

**PINS Reference: APP/D3505/W/25/3370515**

**Grove Solar Farm, Bentley, Suffolk**

**APPENDICIES**

**OF**

**ALISON FARMER**

**BA, MLD, CMLI**

**Landscape and Heritage Issues**

On behalf of

**Bentley Parish Council and Stop Grove Farm Solar**

**December 2025**

## Appendix 1

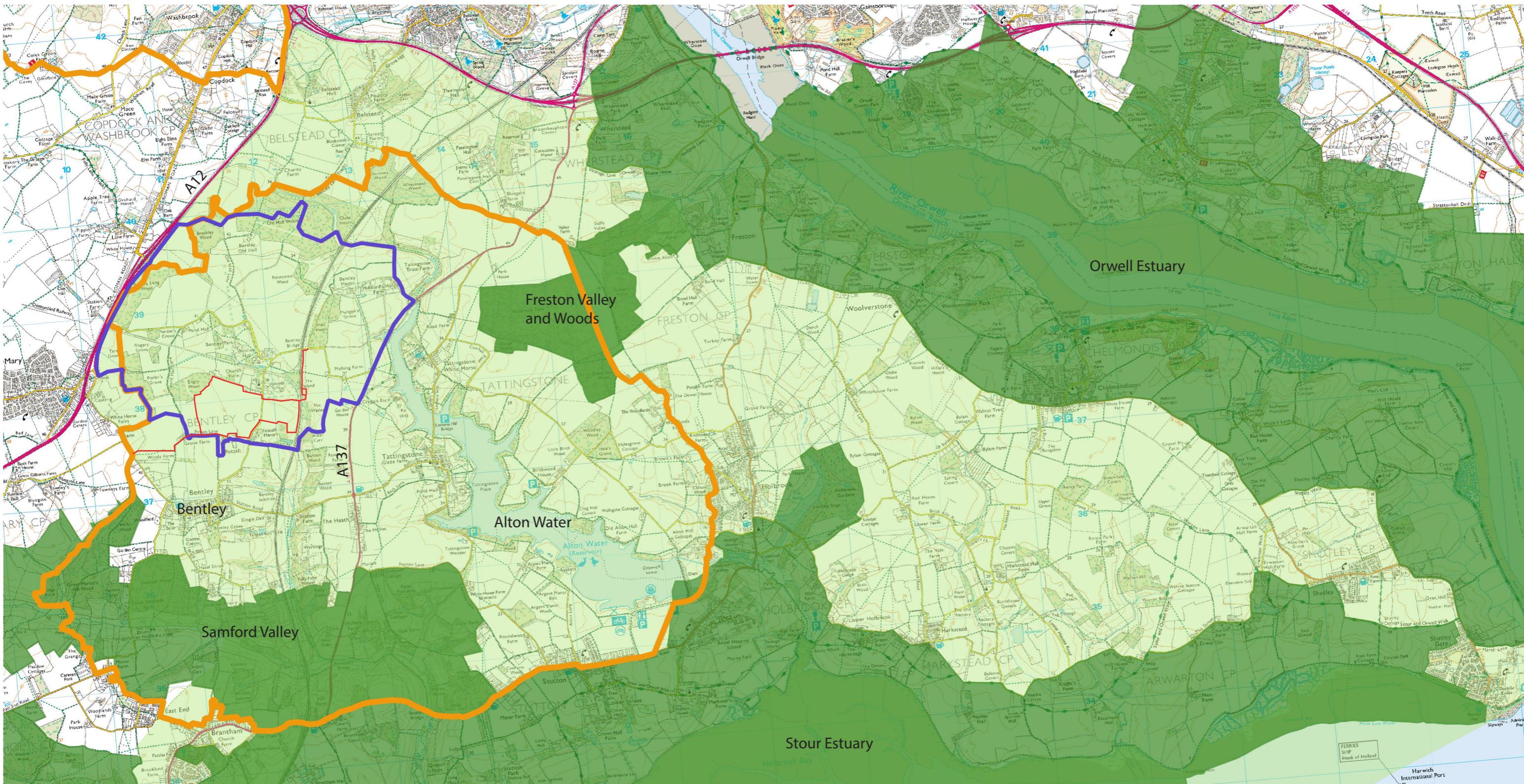


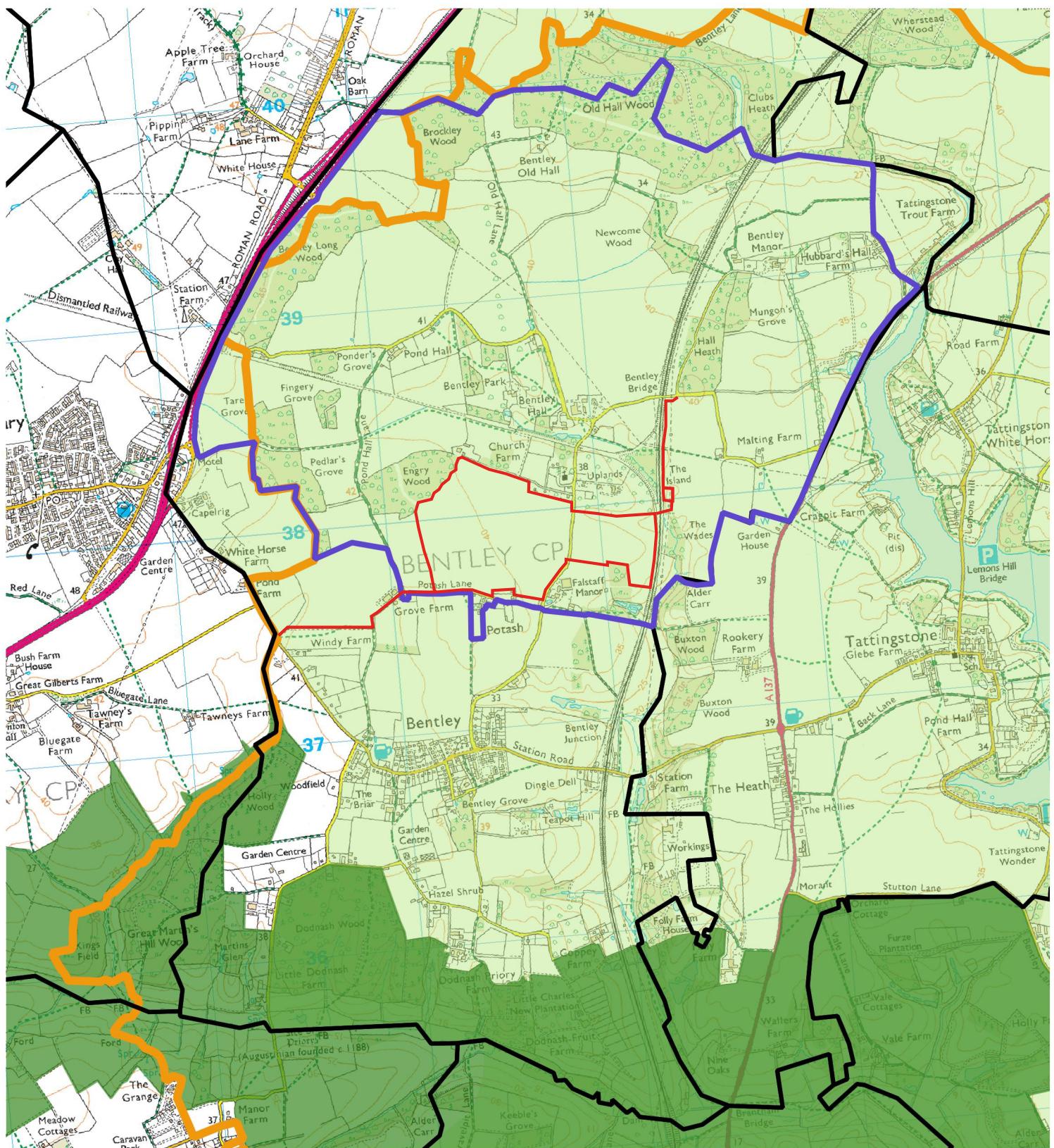
Figure 1: Designation History - Shotley Peninsula



#### Key

- Suffolk Coast & Heaths National Landscape
- Bentley Conservation Area
- Additional Project Area
- Grove Solar Farm
- Dodnash SLA

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Ordnance Survey AC0000811776



**Figure 2: Bentley Parish**

**Key**

Suffolk Coast & Heaths National Landscape

Additional Project Area

Dodnash SLA

Bentley Conservation Area

Grove Solar Farm

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Ordnance Survey AC0000811776





Map 1: Current landscape



Map 2: Historic boundary pattern and footpaths (c. 1838/1900). Proposed reinstated boundaries (green). Boundaries not reinstated (purple). Views from field entrances at start of historic footpaths (red circles)



Map 3: Proposed new hedgerow boundaries, linear planting and area of natural regeneration



Map 4: Enclosure and vegetation pattern remaining following decommissioning of solar farm

Figure 3: Implications of proposed mitigation planting on historic patterns and grain

**Figure 4: Application site showing named land parcels from the 1838 Tithe Survey with acreages and land usage**

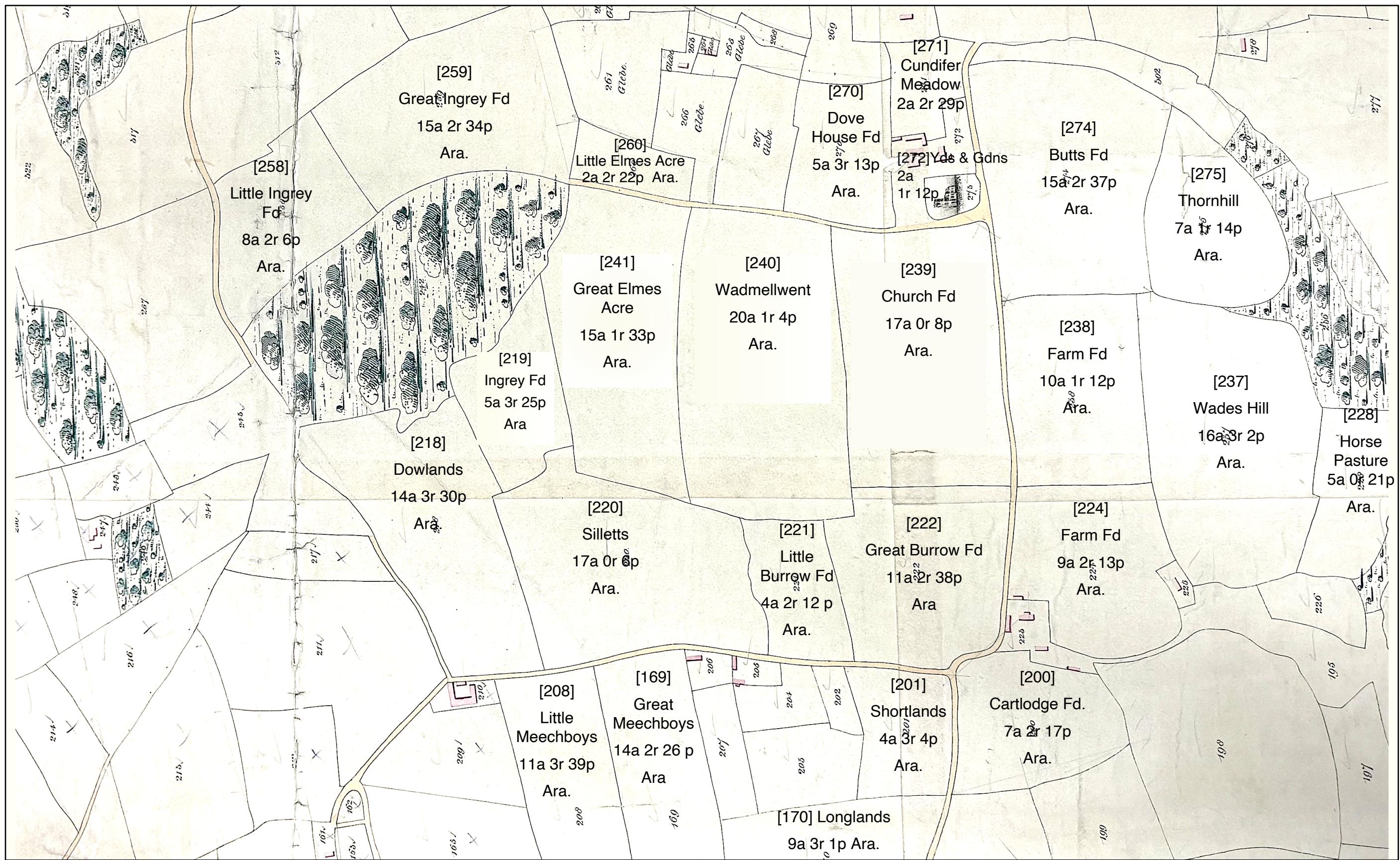
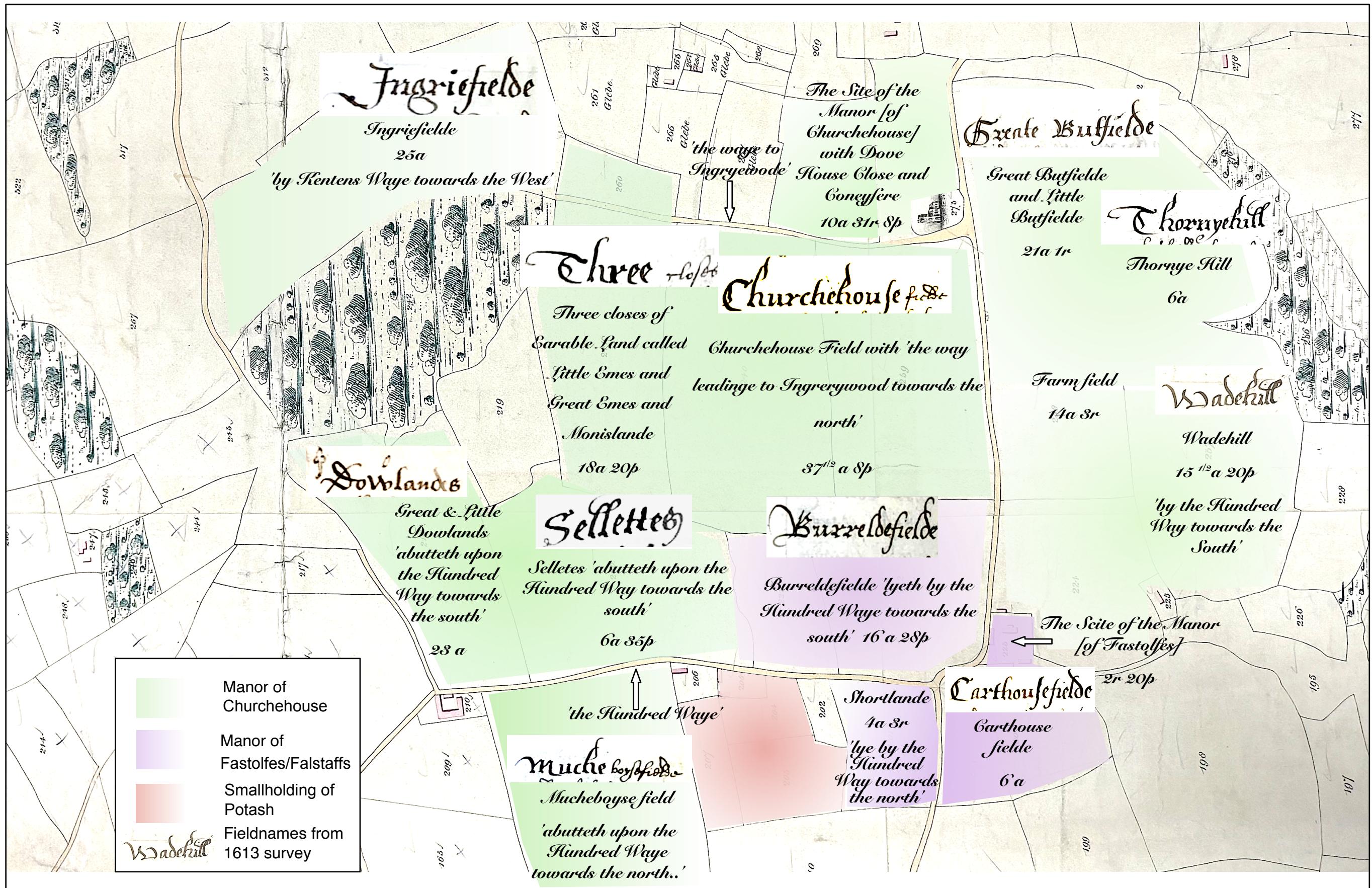
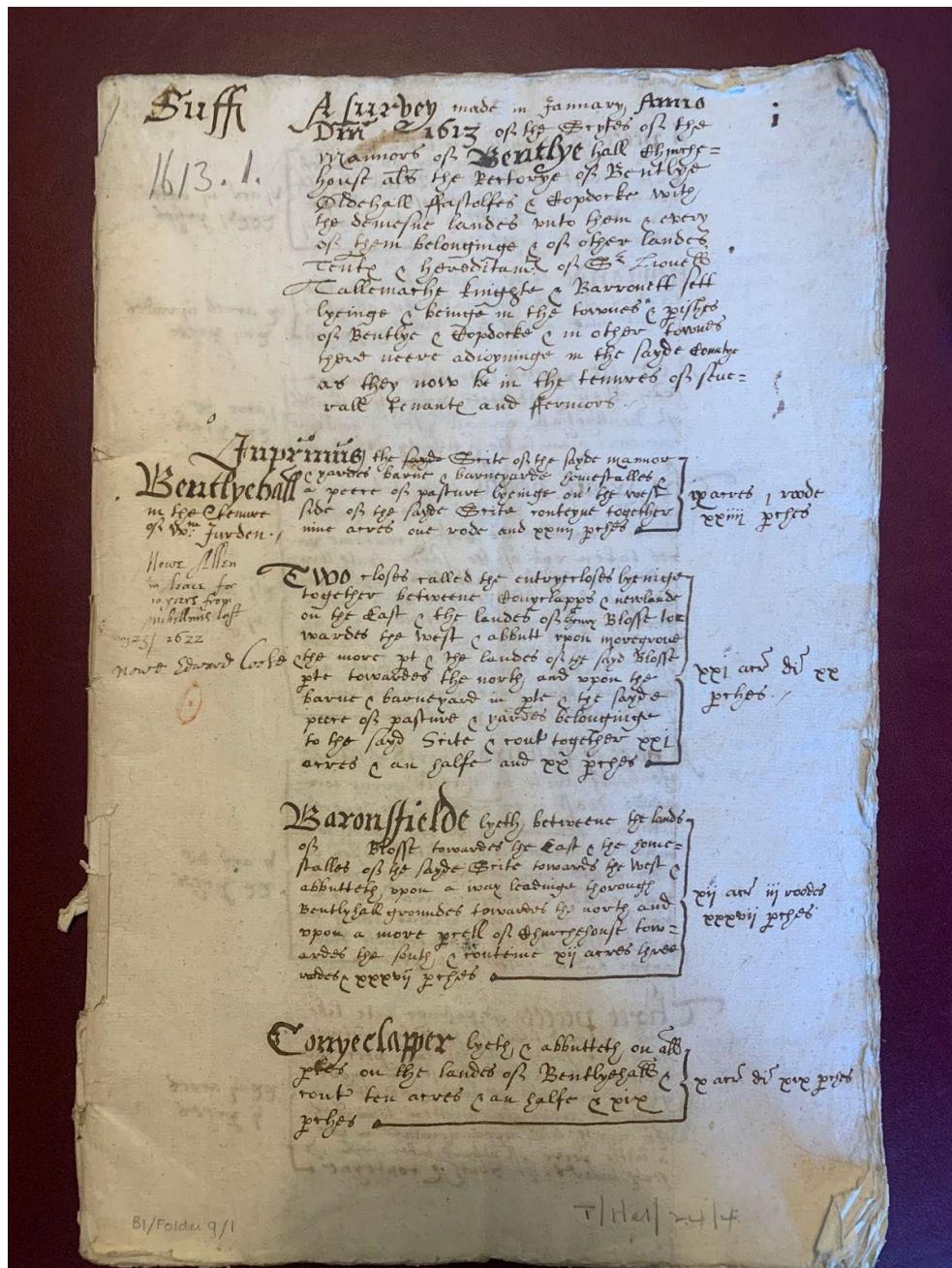


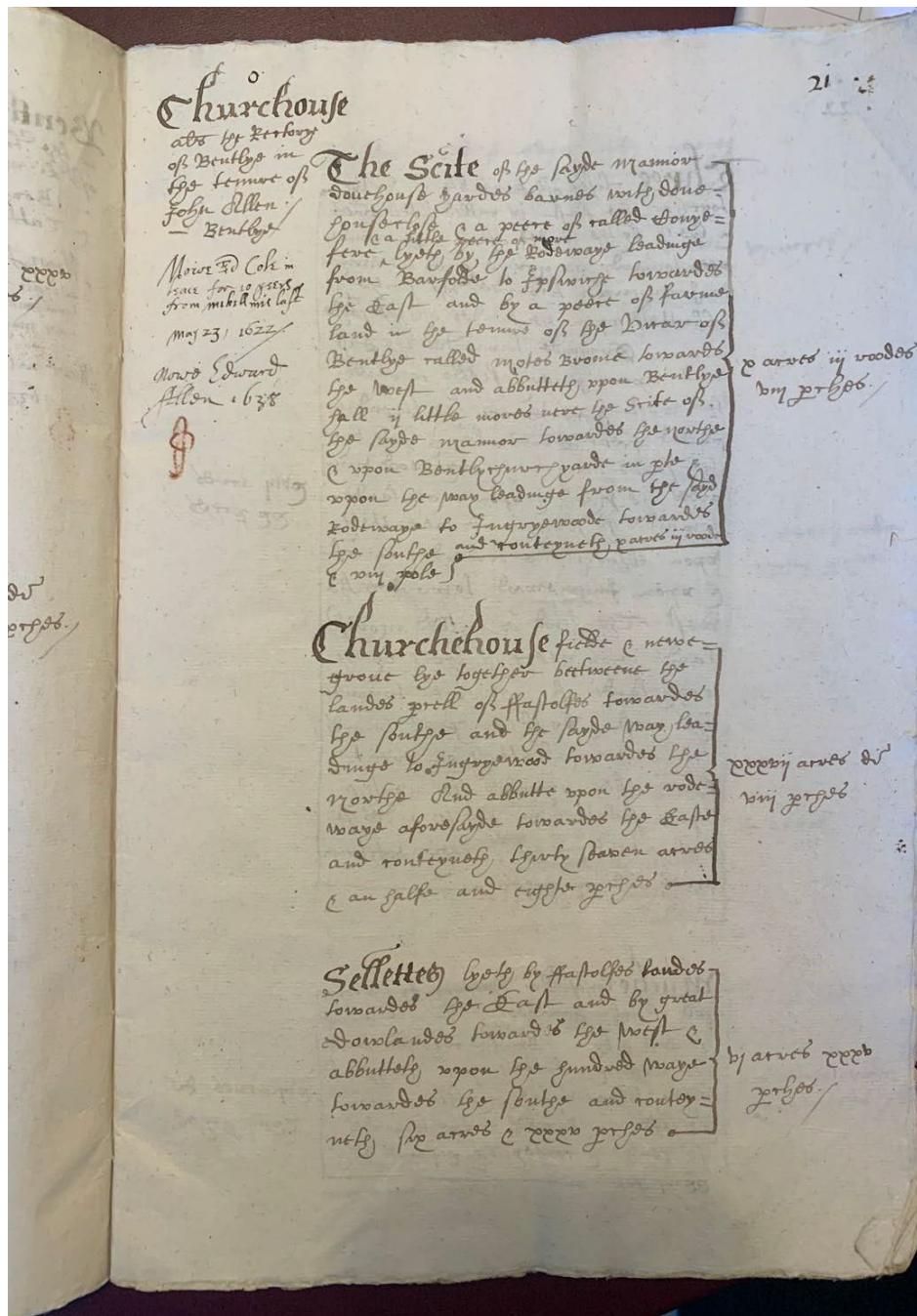
Figure 5: Field parcel names, descriptions and acreages from the Tollemache 1613 field survey





## Front page of survey

A survey made in January 1613 for the manors of Bentlye Hall, Churche House als (alias) the Rectorye of Bentlye, Oldehall, Falstoffes by Lionell Tollemache Knight and Baronett.



**Churchouse alias the Rectory of Bentley in the tenure of John Allen in Bentley**

The Scite of the sayde mannor dovehouse yards barnes with dovehouseclose & a peice of [] called Conyefere, & a little peice of more, lyeth by the Rodeway leading from Barfolde [Bergholt] to Ipswich towardes the East and by a peice of farme land in the tenure of the Vicar of Bentlye called Mote Brome towards the West and abutteth upon Bentlye Hall ii little mores near the Scite of the sayde mannor towards the northe & upon Bentlyechurchyearde in pte upon the way leading from the sayde Rodeway to Ingryewood towards the southe and conteyneth x acres iii roodes & viii prches

**Churchhouse** field & newe grove lye together between the lands parcel of Fastolfe towards the South and the sayde way leading to Ingryewood towards the north And abutteth upon the rodeway aforesayde towards the Easte and conteyneth thirty seaven acres & an halfe and eighte prches

**Xxxvii acres di viii prches**

**Sellettes** lyeth by Fastolfe lands towards the East and by Great Dowlandes towards the West abutteth upon the **Hundred Way** towards the South and conteyneth six acres & xxxv prches

**vi acres xxxv prches**

22

Three closes of earable lye together:  
The first is called **Little Emes** & lyeth by the lands of  
Ormonde towards the northe & by **the waye to Inglyewode**  
towards the southe abutteth upon the lands of the sayde  
Ormonde towards the East and upon Inglyefielde towards the  
West

and upon Inglyefielde towards  
the west a certaine waye the bounde is  
called **Great Emes aker** (acre) & lyeth by  
the sayde waye to Inglyewode towards  
the North & upon monyslande  
towards the South and abutteth  
upon Inglyefielde towards the east  
& upon Inglyewode towards the  
west the land is called monys-  
lande in y poore & lyeth by the  
copyelande of Brookes towards  
the west & by Inglyefielde towards  
the east & abutteth on great  
emes aker towards the north &  
upon Sellettes in the bounde of the  
South & conteyneth al together xvij acres and xx  
prches

**Three** closes of earable lye together:

The first is called **Little Emes** & lyeth by the lands of  
Ormonde towards the northe & by **the waye to Inglyewode**  
towards the southe abutteth upon the lands of the sayde  
Ormonde towards the East and upon Inglyefielde towards the  
West

The second is called **Great Emes aker** (acre) & lyeth by **sayde**  
**waye to Inglyewode** towards the North & upon Monyslande  
towards the South and abutteth upon Churchfield towards the  
East & upon Inglyewode towards the West

The third is called **Monislande** in the piece & lyeth by the  
copyelande of Brooke towards the East & abutteth on Great  
Emes aker towards the north & upon Sellettes in pte  
towards the South & conteyneth altogether eighteene acres and xx  
prches

**xviii acres    xx prches**

Muche boysefielde lyeth by the copy-  
elande of John Fairebrother in pte towards  
the east & by Brookes copyelande towards  
the west & abutteth upon the hundred  
waye towards the north & upon  
the South & conteyneth **xiii acres di & xxiii prches**

**Muche boysefielde** lyeth by the copyhold of John Fairebrother  
in pte towards the East & by Brookes copyhold towards the  
West & **abutteth upon the Hundred Waye** towards the north  
& upon the sayde Brookes copye towards the South &  
conteyneth **xiii acres di & xxiii prches**

**Mrarelnides** lye in fourre poldre  
togethor by the landes of Mr. Farrowe  
a poldre - parke & one of parke poldres  
in parke & by Farrowes grall or  
Boathaygull in poldre towardes the north  
& by Farrowes lande & Brookes rope in  
poldre towardes the south & upon abbuth  
Holt upon his way leadinge from  
Brookes lande to Kentens waye  
towardes the east & upon Brookes  
rope towardes the Southwaste and  
contaynes togethor xxij acres and  
an halfe & xxij roodes

xxij acres &  
xxij roodes

**Ingriefelde** lye by the landes of  
Ormonde bid in poldre towardes  
the East & upon Kentens waye  
towardes the west and abbutteth  
upon Ingriewood towardes the south  
& upon the landes of Mr. Farrowe  
a poldre towardes the north & contaynes  
xxij acres

xxij acres

A bromefielde called farmefielde lyte  
by the Srite of the manor of Haf-  
folds in poldre & forwode landes towardes  
the south & Little Butfield north and ab-  
butteth upon the Colde waye towardes the  
west & contaynes xxij acres yere roodes

xxij acres  
yere roodes

**Ingriefelde** lye by the lands of Ormonde widr in pte towards  
the East & **by Kentens waye** towards the west And Abbutteth  
upon **Ingriewood** towards the southe & upon the lands of Mr  
Farrowe a parson towards the north & conteyneth xxv acres  
**xxv acres**

A bromefielde called **farmefielde** lyeth the Scite of the  
Mannor of Fastolfe in pte of Joyners lands towards the South  
& Little Butfield north and abbutteth upon the Rodeway  
towards the west & conteyneth xiiii acres three roodes  
**xiiii acres      iii roodes**

25

**Great Butfielde** & Little Butfielde ly by the sayde Rodewaye  
 leadinge from Barfolde to Ipswich towards the west and Great  
 Butfielde abbutteth upon a more  
 towardes the north & Little Butfielde  
 lyeth towardes the south & Little Butfielde  
 lyeth towardes the south & Great Butfielde and conteyne twentye one akers & a roode  
 one akers & a roode

**Thorneyhill** lyeth by Great Butfielde towardes the west and by the Hasseoke towardes the east and abbutteth upon Wade Hill towardes the south & conteyneth six acres & an halfe

**Wadehill** and Wade's croftes ly by Thorneyhill towardes the north & by the hundred waye towardes the south and abbutteth upon farmfield towardes the west & upon horsepasture towardes the east & doth conteyne xx akers di & xx prches

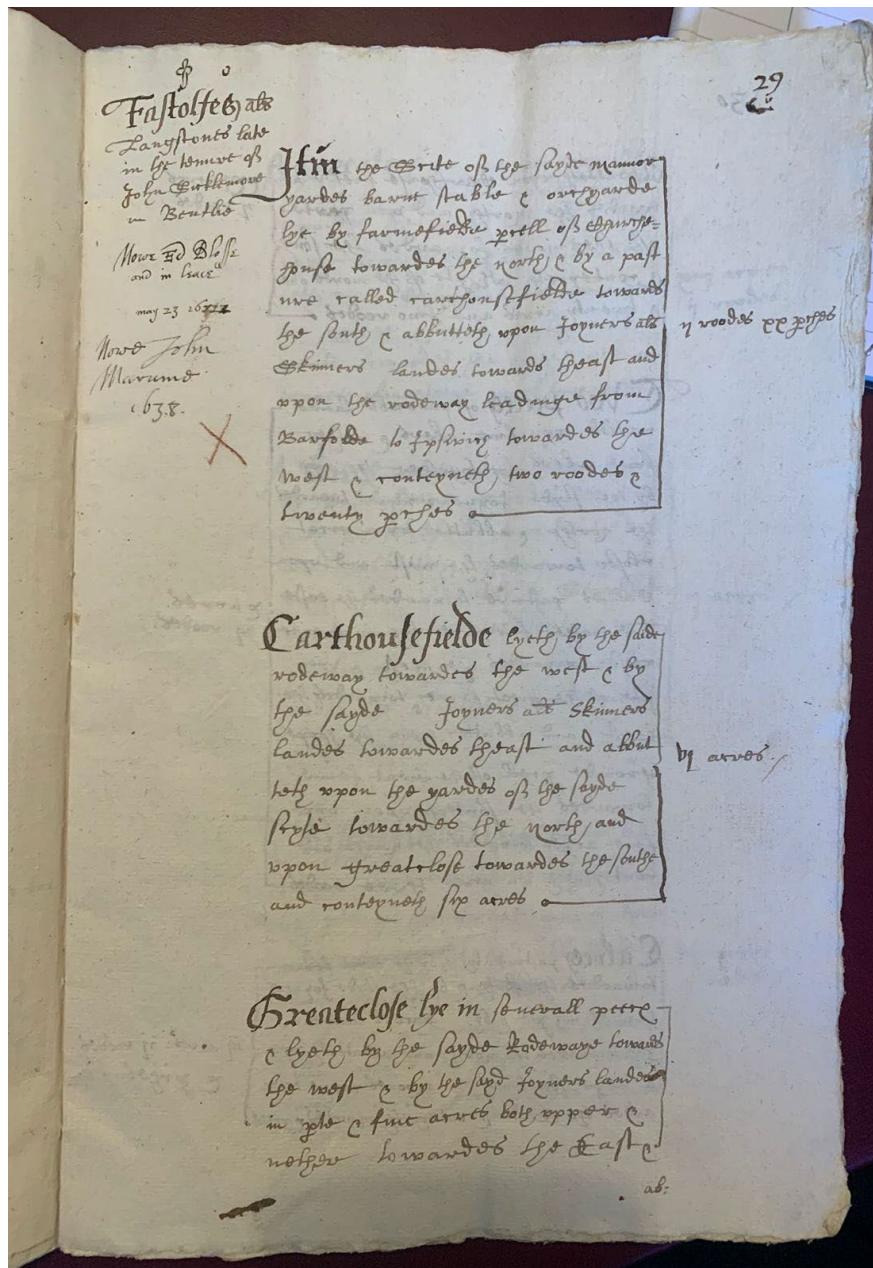
**Great Butfielde & Little Butfielde** lye by the sayde Rodewaye leading from Barfolde to Ipswich towards the west and Great Butfield abbutteth upon a more towards the north & Little Butfield lyeth crosse at the southende of Great Butfield and conteyne twentye one akers & a roode

**Xxi acres 1 roode**

**Thorneyhill** lyeth by Great Butfield towards the West and by the Hassocke [?] towards the east and abbutteth upon Wade Hill towards the southe and conteyneth six acres & an halfe  
**vi acres di**

**Wadehill** and Wade's Croftes by Thorneyhill towards the north & **by the Hundred Waye towards the south** And abbutteth upon farmfield towards the West & upon Horsepasture towards the east & doth conteyne xx akers di & xx prches

**Xx acres di xx prches**



**Fastolfe alias Langstones late in the tenure of John**  
**Sicklemore in Bentlie**

**Item** the Scite of the sayde manor yards barne stable &  
 outeryarde lye by Farmefielde parcel of Churchhouse  
 towards the northe & by a pasture called Carthousefield  
 towards the south & abbutteth upon Joyners alias Skinners  
 lands towards theast and upon the rodeway leading from  
 Barfold [Bergholt] to Ipswich towards the West &  
 conteyneth two roodes twenty prches.

**ii roodes xx prches**

**Carthousefield** lyeth by the saide rodeway towards the west  
 & by the sayde Joyners alias Skinners lands towards theast  
 and abbutteth upon the yards of the sayde scyte towards the  
 north snd upon Great Close towards the south and conteyneth  
 six acres

**vi acres**

Shortlands ly by the hundred waye to  
wardes the south & by Longlands hundre  
d waye to southwiche & abbutteth  
upon the roade towardes the East and upon  
the landes of John Fayrebrother towards  
the West & roade four acres  
three roodes

iii acres  
iii roodes

Burreldefielde ly by the hundred  
waye towardes the south & by  
parcell of Sylverstone towards  
the north & abbutteth upon  
the roade towardes the East and upon  
Sellets parcell of Sylverstone towards  
the West & roade xxvii acres xxviii  
prches

xxv acres  
xxviii prches

145 2 20  
16-3-4  
X  
The number of acres belonging to the  
lands in the tenure of John  
Fayrebrother the hundred  
and hundred of fayrebrother  
and fayrebrother eight acres in  
William Marlinge holdeth the demanage of  
fayrebrother which containeth 145-2-28 and  
payeth by yeare 32-6-8 L. item which is  
4-5-6 to the crown

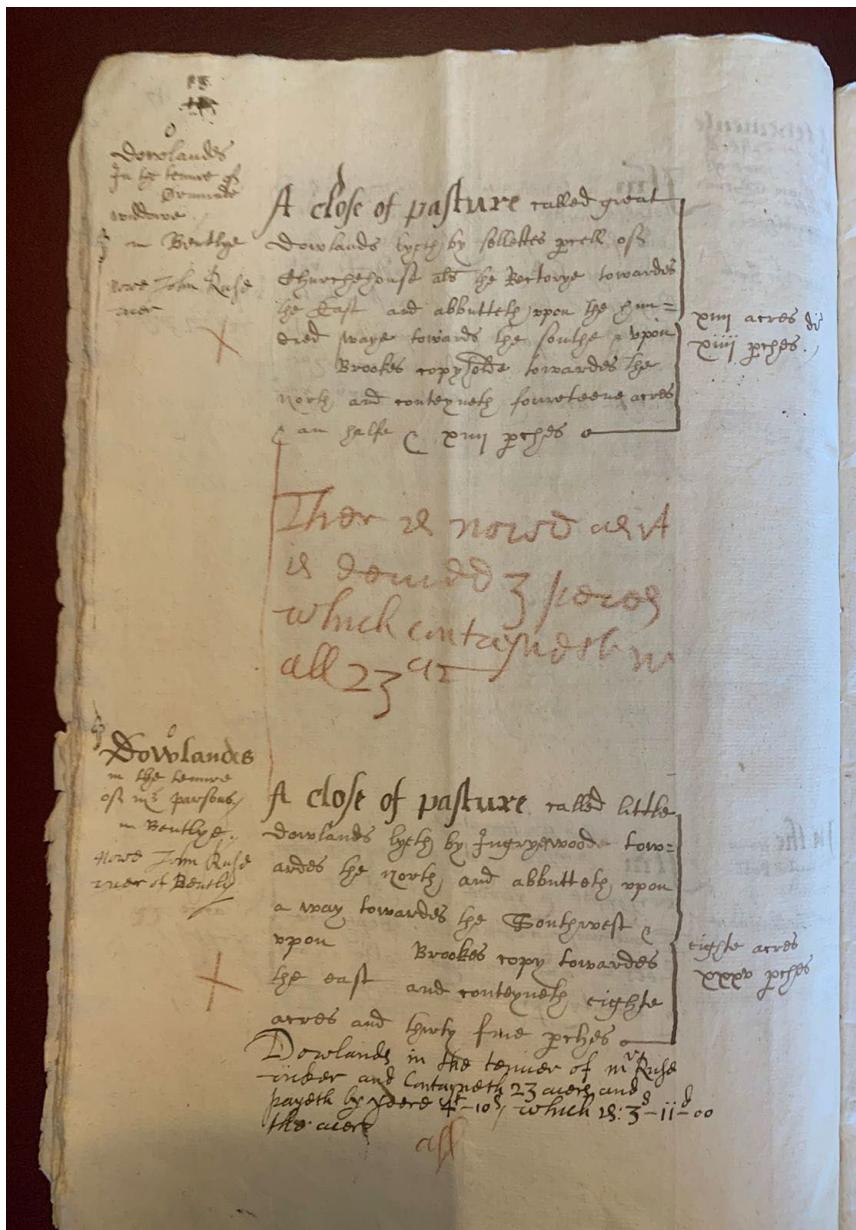
All his Right

**Shortlands** lye by the Hundred Waye towards the northe by  
Longlande towards the Southe & abbutteth upon the  
rodeway towards the East and upon the lands of John  
Fayrebrother towards the West & conteyne four acres  
three roodes

iii acres      iii roodes

**Burreldefielde** lyeth by the Hundred Waye towards the  
Southe & by parcel of Churchehouse towards the Northe  
and abbutteth upon the syade rodaye towardes the Easte and  
upon Sellets parcel of Churchehouse towards the West &  
conteyneth xvi acres xxviii prches

xvi acres      xxviii prches



### Dowlandes in the tenure of .....Ormonde Widdowe in Bently

**Nowe John Rewse vicar**

**A close of pasture** called Great Dowlands lyeth by **Sellettes** parcel of **Churchehouse** alias the Rectory towards the East and abbutteth upon the **Hundred Waye** towards the South & upon **Brookes** copyhold towards the North and conteyneth fourteene acres & an half & xiiii prches

**xiiii acres di xiiii prches**

### Dowlandes in the tenure of Mr Parsons<sup>1</sup> in Bently

**Nowe John Rewse vicar of Bently**

**A close of pasture** called Little Dowlands lyeth by **Ingryewoode** towards the north and abbutteth upon a way towards the Southwest & upon Brookes copy towards the east and conteyneth eighte acres and thirty five prches

**eigthe acres xxxv prches**

**[TOTAL]** Dowlandes in the tenure of Mr Rewse vicar and conteyneth 23 acres and payeth by year 4l 10s, which is: 3s iid-00 the acre

<sup>1</sup> Vicar buried in the Chancel d.1625

## **Appendix 2**

## Shotley Peninsula and Hinterland Landscape Character Assessment

Final Report

April 2013



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### 3.3 Shotley Peninsula Plateau

#### Description

**Context:** This includes the central upland farmed plateau of Shotley Peninsula which stretches from the western boundary of the Study Area (A12) as a central 'shoulder' of land as far as Shotley in the east. It is bounded to the north and south by the Orwell and Stour Estuary character areas respectively. The change in character is generally marked by a break in slope and or views to the estuary water. The plateau is drained by small streams which create shallow valleys and add variation to this otherwise relatively flat plateau.

**Constituent Landscape Types:** Ancient Estate Claylands and Ancient Estate Farmlands



#### Summary Description

This is a flat plateau of loamy well draining arable land, which forms the central part of the Shotley Peninsula. It has historically been regarded by 18th and 19th century agricultural writers as having some of the best soils in the country. This landscape is unique in Suffolk with a mix of "modern" rectilinear field systems with Ancient Woodland and parklands.

The landscape pattern is characterised by large-scale arable blocks divided into rectilinear fields (reflecting relatively late enclosure) coupled with ancient woodland and remnant parklands. There are some notable hedges of holly with pollard oaks, while suckering elm is usually very dominant on the lightest land. Place names reflect former heathland, and occasional patches of gorse and birch in verges/hedgerows indicate former unenclosed areas of common grazing and heath. Although the predominant land use is arable, some pig rearing occurs in the east and orchards/fruit growing in the west. Areas of open arable farmland are of particular value for farm birds including lapwing, grey partridge, yellow wagtail, tree sparrow, turtle dove and corn bunting.

Historically this landscape had a number of extensive parkland landscapes including Tattingstone and Woolverstone which extended into the adjacent Holbrook Valley or Orwell Estuary character areas respectively. Although both have now become fragmented, remnants of parkland continue to make an important contribution to local sense of place.

The area has a substantial number of ancient woodlands, some up to 80ha in size. In the west there is the close grouping of Great and Little Martin's Woods, Dodnash Wood and Holly Wood; Old Hall Wood on Bentley's northern boundary close to Spinney Wood and Wherstead Wood, with Holbrook Park and Cutler's Wood forming another group to the east. The southeastern part of the area has smaller woods, such as Rence Park. There are also areas of plantation woodland although these are relatively small.

The existing settlement pattern is mainly one of villages, but with some dispersed farmsteads and isolated houses/churches. In the main, settlement clusters are on the edge of this landscape and housing development in the latter part of the century has significantly altered the character and appearance of many of the villages e.g. Holbrook, Shotley and Chelmondiston. This pattern of growth onto the Shotley Plateau has masked the historic association of settlement with adjacent valleys and estuaries.

Outside the villages the landscape is scattered with farms, cottages or isolated churches which in the Middle Ages would have been associated with manor halls. Often the farms comprise a mixture of exceptional vernacular buildings and some examples of more modern and larger scale buildings. On the western fringe of this landscape, at the boundary with the claylands, that there is a notable pattern of estate halls including Bentley Old Hall, Bentley Manor and Bentley Hall.

This landscape is crossed by a series of minor roads including the B1456 and B1080 as well as the more significant A137. These roads, along with a network of single tracked lanes, connect the various settlements and reinforce the perception of the area being a rural backwater. Some ancient routes remain as tracks and footpaths particularly in the west.

This landscape has a degree of homogeneity and regularity to it and a rural settled character. Some spatial variations occur - for example there is a greater concentration of woodland blocks in the west compared to the east; however, overall, the pattern of a wooded skyline across large scale open arable fields is consistent across the area. In most views there is often a farmstead or manor house reflecting the settled character.

There are glimpsed views to areas outside of this area e.g. Felixstowe docks or Royal Hospital School clock tower, and in the north the close proximity to Ipswich is evident in road development, presence of masts and increase in farm food outlets and small scale business parks converted from agricultural buildings.

#### **Distinctive Characteristics**

- Deep loamy soil that originated as wind-blown sediments from glacial sources giving rise to fertile soils and predominately Grade 2 Agricultural Land
- Elevated, open, exposed, gently undulating plateau/shoulder of land, drained by small shallow valleys particularly in the southeast between Holbrook and Erwarton
- Predominately arable farmland defined by rectilinear hedgerow enclosures and woodland blocks giving rise of an often open and defined landscape
- Extensive areas of ancient semi-natural woodland and some mixed conifer plantation which form blocks of woodland and create visual structure to the otherwise open, relatively flat landscape
- Hedgerows along lanes frequently comprise suckering elm with pollarded oaks and holly
- Dispersed estate farmsteads are the predominate settlement pattern reflecting former medieval halls and parks (e.g. Pannington Hall and Bond Hall) and remnant areas of parkland including Bentley Hall, Bentley Park, Bentley Manor and Belstead Hall
- Settlements of Bentley, Belstead, Woolverstone, Stutton, Holbrook, Chelmondiston and Shotley, many of which include extensive areas of late 20th century housing development
- Concentration of historic manor houses, churches and farms particularly in the west
- Old lanes remain in the landscape as farm tracks and footpaths e.g. Old Hall Lane and Bentley Lane
- Occasional long distant views to a wooded skyline but there are no views to the estuaries which lie in close proximity to the north and south
- Views to isolated properties are commonplace giving rise to a settled but predominately quiet back-water character

#### **Evaluation**

##### **Special Qualities and Features**

- Whole area lies outside the Suffolk Coast and Heaths AONB designation but within its Additional Project Area as set out in the AONB Management Plan
- Majority of the area is designated a Special Landscape Area for its river valleys and woodland
- Area important for significant population of Dormouse and stag beetle

- SSSI woodlands at Holbrook Park and Freston and Cutler's Woods
- CWS designations associated with high concentration of ancient woodlands
- Significant blocks of ancient woodland including Bentley Long Wood, Brockley Wood, Old Hall Wood, Wherstead Wood, Holbrook Wood, Cutler's Wood, Glebe Wood, Bylam Wood, Rence Park, Broomfield Covert and New Covert.
- Erwarton Hall - late 16th century English county house (listed) and gatehouse with historical links with Anne Boleyn.
- Stools of coppiced sweet chestnut found in Holbrook Park wood are among the largest recorded in Britain (*The Shotley Peninsula, Sylvia Laverton, pg 17*)
- SAM at Potash Farm comprising an interrupted ditch system

## Forces for Change and Their Landscape Implications

### Past and Current

- Fragmentation of habitats e.g. woodlands due to intensification of arable cultivation
- Lack of hedgerow management reflected in gappy and over trimmed hedges, elm dieback and some stag head oaks
- Development of masts and telegraph poles which visually intrude into this landscape
- Pressure for wind farm development e.g. Thorington Hall/Cottage, east of Belstead
- Development of farm food outlets and business parks e.g. Wherstead Office Park in part due to proximity to Ipswich
- Significant areas of 20th century housing development extending onto plateau areas and altering traditional settlement pattern
- Increased traffic on B roads which traverse the plateau particularly B1456
- Loss of former areas of heathland - evidence now limited to place names and vegetation
- Noise intrusion from A12 in western extremities of this area
- New hardwood plantations e.g. Harkstead Hall Estate
- Lack of traditional woodland management and coppicing resulting in dereliction of some former coppice woods
- Diffuse pollution from use of agricultural chemicals affecting water quality in adjacent estuaries

### Future

- Further development of tall cranes within the Harwich Bay area is likely to adversely extend the perception of built development associated with Felixstowe and affect the rural qualities of the tip of the peninsula
- Further suburbanisation of narrow lanes and larger roads due to inappropriate curtilage development or new infill development
- Pressure for redevelopment of HMS Ganges site at Shotley Gate (former naval training site now derelict) which may affect character of rural lanes
- Lack of hedgerow management resulting in fragmentation of hedgerow pattern
- Loss of hedgerow trees in particular ash due to Chalara or ash dieback
- Pressure for further vertical structures including masts and windfarms (inc domestic scale)
- Pressure to create a major new Areas of Natural Greenspace associated with Alton Water Reservoir, through acquisition of additional land on the north and northwest sides of the reservoir with potential to have wider implications for the character of this landscape which lies adjacent
- Pressure for housing growth in existing settlements including Chelmondiston, Holbrook, as key service centres, and also smaller settlements of Bentley, Stutton and Tattingstone as set out in Babergh District Core Strategy Issues Document (2011)
- Planning allocation for growth of Wherstead Office Park to the east of the current development and new access off the A137

- Some historic buildings are at risk - particularly farm related barns which have fallen into disrepair and yet make a significant contribution to local distinctiveness (eg the semi-derelict Grade 11\* listed Bentley Hall Barn)
- Conversion and expansion of farmsteads for residential uses/food outlets
- Impact of deer on the condition of woodlands
- Changes in crops and land use as a consequence of change in climate and markets

### Landscape Strategy

Protect
<ul style="list-style-type: none"> <li>• Protect the rural quiet character of lanes within the peninsula avoiding unnecessary signage, kerbing, widening, lighting or the introduction of roundabouts, all of which undermine the essential 'back-water' qualities of the area</li> <li>• Protect visual integrity of Woolverstone Village and particularly the unity of estate cottages along the main road. Avoid cumulative ad hoc development such as increases in signage, boundary treatment changes etc which may adversely affect the current character.</li> <li>• Protect newly planted woodland from deer damage through use of appropriate fencing</li> <li>• Protect dark skies and restrict the introduction of night lighting associated with new development or improvements to road infrastructure</li> <li>• Protect rural character of roads across this area and avoid development such as HMS Ganges site which will increase traffic pressure and the needs for road alteration which would undermine current character</li> <li>• Protect area's distinctive wooded skylines and avoid cumulative impacts from vertical structures which interrupt these skylines and undermine perceptions of a rural backwater. Ensure that any new development avoids adverse impact on adjacent estuary or valley landscapes</li> </ul>
Manage
<ul style="list-style-type: none"> <li>• Manage areas of ancient semi-natural woodland and coppicing through appropriate woodland management regimes</li> <li>• Record and survey veteran trees seeking management which prolongs life and monitors gradual loss and potential replacement by maturing trees in future</li> <li>• Reinforce the historic pattern of regular boundaries through appropriate hedgerow management including coppicing of elm hedges</li> <li>• Maintain, enhance and restore locally distinctive holly hedges</li> <li>• Restore, maintain and enhance the network of tree belts and pattern of small plantations found across much of this landscape type</li> <li>• Restore, maintain and enhance the historic parklands through the preparation of significance statements and whole park plans to ensure recognition of subtle elements e.g. park railings</li> <li>• Restore and enhance the condition of ancient woodlands including the effective control of deer grazing and browsing</li> <li>• Resist development which will erode the tranquillity of the area</li> </ul>
Plan
<ul style="list-style-type: none"> <li>• Plan for the replanting of veteran trees and careful management of maturing trees in order to retain the character of mature trees in this landscape which are so characteristic</li> <li>• Undertake whole park plan for Woolverstone to ensure a clear understanding of the significance of the estate including the Nelson's Avenue, park boundaries and Estate cottages as a whole to inform future management</li> <li>• Plan for the preparation of village design statements to enable the special qualities of each settlement to be articulated so that new development can be incorporated sensitively</li> <li>• Plan for the creation of strong street scenes within villages which have undergone</li> </ul>

significant 20th century growth through the re-emphasising of old routes through the settlement, planting of street trees/avenues, reducing visual clutter such as overhead wires and signage

- Consider carefully the implications of future housing growth in the villages and seek ways to reinforce/reinstate local distinctiveness in any new development, including edge treatment, mitigation and open space provision

## **Appendix 3**



## **Suffolk Coast and Heaths Area of Outstanding Natural Beauty Boundary Variation Project**

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### **Natural Beauty Assessment**

September 2017

## **Evaluation of Natural Beauty in relation to a proposed Boundary Variation to the Suffolk Coast and Heaths AONB.**

	active management of the area for water supply and recreation, though the water and fringing broadleaved trees provide a 'naturalistic' appearance around the reservoir itself. The area is generally relatively tranquil, with a lack of large settlements or roads, though tranquillity is reduced towards the southern end of the reservoir where the area near the visitor facilities and marina is often busy. The area as a whole is not considered suitable for inclusion within the Candidate Area for designation.
<b>Area D3: Shotley Peninsula Plateau</b> <b>Natural Beauty Factors, Sub-factors and Evidence of Indicators</b>	
Landscape Quality	<p><b>Area D3: Shotley Peninsula Plateau</b></p> <p>Overall, this rural, largely flat, open plateau landscape has an elevated, exposed, large-scale and simple character of moderate landscape quality. It has a degree of homogeneity and regularity to it and is characterised by large-scale arable blocks divided into recti-linear fields with occasional blocks of woodland and few areas of semi-natural habitat. The deep loamy soils originated as wind-blown sediments from glacial sources and have given rise to fertile, well drained soils well suited to the modern arable production which predominates throughout the area. Some fields are bounded by hedges, but there are relatively few hedgerow trees. In places hedges of suckering elm and holly, with pollarded oaks and ash trees occur, as do areas of heathy vegetation, often along the lanes and verges. Many hedges have become gappy or are over trimmed. The plateau is crossed by many minor roads, including some single-tracked lanes and the historic pattern of lanes is intact.</p> <p>Overall, there is relatively little woodland, with small blocks of plantation woods scattered across the area but with little habitat connectivity between them. Around the periphery of the area though, there are three areas with significant close groupings of ancient woodlands. These are centred round Bentley Hall/Bentley Old Hall/ Bentley Manor in the north-west, Holbrook Park in the east, and the Dodnash area in the south-west, where they contribute to areas of higher landscape quality. The latter two areas are contiguous with neighbouring areas of higher landscape quality in the Samford and Freston valleys.</p> <p>Historically this landscape was only lightly settled. Historic farmsteads, cottages and houses remain scattered throughout the area and groupings of vernacular buildings make a positive contribution to landscape quality in places. Often the farms comprise a mixture of exceptional vernacular buildings with more modern and larger-scale buildings. More recent housing along the lanes forms loose clusters of settlement including Bentley, The Heath, Upper Street and East End which have a predominately modern character, including late 20th century housing developments which have altered the otherwise linear patterns and have little vernacular influence. In the north-west fringe of the area at the boundary with the claylands, there is a group of notable halls including Bentley Old Hall, Bentley Park, Bentley Manor and Bentley Hall with their associated church and vernacular buildings. Together with their areas of parkland, many mature trees, woods and a stretch of slightly incised valley, these form a small area of higher landscape quality due to the intactness of wooded estate features and patterns, set in the wider plateau landscape. Here the parklands appear well managed with some characteristic estate features, though some of the woodlands are not apparently under active management.</p> <p>There are relatively few large-scale incongruous features over much of the area, though some woodland character has been altered by modern plantation planting, including with conifers in places, altering the typical patterns and colours of the local semi-natural woodland. The area is however, physically fragmented by the busy A137 road (which has a visual impact in places on the plateau) and is bounded to the west by the A12 dual carriageway. High and low voltage pylons criss-cross the fields in many</p>

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	places and areas of agricultural machinery and irrigation equipment storage contribute to visual clutter, affecting landscape quality locally. To the north the influence of Ipswich becomes greater, with tall masts which visually intrude into this landscape; and in some places in the north-west of the area the A12 is visible.
<b>Scenic Quality</b>	<p><b>Area D3: Shotley Peninsula Plateau</b></p> <p>The area provides open views across typical, large-scale, open plateau arable farmland, often with a wooded skyline. Overall, the area has a pleasant rural character since there are relatively few built features and few major roads. Views to isolated properties (which often reflect the local vernacular and traditional settlement pattern are commonplace giving rise to a settled but predominately quiet 'back-water' character. There are no views to the estuaries which lie in close proximity to the north and south and there is little topographical variation to offer visual variety.</p> <p>On the wider plateau, there are relatively few remaining hedges or hedgerow trees and a lack of other features to provide visual interest or draw the eye. The small villages and hamlets such as Bentley, The Heath, Potash and East End are largely modern in character with relatively few houses reflecting the local vernacular. The many small roads, telephone wires and low voltage power lines are visible over relatively wide areas owing to the flat nature of the plateau in general and together with storage areas for agricultural machinery and irrigation equipment and the relative lack of hedges or hedgerow trees, give the area a modern utilitarian feel and reduce scenic quality. In some areas shallow valley slopes associated with the river valleys which lie in neighbouring Character Areas occur, offering some topographical variation and small areas of higher landscape quality in the otherwise relatively featureless plateau landscape. These higher valley slopes are associated with the main Samford river valley, the upper reaches of the northern Samford tributary valley at Bentley Hall and the upper reaches of the Holbrook valley.</p> <p>In the immediate vicinity of Bentley Hall and Bentley Park there is a small area of higher scenic quality where a shallow winding tributary valley occurs in combination with well managed areas of estate woodland, parkland type planting, and some designed elements in the landscape, providing a strong woodland influence and estate character with harmonious compositions and slight topographical variation and glimpsed views to the wider plateau landscape. Numbers of attractive vernacular buildings around Bentley Hall, its church, and the presence of old green lanes such as Old Hall Lane also make a significant contribution to scenic quality in this small area, though it is surrounded in all directions by lower quality typical plateau arable land. There is also an area of well managed parkland around Bentley Manor contributing to higher scenic quality locally.</p> <p>In the three areas with significant groupings of semi-natural woodland mentioned in the landscape quality section above, scenic quality is also higher. These woodland groups are important in defining views, create visual structure in the otherwise open, relatively flat landscape and contribute to a stronger wooded estate character in these areas. The woods at Dodnash and Holbrook Park/Cutlers Wood sit on the edge of the plateau and extend into the neighbouring Samford and Orwell Character Areas, where they are important in defining the visual limits of the valley systems. The encircling estate woodlands around Bentley Hall, Bentley Long Wood to Old Hall Wood and Wherstead Wood frame views in all directions in the area north of Bentley though some have been replanted, including with conifers in places, altering the traditional broadleaved woodland colours and patterns. The intervening agricultural land between the Bentley woods however consists of flat, large-scale arable cultivation with few field boundaries, reducing scenic quality and the overall impression here is one of a well-wooded modern farming landscape.</p>

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<b>Relative Wildness</b>	<p><b>Area D3: Shotley Peninsula Plateau</b></p> <p>Overall, this is an area with a strong agricultural character, which does not have a sense of relative wildness. The more extensive areas of woodland do however offer a degree of relative wildness in places, especially where stands of spring flowers combine with mature broadleaved trees. Some areas of re-planted woodland do not appear to have been subsequently managed, offering some sense of a return to nature in places, with fallen trees and accumulations of dead wood.</p>
<b>Relative Tranquillity</b>	<p><b>Area D3: Shotley Peninsula Plateau</b></p> <p>There is a relatively tranquil rural feel across much of the area except where road noise impinges, such as in proximity to A12, A137 and A14, though this is variable and dependent on wind direction and degree of screening vegetation. Intermittent train noise has an impact close to the mainline railway line and the impact of the roads and railway on tranquillity is confirmed by CPRE noise mapping. The settlements of The Heath, Bentley, Upper Street and East End with their higher density modern development and night lighting, also reduce tranquillity in their vicinity. There are few large-scale detracting features apart from the roads, railway and power lines but the flat landform, lack of hedgerows and relatively low overall level of woodland do mean that where smaller scale incongruous features occur, their influence is visible over a wider area than in more enclosed landscapes. The combinations of high voltage and low voltage power lines criss-crossing the fields, together with modern agricultural machinery and irrigation infrastructure contribute to a sense of clutter in some areas, also reducing tranquillity locally.</p>
<b>Natural Heritage Features</b>	<p><b>Area D3: Shotley Peninsula Plateau</b></p> <p>There are three areas which support significant concentrations of semi-natural woodland habitat, all clustered towards the periphery of the area. Around Bentley Hall/Bentley Old Hall/ Bentley Manor in the north-west are Bentley Long Wood, Brockley Wood, Old Hall Wood, Enry Wood, Pedlar's Grove, Newcome and Wherstead Wood. In the east are Holbrook Park, Cutler's Wood, Woodley Wood and Hale Grove, and in the south-west lie Great Martin's Hill Wood, Holly Wood and Dodnash Wood which continue into the neighbouring Samford Valley landscape. The woods at Holbrook Park and Cutler's Wood are designated SSSI for their woodland interest and many of the others are County and Local Wildlife sites. Stools of coppiced sweet chestnut found in Holbrook Park wood are among the largest recorded in Britain.</p> <p>Much of the woodland has been replanted, often with broadleaved species such as beech and sycamore and in some cases by conifers, reducing its biodiversity interest, though in the larger semi-natural woodlands, areas with good spring ground flora (including carpets of bluebells), relict hornbeam, hazel and cherry and a thicker shrub layer survive and provide greater habitat interest. Woodland bird song provides additional interest, many woods support dormouse and areas with good levels of deadwood provide habitat for invertebrates such as Stag Beetle.</p> <p>Other than the ancient woodland sites there are few other priority habitats, only the small scattered broadleaved woods, reflecting the productive soils of the area, which are well suited to modern arable agricultural production. Hedgerows are relatively sparse throughout most of the area and in many cases have become 'gappy' and thin, reducing their biodiversity interest and hedgerow trees are also relatively limited. Areas which have retained a wooded estate character (e.g. in the north-west around Bentley Hall) also retain some substantial hedges containing a mix of species including suckering English Elm, spindle and holly as well as higher numbers of hedgerow trees, largely ash, increasing habitat connectivity locally.</p> <p>The red crag geology of the area is not a dominant presence and there is little geomorphological interest visible apart from a</p>

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	<p>short stretch of shallow river valley at Bentley Hall/Park and some upper valley slopes associated with the neighbouring Samford Valley and Holbrook Valley systems, which provide a little topographical variety. Soils over much of the area derive from fine-grained loess deposits originating as wind-blown sediments from glacial sources and these sandy loam soils support heathy remnant vegetation in places including bracken, broom and birch, particularly along road verges and in Wherstead Wood. However, formerly more extensive areas of heath such as Clubs Heath and Hall Heath have been planted with woodland, changing their characteristic vegetation patterns and species and masking the past heathland character. Heavy Diamicton clays overlie the bedrock geology in the north west of the area. These were harder to cultivate before the advent of tractors and may have influenced the survival of the clusters of semi-natural woodlands in the Bentley area.</p>
<b>Cultural Heritage Features</b>	<p><b>Area D3: Shotley Peninsula Plateau</b></p> <p>The soils on the Shotley Peninsula Plateau were considered by writers in the 18<sup>th</sup> and 19<sup>th</sup> Centuries to be the best in the county. This legacy of productive agriculture and cultivation means that there are relatively few surviving above ground features of cultural heritage interest on the farmland and there are no Scheduled Monuments within the area. In dry weather, some crop marks become visible eg in the area south of Wherstead Wood; and a few areas with ditches, barrow sites and enclosures survive eg south of Shrub Wood. Many of the field systems have however been rationalised owing to changing agricultural practice and increasing machinery sizes, leading to a simplification of the earlier patterns of enclosure and a reduction in field boundaries. Evidence for former areas of heathland, is now generally limited to place names and heathy vegetation in some woods, verges and hedgerows. In places old lanes and hollow ways have survived, often as green lanes or footpaths and the original patterns of roadways connecting the dispersed rural dwellings remains intact. This is particularly true in the west of the area around Bentley e.g. Old Hall Lane and Bentley Lane, where they add interest and contribute to a stronger sense of time depth locally.</p> <p>Some of the ancient woodlands eg Wherstead Wood, Dodnash, Great Martin's Wood and Holbrook Park retain historic woodland management features such as coupes, boundary banks, and old coppice stools and they also feature in the writings of Oliver Rackham. In places heath and ancient woodland indicator species occur, contributing to a stronger sense of time depth and past diversity within the woodlands. Parts of two historic parklands survive in the north of the area at Bentley Park and Bentley Manor, and new parkland planting has been undertaken in the vicinity of Bentley Manor.</p> <p>The settlements do not exhibit a strong local character or sense of time depth, however the scatter of attractive vernacular buildings away from the settlements add time depth especially the significant grouping of fine vernacular listed buildings including halls, a tithe barn (currently in a poor state of repair) and a church in the vicinity of Bentley Hall/Park, Bentley Old Hall. These and nearby Bentley Manor do make a positive contribution to natural beauty locally where they appear in combination with their gardens, parkland and designed landscape features. There is also a line of six attractive, listed, vernacular farmsteads and cottages along the old London Road adjacent to the A12, in the west of the area, including the 14<sup>th</sup> Century Grade II* Boynton Hall, though these are surrounded on all sides by typical modern plateau farmland.</p>
<b>Evaluation</b>	
<b>Overall weight and spatial distribution of natural beauty evidence</b>	<p><b>Area D3: Shotley Peninsula Plateau</b></p> <p>The Shotley Peninsula Plateau within this evaluation area has a mixed weight of evidence of natural beauty. Although some areas have higher levels of natural beauty, these are small and fragmented and the majority of the area has a lower weight of</p>

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	<p>evidence of natural beauty. Overall, the area has a modern utilitarian agricultural character of moderate landscape and scenic quality. There is little sense of relative wildness though much of the area is tranquil, reflecting the relative lack of large settlements and major roads. Landscape and scenic quality are highest in areas with some topographical variation and where this combines with areas of semi-natural woodland and views of vernacular buildings, particularly in the area around Bentley Park, Bentley Hall and Bentley Manor where historic landscape patterns remain relatively intact. However, these areas are limited in extent within a wider area which overall, lacks distinction due to the intensity of modern agricultural use. Apart from the three clusters of semi-natural ancient woodland sites and the groups of listed buildings in the vicinity of Bentley, the area as a whole also lacks significant natural or cultural heritage interest.</p> <p>On this basis, the Shotley Peninsula Plateau as a whole is not considered suitable for inclusion within the Candidate Area for designation. However in areas adjacent to the main Samford River valley and Freston Brook, parts of the upper valley slopes and areas of woodlands lying within this Character Area are closely associated with the neighbouring qualifying valley systems and benefit from views across them, giving them a stronger weight of evidence.</p>
<b>Candidate Area</b> <b>Overall recommendation as to land that should be considered a Candidate Area</b>	<p>The parts of the Dodnash Special Landscape Area which are considered suitable for inclusion within a Candidate Area include:</p> <ul style="list-style-type: none"> <li>the main Samford River valley, running north, then west from the existing AONB boundary at Stutton Bridge to the A12 and several small tributary valleys running into the main valley.</li> <li>some peripheral areas of the Shotley Peninsula Plateau in the immediate vicinity of the Samford Valley, which play an important role in framing the Samford Valley system. These include the cluster of ancient woodlands along the edge of the plateau landscape, some of which spread down onto the valley slopes, eg Dodnash, Holly and Great and Little Martin's Woods; as well as areas which provide views across the valleys or into the head of the tributary valley systems, such as at Hill Farm, Manor Farm and Stutton Lane.</li> <li>Some peripheral areas of the Shotley Peninsula Plateau in the immediate vicinity of the head of the Freston Brook Valley which play an important role in framing the Freston valley system, including Holbrook Park and Cutler's Wood.</li> </ul>
<b>Need for further scrutiny</b>	<p>There is a need for further scrutiny to identify a suitable boundary between the main Samford tributary valley which meets the natural beauty criterion and the part of the northern tributary valley which does not.</p> <p>There is a need for further scrutiny to identify a suitable boundary which would include the higher quality upper valley slopes and semi-natural woodlands which lie adjacent to the Samford Valley and Freston Brook valley systems on the Shotley Peninsula Plateau which are associated with these valley systems and which do meet the natural beauty criterion, but not the wider Shotley Peninsula Plateau which does not.</p>
<b>Issues to be Addressed in Defining Extent</b> <b>Transition</b>	<p><b>D1: Samford Valley</b></p> <p>There is no sudden change in the level of natural beauty either side of the existing AONB boundary within the Samford Valley system. There is a gradual diminution in landscape and scenic quality in the upper reaches of the main valley system as the valleys narrow and become shallower, agricultural management changes to arable cultivation, field sizes become larger and more regular and there is a change in landscape character and quality to the neighbouring Shotley Peninsula typical plateau</p>

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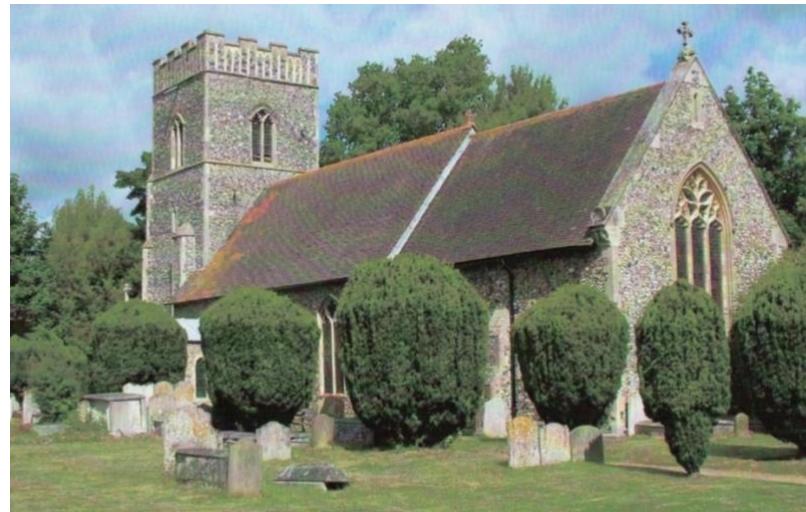
	<p>farmland.</p> <p>There is a transition in the level of tranquillity in the vicinity of both the A12 and the A137 and the mainline railway; however this is relatively slight and there is surprisingly little road noise, even in close proximity to the A12, due to the complex valley topography and maturing adjacent mitigating tree and hedgerow planting.</p> <p>Along the northern rim of the main Samford Valley, the extensive woods extend onto the neighbouring plateau and screen the Shotley Peninsula Plateau farmland to the north from view along most of the length of the valley west of the A137, framing the valley landscape and providing a clear transition between the two different Character Areas. Their importance in framing the valley landscape and separating it from the neighbouring plateau should be taken into account in seeking a suitable boundary along this side of the valley.</p> <p>There is also a transition in the level of natural beauty between the main river valley and the northern tributary valley, which has a simpler, less branching form and gentler slopes, which have allowed arable cultivation down to the valley floor along most of the west side of the valley, resulting in a simpler, more modern landscape with fewer features of interest.</p> <p>Care will need to be taken at the boundary setting stage to ensure that the proposed boundary is drawn to include the higher quality land and to exclude areas of lesser quality in these areas of transition.</p>
<b>Fragmentation</b>	<p><b>D1: Samford Valley</b></p> <p>Like the other short river systems on south side of the Shotley Peninsula, the Samford Valley system runs into the Stour Estuary. The area which lies outside the existing AONB boundary does not have a strong estuarine influence, as it is fragmented physically and visually from the estuary landscape by topography and also by a bend in the river. The area does however have many other qualities which contribute to natural beauty and which are not undermined by the lack of an estuarine influence.</p> <p>The main river valley is also visually and physically fragmented in the vicinity of Brantham Bridge, where the mainline railway crosses the valley on an embankment and the main A137 road crosses the valley in close proximity, though the impact of this fragmentation is relatively limited in extent.</p> <p>In the far west of the Evaluation Area, the A12 also fragments the Samford Valley system cutting off the valley to the west of this main road from the majority of the valley system.</p> <p>Care should be taken at the boundary setting stage to ensure that the proposed boundary is drawn to exclude areas affected by fragmentation adjacent to the A12 and to find a suitable line in the area affected by the A137 and railway at Brantham Bridge.</p>
<b>Incongruous features</b>	<p><b>D1: Samford Valley</b></p> <p>In the Stutton Brook valley there are few large-scale incongruous features. Those which are present occur either at the edge of the qualifying area (notably the A12) or are clustered together in the vicinity of Brantham Bridge, where their overall impact is limited owing to the curving river morphology and surrounding planting. At Brantham Bridge, the railway runs on a high viaduct across the main valley and then continues along the length of the northern tributary valley. The mainline infrastructure and</p>

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	<p>electrification features have an impact on landscape quality along the full length of the northern tributary valley. A line of high voltage power cables also runs up the entire length of this valley though in places its effect is localised due to the topography and winding nature of the valley and framing woods and the fact that the pylons sit low on the valley floor. The A137 has a localised impact at Brantham Bridge, though it only directly affects a small section of the valley as it continues onto the plateau away from the valley once it has crossed Stutton Brook.</p> <p>In a few places small modern plantations of Scots Pine, poplar and willow and modern orchard planting are altering the traditional patterns, colours and textures of the area. Fencing and other developments associated with keeping horses are also altering boundary patterns and character in a small area overlooking Brantham Bridge. An area of drainage works and modern mitigating tree planting of a non-local species mix affects landscape and scenic quality in the northern tributary valley in the vicinity of Folly Farm. The impact of these features is however localised and does not affect the landscape quality overall.</p> <p>Care will need to be taken at the boundary setting stage to ensure that a suitable boundary is chosen to exclude the lower quality land in the northern tributary valley.</p>
<b>Settlements</b>	<p><b>D1: Samford Valley</b></p> <p>There are no large settlements within the Samford Valley Evaluation Area, only a few scattered farmsteads on the rim of the valleys and one on valley floor at Dodnash Priory, which all make positive contributions to natural beauty, reflecting the use of local materials and styles in their construction.</p> <p>The small hamlet of Bentley Junction lies within the northern tributary valley where the landscape and scenic quality are affected by the mainline railway infrastructure and a row of high voltage power cables and there are few features of natural or cultural interest. The settlement does not have a great deal of remaining historic interest, the old station having been demolished and the small cluster of houses includes an assortment of modern development which does not generally reflect the local vernacular.</p>

## **Appendix 4**

# **Survey of Selected Heritage Assets in Bentley, Suffolk**



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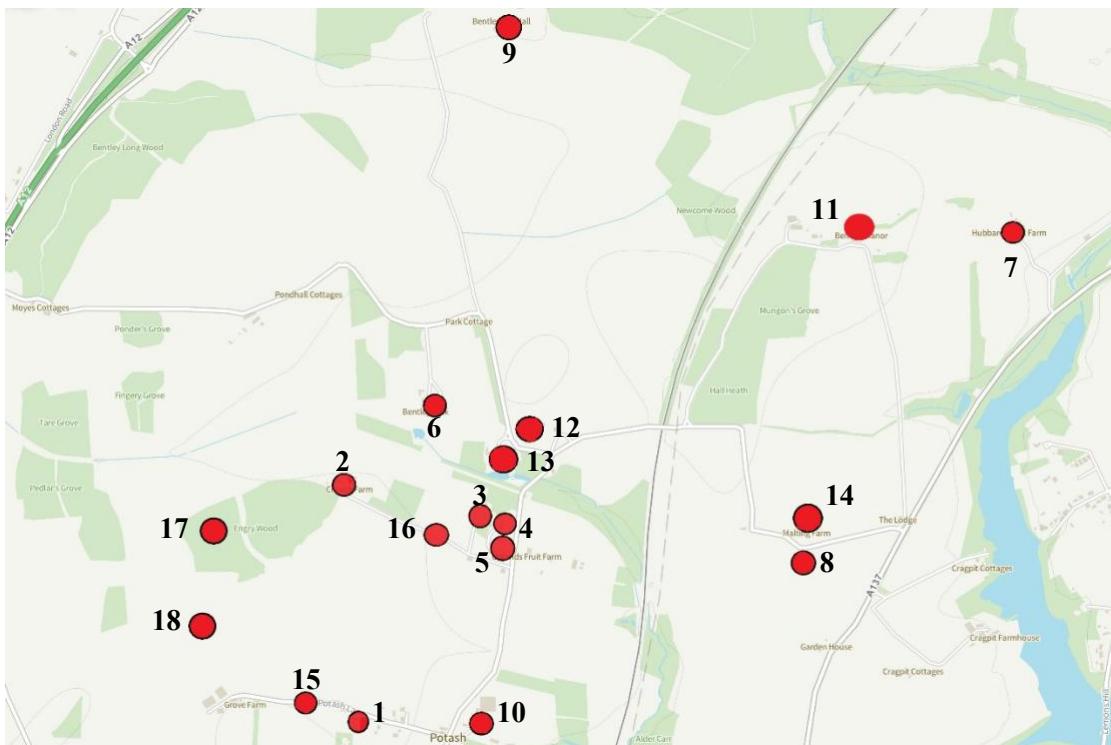
**December 2025**

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*Leigh Alston is a building archaeologist and architectural historian who for 20 years lectured on the understanding and recording of timber-framed structures in the Departments of Archaeology and Continuing Education at Cambridge University. He worked as the in-house building archaeologist for Suffolk County Council's Archaeological Service for 10 years and still fulfils this role for its successors. He also undertakes commissions on a freelance basis for the National Trust, Historic England and private clients. Leigh co-founded the Suffolk Historic Buildings Group in 1993, serving as Chairman for 13 years, and has been involved in several television programmes including 'Grand Designs' and David Dimbleby's 'How We Built Britain'. Publications include 'Late Medieval Workshops in East Anglia' in 'The Vernacular Workshop' edited by Paul Barnwell & Malcolm Airs (CBA and English Heritage, 2004) and the National Trust guidebook to Lavenham Guildhall. He has been elected to a fellowship of the Society of Antiquaries.*

## Location Map



A location map numbering each heritage asset discussed below.

## Introduction and Summary

This report presents the results of a survey of heritage assets undertaken between October and December 2025 within the newly designated Bentley Conservation Area. It was intended to identify any previously unrecognised assets and to reveal further information about those already listed by Historic England or recorded on Suffolk County Council's Heritage Environment Record. The region of Babergh District Council in central southern Suffolk was last surveyed for listing purposes in the 1970s when internal inspection was not required and in consequence many important buildings were omitted in error. Not all assets or potential assets were made available for inspection, and only external access was granted to Falstaff Manor.

All the buildings numbered 1-14 appear on the First Edition 25-inch Ordnance Survey of 1881 and are therefore heritage assets according to the usual criteria, with three listed at grade II, three at grade II\* and one at grade I as noted in the contents index above. Of the remaining seven properties, all are likely candidates for listing at grade II under Historic England's current guidelines which leave scope for subjective interpretation. Potash Farm contains two substantially intact 16<sup>th</sup> century buildings that are listable in their own rights, making a total of eight individual buildings. The listing guidelines have altered since the 1970s when buildings constructed after 1840 were rarely considered, and Victorian houses of significant architectural merit or historic interest are now routinely added to the list. The former manor house and vicarage known as Bentley House beside St Mary's Church and the two buildings at Potash Farm clearly met the criteria even in the 1970s and were omitted by mistake. More information about Bentley Hall, Bentley Hall Barn and Malting Farm is available in separate reports produced by the same author in 2005, 2009 and 2024 respectively. Three historic green lanes which are not currently recorded on the Heritage Environment Record have also been identified (numbered 15, 16 and 18), and the reports on Bentley Hall and Bentley Hall Barn describe the important Elizabethan seigneurial landscape of which they formed a part.

## 1 Potash Farm



**Illus. 1. The house from the south-east with the contemporary 16<sup>th</sup> century barn on the left. See also illustration 38.**

The unlisted timber-framed former farmhouse now forms three cottages with a peg-tiled roof as shown to the right in illus. 1. A pantiled fourth cottage consisting largely of re-used timber was added to its southern gable in the 19<sup>th</sup> century. Only the central cottage of the original building was inspected, but the house is clearly an intact mid-16<sup>th</sup> century building of 1.5 storeys that reflected the standard domestic layout of its period. A central hall of two bays was flanked by a service bay on the south and a parlour bay adjoining Potash Lane to the north. Part of the 16<sup>th</sup> century southern gable is exposed within the extension, which was also inspected, and the lack of weathering to its studs and brace suggests the frame was rendered from the outset. The hall extends to a modest 15 ft in width internally by 12.5 ft in length excluding the ostensibly original high-end chimney in illustration 2. The lintel of the original cross-passage entrance is visible above the present door with pegs for a missing Tudor arch in its northern jamb and the arch of a blocked service door survives in the southern wall (illustration 3). The mid-rail above this arch retains traces of a rare late-16<sup>th</sup> or early-17<sup>th</sup> century wall painting and more of the same scheme may lie hidden beneath the paint and plaster elsewhere. The hall roof retains an original of A-frame truss with collar braces designed to avoid the need for an inconvenient tie-beam at eaves level, but the common rafters are hidden along with any wind-braces that might survive. Small mid-16<sup>th</sup> century houses of this kind are no longer common and the building fully meets the criteria for listing at grade II even without its rare wall painting.

### Barn

The unlisted weatherboarded outbuilding to the left (south) of the house in illustration 1 is an unusually small 16<sup>th</sup> century timber-framed threshing barn of three bays that retains a good 18th or early-19th century threshing floor of gault brick. Although its roof was entirely renewed in the 20th century, its wall framing is otherwise largely intact with internally trenched corner braces and an edge-halved-and-bridled scarf joint in its northern roof-plate. Joints of this kind were not used after the 16th century. Two original arch-braces also survive. The building was entered from the south with evidence of a small rear door on the north. At only 31 ft in length by 17 ft in width and 8 ft in height the building is of special historic interest as an exceptionally small threshing barn befitting the 8-acre farm documented in 1613 and 1838. This holding may represent a medieval quarter virgate. Barns of this scale are rare and it accordingly meets the current guidelines for listing at grade II in its own right despite the loss of its roof. The survival of such a barn alongside a farmhouse of the same period is also highly unusual.



**Illustration 2.** The two-bay central hall of Potash Farm showing its substantial binding joist with step-stopped chamfers and plain common joists. The 'inglenook' cooking fireplace backs onto the parlour bay which was not inspected. Unusually heavy framing of this kind is typical of Bentley and probably reflects the fact that most of its early houses belonged to the Tollemache family and were built using timber from the parish's extensive ancient woodland.



**Illustration 3.** A detail of the original arched service door in the southern wall of the hall showing horizontal black lines and a red background on the mid-rail above. Other designs lie beneath and could be revealed by professional cleaning. These rare and historically significant wall paintings may be contemporary with the mid-16<sup>th</sup> century house and are certainly no later than the early-17<sup>th</sup> century.



**Illustration 4.** The chamber over the hall showing the A-frame roof truss against the high-end chimney. The pegged collar braces are original but the clasped-purlins are hidden by later pine boards and the light colouring is modern. A-frames of this kind were designed to avoid the need for inconveniently low tie-beams spanning the roof-plates which are visible to left and right and lack dovetails for tie-beams above the posts.



**Illustration 5.** The northern interior of the small three-bay 16<sup>th</sup> century threshing barn showing an intact arch-brace with externally trenched corner braces on the right. This unusually small structure is contemporary or broadly contemporary with the house.

## 2 Church Farm



**Illustration 6. Church Farm from the south with the threshing barn on the left and the house to the right. The early part of the house lies beneath its gable to the extreme right.**

The structure of the house at Church Farm is largely hidden but the ground-floor ceiling of its southern wing to the right in illustration 4 consists of re-used 16<sup>th</sup> century joists and appears to have originated as a relatively modest dwelling of two rooms divided by a central chimney. It has been extensively altered and the large range that now extends to the north dates wholly or chiefly from the late-20<sup>th</sup> century. The farm is absent from the 1838 tithe map and the early timbers may have been salvaged from a nearby farm that was demolished to accommodate the new railway in the 1840s. The weatherboarded and pantiled four-bay barn also contains some re-used material, but most of its narrow wall studs are typical of the 1840s and are interrupted by straight diagonal braces. The structure remains largely intact, with its original bolted knee-braces and clasped-purlin roof, and illustrates the traditional nature of early-Victorian threshing barns in East Anglia shortly before the advent of mechanical threshing. It is accordingly of considerable historic interest and unlike the much altered house it probably meets the guidelines for listing at grade II. Most barns of this period are not listed as mid-19<sup>th</sup> century farm buildings lay outside the standard age limits during the most recent listing surveys in the 1970s and 80s.



**Illustration 7. The intact mid-19<sup>th</sup> century framing of the barn's eastern internal gable.**

### 3 Glebe Cottage



**Illustration 8. The converted stable at Glebe Cottage from the south (top) and rear**

In 1838 Glebe Cottage was one of numerous farm buildings belonging to neighbouring Bentley House which was then known as Church House Farm. The farm extended to 230 acres, representing a large property by the standards of the day. By 1881 it had become the vicarage and most of the farm buildings had been demolished, as demonstrated by the Ordnance Survey of that year, with Glebe Cottage extended to the rear and converted into a dwelling known as Vicarage Lodge. The Lodge's occupant in 1901 was a gardener. The extensions are shown in the lower image above and the southern façade in the upper. The façade's early-19<sup>th</sup> century brickwork is likely to be contemporary with the major extension and remodelling of Church House Farm. It contains a central entrance door in a tall arch that includes a semi-circular loft window flanked by arched ground-floor windows that originated as doors. The internal ceiling of three bays contains no evidence of sub-division and this arrangement is typical of early-19<sup>th</sup> century gentry stables. The central loft window probably contained a loading hatch as the flanking first-floor windows are respected by the brickwork and probably occupy the positions of louvred vents. The internally exposed studwork of the rear wall consists of re-used timber. As a fine example of a decorative Georgian stable the building remains a candidate for listing despite its conversion. Given its historic link with Bentley House it may also fall within the latter's curtilage for listing purposes depending on the date of separation.

## 4 Bentley House



**Illustration 9. Bentley House from the north-east (top) showing its close proximity to St Mary's Church and its western façade. The recessed central range retains elements of a late-16<sup>th</sup> or early-17<sup>th</sup> century timber-frame, but most of its fabric is hidden.**

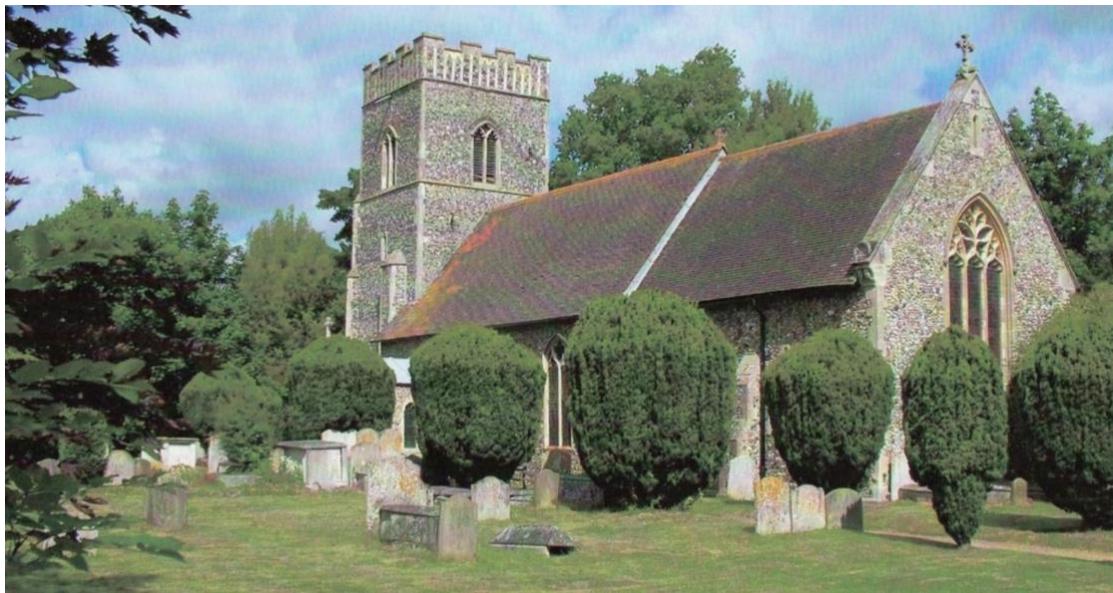
Bentley House became the vicarage in 1843 but was previously the farmhouse of a large 230-acre holding known as Church House Farm and is believed to occupy the site of the medieval manor of Bentley Church House. Walter and Isabell de Cherchehoue held land adjoining the nearby Hundred Way in 1299 (SRO HD1047/2/38). The 1861 census records it as the 'Vicarage House' occupied by the vicar, Henry Ruck Keene, with his wife, mother, a housekeeper, a cook, a parlour maid and a house maid. The present building dates largely from a major reconstruction in the early-19<sup>th</sup> century and retains numerous fixtures and fittings of that period including a 'stick' baluster staircase with a mahogany hand rail and at least three ground-floor marble fire surrounds similar to that in illustration 8. Many of the bedrooms preserve decorative late-Georgian coal grates. The low range in the centre of the house contains an exposed tie-beam at eaves level, suggesting it originated as a timber structure, and a principal ceiling joist bears an ovolo-moulding of the late-16<sup>th</sup> or early-17<sup>th</sup> century, although this appears to have been rotated

through 90 degrees. With the exception of a modern conservatory to the south-east the building's outline is unchanged since its depiction on the 1881 Ordnance Survey. As a well-preserved, picturesque house of the early-19<sup>th</sup> century that retains a high proportion of original fixtures and fittings the building clearly meets the criteria for listing at grade II and was omitted in error from the last listing survey. It also makes a significant contribution to the setting of the medieval church.



**Illustration 10.** The 'stick' baluster staircase with a mahogany hand rail and an example of a marble fire surround, both of which are typical of the late-Georgian period (i.e. the early-19<sup>th</sup> century).

## 5 St Mary's Church



**Illus. 11. St Mary's Church from the south-east (reproduced from church website).**

Grade II\*-listed St Mary's Church is a picturesque and historic building in an equally picturesque and historic location. It was much restored in 1856, as noted by Pevsner, but a Norman entrance door and window betray its early origins. The present tower dates from the mid-15<sup>th</sup> century as money was bequeathed towards it in a local will of 1458 and it may be contemporary with the impressive false-hammerbeam roof with finely carved spandrels in illustration 10. A single 15<sup>th</sup> century bench with carved ends survived the Victorian refurbishment which included a highly unusual mosaic floor in the chancel which Pevsner ascribes to Burke & Co. in 1883-4.



**Illustration 12. The fine 15<sup>th</sup> century false-hammerbeam roof in the nave.**

## 6 Bentley Park



**Illustration 13. The eastern façade showing the Gothic Revival carved porch, chimneys and applied timber-framing of the 1890s. The workmanship is of the highest quality.**

In its current form, Bentley Park's exterior in illustration 11 is a fine example of late-Victorian Gothic Revival architecture. A large wing with two-storied bay windows was added to the rear in 1893 (as dated by photographs in the house), with the carved porch, chimneys and applied false timbers added soon afterwards. The false timbers were applied to a genuinely timber-framed structure of the 16<sup>th</sup> or early-17<sup>th</sup> century with an intact wind-braced roof of clasped-purlins. It appears to have formed the service bay of a standard three-cell house as there is evidence of an axial partition, although most of the framing is hidden. The central hall and the parlour to the left retain high quality panelled ceilings of the Georgian Gothic Revival style and probably date from *circa* 1820. The moulded fire surround in the parlour is of the same period but an Elizabethan-style stone fireplace in the hall is a Victorian replica. The roof of this taller range was rebuilt around the same time, but it is unclear whether any older fabric survives beneath. The building's early origins and the high quality of its Georgian features mean that it was omitted in error from the most recent listing survey in the 1970s, and under Historic England's revised current guidelines its striking late-Victorian additions would warrant listing at grade II in their own right. The property was a farm of 92 acres owned and occupied by John Gosnall in 1838, and was labelled Park Cottage in 1881 before acquiring its current name prior to 1902. The final phase of remodelling may have been inspired by nearby Bentley Manor which was largely rebuilt in the Jacobean style in 1896 for Hon. Stanhope Tollemache (Pevsner).



**Illustration 14.** The building from the south-east in 1887, prior to its late-Victorian extension and embellishment (from an original photograph in the house).



**Illustration 15.** The central entrance hall of Bentley Park with the southern parlour to the left. The panelling of the principal ceiling joists is convincingly Georgian rather than late-Victorian and suggests the present porch opens into a former cross-passage with a high-end chimney on the right. No early framing is exposed in this part of the house, but there is evidence of an original axial partition in the visible 16<sup>th</sup> or early-17<sup>th</sup> century framing of the kitchen beyond the chimney which indicates it was designed as a pair of service rooms – in which case the chimney may occupy the original cross-passage of a house that subsequently exchanged the functions of its end-bays in a manner often seen elsewhere.

## 7 Hubbards Hall



**Illustration 16**

**The jettied southern facade and a detail of the typically early-16<sup>th</sup> century crown-post with slender braces to the collar purlin above the hall chamber.**

Hubbard's Hall is rightly listed at grade II as a complete early-16<sup>th</sup> century timber-framed house with a plain crown-post roof. It reflected the standard domestic layout of the period with a pair of service rooms to the left (west) of its central hall and a parlour to the right. The present chimney against the cross-passage interrupts the ceiling and may have replaced an original

against the rear wall where the underside of the mid-rail is hidden by plaster. Alternatively it may have replaced a predecessor in the same location but with a smaller timber-framed flue. A stair rose from the back of the cross-passage as usual and another probably lay in the parlour's rear corner where any evidence has been lost to the existing stair. With 19 ft between its roof-plates the building is substantial by the standards of the 16<sup>th</sup> century and would have been expensive to construct, particularly as the ceiling joists and other timbers are unusually large. Heavy framing of this kind would normally be accompanied by carved or moulded decoration, but the joists here are entirely plain apart from simple chamfers to the principals. Similar anomalies are seen elsewhere in the parish, and may indicate Tollemache estate tenements designed for tenants rather than affluent owner-occupants. The continuous jetty was a display feature intended to impress passers-by on the nearby road who would have recognised it as a Tollemache property.



#### Illustration 17

**The central two-bay hall at Hubbards showing the likely position of the original chimney against the rear wall of the high-end bay with the later chimney against the cross-passage to the left. Plaster conceals any evidence of a gap in the frame below the mid-rail. The chamfered principal joists and plain common joists are unusually large but plain for the period and suggest a link with the Tollemache estate which is known to have possessed the farm in 1613. The original parlour door lay behind the picture on the wall to the right.**

## 8 Malting Cottage



**Illustration 18**

**The northern façade of Malting Cottage, which reveals no evidence of the unusual 'end-jetty' to the left-hand parlour gable.**

Malting Cottage is rightly listed at grade II as a 16<sup>th</sup> century timber-framed house (as Maltings Cottage). It dates from the early part of the century and retains a plain crown-post roof with slender purlin braces. Crown-posts were superseded by side-purlins structures in Suffolk during the 1530s and 40s. The interior was floored throughout and retains most of its original joists which are plain but unusually heavy with a high proportion of cheaper elm rather than oak. The heavy frame is reminiscent of nearby Hubbards Hall, but in contrast to Hubbards' substantial width of 19 ft this structure is a modest 13.5 ft wide internally. It reflected the standard early-16<sup>th</sup> century domestic layout with a central hall flanked by a cross-passage and service bay on the right (west) and a parlour entered by a door against the back wall to the left. The original hall chimney occupied the same position as its successor against the back wall. The hall has been combined with the service bay and the latter's ceiling rebuilt, with the mid-rail between the two replaced by a re-used binding joist imported from elsewhere. The parlour gable was initially jettied, producing an external appearance common in Kent but rare in Suffolk where jettied are usually confined to front elevations. The upper storey was originally open to the rafters and divided into a parlour chamber and a combined hall and service chamber. The property is likely to have been a small farmhouse but at the time of the 1838 tithe survey it was a cottage on the estate of Bentley Lodge which was renamed Bentley Manor in the 20<sup>th</sup> century.



**Illustration 19**

The unusually heavy joists of the parlour ceiling showing the fireplace in the later chimney to the left in illustration 16 and the evidence for a rare original 'end-jetty': the lower wall was initially inset by some 12 inches and a mortice for a jetty bracket is visible above the picture with a matching indent in the mid-rail to the left.



**Illustration 20**

The unusually waney purlin above the service bay with a single brace to the plain crown post on the right.

## 9 Old Hall



**Illustration 21**

**Old Hall from the west, with the intact roof of the 14<sup>th</sup> century aisled hall to the left and the early-17<sup>th</sup> century parlour cross-wing that replaced the original service wing or in-line service bay to the right. The aisles were removed in the 16<sup>th</sup> century when the present walls of the hall were built and the original parlour bay or wing on the site of the single-storied structure to the left was demolished at an unknown date. The detached building to the right was not inspected. The house appears to have been approached from the east initially as the hipped gable indicates a rear elevation and inserted chimneys were typically placed in the angles of cross-passages and front walls.**

Old Hall is listed at grade II\* (grade-two-star) as a '13/14<sup>th</sup> century aisled hall'. Its open hall possessed side-aisles with low external walls similar to those of many medieval churches in a fashion associated with the earliest known domestic houses in England. This fashion declined during the 14<sup>th</sup> century and many were rebuilt even before the end of the Middle Ages so surviving examples are rare and historically important. Old Hall is believed to be the original manor house of Bentley Hall Manor which moved to the present Bentley Hall near the church in the 15<sup>th</sup> century or before. From as early as the 12<sup>th</sup> century it belonged to the Tollemache family who eventually moved their principal seat to Helmingham Hall in the 16<sup>th</sup> century. The scale of Old Hall indicates manorial status as its aisled hall extended to a highly impressive 32 ft in length at a time when 20 ft was perfectly respectable, and the remaining fragment of high-end wall is decorated with multiple fan bracing as shown in illustration 20. This wall was probably part of a missing cross-wing and the building reflected the standard medieval domestic layout with a central open hall flanked by a parlour on the north and a service wing or bay to the south. The extant 'nave' contained 14.25 ft between its arcade plates. The service rooms were completely replaced in the early-17<sup>th</sup> century with the present cross-wing which was designed as a parlour with an integral chimney and a small service room to the rear (west). This western room contains a number of re-used joists of 14<sup>th</sup> century appearance that were probably re-used from its predecessor. The original parlour may have been lost at this point, with the property long-since downgraded to a farmhouse (on a 147-acre tenanted holding in 1838).



#### Illustration 22

**The decorative 'fan' bracing of the high-end wall, which served as a backdrop to the Tollemache's high table. The ground-floor timbers in the lower image have been partly moved to the left in order to accommodate the door. The original parlour door or doors lay in the missing aisles.**

Very little of the aisled hall now remains, with the aisles cut off and replaced by the present walls in the 16<sup>th</sup> century when a chimney was inserted in the angle of the front (eastern) wall and the cross-passage between the front and rear doors. The arcade posts were also replaced, although the central tie-beam survives along with a single arch-brace to the east. The missing arcade braces are indicated by pegs in the arcade plates which remain intact, both with long splayed scarf joints that lack tables or wedges, and a single brace mortice is just visible in the

high-end wall above the inserted ceiling (which is integral to the walls). The impressive roof structure also survives in the attic space above, complete with a heavily braced crown-post that retains a finely carved capital but has been cut off beneath. All the original timbers remain thickly encrusted with soot from the medieval bonfire-like open hearth where they escaped the sand-blasting that stripped the arcade plates. The missing posts would have possessed similar carved capitals, but there is no evidence of the elaborate additional decoration such as mouldings and cornices found in high-status manor houses elsewhere. The Tollemaches may not have reached the level of society which demanded such embellishment until they left Old Hall. The fan bracing with its relatively closely-spaced studs at intervals of just under 2 ft is typical of the mid- to late-14<sup>th</sup> century and is most unlikely to pre-date the 1340s. The aisled hall may possibly be slightly earlier in the 14<sup>th</sup> century, but recent tree-ring dating on similar examples has demonstrated that many continued to be built after the Black Death of 1349. Bourchier's Hall in Tollesbury, for example, retains a very similar crown-post and dates from between 1352 and 1367. In my view, Old Hall is most likely to date from a similar period in the middle decades of the 14<sup>th</sup> century, but dendrochronology could offer more precision.



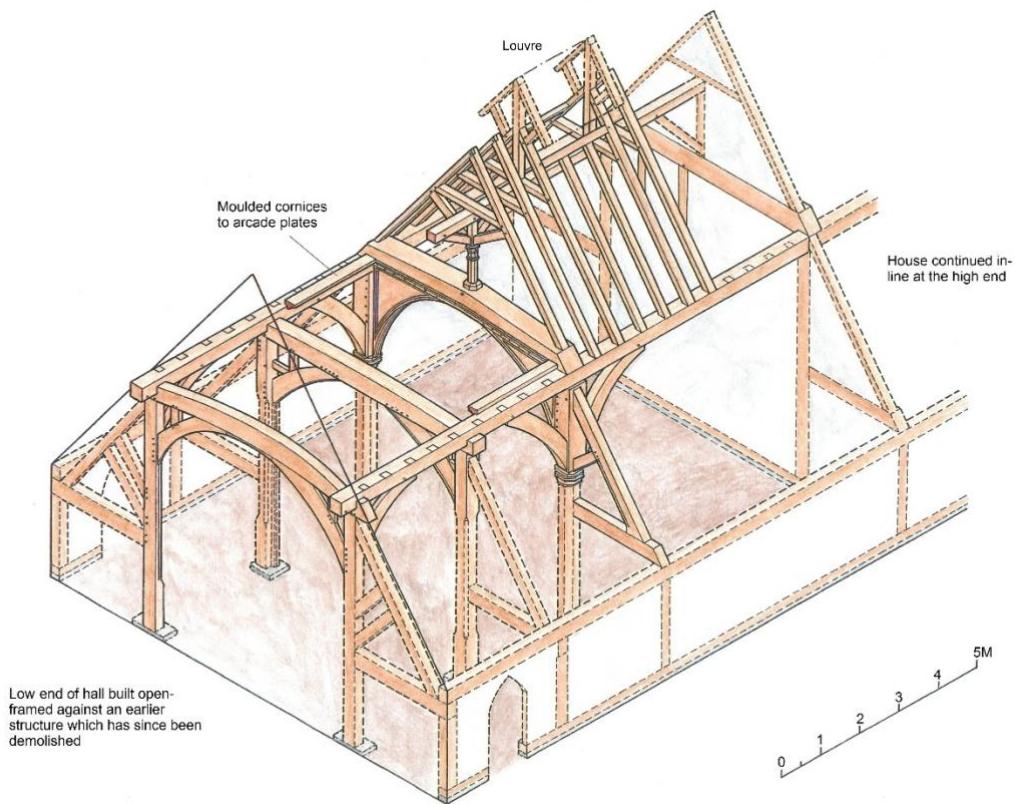
**Illustration 23. The fine central crown-post of the aisled hall with a detail below.**



**Illustration 24.** A single post above the crown-post's collar would have projected above the ridge to support a louvre that was probably largely decorative but also served as a smoke vent. The timber is double pegged to the collar and pegged mortices secure the rafters on both sides.



**Illustration 25.** The eastern arcade-plate contains a long splayed scarf joint of standard 14<sup>th</sup> century form. The heavy, unchamfered arched brace and tie-beam appear to be original features but the post was replaced when the present wall was built.



**Illustration 26**  
**The similar crown-post of 1352-67 at Bourchier's Hall in Tollesbury near Maldon with a reconstruction drawing of its aisled hall by Tim Howson. There is no evidence of an additional truss defining the cross-passage at Old Hall, which contains one louvre post rather than two. The moulded tie-beam and cornices are lacking at Bentley, but the Bourchiers were wealthy noblemen in the 14<sup>th</sup> century.**

## 10 Falstaff Manor



**Illustration 27. The high-quality Victorian Mock Tudor exterior of Falstaff Manor in a supplied aerial image taken from the south. The polygonal chimneys, hood mouldings and Flemish Bond brickwork appear to be contemporary with the eastern wing on the right but were added to an older and lower timber-framed range on the left.**

The farmhouse known as Falstaff Manor is believed to occupy the site of the medieval manor of 'Bentley Fastolfs' which along with many other properties in East Anglia belonged to a cousin of Shakespeare's Sir John Falstaff in the early-15<sup>th</sup> century. The building is locally reputed to preserve a medieval core. Its current outline is depicted on the 25-inch Ordnance Survey of 1881 but the 1838 tithe map shows a very different T-shaped building with a central projection to the north, suggesting a major remodelling between these dates. The red-brick farm buildings to the west of the house were added at or around the same time, replacing an earlier barn against the road. This expensive project was in the Victorian Mock Tudor fashion and included leaded-light windows with 16<sup>th</sup> century-style hood mouldings and octagonal chimneys, all laid in uniform Flemish Bond brickwork that is consistent with the 1860s or 70s. The panelled internal window shutters are of the same period. In 1838 the farm belonged to the wealthy Ruck Keene family and by the beginning of the 20<sup>th</sup> century to John A C Quilter, the second son of Sir William Cuthbert Quilter who built nearby Bawdsey Manor in a similar Gothic Revival style during the 1880s, although the exact individual responsible for the work at Falstaff Manor is currently unclear. The eastern wing to the right in illustration 27 appears to have been rebuilt entirely but the lower range on the left is understood from the present owner, Mr Don Baker, to conceal an earlier timber frame. A rear lean-to addition of late-18<sup>th</sup> or early-19<sup>th</sup> century brickwork against its northern wall includes a continuous window with iron glazing bars typical of those found in early dairies and sculleries. Mr Baker believes the timber frame to be no older than the 18<sup>th</sup> century, but although he kindly allowed close inspection of the exterior I was not permitted internal access to confirm this. The picturesque exterior has remained little altered since the mid-19<sup>th</sup> century and represents an impressive example of Victorian Mock Tudor architecture. It is accordingly likely to meet Historic England's criteria for listing at grade II even if the internal framing is no older than the 18<sup>th</sup> century.

## 11 Bentley Manor



**Illustration 28. The imposing southern façade and rear elevation of Bentley Manor.**

Bentley Manor was known as Bentley Lodge in the early-19<sup>th</sup> century and acquired its current name in the 1930s. The rear elevation consists in part of late-Georgian red brick, as does the stable range to the north, but the majority of the present Elizabethan Revival mansion was built at the beginning of the 20<sup>th</sup> century for the Hon. Stanhope Tollemache J.P. (1855-1934), a younger son of the first Lord Tollemache of Helmingham Hall. He purchased the property in the 1890s, serving as High Sheriff of Suffolk in 1903, and according to Pevsner he commissioned the work from the Ipswich practice of H Frank Brown. The 25-inch Ordnance Survey of 1924 depicts the building's existing outline while that of 1902 shows only relatively modest additions to the simple rectangular house on the First Edition of 1881. Given the building's imposing appearance and largely unaltered interior which retains some early-19<sup>th</sup> century elements, the property is likely to meet Historic England's criteria for listing at grade II despite its relatively recent origin.

## 12 Bentley Hall



**Illustration 29**

**Bentley Hall from the south with the back wall of the main house to the left and the rare early-16<sup>th</sup> century detached bake-house and brew-house to the right. Much the same view can be seen from Church Road.**

Bentley Hall is described by Pevsner as an important survival of a medium-sized Tudor manor house and its outbuildings. Both the picturesque house and the rare jettied early-16<sup>th</sup> century former bake-house and brew-house to the rear are separately listed at grade II\*, although the latter is wrongly interpreted in its listing entry as a manorial court house. The property was the principal seat of the Tollemache family in the 15<sup>th</sup> and 16<sup>th</sup> centuries before their move to Helmingham Hall some 10 miles to the north where they remain today. The building preserves an early-15<sup>th</sup> century service cross-wing with intact arched doorways and a central hall of 1582 that was rebuilt in the latest Elizabethan fashion with ovolو-moulded ceiling joists and window mullions. At almost 26 ft this hall is among the widest jettied structures in the county and boasts a finely carved bressumer bearing the Tollemache arms along with its date and the initials of Lionel Tollemache (illustration 30). The large detached range to the rear dates from the beginning of the 16<sup>th</sup> century and originally contained a large aperture in its ceiling to accommodate a brick furnace and brewing vats. A first-floor gallery provided access from above in the standard manner of early brew-houses. Brew-houses and bake-houses were important buildings on high-status sites, combining numerous additional functions such as malting and grain storage, but although frequently mentioned in early documents they are now notoriously rare. This example was later converted into stables and preserves an unusual combination of original diamond window mullions with the square-sectioned examples normally seen only in the northern half of Suffolk.



#### Illustration 30

The northern façade of Bentley Hall with a detail of the Tollemache arms on its finely carved jetty bressumer below. The 1582 date on the same bressumer relates only to the central hall which was rebuilt in the latest Elizabethan fashion with ovolو moulded ceiling joists and window mullions. A large dormer window of the same period has been removed. The service cross-wing on the right survives from the previous early-15<sup>th</sup> century hall while the parlour on the left is later replacement in brick.

## 13 Bentley Hall Barn



**Illustration 31**

**The grade I-listed barn from the west showing its closely-spaced wall studs with the remains of a mid-19<sup>th</sup> century complex of cattle sheds in the foreground. The brick gables are decorated with diamond patterns picked out in over-fired headers, but these replaced timber-framed predecessors in the early-17<sup>th</sup> century.**

The former northern entrance avenue of Bentley Hall is flanked on the east by one of the largest and most historically important Elizabethan timber-framed buildings in Britain. Recently listed at grade I, it extends to over 177 ft in length by 24.5 ft in width (54 m by 7.5), and retains much of the original brick nogging between its closely-spaced timbers. The 16-bay structure was designed to impress visitors to the hall and formed part of a Tudor ‘seigneurial landscape’ whereby the main residence was approached through a park via a broad avenue flanked by ostentatious outbuildings. A similar but now missing structure is likely to have existed to the west of the road. The southern end of the building nearer the house contained a first-floor chamber of 58 ft in length (17 m) lit by four windows with internally sliding shutters of which two retain their original diamond mullions. This space may have operated as a ‘court 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 double threshing barn with two western entrances and smaller doors to the rear. The decorative ‘serpentine’ or s-shaped wall braces in illustration 32 indicate a date in the final quarter of the 16<sup>th</sup> century, as do the edge-halved and bridled joints in the roof-plates and the intact clamped-purlin roof, so the building is probably contemporary with the new hall of 1582 described above. Despite its national importance, which bears comparison with famous and well-published barns such as Cressing Temple, Waxham and Bradford-on-Avon, the building is in poor condition due in part to the presence of rare bat species.



**Illustration 32**

**A detail of the close-studding with typically late-16<sup>th</sup> century serpentine braces in the barn's western wall (top) and the internal partition between the threshing barn and the chamber. The sides of the timbers are concave to secure the brick nogging, and the use of this expensive material rather than wattle-and-daub reflects the chamber's high status. The roof consists of two tiers of clasped-purlins with wind-braces to the upper.**

## 14 Malting Farm



**Illustration 33**

The southern facade, showing the 16<sup>th</sup> century building's unusual and distinctive profile with hipped gables at both ends. Given its short length of only 9.4 m or 31 ft, the shape of the roof is more typical of a dovecote than a house. The lean-to on the right is an early addition but the large porch dates only from 1987. The original chimney rose against the back wall but would have appeared roughly central to the roof in much the same way.

The pump in the foreground was present in 1881.

The grade II-listed former farmhouse at Malting Farm is a late-15<sup>th</sup> or early-16<sup>th</sup> century timber-framed structure of special historic interest. It forms a rare two-cell rural house with a hall and parlour but lacking the usual service rooms beyond its cross-passage, illustrating an important transitional stage in the development of English housing from the open halls of the Middle Ages to the multiple fireplaces of the 17<sup>th</sup> century. It was originally heated by a chimney against the rear wall of its floored hall. The single three-bay chamber on the first-floor was unheated and spanned by a pair of arch-braced tie-beams carrying plain crown-posts that still survive in the present loft. The hipped gables at both ends of this chamber create a distinctive external appearance that in conjunction with a long 'catslide' extension represents one of the building's key historic features. The original eastern gable formed the low-end of the hall but lacked service doors and probably lay in close proximity to a detached kitchen or bake-house. The catslide extension was intended either to normalise the layout or to compensate for the loss of space in the hall when a large chimney containing three fireplaces was inserted into its high-end bay, replacing the former external chimney. The arched head of the rear door remains intact and the frame consists of unusually large 7 or 8-inch wide timbers with a high proportion of waney elm, suggesting a link with the Tollemache estate and its extensive woodland. The farm contained just over 60 acres at the time of the 1841 tithe survey and extended across the nearby boundary with Tattingstone.



**Illus. 34.** The rear wall of the hall to the right of the inserted chimney with the original arched head of the back door to the cross-passage on the right. Its jamb preserves the double-pegged sill mortice of a large window to its left where the timbers of an inserted additional door can now be seen. The high-end bay to the left of the storey post is almost filled by the later chimney.



**Illus. 35.** The crown-post on the tie-beam between the two bays of the hall, as seen from the rear (north). The right-hand brace has been lost and the lower struts and purlins are insertions (although the original rafters are in excellent condition).

## 15-18 Medieval Lanes and Ancient Woodland



**The First Edition 25-inch Ordnance Survey of 1881 showing Engry Wood and the network of documented medieval roads and green lanes to the south and west of St Mary's Church.**



**Illustration 36. Bentley House and St Mary's Church from the north, showing the four exceptional medieval landscape features that surround the field in the background: Potash Lane is visible to the south in the rear with Pond Hall Lane & Engry Wood in the upper right-hand corner and the 'way to Engry Wood' in the trees adjoining the church.**

The special historic and visual significance of the countryside to the north of St Mary's Church derives in part from the buildings of Bentley Hall and its remarkable barn as described above (nos. 12-13). The three picturesque timber-framed structures contribute to an important 16<sup>th</sup> century 'seigneurial landscape' that includes the broad northern avenue flanked by the barn and designed to impress visitors in the fashion of the Tudor period. The area to the south and west of the church is equally significant, but owes its exceptional historic character to four medieval landscape features that adjoin the field in the upper quarter of illustration 36.

**15.** Potash Lane to the south of the field is a narrow metalled lane linking Church Road to Potash Farm (1), Grove Farm and Pond Hall Lane (16) on the west (illustration 37). According to the field abutments in a 1613 Tollemache estate survey it was then known as the Hundred Way, and can be equated with the same 'le Hundredisweye' in a deed of 1299 involving Walter de Cherchehous (SRO HD1047/2/38). Walter presumably lived at the nearby Manor of Church House, now Bentley House above (4). The lane's origins are likely to be older, as it leads in the direction of the hamlet of Copthorn on the old London turnpike in neighbouring Capel St Mary where the Hundred Court is said to be held in a document of 1542-44 (PRO SC 2/193/7). Bentley and Capel lie in the centre of Samford Hundred, so Copthorn (or Coppedthorne in the 1540s) would be a likely location for its court, particularly as it possessed two inns of which the White Horse still survives within metres of the Bentley parish boundary. Even in the early medieval heyday of such courts when they were attended by representatives from every parish and of necessity held in the open air the proximity of a hostelry would have been welcome. In later centuries, when attendances declined, they took place nearer the bar. Hundred Courts were established long before the Norman Conquest, so Potash Lane is likely to be equally ancient and would have been an important connecting route for the eastern parishes of the Hundred in the Middle Ages. It remains little altered, and still evokes an atmosphere of quiet antiquity.



**Illustration 37. Potash Lane (15) from the east, with its unmetalled continuation, Pond Hall Lane (18) visible behind the field on the right.**

**16.** Even more impressive and atmospheric than Potash Lane is the unmetalled green lane that defines the northern boundary of the field shown to the right in illustration 37, connecting Church Road with Church Farm and Glebe Cottage described above (2 & 3). In the Middle

Ages it linked the church to Engry Wood which still exists to the south-west of Church Farm and is designated by Suffolk County Council as an ancient woodland and earthwork (17). The lane was described in the 1613 survey of the Tollemache estate currently in the archives at Helmingham Hall as the ‘way leading to Ingryewood’. It lacks tarmac and is overborne by large and imposing oak trees on both sides.

**17.** The 22-acre wood known today as Engry Wood is designated as an area of ancient woodland on Suffolk County Council’s Heritage Environment Record (ref. BTY 019) and is included in the Nature Conservancy Council’s Suffolk Inventory of Ancient Woodland dated June 1992. For the purpose of this report it was inspected only from the adjoining green lanes, but it is clearly unusually well preserved, consisting of deciduous native species with no trace of the extensive coniferous planting that destroyed much the county’s historic woodland in the mid-20<sup>th</sup> century. Its boundary is defined by medieval banks and ditches of impressive scale, with numerous ancient pollards and coppice stools still surviving. It was described as ‘Ingryewood’ in the Tollemache survey of 1613 and as ‘Ingerethwode’ in a document of 1427, which according to place-name historian Keith Briggs may derive from the Old Dutch feminine name Ingrith (Dodnash Priory Charters 176, Ed C. Harper-Bill, 1988).

**18.** Engry Wood is bounded on the west by another well preserved medieval green lane known today as Pond Hall Lane which links Potash Lane to the south with Pond Hall which is listed as 16<sup>th</sup> century or older to the north. It can be equated on the basis of abutments in early surveys with ‘Kentsisestrete’ in charter 48 of Dodnash Priory in Bentley, which document dates from 1276. Later references include Kineton and Kenten Street. The lane has changed little if at all since the 13<sup>th</sup> century and is likely to be much older, with ancient coppice stools still remaining on its tree-lined boundary banks.

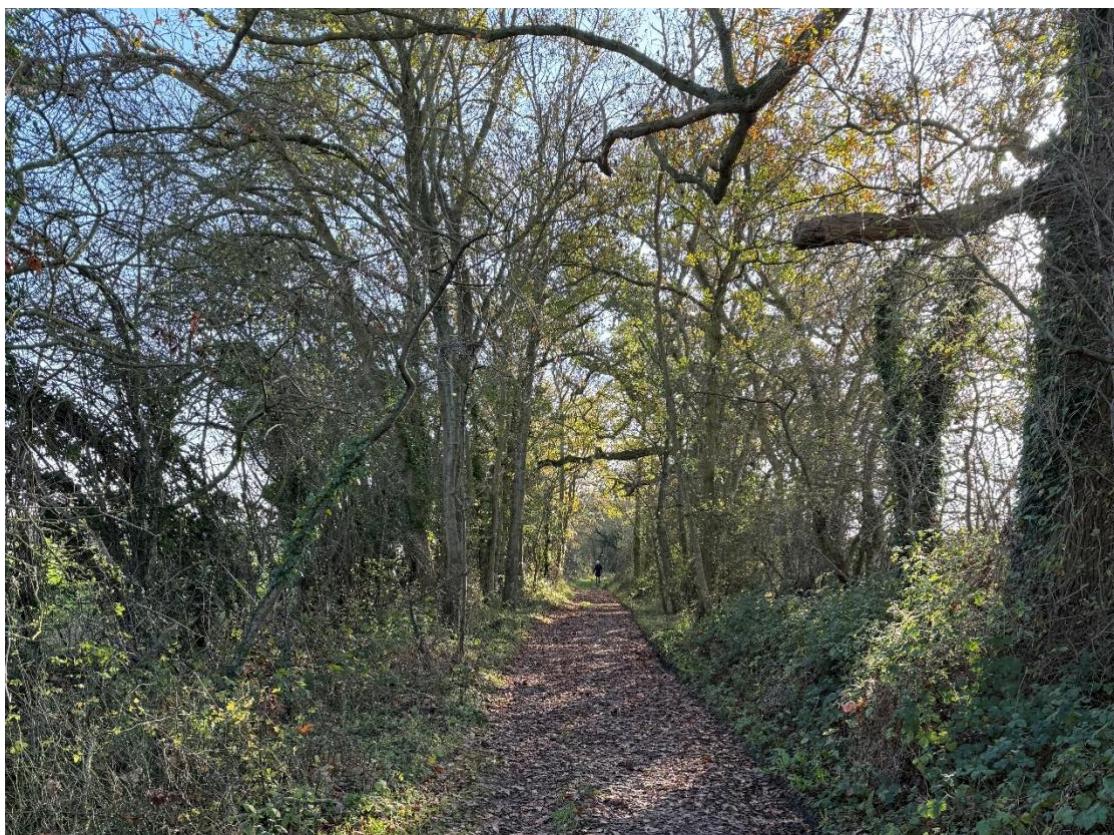


**Illustration 38**

**Potash Lane from the east showing the complete 16<sup>th</sup> century timber-framed house at Potash Farm (1) on the left. The axial chimney divides the central hall from the parlour adjoining the road in the standard arrangement of the period.**



**Illustration 39. Engry Wood (17) seen from Potash Lane to the south. The ancient trees on the bank are characteristic of unspoiled medieval woodland and are clearly visible beneath the leaf canopy. Few ancient woods have escaped coniferization so completely.**



**Illustration 40. Pond Hall Lane (18), known in 1276 as 'Kentisestrete', which connects Potash Lane to Engry Wood. Ancient coppice stools continue to thrive on its banks, and this scene has altered little since the 13<sup>th</sup> century.**



**Illustration 41. The evocative medieval green lane known in 1613 as the 'Way to Engry Wood' (16), showing the impressive oaks on its boundary banks. The lane passes St Mary's Church on the right before meeting the field in illustration 36 and continuing westwards to the wood.**

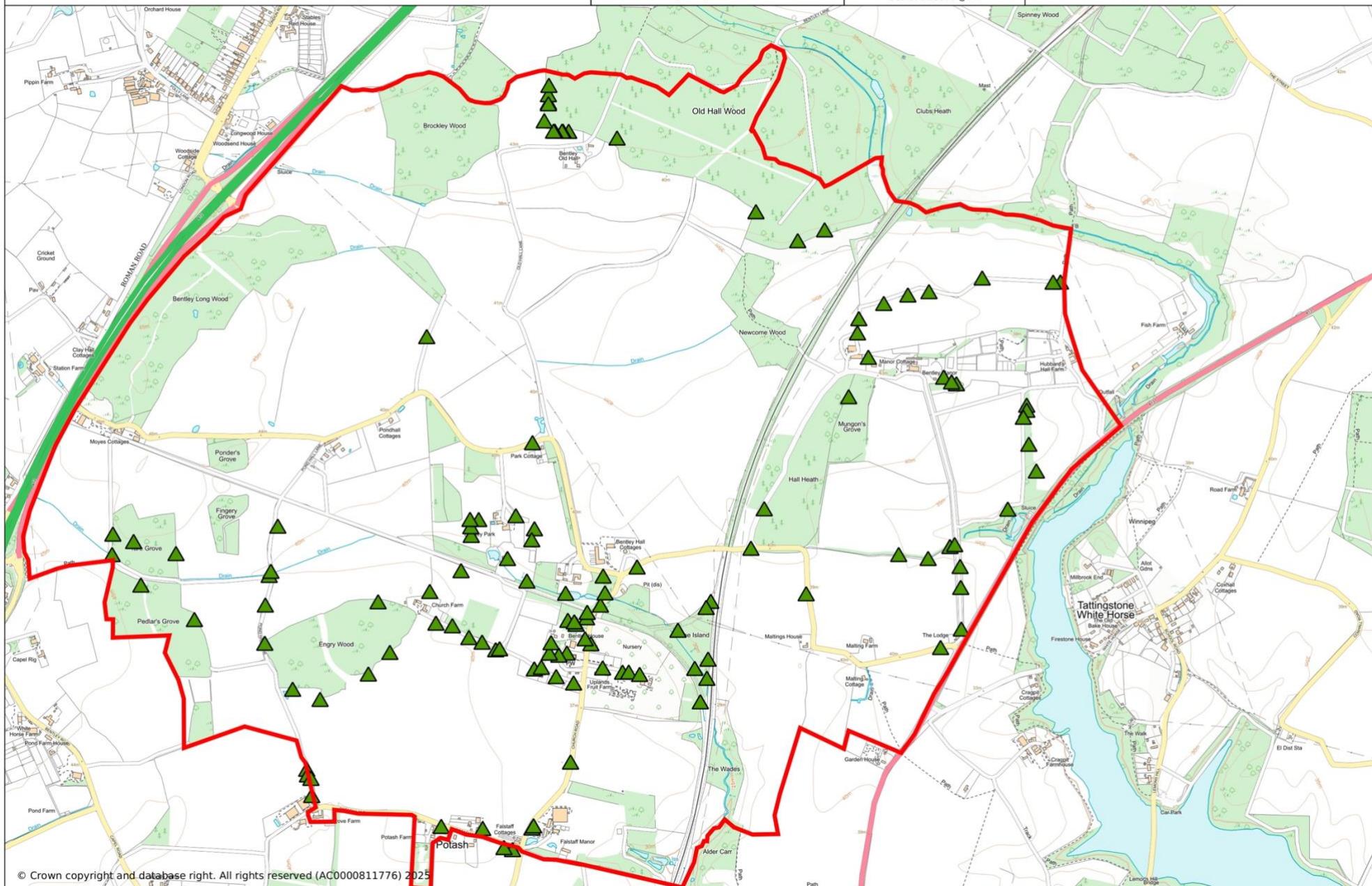
The survival of a complete network of medieval green lanes and an unspoiled ancient woodland is rare in East Anglia, especially in conjunction with public access and an extensive documentary archive that permits their names and purpose to be understood from as early as the 13<sup>th</sup> century. The great majority of medieval woods have long since been lost to agriculture and replanting, but those in Bentley benefitted from their ownership by the Tollemache estate which managed them in hand for their timber and sport from the Middle Ages until as recently as the mid-20<sup>th</sup> century. Having escaped tarmac and the removal of their boundary trees, both Pond Hall Lane and 'The Way to Engry Wood' are particularly evocative relicts of the medieval landscape that have been entirely overlooked by the passage of time. While Engry Wood itself is private, the characterful ancient trees and stools on its banks that distinguish it from ordinary woodland can still be appreciated from all three lanes described above and most clearly from Potash Lane to the south. The latter's association with the nearby Hundred Court adds a further layer of historic romance, and it seems likely that the key route followed Pond Hall Lane for a short distance before turning west towards the hamlet of Copthorn just 1 km to the west. Such pockets of ancient landscape are the jewel in Suffolk's crown and should be respected accordingly.

**Leigh Alston, December 2025**

+++++

## Appendix 5

0 100 200 300 400m  
Scale: 1:15000 @ A4



Veteran Tree Survey - numbered

Bentley House, Hall, Park and Church Farm

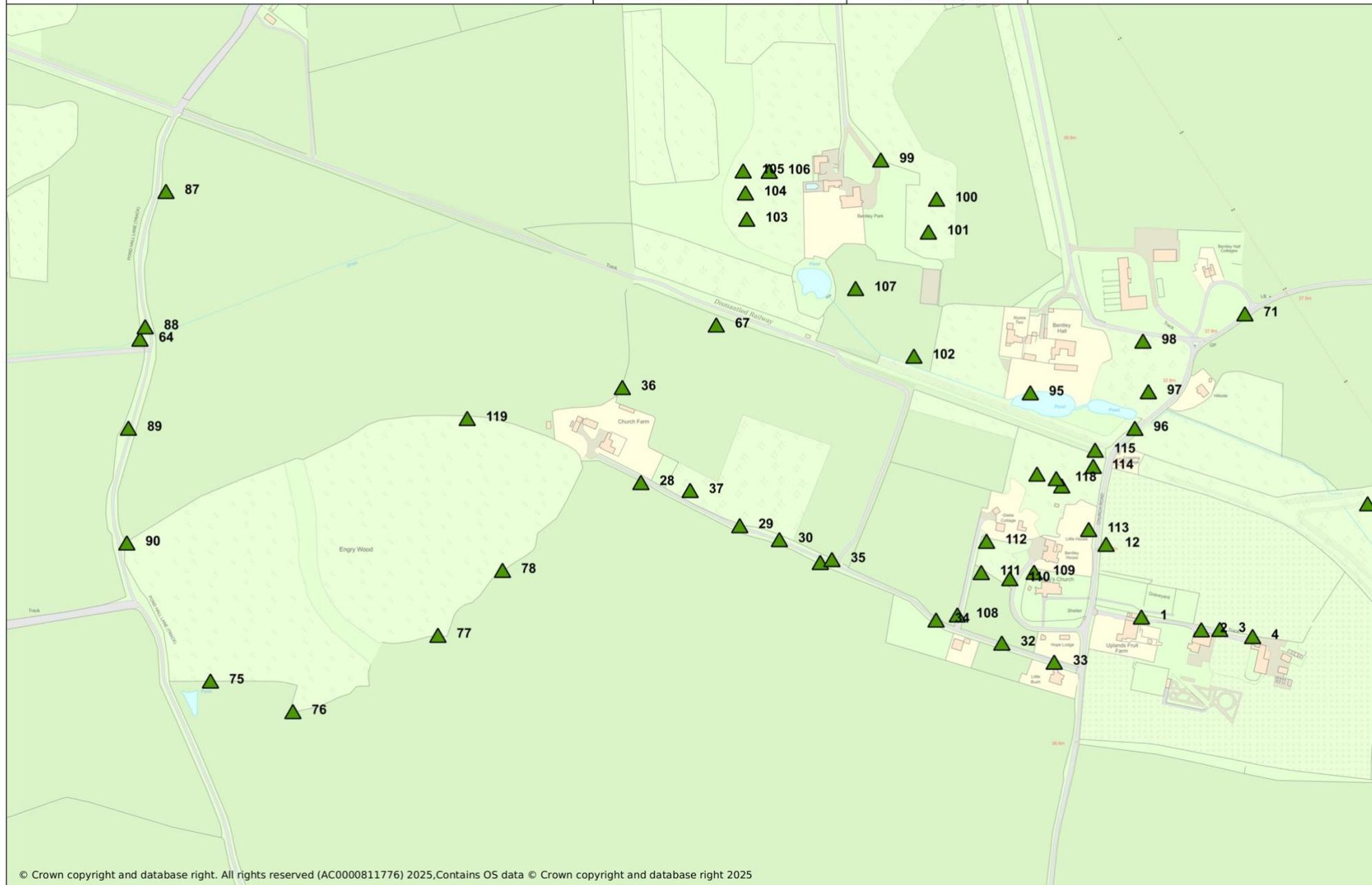
Bentley

Author:

Date: 14/12/2025

PARISH  
ONLINE

0 20 40 60 80m  
Scale: 1:5000 @ A4



# Veteran Tree Survey

Bentley Conservation Area - the lanes

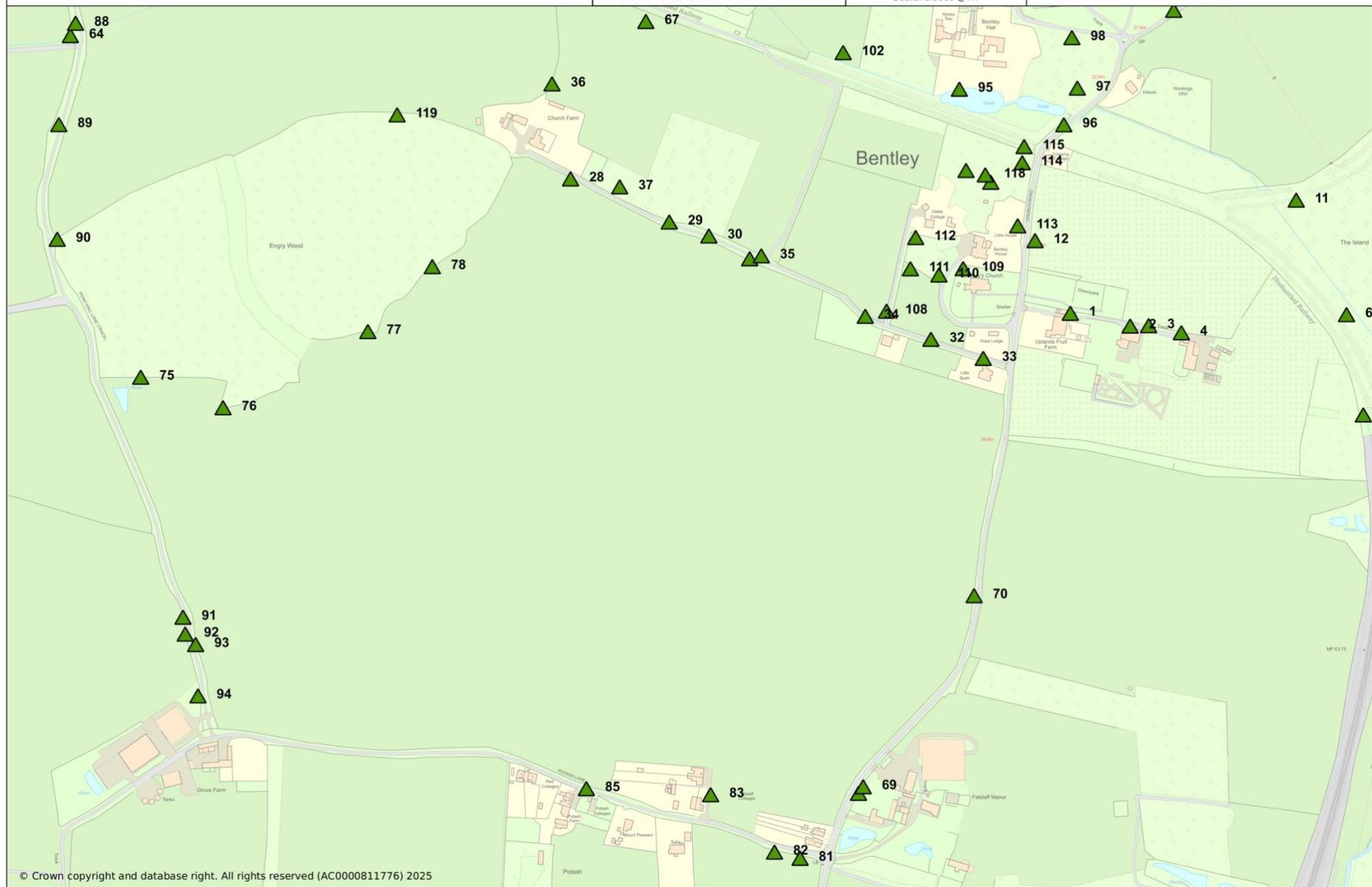
Bentley

Author:

Date: 14/12/2025

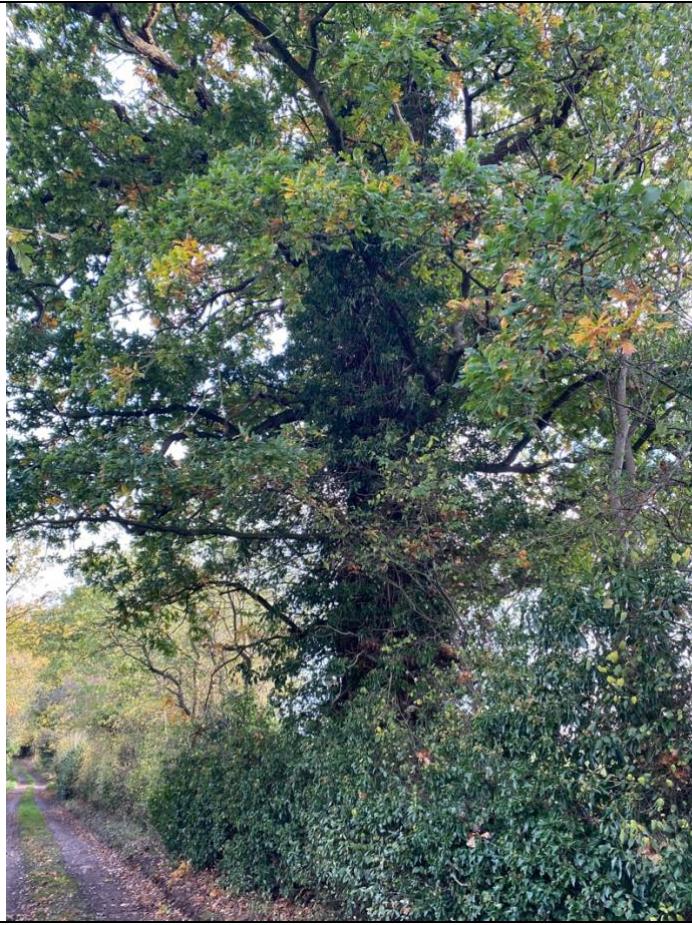
**PARISH**  
**ONLINE**

0 20 40 60 80m  
Scale: 1:5000 @ A4

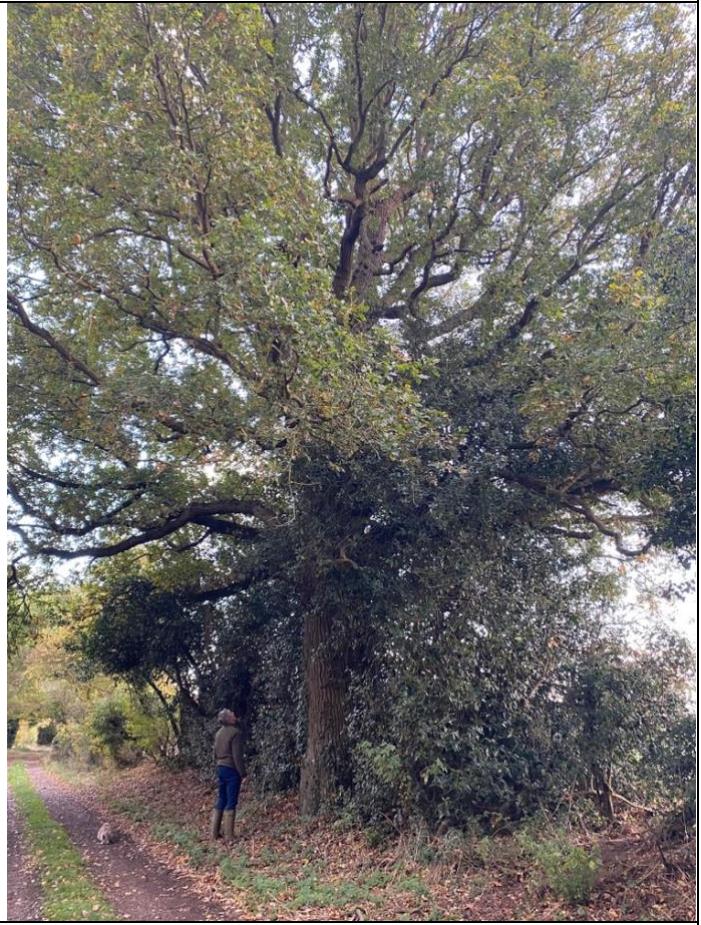


## Church Farm and Lane

Tree 28



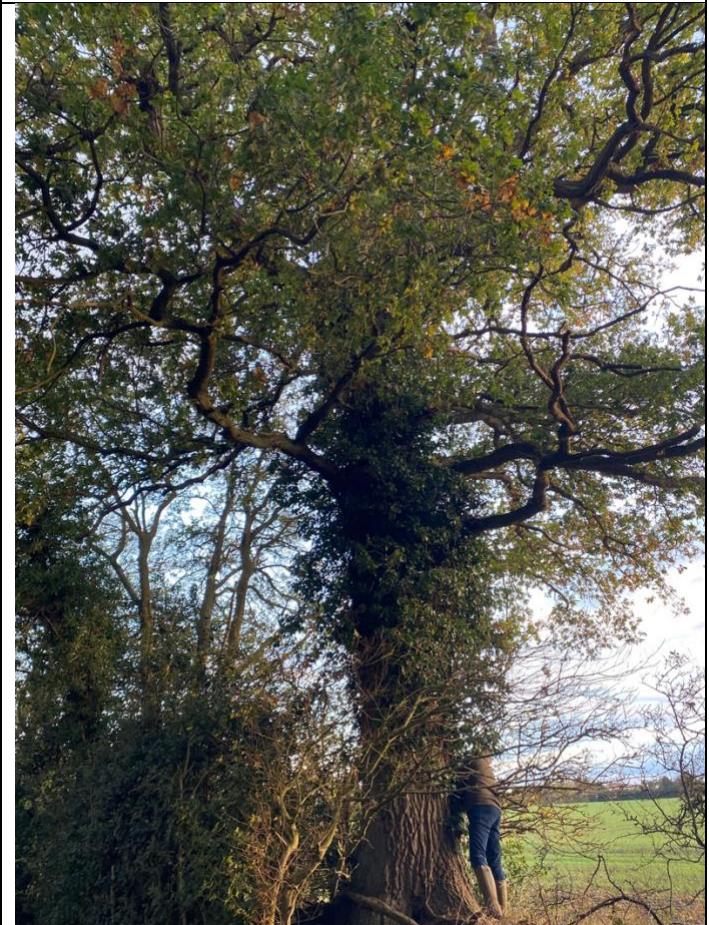
Tree 29



Tree 30

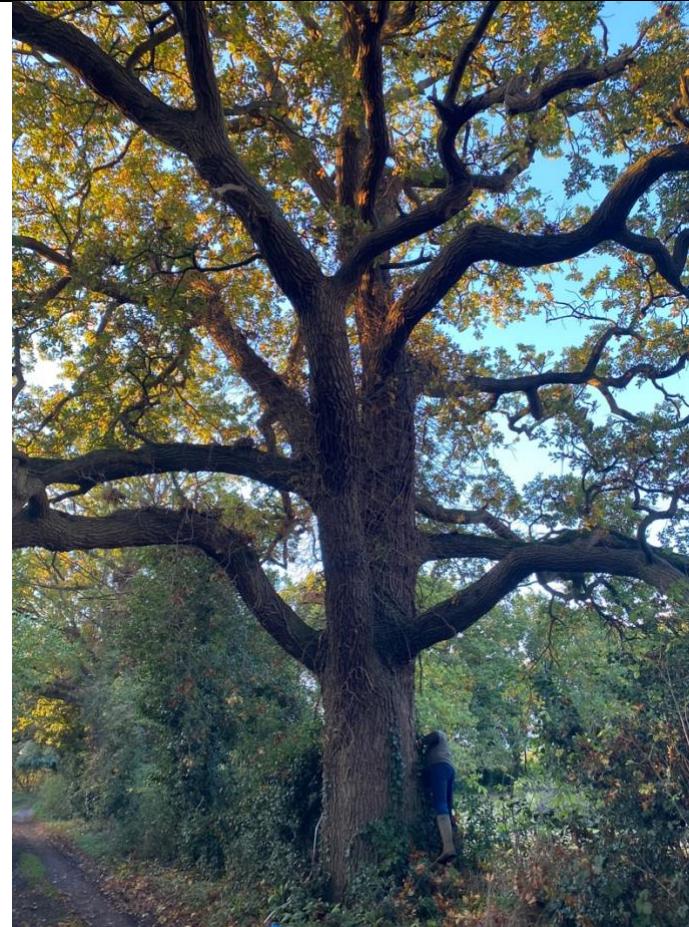


Tree 31

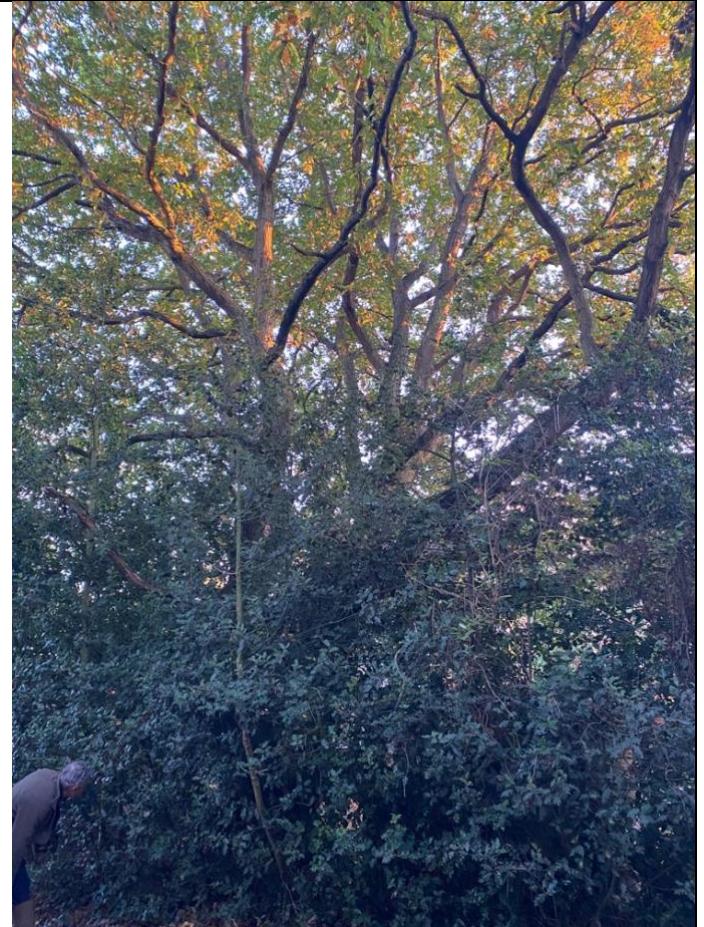


## Church Farm

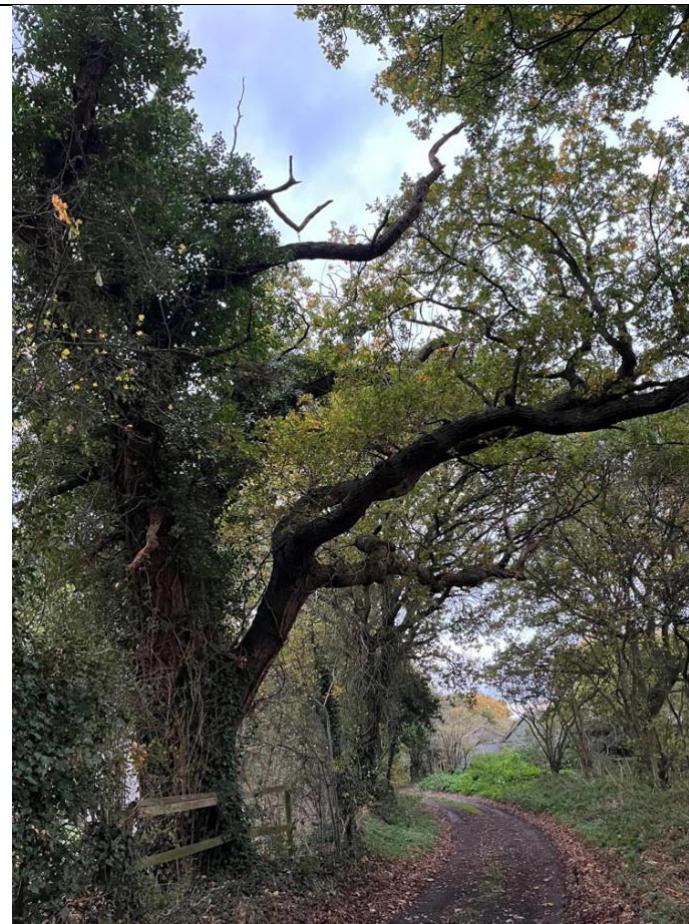
Tree 32



Tree 33



Tree 34



Tree 35

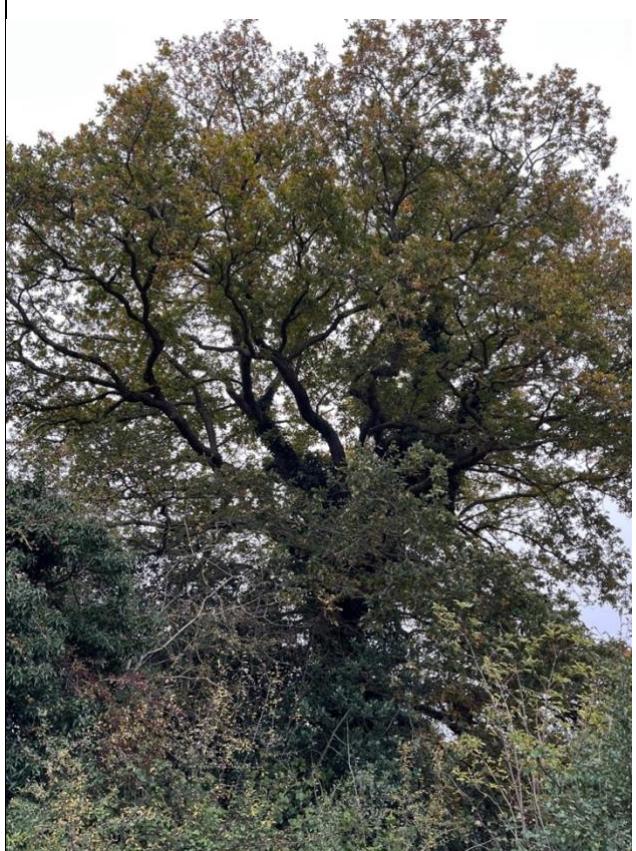


**Church Farm**

**Tree 36**



**Tree 37**



**Tree 109**



Veteran Tree Survey

Uplands

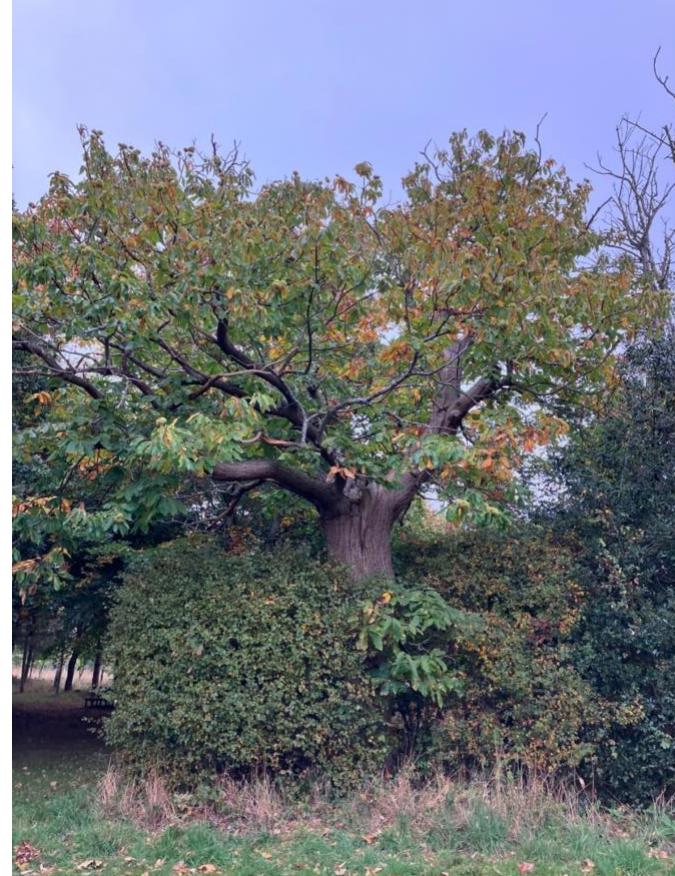
Tree 1



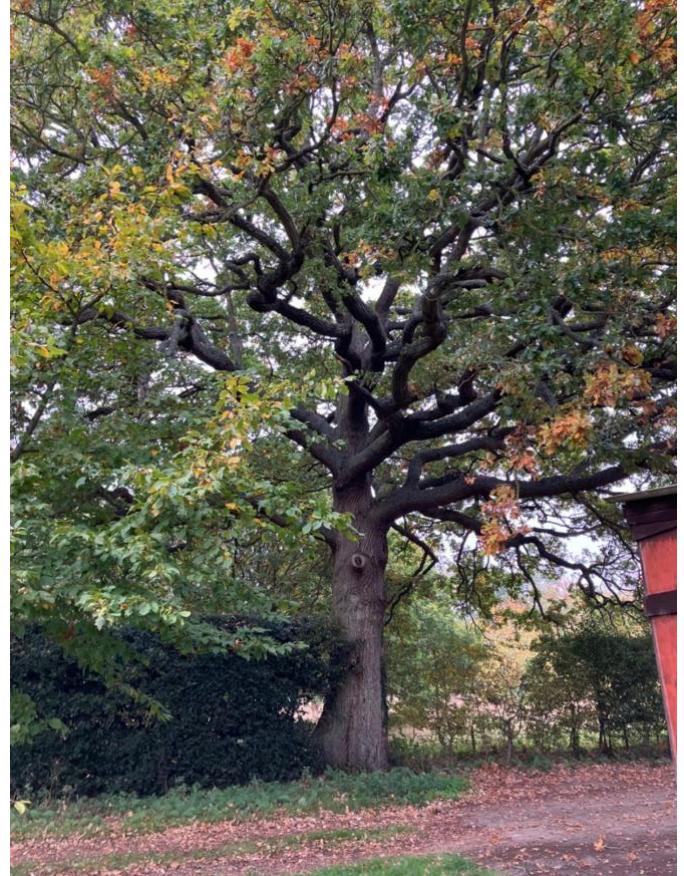
Tree 2



Tree 3



Tree 4

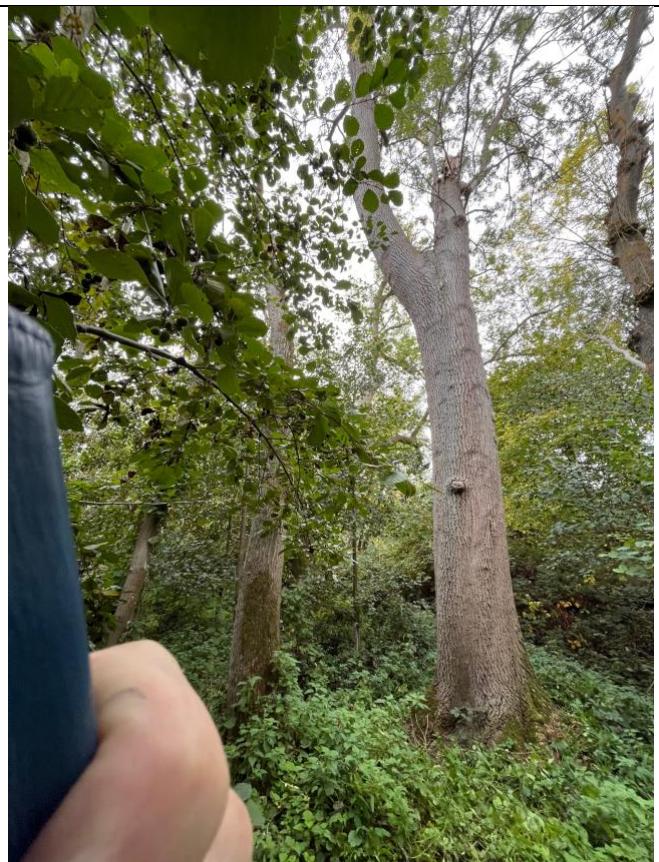


## Veteran Tree Survey

**Tree 5**



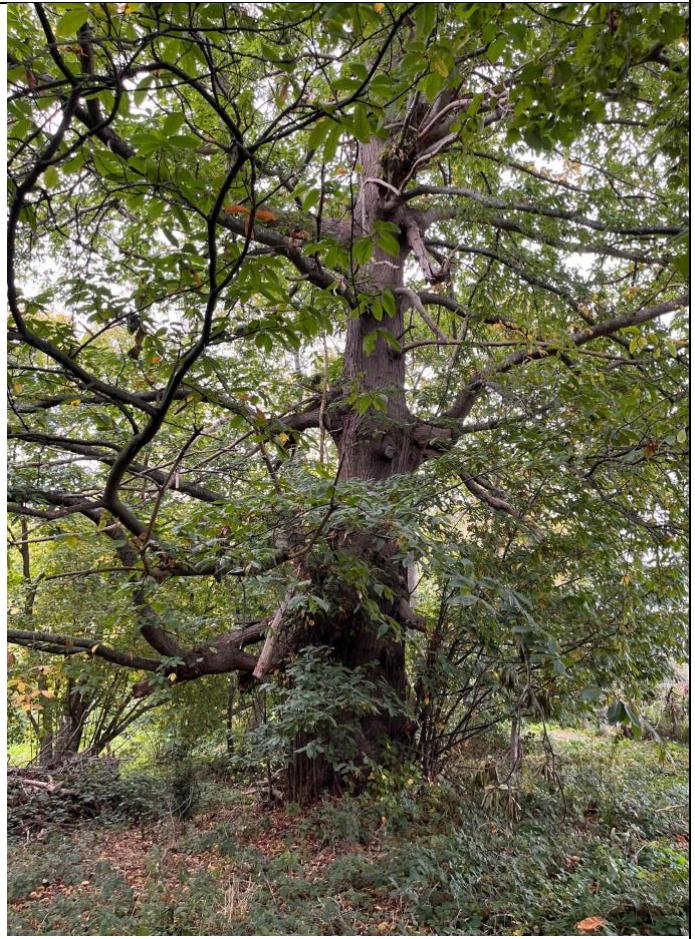
**Tree 6**



**Tree 7**



**Tree 8**



**Uplands/The Island**

# Veteran Tree Survey

## Uplands/The Island

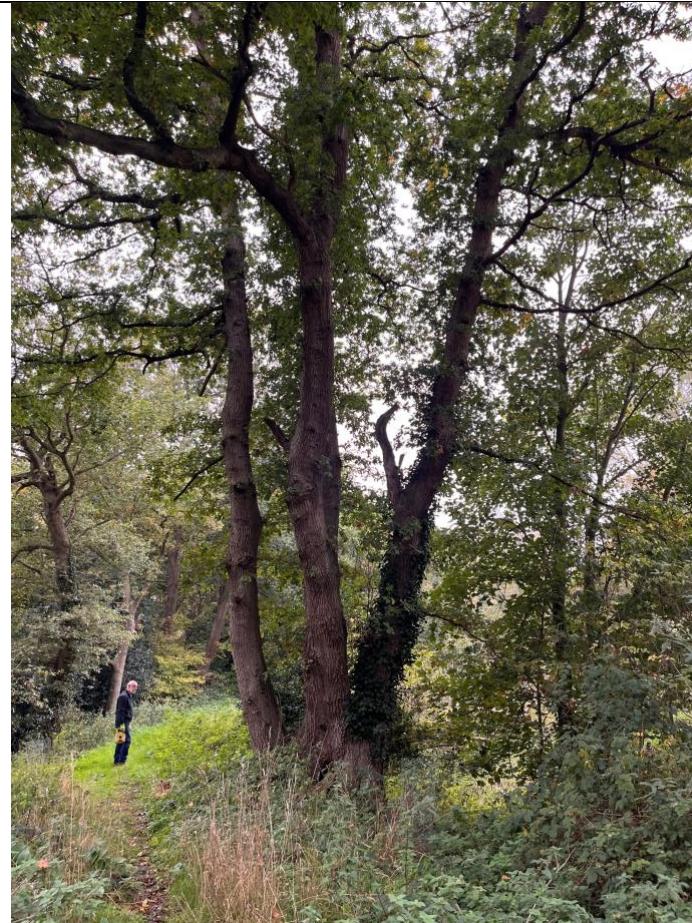
Tree 9



Tree 10



Tree 11



Tree 12 (Church Road)



## Church Road

Tree 70 - Falstaff Manor



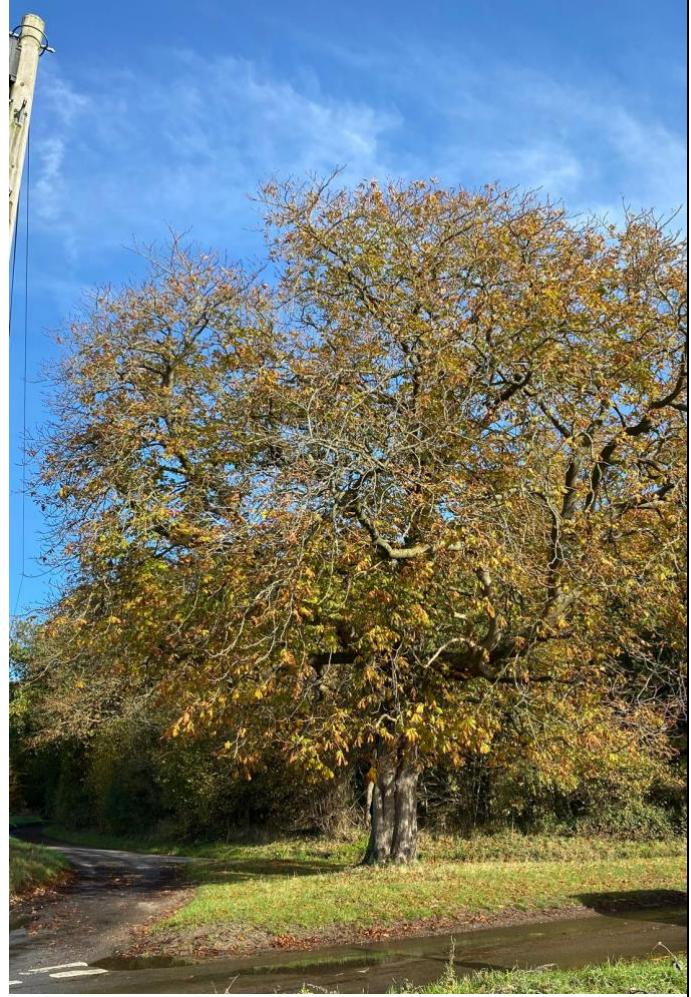
Tree 70



Tree 71



Tree 72



## Church Road

Tree 73



Tree 74

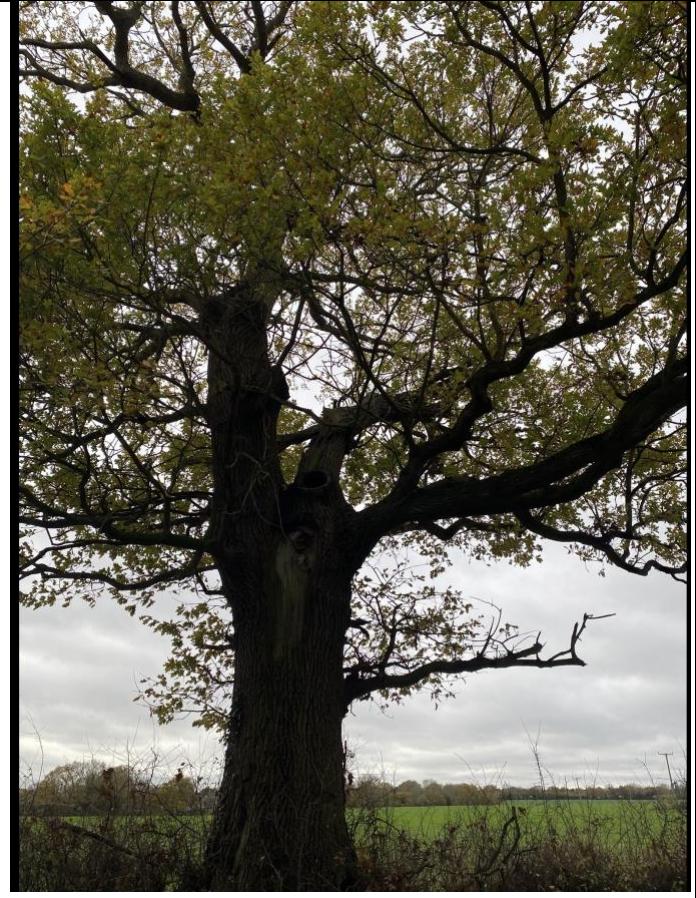


**Potash Lane**

Tree 81



Tree 82



Tree 83



Tree 84



**Potash Lane**

Tree 85

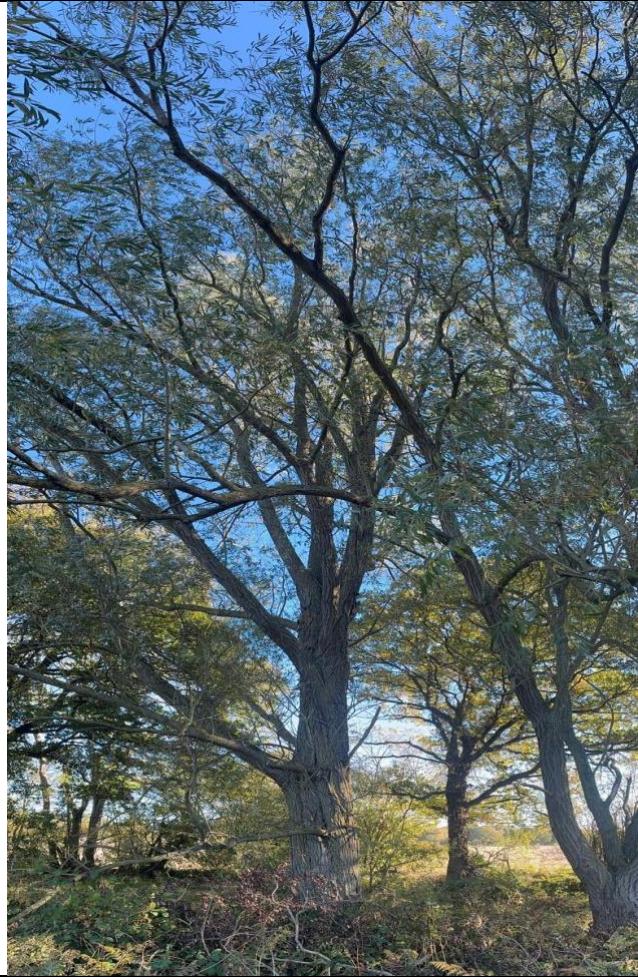


Tree 86

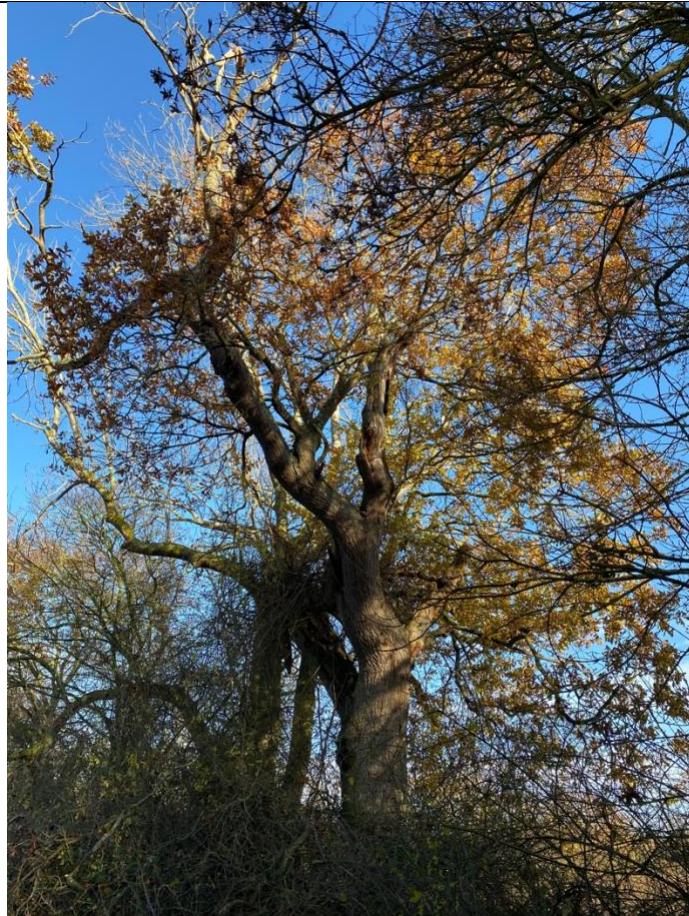


## Pond Hall Lane

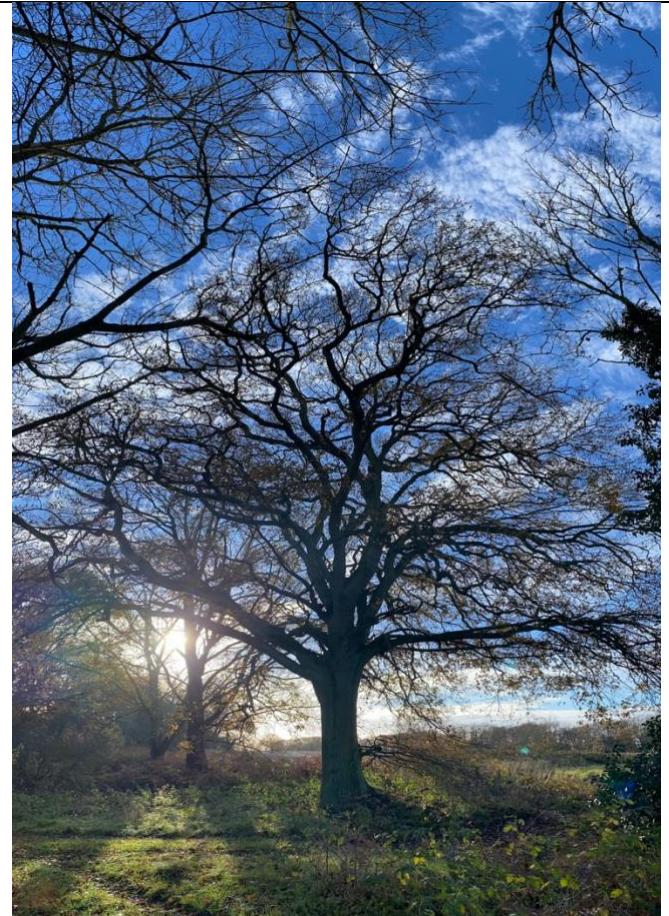
Tree 64



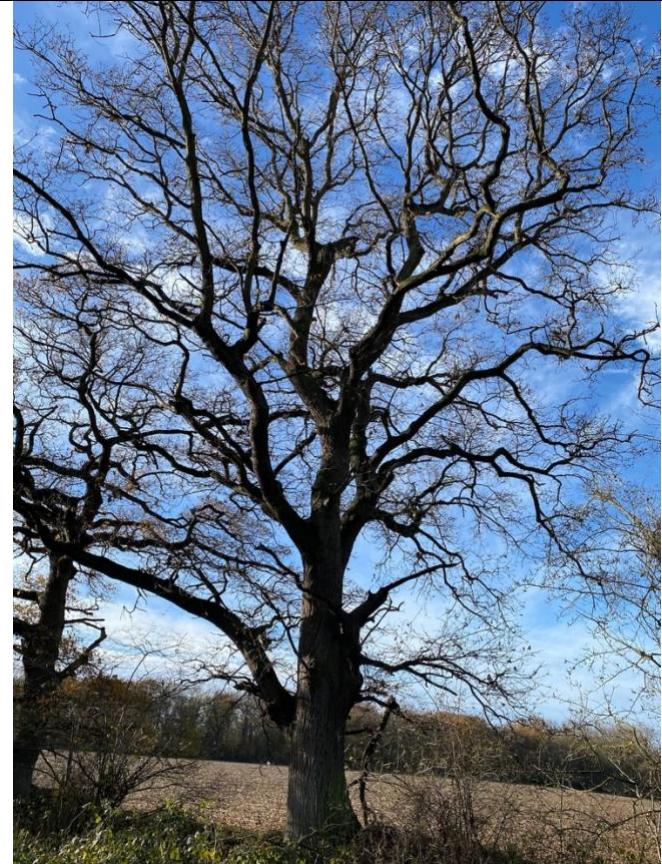
Tree 87



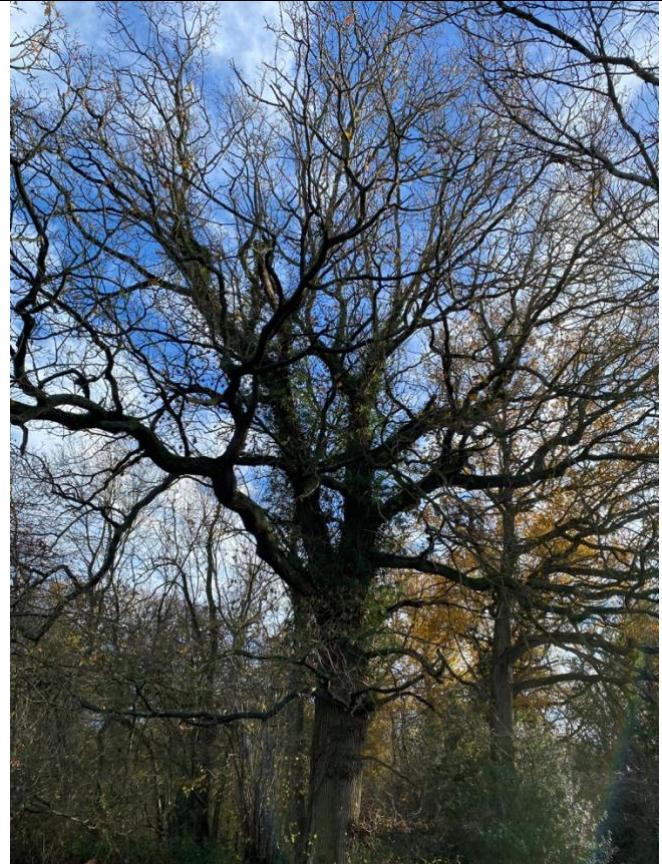
Tree 88



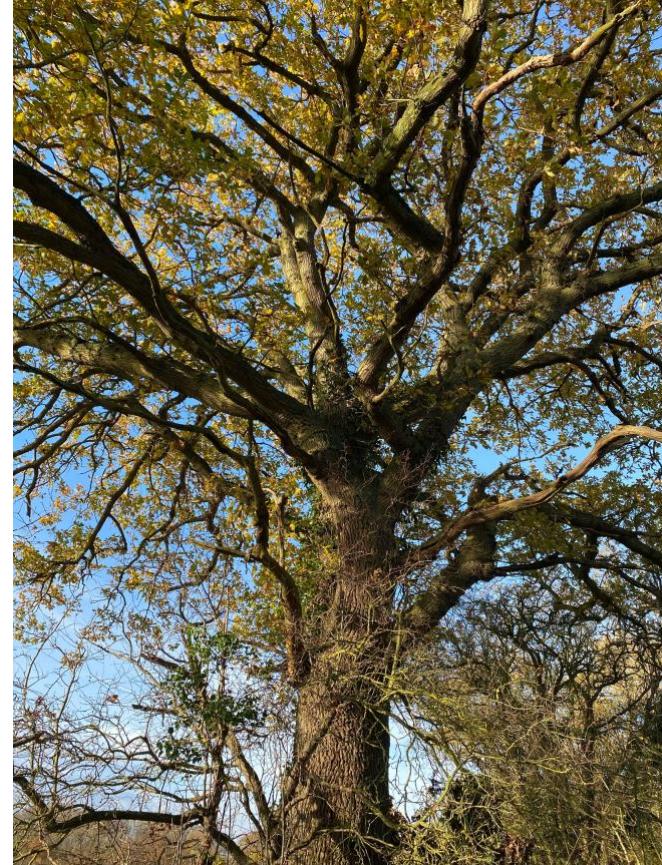
Tree 89



Tree 90



Tree 91



Tree 92



**Pond Hall Lane**

Tree 93



Tree 94



# Table View Export

Bentley

Date: 14/12/2025

## Veteran Tree Survey - 121 Results

1

**Tree No: 1**

**Location (Lat/Long):** 52.001111N,1.086389E

**Description of Location:** behind woodstore at Uplands

**Species:** Oak

**Girth (m):** 3.46

**Comments:** severe lesions on bark

**Date Photo taken:** 2025-10-12T00:00:00.000Z

**Surveyor initials:** JCO

---

2

**Tree No: 2**

**Location (Lat/Long):** 52.000833N,1.087222E

**Description of Location:** opposite tool shed at Uplands

**Species:** Oak

**Girth (m):** 4.34

**Comments:** full height

**Date Photo taken:** 2025-10-12T00:00:00.000Z

**Surveyor initials:** JCO

---

3

**Tree No: 3**

**Location (Lat/Long):** 52.000833N,1.0875E

**Description of Location:** opposite tractor shed at Uplands

**Species:** Sweet chestnut

**Girth (m):** 3.09

**Comments:** old pollard with dead wood

**Date Photo taken:** 2025-10-12T00:00:00.000Z

**Surveyor initials:** JCO

---

4

**Tree No: 4**

**Location (Lat/Long):** 52.000833N,1.088059E

**Description of Location:** opposite deisel tank at Uplands

**Species:** OAK

**Girth (m):** 3.59

**Comments:** large, spreading, full height

**Date Photo taken:** 2025-10-12T00:00:00.000Z

**Surveyor initials:** JCO

---

5

**Tree No: 5**

**Location (Lat/Long):** 52.0N,1.090833E

**Description of Location:** By stream at Uplands

**Species:** Oak

**Girth (m):** 4.36

**Comments:** cracking bark and some lesions

**Date Photo taken:** 2025-10-12T00:00:00.000Z

**Surveyor initials:** JCO

---

6

**Tree No: 6**

**Location (Lat/Long):** 52.000833N,1.090556E

**Description of Location:** in island wood (triangle)

**Species:** Ash

**Girth (m):** 3.37

**Comments:** some ash dieback

**Date Photo taken:** 2025-10-12T00:00:00.000Z

**Surveyor initials:** JCO

---

7

**Tree No:** 7

**Location (Lat/Long):** 52.000833N,1.091111E

**Description of Location:** by mainline railway in island wood

**Species:** Sweet chestnut

**Girth (m):** 3.67

**Comments:** largest stem of three or four

**Date Photo taken:** 2025-10-12T00:00:00.000Z

**Surveyor initials:** JCO

---

8

**Tree No:** 8

**Location (Lat/Long):** 52.001111N,1.091111E

**Description of Location:** by mainline railway in island wood

**Species:** Sweet chestnut

**Girth (m):** 4.7

**Comments:** magnificent full height

**Date Photo taken:** 2025-10-12T00:00:00.000Z

**Surveyor initials:** JCO

---

9

**Tree No:** 9

**Location (Lat/Long):** 52.002778N,1.091111E

**Description of Location:** on Ipswich spur of disused railway

**Species:** Oak

**Girth (m):** 3.85

**Comments:** Full height

**Date Photo taken:** 2025-10-12T00:00:00.000Z

**Surveyor initials:** JCO

---

10

**Tree No:** 10

**Location (Lat/Long):** 52.002778N,1.091389E

**Description of Location:** on Ipswich spur of disused railway

**Species:** Oak

**Girth (m):** 3.74

**Comments:** full height

**Date Photo taken:** 2025-10-12T00:00:00.000Z

**Surveyor initials:** JCO

---

11

**Tree No:** 11

**Location (Lat/Long):** 52.001944N,1.089722E

**Description of Location:** on Ipswich spur of disused railway

**Species:** Oak

**Girth (m):** 3.9

**Comments:** full height

**Date Photo taken:** 2025-10-12T00:00:00.000Z

**Surveyor initials:** JCO

---

12

**Tree No:** 12

**Location (Lat/Long):** 52.001667N,1.085833E

**Description of Location:** in ex glebe land by Church road

**Species:** Holm Oak

**Girth (m):** 3.46

**Comments:** Full height

**Date Photo taken:** 2025-10-12T00:00:00.000Z

**Surveyor initials:** JCO

---

13

**Tree No:** 13

**Location (Lat/Long):** 52.016111N,1.085833E

**Description of Location:** on southern boundary

**Species:** Oak

**Girth (m):** 3.56

**Comments:** old pollard with dead wood

**Date Photo taken:** 2025-10-13T00:00:00.000Z

**Surveyor initials:** JCO

---

14

**Tree No:** 14

**Location (Lat/Long):** 52.016111N,1.085556E

**Description of Location:** on southern boundary

**Species:** Oak

**Girth (m):** 3.5

**Comments:** old pollard with 1 stem

**Date Photo taken:** 2025-10-13T00:00:00.000Z

**Surveyor initials:** JCO

---

15

**Tree No:** 15

**Location (Lat/Long):** 52.016111N,1.085556E

**Description of Location:** on southern boundary

**Species:** Oak

**Girth (m):** 3.34

**Comments:** old pollard with one stem

**Date Photo taken:** 2025-10-13T00:00:00.000Z

**Surveyor initials:** JCO

---

16

**Tree No:** 16

**Location (Lat/Long):** 52.016111N,1.085278E

**Description of Location:** on southern boundary

**Species:** Oak

**Girth (m):** 3.42

**Comments:** old pollard with one stem

**Date Photo taken:** 2025-10-13T00:00:00.000Z

**Surveyor initials:** JCO

---

17

**Tree No:** 17

**Location (Lat/Long):** 52.016111N,1.085278E

**Description of Location:** on southern boundary

**Species:** Oak

**Girth (m):** 3.29

**Comments:** old pollard with one stem

18

**Tree No:** 18

**Location (Lat/Long):** 52.016389N,1.084722E

**Description of Location:** on western boundary

**Species:** Oak

**Girth (m):** 3.26

**Comments:** full height

**Date Photo taken:** 2025-10-13T00:00:00.000Z

**Surveyor initials:** JCO

---

19

**Tree No:** 19

**Location (Lat/Long):** 52.016944N,1.085E

**Description of Location:** on western boundary

**Species:** Oak

**Girth (m):** 3.46

**Comments:** full height

**Date Photo taken:** 2025-10-13T00:00:00.000Z

**Surveyor initials:** JCO

---

20

**Tree No:** 20

**Location (Lat/Long):** 52.016944N,1.085E

**Description of Location:** on western boundary

**Species:** Oak

**Girth (m):** 3.53

**Comments:** full height

**Date Photo taken:** 2025-10-13T00:00:00.000Z

**Surveyor initials:** JCO

---

21

**Tree No:** 21

**Location (Lat/Long):** 52.017222N,1.085E

**Description of Location:** on western boundary

**Species:** Oak

**Girth (m):** 3.22

**Comments:** full height

**Date Photo taken:** 2025-10-13T00:00:00.000Z

**Surveyor initials:** JCO

---

22

**Tree No:** 22

**Location (Lat/Long):** 52.0175N,1.085E

**Description of Location:** on western boundary

**Species:** Oak

**Girth (m):** 3.67

**Comments:** full height

**Date Photo taken:** 2025-10-13T00:00:00.000Z

**Surveyor initials:** JCO

---

23

**Tree No:** 23

**Location (Lat/Long):** 52.013056N,1.0975E

**Description of Location:**

**Species:** Oak

**Girth (m):** 3.97

**Comments:** hollowed out pollard, 2 stems

**Date Photo taken:** 2025-10-13T00:00:00.000Z

**Surveyor initials:** JCO

---

24

**Tree No:** 24

**Location (Lat/Long):** 52.012778N,1.096111E

**Description of Location:**

**Species:** Oak

**Girth (m):** 3.15

**Comments:** 1 stem

**Date Photo taken:** 2025-10-13T00:00:00.000Z

**Surveyor initials:** JCO

---

25

**Tree No:** 25

**Location (Lat/Long):** 52.013611N,1.094167E

**Description of Location:**

**Species:** Oak

**Girth (m):** 3.63

**Comments:** full height

**Date Photo taken:** 2025-10-13T00:00:00.000Z

**Surveyor initials:** JCO

---

26

**Tree No:** 26

**Location (Lat/Long):** 52.015833N,1.088056E

**Description of Location:**

**Species:** Oak

**Girth (m):** 3.64

**Comments:** pollard, hollowed out

**Date Photo taken:** 2025-10-13T00:00:00.000Z

**Surveyor initials:** JCO

---

27

**Tree No:** 27

**Location (Lat/Long):** 52.005278N,1.093889E

**Description of Location:** southern boundary of Hall Heath

**Species:** Oak

**Girth (m):** 3.39

**Comments:** 3.39

**Date Photo taken:** 2025-10-14T00:00:00.000Z

**Surveyor initials:** JCO

---

28

**Tree No:** 28

**Location (Lat/Long):** 52.00244 N, 1.07875 E

**Description of Location:** Church Farm lane

**Species:** Oak

**Girth (m):** 3.2

**Comments:** Fieldside hedgerow

**Date Photo taken:** 2025-10-25T00:00:00.000Z

29

**Tree No:** 29

**Location (Lat/Long):** 52.00198 N, 1.08035 E

**Description of Location:** Church Farm lane

**Species:** Oak

**Girth (m):** 3.8

**Comments:** fieldside hedgerow

**Date Photo taken:** 2025-10-25T00:00:00.000Z

**Surveyor initials:** MH

---

30

**Tree No:** 30

**Location (Lat/Long):** 52.00184 N, 1.08089 E

**Description of Location:** Church Farm lane

**Species:** Oak

**Girth (m):** 4.45

**Comments:** fieldside hedgerow

**Date Photo taken:** 2025-10-25T00:00:00.000Z

**Surveyor initials:** MH

---

31

**Tree No:** 31

**Location (Lat/Long):** 52.00164 N, 1.08141 E

**Description of Location:** Church Farm lane

**Species:** Oak

**Girth (m):** 3.2

**Comments:** fieldside hedgerow

**Date Photo taken:** 2025-10-25T00:00:00.000Z

**Surveyor initials:** MH

---

32

**Tree No:** 32

**Location (Lat/Long):** 1.0841 E, 52.0008 N

**Description of Location:** Church Farm lane

**Species:** Oak

**Girth (m):** 3.9

**Comments:** church side hedgerow

**Date Photo taken:** 2025-10-25T00:00:00.000Z

**Surveyor initials:** MH

---

33

**Tree No:** 33

**Location (Lat/Long):** 52.00059 N, 1.08495 E

**Description of Location:** Church Farm lane

**Species:** Oak

**Girth (m):** 3.8

**Comments:** Little Bush hedgerow

**Date Photo taken:** 2025-10-25T00:00:00.000Z

**Surveyor initials:** MH

---

34

**Tree No:** 34

**Location (Lat/Long):** 52.00100 N, 1.08315 E  
**Description of Location:** Church Farm lane  
**Species:** Oak  
**Girth (m):** 3.7  
**Comments:** Bentley House field hedgerow  
**Date Photo taken:** 2025-10-25T00:00:00.000Z  
**Surveyor initials:** MH

---

35

**Tree No:** 35  
**Location (Lat/Long):** 52.00164 N, 1.08164 E  
**Description of Location:** Church Farm lane  
**Species:** Oak  
**Girth (m):** 4.6  
**Comments:** Corner of Baker muck heap field  
**Date Photo taken:** 2025-10-25T00:00:00.000Z  
**Surveyor initials:** MH

---

36

**Tree No:** 36  
**Location (Lat/Long):** 52.00335 N, 1.07859 E  
**Description of Location:** Church Farm perimeter  
**Species:** Oak  
**Girth (m):** 4.8  
**Comments:** by long barn  
**Date Photo taken:** 2025-10-26T00:00:00.000Z  
**Surveyor initials:** MH

---

37

**Tree No:** 37  
**Location (Lat/Long):** 52.00236 N, 1.07955 E  
**Description of Location:** Church Farm lane  
**Species:** Oak  
**Girth (m):** 4  
**Comments:** just back from hedgerow non field side  
**Date Photo taken:** 2025-10-26T00:00:00.000Z  
**Surveyor initials:** MH

---

38

**Tree No:** 38  
**Location (Lat/Long):** 52.00383, 1.09994  
**Description of Location:** S edge of park, Bentley Manor  
**Species:** Sweet chestnut  
**Girth (m):** 3.2  
**Comments:** Double leaders  
**Date Photo taken:** 2025-10-26T00:00:00.000Z  
**Surveyor initials:** TH

---

39

**Tree No:** 39  
**Location (Lat/Long):** 52.00362, 1.10139  
**Description of Location:** S edge of park, Bentley Manor  
**Species:** Oak  
**Girth (m):** 3.4  
**Comments:** On bank  
**Date Photo taken:** 2025-10-26T00:00:00.000Z  
**Surveyor initials:** TH

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40

**Tree No:** 40

**Location (Lat/Long):** 52.00398,1.10240

**Description of Location:** S edge of park, Bentley Manor

**Species:** Oak

**Girth (m):** 6

**Comments:** Massive pollard on bank

**Date Photo taken:** 2025-10-26T00:00:00.000Z

**Surveyor initials:** TH

---

41

**Tree No:** 41

**Location (Lat/Long):** 52.00401,1.10260

**Description of Location:** W of front drive, Bentley Manor

**Species:** Poplar

**Girth (m):** 4

**Comments:** -

**Date Photo taken:** 2025-10-26T00:00:00.000Z

**Surveyor initials:** TH

---

42

**Tree No:** 42

**Location (Lat/Long):** 52.00164,1.10276

**Description of Location:** Front drive, Bentley Manor

**Species:** Oak

**Girth (m):** 4.5

**Comments:** Southernmost pollard on frt drive

**Date Photo taken:** 2025-10-26T00:00:00.000Z

**Surveyor initials:** TH

---

43

**Tree No:** 43

**Location (Lat/Long):** 52.00281,1.10281

**Description of Location:** Front drive, Bentley Manor

**Species:** Oak

**Girth (m):** 5.9

**Comments:** Massive pollard (owl present)

**Date Photo taken:** 2025-10-26T00:00:00.000Z

**Surveyor initials:** TH

---

44

**Tree No:** 44

**Location (Lat/Long):** 52.00341,1.10286

**Description of Location:** Front drive, Bentley Manor

**Species:** Oak

**Girth (m):** 4.2

**Comments:** Pollard at brow of dip

**Date Photo taken:** 2025-10-26T00:00:00.000Z

**Surveyor initials:** TH

---

45

**Tree No:** 45

**Location (Lat/Long):** 52.00941,1.09901

**Description of Location:** Garden of Manor Cottage

**Species:** Oak  
**Girth (m):** 5.1  
**Comments:** Massive pollard  
**Date Photo taken:** 2025-11-01T00:00:00.000Z  
**Surveyor initials:** TH

---

46

**Tree No:** 46  
**Location (Lat/Long):** 52.01010,1.09863  
**Description of Location:** E of ancient way to Ipswich  
**Species:** Oak  
**Girth (m):** 3.5  
**Comments:** Pollard with large split  
**Date Photo taken:** 2025-11-01T00:00:00.000Z  
**Surveyor initials:** TH

---

47

**Tree No:** 47  
**Location (Lat/Long):** 52.01050,1.09869  
**Description of Location:** E of ancient way to Ipswich  
**Species:** Oak  
**Girth (m):** 7.5  
**Comments:** Massive ivy covered pollard  
**Date Photo taken:** 2025-11-01T00:00:00.000Z  
**Surveyor initials:** TH

---

48

**Tree No:** 49  
**Location (Lat/Long):** 52.01115,1.10099  
**Description of Location:** S of ancient way to Ipswich  
**Species:** Oak  
**Girth (m):** 4.4  
**Comments:** Very tall pollard  
**Date Photo taken:** 2025-11-01T00:00:00.000Z  
**Surveyor initials:** TH

---

49

**Tree No:** 50  
**Location (Lat/Long):** 52.01119,1.10209  
**Description of Location:** Last tree S of trackway  
**Species:** Ash  
**Girth (m):** 3.75  
**Comments:**  
**Date Photo taken:** 2025-11-01T00:00:00.000Z  
**Surveyor initials:** TH

---

50

**Tree No:** 51  
**Location (Lat/Long):** 52.01150,1.10440  
**Description of Location:** N of ancient way to Ipswich  
**Species:** Oak  
**Girth (m):** 3.85  
**Comments:** N of ancient way to Ipswich  
**Date Photo taken:** 2025-11-01T00:00:00.000Z  
**Surveyor initials:** TH

---

51

**Tree No:** 52

**Location (Lat/Long):** 52.01127,1.10806

**Description of Location:** Corner of ways to Ipswich

**Species:** Oak

**Girth (m):** 5.3

**Comments:** Massive pollard on corner

**Date Photo taken:** 2025-11-01T00:00:00.000Z

**Surveyor initials:** TH

---

52

**Tree No:** 53

**Location (Lat/Long):** 52.01127,1.10785

**Description of Location:** N of ancient way to Ipswich

**Species:** Oak

**Girth (m):** 3.8

**Comments:** Massive pollard

**Date Photo taken:** 2025-11-01T00:00:00.000Z

**Surveyor initials:** TH

---

53

**Tree No:** 54

**Location (Lat/Long):** 52.00863,1.10795

**Description of Location:** SW of Hubbards Hall

**Species:** Oak

**Girth (m):** 4.7

**Comments:** Old pollard

**Date Photo taken:** 2025-11-01T00:00:00.000Z

**Surveyor initials:** TH

---

54

**Tree No:** 55

**Location (Lat/Long):** 52.00889,1.10830

**Description of Location:** In tree belt SW of Hubbards Hall

**Species:** Oak

**Girth (m):** 4.15

**Comments:** Old pollard

**Date Photo taken:** 2025-11-01T00:00:00.000Z

**Surveyor initials:** TH

---

55

**Tree No:** 56

**Location (Lat/Long):** 52.00737,1.10595

**Description of Location:** In tree belt SW of Hubbards Hall

**Species:** Oak

**Girth (m):** 3.5

**Comments:** Old pollard

**Date Photo taken:** 2025-11-01T00:00:00.000Z

**Surveyor initials:** TH

---

56

**Tree No:** 57

**Location (Lat/Long):** 52.00854,1.10303

**Description of Location:** Bank of pond, Bentley Manor

**Species:** Oak

**Girth (m):** 4.45

**Comments:** Pollard in park beside pond

57

**Tree No:** 58

**Location (Lat/Long):** 52.00875,1.10245

**Description of Location:** Edge of garden, Bentley Manor

**Species:** Oak

**Girth (m):** 3.55

**Comments:** standard tree on garden bank

**Date Photo taken:** 2025-11-01T00:00:00.000Z

**Surveyor initials:** TH

---

58

**Tree No:** 48

**Location (Lat/Long):** 52.01093,1.09980

**Description of Location:** S of Ancient Way to Ipswich

**Species:** Ash

**Girth (m):** 3.9

**Comments:** Massive hedgerow tree

**Date Photo taken:** 2025-11-01T00:00:00.000Z

**Surveyor initials:** TH

---

59

**Tree No:** 59

**Location (Lat/Long):** 52.00836,1.09811

**Description of Location:** Western bank of Mungons Grove

**Species:** Sweet Chestnut

**Girth (m):** 3.6

**Comments:** On ancient bank at edge of wood

**Date Photo taken:** 2025-11-02T00:00:00.000Z

**Surveyor initials:** TH

---

60

**Tree No:** 60

**Location (Lat/Long):** 52.00598,1.10648

**Description of Location:** Corner of old East park

**Species:** Oak

**Girth (m):** 3.8

**Comments:** old pollard marking corner

**Date Photo taken:** 2025-11-02T00:00:00.000Z

**Surveyor initials:** TH

---

61

**Tree No:** 61

**Location (Lat/Long):** 52.00689,1.10620

**Description of Location:** Edge of old East park

**Species:** Oak

**Girth (m):** 3.2

**Comments:** Old pollard marking corner

**Date Photo taken:** 2025-11-02T00:00:00.000Z

**Surveyor initials:** TH

---

62

**Tree No:** 62

**Location (Lat/Long):** 52.00861,1.10278

**Description of Location:** Beside pond east of Manor

**Species:** Ash

**Girth (m):** 3.2

**Comments:** On side of old pond

**Date Photo taken:** 2025-11-02T00:00:00.000Z

**Surveyor initials:** TH

---

63

**Tree No:** 63

**Location (Lat/Long):** 52.00496,1.10512

**Description of Location:** North bank of alder carr

**Species:** Oak

**Girth (m):** 3.6

**Comments:** On steep bank

**Date Photo taken:** 2025-11-09T00:00:00.000Z

**Surveyor initials:** TH

---

64

**Tree No:** 65

**Location (Lat/Long):** 1.0789,52.0105

**Description of Location:** field edge/cart track off Bentley Hall Road

**Species:** Oak

**Girth (m):** 3.64

**Comments:** end of hedgerow

**Date Photo taken:** 2025-10-26T00:00:00.000Z

**Surveyor initials:** AB

---

65

**Tree No:** 67

**Location (Lat/Long):** N 52.00.13.66 E 1.04.50 07

**Description of Location:** On old railway track

**Species:** Oak

**Girth (m):** 5.27

**Comments:** Double trunk

**Date Photo taken:** 2025-10-26T00:00:00.000Z

**Surveyor initials:** AB

---

66

**Tree No:** 64

**Location (Lat/Long):** N 52.00.13.85 E 1.0416.87

**Description of Location:** Pond Hall Lane field edge by stream

**Species:** White willow

**Girth (m):**

**Comments:** not measured mature full height

**Date Photo taken:** 2025-10-26T00:00:00.000Z

**Surveyor initials:** AB

---

67

**Tree No:** 71

**Location (Lat/Long):** N 52.003.927 E 1.088.491

**Description of Location:** Church Road opposite Hall Cottages next to post box

**Species:** Oak

**Girth (m):** 4.9

**Comments:** ?old pollard

**Date Photo taken:** 2025-10-26T00:00:00.000Z

68

**Tree No:** 72

**Location (Lat/Long):** N 52.004.228, E 1.093.398

**Description of Location:** grass junction with Church Road at Bentley bridge

**Species:** Horse chesnut

**Girth (m):** 2.84

**Comments:** Landmark tree

**Date Photo taken:** 2025-10-26T00:00:00.000Z

**Surveyor initials:** AB

---

69

**Tree No:** 66

**Location (Lat/Long):** N 52.00.26.56 E 1.05.01.29

**Description of Location:** Bentley Hall Road opp Park Cottage

**Species:** Oak

**Girth (m):** 3.5

**Comments:** ?lapsed pollard

**Date Photo taken:** 2025-10-26T00:00:00.000Z

**Surveyor initials:** AB

---

70

**Tree No:** 68

**Location (Lat/Long):** N 51.996.484 E 1.083.747

**Description of Location:** Road side Church Road by farmyard

**Species:** Black poplar

**Girth (m):**

**Comments:** Full size tree

**Date Photo taken:** 2025-10-26T00:00:00.000Z

**Surveyor initials:** AB

---

71

**Tree No:** 69

**Location (Lat/Long):** N 51.996.653 E 1.082.834

**Description of Location:** Road side Church Road by farmyard

**Species:** Black Poplar

**Girth (m):**

**Comments:** Full size tree

**Date Photo taken:** 2025-11-26T00:00:00.000Z

**Surveyor initials:** AB

---

72

**Tree No:** 70

**Location (Lat/Long):** N 51.998382 E 1.084676

**Description of Location:** Field entrance (100 acres) Church Road

**Species:** Oak

**Girth (m):** 6.48

**Comments:** Thick ivy growth

**Date Photo taken:** 2025-10-28T00:00:00.000Z

**Surveyor initials:** AB

---

73

**Tree No:** 74

**Location (Lat/Long):** N 52.001.109 E 1.101.510

**Description of Location:** Road side field edge Church Road west of A137 and The Lodge

**Species:** Oak

**Girth (m):** 4.5

**Comments:** Including ivy

**Date Photo taken:** 2025-10-30T00:00:00.000Z

**Surveyor initials:** AB

---

74

**Tree No:** 73

**Location (Lat/Long):** N 52.002.416 E 1.095.987

**Description of Location:** Road side field edge north of Maltings House

**Species:** Oak

**Girth (m):** 4.5

**Comments:** ivy growth

**Date Photo taken:** 2025-10-30T00:00:00.000Z

**Surveyor initials:** AB

---

75

**Tree No:** 78

**Location (Lat/Long):** 1.0766,52.0016

**Description of Location:** southern boundary of Engry Wood

**Species:** Oak

**Girth (m):** 3.2

**Comments:** no photo

**Date Photo taken:** 2025-12-02T00:00:00.000Z

**Surveyor initials:** CH

---

76

**Tree No:** 77

**Location (Lat/Long):** 1.0756,52.0011

**Description of Location:** southern boundary of Engry Wood

**Species:** Oak

**Girth (m):** 3.2

**Comments:** no photo

**Date Photo taken:** 2025-12-02T00:00:00.000Z

**Surveyor initials:** CH

---

77

**Tree No:** 76

**Location (Lat/Long):** 1.0734,52.0004

**Description of Location:** southern boundary of Engry Wood

**Species:** Oak

**Girth (m):** 3.3

**Comments:** no photo

**Date Photo taken:** 2025-12-02T00:00:00.000Z

**Surveyor initials:** CH

---

78

**Tree No:** 75

**Location (Lat/Long):** 1.0721,52.0007

**Description of Location:** southern boundary of Engry Wood

**Species:** Oak

**Girth (m):** 3.2

**Comments:** no photo

**Date Photo taken:** 2025-12-02T00:00:00.000Z

**Surveyor initials:** CH

---

79

**Tree No:** 81

**Location (Lat/Long):** 51.996030, 1.081980

**Description of Location:** Potash Lane Church Road end

**Species:** oak

**Girth (m):** 3.4

**Comments:** dead branches not able to measure (estimated)

**Date Photo taken:** 2025-11-27T00:00:00.000Z

**Surveyor initials:** AB

---

80

**Tree No:** 82

**Location (Lat/Long):** 51.996076, 1.081543

**Description of Location:** Potash Lane opp 1 Falstaff Cottages garden

**Species:** Oak

**Girth (m):** 3.7

**Comments:** Lower branches removed

**Date Photo taken:** 2025-11-26T00:00:00.000Z

**Surveyor initials:** AB

---

81

**Tree No:** 83

**Location (Lat/Long):** 51.996458, 1.080449

**Description of Location:** Potash Lane adjacent to 5 Falstaff Cotts

**Species:** oak

**Girth (m):** 4.4

**Comments:** Pollard

**Date Photo taken:**

**Surveyor initials:** CH

---

82

**Tree No:** 85

**Location (Lat/Long):** 51.996702, 1.078533

**Description of Location:** Potash Lane

**Species:** Oak

**Girth (m):**

**Comments:** Coppiced. Big tree

**Date Photo taken:** 2025-11-26T00:00:00.000Z

**Surveyor initials:** AB

---

83

**Tree No:** 87

**Location (Lat/Long):** 52.005370, 1.071732

**Description of Location:** Pond Hall Lane

**Species:** Oak

**Girth (m):**

**Comments:** Pollarded

**Date Photo taken:** 2025-11-26T00:00:00.000Z

**Surveyor initials:** AB

---

84

**Tree No:** 88

**Location (Lat/Long):** 52.004091, 1.071350

**Description of Location:** Pond Hall Lane

**Species:** Oak  
**Girth (m):**  
**Comments:** Pollard  
**Date Photo taken:** 2025-11-26T00:00:00.000Z  
**Surveyor initials:** AB

---

85

**Tree No:** 89  
**Location (Lat/Long):** 52.003140, 1.071075  
**Description of Location:** Pond Hall Lane  
**Species:** Oak  
**Girth (m):**  
**Comments:**  
**Date Photo taken:** 2025-11-26T00:00:00.000Z  
**Surveyor initials:** AB

---

86

**Tree No:** 90  
**Location (Lat/Long):** 52.002118, 1.070986  
**Description of Location:** Pond Hall Lane  
**Species:** Oak  
**Girth (m):**  
**Comments:**  
**Date Photo taken:** 2025-11-26T00:00:00.000Z  
**Surveyor initials:** AB

---

87

**Tree No:** 91  
**Location (Lat/Long):** 51.998516, 1.072644  
**Description of Location:** Pond Hall Lane Grove Farm end  
**Species:** Oak  
**Girth (m):**  
**Comments:** Old Pollard  
**Date Photo taken:** 2025-11-26T00:00:00.000Z  
**Surveyor initials:** AB

---

88

**Tree No:** 92  
**Location (Lat/Long):** 51.998332, 1.072700  
**Description of Location:** Pond Hall Lane  
**Species:** Oak  
**Girth (m):**  
**Comments:** Pollarded  
**Date Photo taken:** 2025-11-26T00:00:00.000Z  
**Surveyor initials:** AB

---

89

**Tree No:** 93  
**Location (Lat/Long):** 51.998270, 1.072801  
**Description of Location:** Pond Hall Lane  
**Species:** Oak  
**Girth (m):**  
**Comments:** Pollard  
**Date Photo taken:** 2025-11-26T00:00:00.000Z  
**Surveyor initials:** AB

---

90

**Tree No:** 94

**Location (Lat/Long):** 51.997753, 1.072810

**Description of Location:** Pond Hall Lane

**Species:** Oak

**Girth (m):**

**Comments:** Coppiced

**Date Photo taken:** 2025-11-26T00:00:00.000Z

**Surveyor initials:** AB

---

91

**Tree No:** 95

**Location (Lat/Long):** 52.003125, 1.084781

**Description of Location:** Bentley Hall Garden

**Species:** Swamp Cypress

**Girth (m):** 3.6

**Comments:** Pond edge, likely planted in 1980s

**Date Photo taken:** 2025-12-08T00:00:00.000Z

**Surveyor initials:** NA

---

92

**Tree No:** 96

**Location (Lat/Long):** 52.002750,

**Description of Location:** Bentley Hall garden

**Species:** Beech

**Girth (m):** 3.4

**Comments:** In row lining boundary

**Date Photo taken:** 2025-12-08T00:00:00.000Z

**Surveyor initials:** NA

---

93

**Tree No:** 97

**Location (Lat/Long):** 52.003086, 1.086575

**Description of Location:** Bentley Hall Gardens

**Species:** Oak

**Girth (m):** 3.5

**Comments:** In woodland

**Date Photo taken:** 2025-12-08T00:00:00.000Z

**Surveyor initials:** NA

---

94

**Tree No:** 98

**Location (Lat/Long):** 52.003564, 1.086525

**Description of Location:** Bentley Hall Garden

**Species:** Horse chestnut

**Girth (m):** 3.4

**Comments:** in row lining boundary

**Date Photo taken:** 2025-12-08T00:00:00.000Z

**Surveyor initials:** NA

---

95

**Tree No:** 99

**Location (Lat/Long):** 52.005365, 1.082660

**Description of Location:** Bentley Park Drive

**Species:** Copper Beech

**Girth (m):** 3.04

**Comments:** High aesthetic interest

Date Photo taken: 2025-12-08T00:00:00.000Z

Surveyor initials: VMB

---

96

**Tree No:** 100

**Location (Lat/Long):** 52.004978,1.083481

**Description of Location:** Bentley Park, Parkland

**Species:** Cedar

**Girth (m):** 3.72

**Comments:** Every feature listed. Parkland tree

**Date Photo taken:** 2025-12-08T00:00:00.000Z

**Surveyor initials:** VMB

---

97

**Tree No:** 101

**Location (Lat/Long):** 52.004672,1.083337

**Description of Location:** Bentley Park, Parkland

**Species:** Wellingtonia

**Girth (m):** 6.4

**Comments:** Every feature listed. Parkland tree

**Date Photo taken:** 2025-12-08T00:00:00.000Z

**Surveyor initials:** VMB

---

98

**Tree No:** 102

**Location (Lat/Long):** 52.003514,1.083037

**Description of Location:** Bentley Park, Parkland

**Species:** Oak

**Girth (m):** 4.18

**Comments:** High aesthetic parkland tree.

**Date Photo taken:** 2025-12-08T00:00:00.000Z

**Surveyor initials:** VMB

---

99

**Tree No:** 103

**Location (Lat/Long):** 52.004866,1.080583

**Description of Location:** Bentley Park, Parkland

**Species:** Oak

**Girth (m):** 4.08

**Comments:** High aesthetic parkland tree.

**Date Photo taken:** 2025-12-08T00:00:00.000Z

**Surveyor initials:** VMB

---

100

**Tree No:** 104

**Location (Lat/Long):** 52.005111,1.080582

**Description of Location:** Bentley Park, Parkland

**Species:** Oak

**Girth (m):** 4.25

**Comments:** High aesthetic parkland tree.

**Date Photo taken:** 2025-12-08T00:00:00.000Z

**Surveyor initials:** VMB

---

101

**Tree No:** 105

**Location (Lat/Long):** 52.005320,1.080562

**Description of Location:** Bentley Park, Parkland

**Species:** Oak

**Girth (m):** 4

**Comments:** High aesthetic parkland tree.

**Date Photo taken:** 2025-12-08T00:00:00.000Z

**Surveyor initials:** VMB

---

102

**Tree No:** 106

**Location (Lat/Long):** 52.005303,1.080959

**Description of Location:** Bentley Park, Parkland

**Species:** Sweet Chestnut

**Girth (m):** 5.45

**Comments:** Every feature listed. Parkland tree

**Date Photo taken:** 2025-12-08T00:00:00.000Z

**Surveyor initials:** VMB

---

103

**Tree No:** 107

**Location (Lat/Long):** 52.004172,1.082195

**Description of Location:** Bentley Park, Parkland

**Species:** Oak

**Girth (m):** 3.67

**Comments:** High aesthetic parkland tree.

**Date Photo taken:** 2025-12-08T00:00:00.000Z

**Surveyor initials:** VMB

---

104

**Tree No:** 119

**Location (Lat/Long):** 1.0762,52.0031

**Description of Location:** North bank of Engry Wood

**Species:** Oak

**Girth (m):** 3.4

**Comments:**

**Date Photo taken:**

**Surveyor initials:** CH

---

105

**Tree No:** 120

**Location (Lat/Long):** 1.0654,52.0038

**Description of Location:** to the left of the inside path through the Pedlars Grove

**Species:** Oak

**Girth (m):** 3

**Comments:**

**Date Photo taken:**

**Surveyor initials:** CH

---

106

**Tree No:** 121

**Location (Lat/Long):** 1.0678,52.0028

**Description of Location:** east boundary of Pedlar's Grove

**Species:** Oak

**Girth (m):** 3.3

**Comments:**

**Date Photo taken:**

107

**Tree No:** 108

**Location (Lat/Long):** 52.00107, 1.08353

**Description of Location:** Corner of Large Paddock Behind Church

**Species:** oak

**Girth (m):** 5.2

**Comments:** edge of paddock

**Date Photo taken:**

**Surveyor initials:** TEG

---

108

**Tree No:** 109

**Location (Lat/Long):** 52.00144, 1.08472

**Description of Location:** Between Bentley House and church

**Species:** Holm Oak

**Girth (m):** 3.6

**Comments:** Historically Pollarded

**Date Photo taken:**

**Surveyor initials:** TEG

---

109

**Tree No:** 110

**Location (Lat/Long):** 52.00139, 1.08435

**Description of Location:** Bentley House Driveway

**Species:** Cyprus (Monterey?)

**Girth (m):** 4.5

**Comments:** Old. Many arms

**Date Photo taken:**

**Surveyor initials:** TEG

---

110

**Tree No:** 111

**Location (Lat/Long):** 52.00146, 1.08392

**Description of Location:** Corner of Front paddock Next to church

**Species:** Oak

**Girth (m):** 3.3

**Comments:** split into parts

**Date Photo taken:**

**Surveyor initials:** TEG

---

111

**Tree No:** 112

**Location (Lat/Long):** 52.00175, 1.08402

**Description of Location:** Next to Coach House

**Species:** Oak

**Girth (m):** 3.9

**Comments:**

**Date Photo taken:**

**Surveyor initials:** TEG

---

112

**Tree No:** 113

**Location (Lat/Long):** 52.00182, 1.08558

**Description of Location:** Between Church Lane and Bentley House Lawn

**Species:** Yew

**Girth (m):** 3.7

**Comments:**

**Date Photo taken:**

**Surveyor initials:** TEG

---

113

**Tree No:** 114

**Location (Lat/Long):** 52.00241, 1.08569

**Description of Location:** In woodland opposite Crossing Cottage

**Species:** Sweet chestnut

**Girth (m):** 3.6

**Comments:**

**Date Photo taken:**

**Surveyor initials:** TEG

---

114

**Tree No:** 115

**Location (Lat/Long):** 52.00256, 1.08573

**Description of Location:** In woodland opposite Crossing Cottage

**Species:** Sweet Chestnut

**Girth (m):** 3.3

**Comments:**

**Date Photo taken:**

**Surveyor initials:** TEG

---

115

**Tree No:** 116

**Location (Lat/Long):** 52.00224, 1.08520

**Description of Location:** Behind bentley House Swimming Pool Start of woods

**Species:** Oak

**Girth (m):** 3.7

**Comments:**

**Date Photo taken:**

**Surveyor initials:** TEG

---

116

**Tree No:** 117

**Location (Lat/Long):** 52.00236, 1.08483

**Description of Location:** Beginning of woods between Bentley House and Bentley Hall Entrance

**Species:** Sweet Chestnut

**Girth (m):** 3.3

**Comments:**

**Date Photo taken:**

**Surveyor initials:** TEG

---

117

**Tree No:** 118

**Location (Lat/Long):** 52.00231, 1.08512

**Description of Location:** Beginning of woods between Bentley house and Bentley Hall

**Species:** Sweet Chestnut

**Girth (m):** 3.4

**Comments:** Further into woods

**Date Photo taken:**

**Surveyor initials:** TEG

---

118

**Tree No:** 122

**Location (Lat/Long):** 1.0671,52.0047

**Description of Location:** East boundary Tare Grove

**Species:** Oak

**Girth (m):** 3.2

**Comments:** Acute Oak Decline. No photo.

**Date Photo taken:**

**Surveyor initials:** CH

119

**Tree No:** 123

**Location (Lat/Long):** 1.0652,52.0050

**Description of Location:** Tare Grove just off footpath

**Species:** Oak

**Girth (m):** 3.6

**Comments:** No photo

**Date Photo taken:**

**Surveyor initials:** CH

120

**Tree No:** 124

**Location (Lat/Long):** 1.0643,52.0053

**Description of Location:** Tare Grove east boundary close to track

**Species:** Oak

**Girth (m):**

**Comments:** large tree but couldn't measure due to position. No photo

**Date Photo taken:**

**Surveyor initials:** CH

121

**Tree No:** 125

**Location (Lat/Long):** 1.0641,52.0047

**Description of Location:** south east boundary of Tare Grove

**Species:** Oak

**Girth (m):** 3.3

**Comments:** No photo

**Date Photo taken:**

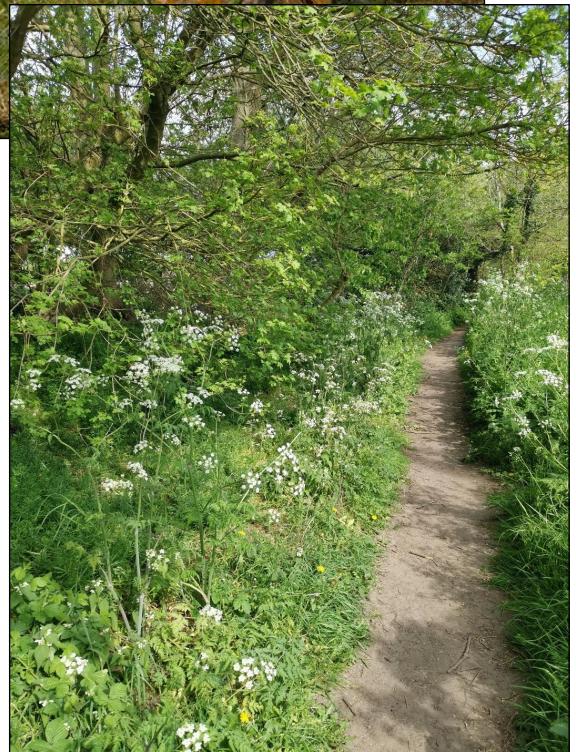
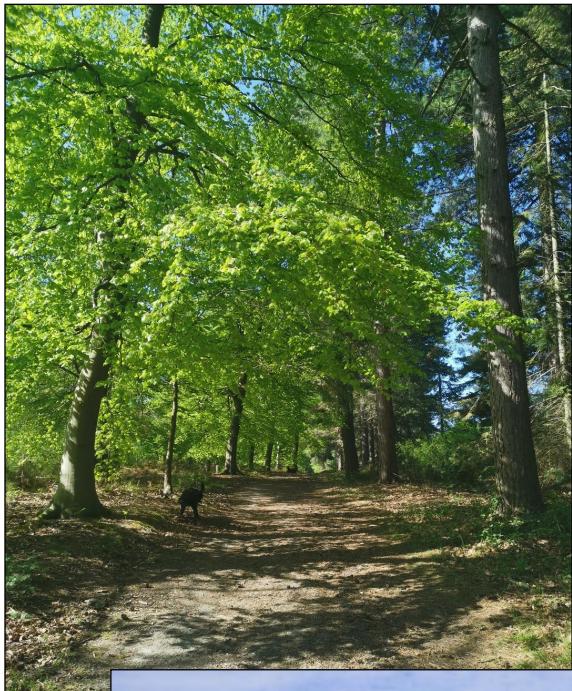
**Surveyor initials:** CH

## **Appendix 6**

**SIX COUNTRY WALKS FROM THE  
CASE IS ALTERED PUBLIC HOUSE  
BENTLEY, SUFFOLK**



*This booklet is published  
to commemorate the Coronation  
of His Majesty King Charles III on  
6th May 2023*



## Views from the walks

### Above

Walk 1 — 1. Holly Wood

### Middle

Walk 1 — 2. Behind Silver Leys

### Bottom

Walk 2 — 3. Case Lane

**Bentley is blessed with 64 footpaths that take the walker through stunning countryside.**

**To commemorate the coronation of King Charles III, Bentley Parish Council have sponsored the production of this booklet for residents of Bentley. King Charles is a strong advocate of the benefits of walking and is passionate about the protection of nature and the environment. What better way to celebrate his coronation than to take a walk and experience the wonder of nature on our doorstep?**

**The walks in this booklet are based on the original, “*Six country walks from the Case is Altered Public House Bentley, Suffolk*” produced by resident, Michael Anderton. Michael is the author of a number of walking themed publications for walks all over Suffolk and a long-standing member of Bentley’s Footpath Society. He first published Walk 1 in the early 1980’s and this circular walk continues to be a very popular walk for Bentley residents and visitors today.**

**The walks will take you through some of our most cherished landscapes; ancient woodlands and rolling farmlands with large skies and long-distance views. Some take you to neighbouring villages, some use our designated ‘Quiet Lanes’ to connect to the footpath network and some are in the recently extended Suffolk Coast and Heaths Area of Outstanding Natural Beauty.**

**We hope you enjoy walking them.**

Marianne Munday  
Chair of Bentley Parish Council

With thanks to Tim Hamstead and Peter Utton for checking each walk and updating them to reflect recent changes in the landscape. Walk 2 has been rerouted and rewritten by Peter Utton as it was felt the original walk would now be too dangerous.

Walks 1, 2 and 3 can also be found on the Case is Altered website with additional aids to guidance.

Also thanks to Marianne Munday, Christine Campbell and Kate Spicer for editing and compiling this edition.

# Bentley

Bentley lies in beautiful countryside on the edge of Constable's Dedham Vale and the Shotley Peninsula. The village is situated midway between the A12 and A137 roads, 7 miles from Ipswich and 12 miles from Colchester.

The Old English origin of Bentley is thought to be derived from the words 'beonet', meaning 'bent grass' and 'leah', meaning 'wood, clearing or meadow'. The countryside here was once heavily wooded and no doubt many clearings were made by man to provide land for his agricultural needs. The area is dominated by extensive chestnut woods and along the Bergholt Road, examples of the little known Wild Service tree can also be found.

## The Case is Altered

Popularly known as 'The Case', a pub is thought to have existed in this area since 1777. The origin of the name is a frequent question which has remained unanswered although several theories exist:

1. Local legend has it that the pub was once held by a genial landlady who was not too fussy about payment for beer but when she married the, case was altered.
2. When Spanish soldiers were billeted in England they frequented the 'Casa Altera' or 'High House'.
3. The original pub stood further down the lane but to attract passing trade from the road, a nearby house was taken over and altered to become the present day pub. During extensive alterations during the past few years, evidence of bricked up doors and window were uncovered which could account for this story.

In 2011 the Case is Altered was put up for sale by its previous owners, Punch Taverns, and eventually in 2013 its doors closed. A group of dedicated and determined villagers started the 'Save the Case' campaign. Bentley Community Pub Ltd was formed and a community share offer was launched, giving supporters the opportunity to buy shares. On 18 February 2014 the keys were handed to the group and a programme of cleaning, renovation and redecoration began. Finally on 17 April (Maundy Thursday) the pub re-opened for business as Suffolk's first co-operative community pub. It is still wholly run by volunteers.

## The Walks

<b>1. Circular Walk — 4 miles, several short cuts, 7 stiles</b>	<b>Page 6</b>
<b>2. Capel St Mary — 6 miles, crossing under the A12 no stiles</b>	<b>Page 8</b>
<b>3. East End — 3½ miles sometimes marshy in places, 4 stiles</b>	<b>Page 10</b>
<b>4. Dodnash Valley — 3½ miles, marshy in places 8 stiles</b>	<b>Page 12</b>
<b>5. The Railway — 4 miles, 2 cross field paths, A137, 500m, 6 stiles</b>	<b>Page 14</b>
<b>6. Old Hall Wood — 5 miles, a good leg stretcher, no stiles</b>	<b>Page 16</b>

## **Some information before you go**

The walks in this booklet are suitable for people of all ages and of average fitness. They are suitable for children but it is unlikely that you will make much progress with a push chair.

### **Rights of Way**

The paths used on these walks are on public rights of way, although some short links may be on paths provided by land owners. Some of the walks also use sections of public highway to link the paths. Some of these including Grove Road, Hazel Shrub and Church Road are designated Quiet Lanes with signage to indicate to drivers that these narrow roads are a shared space.

### **Fingerposts (FP) & Waymarks (WM)**

The start of most paths are marked with fingerposts and many routes are defined with waymarker arrows. The standard colours for waymark arrows are; yellow for footpaths, blue for bridleways, red for byways and brown for restricted byways.

### **Maps**

The sections of Ordnance Survey maps provided with each walk should be all that you will need. If you require more detail, or to locate adjoining public rights of way, use the OS Explorer sheets 196 and 197. The blue grid square on the maps represent 1km (0.62 miles)

### **Distance**

The distance of each walk is provided in the index. On average you should be able to cover between 3 and 4 miles in an hour on a country walk.

### **Footwear**

Walking boots are recommended for all

seasons in order to protect your feet although walking shoes and trainers are adequate for much of the year. After wet weather it might be wise to wear wellies as some of the paths can get very muddy.

### **Dogs**

You should always keep your dog on a lead in the countryside in order to avoid disturbing livestock and wildlife.

### **Clothing**

Don't forget to take enough suitable clothing with you. When you are a mile or two from your car or nearby shelter and the heavens open up you will wish you had brought that waterproof. It can get quite chilly in an unexpected breeze or when you are out of the sun so it is well to be prepared.

### **Country Roads**

Remember your Highway Code and walk on the right-hand side of the road if there is no footway. However when you are on the inside of a blind bend, cross over to the other side so that you can be seen sooner.

### **Gates**

Always leave gates as you find them, if livestock are controlled by the gate, make sure you close the gate securely.

### **Car Parking**

Lock your car securely and hide any tempting valuables out of sight. Remember always to park with care and consideration for others. If you are not on a public car park (e.g. pub) you should seek permission before you leave.

# Walk No.1 Circular Walk

This circular walk is 3.5 miles around the outside edges of the village with links back to the centre like spokes of a wheel providing shortcuts. Most of the route is off road with one short cross field section. This walk has now become well established with wide paths and tracks and a variety of countryside to see. Unfortunately, the Great Storm of 1987 cleared many of the trees and efforts to replant will be seen on this walk.

Once you get started you will find the walk well marked with yellow circular walk arrows on Waymarkers (WM), and Fingerposts (FP) to guide you in either direction around the circuit.

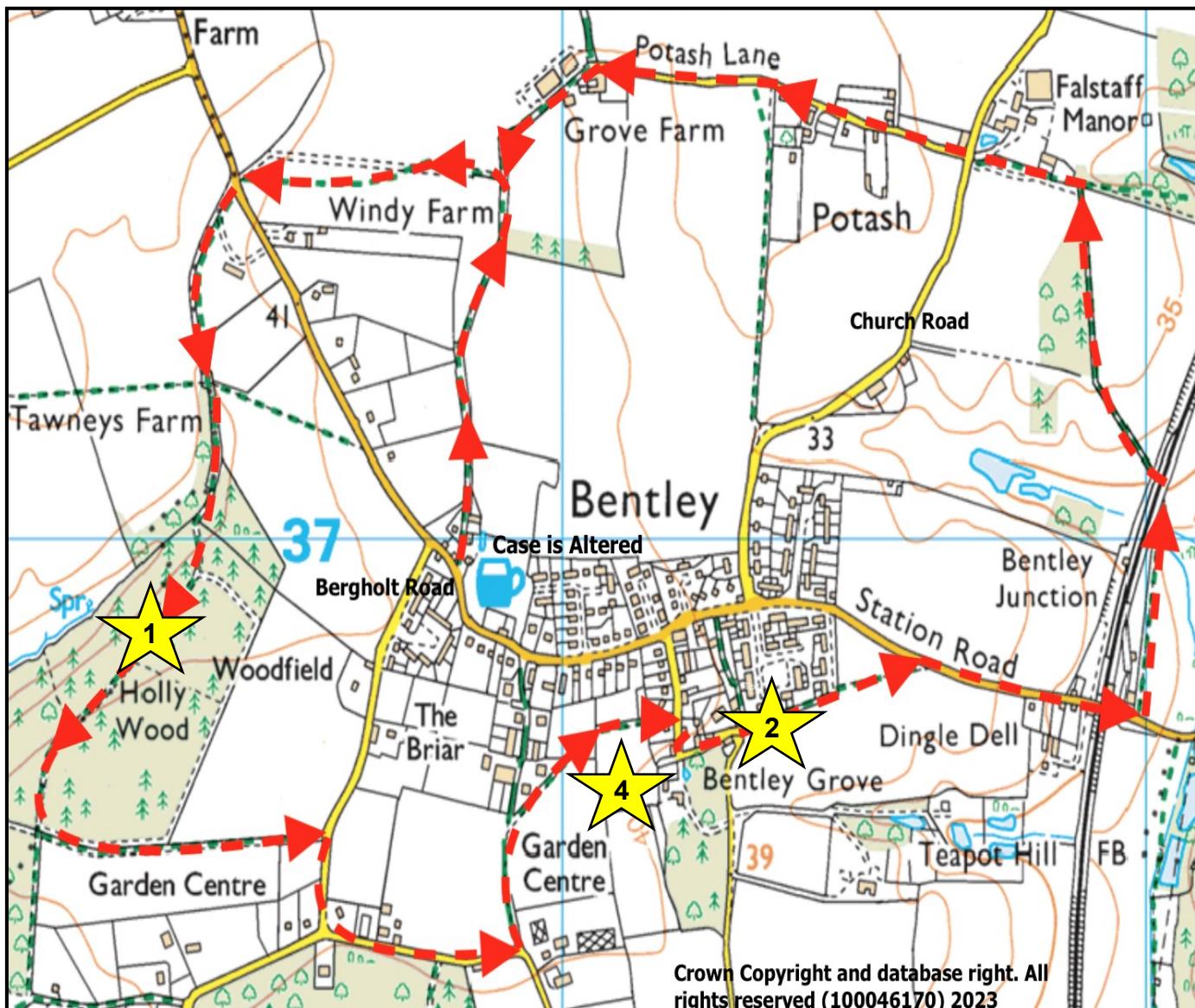
From the Case is Altered walk northwards along Case Lane past the playing field and out into open country. The path soon becomes a track with fields either side, and there is a T-junction marked by a Fingerpost before Grove Farm. Take the left track and follow this out to Capel Road.

Cross the road with care and enter the track, past the entrance to Earlwood, with a wire fence on your left you will enter a sunken track. This is called Cut Throat Lane, and I leave it to your imagination to decide why it got its name. Follow the old lane through the trees in the valley, ignoring any side turnings. As you rise up out of the valley bear right onto a wide track and into Holly Wood.

Continue through the woods on the wide track passing a bench under a tree and turn left onto the footpath marked with a (FP), along the edge of the first field after the trees, and out to the Bergholt Road. Turn right onto the road to the three-way junction, then left along Hazel Shrub. On the right is Dodnash Wood, taking its name from the 12<sup>th</sup> century Augustine Priory that once existed in the adjoining valley.

At the end of this short straight and just before the right hand bend turn left on to the bridleway (FP) across the field (back towards the village centre). As the bridleway continues and before the houses, take the footpath to the right along side the hedge. Follow this path over three stiles and through two pastures, to emerge onto Grove Road. If a short cut is required turn left to return to the centre of the village. Otherwise, turn right and follow the road around a left bend, continuing straight on at the next right-hand bend along a paved path to the rear of Silver Leys, and across an uncultivated field to reach Station Road. Be aware that the path emerges onto Station Road with a drop.

Turn right down the hill and cross the rail line. Bentley Station was once a



busy junction on the Great Eastern Railway serving the Hadleigh branch line. Opened in 1847 regular passenger and freight services ran to Capel St. Mary, Raydon and Hadleigh Stations. Passenger services ceased in 1932 and the line was finally closed under the Beeching axe in 1965. The station once boasted branch line platforms, freight yards, footbridge, and signal box. The Station Masters house, Crossing Keeper's Cottage and the Railway Tavern still remain as private houses.

Having crossed the line, take the field edge path on the left after the last house (FP). This path will lead you to a stile to cross the railway, make sure you "Stop, Look and Listen" before crossing as the trains travel at up to 100 mph on this section. The path continues between fences up the hill towards Falstaff Manor. This path meets a track at a T-junction, (FP) turn left and follow this track to Church Road.

Cross the road and continue down Potash Lane, straight through Grove Farm and out to the open fields. After the first left bend follow the track and path back to Case Lane, and the start of the walk at the Case is Altered.

## Walk No.2 Capel St Mary

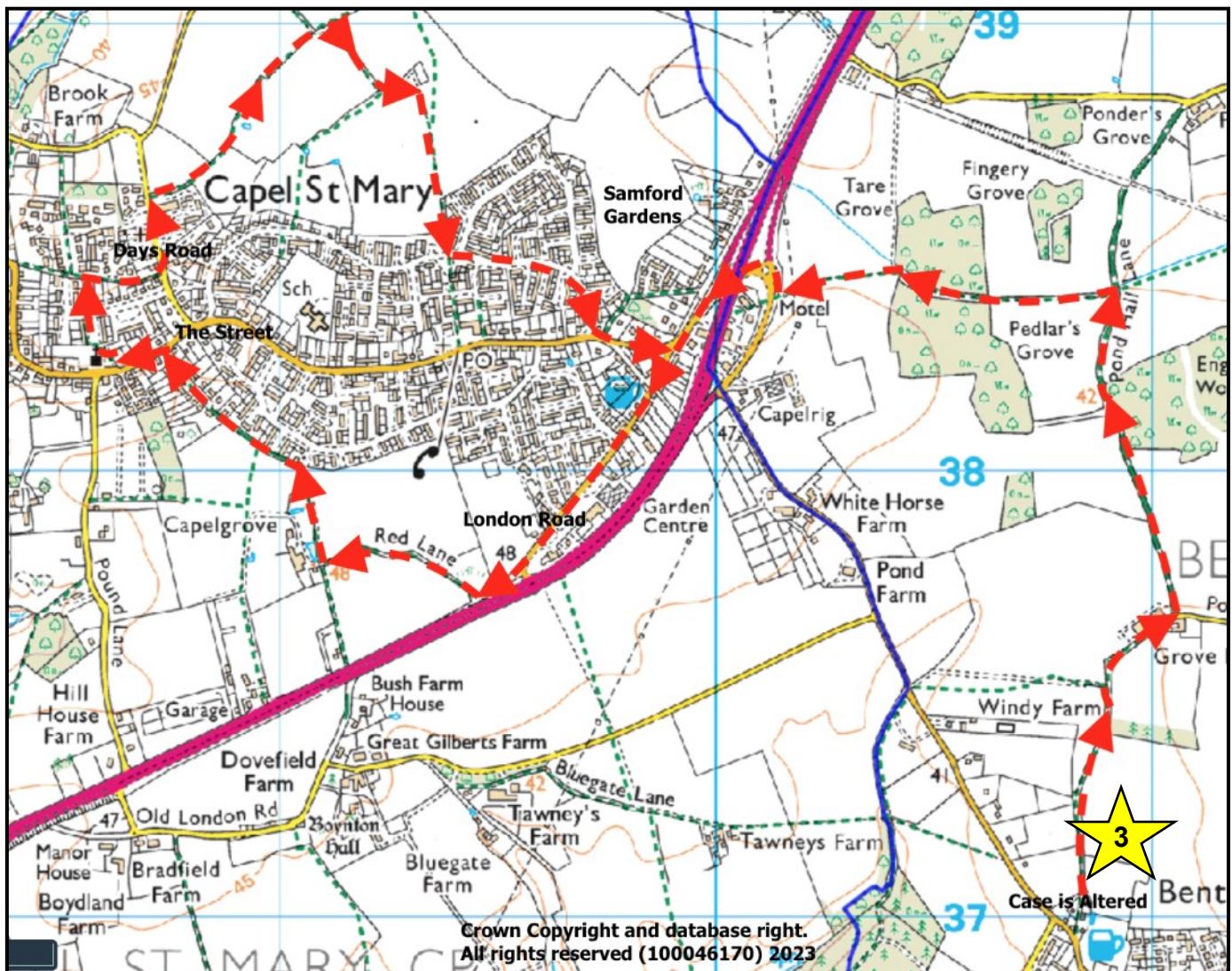
This walk is approximately 6 miles and runs across fields to reach the underpass to Capel St Mary at the A12. It then skirts around Capel St Mary and returns to the Case is Altered via the same route. As the walk is a loop you could cut it short to return to Bentley at any stage. The route is a mixture of off and on-road sections. Some of the sections can be quite muddy, some run through long grass.

From the Case is Altered walk up Case Lane past the entrance to the playing field and continue on to the footpath and then out into open country. Follow the path, ignoring the connecting track out to Capel Road. The path bends round to the right and crosses a farmyard. Just past the large barn on the left there is a Bridleway marked by a Fingerpost. This section can be quite muddy. Continue through wooded areas on the track known as Pond Hall Lane ignoring turnings to the left and right marked private. Just before you reach a wooden footbridge over a ditch, turn left onto a signposted footpath between two ash trees heading West towards the A12. The footpath runs alongside an open drainage ditch then enters more woodland. As it exits the wooded area bear half left to cross an open field. When you reach the far side of the field carry straight on across a rough area of long grass and continue to follow the track along the edge of the field which will lead down a slope to the roundabout on the A12 sliproad at junction 32A. Take care at this point – cross the road and keep to the left hand pavement under the underpass.

After the underpass, bear left after the Jet garage and walk along London Road with the White Horse pub on your right. At the end of London Road bear right just before you reach the A12, follow the road sign that says “Capel Grove only”. Keep to the right hand pavement until vegetation makes it impossible then follow the road as it bends sharp right leaving a residual footpath running ahead alongside the busy A12. This is labelled as a private road but it is also a public right of way. Follow the road (Red Lane) as it bends left and right but take care as there is no pavement and visibility is limited.

As you approach the start of buildings at Capel Grove look out for the end of the field on the left then look for a gap in the hedge on the right hand side. This marks the entrance to a footpath that is virtually hidden. Turn right onto this footpath and then bear left at the signpost to follow the onward route marked Bridleway. Follow this sheltered path until you emerge into an area of residential housing. Continue straight ahead on the pavement (along Cedars Lane) and turn left when you reach the main road, The Street.

Just before you reach the Pound Lane turning on the left, cross the road and take the path on the right towards the main entrance to St Mary's Church. Follow the path past the main church entrance and skirt around the building to the left, pass the new church hall and exit the church yard via the short flight



of steps. Continue on the path straight ahead. Cross the road and continue on the footpath opposite (yellow, waymark). Continue until you reach the new Saxon Meadows housing development, then turn right onto the footpath that crosses in front of you. Follow this path onto Days Road and turn left.

Walk north up Days Road and take the signposted footpath on the right just after the main entrance to Saxon Meadows on the left. The footpath can be muddy and slippery. At the intersection of several footpaths, keep right where a path leads forward on both left and right sides of the hedge in front of you. Then turn to the right and walk along the path to the left of a wire fence edging a field.

At the next footpath junction, take the path to the left which then arcs round to the right, then follow it across the open field and continue onto the sheltered path. Eventually emerge at Thorney Road (with a bus stop on your right) and turn left. Follow Thorney Road as it gradually arcs round to the right.

When you reach the main road (The Street), cross the road at this point and turn left, continue towards the Jet garage using the right hand pavement. Continue under the underpass and then re-trace your steps back towards Case Lane and the start of the walk at the Case is Altered.

## Walk No.3 East End

From the Case is Altered turn right along Capel Road then left down Bergholt Road and walk 500 metres to a Fingerpost (FP) and waste bin on the right to a path between the hedges just before the Threeways junction. Walk to the end of the field to join a crossing track, indicated by a FP. Turn left to reach the main entrance of the wood yard.

Cross the drive and take the path (FP) alongside the wood yard fence to join the track at the rear. Walk straight along the main track, ignoring any side turnings, to the end at the top of a hill (FP). Follow the path ahead as it meanders down to eventually reach a bridge over Dodnash Brook. At the other side follow the left path up the steps to a kissing gate, then diagonally left across the field to reach a track via another kissing gate.

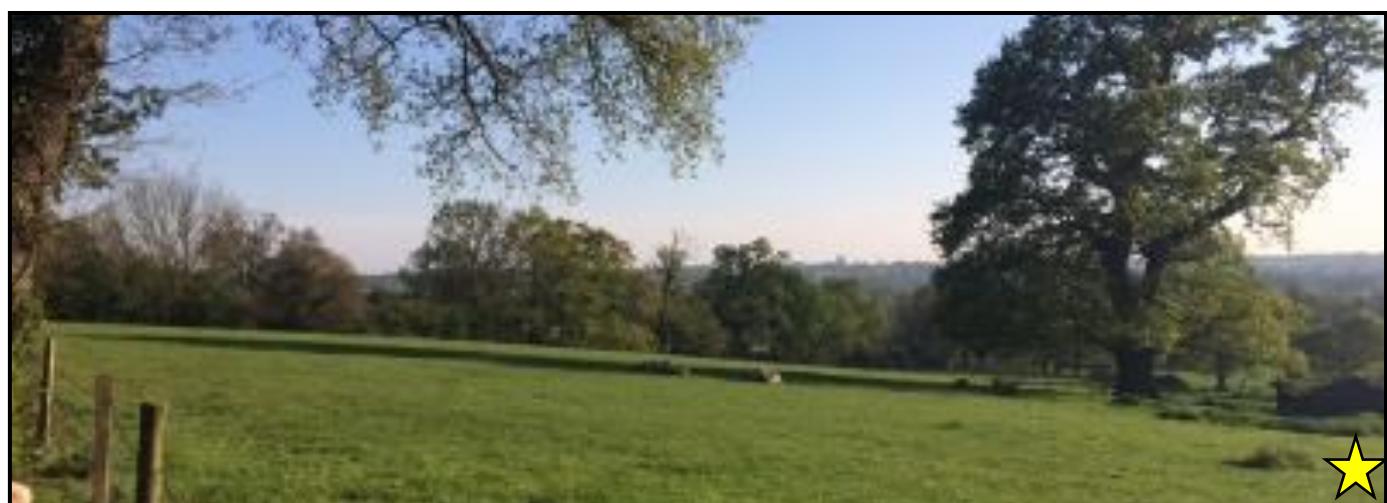
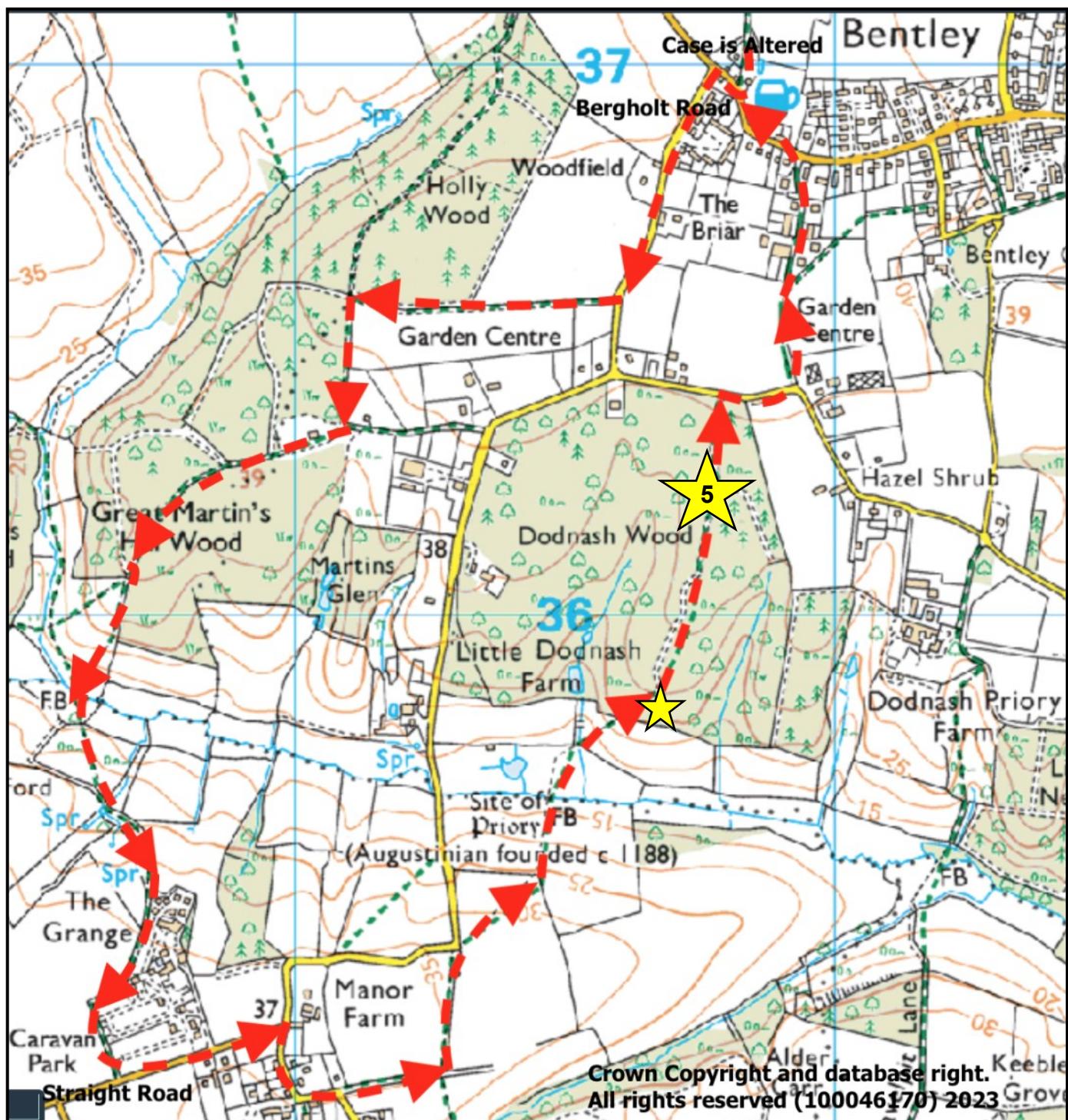
Turn left and follow the track up to the rear of the caravan park and around the edge to reach Straight Road. Turn left and walk to the junction at the end of the road, then right (signed East End) past the Royal Oak pub. Continue around the next left bend and, at the next right bend, with the house 'South View' on your left, continue straight along the footpath ahead.

At the junction at the end, turn left on a field-edge path and through a gate to reach the Bergholt Road. Turn immediately right through a gap in the hedge to walk diagonally down the field to a further gap in the hedge. After passing through this gap in the hedge continue straight down across the next field to reach a footbridge over the Dodnash Brook again.

On the right in the meadow is the Dodnash Priory Stone, all that remains of the 12<sup>th</sup> century Augustine Priory that once existed here and believed to have been founded in 1188 by an ancestor of the Earl of Norfolk. Originally spelt Dodneis, the Priory is perpetuated in the modern name for the area now dominated by the extensive Dodnash Wood.

Cross a very marshy area of meadow ahead, diagonally right to a stile, and again diagonally right up the next section of meadow to a stile in the fence at the edge of the wood. Here is a bench made from a railway sleeper. Walk up through the wood, the path soon becomes a wide track to eventually reach a kissing gate at Hazel Shrub.

Turn right along the road and, at the first bend, turn left on the bridleway (FP) across the fields to join Link Lane. Follow the lane out to the main road through the village and turn left to return to the Case is Altered.



## Walk No.4 Dodnash Valley

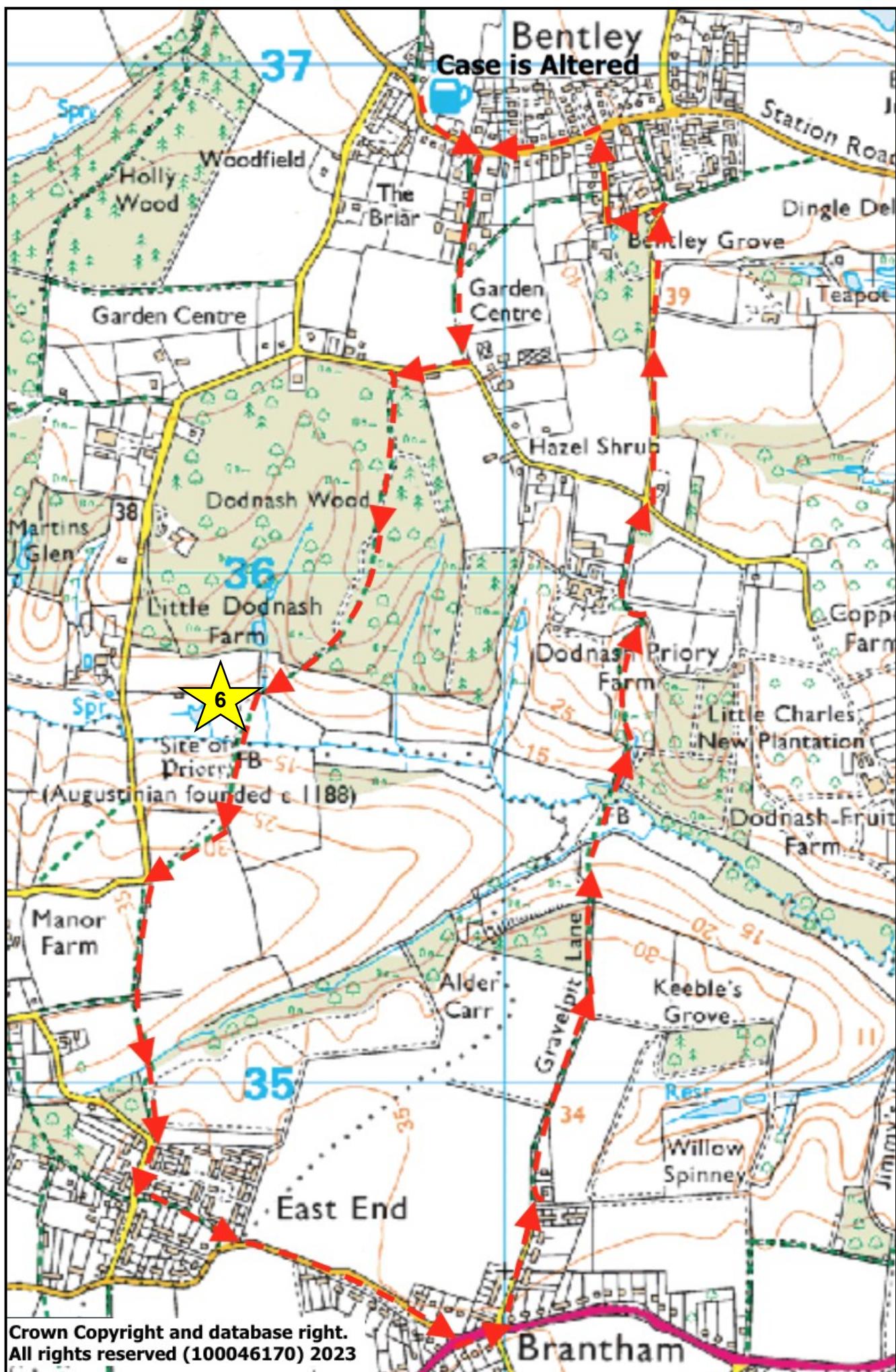
From the Case is Altered turn left along the road for about 150 metres and then right into Link Lane. Follow this bridleway past the houses and between a fence and a hedge (The Acorns, and Oakwood House) and out across the field to Hazel Shrub. Turn right along the road for 150 metres and then turn left into Dodnash Wood through a kissing gate. Follow the track to the end bearing right down through the trees to a stile in the fence, besides which is a bench made from a railway sleeper.

Cross the pasture to a stile and a gate down to the right, then bear right across the next section of marshy land to a stile and a footbridge across the stream. Before you cross, note the piece of masonry on the left. This is all that remains of the Dodnash (originally Dodneis) Priory. A 12<sup>th</sup> century Augustine structure giving its name to the surrounding area. Walk up across the field on the other side to a gap in the hedge and then diagonally right across the next field to another gap in the hedge by a large oak tree, leading out onto Bergholt Road. Turn immediately left through a gateway onto a field edge path, at the large oak continue straight into the next field (Waymark in next field). This leads down and up to the houses ahead passing a children's play park and emerges on the road at East End.

Walk along the pavement past Broom Knoll and turn left on a footpath between a house called Quiet Ways and a paling fence, along a short section of road by a line of garages (on your left) then right at the end to Slough Road. Turn left along the road, first on a path on the left, then when the path ends crossing the road to a parallel access road leading out to the A137 Ipswich to Manningtree Road. Turn left for 50 metres then left again into Gravel Pit Lane.

This lane leads straight to Bentley, first as a road, then as a track and eventually a footpath through a wonderful tunnel of foliage to the valley. At the end of this natural tunnel go left over a stile by a gate then right through a section of rough pasture. Pass through another gap and diagonally right across another piece of rough pasture (with newly planted willows 2022) to a stile and a bridge across a stream.

From the bridge follow the path ahead, taking care over the marshy areas particularly after the next stile beyond the trees. Follow the waymarkers delineating the route of the path up through the valley. Follow the path right and up (after the pond on your right) to an oak tree where you bear left keeping to the right of the hedge heading towards Dodnash Priory Farm, then right along a hedge lined drive, across the crossroad, and into Grove Road (a Quiet Lane) to the centre of the village. At the T-junction opposite the bus stop and post box turn left and return to your starting point at the Case is Altered.



# Walk No.5 The Railway

From the Case is Altered walk northwards along Case Lane past the playing field and out into open country. The path soon becomes a track with fields either side, and there is a T-junction marked by a Fingerpost (FP) before Grove Farm, continue on round the right hand bend. Just past the large barn on the left there is a Bridleway marked by a Fingerpost. This is Pond Hall Lane, which you follow through the trees for around  $\frac{1}{2}$  mile. At the junction just before a wooden bridge, turn right on the path along the field edge, following a deep ditch on your left. Where the path and ditch curve to the right, the path runs parallel to the bed of the old railway. When the two are at the same level bear left and continue along the track bed. On this secluded section of the track it is reputed that the Royal Train of King George VI once halted overnight during World War II.

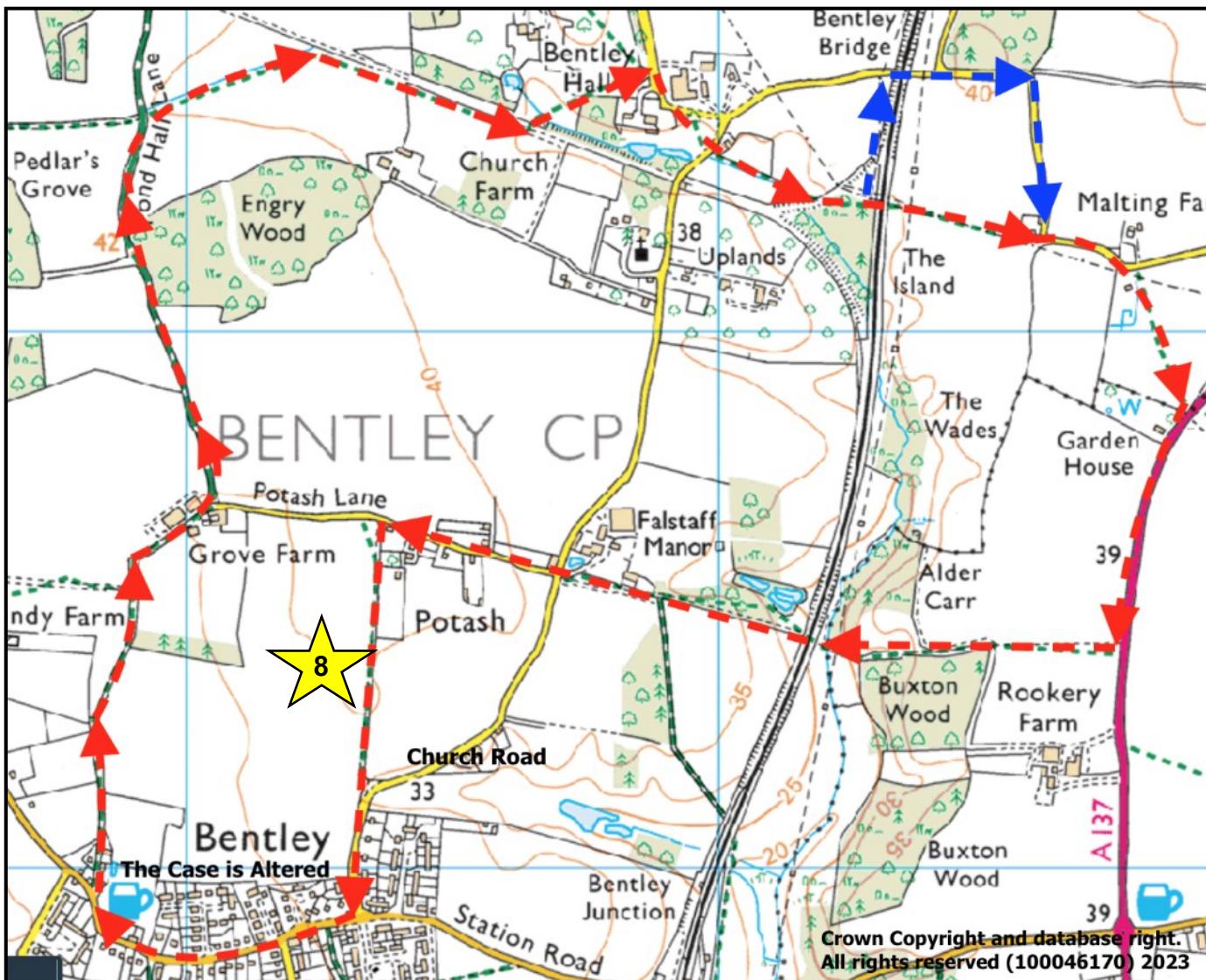
When you reach the point where the track bed is overgrown and prevents further progress, turn left through a small gate (waymark indicated) into Bentley Park. Walk down across the ditch over a sleeper bridge and up to the gate ahead (tennis court on your left). Cross the next section of meadow, passing to the right of a large beech tree to reach a gate and stile onto the road opposite the Long Barn. This Tudor barn is 55 metres long and is reckoned to be the longest historic barn in Britain. Turn right and, just around the bend opposite the end of the barn, seek out the path down to the right through the trees to reach Church Road.

To the right of the trees is Bentley Hall, the medieval seat of the Tollemache family. The medieval west wing and an outbuilding remain, together with the 16<sup>th</sup> century hall. Follow down through the trees to rejoin Church Road.

Just up to the right is a restored crossing cottage at the point where the Hadleigh railway crossed the road and was controlled by a pair of gates. However follow the footpath directly in front of you right of the entrance to Hillside (FP). Follow the path between the garden fence and trees, continuing on the embankment through the trees to meet a field.

Follow the right side of the field fence until you reach a concrete post that marks a right turn onto The Island, a triangular area of land formed by the embankments of the old railway junction. This can be seen quite clearly on Ordnance Survey maps, although the Ipswich leg of the triangle was probably never used.

Follow the path across the Island to reach a stile giving access to a crossing over the main line. Cross with great care, the trains can approach around the bend at up to 100 mph and you must remember to Stop, Look and Listen. Follow the electricity wires on the other side to reach Church Road at a bend. Turn right and walk along the road to Maltings Cottage, turning right on the footpath (FP) at the end of the road side hedge.



Follow the right hedge then the electricity wires across the field to a stile in the fence at the A137. Turn right along the roadside verge, taking great care to keep off the road when traffic approaches. Before Rookery Farm there is a large gap in the hedge showing the divide of two fields, shortly after, the footpath is found on your right (FP). Follow this footpath aiming for a stile in the rabbit fence at the corner of Buxton Wood.

Follow the track ahead to the right of the woods and down into a valley, to reach a steep railway embankment. Cross the railway over two stiles again taking great care to Stop, Look and Listen for the speeding trains. On the other side follow the path to the left of the fence ahead, continuing straight up along the track to reach Church Road by Falstaff Manor.

Cross the road and continue down Potash Lane, turning left after 350 metres at Red Cottages (FP) on to a field edge path. At the far side of the field descend to Nacky Down (also known as Gypsy Down and other variations) onto Church Road and turn right up the hill to the war memorial. Turn right through the village to return to the Case is Altered.

*Warning: In the future the railway crossing point used for this walk may close, if this occurs please use the alternative route, shown in blue.*

# Walk No.6 Old Hall Road

From the Case is Altered walk northwards along Case Lane past the playing field and out into open country. The path soon becomes a track with fields either side, and there is a T-junction marked by a Fingerpost (FP) before Grove Farm, continue on round the right hand bend. Just past the large barn on the left there is a Bridleway marked by a Fingerpost. This is Pond Hall Lane, which you follow crossing a wooden cart bridge and the bed of the dismantled railway to reach Bentley Hall Road, at Pond Hall Farm.

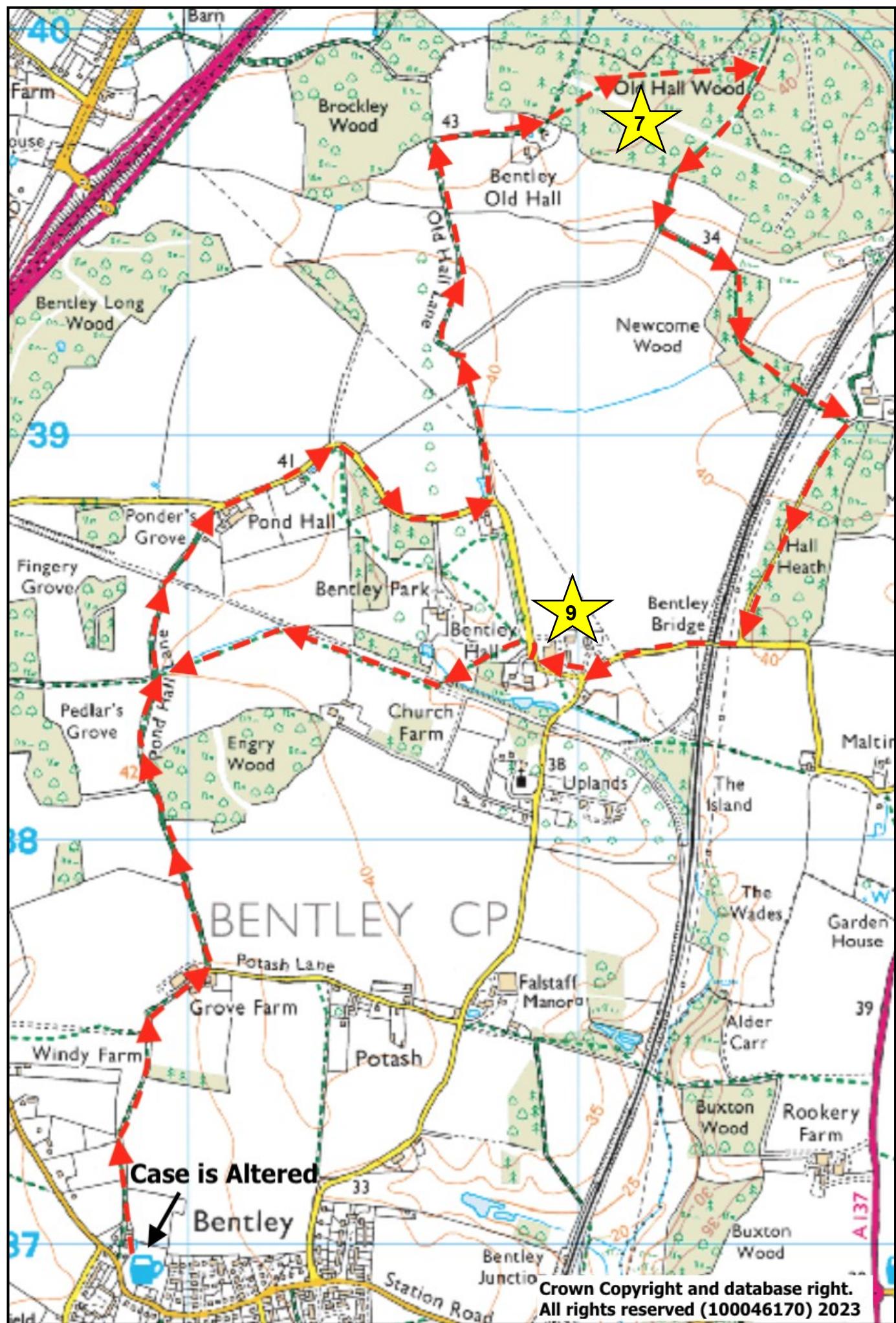
Turn right and follow the road past Bentley Park (not a public park) and Park Cottage, then take the signed track (FP) leading to Old Hall. Walk the full length of this track past Old Hall, to a kissing gate at the edge of Old Hall Woods. Turn right along a meandering path and almost immediately bear left (keeping right will take you along the edge of the wood) through the fir trees. Cross the first “Ride” (wide access through the wood) and continue on the path meandering through the trees to eventually reach a wide Bridleway (FP) through the centre of the woods.

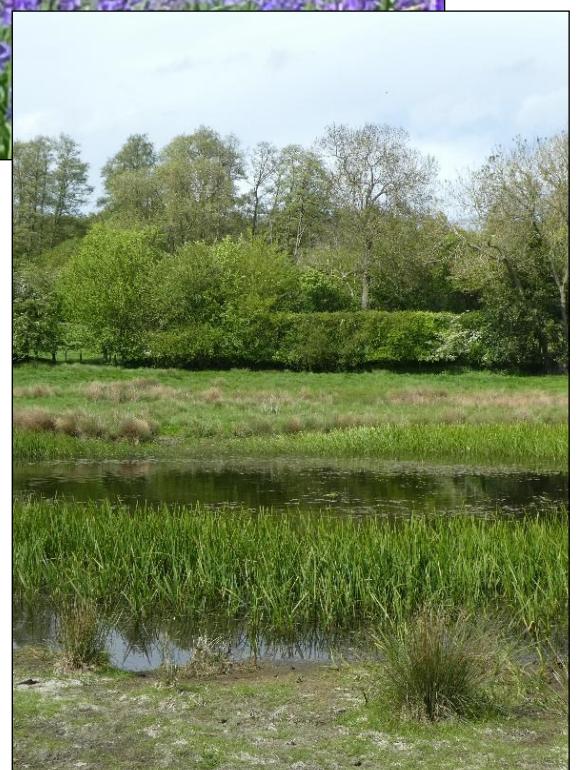
Turn right and follow this Bridleway out of the woods and down to a T-junction in the dip. Turn left and follow the path up through Newcome Wood, out the other side and across the railway on a brick built bridge to reach the road leading to Bentley Manor. Turn right to reach Church Road, and then right again to cross the railway bridge.

Follow this road keeping right at the T-junction signed to Capel St Mary (there is a footpath on the left hand verge if required) pass the end of the Long Barn and the entrance to Bentley Hall. Bentley Hall was the medieval seat of the Tollemache family until the acquisition of lands at Helmingham where the family later became established. In 1668 the hall was sold to the Gosnold family from Otley, famed through Bartholomew who founded the first European colony in North America in 1607, and gave his name to Martha’s Vineyard. In 1974 the Hall appeared abandoned and due for demolition but was saved by a major restoration programme.

After the bend, turn left over a stile (FP) giving access onto Bentley Park. Bear left to the fenced off Chestnut tree to a gate by the tennis court. Walk down to a sleeper bridge in the next section of the meadow and up to a wicket gate giving access onto the bed of the dismantled railway.

Turn right and follow the old railway to a point where the path bears left (WM) onto an adjoining field, and then along the edge of the field to meet Pond Hall Lane, by the wooden cart bridge. Turn left down this lane to return to Grove Farm, then right to return along Case Lane to the Case is Altered.





**Above:**

Walk 1 — 4. Oak Tree behind Village Hall

**Middle:**

Walk 3 — 5. Dodnash Woods

**Bottom:**

Walk 4 — 6. Water Meadow



**Above:**  
Walk 6 — 7. Old Hall Woods

**Middle:**  
Walk 5 — 8. View south from Potash Lane

**Bottom:**  
Walk 6 — 9 Long Barn.

# The Countryside Code



Your guide to enjoying parks and waterways, coast and countryside

## Respect everyone

- be considerate to those living in working in and enjoying the countryside
- leave gates and property as you find them
- do not block access to gateways or driveways when parking
- be nice, say hello, share the space
- follow local signs and keep to marked paths unless wider access is available



## Respect the environment

- take your litter home — leave no trace of your visit
- do not light fires and only have BBQ's where signs say you can
- always keep dogs under control and in sight
- dog poo — bag it and bin it — any public waste bin will do
- care for nature — do not cause damage or disturbance

## Respect the outdoors

- Check your route and local conditions
- Plan your adventure — and know what to expect and what you can do
- Enjoy your visit, have fun, make a memory

Photographs in this edition have been supplied by:

Michael Bamford  
Bob Mawkes  
Nicky Moxey  
Marianne Munday  
Nigel Paul  
Kate Spicer



This book was originally written by Michael Anderton



## Follow advice and local signs

The arrows show the legal and recorded rights of way for different user groups

### Footpath



### Restricted Byway



### Bridleway



### Byway open to all traffic



### Permissive Path

Follow the advice on local signs as landowners voluntarily provide access to these paths and choose who can use them. Some open access areas are also made available in the same way.



### National Trail

National Trails are created for walking, with horse-riding and cycling possible on some trails or trail sections.

[www.nationaltrail.co.uk](http://www.nationaltrail.co.uk)



### Open Access

You can walk and explore away from paths

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