field. Due to the volume of prehistoric finds recorded within the 1km Study Area, there is judged to be a High potential for prehistoric finds to be recovered across the Site. There is however a Medium potential for Roman finds to be recovered across the Site and a Low potential for recovering finds of a medieval date.

6.3.4. Based on cartographic evidence, the Site is considered to have been in agricultural use during the post-medieval and modern periods, at least from 1838. As such there is judged to be a High potential for post-medieval and

modern agricultural remains to survive within the Site. There is judged to be a Low potential for all other remains to be present.

- 6.3.5. The NPPF states that a local planning authority should require developers to 'record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact' (MCHCLG 2021, Para 205).
- 6.3.6. As such, it is advised that mitigation measures should take into account the relatively minimal impact of the Proposed Development. The Proposed Development would spread the weight of the panels evenly across the array's footprint. The predicted impacts on archaeological remains resulting from the Proposed Development therefore stands in marked contrast to other forms of greenfield development, such as mineral extraction, which is wholly destructive, and housing developments, which are largely, if not wholly, destructive. The elements of the Proposed Development considered to have the highest potential for direct impacts include any groundworks associated with the construction of the access roads (both external and internal), groundworks associated with the construction of the customer and DNO substations (down to the construction horizon), elements of the proposed buried cable connection (both within solar arrays and forming connection to DNO substation) and any piling associated with the construction of the solar array rails. These areas are illustrated on Figure 12.
- 6.3.7. In line with national and local planning policy and given the limited potential for archaeological remains to survive on the Site, it is recommended that a programme of archaeological works may be required across the Site in advance of construction. This will enable a better understanding of the archaeological potential of the Site, the extent of any previous plough damage and the characterisation and dating of any surviving buried archaeological remains. In the case that significant archaeological remains were encountered further archaeological mitigation, including avoidance by design of the Proposed Development may be required.
- 6.3.8. Any archaeological works will be agreed with Suffolk County Council Archaeological Service (SCCAS), who provide archaeological advice to Babergh District Council and the Babergh Heritage Service Team at Babergh District Council prior to mitigation being undertaken.
- 6.3.9. Since the Proposed Development is anticipated to cause, at most, less than substantial harm to the settings of designated heritage assets and buildings of local significance in the surrounding area, no further mitigation for setting impacts, beyond that inherent in the design, is considered necessary. The requirement for any further mitigation, however, would be a matter for the Local Planning Authority and the '*less than substantial harm*' will require to be weighed against the public benefits of the Proposed Development in line with Paragraph 202 of the NPPF.

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Bentley, Suffolk Tithe Map and Apportionment 16th February 1838

The following table is a transcription of the plots recorded within the Site boundary.

Plot No	Owner	Occupier	Description
218	Benjamin Keene	James Lay	Dowlands, Arable
219	Nathaniel Whimper	Nathaniel Whimper	Ingrey Field, Arable
220	Benjamin Keene	James Lay	Sillets, Arable
221	Benjamin Keene	James Lay	Little Burrow Field, Arable
222	Benjamin Keene	James Lay	Great Burrow Field, Arable
228	Benjamin Keene	James Lay	Horse Pasture, Arable
237	Benjamin Keene	James Lay	Wades Hill, Arable
238	Benjamin Keene	James Lay	Farm Field, Arable
239	Benjamin Keene	James Lay	Church Field, Arable
240	Benjamin Keene	James Lay	Wadmellwent, Arable
241	Benjamin Keene	James Lay	Great Elms Acre, Arable
226 (poss)	Benjamin Keene	James Lay	Vicarage Garden

### 7.3 Archive References

7.3.1 The following documents were identified in the online catalogue of the Suffolk Archives and consulted at the Hold in Ipswich on the 23<sup>rd</sup> of September 2022.

Reference	Description	Date
FAA/23/52/162	Singleman of Bentley and singlewoman of Erwarton. To be married at Erwarton.	21st August 1855
HD11/475/Bentley	"Bentley, Benjamin Keene esq, proprietor, John Beckwith occupier" Field names, acreages, adjacent landowners, landuse - pightle, carr, wood Table of acreages	7th April 1809

	North point. No scale 19" x 13"	
HD11/475/Bentley/42	<p>Buxton Farm, Bentley, James Lay occupier, the property of Benjamin Keene, esq"</p> <p>Field names, acreages, adjacent landowners, land use - waste, heath, wood, pightle, yards, sand pits and drift.</p> <p>Also school and blacksmiths Table of acreages.</p> <p>No scale 16 1/2" x 21"</p>	15th April 1809
HE402/1/1897/69	<p>The Bentley Estates in the parishes of Bentley, Tattingstone, Capel St Mary, East Bergholt and Wherstead, of 1,340 acres, comprising: Dodnash Priory Farm, 424 acres, Rookery Farm, 219 acres; Fallstaffes Manor Farm, 291 acres; Vicarage Farm, 54 acres; Hubbards Hall Farm, 117 acres; Bentley corn mill; several accommodation holdings at Bentley and East Bergholt; Bentley rectorial tithes and the manors of Bentley Church House, Bentley Falstoffes and Dodnash.</p> <p>Two plans; annotated.</p>	13th July 1897
HE402/1/1910/50	<p>Estate in Bentley and Capel St Mary, comprising six farms, three small holdings, woods and plantations and 17 cottages: Dodnash Priory comprising residence, agricultural buildings, two pairs of cottages and 270 acres of land. Little Dodnash Farm comprising house, set of farm buildings and 33 acres, 29 acres of arable land and two cottages,</p>	28th June 1910

	<p>woodland and 128 acres. Pair of cottages, accommodation field and allotment field 32 acres of arable land known as Abbot's Hall Falstaff's Manor Farm, Bentley, comprising residence, agricultural buildings, four cottages and 291 acres Range of five cottages and 7 acres; The Island Wood, 4 acres The Grove Farm, Capel St Mary, with farmhouse, buildings and 77 acres Jermyn's Farm, Capel St Mary, with farmhouse, farm buildings and 76 acres Scott's Farm, Capel St Mary with house, 37 acres.</p> <p>Vendor: Major J A C Quilter Annotated; col. plan</p>	
MC4/0	Saxton's Map of Suffolk	1575
MC4/13	Kirkby – A correct map of Suffolk	1736

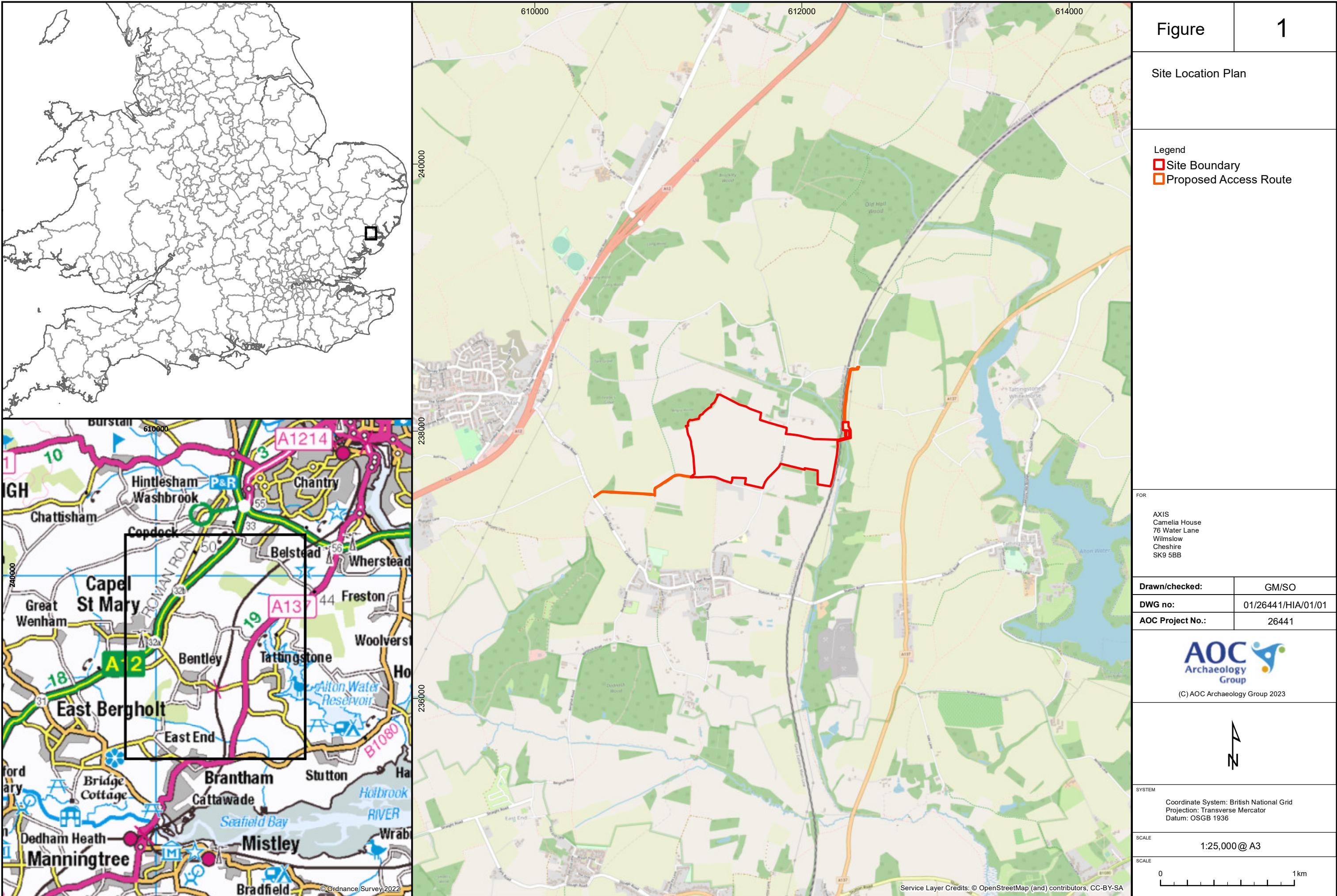
## 7.4 Aerial Photography

### 7.4.1 List of aerial photographs held by Historic England identified within the Study Area.

Sortie	Frame	Date
<b>Vertical</b>		
RAF/106G/UK/1635	2036 to 2039 and 5036 to 5039	09 JUL 1946
RAF/CPE/UK/1937	1239 and 5268 to 5271	18 JAN 1947
RAF/58/5506	179 to 181	04 OCT 1962
HSL/UK/701069	2260 and 2262	25 SEP 1970
RAF/58/633	5006 to 5008 and 5155 to 5157	18 APR 1951
RAF/58/653	5040 to 5043, and 5171	24 APR 1951
MAL/65096	154 and 155	06 NOV 1965

MAL/65097	23	06 NOV 1965
BKS/3204	628782	01 FEB 1968
RAF/HLA/694	4036 and 4037	26 MAR 1944
OS/64016	4 and 5	10 MAY 1964
OS/64017	3	12 MAY 1964
OS/80104	12 and 13	03 JUN 1980
OS/86089	16	14 JUN 1986
OS/88132	161 to 162, and 192 to 194	28 MAY 1988
OS/91024	8	01 AUG 1991
OS/93319	108 to 109 and 135 to 136	17 MAY 1993
MAL/62531	101145 and 101145	06 JUN 1962
MAL/62514	98119, 98120, 98142 to 98144 and 98157	12 APR 1962
OS/02517	69 to 71 and 98 to 100	17 APR 2002
OS/05930(Y)	2844, 2845 and 2900 to 2901	28 AUG 2005
OS/05990	5506 to 5508	31 AUG 2005
OS/10003	39 to 40	06 APR 2010
ADA/418	123	15 MAY 1989
ADA/704(Z)	216 to 219	22 JUL 1996
HEA/S3326	1070, 1072 to 1075, 1077 to 1079, 1127 to 1137, 1143 to 1152, 1200, 1203 and 1204.	28 MAY 2020
NMR 23167	1 to 3	22 JUL 2003
NMR 23155	14 to 17	22 JUL 2003
NMR 4707	2 to 5	02 AUG 1991

RXP 13636	8	02 AUG 1991
SFU 16154	1 to 2	30 MAY 1980
NMR 15086	58 to 59	28 JUN 1994
EXC 19395	5	19 MAR 1998
NMR 826	384 to 387	07 JUL 1975
NMR 1659	278 to 286	13 JUL 1979
NMR 3117	53 to 61	08 JUL 1986
NMR 4506	4 to 6	17 JUL 1989
EXC 19115	28	23 JUL 1997



Figure

2

Designated heritage assets  
in the 2km Study Area

**Legend**

- Site Boundary
- Proposed Access Route
- 2km Study Area
- Scheduled Monument
- ▲ Grade I Listed Building
- ▲ Grade II\* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument Extent

FOR  
AXIS  
Camelia House  
76 Water Lane  
Wilmslow  
Cheshire  
SK9 5BB

Drawn/checked:	GM/SO
DWG no:	01/26441/HIA/02/01
AOC Project No.:	26441



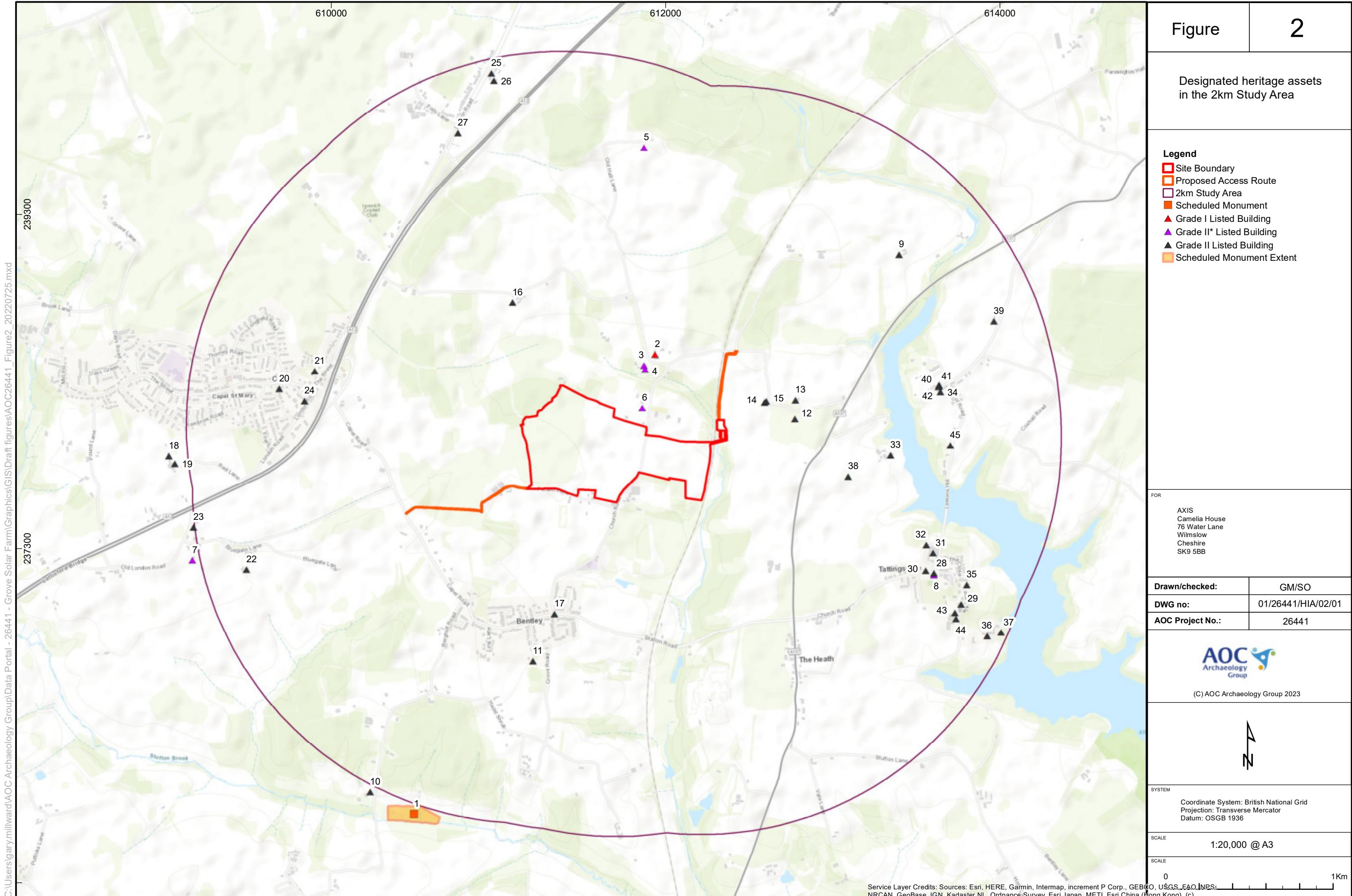
(C) AOC Archaeology Group 2023

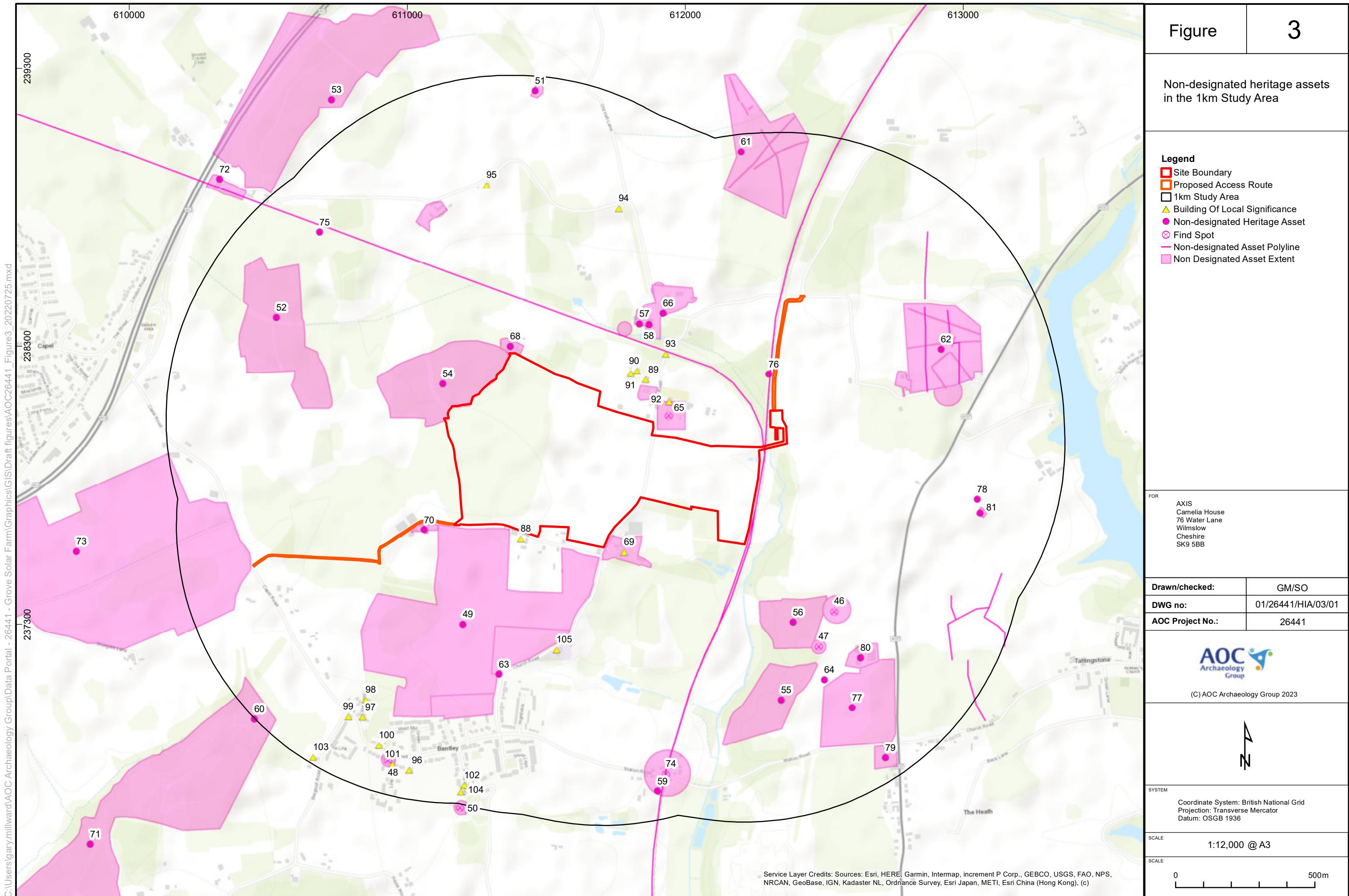


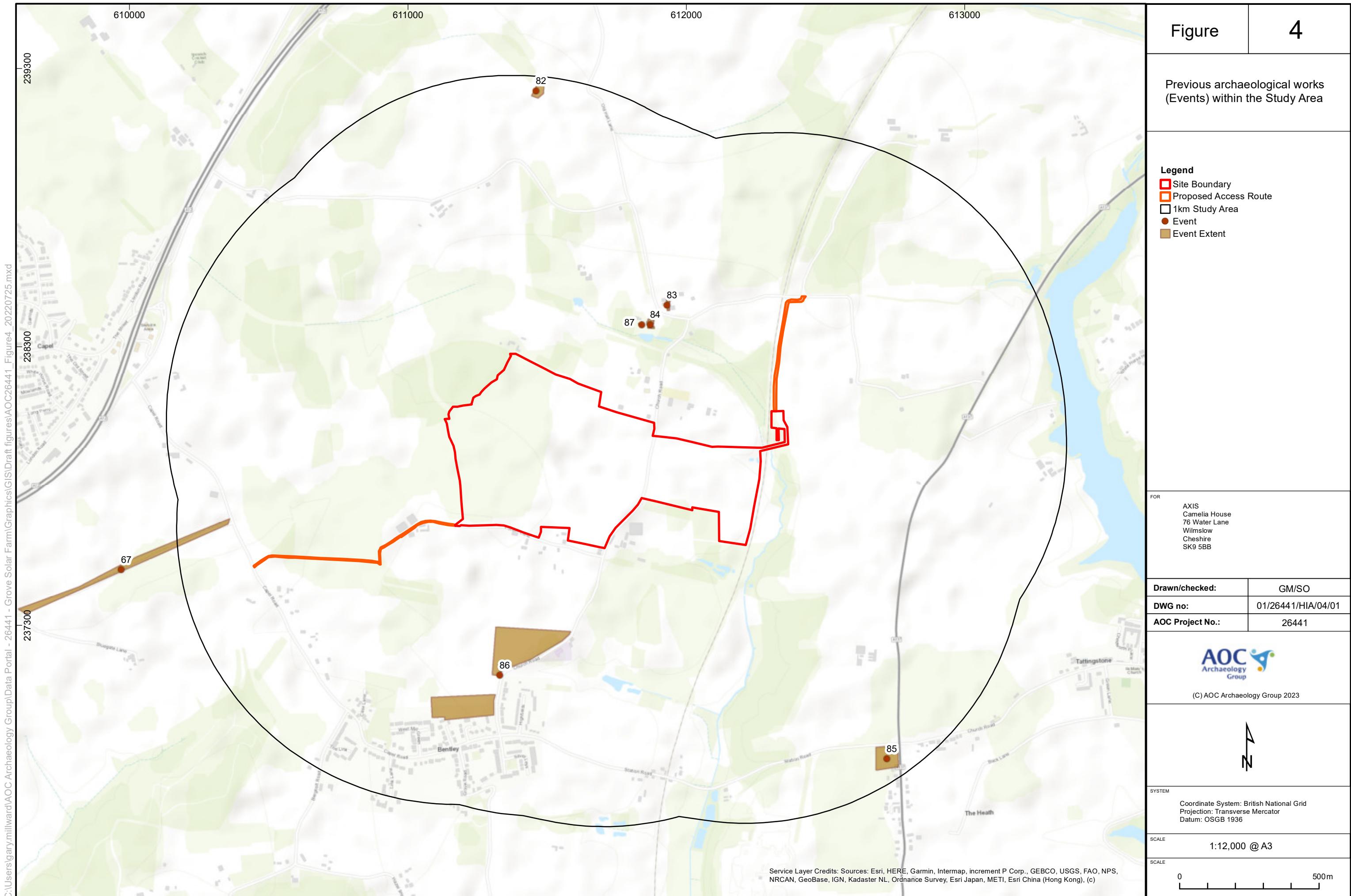
SYSTEM  
Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE 1:20,000 @ A3

SCALE  
0 1Km

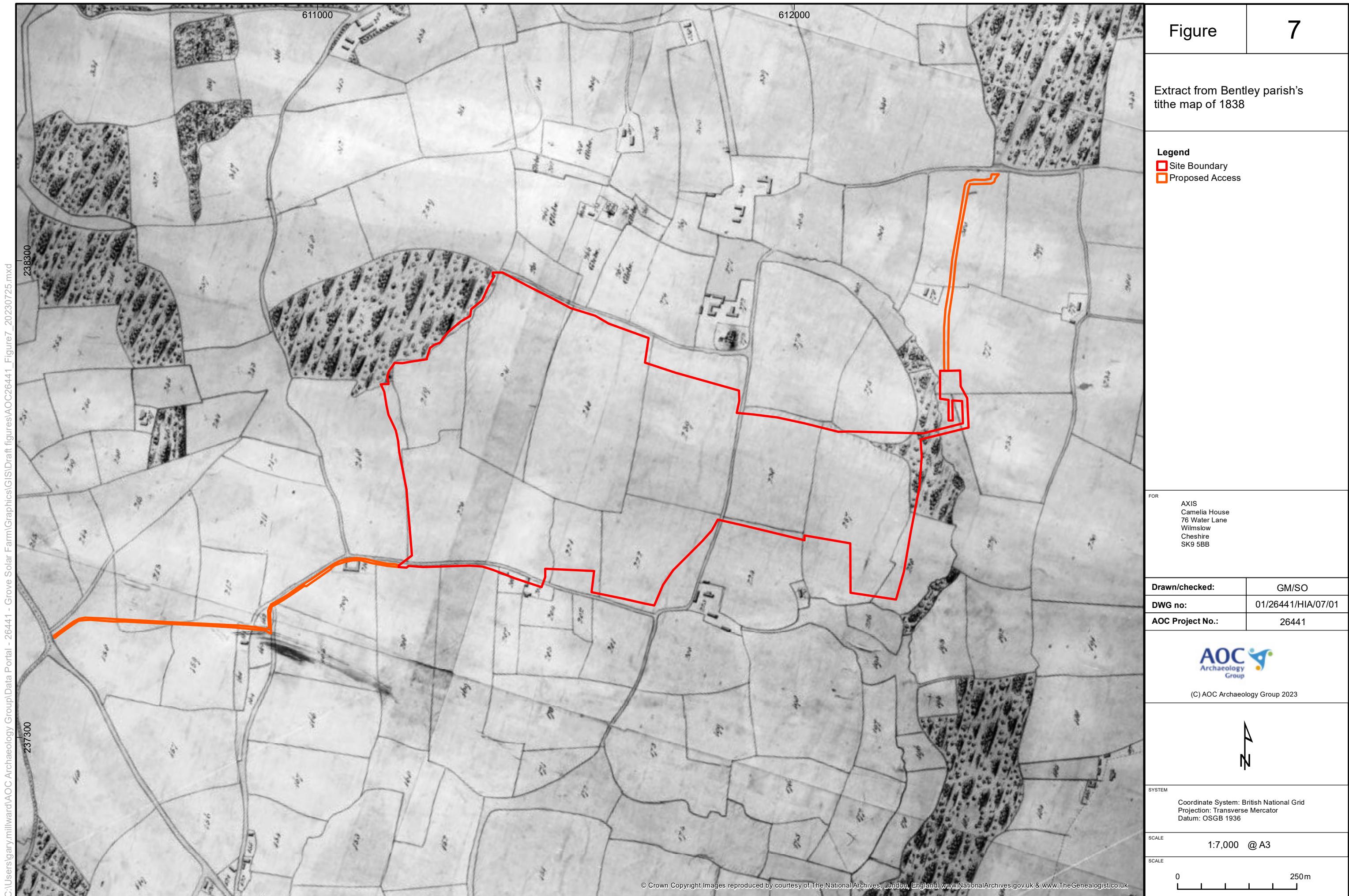












Extract from Ordnance Survey 1882

**Legend**  
 Site Boundary  
 Proposed Access Route

FOR	AXIS Camelia House 76 Water Lane Wilmslow Cheshire SK9 5BB
Drawn/checked:	GM/SO
DWG no:	01/26441/HIA/08/01
AOC Project No.:	26441



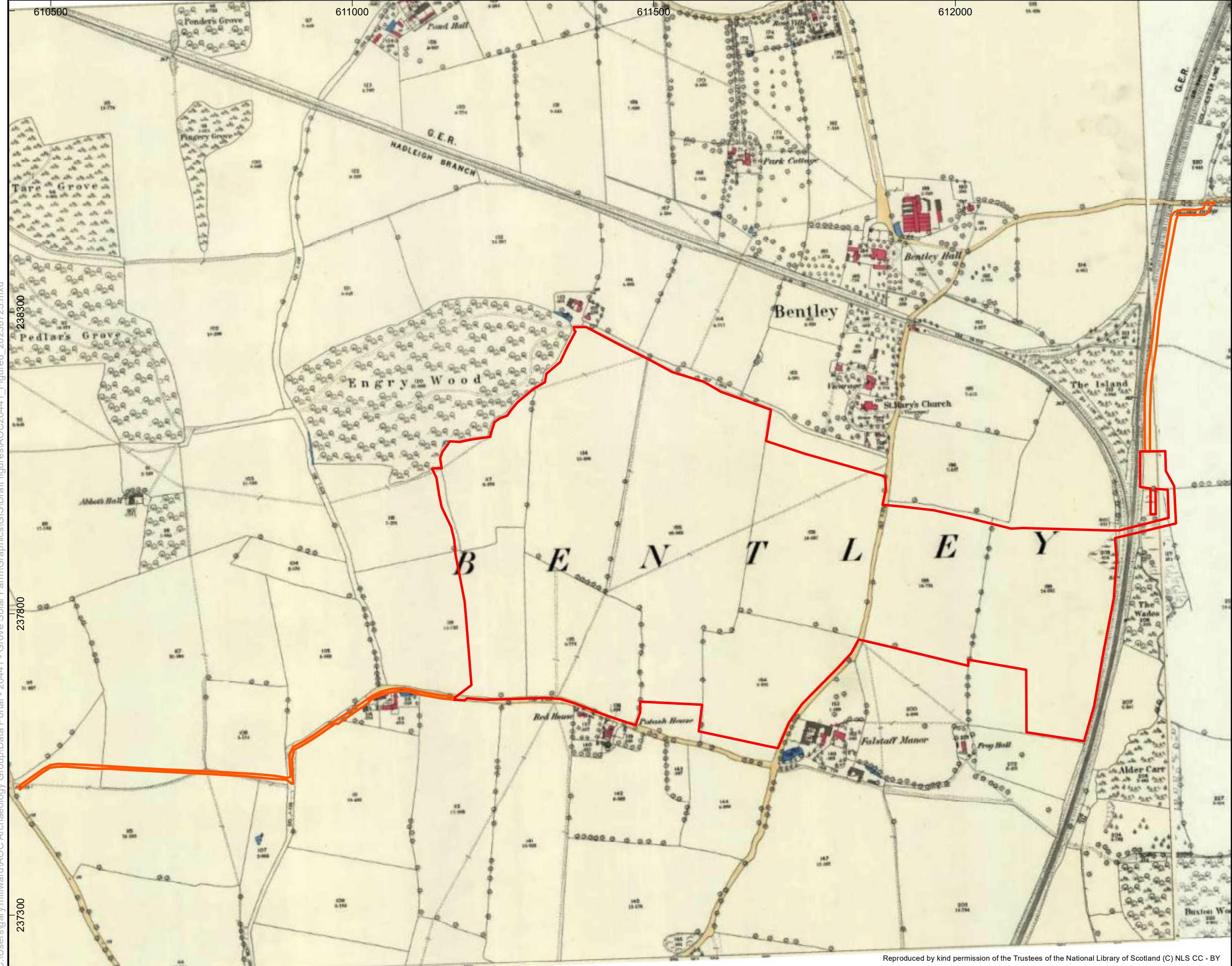
(C) AOC Archaeology Group 2023

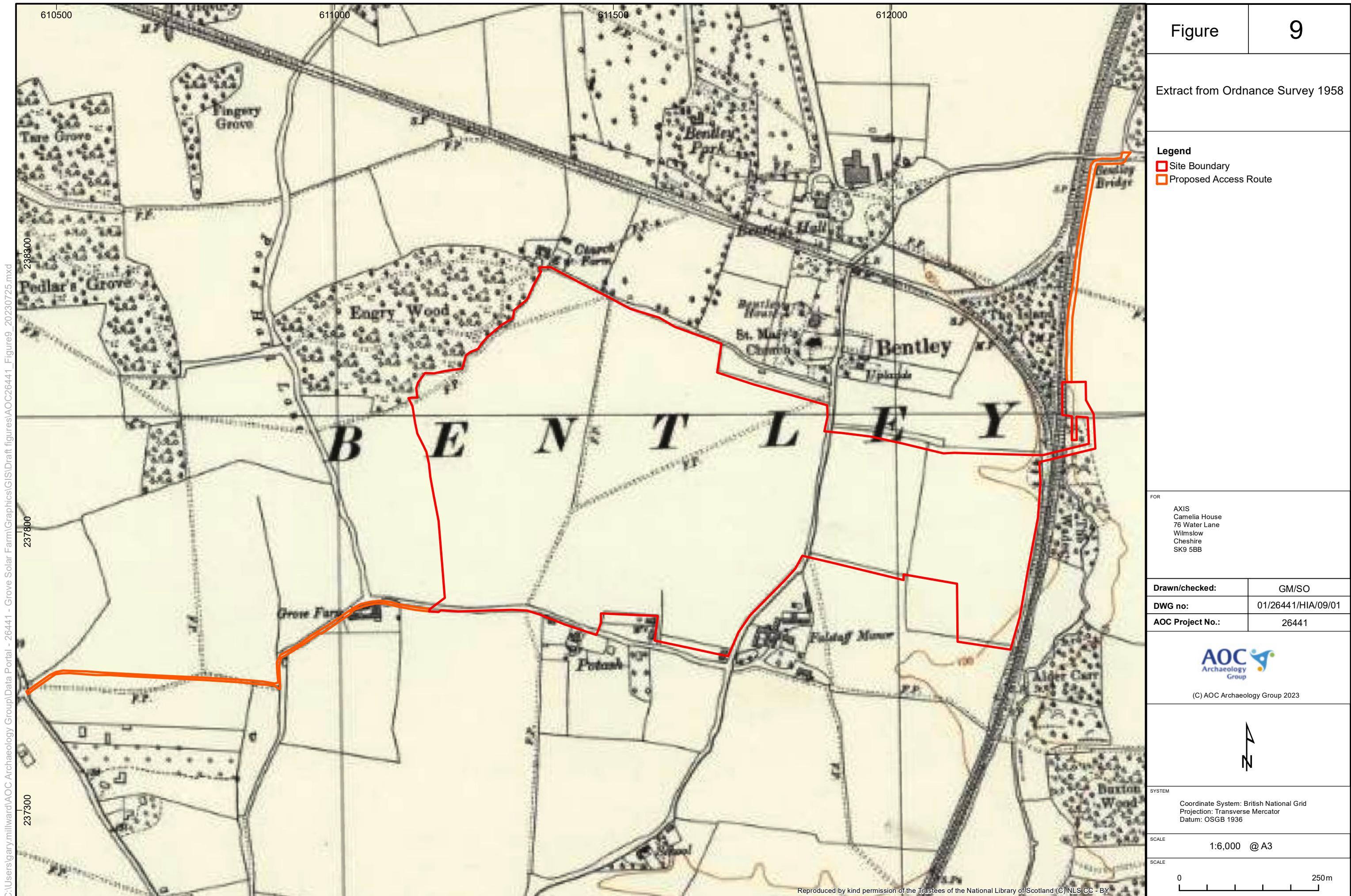


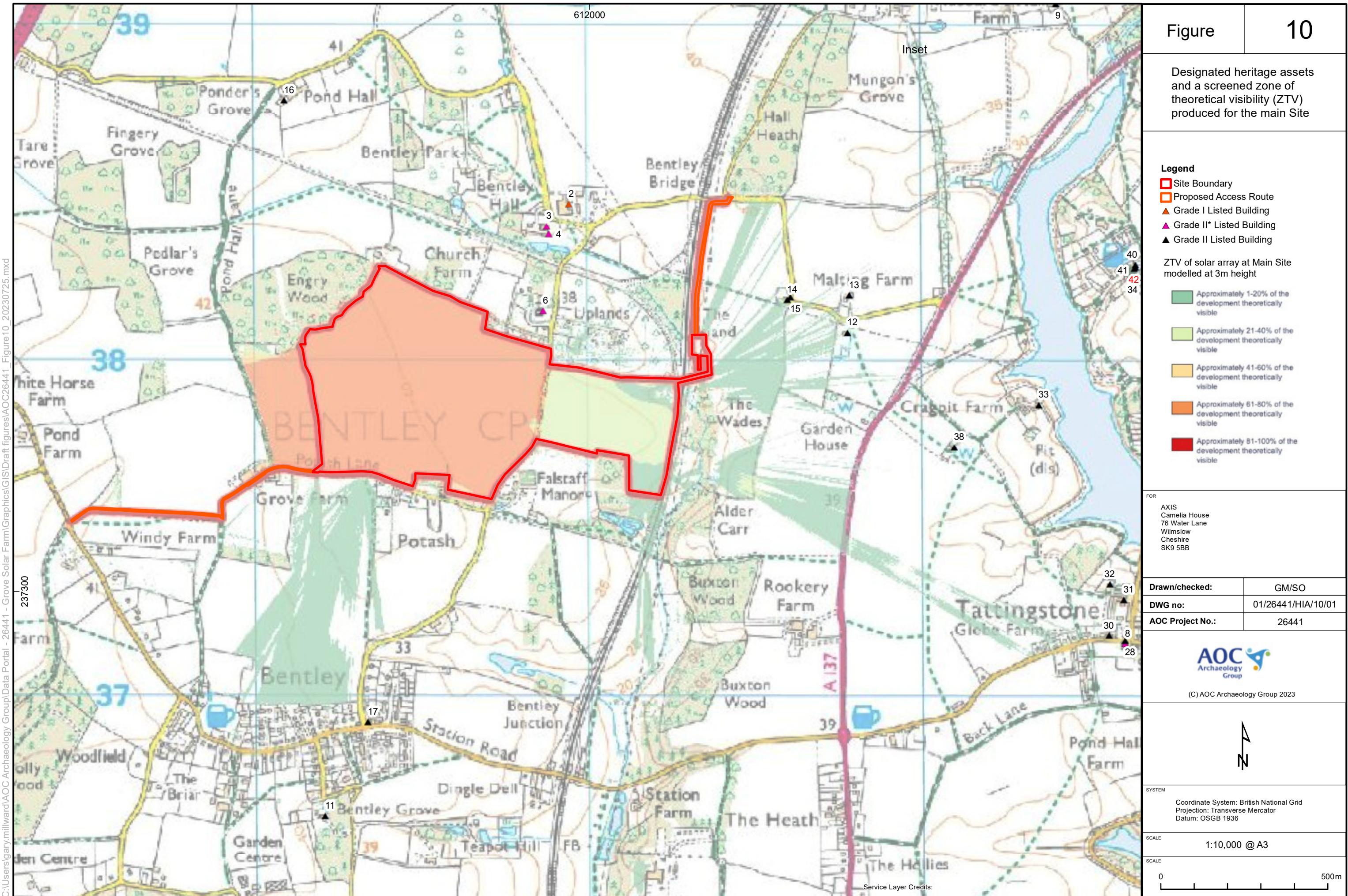
**SYSTEM**  
 Coordinate System: British National Grid  
 Projection: Transverse Mercator  
 Datum: OSGB 1936

SCALE 1:6,000 @ A3

SCALE  
 0 250m







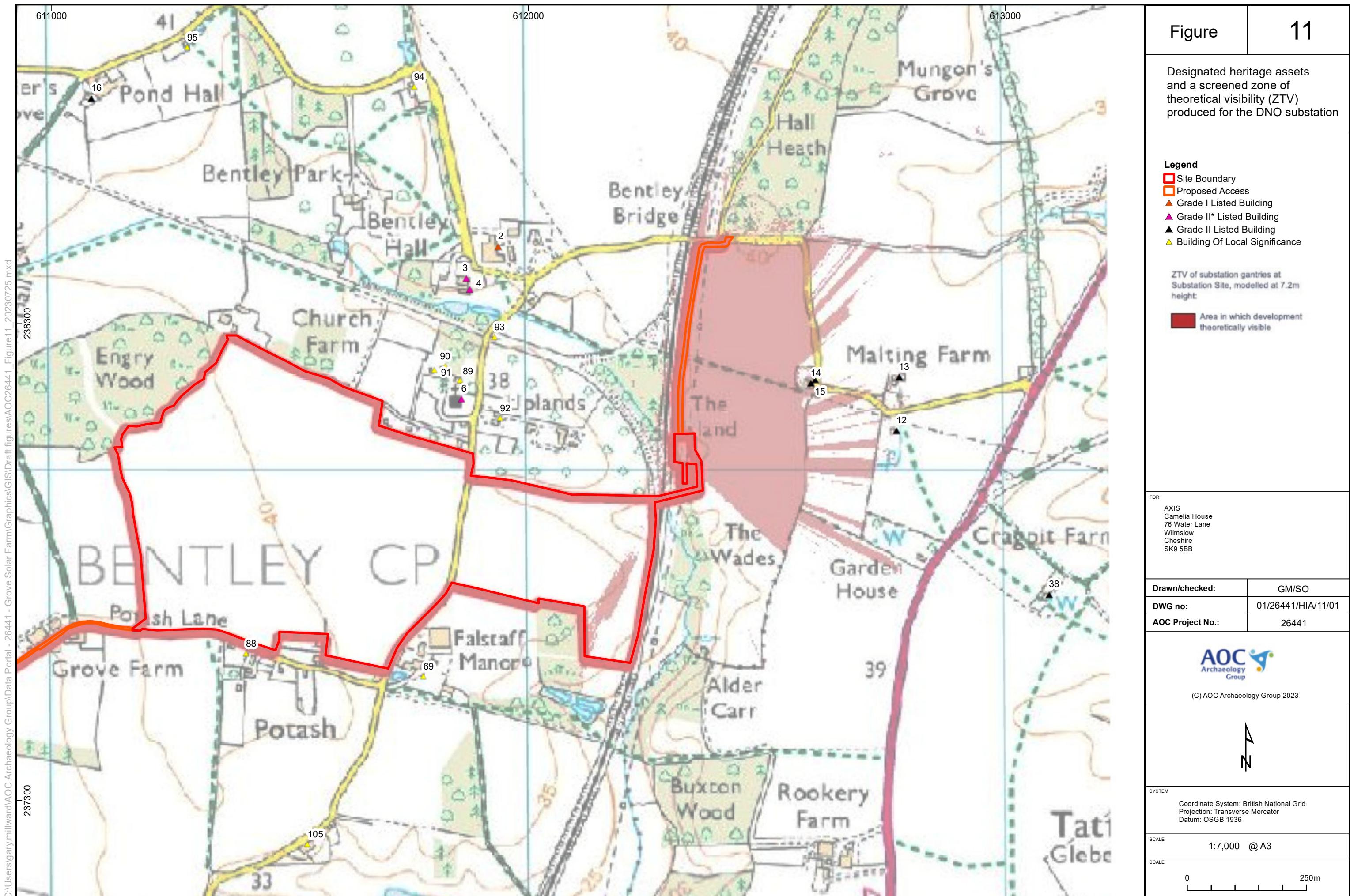


Figure 12

Proposed Development  
(Areas of potential impact)

**Legend**

- Site Boundary
- Proposed Access
- Proposed Solar Array
- Proposed Internal Access
- Proposed Substation Compound
- Proposed Below Ground Cable Route
- Proposed Above Ground Cable

**FOR**  
AXIS  
Camelia House  
76 Water Lane  
Wilmslow  
Cheshire  
SK9 5BB

Drawn/checked:	GM/SO
DWG no:	01/26441/HIA/12/01
AOC Project No.:	26441



(C) AOC Archaeology Group 2023



**SYSTEM**  
Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

**SCALE** 1:6,000 @ A3

**SCALE** 0 250m

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c)

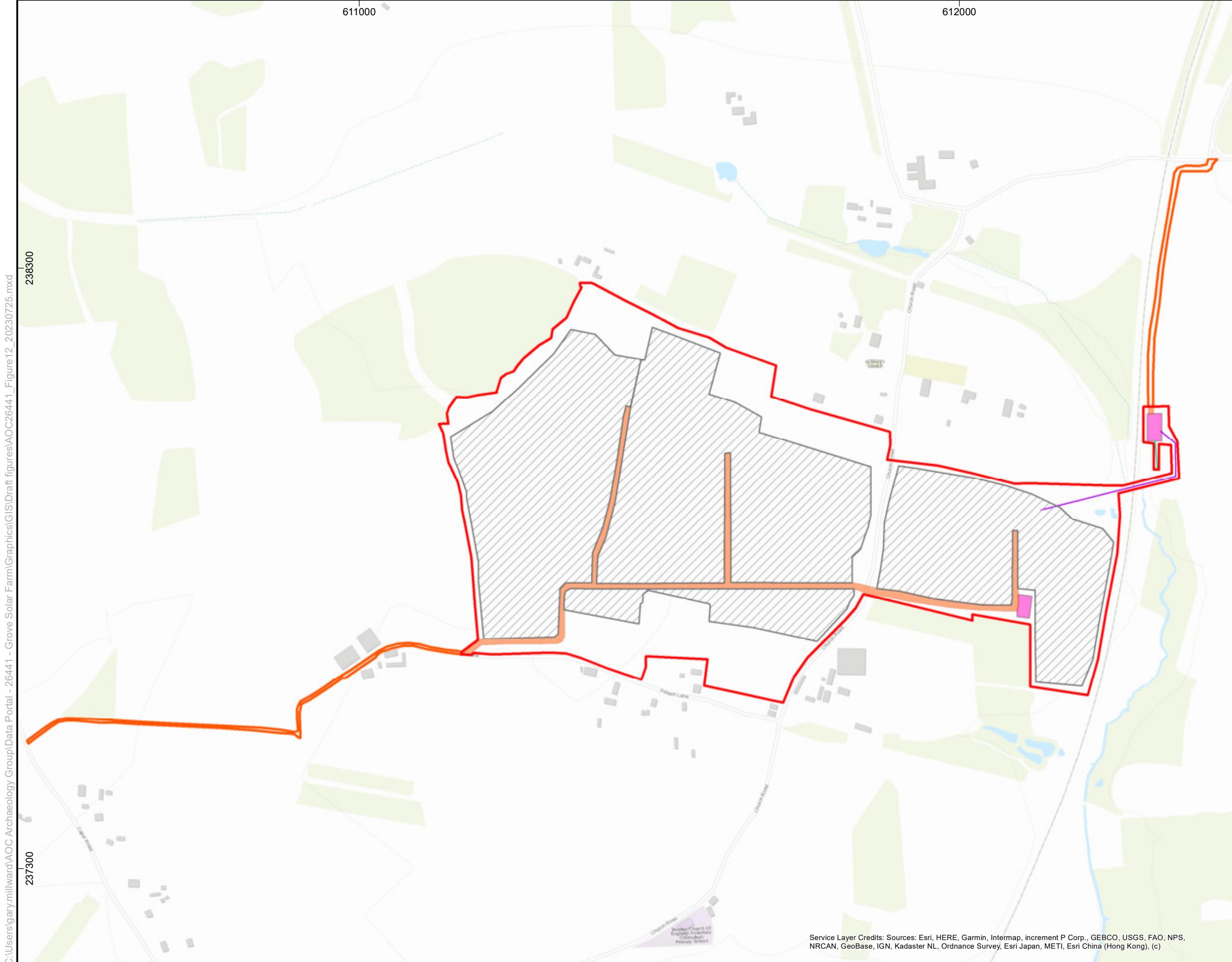




Plate 1: Western boundary of the westernmost field, from the south



Plate 2: Western boundary of the westernmost field, from the east



Plate 3: Northern boundary of the westernmost field, from the east



Plate 4: Northern boundary of the westernmost field, from the west



Plate 5: Boundary between the westernmost field and the central field, from the north



Plate 6: Boundary between the westernmost field and the central field, from the south



Plate 7: Southern boundary of the westernmost field, from the west



Plate 8: Southern boundary of the westernmost field, from the east



Plate 9: Northern boundary of the central field, from the west



Plate 10: Northern boundary of the central field, from the southeast



Plate 11: Eastern boundary of the central field, from the north



Plate 12: Eastern boundary of the central field, from the south



Plate 13: Southern boundary of the central field, from the west



Plate 14: Southern boundary of the central field, from the east



Plate 15: View towards Falstaff Manor (**Asset 69**) from the southeastern part of the central field, from the west



Plate 16: View towards Red Cottages and Potash Cottages (**Asset 88**) from the central field, from the north



Plate 17: View towards Uplands Farm (**Asset 92**) from the northeastern part of the central field, from the southwest



Plate 18: Western boundary of the eastern field, viewed from the south



Plate 19: Western boundary of the eastern field, viewed from the north



Plate 20: Northern boundary of the eastern field, viewed from the west



Plate 21: Northern boundary of the eastern field, viewed from the southeast



Plate 22: Eastern boundary of the eastern field, viewed from the north



Plate 23: Eastern boundary of the eastern field, viewed from the southwest



Plate 24: Southern boundary of the eastern field, viewed from the west



Plate 25: Southern boundary of the eastern field, viewed from the east



Plate 26: View of landscape to northeast of the eastern field, viewed from the southwest



Plate 27: View of the Church of St Mary (Asset 6), from the southeast



Plate 28: View of Bentley Hall (Asset 3) and the adjacent Meeting Hall Stable (Asset 4) from the east



Plate 29: View of the Grade I Listed Bentley Hall Barb (Asset 2) from the south



Plate 30: View of Bentley Hall (Asset 3) and the adjacent Meeting Hall Stable (Asset 4) from the east

**Grove Farm Solar Farm:  
Heritage Impact Assessment**

**Appendix 1: Assessment Scope & Criteria**

## Scope of the Assessment

This report details the results of a Heritage Impact Assessment and aims to identify and map the nature of the heritage resource within the site and surrounding study area. Where possible, the assessment will evaluate the likely impact from Proposed Development, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform the nature of any subsequent mitigation measures (if required) and provide advice upon the scope and design of the Proposed Development.

The assessment has used the sources listed in the main text to identify and map heritage assets and other relevant find spots or evidence within the site and defined study area. Heritage assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

## Assessment Criteria

### *Archaeological Potential*

Consideration of archaeological potential will be informed by the number, density and distribution of known heritage assets of a specific period and/or type within the Study Area. The proximity of such assets to the Site and/or the similarities/dissimilarities in topographical location between the Site and the location of known assets will also be a factor in determining potential. Previous land use on the Site will also be a consideration in assessing potential, as later disturbance may have removed or damaged earlier buried archaeological remains and therefore may have reduced the potential for archaeological remains to survive on Site. Consideration will also be given to evidence from landform change in the study area and the possibility that natural deposits such as colluvium or alluvium may have buried archaeological remains. The potential for surviving archaeological evidence of past activity within the Site is expressed in the report as ranging between the scales of:

- High – The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium – The available evidence suggests a reasonable likelihood for past activity within the site and consequently there is a potential that archaeological evidence could survive.
- Low – The available evidence suggests archaeological evidence of activity is unlikely to survive within the site, although some minor land-use may have occurred.
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where known heritage assets are identified, the importance of such assets is determined by reference to existing designations where available. For assets where no designation has been assigned, an informed assessment has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or assets where there is no consistent value, and the importance may vary. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

TABLE 1: Assessing the Importance of a Heritage Assets	
<b>HIGH</b>	Assets of high importance and rarity and those considered to be important at a national level., e.g. Scheduled Monuments (or non-designated assets of schedulable quality and importance), Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Garden and Registered Battlefields. Well preserved historic landscapes, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
<b>MEDIUM</b>	Assets of medium importance and rarity and those considered to be important at a regional level. Designated or non-designated assets including Grade II Listed Buildings and Conservation Areas; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc.  Examples may include burial sites, deserted medieval villages, Roman roads and dense scatters of finds.
<b>LOW</b>	Assets of low importance and rarity and those considered to be important at a local level. Locally listed buildings or non-designated assets with some evidence of human activity which have the potential to contribute to local research objectives, structures or buildings of potential historical merit.  Examples include assets such as historic field systems and boundaries, agricultural features such as ridge and furrow, etc.
<b>NEGLIGIBLE</b>	Assets of very low importance which are common. Heritage assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The likely magnitude of the impact of the Proposed Development works is determined by identifying the level of change from the Proposed Development upon the 'baseline' conditions of the Site and the heritage resource identified in the assessment. This effect can be either adverse (negative), beneficial (positive) or neutral. The criteria for assessing the magnitude of impact are set out in Table 2 below.

**TABLE 2:** Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
<b>ADVERSE</b>	
HIGH	Considerable impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of the asset or its setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a the setting of the asset resulting in considerable adverse change; significant increase in noise or changes in sound quality; extensive changes to use. Considerable impacts to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Listed Buildings, Registered Parks and Gardens, and World Heritage Sites.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of the asset or its setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the setting of the asset; and changes in noise levels or use of an asset that would result in detrimental changes to character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable impact on a known asset, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the significance of the asset
<b>NEUTRAL</b>	
NEUTRAL	A change to the asset or its setting which does not result in harm or benefit. This may occur where there is a perceptible change but that change does not diminish or enhance the significance of the asset or the ability to appreciate its significance
<b>BENEFICIAL</b>	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable impact on a known asset and little long term effect on the significance of the asset.
LOW	Minimal enhancement to an assets or its setting, such as removal of minor inappropriate features, limited improvements to setting or reduction in severance; slight changes in noise or sound quality; minor changes to use; resulting in a small improvement which would lead to enhancement of the ability to appreciate the significance of an asset.
MEDIUM	Changes to key to an asset or its setting resulting in material enhancements which allow for greater appreciation of the asset and/or its setting. For example, removal of an inappropriate later addition allowing for the assets significance to be reveal; removal of an inappropriate feature in an asset's setting allowing the contribution of setting to the assets significance to be better understood or substantial reductions in noise or disturbance such that the significance of known asset would be enhanced.

<b>HIGH</b>	Substantial positive changes to an asset and key elements of its setting which would greatly enhance its significance and the ability to appreciate that significance; this might result from the removal of adverse or considerably distracting features from the setting of an asset; significant decrease in noise or changes in sound quality; changes to use or access.
-------------	--

In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

## Appendix 2: Site Gazetteer

---

<b>Asset/Event Number</b>	1
<b>Asset/Event Name</b>	Dodnash Priory (site of)
<b>Type of Asset/Event</b>	Site of an Augustinian Priory (Medieval)
<b>Listing No./NRHE Number</b>	1005979
<b>HER Number</b>	
<b>Status</b>	Scheduled Monument
<b>Easting</b>	610495
<b>Northing</b>	235711
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available.

---

<b>Asset/Event Number</b>	2
<b>Asset/Event Name</b>	Bentley Hall Barn
<b>Type of Asset/Event</b>	Timber-framed barn (Early post-medieval)
<b>Listing No./NRHE Number</b>	1351965
<b>HER Number</b>	BTY 058 - MSF37953
<b>Status</b>	Grade I Listed Building
<b>Easting</b>	611937
<b>Northing</b>	238462
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	The late C16 timber-framed barn at Bentley Hall is listed at Grade I for the following principal reasons:

Architectural interest:

\* it is substantially complete, which is rare for farm buildings of this period, and retains a significant proportion of its original fabric; \* the plan form remains perfectly legible, illustrating its multi-functional purpose as a barn, stable and possible 'court hall', adding significantly to the increasing evidence that threshing barns originated from at least the C17 as combination barns; \* it is amongst the largest and most impressive Tudor structures in Britain and, although masonry barns of comparable scale survive, it may be the longest timber-framed barn of the period in the country; \* it is an unusual example of a barn with two tiers of clasped purlins in the roof structure and ventilation slots in the infill panels – important evidence of what may once have been a common practise in timber-framed barns; \* its high status is evident from the decorative treatment of the close studding and brick nogging, a striking use of local materials and techniques on a monumental scale.

Historic interest:

\* it played an important part in the well-preserved 'seigneurial landscape' of Bentley Hall.

## Group value:

\* it forms a highly significant group with the nearby Bentley Hall and the probable former court house, both C15/ C16 in date and listed at Grade II\*, which altogether are representative of traditional forms of construction and farming practice on a prestigious C16 estate.

## History

Until the late C20, Bentley Hall Barn was in the same ownership as Bentley Hall, approximately 90m to the south-west. The hall occupies the site of the medieval manor of Bentley which was held by the Tollemache family from around 1200. The Tollemaches prospered by marriage during the C16, serving on several occasions as High Sherriffs of both Suffolk and Norfolk, and moved their principal seat to Helmington Hall, around 10 miles to the north. The family was created Earls of Dysart during the C17. On the marriage of Lionel Tollemache, the first baronet, to Elizabeth, the daughter of Baron Cromwell in 1581, his mother Susanna adopted Bentley as her dower house and rebuilt the main hall. It seems likely that the barn formed part of this refurbishment, which created a typical Elizabethan 'seigneurial landscape' whereby the main residence was approached through a park by a broad avenue flanked by ostentatious outbuildings.

The original layout of the barn comprised sixteen bays, the eleven northern bays forming an open barn with twin threshing floors entered from the west, and the five southern bays separated by an internal partition and containing a fully-framed ceiling from the outset. The open barn extended to 35.8m and its doors lay in the third and eighth bays from its northern gable. Each western entrance was 3m in width by 4m in height and possessed a separate lintel 1m below the roof-plate, while the rear doors opposite were smaller in the usual manner of early barns and lay beneath the mid-rails. The evidence of their precise width was lost when the rear framing of each entrance bay was removed in the C18.

The five southern bays formed a single chamber of 17m in length on the upper storey but were divided into a pair of smaller areas on the ground floor: a space of three bays to the south and another of two bays to the north. The ceiling has been removed and there is no evidence of the original access to the chamber but it was probably accessed from within the building rather than via an external stair. It was lit by three windows in the western elevation and one in the rear, each of which contained three diamond mullions with internal shutters sliding in grooves in the roof-plates. Five original mullions still survive. The two ground-floor areas were entered by doors in the rear elevation and lit by at least three windows, each containing four diamond mullions in the front elevation (but not the rear). More windows or possibly an additional door may have existed in the two southernmost bays of the front elevation or the southern gable where the framing has been lost or disturbed.

The original purpose of the barn's floored southern end is not entirely certain but the two ground-floor areas were probably designed as stables. The first-floor chamber could have served as a grain store or hay loft but may have operated as a 'court hall' like those identified on other high-status manorial sites in the region. Such spaces probably served many purposes. The various communal functions of domestic manorial halls in the Middle Ages, such as the holding of courts and harvest celebrations for tenants, were no longer welcome in the more private, well-furnished homes of Elizabethan England, and separate premises were built instead.

At the time of the Bentley tithe survey in 1841 the hall and farm were owned by Eliza Deane and tenanted by John Gosnell Esquire. A map of the estate drawn in 1844 shows the barn with a substantial structure projecting at right-angles from the northern end of its western elevation. This structure may have been a second barn but it is uncertain. The juxtaposition of the two ranges suggests they formed the surviving corner of an enclosed or partly enclosed 'base court' of service buildings in front of the hall. Base courts of this kind were standard features of high-status houses in the C16 and C17, often containing lodging ranges and riding stables in addition to barns, 'court halls' and agricultural stables.

The second barn was later removed, and a major refurbishment in the mid-C19 saw the addition of numerous shelter sheds and animal yards at right angles to both the eastern and

western elevations, most of which have now collapsed. The roof was probably covered in its present pantiles at the same time to create a unified farm complex. Many local farmyards were rebuilt or refurbished in this way during the mid-C19 as cereal production was replaced by mixed-animal husbandry after the Repeal of the Corn Laws in 1846.

## Details

Late C16 timber-framed barn.

**MATERIALS:** timber frame with brick nogging and a roof covering of pantiles, probably dating to the mid-C19.

**PLAN:** the barn is situated approximately 90m north-east of Bentley Hall and has a long rectangular plan orientated north-south.

**EXTERIOR:** the barn is a single-phase oak-framed structure of sixteen approximately equal bays of 3m in length, and it extends to 54m in length by 7.5m in width. Its closely studded walls contain mid-rails and rise to a maximum height of 5.4m on a brick plinth of 1m which diminishes by 0.5m as the ground level increases to the north. The roof pitch of approximately 50 degrees is not sufficiently steep for thatch and was probably designed for peg-tiles. The external walls retain most of their original brick nogging and, where visible, the sides of the studs and posts are hewn concave. Where the external surfaces of the bricks have been protected by later extensions, notably at the northern end of the western elevation, they retain their original reddled finish (when the mortar is smoothed over the brickwork and incised with a trowel to create an illusion of regular joints: the surface was painted red and the bonding in white or black). The nogging incorporates a series of original ventilation slits formed by pairs of vertical bricks approximately 30cm below the roof-plates and in some cases below the mid-rails. These do not extend into the floored section at the southern end of the building.

On the western elevation are the fragmented remains of the mid-C19 sheds: a ruinous lean-to roof towards the north end, and the ruin of a brick wall extending westwards from the southern corner of the barn.

On the rear (eastern) elevation, the original framing of the two entrances in the second and eighth bays has been removed, probably when the two lean-to porches were added which is likely to have been in the C18. The porches were extensively remodelled in the C19 and the northern one enclosed to form a shed. The early C19 brick shed of similar width which adjoins the two northern bays probably continued along the entire rear elevation to hide them from the building's outline. At the southern end, two of the mid-C19 shelter sheds have been amalgamated into one large space under a shallow pitched roof, clad in corrugated iron. The brickwork on the south wall has been largely rebuilt, and the east gable is of modern corrugated steel. This projection is of lesser interest than the C16 barn.

The brick gables of the barn are additions of the later C16 or early C17 which replaced the original timber-framed gables, leaving only their tie-beams and mid-rails intact (both with empty mortices for removed studs). The southern gable incorporates a first-floor window which was lacking from its timber-framed predecessor; and has substantial buttresses with tumbled in brickwork on either side of the wide double-leaf wooden door. Both gables are decorated with diaperwork and brick finials on stepped corbels, the finials seemingly rebuilt.

**INTERIOR:** the roof structure contains two tiers of clasped purlins with cranked wind-braces to the upper tier but not the lower, and externally trenched serpentine wall braces rise from the corner posts and certain storey posts to the common studs. The roof-plates contain edge-halved-and-bladed scarf joints of standard form, and the storey posts are fully jowled and arch-braced to the tie-beams.

The ceiling has been removed from the five southern bays which originally formed a single chamber on the upper storey, although the brick-nogged internal partition remains, as do two neatly chamfered binding joists with mortices for axial joists and the missing internal partition of the two ground-floor areas. The two doors in the rear (eastern) elevation providing access to these areas retain their original lintels and extend to 86cm in width by 2m in height – the jambs interrupting the brick plinths and sill beams.

In the northern two bays a ceiling was later inserted but only the substantial tie beams remain. The brick partition dividing this formerly floored section from the rest of the barn dates to the C18.

Various apertures have been made and blocked in the outer walls, and several arch braces were replaced by bolted knee-braces in the C19 but in general the C16 structure survives intact.

## Sources

Bettley, J, Pevsner, N, The Buildings of England: Suffolk: East, (2015)  
Brunskill, R W , Traditional Farm Buildings of Britain and their Conservation, (1999)  
Leigh Alston, Bentley Hall Barn, Bentley, Suffolk: An Historical Assessment (August 2009)

BARN (16th century - 1500 AD to 1599 AD)  
FARMSTEAD (16th century - 1500 AD to 1599 AD)  
STABLE (16th century - 1500 AD to 1599 AD)

Bentley Hall Barn is among the largest and most impressive timber-framed Elizabethan structures in Britain, extending to over 54 metres in length by 7.5 metres in width (177 feet by 24.5). It is of particular importance for the exceptionally rare survival of its original painted brick nogging. The southern end of the building contained a first-floor chamber of 17 metres in length (58 feet) lit by four windows with internally sliding shutters of which two retain original 'diamond' mullions. This space may have operated as a hall in which manorial courts, harvest celebrations and other entertainments were held, but the lower storey was sub-divided and probably formed a pair of stables. The remaining area to the north was a normal open barn with two western entrances and smaller doors to the rear. The carpentry and the fashionable 'serpentine' bracing which decorates the exterior suggest a date in the final quarter of the 16th century, and the barn was probably erected during a major refurbishment of the site in 1582 (S1).

From Suffolk HER

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Asset/Event Number	3
Asset/Event Name	Bentley Hall
Type of Asset/Event	Timber framed house (Late medieval to early post-medieval)
Listing No./NRHE Number	1351964
<b>HER Number</b>	
Status	Grade II* Listed Building
Easting	611870
Northing	238395
Parish	Bentley
Council	Babergh (District Authority)
Description	TM 13 NW BENTLEY BENTLEY HALL LANE 4/1 22.2.55 Bentley Hall
GV II* House C15/C16 with later alterations and additions. Timber framed, mainly brick herring bone nogging in fill, red brick with black header diapering to north west gable, plastered front above carved bressumer. Red brick C18 and early C19 east wing. Half H plan with gable to south west of west wing. Large original external red brick chimney stack to rear (south) of central range with 2 diagonal shafts, end ridge stack and a stack in-line with central range to west range, external end stacks to east range. Red plain tiled roofs. 2 storeys and attics. The original hall and west cross wing are jettied to front (north), the hall with a carved bressumer of foliage and heraldic beasts, 2 shields with date 1582 and initials LT (Lionel Tollemache) on	

one and ST (Stanhope Tollemache) on the other. The figure 2 is reversed and research by the present owners suggests the 82 is reversed and should read 1528. The 4 crosswing jetty brackets are supported by pilasters with moulded capitals. 2 storeys. First floor, 3 vertically sliding sash windows to hall, 4-light leaded casements with transoms to cross wing. Ground floor, 5-light leaded casement with transom (not original) and vari-light side mullions to hall, 4-light leaded mullion to west cross wing. Doorway with 4-centred head, sunk spandrels, nailed plank and muntin door. Various reproduction vari-light mullions or mullions with transoms to other faces and some small paned vertically sliding sashes, 3 window range of tri-partite vertically sliding sashes to east range, east face. Interior:- Much of the original frame is exposed with stop chamfered and moulded ceiling beams. Screens passage with 2 segmental headed doorways. The plastered fire surround in the hall has been restored and matches the original first floor 4-centred arch surround with sunk spandrels and red brick jambs. In the kitchen is a very large, 3-4 metres wide, red brick fireplace with chamfered jambs and 4-centred arch, there is a bake-oven to left with a 4-centred head. Brick herring bone pattern kitchen floor. Original flooring to bedrooms and landing. C17 panelled door with ironmongery, 2-board door, nailed, with many keyholes. Later features include C18 cupboard with 5 shelves, fluted pilasters with moulded capitals and bases. C18 fully panelled bedroom, another bedroom with panelled dado and panels below windows. Cast iron bedroom hobgrate, moulded surround. Regency drawing room, panelled window shutters, moulded fire surround. Homes and Gardens, January 1987. N. Pevsner Suffolk 1974.

Listing NGR: TM1187038395

Asset/Event Number	4
Asset/Event Name	Meeting Hall Stables, Bentley Hall, approx 30 metres south of Bentley Hall
Type of Asset/Event	Former Court House (Late medieval to early post-medieval), Stables (Post-medieval to modern)
Listing No./NRHE Number	1033423
HER Number	
Status	Grade II* Listed Building
Easting	611877
Northing	238372
Parish	Bentley
Council	Babergh (District Authority)
Description	TM 13 NW BENTLEY BENTLEY HALL ROAD 4/2 Meeting Hall, formerly 22.2.55 listed as Stables, Bentley Hall, approx 30 metres south of Bentley Hall

GV II\* Probable former court house. Now used as a meeting hall, recently used as stables. C15/C16, with later alterations and C20 restorations. Timber framed, red brick herring bone nogging infill to first floor, the ground floor and one bay of rear wall red brick. Red plain tiled roof, hipped at ends with gables. Long wall jetty to front (north). 2 storeys. Pilasters with capitals support the 8 jetty brackets. Arched braces to first floor walls. 4 first floor, 3 ground floor mullion windows. Off centre right doorway, 4-centred arch, square head, foliate carved spandrels, nailed board door. Far right square headed doorway, nailed board door. Return walls each with a mullion window to first and ground floors. Rear wall, 3 mullion windows to ground and first floors. Interior, of 5 bays, the central bays open to the roof, end bays floored and approached by C20 stairs and gallery. Arched braces to tie beams, renewed crown posts to roof. Halved and bridled top plate scarf. There is an early brick paved forecourt with a gutter below the eaves of the court house to front of the building. E Sandon, Suffolk Houses, 1977.

Listing NGR: TM1187738372

# Asset Gazetteer

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<b>Asset/Event Number</b>	5
<b>Asset/Event Name</b>	Old Hall
<b>Type of Asset/Event</b>	Timber framed house (Medieval)
<b>Listing No./NRHE Number</b>	1193864
<b>HER Number</b>	
<b>Status</b>	Grade II* Listed Building
<b>Easting</b>	611871
<b>Northing</b>	239700
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW BENTLEY OLD HALL LANE 4/13 Old Hall
<p>II* House. C13/C14 with later alterations and additions. Timber framed and plastered with some red brick facing. Shingle and red plain tiled roofs. Former aisled hall. Off centre right, rear of ridge chimney stack to left hall range, the right crosswing hipped to front with gablet, chimney stack behind gablet and to left of ridge. 2 storeys with single storey C19/C20 lean-to extension to left return. 3:1 window range, 2 horizontal sliding sashes and an old leaded 2 light casement to first floor of hall, C20 casements to ground floor. Original mullion to first floor left return of crosswing, front 2 light casement, ground floor 6-light mullion and small single light to left of mullion. Doorway to right of hall, pilasters with capitals and bases, dentilled flat canopy, nailed 3-board door with original hinges. Internal features include, jowled storey posts to inserted ceiling in hall, stop chamfered bridging joists and flat section ceiling beams. Inserted inglenook fireplace with mantel beam. Heavy continuous "feather" arched braces to left return wall. Arched braced principle tie beam with crown post over, this with original moulded capital and 4 arms, the short octagonal post has been renewed. Heavy, sooted roof timbers. Very long splayed scarf with undersquinted abutments to top plate. The crosswing, of later date, was formerly jettied to front. Close studded walls. Jowled storey posts to first floor, stop chamfered bridging joists. Vertically boarded doors.</p>	
<p>Listing NGR: TM1187139700</p>	
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<b>Asset/Event Number</b>	6
<b>Asset/Event Name</b>	Church of St Mary
<b>Type of Asset/Event</b>	Parish Church (Medieval)
<b>Listing No./NRHE Number</b>	1193823
<b>HER Number</b>	BTY 014 - MSF13651
<b>Status</b>	Grade II* Listed Building
<b>Easting</b>	611860
<b>Northing</b>	238142
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW BENTLEY CHURCH ROAD 4/11 Church of St Mary 22.2.55
<p>II* Parish Church. Probably C14 chancel and nave of C12 origin. C14 west tower and south porch, circa 1858 north aisle. C19 restorations. Random flint, ashlar, stone dressings, flint and stone panels to plinth and parapet of west tower. Red plain tiled roofs. Chancel:- Most features C14 but the small restored round headed window to north wall appears to have C12 rear splays. Stone parapet verge and cross to east wall, east window of 3 cinquefoiled ogee lights,</p>	

tracery over, chamfered 2-centred arch, moulded label with foliate stops, small round headed light to gable apex. South wall, central and western buttresses. Eastern restored window of 2 light lancets with pointed quatrefoil over, restored central lancet, western C19 trefoiled light, 2-centred head, moulded label with foliate stops. Nave:- South wall, buttressed at angles. Stone cross to gable apex. South wall eastern window of 2 trefoiled ogee lights, quatrefoil over, pointed segmental head and label. Central window of 2 trefoiled lights, trefoil over, 2-centred head, label with headstops. South porch:- Stone coping to gable, cross finial. Niche with ogee head and flat canopy below gable apex with C19/C20 female figure. Chamfered 2-centred head to outer arch, label with king and queen head stops. Modern Norman style south doorway with some original carved stones incorporated into the round head. Fragments of similar stonework on porch window sill. Side windows of single cinquefoiled lights, 2-centred heads. C19 North Aisle:- 3 windows each of 2 trefoiled lights, trefoils over, moulded labels with headstops. C19 North Chapel:- East rose window, star tracery, central cusped roundel. Caernarvon head to east doorway, vertically boarded door with ornate hinges. North window, 2 plate-lancets with roundel over. West Tower:- Of 3 stages. Flint and stone panels to crenellations and plinth. Buttresses to western angles. Bands below crenellations and bell chamber. Each face of the bell chamber has a window of 2 cinquefoiled lights, quatrefoil over, 2-centred head and label. Second stage, small trefoiled lights with square heads to north and south faces. Angled stair turret to east of south face with one slit light and one quatrefoil light. West window of 3 trefoiled ogee lights, vertical tracery over, 4 centred head. South Porch Interior:- Side purlin ridge board roof with small crown post. Scratch date IT 1736 on west jamb of outer archway. Church Interior:- Chancel:- Boarded and ribbed roof of 5 cants, moulded wall plate. Tesselated floor, the tesserae appear to be Roman. 2 floor slabs, (1) Tollemache son of Tollemache Duke Esq 1713 (2) Tollemache Duke 1690. Mosaic reredos, central cross flanked by symbols Alpha and Omega. C19 stained glass to windows. 2-centre arched doorway to north vestry. C19 choir stalls. Wooden altar rails of 7 two-light cinquefoiled ogee arches, moulded rail. No chancel arch, in its place a heavy timber tie or rood beam. Single hammer beam roof, moulded wall plates, purlins, braces to collars and king posts, carved spandrels. C19 coloured tiled floor. 2 floor slabs (1) Coyte and Beeston 1732 and 1735 (2) Much worn, dated 1722. C19 stained glass windows. Wooden octagonal pulpit, crocketed pinnacles to angle buttresses, moulded parapet, cinquefoiled panels, octagonal stem. South wall memorial, coloured marble, Hon. Stanhope Tollemache, son of 1st Baron Tollemache 1855-1934, shafts with Corinthian capitals support the moulded pediment, central shield of arms, pendant grapes and lion mask. Probably C15 octagonal font, panelled with carved virgin and child, angels with shields, 2 flowers and interlocked eternity rings. Octagonal stem, symbols of the 4 Evangelists at angles alternating with buttresses with moulded capitals and bases. Square base. Old, probably C12/C13 base slab, with outlines of a former stem. Simple chamfered 2-centred tower arch, fragments of medieval painting on jambs. Stop chamfered 2-centred stair turret arch, nailed board and muntin door with edge muntins. North arcade of 3 bays, octagonal columns with moulded capitals and bases, chamfered 2-centred arches of 2 orders. North aisle side purlin ridge board roof of 3 bays, stone corbels, timber wall plates, arched braces to principal rafters and collars. Triptych, painted Exodus/Lords Prayer Boards in carved wooden frames on west wall. Hatchment above 2-centred arch, east wall. North vestry, boarded and ribbed 5 cant roof. One bench with poppyheads and carved animals on the arms. N Pevsner., Suffolk 1974.

Listing NGR: TM1186038142

Asset/Event Number	7
Asset/Event Name	Boynton Hall
Type of Asset/Event	House (Medieval to post-medieval)
Listing No./NRHE Number	1033394
HER Number	
Status	Grade II* Listed Building
Easting	609170
Northing	237231

**Parish**

Capel St. Mary

**Council**

Babergh (District Authority)

**Description**

TM 03 NE CAPEL ST MARY OLD LONDON ROAD 3/48 16.3.72 Boynton Hall

II\* House. C14 raised aisle hall with C16 and later alterations and additions. The original ranges timber framed and plastered, other ranges probably plastered brick. Red plain tiled roofs. Of several builds the original range has an off centre left inserted chimney stack, right forward gabled wing has a stack to left return, in the angle of this wing and the main range is a wing gabled to left with an external end stack, There is a further range to rear right of the original range. 2 storeys and 2 storeys and attics. 2 storey angled bay to left crosswing, 2 windows to right return of right gabled wing, main range has a flat headed dormer and a ground floor 2-light casement, others mainly small paned vertically sliding sashes. There is a single storey parapeted extension to right of main range, 2 gabled dormers to rear of main range. C20 glazed porch to left of main range. Internally many features are concealed, but in the kitchen and hall a large tie beam supports a pair of large octagonal aisle posts which have moulded capitals and bases. The inner arms form a 2-centred arch with the cambered collar over. This collar said to support a king post, side arms and centre posts support the aisle top plate. Now with arch braced side purlin roof. There is a moulded vertically boarded door original with the inserted wall below the queen post in the kitchen.

Listing NGR: TM0917037231

**Asset/Event Number**

8

**Asset/Event Name**

Church of St Mary

**Type of Asset/Event**

Parish Church (Medieval)

**Listing No./NRHE Number**

1351983

**HER Number**
**Status**

Grade II\* Listed Building

**Easting**

613604

**Northing**

237143

**Parish**

Tattingstone

**Council**

Babergh (District Authority)

**Description**

TM 13 NW TATTINGSTONE CHURCH ROAD (SOUTH 4/106 SIDE) 22.2.55 Church of St Mary

GV II\* Parish Church. C14 nave, C15 chancel, C15 north and C14 south porch, C14 west tower. C19 and earlier repairs and restorations, east wall of west tower rebuilt with brick and C20 restorations to south and west walls. Flint, rubble and red brick, some plaster and flint flushwork. Red plain tiled roofs. Chancel:- Legacies of 1458 and 1459 were left for the building of the chancel and sanctuary. East wall, mainly of rubble with brick repair to gable apex. Corner buttresses, plinth carries through north and south walls. East window, restored, of 5 cinquefoiled ogee lights, tracery over, moulded 2-centred arch, label with lion mask stops. North and south walls each with 2 three-light windows, graduated transoms, moulded segmental heads and labels, buttresses between windows. Chamfered pointed segmental headed doorway, C19 board door to east of south wall buttress. Nave:- There are three windows to the south wall with the gabled south porch between the westernmost windows. Of 2 trefoiled ogee lights with quatrefoils over, chamfered 2-centred heads and labels, the eastern window is taller and wider, all C19/C20 restored. The north wall has a similar western window and an eastern window of 2 chamfered lights, 2-centred head and label; buttresses to angles. North porch:- Gabled with cross to apex. Blocked niche with moulded 2-centred head and label above doorway, moulded 2-centred arch, the inner order resting on shafts with moulded capitals and bases. Side windows of 2 cinquefoiled lights, 2-centred-heads and labels. Stone and flint flushwork panels to plinth, buttresses to outer angles. South porch:- Plastered,

stone coping to gable. Moulded 2-centred arch and label over to outer doorway. Panelled oak door. Circa 1911 for Rev C Elliot at a cost of £57 including ceiling, floor and east window of 2 lights, 4-centred head and label. West tower, crenellated, of 3 stages with buttresses to east wall issuing through roof of nave. Stepped angle buttresses to west wall. Band below bell chamber. Moulded plinth with stone and flint diapering carrying through to western buttresses. Each face of the bell chamber has a louvred window of 2 cinquefoiled ogee lights, quatrefoils over, 2-centred heads and labels. West face, small, blocked round headed light to second stage. First stage window of 3 trefoiled lights, quatrefoils over, chamfered 2-centred head and label. The tower has been much restored and repaired. Interior:- North porch, square red brick floor, 7 cant roof. Remains of stoup in south west corner. Fragments of old glass in west window depicting the star of the De Vere's, Earls of Oxford. North doorway, 2-centred arch and label with stylised head stops. Chancel, boarded 7 cant roof, bosses to moulded ribs, moulded and crenellated wall plates. South wall piscina, chamfered Tudor arch, drain covered. C19 coloured tiles to sanctuary floor. C19 iron and wood altar rails. C19 stained glass to windows. A pair of wall monuments flank the east window, each with centre arch, moulded base with coat of arms under, pilasters with crocketed pinnacles and carved head bases. Wall monument by Flaxman, black marble base with flag and anchor, in front of which is a white marble seated female figure in flowing robes, to Rear-Admiral Western 1814 and his wife Mary 1856. Organ by Bevington and Sons, London, to commemorate the jubilee of Queen Victoria, 1887. 1914-18 and 1939-45 war memorials to south wall. 2 floor slabs C18/C19 to Grant and Elliot families. No chancel arch. Nave:- double hammerbeam roof of 4 ½ bays, moulded wall plates. The carved heads are said to have been destroyed C17 by the Parliamentarian, William Dowsing and were restored during the 1930's. Worn C18 floor slab and 2 C19 floor slabs to Bell & Western families. C19/C20 stained glass to windows, most from the firm of Clayton and Bell. C19 and C20 wall monuments. C19 carved wood octagonal pulpit, stone base. C19 pews with carved front panels, poppyheads, panelled backs. C13 octagonal font with lancet panels, C19 stem and bases and wooden cover. Said to be a piscina in the south wall, hidden by the pulpit. Buttresses to the west tower project into the nave, there is no tower arch. Said to be 5 bells, 3 by John Darbie of Ipswich 1661, 1 by Thomas Mears, Whitechapel, 1795, the 5th inscribed "Ransomes and Sims Made Me, 1853," possibly the only bell in England cast by this firm. N Pevsner Suffolk 1974. James Lowe, Rector. St Mary's Church, Tattingstone 1979.

Listing NGR: TM1360437143

<b>Asset/Event Number</b>	9
<b>Asset/Event Name</b>	Hubbard's Hall
<b>Type of Asset/Event</b>	Timber framed house (Late medieval to early post-medieval)
<b>Listing No./NRHE Number</b>	1033424
<b>HER Number</b>	
<b>Status</b>	Grade II Listed Building
<b>Easting</b>	613396
<b>Northing</b>	239061
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW BENTLEY OFF IPSWICH ROAD WEST 4/4 SIDE Hubbard's Hall 22.2.55
<p>II House. C16, with later alterations and additions. Timber framed and plastered red plain tiled roof. Red brick plinth. Off centre rear of ridge and external left chimney stacks. 2 storeys. Long wall jetty with 6 brackets. Projecting gable bressumers. 4 window range of 2 and 3 light C19 style casements with transoms. Step approach to reproduction door and doorway to left. There is old pargetting to right bay but the doorway with dated panel 1591 and pargetted Tudor rose have been removed. Rear wing to right and single storey extension to left. Internally much of the frame is exposed with jowled storey posts, arched braces to tie beams,</p>	

halved and bridled top plate scarf, said to be 2 arm Crown post structure. Original first floor boards adjacent to chimney stack. Restored inglenook fireplace. Fireplace with mantel beam over to rear wing. The carved vine pattern on hall beam mentioned in previous listing no longer exists.

Listing NGR: TM1339639061

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<b>Asset/Event Number</b>	10
<b>Asset/Event Name</b>	Little Dodnash Farmhouse
<b>Type of Asset/Event</b>	Timber framed cottage (Post-medieval)
<b>Listing No./NRHE Number</b>	1033425
<b>HER Number</b>	
<b>Status</b>	Grade II Listed Building
<b>Easting</b>	610233
<b>Northing</b>	235843
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW BENTLEY BERGHOLT ROAD 4/6 Little Dodnash Farmhouse
II Cottage. C17 and C18 of possibly earlier origin. Mainly timber framed and plastered with some painted brick. Red plain tiled roofs, hipped with gable to left range. T plan with C18 crosswing to left, this with front external chimney stack, off centre left stack to original right range. One storey and attics. 2 gabled dormers to left return. 1:1 vari-light casement windows to road. Reproduction nailed board door to left of right range. Flat section rafter feet and heavy bridging joists to right range.	

Listing NGR: TM1023335843

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<b>Asset/Event Number</b>	11
<b>Asset/Event Name</b>	Bentley Grove
<b>Type of Asset/Event</b>	Timber framed house (Late medieval to early post-medieval)
<b>Listing No./NRHE Number</b>	1033428
<b>HER Number</b>	
<b>Status</b>	Grade II Listed Building
<b>Easting</b>	611207
<b>Northing</b>	236627
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW BENTLEY GROVE ROAD 4/12 22.2.55 Bentley Grove
II House. C16 or earlier origin with early C19 alterations and additions. The right crosswing timber framed, the whole plastered or painted brick. Grey slate roofs, hipped to left and gabled to right crosswing. Rear chimney stack to left range, ridge and external right stack to crosswing. 2 storeys. 2:1 First floors small paned vertically sliding sashes. French windows with curved transoms and small paned lights over to left, hipped grey slate roof to right bay, central	

small paned French doors, segmental heads to side lights. 6 panel door, curved pilasters, moulded surround with patera, flat canopy.

Listing NGR: TM1120736627

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<b>Asset/Event Number</b>	12
<b>Asset/Event Name</b>	Maltings Cottage
<b>Type of Asset/Event</b>	Timber framed house (Late medieval to early post-medieval)
<b>Listing No./NRHE Number</b>	1351929
<b>HER Number</b>	
<b>Status</b>	Grade II Listed Building
<b>Easting</b>	612772
<b>Northing</b>	238076
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW BENTLEY CHURCH ROAD (SOUTH 4/8 SIDE) Maltings Cottage
	II House. C16. timber framed and plastered. Red plain tiled roof. External left offset red brick chimney stack and rear off centre right stack. C20 rear wing. 2 storeys. 3 window range of C20 small paned casements. Off centre left C20 gabled porch and door. Internally the frame appears to be intact, of 4 bays, with jowled storey posts, arched braces to tie beam, halved and bridled top plate scarf, 2 arm crown post roof structure, heavy chamfered bridging joists.

Listing NGR: TM1277238076

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<b>Asset/Event Number</b>	13
<b>Asset/Event Name</b>	Maltings Farmhouse
<b>Type of Asset/Event</b>	Timber framed house (Late medieval to early post-medieval)
<b>Listing No./NRHE Number</b>	1033426
<b>HER Number</b>	BTY 060 - MSF37955
<b>Status</b>	Grade II Listed Building
<b>Easting</b>	612777
<b>Northing</b>	238188
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW BENTLEY CHURCH ROAD (NORTH 4/7 SIDE) Maltings Farmhouse
	II House. C15/C16 or earlier with later alterations and additions. Timber framed and plastered. Tall, hipped, red plain tiled roof with gables, outshot to left. Central red brick chimney stack. 2 storeys. 3 window range of C20 casements. Central C20 gabled porch. C20 dormer to right return. Rear range. Internal features include, flat section ceiling beams and heavy bridging joists, Inglenook fireplaces (back-to-back), 4-centred arch to rear wall.

Listing NGR: TM1277738188

Malting Farm is a farmstead visible on the 1st Ed Os map. The farmstead is laid out in a linear plan with the farmhouse detached and set away from the yard. The farmstead sits alongside a public road in a hamlet location. There has been a significant loss of working buildings with the remaining converted for residential use. (S2-5) Malting Farm is a grade II-listed timber-framed house of considerable historic interest. Dating from the beginning of the 16th century the surviving structure represents two-thirds of a typical mid-status farmhouse of that period, containing a hall and parlour but lacking the usual buttery and pantry. These missing service rooms probably lay in a separate cross from the medieval house on the site but subsequently demolished. The 'new' hall illustrates the revolution in domestic housing which swept England in the early Tudor period and saw the replacement of smoky, draughty medieval halls (open to their roofs and heated only by bonfire-like open hearths) with fireplaces and ceilings. The hall at Malting Farm originally extended to 19 feet in length and possessed a chimney against its back wall, but as expectations of domestic comfort increased still further during the 17th century this was in turn replaced by the present chimney with back-to-back fireplaces. The Tudor parlour at the warmer western end of the house operated as a bedroom but was not heated initially. The upper storey formed a storage area which was open to its plain crown-post roof in the manner of a barn, and completely undivided before the insertion of the present chimney. The associated farmland extended to a modest 28.5 acres in 1841, and the large scale of its outbuildings, as shown on 19th century maps, suggests, like its name, that Malting Farm was one of many in the region engaged in the commercial production of malt (S1). Recorded as part of the Farmsteads in the Suffolk Countryside Project. This is a purely desk-based study and no site visits were undertaken. These records are not intended to be a definitive assessment of these buildings. Dating reflects their presence at a point in time on historic maps and there is potential for earlier origins to buildings and farmsteads. This project highlights a potential need for a more in depth field study of farmstead to gather more specific age data.

From Suffolk HER

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Asset/Event Number	14
Asset/Event Name	Maltings House
Type of Asset/Event	Timber framed house (Late medieval to early post-medieval)
Listing No./NRHE Number	1033427
<b>HER Number</b>	
Status	Grade II Listed Building
Easting	612592
Northing	238175
Parish	Bentley
Council	Babergh (District Authority)
Description	TM 13 NW BENTLEY CHURCH ROAD (SOUTH 4/9 ROAD) Maltings House
GV II House. C16 with later alterations and additions. Timber framed and plastered. Red plain tiled roofs of 2 levels. Left range has a central chimney stack with 3 attached, banded shafts, right range, external right stack with splayed base now issuing from right return single storey lean-to. 2 storeys to each range. 2:2 window range of C20 casements, door at rear. Stop chamfered bridging joists and flat section ceiling beams. Large chimney stack, now blocked with C19 fire surround and cupboards. Some vertically boarded doors with IL hinges.	
Listing NGR: TM1259238175	

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<b>Asset/Event Number</b>	15
<b>Asset/Event Name</b>	Pump in front of and approx 7 metres east of Maltings House
<b>Type of Asset/Event</b>	Pump (Post-medieval)
<b>Listing No./NRHE Number</b>	1351930
<b>HER Number</b>	1351930
<b>Status</b>	Grade II Listed Building
<b>Easting</b>	612601
<b>Northing</b>	238182
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW BENTLEY CHURCH ROAD (SOUTH 4/10 SIDE) Pump in front of and approx 7 metres east of Maltings House
	GV II Pump. C19. Cast iron. Banded stem, fluted head and finial, fluted spout with bucket hook, curved handle with pear shaped end. Label reads "Appleby, Manchester". Included for group value.
	Listing NGR: TM1260138182

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<b>Asset/Event Number</b>	16
<b>Asset/Event Name</b>	Pond Hall
<b>Type of Asset/Event</b>	Timber framed cottage (Late medieval to early post-medieval)
<b>Listing No./NRHE Number</b>	1351966
<b>HER Number</b>	BTY 061 - MSF42347
<b>Status</b>	Grade II Listed Building
<b>Easting</b>	611084
<b>Northing</b>	238773
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW 4/5 2.2.90 BENTLEY BENTLEY HALL ROAD Pond Hall
	II Cottage. C16 or earlier timber frame with C18 red brick facing, C20 matching bay to left. Red plain tiled gambrel roof. End chimney stacks to original range. One storey and attics. Dentilled eaves cornice. Four raking dormers with C19 style 2 light casement windows. Three ground floor 3 light casements with transoms, segmental heads. C20 part glazed porch. Internally bridging joists and flat section ceiling beams are visible.

Listing NGR: TM1108438773

FARMHOUSE (16th century - 1500 AD to 1599 AD)

FARMSTEAD (16th century - 1500 AD to 1599 AD)

BARN (19th century - 1800 AD to 1899 AD)

PARALLEL PLAN (19th century - 1800 AD to 1899 AD)

Pond Hall is a farmstead visible on the 1st Ed Os map. The farmstead is laid out in a parallel plan with additional detached elements. The farmhouse is detached and set away from the

yard. The farmstead sits alongside a public road in an isolated location. There has been a partial loss of working buildings with modern sheds on site. (S1-4) Recorded as part of the Farmsteads in the Suffolk Countryside Project. This is a purely desk-based study and no site visits were undertaken. These records are not intended to be a definitive assessment of these buildings. Dating reflects their presence at a point in time on historic maps and there is potential for earlier origins to buildings and farmsteads. This project highlights a potential need for a more in depth field study of farmstead to gather more specific age data.

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Asset/Event Number	17
Asset/Event Name	Bentley War Memorial
Type of Asset/Event	War Memorial (Modern)
Listing No./NRHE Number	1452168
HER Number	
Status	Grade II Listed Building
Easting	611335
Northing	236909
Parish	Bentley
Council	Babergh (District Authority)
Description	Reasons for Designation

Bentley War Memorial, which is situated at the junction of Church Road and Station Road, is listed at Grade II for the following principal reasons:

#### Historic interest:

\* as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it has made in the conflicts of the C20.

#### Architectural interest:

\* a well-executed example of a Latin cross memorial;  
\* designed by noted architect H Munro Cautley.

#### History

The aftermath of the First World War saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across England. This was the result of both the huge impact on communities of the loss of three quarters of a million British lives, and also the official policy of not repatriating the dead which meant that the memorials provided the main focus of the grief felt at this great loss. One such memorial was raised at Bentley as a permanent testament to the sacrifice made by the members of the local community who lost their lives in the First World War.

It was dedicated by the Reverend J Michael Jones and unveiled by his nephew, Colonel C Carnegy, on 27 November 1921. The memorial was designed by architect, H Munro Cautley, and was erected by Mr E E Saunders of Ipswich, who built many war memorials in Suffolk, several of which are listed.

The names of seven parishioners who fell during the Second World War were subsequently added to the memorial.

H Munro Cautley (1876–1959) was an Ipswich architect and author of 'Suffolk Churches and Their Treasures'. After working in London he returned to Ipswich in 1901 and was Diocesan surveyor for St Edmundsbury and Ipswich. He was the architect for Ipswich Public Library, built in 1924 (Grade II-listed). Munro designed a number of war memorials in Suffolk including the Grade II-listed war memorial in the churchyard of St Mary in Whitton, Ipswich.

## Details

First World War memorial, 1921, with Second World War additions.

**DESCRIPTION:** Bentley War Memorial is located on a grassed area at the junction of Church Road and Station Road.

It is of limestone and takes the form of a tall Latin cross with hexagonal shaft terminating in a splayed foot. The shaft rises from a hexagonal pedestal which in turn surmounts a hexagonal plinth. The plinth is tiered at the top and has a moulded cap. The whole stands on a two-stepped hexagonal base.

The plinth carries the inscriptions and names in incised lettering, painted black. The principal inscription is on the south-west face and reads TO THE GLORY OF GOD/ AND IN THANKFUL/ REMEMBRANCE OF THE/ MEN OF BENTLEY/ WHO GAVE THEIR LIVES/ FOR US IN THE/ GREAT WAR/ 1914–1918. On the adjoining west and south faces are the names of the 16 men who died in the First World War, eight to each face.

The Second World War dedication is on the north-east face and reads 1939–1945/ (7 NAMES).

The memorial stands within a circular area of cobbles bounded by stone kerbs.

This List entry has been amended to add the source for War Memorials Online. This source was not used in the compilation of this List entry but is added here as a guide for further reading, 27 February 2018.

## Sources

Cocke, R, Cocke, S, Public Sculpture of Norfolk and Suffolk, (2013)

Bentley Parish Council website, accessed 02 November 2017 from  
<http://www.bentley.onesuffolk.net/assets/Uploads/Bentley-pdf/Mr-Andertons-pages/THE-WAR-MEMORIAL.pdf>

War Memorials Online, accessed 27 February 2018 from  
<https://www.warmemorialsonline.org.uk/memorial/118312>

War Memorials Register, accessed 02 November 2017 from  
<http://www.iwm.org.uk/memorials/item/memorial/4384>

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<b>Asset/Event Number</b>	18
<b>Asset/Event Name</b>	Capel Grove
<b>Type of Asset/Event</b>	Timber framed house (Medieval)
<b>Listing No./NRHE Number</b>	1351952
<b>HER Number</b>	
<b>Status</b>	Grade II Listed Building
<b>Easting</b>	609028
<b>Northing</b>	237853

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Parish	Capel St. Mary
Council	Babergh (District Authority)
Description	TM 03 NE CAPEL ST MARY RED LANE 3/54 Capel Grove

GV II House. C14/C15 origin with later alterations and additions. Timber framed and plastered, red plain tiled roofs, hipped to right of front range. Chimney stack at angle of front and rear range and external rear stack. 2 storeys with single storey rear lean-to and outbuildings. L plan. Front range, 3 window range of small paned vertically sliding sashes, excepting central first floor original 5- light mullion. Central 2 panel 2-light door, moulded surround, corner patera, flat canopy. Hall house and crosswing of 2 builds, the front range has a 4 arm octagonal crown post roof. Rear range 4 arm cross quadrate crown post with splayed base, both roofs sooted. Apart from a section of a mantel beam in the present kitchen the original inserted chimney stack is now blocked, but said to contain a bread oven. Inserted ceilings with heavy stop chamfered bridging joists and ceiling beams. Jowled storey posts, raised top plate to rear wing. Plank and mutnkin door in kitchen with inserted window. Fleur-de-lys plastering to bedroom ceiling, only a remnant remains. Many vertically boarded doors with original ironmongery.

Listing NGR: TM0902837853

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Asset/Event Number	19
Asset/Event Name	Stable/Granary approx 50 metres south east of Capel Grove
Type of Asset/Event	Stable/Granary (Post-medieval)
Listing No./NRHE Number	1033398
HER Number	
Status	Grade II Listed Building
Easting	609065
Northing	237807
Parish	Capel St. Mary
Council	Babergh (District Authority)
Description	TM 03 NE CAPEL ST MARY RED LANE 3/55 Stable/Granary approx 50 metres south east of Capel Grove

GV II Stable/Granary. C18. timber framed and weatherboarded. Red plain tiled roof. One storey and loft granary. 2 stable doors, one with light over. Window to left. Brick floor. Boarded walls. 3 bays. Hanging knees to tie beams. Granary loft door to left return. The granary contains 5 boarded bins to each side of the loft. Included for group value.

Listing NGR: TM0906537807

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Asset/Event Number	20
Asset/Event Name	Orchard Cottage
Type of Asset/Event	Timber framed cottage (Late medieval to early post-medieval)
Listing No./NRHE Number	1033401
HER Number	
Status	Grade II Listed Building
Easting	609689

Northing	238256
Parish	Capel St. Mary
Council	Babergh (District Authority)
Description	TM 03 NE CAPEL ST MARY THE STREET (SOUTH SIDE) 3/63 No. 5, Orchard Cottage
	II Cottage. C15/C16. Timber framed and plastered with some weather boarding and painted brick. Red plan tiled roof hipped to rear. Large offset red brick chimney stack to left return. Single storey right return C20 lean-to extension. Formerly jettied to front, now with brick infill to ground floor. 2 storeys, single window range of C19/C20 casements, board door to right, moulded surround, C20 door to right lean-to extension. Of 2 bays, the central large jowled storey posts and cambered tie beams now with arched braces cut away suggest a crown post roof. There is an original round headed doorway to ground floor. Flat section ceiling beams, chamfered bridging joists. Mullion slots visible in jetty bressumer. Herringbone brick floors. A copy of a will in the present owners possession suggests that the cottage was owned by Samuel Hudson, 6th June 1629. Possibly the crosswing to a former larger house.

Listing NGR: TM0968938256

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Asset/Event Number	21
Asset/Event Name	Old Hadleigh
Type of Asset/Event	Timber framed house (Medieval)
Listing No./NRHE Number	1033436
HER Number	
Status	Grade II Listed Building
Easting	609901
Northing	238362
Parish	Capel St. Mary
Council	Babergh (District Authority)
Description	TM 03 NE CAPEL ST MARY LONDON ROAD (WEST SIDE) 3/46 Old Hadleigh
	II House. C15 moved from 14 George Street, Hadleigh, Suffolk, 1934 when threatened with demolition prior to road building. Timber framed. Red brick herring bone nogging infill. Red plain tiled roofs. Red brick external chimney stacks to right and left returns each with 2 circular shafts, moulded bases and capping, spiral decoration, rear wing stack with 2 attached diagonal shafts, moulded capping. L plan 2 storeys. Gable to left. Jettied to front with moulded bressumer. Left ground floor corner post carved with scrolls and rose, capital carved with a robed figure holding an open scroll. Flanking the door and to left and far right are moulded jetty brackets, those by door and far right supported by panelled shafts with moulded capitals. Halved bracing to return walls. Gable and return gables, barge boards carved with scrolls and foliage. Carved bressumer to gable with date 1424. Four small gargoyles to first floor. Three first floor 3-light leaded mullions, those to right and left with small sidelights and transoms, moulded and carved soffits. Ground floor left bay and right 4-light leaded mullions with transoms. Some mullions are original, others reproductions. Central segmental arched door, moulded square head, spandrels carved with leaves and flowers, carved lintel. The nailed board and muntin door from Ipswich Old Jail. Leaded sidelights, carved dragons to cills. Halved and bridled side girt and top plate scarf. To each side of the gable window are moulded rainwater heads with spouts. To rear of the front range is a 5-light ground floor mullion and a blocked first floor windows. Crenellated stair turret, plastered with panels and fleur-de-lys, first floor 3-light, ground floor 2-light mullions. The ground floor of the rear wing is open to north and there is a set back brick wall with a blocked 4-centred arch, possibly a former bake-oven. Vari-light mullions to first floor and a C20 ground floor bay to south. Interior:- Hall, moulded

ceiling and bridging joists. Storey post by stairs with carved gargoyle. Turned balusters to staircase, moulded handrail, carved and moulded newels and string, panelled dado. The left ground floor room, moulded ceiling and bridging joists. Restored brick fire surround with fine mantel beam carved with deer and trees, the ends with spice cupboards which have panelled doors. Plastered overmantel with side columns, flowers to frieze, central panel hanging shield of arms surrounded by flowers and foliage, two side panels each to right and left with ? Deer, stags head, lion and portcullis. Wall plate dated 1537. Right ground floor room fully panelled and with moulded bridging and ceiling joists with carpenters marks. Panelled frieze with carved animals. Stone moulded 4-centre arched fire surround, square head, carved spandrels, moulded mantel shelf. Above is a fine timber carved overmantel of 6 panels each with central roundel or diamond surrounded by carved motifs, jewels to central rail, carvings to upper muntins, side shafts carved with fruit and flowers and right and left figures supporting the carved entablature. There is a large bridging joist to first floor landing carved with oak leaves. Each of the front bedrooms has a stone fire surround, moulded 4-centred arch, shields to spandrels. Moulded shelf. Above one is a plaster panel with lion, rose, thistle and fleur-de-lys, date under 1649. Plaster panelled ceiling central panel with fleur-de-lys and roses. The other bedroom has a plaster panel above the fireplace with central portcullis, rose, lion, lion mask and a ?face. The painted, carved or plastered bridging joist with moulded soffit, the sides covered with sea creatures and heraldic motifs. Roof said to be double side purlin structure. The present owner Mr R C Saloway has a list of copy holders and freeholders dating back to 1719 and a copy of a Deed dated 1790.

Listing NGR: TM0990138362

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Asset/Event Number	22
Asset/Event Name	Bluegate Farmhouse
Type of Asset/Event	Timber framed house (Late medieval to early post-medieval)
Listing No./NRHE Number	1194328
HER Number	
Status	Grade II Listed Building
Easting	609493
Northing	237174
Parish	Capel St. Mary
Council	Babergh (District Authority)
Description	TM 03 NE CAPEL ST MARY BLUEGATE LANE 3/42 Bluegate Farmhouse 23.8.90

II House. C16 with later alterations. Research by present owner suggests a date circa 1560. Timber framed and plastered. Red pantiled roof, lower level hip to right crosswing with forward leanto extension. Off centre left and far right chimney stacks. 2 storeys. 5 first floor and 4 ground floor small paned vertically sliding sash windows, circular first floor window to right of C20 gabled porch. Internally much of the frame is concealed but visible features include, heavy chamfered bridging joists, halved arch braces to partition walls, jowled storey posts, rear mullion window, arch braced side purlin roof, arched braces to crosswing. Formerly owned by Golding Constable, father of the painter John Constable.

Listing NGR: TM0949337174

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Asset/Event Number	23
Asset/Event Name	Bush Farmhouse

# Asset Gazetteer

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Type of Asset/Event	Timber framed house (Late medieval to early post-medieval)
Listing No./NRHE Number	1351949
<b>HER Number</b>	
Status	Grade II Listed Building
Easting	609176
Northing	237427
Parish	Capel St. Mary
Council	Babergh (District Authority)
Description	TM 03 NE CAPEL ST MARY OLD LOND ROAD 3/47 Bush Farmhouse
II House C16 or earlier with later alterations and additions. Timber framed and plastered, exposed frame to right return. Red plain tiled roof. Off centre right red brick and rear left chimney stacks. 2 storeys and attics. Single storey left lean-to. Eaves height gabled porch opposite chimney stack. 2 first floor, 3 ground floor vertically sliding sashes, excepting ground floor right 2 light C20 casement. Attic windows to return gables. At one time a plaque to front wall read 1565.	
Listing NGR: TM0917637427	
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Asset/Event Number	24
Asset/Event Name	White Horse Inn
Type of Asset/Event	Public House (Medieval to post-medieval)
Listing No./NRHE Number	1351953
<b>HER Number</b>	
Status	Grade II Listed Building
Easting	609840
Northing	238183
Parish	Capel St. Mary
Council	Babergh (District Authority)
Description	TM 03 NE CAPEL ST MARY THE OLD STREET 3/56 White Horse Inn
II Public House. C15 or earlier with later alterations and additions. C18 and C19 facade. Timber framed and plastered. Red plain tiled roofs. Large red brick. chimney stack to left return, large, off centre left, rear of ridge chimney stack to central range. 2 storeys. The central hall range has a roof of 2 levels with the chimney stack shared by both levels, right and left crosswings with a further C18/C19 range to left, hipped to left. C19 barge boards, brackets and batten decoration to gables. 3:2:1 first floor, 2:1:1 ground floor, C19 vertically sliding sash windows with horns, that to centre of ground floor an angled bay with hipped roof. Left and right C20 doors with top lights. Internal features include heavy storey post to rear of central hall. Fine inserted early C16 ceiling, the beams and wall plates moulded and carved with foliage, carved stops. Heavy stop chamfered bridging joists to crosswings. One arched brace remains to the crosswing tie beams, but the sawn off braces are still visible. The hall roof has been raised to road face and the rear is mainly covered except for the base of a heavy rafter supported by the moulded storey post. C18/C19 fireplace, reeded surround with patera and cast iron grate. The large, blocked chimney stack retains a fragment of a moulded mantel beam.	
Listing NGR: TM0984038183	

Asset/Event Number	25
Asset/Event Name	Redhouse Farmhouse
Type of Asset/Event	House (Post-medieval)
Listing No./NRHE Number	1351634
<b>HER Number</b>	
Status	Grade II Listed Building
Easting	610958
Northing	240145
Parish	Copdock and Washbrook
Council	Babergh (District Authority)
Description	TM 14 SW COPDOCK LONDON ROAD 2/21 22.2.55 Redhouse Farmhouse

GV II House. Late C18, and possibly earlier. Red brick in Flemish bond possibly casing an earlier house, slate roofs. External stack to left hand gable, and to rear. Rectangular on plan with wings to rear. 2 storeys, attics and cellars. 3 bay symmetrical façade, the ground floor articulated by 3 recessed arches. Central 6-panel door, the upper 2 panels glazed, the lower two flush and reeded. Reeded architrave with panelled soffit and reveals matching the door. Flat shallow canopy. Sashes with glazing bars beneath segmental arches, to both storeys. Leaded attic casement to left hand return. Rear. Central projecting stair bay with gabled roof and leaded cross-casement, apparently early C18. 2 storey left and right wings, that to left probably of same date as front, with similar ground floor window; to right service block. Right hand return ground and 1st floor sashes with glazing bars, 2-light attic casement.

Listing NGR: TM1095840145

Asset/Event Number	26
Asset/Event Name	Barns at Redhouse Farm
Type of Asset/Event	Timber framed barns (Post-medieval)
Listing No./NRHE Number	1285790
<b>HER Number</b>	
Status	Grade II Listed Building
Easting	610973
Northing	240100
Parish	Bentley
Council	Babergh (District Authority)
Description	TM 14 SW COPDOCK LONDON ROAD 2/22 Barns at Redhouse Farm

GV II Barn. 2 builds, late C16 and early C18. Timber framed, weatherboarded, corrugated iron sheeting to roofs. Left hand C16 barn. 6 bays, with added midstreys to front and rear of 4th bay. Sturdy frame with middle rail, butt jointed into the posts. Some replaced studs. Tie beams have some braces replaced. Original wattle and daub cladding to north wall above middle rail. Clasped purlin roof, repaired with later clasped purlins and added braces. Door in rear of 2nd bay. North midstrey partly underpinned in brick, some rat trap bond. Thin frame. Double stable doors. South midstrey all of brick. C18 5-bay barn to right. Poor quality frame braced to the top plate. The beams with knees, central contemporary midstrey with pair of doors. Thin clasped purlin roof.

Listing NGR: TM1097340100

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<b>Asset/Event Number</b>	27
<b>Asset/Event Name</b>	Woodsend and No 1 Woodsend
<b>Type of Asset/Event</b>	Timber framed house (Late medieval to early post-medieval)
<b>Listing No./NRHE Number</b>	1036891
<b>HER Number</b>	
<b>Status</b>	Grade II Listed Building
<b>Easting</b>	610757
<b>Northing</b>	239788
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW 4/23 COPDOCK LONDON ROAD Woodsend and No 1 Woodsend (formerly listed as Woodend) 22.2.55

II House, divided in two. Circa 1500 and later, extended and restored 1980's. Exposed timber frame, plain tile roofs. The hall (Woodsend) close studded to front, large framing to rear, the crosswing (No 1 Woodsend) rendered to rear ground floor. Hall, 6-light square mullioned and transomed window, restored; 2-light casement dormer above. C20 porch and door in cross passage position. 3-light casement in reputedly C20 wing to right. Rear, similar hall window. 2 bay hall has tall cross quadrate crown post roof with thin 4-way bracing. Cross passage with pair of 3 or 4-centre arched doorways, the spandrels to that to right replaced. Room in position of service wing, said to have been rebuilt, contains inserted panelling. Inserted stack against passage is partly mutilated. Inserted hall ceiling has square joists. Rear passage doorway with 4-centred head, probably restored.

No 1 Woodsend. 2 cell crosswing, gable to road 2 and 2½ storeys. Arch braced frame, some braces replaced. Axial brick stack. Roadside ground and first floor C20 oriels. Small inserted light to C20 stairs. Left return, central porch with C20 door in lobby entry position. 3-light diamond mullion window to left, leaded C20 oriel to right and above at first floor level, small light over porch. Rear, rendered ground floor has C20 door and window. First floor 3-light diamond mullion window to right, square light to left. Two small attic windows above. Interior. Stop chamfered beams and horizontal joists. Large open brick fireplace with chamfered arises. Stairs formerly behind stack. Remains of blocked window between the two ranges. Remains of open truss by stack.

Listing NGR: TM1075739788

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<b>Asset/Event Number</b>	28
<b>Asset/Event Name</b>	Cast iron railings enclosing the churchyard to north (Church Road)
<b>Type of Asset/Event</b>	Railings and gates (Post-medieval)
<b>Listing No./NRHE Number</b>	1180371
<b>HER Number</b>	
<b>Status</b>	Grade II Listed Building
<b>Easting</b>	613604
<b>Northing</b>	237152

# Asset Gazetteer

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<b>Parish</b>	Tattingstone
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW 4/107 TATTINGSTONE CHURCH ROAD (SOUTH SIDE) Cast iron railings enclosing the churchyard to north (Church Road)

GV II Railings and gates. C19. Cast iron. Rails and half rails with elaborate fleur de lys heads on stone and brick plinth. Double gates with similar rails, octagonal gate posts with moulded capitals, bases and finials. Included for group value.

Listing NGR: TM1360437152

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<b>Asset/Event Number</b>	29
<b>Asset/Event Name</b>	Ayre Lodge
<b>Type of Asset/Event</b>	House (Post-medieval)
<b>Listing No./NRHE Number</b>	1033388
<b>HER Number</b>	
<b>Status</b>	Grade II Listed Building
<b>Easting</b>	613767
<b>Northing</b>	236966
<b>Parish</b>	Tattingstone
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW TATTINGSTONE CHURCH ROAD (WEST SIDE) 4/108 Ayre Lodge, formerly 22.2.55 The Rectory

II House. C18/C19. Gault brick. Hipped grey slate roof. Right and left rear and off centre right gault brick chimney stacks. 2 storeys. The original 5 bay build has end pilasters, the central bay breaks forward. Band below first floor windows continues through matching 3 bay right extension. 5:3 small paned vertically sliding sash windows, gauged brick arches. Doorway central to left build, reveal panels,  $\frac{3}{4}$  columns with capitals, rayed semi-circular fanlight, 2 panel door with top light. Step approach flanked by 2 urns. Now used as retirement accommodation, only the hall was viewed at time of re-survey; arcaded, stick baluster staircase with moulded open string. Six panel doors, moulded surrounds, moulded wainscot.

Listing NGR: TM1380837091

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<b>Asset/Event Number</b>	30
<b>Asset/Event Name</b>	30 & 31 Church Road
<b>Type of Asset/Event</b>	Timber framed cottages (Post-medieval)
<b>Listing No./NRHE Number</b>	1033389
<b>HER Number</b>	
<b>Status</b>	Grade II Listed Building
<b>Easting</b>	613556
<b>Northing</b>	237167
<b>Parish</b>	Tattingstone

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<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW 4/111 22.2.55 TATTINGSTONE CHURCH ROAD (NORTH SIDE) Nos 30 & 31 formerly listed as Nos 29-31A
	GV II Row of cottages. C17. Exposed timber frame, painted brick infill thatched roof, gabled returns. Off centre right and left rear red brick chimney stacks. One storey and attics. Four gabled dormers. Six ground floor windows, all 2 light casements with centre transoms. Two central vertically boarded doors, simple surrounds.
	Listing NGR: TM1355637167

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<b>Asset/Event Number</b>	31
<b>Asset/Event Name</b>	St Mary's Hospital
<b>Type of Asset/Event</b>	Hospital (Post-medieval)
<b>Listing No./NRHE Number</b>	1285485
<b>HER Number</b>	
<b>Status</b>	Grade II Listed Building
<b>Easting</b>	613600
<b>Northing</b>	237275
<b>Parish</b>	Tattingstone
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW 4/112 TATTINGSTONE CHURCH ROAD (NORTH SIDE) St Mary's Hospital
	GV II Hospital, originally built c.1766 as the Samford Hundred Incorporated House of Industry at a cost of £8250 for the accommodation of 500 paupers under Gilbert's Act 1764. Alterations were made in 1819 and 1837 for the better classification of inmates. Converted into a hospital C20. Red brick. Red plain tiled roofs, hipped at ends and angles. E plan with 2 back (northern) ranges separated by a carriageway with entrance from the north west. The central forward range is lower and apsed and was built later as a chapel. 2 storeys and attics, the forward left and right (east and west) ranges lower. Moulded eaves cornices. End chimneys to rear range (southern). The original window plan has been altered and there are now C20 flat-head dormers and various C20 metal casements to each range with some C18 and C19 small paned vertically sliding sashes. The courtyard faces appear to have been of 12 x 1 bays to left and right and possibly 13 bays to rear range with a 4 x 3 bay central chapel. From the centre of the northern rear range rises a timber framed and weatherboarded bell turret with pointed hipped roof, moulded brackets to eaves cornice. A C20 façade has been added to the south face of the eastern range. 28 parishes were incorporated for the maintenance of their poor under Gilbert's Act in 1764, many of whom were employed in spinning worsted yarn for the Norwich Manufacturers. The number in the house in 1821 was 319 and in 1841, 191. White's. Directory of Suffolk 1844. N Pevsner Suffolk 1974.
	Listing NGR: TM1360037275

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<b>Asset/Event Number</b>	32
<b>Asset/Event Name</b>	Stables/Cartlodge approx metres north west of St Mary's Hospital
<b>Type of Asset/Event</b>	Stables/Cartlodge (Post-medieval)
<b>Listing No./NRHE Number</b>	1033390
<b>HER Number</b>	

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<b>Status</b>	Grade II Listed Building
<b>Easting</b>	613559
<b>Northing</b>	237322
<b>Parish</b>	Tattingstone
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW TATTINGSTONE CHURCH ROAD (NORTH 4/113 SIDE) Stables/Cartlodge approx metres north west of St Mary's Hospital

GV II Stables/Cartlodge. C18/C19. Red brick, flint facing, grey slate roofs. Single storey, L plan with the 6 bay cartlodge extending east from the northern angle. Red brick quoins, dark flint diamond panels between window and door openings and below gable windows. 4 semi-circular windows with ray tracery, red brick arches and painted keystones to stable range, a similar blocked window to cartlodge gable end and a similar window in timber surround below stable eaves. Stable door with similar fanlight over. Included from group value.

Listing NGR: TM1355937322

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<b>Asset/Event Number</b>	33
<b>Asset/Event Name</b>	Cragpit Farmhouse
<b>Type of Asset/Event</b>	Timber framed house (Late medieval to early post-medieval)
<b>Listing No./NRHE Number</b>	1033391
<b>HER Number</b>	
<b>Status</b>	Grade II Listed Building
<b>Easting</b>	613345
<b>Northing</b>	237859
<b>Parish</b>	Tattingstone
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW TATTINGSTONE OFF IPSWICH ROAD (A137) 4/117 (EAST SIDE) Cragpit Farmhouse

II House. C16 or earlier with later alterations. Timber framed and plastered. Red plain tiled roof. Off centre left and left external red brick chimney stacks. 2 storeys. 3 window range of C20 casements. C19 gabled, timber-panelled porch on dwarf brick walls opposite chimney stack. Although most of the frame is covered by C18-C20 decoration the present owner has recently uncovered the 2 ground floor ceilings exposing heavy stop chamfered bridging joists and flat section ceiling beams. The chimney stack is large but blocked, with a C18/C19 marble fireplace in one room.

Listing NGR: TM1334537859

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<b>Asset/Event Number</b>	34
<b>Asset/Event Name</b>	Ceduna and Cosy Nook
<b>Type of Asset/Event</b>	Cottages (Post-medieval)
<b>Listing No./NRHE Number</b>	1033393
<b>HER Number</b>	
<b>Status</b>	Grade II Listed Building

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Easting	613643
Northing	238238
Parish	Tattingstone
Council	Babergh (District Authority)
Description	TM 13 NW TATTINGSTONE White Horse Hill 4/125 Ceduna and Cosy Nook formerly known as premises south of White Horse Inn

GV II Pair of Cottages. C17 or earlier with later alterations and additions. Timber framed and plastered. Red pantile roof, hipped to right. Right and left red brick chimney stacks. One storey and attics. 3 gabled dormers with plain tiled roofs, C19/C20 barge boards and finials, 2-light casements with transoms. To the left is a C20 lean-to extension with 3 C20 windows and a door. To right, 4 C19 two-light casements with glazing bars. Gutter on iron brackets. Oval plaque with date 1693. Square section rafter feet. Included for group value. No internal inspection at time of re-survey.

Listing NGR: TM1364338238

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Asset/Event Number	35
Asset/Event Name	Lodge Cottages
Type of Asset/Event	Cottages (Post-medieval)
Listing No./NRHE Number	1180411
HER Number	
Status	Grade II Listed Building
Easting	613801
Northing	237083
Parish	Tattingstone
Council	Babergh (District Authority)
Description	TM 13 NW TATTINGSTONE CHURCH ROAD (EAST SIDE) 4/114 Nos 1-2 & 3 Lodge Cottages

II Row of cottages. C17 or earlier with later alterations and red brick facing. Timber framed, brick faced of 3 or more builds, red plain tiled roofs, that to central cottage rised, all with parapet verges. End left chimney stacks to left and central cottages, central stack to right cottage. One storey and attics. 1:2:2: gabled dormers. Dentilled eaves cornices 2:1:3 2-light casement windows with glazing bars, segmental heads. Central board door to left cottage, door with top light to right of central cottage, no front door to right cottage. Although much of the original frame is covered, chamfered bridging joists and some wall studs are visible in the left cottage, also two C18 corner cupboards. There is a small C19 bakehouse at the rear. Originally estate cottages to Tattingstone Place.

Listing NGR: TM1380837091

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Asset/Event Number	36
Asset/Event Name	Tattingstone Place
Type of Asset/Event	House (Post-medieval)
Listing No./NRHE Number	1351985
HER Number	

Status	Grade II Listed Building
Easting	613922
Northing	236777
Parish	Tattingstone
Council	Babergh (District Authority)
Description	TM 13 NW TATTINGSTONE CHURCH ROAD (EAST SIDE) 4/115 22.2.55 Tattingstone Place (formerly listed as Tattingstone Park)

II House. Called a "New Building" in 1764 when it was occupied by a son of Thomas White who bought the estate from the Beaumont family and pulled down the old mansion, with later alterations and additions. Red brick. Hipped red plain tiled roof. Red brick forward left and 4 rear chimney stacks. Parapet. 3 storeys. Band between 1st and 2nd floors. Of 5 bays with pilasters to right and left and between 1st and 2nd and 4th and 5th bays. Small paned vertically sliding sash windows, gauged brick arches to upper floors and 2 ground floor left bays. A large C20 single storey, parapetted, entrance hall and room have been added to right of these 2 windows. There is a panelled door to left with moulded surround and flat canopy and 3 small paned vertically sliding sash windows, that to centre tri-partite, that to right forming part of a bay which faces south. Whites "Directory of Suffolk" 1844. N Pevsner Suffolk 1974.

Listing NGR: TM1392236777

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Asset/Event Number	37
Asset/Event Name	Garden Wall attached to eastern face of Tattingstone Place
Type of Asset/Event	Garden wall (Post-medieval)
Listing No./NRHE Number	1180425
HER Number	
Status	Grade II Listed Building
Easting	614005
Northing	236798
Parish	Tattingstone
Council	Babergh (District Authority)
Description	TM 13 NW 4/116 TATTINGSTONE OFF CHURCH ROAD (EAST SIDE) Garden Wall attached to eastern face of Tattingstone Place

GV II Garden wall. C18 with later repairs and alterations including an early C20 Tudor style gateway. Red brick. Vari-heights, mainly 3.1 - 5 metres with later capping. The southern wall of a garden, the northern wall is much altered, part plastered and not listable. The southern wall has a spur wall to south at the south eastern angle of which is a C20 "Tudor" gateway said to have been built for the Cobbold Family, moulded 4-centred arch, moulded square label, moulded coping to pediment. Situated in landscaped grounds to west of Alton Water Reservoir and in view of the Tattingstone Wonder qv 4/121. The wall has important landscape value. Included for group value.

Listing NGR: TM1400536798

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Asset/Event Number	38
Asset/Event Name	Cragpit Farm Cottages

# Asset Gazetteer



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Type of Asset/Event	Timber framed cottages (Post-medieval)
Listing No./NRHE Number	1180437
<b>HER Number</b>	
Status	Grade II Listed Building
Easting	613092
Northing	237732
Parish	Tattingstone
Council	Babergh (District Authority)
Description	TM 13 NW TATTINGSTONE OFF IPSWICH ROAD (A137) 4/118 (EAST SIDE) Cragpit Farm Cottages

II Pair of cottages. C16/C17 or earlier with C19/C20 extensions and alterations. Timber framed and plastered thatched roof extending forward over left and right porches. Central chimney stack. One storey and attics with 2 gabled dormers. Single storey extensions to rear of returns, grey slate roofs. 2 small paned 2-light casements. 2 vertically boarded doors. There is a tusk tenon in line with the chimney stack. Heavy chamfered bridging joists.

Listing NGR: TM1309237732

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Asset/Event Number	39
Asset/Event Name	Road Farmhouse
Type of Asset/Event	Timber framed house (Post-medieval)
Listing No./NRHE Number	1180444
<b>HER Number</b>	
Status	Grade II Listed Building
Easting	613964
Northing	238661
Parish	Tattingstone
Council	Babergh (District Authority)
Description	TM 13 NW TATTINGSTONE MAIN ROAD (WEST SIDE) 4/120 Road Farmhouse

II House now 2 dwellings. C16/C17 or earlier with later alterations and additions. Timber framed and plastered. Red pantile roof. Off centre left and large rear right red brick chimney stacks. 2 storeys and attics. The left dwelling has a 2 window range of C20 3 light casements, central C20 red brick gabled porch, board door, rayed semi-circular fanlight. The right dwelling has no first floor windows, there is a lean-to extension, single storey, of red brick, right and left C20 windows and central C20 door. Internally heavy stop chamfered bridging joists are visible. C18 corner cupboard and vertically boarded doors with ironmongery.

Listing NGR: TM1396438661

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Asset/Event Number	40
Asset/Event Name	White Horse Inn
Type of Asset/Event	Public House (Post-medieval)
Listing No./NRHE Number	1180457

**HER Number**

<b>Status</b>	Grade II Listed Building
<b>Easting</b>	613635
<b>Northing</b>	238279
<b>Parish</b>	Tattingstone
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW 4/122 TATTINGSTONE WHITE HORSE HILL White Horse Inn

GV II Public House. C17 or earlier with later alterations and additions. Timber framed and rough rendered. Red plain tiled roofs. Off centre right red brick chimney stack and stack to rear of rear right and left ranges. 2 storey and attics, single storey left range with a 3-light casement with transom, first floor main range left double and right single, C18 3-light casements with glazing bars and transoms. C20 3 three-light casements to ground floor. Reproduction nailed plank and muntin door opposite chimney. Attic window and board door to right return.

Listing NGR: TM1363538279

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**Asset/Event Number****41****Asset/Event Name**

Inn sign in front (south) of White Horse Inn

**Type of Asset/Event**

Inn sign (Post-medieval)

**Listing No./NRHE Number**

1351987

**HER Number**

<b>Status</b>	Grade II Listed Building
<b>Easting</b>	613635
<b>Northing</b>	238272
<b>Parish</b>	Tattingstone
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	TM 13 NW 4/123 TATTINGSTONE WHITE HORSE HILL Inn sign in front (south) of White Horse Inn

GV II Inn sign. C18. Carved wood figure of a white horse, standing, with left foreleg raised, moulded base, on tall square section post, iron brackets to front and rear of base. Included for group value.

Listing NGR: TM1363538272

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**Asset/Event Number****42****Asset/Event Name**

Pump approximately 6 metres south of White Horse Inn

**Type of Asset/Event**

Pump (Post-medieval)

**Listing No./NRHE Number**

1285444

**HER Number**

<b>Status</b>	Grade II Listed Building
<b>Easting</b>	613631

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Northing	238268
Parish	Tattingstone
Council	Babergh (District Authority)
Description	TM 13 NW 4/124 TATTINGSTONE WHITE HORSE HILL Pump approx 6 metres south of White Horse Inn

GV II Pump. C19. Cast iron machinery encased in tall weatherboarded cover. The curbed pipe is supported by iron brackets. Long iron pump lever, flattened circular handle with finial, moulded name "Root" on handle. Included for group value.

Listing NGR: TM1363138268

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Asset/Event Number	43
Asset/Event Name	Pond Hall Farmhouse
Type of Asset/Event	Timber framed house (Medieval to post-medieval)
Listing No./NRHE Number	1285484
HER Number	
Status	Grade II Listed Building
Easting	613730
Northing	236915
Parish	Tattingstone
Council	Babergh (District Authority)
Description	TM 13 NW TATTINGSTONE CHURCH ROAD (WEST SIDE) 4/109 Pond Hall Farmhouse

II House. C14/C15 or earlier with later alterations and additions. Timber framed and plastered. Red plain tiled roofs. Ridge chimney stack to left crosswing, off centre left stack to hall. Hall house with crosswing to left and later crosswing to right, C20 outshot porch and hall to right of left crosswing. There is a stair turret to rear of this outshot. The roof continues down to ground floor to right of the central hall. 2 storeys 1:2:1 window range of C20 vari-light leaded casements. There is a single storey lean-to extension to rear of left return and rising from it a buttress supporting a parapet which appears to support the attached shaft chimney stack. Interior:- Of complex plan, the left crosswing has halved wall braces, there could possibly have been a very early single storey building with arched braces to tie beam, with a later roof raise to its present 2 storey height, there are arched braces to a steeply cambered tie beam, the roof above not seen at time of re-survey. The plaster on the inner rear wall of this crosswing has 2 pairs of incised crossed keys and several roundels, also a 2-centred arch was said to be visible through the plaster prior to recent repainting. The central hall is open to ceiling above the modern staircase and has a 4 arm cross quadrant crown post with the base splayed between the angles, circa 1370-1450, resting on a cambered tie beam. The right crosswing and outshot have mainly C18 features visible, excepting jowled storey posts and a heavy chamfered bridging joist. The walls to kitchen, larder and stairs are all of C18 beaded boards and there are some C18 vertically boarded doors with ironmongery. Details of rear room are covered by C20 decoration.

Listing NGR: TM1373036915

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Asset/Event Number	44
Asset/Event Name	Barn adjacent to road and approx 10 metres south of Pond Hall Farmhouse, Church Road

# Asset Gazetteer



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Type of Asset/Event	Timber framed barn (Post-medieval)
Listing No./NRHE Number	1351984
<b>HER Number</b>	
Status	Grade II Listed Building
Easting	613737
Northing	236879
Parish	Tattingstone
Council	Babergh (District Authority)
Description	TM 13 NW 4/110 TATTINGSTONE CHURCH ROAD (WEST SIDE) Barn adjacent to road and approx 10 metres south of Pond Hall Farmhouse
GV II Barn. C18. Timber framed and weatherboarded. Red pantile roof. 2 storeys. Three doors to road, left door. Through bracing to walls. Much of the timber frame is of heavy re-used medieval joists. No view of roof at time of re-survey. Included for group value.	

Listing NGR: TM1373736879

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Asset/Event Number	45
Asset/Event Name	The Walk
Type of Asset/Event	Timber framed house (Late medieval to post-medieval)
Listing No./NRHE Number	1351986
<b>HER Number</b>	
Status	Grade II Listed Building
Easting	613702
Northing	237918
Parish	Tattingstone
Council	Babergh (District Authority)
Description	TM 13 NW TATTINGSTONE LEMONS HILL (WEST SIDE) 4/119 The Walk
II House. C16 or earlier with later alterations and additions. Timber framed and plastered. Red plain tiled roofs. Of 2 builds that to south (left) with large chimney stack forward of ridge, moulded bands and capping, the northern (right) range has an external right offset chimney stack, both of early red bricks. The right range, one storey and attics with gabled dormer to rear (west) the left range, 2 storeys, jettied to rear (west), there is a single storey lean-to to left return. The road face (east) 2:1 window range of small paned horizontal sliding sashes. The rear face, 3:3 window range of mainly C19 or C20 2-light casements with glazing bars or horizontal sliding sashes. There is a C20 part glazed door to the northern range. Curved brackets to jetty.	

Listing NGR: TM1370237918

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Asset/Event Number	46
Asset/Event Name	Rookery Farm
Type of Asset/Event	Find Spot (Early Mesolithic)
Listing No./NRHE Number	

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HER Number	BTY 001 - MSF9995
Status	Find Spot
Easting	612536
Northing	237346
Parish	Bentley
Council	Babergh (District Authority)
Description	1961: One tranchet axe (S1-S3). Described as Neolithic chipped flint axe, donated by J Southgate in (S2).

Associated HER Event ESF26973 Casual Observation

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Asset/Event Number	47
Asset/Event Name	Rookery Farm
Type of Asset/Event	Find Spot (Bronze Age - 2350 BC to 701 BC)
Listing No./NRHE Number	
HER Number	BTY 004 - MSF9998
Status	Find Spot
Easting	612480
Northing	237220
Parish	Bentley
Council	Babergh (District Authority)
Description	Perforated axe hammer of ophitic dolerite, petrological examination number S22, ploughed out E of the SE angle of Buxton Wood by W Munson

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Asset/Event Number	48
Asset/Event Name	Findspot of a Roman sestertius coin of Antoninus Pius
Type of Asset/Event	Find Spot
Listing No./NRHE Number	
HER Number	BTY 005 - MSF9999
Status	Find Spot
Easting	610930
Northing	236810
Parish	Bentley
Council	Babergh (District Authority)
Description	Sestertius of Antoninus Pius (AD 138-161)(S1).

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Asset/Event Number	49
Asset/Event Name	Ditch and linear feature, visible as cropmarks, of unknown date.

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# Asset Gazetteer

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Type of Asset/Event	Monument (Unknown date)
<b>Listing No./NRHE Number</b>	
HER Number	BTY 006 - MSF10000
Status	Non Designated Asset
Easting	611200
Northing	237300
Parish	Bentley
Council	Babergh (District Authority)
Description	Cropmarks. Overlapping linear ditch systems, partially ? overlying extinct river course? (S1).

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Asset/Event Number	50
Asset/Event Name	The Forge; Forge Cottage
Type of Asset/Event	POLISHED AXEHEAD (Early Neolithic to Early Bronze Age - 4000 BC? To 2201 BC?)
<b>Listing No./NRHE Number</b>	
HER Number	BTY 007 - MSF10002
Status	Find Spot
Easting	611190
Northing	236640
Parish	Bentley
Council	Babergh (District Authority)
Description	Front end of large grey polished flint axe dug up in the garden of The Forge, "about 1 ft down". Donated by Miss P Turner (S1). Grid reference correct to 'Forge Cottage' shown on 1968 1:2500 OS map

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Asset/Event Number	51
Asset/Event Name	Causewayed enclosure and interrupted ditch system,
Type of Asset/Event	Monument
<b>Listing No./NRHE Number</b>	
HER Number	BTY 009 - MSF11584
Status	Non Designated Asset
Easting	611460
Northing	239220
Parish	Bentley
Council	Babergh (District Authority)
Description	CAUSEWAYED ENCLOSURE (Unknown date) INTERRUPTED DITCH SYSTEM (Unknown date) PIT (Unknown date)
ESF26123 Air Photographic Survey - Bentley (Event - Survey)	
Cropmark of semi-circular interrupted ?ditch system, circa 60m diameter N-S. Open on NW	

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side. Unusual appearance of cropmark matched by second irregular? Cropmark to S in same field, suggests possibly modern or natural (S1). Not visible on SCC vertical cover. Short discussion in (S2). AP transcription by RCHME in July 1996 (file ref AF1053234).

1996: Air photographic survey by RCHME identified a causewayed enclosure, which has a very regular subcircular shape which is 60m across and is enclosed by a single segmented ditch. Approx two thirds of the assumed complete enclosure are visible and in its complete state would have enclosed an area of about 0.28ha. To the south of the enclosure is a second area of cropmarks with a similar appearance to those of the enclosure described above. These features are likely to be Medieval or later pits. One irregular, curved ditch may form part of a second enclosure. Lying within the main enclosure are two, regular, rectilinear features which are also thought to be Medieval or later gravel pits (S3).

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Asset/Event Number	52
Asset/Event Name	Tare/Pedlar's Groves
Type of Asset/Event	Ancient Woodlands (Unknown date)
<b>Listing No./NRHE Number</b>	
HER Number	BTY 016 - MSF19376
Status	Non Designated Asset
Easting	610529
Northing	238404
Parish	Bentley
Council	Babergh (District Authority)
Description	EARTHWORK (Unknown date) WOOD (Unknown date)

Ancient woodland as defined in (S1). For details of history and earthworks see (S1), The Suffolk Wildlife Trust, English Nature, the County Council Countryside section and various other Oliver Rackham works including

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Asset/Event Number	53
Asset/Event Name	Bentley Long Wood
Type of Asset/Event	Ancient Woodland (Unknown date)
<b>Listing No./NRHE Number</b>	
HER Number	BTY 018 - MSF19378
Status	Non Designated Asset
Easting	610727
Northing	239188
Parish	Bentley
Council	Babergh (District Authority)
Description	EARTHWORK (Unknown date) WOOD (Unknown date)

Ancient woodland as defined in (S1). For details of history and earthworks see (S1), The Suffolk Wildlife Trust, English Nature, the County Council Countryside section and various other Oliver

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Rackham works including

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<b>Asset/Event Number</b>	54
<b>Asset/Event Name</b>	Engry Wood
<b>Type of Asset/Event</b>	Ancient Woodland
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	BTY 019 - MSF19379
<b>Status</b>	Non Designated Asset
<b>Easting</b>	611128
<b>Northing</b>	238166
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	EARTHWORK (Unknown date) WOOD (Unknown date)

Ancient woodland as defined in (S1). For details of history and earthworks see (S1), The Suffolk Wildlife Trust, English Nature, the County Council Countryside section and various other Oliver Rackham works including (R1).

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<b>Asset/Event Number</b>	55
<b>Asset/Event Name</b>	Buxton Wood 'South'
<b>Type of Asset/Event</b>	Ancient Woodland
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	BTY 021 - MSF19381
<b>Status</b>	Non Designated Asset
<b>Easting</b>	612345
<b>Northing</b>	237028
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	EARTHWORK (Unknown date) WOOD (Unknown date)

Ancient woodland as defined in (S1). For details of history and earthworks see (S1), The Suffolk Wildlife Trust, English Nature, the County Council Countryside section and various other Oliver Rackham works including (R1).

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<b>Asset/Event Number</b>	56
<b>Asset/Event Name</b>	Buxton Wood 'North'
<b>Type of Asset/Event</b>	Ancient Woodland
<b>Listing No./NRHE Number</b>	

# Asset Gazetteer

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HER Number	BTY 022 - MSF19382
Status	Non Designated Asset
Easting	612387
Northing	237308
Parish	Bentley
Council	Babergh (District Authority)
Description	EARTHWORK (Unknown date) WOOD (Unknown date)

Ancient woodland as defined in (S1). For details of history and earthworks see (S1), The Suffolk Wildlife Trust, English Nature, the County Council Countryside section and various other Oliver Rackham works including (R1).

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Asset/Event Number	57
Asset/Event Name	Post-medieval pits and remains of garden wall, Outbuildings at Bentley Hall, Bentley
Type of Asset/Event	Pits and garden wall (Post-Medieval)
Listing No./NRHE Number	
HER Number	BTY 033 - MSF28265
Status	Non Designated Asset
Easting	611835
Northing	238381
Parish	Bentley
Council	Babergh (District Authority)
Description	PIT (Post Medieval - 1540 AD to 1900 AD) (Former Type) GARDEN WALL (18th century to 19th century - 1700 AD to 1899 AD)

Two post-medieval pits were recorded during an archaeological monitoring however their precise date and function is unknown. A 18th- or early 19th century foundation garden wall was also recorded (S1).

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Asset/Event Number	58
Asset/Event Name	No Further Details: Building to the rear of Bentley Hall
Type of Asset/Event	Building (Medieval)
Listing No./NRHE Number	
HER Number	BTY 034 - MSF28266
Status	Non Designated Asset
Easting	611869
Northing	238379
Parish	Bentley
Council	Babergh (District Authority)
Description	Early 16th century timber-framed house

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<b>Asset/Event Number</b>	59
<b>Asset/Event Name</b>	Bentley Railway Station
<b>Type of Asset/Event</b>	RAILWAY STATION (19th century - 1800 AD to 1899 AD)
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	BTY 035 - MSF25782
<b>Status</b>	Non Designated Asset
<b>Easting</b>	611900
<b>Northing</b>	236700
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	<p>Recorded in gazetteer of significant Industrial Archaeological sites extracted from a 1980 booklet entitled 'Industrial Archaeology in and around Norfolk' and revised as 'Suffolk IA Sites in 1980' in Suffolk Industrial Archaeological Society Newsletter (SIAS Newsletter, 115, Nov 2011) where it is described as:</p> <p>Railway station. Interesting small station in the classical mood, built for the opening of the Eastern Union Railway in 1846 (S1).</p> <p>Demolished by 2011.</p>
<b>Asset/Event Number</b>	60
<b>Asset/Event Name</b>	Bently Patrol, Auxiliary Unit, Operational Base
<b>Type of Asset/Event</b>	AUXILIARY UNIT OPERATIONAL BASE (Second World War - 1939 AD to 1945 AD)
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	BTY 036 - MSF27148
<b>Status</b>	Non Designated Asset
<b>Easting</b>	610450
<b>Northing</b>	236960
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	<p>Bently Patrol, Auxiliary Unit, Operational Base.</p> <p>The OB was located on a slight slope near the north-eastern edge of Holly Wood, west of Bentley, not far from a narrow path. When Frank Ratford (nephew of patrol member Sgt Bill Ratford found the OB as a teenager it was still accessible and he found evaporated Molotov cocktails scattered on the floor. The site has collapsed (or perhaps the roof was removed) and until recently the corrugated sheeting forming its walls could still be seen in the ground. The square depression has since been partially filled in with tree trunks. A large hole a couple of metres beside it might once have been the entrance shaft.</p> <p>According to Sgt Bill Ratford "when we had to make our dugout it was camouflaged by experts".</p> <p>According to an account given by patrol member Gerald Sporle (in: The Book of Capel), the patrol had an ammo dump and an observation post nearby which was connected by field telephone to the OB (S1).</p>

# Asset Gazetteer

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<b>Asset/Event Name</b>	Cropmarks of a series of field boundaries and ditches
<b>Type of Asset/Event</b>	Cropmarks (Medieval to Post-Medieval)
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	BTY 038 - MSZ27355
<b>Status</b>	Non Designated Asset
<b>Easting</b>	612200
<b>Northing</b>	239000
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	DITCH (Medieval to IPS: Post Medieval - 1066 AD? to 1900 AD?) FIELD BOUNDARY (Medieval to IPS: Post Medieval - 1066 AD? to 1900 AD?) FIELD SYSTEM (Medieval to IPS: Post Medieval - 1066 AD? to 1900 AD?)
Cropmarks of a series of field boundaries and ditches of possible medieval date. Helen Saunders (Essex County Council), January 2015. (S1-S2)	

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<b>Asset/Event Number</b>	62
<b>Asset/Event Name</b>	Cropmarks of an incomplete rectilinear enclosure
<b>Type of Asset/Event</b>	Cropmarks (Prehistoric to Post-Medieval)
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	BTY 040 - MSZ27357
<b>Status</b>	Non Designated Asset
<b>Easting</b>	612920
<b>Northing</b>	238290
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	DITCH (Unknown date) FIELD BOUNDARY (Unknown date) RECTILINEAR ENCLOSURE (Later Prehistoric - 4000 BC to 42 AD) FIELD BOUNDARY (Medieval to IPS: Post Medieval - 1066 AD? To 1900 AD?)
Cropmarks of an incomplete rectilinear enclosure of possible prehistoric date. The enclosure is truncated on the south side by a road and there is no evidence of the enclosure continuing on the other side of the road. The enclosure is 132m by 90m, with no visible internal features. There are also field boundaries visible, some of which form part of the field layout visible on the 1st edition OS mapping, although they are not marked. Other field boundaries and ditches visible are on a different orientation. Helen Saunders (Essex County Council), January 2015. (S1-S2)	

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<b>Asset/Event Number</b>	63
<b>Asset/Event Name</b>	Indicative geophysical anomalies, Land West of Church Road, Bentley
<b>Type of Asset/Event</b>	Geophysical anomalies (Unknown date)
<b>Listing No./NRHE Number</b>	

HER Number	BTY 044 - MSF37354
Status	Non Designated Asset
Easting	611330
Northing	237120
Parish	Bentley
Council	Babergh (District Authority)
Description	DITCH? (Unknown date) PIT? (Unknown date)

The detailed fluxgate gradiometer survey prospected geophysical anomalies that are likely to be of geological and agricultural derivation, along with those indicative of archaeological pits, agricultural ditches and geological variations (S1).

Asset/Event Number	64
Asset/Event Name	Burnt area, Rookery Farm
Type of Asset/Event	ARTEFACT SCATTER (Undated)
Listing No./NRHE Number	
HER Number	BTY 050 - MSF11376
Status	Non Designated Asset
Easting	612500
Northing	237100
Parish	Bentley
Council	Babergh (District Authority)
Description	ARTEFACT SCATTER (Undated) BURNED AREA (Unknown date)

September 1988: Numerous areas of charcoal turned up whilst ploughing deeper than usual (25-30cm). Two burnt patches dug out by farmer and proved to be small areas of charcoal and burnt sand dug into top of natural sand. No datable material. Site visited by John Newman - no finds visible, other than Pmed manuring scatter. Possibly remains of woodland clearance & burning out of tree stumps? (S1).

Formerly recorded as BTY MISC

Asset/Event Number	65
Asset/Event Name	Opposite Bently House, Bently, (Mesolithic).
Type of Asset/Event	Find Spot (Early Mesolithic - 9000 BC to 8000 BC)
Listing No./NRHE Number	
HER Number	BTY 056 - MSF10001
Status	Find Spot
Easting	611940
Northing	238050
Parish	Bentley

<b>Council</b>	Babergh (District Authority)
<b>Description</b>	FINDSPOT (Early Mesolithic - 9000 BC to 8000 BC)
	1941: Tranchet axe between 10 and 20 cms long, identified as Mes by J J Wymer (S1). IPSMG described this as Neolithic, 5.5 inches long, weighing 8.5 ozs. Picked off a field stone heap. Formerly recorded as BTY MISC
Associated HER Event ESF26974	

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<b>Asset/Event Number</b>	66
<b>Asset/Event Name</b>	Farmstead: Bentley Hall
<b>Type of Asset/Event</b>	Farmstead (15th century to 16th century - 1400 AD to 1599 AD)
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	BTY 059 - MSF37954
<b>Status</b>	Non Designated Asset
<b>Easting</b>	611920
<b>Northing</b>	238420
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	BARN (15th century - 1400 AD to 1499 AD) FARMHOUSE (15th century - 1400 AD to 1499 AD) FARMSTEAD (15th century - 1400 AD to 1499 AD) HOUSE (15th century to 16th century - 1400 AD to 1599 AD) BREWHOUSE (16th century - 1500 AD to 1599 AD) MEETING HALL? (16th century - 1500 AD to 1599 AD) REGULAR COURTYARD MULTI YARD (19th century - 1800 AD to 1899 AD)

Bentley Hall is a farmstead visible on the 1st Ed Os map. The farmstead is laid out in a regular multi yard pattern with additional detached elements. The farmhouse is detached and set away from the yard. The farmstead sits alongside a public road in an isolated location. There has been a significant loss of working buildings with the remaining in disuse. (S2-5)

Bentley Hall and its associated outbuildings represent one of the best preserved and most historically important Tudor manorial complexes in Britain. No fewer than three buildings on the site are listed at grade II\*. The hall was the medieval seat of the Tollemache family. A house may well have occupied the site at Domesday, but the earliest part of the present building dates from circa 1400. An ostentatious new brewhouse was constructed behind the house approximately a century later and this building, later converted to stabling but restored in the 1970s, is an extremely rare survivor of its type. The central part of the house was rebuilt in 1582 and bears its date, the Tollemache arms, and the initials 'LT' and 'ST' on a fine jetty bressumer. A spectacular barn and meeting hall, extending to 160 feet in length, was built alongside the imposing entrance avenue to impress visitors, and probably faced a matching stable that has since disappeared. The family sold the house in 1668, after which it was partly rebuilt in brick.

The appearance and internal layout of Bentley Hall reflects the standard pattern of medieval houses. Until the late-15th or early-16th century the central part of the house would have been open to its roof in the manner of a barn and heated by an open hearth burning on its clay floor. Flanked by two gabled and jettied crosswings containing storage rooms to the right and a parlour (a sleeping apartment) to the left, this smoky hall was entered by a cross-passage at its 'low' end while the chief Tollemache of the day sat on formal occasions at the opposite, 'high' end. Only one of the three component parts of the medieval house survives today: both the open hall and parlour

cross-wing have been rebuilt, but the service wing remains largely intact despite the replacement of many original timbers during a restoration of the 1970. The hall was completely renewed in 1582 and reflected the latest fashions of carved decoration and fenestration. The interior of the hall contained a single, spacious room on each floor (The existing corridor and bedroom partitions on the upper storey are later insertions that appear, if their panelling is in situ, to date from the early-18th century). The chimney against the rear wall is largely original, capped with two 'diamond' shafts, although much of the lower brickwork and the ground-floor fireplace has been renewed. The arched and rendered fireplace on the first-floor fireplace is better preserved, and retains traces of original red ochre pigment. It is unfortunately impossible to determine the layout at the high end of the 1582 house as its parlour wing was rebuilt in the late-17th century, and it is unclear whether an entirely new wing was provided or the medieval wing retained and extended. A new kitchen was added to the rear of the old service wing, and provided with one of the more impressive arched kitchen fireplaces in the county. The contemporary bread oven beside the fireplace is an unusually early survival, and the painted decoration exceptionally well preserved. The small projection to the side of the kitchen is contemporary and probably contained a storage room on its ground floor with a 'closet' above that was linked by an original doorway to the bedchamber above the kitchen. The small projection to the side of the kitchen is contemporary and probably contained a storage room on its ground floor with a 'closet' above that was linked by an original doorway to the bedchamber above the kitchen. Bentley Hall was sold in 1668 to one John Cudworth, and by the early-19th century was a tenanted farmhouse before its temporary reacquisition by the Tollemaches in 1895. The chief alteration of this period was the reconstruction of the parlour wing in brick during the late-17th or very early-18th century, and a change of orientation which saw a fashionable new frontage with symmetrical fenestration and central doorway added to its eastern elevation. The new frontage was updated once again in the late-19th century, with sash windows set into a new brick façade. A remarkable jettied building of the early- 16th century lies approximately 36 feet from the rear gables of the existing crosswings at Bentley Hall. Formerly misinterpreted as a court house, it represents one of the finest early-Tudor brewhouses in Britain. The structure was probably termed a 'backhouse' by those who built it, but it would have been a multi-purpose building that combined the roles of kitchen, bakehouse, brewhouse, granary, general storehouse and perhaps even a maltings. In later years it was converted into stables and was derelict before an extensive restoration of the 1970s saw the replacement of many timbers and the complete renewal of its roof and most of the back wall. Extending to 70 feet in length by 22 feet in overall width on its jettied first floor, it contained six bays and was divided into three ground-floor rooms (S1). Recorded as part of the Farmsteads in the Suffolk Countryside Project. This is a purely desk-based study and no site visits were undertaken. These records are not intended to be a definitive assessment of these buildings. Dating reflects their presence at a point in time on historic maps and there is potential for earlier origins to buildings and farmsteads. This project highlights a potential need for a more in depth field study of farmstead to gather more specific age data.

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Asset/Event Number	67
Asset/Event Name	A12, Pound Lane, Capel St. Mary
Type of Asset/Event	WATCHING BRIEF
<b>Listing No./NRHE Number</b>	
HER Number	ESF19834
Status	Event
Easting	609970
Northing	237500
Parish	CAPEL ST MARY

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Council	Babergh (District Authority)
Description	WATCHING BRIEF OASIS-suffolkc1-7892 01/12/2004 - 25/04/2005
<p>A new link road at Capel St. Mary required a programme of archaeological monitoring of the proposed 1,200m route. Intermittent monitoring of the road strip revealed no archaeological evidence.</p> <p>Project status: Complete Yes, Validated Yes Previous/Future Work: Previous Yes, Future Not known Associated Identifiers: Sitecode CSM 023 NMR No. 1410336 Project Type: Field evaluation Development Type: Road scheme (new and widening) Methods and Techniques: Visual Inspection Position in the Planning Process: Not known / Not recorded Reason for Investigation: Direction from Local Planning Authority - PPG16 Site status: None Current Land use: Cultivated Land 3 - Operations to a depth more than 0.25m Monument Type(s)/Period(s): N/A None Artefact Type(s)/Period(s): N/A None PROJECT LOCATION Area 0.80 Kilometres Grid References: TM09623733 Line, TM10353765 Line Height 40.00 - 45.00 metres PROJECT CREATOR(S) Brief originator: Local Authority Archaeologist and/or Planning Authority/advisory body Design originator: Jude Plouviez Director/Manager: John Newman Supervisor: Linzi Everett DIGITAL ARCHIVE Recipient: AHDS ID: CSM 023 Contents: none, other Media: Images raster / digital photography PAPER ARCHIVE Recipient: Suffolk County SMR ID: CSM 023 Contents: none, other Media: Correspondence, Report PHYSICAL ARCHIVE Recipient: Suffolk County SMR ID: CSM 023 Contents: other BIBLIOGRAPHY Publication Type: Grey literature (unpublished document/manuscript) Title: CSM 023 A12 Pound Lane, Capel St Mary Author(s)/Editor(s): Everett, L. Other Bibliographic Details: 2004/194 Date: 2005 Issuer/Publisher: SCCAS Place of Issue or Publication: SCCAS</p>	
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Asset/Event Number	68
Asset/Event Name	Farmstead: Church Farm
Type of Asset/Event	Farmstead

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## **Listing No./NRHE Number**

<b>HER Number</b>	BTY 064 - MSF42350
<b>Status</b>	Non Designated Asset
<b>Easting</b>	611370
<b>Northing</b>	238300
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	BARN (19th century - 1800 AD to 1899 AD) FARMHOUSE (19th century - 1800 AD to 1899 AD) FARMSTEAD (19th century - 1800 AD to 1899 AD) REGULAR COURTYARD FULL PLAN (19th century - 1800 AD to 1899 AD)

Church Farm is a farmstead visible on the 1st Ed Os map. The farmstead is laid out in a regular courtyard full-plan. The farmhouse is detached and set away from the yard. The farmstead sits alongside a private track in an isolated location.

There has been a partial loss of working buildings with the remaining in residential use. (S1-4) Recorded as part of the Farmsteads in the Suffolk Countryside Project. This is a purely desk-based study and no site visits were undertaken. These records are not intended to be a definitive assessment of these buildings. Dating reflects their presence at a point in time on historic maps and there is potential for earlier origins to buildings and farmsteads. This project highlights a potential need for a more in depth field study of farmstead to gather more specific age data.

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## **Asset/Event Number**

<b>Asset/Event Number</b>	69
<b>Asset/Event Name</b>	Farmstead: Falstaff Manor

## **Type of Asset/Event**

<b>Type of Asset/Event</b>	Farmstead
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## **Listing No./NRHE Number**

<b>HER Number</b>	BTY 065 - MSF42351
<b>Status</b>	Building of Local Significance
<b>Easting</b>	611780
<b>Northing</b>	237560
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)

Falstaff Manor (12) is one of the original manors in Bentley, mentioned in the Domesday Book as being owned by the King; after the Conquest, it was gifted to Count Alan. The house and its setting is clearly medieval. (BENTLEY NEIGHBOURHOOD PLAN)

BARN (19th century - 1800 AD to 1899 AD)  
FARMHOUSE (19th century - 1800 AD to 1899 AD)  
FARMSTEAD (19th century - 1800 AD to 1899 AD)  
REGULAR COURTYARD FULL PLAN (19th century - 1800 AD to 1899 AD)

Falstaff is a farmstead visible on the 1st Ed Os map. The farmstead is laid out in a regular courtyard full-plan with a secondary yard attached. The farmhouse is detached and set away from the yard. The farmstead sits alongside a public road in an isolated location. There has been a significant loss of working buildings with large modern sheds on the side. (S1-4)

Recorded as part of the Farmsteads in the Suffolk Countryside Project. This is a purely desk-

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based study and no site visits were undertaken. These records are not intended to be a definitive assessment of these buildings. Dating reflects their presence at a point in time on historic maps and there is potential for earlier origins to buildings and farmsteads. This project highlights a potential need for a more in depth field study of farmstead to gather more specific age data.

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<b>Asset/Event Number</b>	70
<b>Asset/Event Name</b>	Farmstead: Grove Farm
<b>Type of Asset/Event</b>	Farmstead
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	BTY 066 - MSF42352
<b>Status</b>	Non Designated Asset
<b>Easting</b>	611060
<b>Northing</b>	237640
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	BARN (19th century - 1800 AD to 1899 AD) FARMHOUSE (19th century - 1800 AD to 1899 AD) FARMSTEAD (19th century - 1800 AD to 1899 AD) LOOSE COURTYARD PLAN (19th century - 1800 AD to 1899 AD)

Grove Farm is a farmstead visible on the 1st Ed Os map. The farmstead is laid out in a loose courtyard plan. The farmhouse is attached to the agricultural range. The farmstead sits alongside a public road in an isolated location. This farmstead survives intact with large modern sheds on the side. (S1-4)  
Recorded as part of the Farmsteads in the Suffolk Countryside Project. This is a purely desk-based study and no site visits were undertaken. These records are not intended to be a definitive assessment of these buildings. Dating reflects their presence at a point in time on historic maps and there is potential for earlier origins to buildings and farmsteads. This project highlights a potential need for a more in depth field study of farmstead to gather more specific age data.

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<b>Asset/Event Number</b>	71
<b>Asset/Event Name</b>	Great Martin's Hill Wood
<b>Type of Asset/Event</b>	Ancient Woodland
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	CSM 015 - MSF19316
<b>Status</b>	Non Designated Asset
<b>Easting</b>	609859
<b>Northing</b>	236509
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	EARTHWORK (Unknown date) WOOD (Unknown date)

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Ancient woodland as defined in (S1). For details of history and earthworks see (S1), The Suffolk Wildlife Trust, English Nature, the County Council Countryside section and various other Oliver Rackham works including (R1).

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<b>Asset/Event Number</b>	72
<b>Asset/Event Name</b>	Capel Railway Station
<b>Type of Asset/Event</b>	RAILWAY STATION (19th century to Mid 20th century - 1847 AD to 1965 AD)
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	CSM 022 - MSF28526
<b>Status</b>	Non Designated Asset
<b>Easting</b>	610325
<b>Northing</b>	238902
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	Capel station opened in 1847 and closed to passenger traffic in 1932. Freight services to the station continued until 1965. The station was situated on the Hadleigh line (HAD 070) which ran from Bentley station (BTY 035) to Hadleigh station (HAD 069). The station buildings have since been demolished.

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<b>Asset/Event Number</b>	73
<b>Asset/Event Name</b>	Capel St Mary Link Road, (Prehistoric)
<b>Type of Asset/Event</b>	FLINT SCATTER (Star Carr Type Mesolithic to Late Bronze Age - 9000 BC? to 701 BC?)
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	CSM 060 - MSF20114
<b>Status</b>	Non Designated Asset
<b>Easting</b>	609810
<b>Northing</b>	237563
<b>Parish</b>	CAPEL ST MARY
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	1996: Fieldwalking of circa 59 hectare area located over 100 worked flints and 193 burnt flints. Details in (S1). See also Medieval record. Formerly recorded as CSM MISC

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<b>Asset/Event Number</b>	74
<b>Asset/Event Name</b>	Bentley Railway Station, Bentley, (Mesolithic)
<b>Type of Asset/Event</b>	FINDSPOT (Mesolithic - 9000 BC to 4000 BC)
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	CSM 061 - MSF14562
<b>Status</b>	Find Spot

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<b>Easting</b>	611930
<b>Northing</b>	236760
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	1933? Sectioned stone mace, greenstone, found in Capel (St Mary), near railway station (which was in Bentley at TM 10- 38-)(S1). Formerly recorded as CSM MISC
	Associated HER Event ESF27261 Terminus Ante Quem from museum card

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<b>Asset/Event Number</b>	75
<b>Asset/Event Name</b>	Hadleigh Railway, disused branch line
<b>Type of Asset/Event</b>	RAILWAY (19th century to Mid 20th century - 1847 AD to 1965 AD)
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	HAD 070 - MSF28976
<b>Status</b>	Non Designated Asset
<b>Easting</b>	610685
<b>Northing</b>	238711
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	RAILWAY (19th century to Mid 20th century - 1847 AD to 1965 AD) RAILWAY EMBANKMENT (19th century to Mid 20th century - 1847 AD to 1965 AD)
	Disused branch line from Hadleigh to Bentley. The railway opened in 1847, closed for passengers in 1932 and closed for freight in 1965. Throughout much of the route, the railway embankment survives. On the Hadleigh end of the line the embankment has been incorporated into a nature walk. Stations on the line were Bentley (BTY 035), Capel (CSM 022), Raydon Wood (RAY 020) and Hadleigh (HAD 069).

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<b>Asset/Event Number</b>	76
<b>Asset/Event Name</b>	Ipswich to Colchester railway line
<b>Type of Asset/Event</b>	RAILWAY (19th century to Modern - 1846 AD to 2050 AD)
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	SUF 068 - MSF34992
<b>Status</b>	Non Designated Asset
<b>Easting</b>	612300
<b>Northing</b>	238200
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	RAILWAY (19th century to Modern - 1846 AD to 2050 AD)
	Colchester to Ipswich railway line was built by the Eastern Union Railway. It was opened in

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June 1846. This stretch of track now comprises as part of the Great Eastern Main Line Service along with SUF 069 (Ipswich to Bury St Edmunds) and SUF 070 (Haughley to Norwich).

From NRHE Record:

The Eastern Union Railway Company's Ipswich and Colchester Railway was authorised in 1844 and opened in 1846. It originally intended its terminal station at Colchester to be outside the town on the Nayland Road, but adopting an option of the 1844 Act chose a site for Colchester Station on the ECR's route, which remains the site of the present station. The line completed the through route from London to Yarmouth.

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Asset/Event Number	77
Asset/Event Name	Trackway and possible field boundary running S from edge of modern field 6220, at SW corner
Type of Asset/Event	TRACKWAY (Unknown date)
<b>Listing No./NRHE Number</b>	
HER Number	TAT 005 - MSF8215
Status	Non Designated Asset
Easting	612600
Northing	237000
Parish	Tattingstone
Council	Babergh (District Authority)
Description	FIELD BOUNDARY (Unknown date) TRACKWAY (Unknown date)

Trackway and possible field boundary running S from edge of modern field 6220, at SW corner of Rookery Farm. Field boundary cropmark continues S from the line of present field; trackway heads S and SW from SE corner of present field.

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Asset/Event Number	78
Asset/Event Name	Fragment of an enamelled bronze disc
Type of Asset/Event	Allocated Number
<b>Listing No./NRHE Number</b>	
HER Number	TAT 027 - MSF33777
Status	Non Designated Asset
Easting	613050
Northing	237750
Parish	Tattingstone
Council	Babergh (District Authority)
Description	

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Asset/Event Number	79
Asset/Event Name	Undated features at Land north of Horncroft, The Heath

Type of Asset/Event	Undated features
<b>Listing No./NRHE Number</b>	
HER Number	TAT 032 - MSF35936
Status	Non Designated Asset
Easting	612720
Northing	236820
Parish	Tattingstone
Council	Babergh (District Authority)
Description	DITCH? (Unknown date) GULLY (Unknown date) PIT? (Unknown date) POST HOLE (Unknown date)

2017: Evaluation uncovered twelve undated features, most of which are probably three-throws from a wood shown on the site on Hodgkinson's map of 1783. An undated posthole, pit/posthole, gully and a possible ditch terminus (or natural feature) were also recorded (S1).

Asset/Event Number	80
Asset/Event Name	Farmstead: Rookery Farm
Type of Asset/Event	Farmstead (19th century - 1800 AD to 1899 AD)
<b>Listing No./NRHE Number</b>	
HER Number	TAT 047 - MSF45082
Status	Non Designated Asset
Easting	612630
Northing	237180
Parish	Tattingstone
Council	Babergh (District Authority)
Description	BARN (19th century - 1800 AD to 1899 AD) FARMHOUSE (19th century - 1800 AD to 1899 AD) FARMSTEAD (19th century - 1800 AD to 1899 AD) REGULAR COURTYARD E PLAN (19th century - 1800 AD to 1899 AD)

Rookery Farm, Tattingstone. 19th century farmstead and farmhouse. Regular courtyard E-shaped plan formed by working agricultural buildings. The farmhouse is set away from the yard. Significant loss (over 50%) of the traditional farm buildings. Located within an isolated position (S1-6).

Recorded as part of the Farmsteads in the Suffolk Countryside Project. This is a purely desk-based study and no site visits were undertaken. These records are not intended to be a definitive assessment of these buildings. Dating reflects their presence at a point in time on historic maps and there is potential for earlier origins to buildings and farmsteads. This project highlights a potential need for a more in depth field study of farmstead to gather more specific age data.

Asset/Event Number	81
Asset/Event Name	Field barn: Unnamed field barn

# Asset Gazetteer

**Type of Asset/Event** BARN (19th century - 1800 AD to 1899 AD)

**Listing No./NRHE Number**

**HER Number** TAT 052 - MSF45090

**Status** Non Designated Asset

**Easting** 613060

**Northing** 237700

**Parish** Tattingstone

**Council** Babergh (District Authority)

**Description** BARN (19th century - 1800 AD to 1899 AD)

FIELD BARN (19th century - 1800 AD to 1899 AD)

Unnamed field barn, Tattingstone. 19th century field barn, probably associated with Cragpit Farm. Single building plan formed by working agricultural buildings. The location of the farmhouse is uncertain. The outfarm has been totally demolished. Located within a hamlet (S1-6).

Recorded as part of the Farmsteads in the Suffolk Countryside Project. This is a purely desk-based study and no site visits were undertaken. These records are not intended to be a definitive assessment of these buildings. Dating reflects their presence at a point in time on historic maps and there is potential for earlier origins to buildings and farmsteads. This project highlights a potential need for a more in depth field study of farmstead to gather more specific age data.

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**Asset/Event Number** 82

**Asset/Event Name** Air Photographic Survey - Bentley

**Type of Asset/Event** AERIAL PHOTOGRAPH INTERPRETATION

**Listing No./NRHE Number**

**HER Number** ESF26123

**Status** Event

**Easting** 611460

**Northing** 239220

**Parish** Bentley

**Council** Babergh (District Authority)

**Description** AERIAL PHOTOGRAPH INTERPRETATION

01/07/1996 - 31/07/1996, between

Air photographic survey of plough-levelled archaeological features in the vicinity of the possible Neolithic causewayed enclosure at Bentley. All readily available photographs held by the RCHME at the NMRC Swindon were examined in detail as well as those from CUCAP and a photogrammetric plan prepared at 1:2500 of all the archaeological features visible.

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**Asset/Event Number** 83

**Asset/Event Name** Historical Assessment - Bentley Hall Barn, Bentley

**Type of Asset/Event** BUILDING SURVEY

**Listing No./NRHE Number**

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HER Number	ESF26488
Status	Event
Easting	611930
Northing	238450
Parish	Bentley
Council	Babergh (District Authority)
Description	BUILDING SURVEY PHOTOGRAPHIC SURVEY 01/06/2005 - 31/07/2009, occasionally

Assessment of the historic origin and significance of a grade II\*-listed 16th century timber-framed barn that is currently on Babergh District Council's Buildings at Risk Register. The barn formerly belonged to Bentley Hall but is now in separate ownership. The report is based on site visits of June 2005 and July 2009, and is intended to inform and accompany an application for planning permission.

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Asset/Event Number	84
Asset/Event Name	Historical Survey - Bentley Hall, Bentley
Type of Asset/Event	BUILDING SURVEY
Listing No./NRHE Number	
HER Number	ESF26489
Status	Event
Easting	611870
Northing	238380
Parish	Bentley
Council	Babergh (District Authority)
Description	BUILDING SURVEY PHOTOGRAPHIC SURVEY 01/06/2005 - 30/06/2005, at some time

Historical survey of a well preserved and historically important Tudor manorial complex.

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Asset/Event Number	85
Asset/Event Name	Evaluation - Land north of Horncroft, The Heath, Tattingstone
Type of Asset/Event	EVALUATION
Listing No./NRHE Number	
HER Number	ESF25535
Status	Event
Easting	612720
Northing	236820
Parish	Tattingstone
Council	Babergh (District Authority)

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<b>Description</b>	EVALUATION OASIS-colchest3-284228 06/06/2017 - 08/06/2017, between
Six trial trenches were excavated in advance of the construction of 13 new dwellings and an associated access road. The evaluation uncovered a number of undated features which most are probably tree-thows from a wood shown on the site on Hodgkinson's map of 1783. Topsoil was c 0.1m-0.3m thick, sealing subsoil 0.1m-0.45m thick, which sealed natural sands.	

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<b>Asset/Event Number</b>	86
<b>Asset/Event Name</b>	Geophysical survey - Land West of Church Road, Bentley
<b>Type of Asset/Event</b>	GEOPHYSICAL SURVEY
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	ESF26069
<b>Status</b>	Event
<b>Easting</b>	611330
<b>Northing</b>	237120
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	GEOPHYSICAL SURVEY OASIS-suffolka1-308207 08/02/2018 - 09/02/2018
A detailed fluxgate gradiometer survey covering c2.7ha within two separate fields was undertaken on the 8th and 9th of February 2018. The survey was undertaken prior to determination of the planning application. Instrument sampling intervals were set to 0.25m along 1m traverses.	

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<b>Asset/Event Number</b>	87
<b>Asset/Event Name</b>	Monitoring at Outbuildings at Bently Hall, Bentley
<b>Type of Asset/Event</b>	FIELD OBSERVATION (MONITORING)
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	ESF21800
<b>Status</b>	Event
<b>Easting</b>	611840
<b>Northing</b>	238380
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	FIELD OBSERVATION (MONITORING) OASIS-suffolkc1-78053 30/03/2010 - 03/06/2010, between
An archaeological monitoring was carried out during the construction of an attached boot room and a detached garage block. The trenches for the boot room were 0.5m wide x 1.20m deep. Those for the garage block were 0.50m wide x 1.20-1.50m deep. The monitoring	

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revealed two post-medieval pits and the brick foundation of a former garden wall, of 18th- or 19th-century date (S1).

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<b>Asset/Event Number</b>	88
<b>Asset/Event Name</b>	Red Cottages and Potash Cottages
<b>Type of Asset/Event</b>	Cottage (Post-Medieval)
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	
<b>Status</b>	Building of Local Significance
<b>Easting</b>	611408
<b>Northing</b>	237608
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	<p>Red Cottages and Potash Cottages are a run of charming red-brick houses at right-angles to each other on Potash Lane, possibly attached to Falstaff Manor. Red Cottages were named for the startling colour of their new bricks, and the centre cottage has a brick dated 1818 in the fireplace.</p> <p>Potash Cottages are potentially earlier, 17thC, but have been much altered over the years.</p>

## BENTLEY NEIGHBOURHOOD PLAN

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<b>Asset/Event Number</b>	89
<b>Asset/Event Name</b>	Little House
<b>Type of Asset/Event</b>	Cottage (Post-Medieval)
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	
<b>Status</b>	Building of Local Significance
<b>Easting</b>	611857
<b>Northing</b>	238181
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	<p>On the other side of the park, Glebe Cottage (16), Bentley House (15) &amp; Little House (14) are a cluster of dwellings focussed on the church, probably later in date than the Park/Pond Hall cluster, although the Georgian frontage of Bentley House and Little House might be a later addition.</p>
<b>BENTLEY NEIGHBOURHOOD PLAN</b>	

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<b>Asset/Event Number</b>	90
<b>Asset/Event Name</b>	Bentley House
<b>Type of Asset/Event</b>	Cottage (Post-Medieval)
<b>Listing No./NRHE Number</b>	

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# Asset Gazetteer

## HER Number

Status	Building of Local Significance
Easting	611826
Northing	238211
Parish	Bentley
Council	Babergh (District Authority)
Description	On the other side of the park, Glebe Cottage (16), Bentley House (15) & Little House (14) are a cluster of dwellings focussed on the church, probably later in date than the Park/Pond Hall cluster, although the Georgian frontage of Bentley House and Little House might be a later addition. BENTLEY NEIGHBOURHOOD PLAN

## Asset/Event Number

Asset/Event Name

Type of Asset/Event

## Listing No./NRHE Number

## HER Number

Status	Building of Local Significance
Easting	611803
Northing	238203
Parish	Bentley
Council	Babergh (District Authority)

Description	On the other side of the park, Glebe Cottage (16), Bentley House (15) & Little House (14) are a cluster of dwellings focussed on the church, probably later in date than the Park/Pond Hall cluster, although the Georgian frontage of Bentley House and Little House might be a later addition. BENTLEY NEIGHBOURHOOD PLAN
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## Asset/Event Number

Asset/Event Name

Type of Asset/Event

## Listing No./NRHE Number

## HER Number

Status	Building of Local Significance
Easting	611941
Northing	238102
Parish	Bentley
Council	Babergh (District Authority)

Description	Uplands has won awards for its Contemporary modernist architecture. Its Pevsner entry reads: Traditional materials (red brick ground floor, first floor clad in oak and tile), less traditional form (bedrooms as separate elements under their own mono pitch roofs; full-height glazing, partially screened). Pergola link to Japanese tea house on east side.
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## BENTLEY NEIGHBOURHOOD PLAN

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<b>Asset/Event Number</b>	93
<b>Asset/Event Name</b>	Crossing Cottage
<b>Type of Asset/Event</b>	Cottage
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	
<b>Status</b>	Building of Local Significance
<b>Easting</b>	611929
<b>Northing</b>	238272
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	Crossing Cottage is a charming remnant of the pre-Beeching time when Bentley had its own station, and an attendant was required to oversee traffic crossing the railway line near the top of Church Road. It is tiny, and octagonal!

## BENTLEY NEIGHBOURHOOD PLAN

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<b>Asset/Event Number</b>	94
<b>Asset/Event Name</b>	Park Cottage
<b>Type of Asset/Event</b>	Cottage
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	
<b>Status</b>	Building of Local Significance
<b>Easting</b>	611761
<b>Northing</b>	238797
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	Park Cottage is a pleasant half-timber and brick cottage sitting on the edge of the Bentley Park estate, and is likely to be an estate worker's cottage. The Domesday Book mentions half a park for Bentley.

## BENTLEY NEIGHBOURHOOD PLAN

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<b>Asset/Event Number</b>	95
<b>Asset/Event Name</b>	Pond Hall Cottages
<b>Type of Asset/Event</b>	Cottages
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	

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<b>Status</b>	Building of Local Significance
<b>Easting</b>	611285
<b>Northing</b>	238880
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	Pond Hall Cottages, just down the road from Park Cottage, are redbrick cottages of a similar date, presumably once tied cottages to Pond Hall Farm.

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<b>Asset/Event Number</b>	96
<b>Asset/Event Name</b>	the Village Hall
<b>Type of Asset/Event</b>	Village Hall
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	
<b>Status</b>	Building of Local Significance
<b>Easting</b>	611007
<b>Northing</b>	236776
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	the Village Hall (marked 1 on Bentley Centre map below) - this was built this century by a combination of National Lottery funding and fundraising within the village, and is a well-used village facility. Although of no particular heritage interest, it is held in significant community value.

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<b>Asset/Event Number</b>	97
<b>Asset/Event Name</b>	the Case Is Altered pub
<b>Type of Asset/Event</b>	Pub
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	
<b>Status</b>	Building of Local Significance
<b>Easting</b>	610839
<b>Northing</b>	236967
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	the Case Is Altered pub (2) is the last pub in the village and was bought by the village in 2014. It is run almost entirely on volunteer labour, as is the Bentley Community Stores, which is a separate entity built in the pub car park in 2016. We have the original parchment deeds etc. for the pub and know that the land was bought in 1720 on land where a "casa" had been burnt down – presumably where the name comes from! Case Lane still provides a convenient footpath to Capel St Mary, and the wider path network links to Ipswich to the north and to the Stour River to the south, whilst the current road network goes east to west. It is probably safe to assume that the pub serviced travellers at a nexus of roads. Case Lane itself was probably a drover's road

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connecting Ipswich to Cattawade and Colchester

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<b>Asset/Event Number</b>	98
<b>Asset/Event Name</b>	Witchstep Cottage
<b>Type of Asset/Event</b>	Cottage
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	
<b>Status</b>	Building of Local Significance
<b>Easting</b>	610850
<b>Northing</b>	237029
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	Chestnuts (5), and Witchstep Cottage (3) are both unique, quirky, and at least partially very old, buildings; for example, Witchstep Cottage sits in a series of possibly 17thC terraced cottages behind the pub, and actually does have a stepped roof specifically to allow a witch returning from a trip a place to rest before she transforms back to her human form... Chestnuts is placed between the pub and Anchor Cottage, and may well be of a similar vintage, with the separation possibly reflecting subsistence-farming plot size.

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<b>Asset/Event Number</b>	99
<b>Asset/Event Name</b>	Link House
<b>Type of Asset/Event</b>	House
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	
<b>Status</b>	Building of Local Significance
<b>Easting</b>	610788
<b>Northing</b>	236968
<b>Parish</b>	Bentley
<b>Council</b>	Babergh (District Authority)
<b>Description</b>	Link House (4) is 16thC at core, and is part of the cluster of houses that surrounded the pub.

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<b>Asset/Event Number</b>	100
<b>Asset/Event Name</b>	Chestnuts Cottage
<b>Type of Asset/Event</b>	Cottage
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	
<b>Status</b>	Building of Local Significance
<b>Easting</b>	610898

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Northing	236865
Parish	Bentley
Council	Babergh (District Authority)
Description	Chestnuts (5), and Witchstep Cottage (3) are both unique, quirky, and at least partially very old, buildings; for example, Witchstep Cottage sits in a series of possibly 17thC terraced cottages behind the pub, and actually does have a stepped roof specifically to allow a witch returning from a trip a place to rest before she transforms back to her human form... Chestnuts is placed between the pub and Anchor Cottage, and may well be of a similar vintage, with the separation possibly reflecting subsistence-farming plot size.

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Asset/Event Number	101
Asset/Event Name	Anchor Cottage
Type of Asset/Event	Cottage
Listing No./NRHE Number	
HER Number	
Status	Building of Local Significance
Easting	610947
Northing	236796
Parish	Bentley
Council	Babergh (District Authority)
Description	Anchor Cottage (6) is the oldest property on Link Lane, and still has its original well in the front garden. It is almost within sight of the pub, and is therefore one of the cluster of 17th or earlier buildings that surround the pub, forming an early nexus for the village.

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Asset/Event Number	102
Asset/Event Name	Bentley Forge
Type of Asset/Event	Forge
Listing No./NRHE Number	
HER Number	
Status	Building of Local Significance
Easting	611205
Northing	236721
Parish	Bentley
Council	Babergh (District Authority)
Description	Bentley Forge (7) is mentioned in the Domesday Book, and although it has been much altered over the centuries, has a palpable aura of age.

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Asset/Event Number	103
Asset/Event Name	Barnfield

# Asset Gazetteer

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Type of Asset/Event	New build
<b>Listing No./NRHE Number</b>	
<b>HER Number</b>	
Status	Building of Local Significance
Easting	610661
Northing	236821
Parish	Bentley
Council	Babergh (District Authority)
Description	Barnfield (8) is a new build, but has been very carefully designed to fit into the landscape; it is visible across open fields as soon as you approach the built-up area along the Capel Road and has the feel of a wooden barn, which increases if you drive past it and you realise it's only around 18' wide – its rural vibe fits perfectly into the woodlands which are part of the 2020 extension to the Suffolk Coasts and Heaths AONB.

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Asset/Event Number	104
<b>Asset/Event Name</b>	
<b>Type of Asset/Event</b>	
Listing No./NRHE Number	
<b>HER Number</b>	
Status	Building of Local Significance
Easting	611193
Northing	236697
Parish	Bentley
Council	Babergh (District Authority)
Description	Grove Cottage (9), across the narrowest part of Grove Road from the Forge, could well have been an outbuilding; it is long and narrow and heavily timbered inside. The brick frontage and crinkle crinkle wall look like a Georgian addition to a much older core

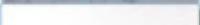
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Asset/Event Number	105
<b>Asset/Event Name</b>	
<b>Type of Asset/Event</b>	
Listing No./NRHE Number	
<b>HER Number</b>	
Status	Building of Local Significance
Easting	611537
Northing	237208
Parish	Bentley
Council	Babergh (District Authority)
Description	The Primary School (10 on the Bentley Centre map) is Victorian at its core, of lovely warm red brick. It has had numerous extensions in the past, making its architecture rather eclectic; but it's loved all the same. A great addition was the tile spiral on the eastern wall, marking the

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millennium, with each child then at the school drawing an image from history

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