

Heritage Statement.

Land at Boxted Solar Farm.

On behalf of RES Ltd.

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Contents.

1. Introduction.....	6
2. Site Description and Planning History.....	7
3. Methodology.....	11
4. Policy Framework.....	14
5. The Historic Environment.....	16
6. Setting Assessment.....	28
7. Conclusions.....	66
Sources.....	69

Appendices contents.

Appendix 1: Gazetteer.....	72
Appendix 2: Figures.....	82
Appendix 3: Assessment Methodology.....	83
Appendix 4: Legislative Framework.....	89
Appendix 5: National Policy Guidance.....	90
Appendix 6: Relevant Development Plan Policies.....	96
Appendix 7: Designation Descriptions.....	100
Appendix 8: LiDAR Data.....	101
Appendix 9: Geophysical Survey Report.....	102



Plates:

Plate 1: Site Location Plan.....	6
Plate 2: Site Plan showing the location of the fields.....	7
Plate 3: View north-east across Field 3 from the south-western extent.....	7
Plate 4: View north-east across Field 4 from the south-western extent	8
Plate 5: View west across Field 5 from the eastern extent	8
Plate 6: View south from the northern point of Field 6	9
Plate 7: View south-east across Field 1 from the northern extent	9
Plate 8: View west across Field 2 from the eastern extent	10
Plate 9: Geophysical survey results in the eastern extent of the site (Field 2) showing a ring ditch and parallel trends	17
Plate 10: Geophysical survey results in the central extent of the site (Field 5) showing a complex of rectangular enclosures	18
Plate 11: Geophysical survey results in the western extent of the site (Field 3) showing a complex of enclosures.....	19
Plate 12: Extract from Hodgkinson's Map of Suffolk of 1783.....	21
Plate 13: Extract from the Boxted Tithe Map of 1840	22
Plate 14: Extract from the Ordnance Survey Map of 1884.....	23
Plate 15: Extract from the Ordnance Survey Map of 1904.....	23
Plate 16: Extract from the Ordnance Survey Map of 1926	24
Plate 17: Extract from the Ordnance Survey Map of 1959.....	24
Plate 18: Modern aerial image of the site.....	25
Plate 19: The Grade II Listed Moorhouse Farm	30
Plate 20: View south-east from the trackway beyond Moorhouse Farm where the land in the eastern extent of the site (Field 2) and the asset are co-visible (eastern extent of site outlined in red)	31
Plate 21: View north from within Field 1 of the site towards the Moorhouse Farm	32
Plate 22: Zoomed in version of Plate 21.....	32



Plate 23: View north from within the eastern extent of Field 2 within the site towards Moorhouse Farm	32
Plate 24: Zoomed in version of Plate 23.....	33
Plate 25: Moorhouse Farm as seen from its associated garden plot.....	33
Plate 26: The Grade II Listed Water Hall, roof just visible.....	35
Plate 27: View north from the driveway of Water Hall towards the site	36
Plate 28: View east from within Field 2 of the site towards Water Hall	36
Plate 29: Zoomed in version of Plate 28.....	36
Plate 30: Glimpsed view of Water Hall from Field 1	37
Plate 31: Zoomed in version of Plate 30.....	37
Plate 32: The Grade II Listed 3 and 4 The Street	38
Plate 33: View south-west from along the B1066 adjacent to 3 and 4 The Street in the direction of the site	39
Plate 34: View north-east from within Field 2 of the site towards the rear south-western elevation of the asset.....	40
Plate 35: Zoomed in version of Plate 34.....	40
Plate 36: The Grade II Listed Thatched Cottages.....	41
Plate 37: View south-west from the bottom of the driveway of Thatched Cottages in the direction of the site.....	42
Plate 38: View north-east from Field 2 within the site in the direction of Thatched Cottages (no visibility)	43
Plate 39: The Grade II Listed Street Farm Cottage.....	44
Plate 40: View south-west from adjacent to Street Farm Cottage in the direction of the site.....	45
Plate 41: View south-east from within Field 5 in the direction of Street Farm Cottage (no visibility, roofscape of dwellings further to the east of Street House visible)	45
Plate 42: The Grade II Listed Street House	47
Plate 43: View south-west from the public highway adjacent to Street House in the direction of the site (no visibility).....	48
Plate 44: View north-east from within Field 5 of the site in the direction of Street House (no visibility, roofscape of dwellings to east of Street House visible).....	48
Plate 45: The Grade II* Listed Boxted Hall, including the stables and garden wall, view from PRow to south.....	50
Plate 46: Zoomed in version of Plate 45	50



Plate 47: Panoramic view from the PRoW crossing the parkland in a broadly north to south orientation.....	51
Plate 48: View east from within Field 5 of the site in the direction of the parkland of Boxted Hall (no visibility of the Hall or parkland).....	51
Plate 49: The Grade I Listed Church of All Saints.....	53
Plate 50: View north from the churchyard of the asset in the direction of the site (no visibility)	54
Plate 51: View south from within Field 5 of the site towards the tower of the Church of All Saints.....	54
Plate 52: Zoomed in version of Plate 51.....	54
Plate 53: The Grade II Listed Hare and Hounds	56
Plate 54: The Grade II Listed Hare and Hounds from the settlement of Somerton to the east	56
Plate 55: View south from adjacent to the asset in the direction of the site	57
Plate 56: View north from adjacent to Field 4 of the site towards the Hare and Hounds.....	57
Plate 57: Zoomed in version of Plate 56.....	57
Plate 58: The Grade II Listed Somerton Hall.....	59
Plate 59: View south from the asset in the direction of the site, northernmost elements of Field 3 visible beyond vegetation.....	59
Plate 60: Zoomed in version of Plate 59 showing elements of the site which are visible.....	59
Plate 61: View north from the northern extent of Field 3 towards the asset	60
Plate 62: Zoomed in version of Plate 61.....	60
Plate 63: 'Important Vista' north-east across the green as noted in the Conservation Area Appraisal.....	62
Plate 64: View east across the green within the Conservation Area.....	62
Plate 65: Distant view south-west from the south-eastern extent of the Hartest Conservation Area towards the site.....	63
Plate 66: Zoomed in version of Plate 65.....	63
Plate 67: Distant view south-west from the PRoW along the southern boundary of the Conservation Area at Hartest Hill towards the site.....	63
Plate 68: Zoomed in version of Plate 67.....	63
Plate 69: View south from the southern extent of the Conservation Area.....	64
Plate 70: View north-east from within the northern extent of Field 5 in the direction of the Hartest Conservation Area.....	64

1. Introduction

1.1. Pegasus Group have been commissioned by RES Ltd to prepare a Heritage Statement to consider the proposed solar development with all associated works, equipment, necessary infrastructure and biodiversity net gains at Land at Boxted Solar Farm in Suffolk, as shown on the Site Location Plan provided at Plate 1.

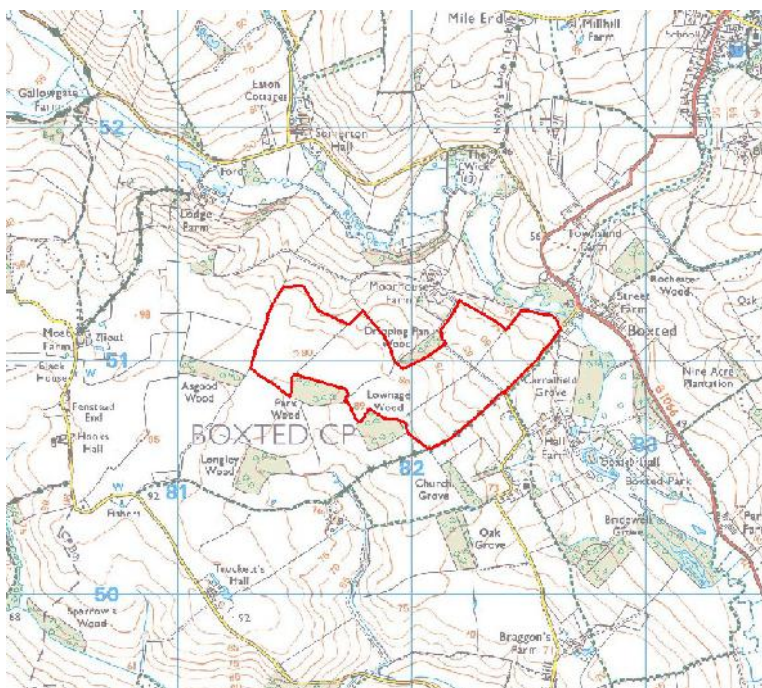


Plate 1: Site Location Plan

1.2. The site is approximately 43.7ha in area and comprises part of six arable fields located to the west of the settlement at Boxted.

1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 194 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:

"...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".¹

1.4. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment and archaeological resource, following paragraphs 199 to 203 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

1.5. As required by paragraph 194 of the *NPPF*, the detail and assessment in this Report is considered to be *"proportionate to the assets' importance".²*

¹ Department for Levelling Up, Housing and Communities (DLUHC), *National Planning Policy Framework (NPPF)* (London, September 2023), para. 194.

² DLUHC, *NPPF*, para. 194.

2. Site Description and Planning History

Site Description

- 2.1. As stated above, the site is approximately 43.7ha in area and comprises part of six arable fields located to the west of the settlement at Bosted (Plates 3–8).



Plate 2: Site Plan showing the location of the fields

- 2.2. The site is bounded by a mixture of agricultural land, woodland and residential development to the north; agricultural land and a small quantity of development to the south-east; and a mixture of agricultural land and woodland to the south-west and west.



Plate 3: View north-east across Field 3 from the south-western extent



Plate 4: View north-east across Field 4 from the south-western extent



Plate 5: View west across Field 5 from the eastern extent



Plate 6: View south from the northern point of Field 6



Plate 7: View south-east across Field 1 from the northern extent



Plate 8: View west across Field 2 from the eastern extent

Planning History

- 2.3. The site has no relevant planning application history and there is no planning history of relevance in relation to the surrounding land.
- 2.4. However, the site was the subject of two EIA Screening Requests (LPA ref. DC/22/O6236 and DC/23/O4690) in which it was confirmed that an EIA was not required.

3. Methodology

- 3.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.
- 3.2. This assessment considers the archaeological resource, built heritage and the historic landscape.

Sources

- 3.3. The following key sources have been consulted as part of this assessment:
- The Suffolk Historic Environment Record (HER) for information on the recorded heritage resource within the vicinity of the site;
 - The National Heritage List for England for information on designated heritage assets;
 - Historic maps available at the Suffolk Record Office and online;
 - Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
 - Historic England's Aerial Archaeology Mapping Explorer; and

- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscales Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.

- 3.4. For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.
- 3.5. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.
- 3.6. Digital terrain model LiDAR data, at 1m resolution, is freely available from the Environment Agency. This was processed using ArcGIS software. Multiple hill-shade and shaded-relief models were created, principally via adjustment of the following variables: azimuth, height, and 'z-factor' or exaggeration. The models created were colourised using pre-defined ramps and classified attribute data. The DTM shaded relief model, with azimuths graduated by 45o intervals from 0-360o, is provided in **Appendix 8**.
- 3.7. Heritage assets in the wider area were assessed as deemed appropriate (see Section 6).

Site Visit

- 3.8. A site visit was undertaken on 20th September 2023 by a Senior Heritage Consultant from Pegasus Group, the author of this report, during which the site and its surrounds were assessed.

Geophysical Survey

- 3.9. A geophysical survey was undertaken within the site in August 2023 by ASWYAS. The results of the survey are discussed in Section 5 below and a full copy of the geophysical survey report is included in **Appendix 9**.

Photographs

- 3.10. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

- 3.11. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;³
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter GPA:2);⁴
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);⁵
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter HEAN:1).⁶
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter HEAN:12);⁷ and

³ Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

⁴ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (GPA:2) (2nd edition, Swindon, July 2015).

⁵ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (GPA:3) (2nd edition, Swindon, December 2017).

⁶ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management* (HEAN:1) (2nd edition, Swindon, February 2019).

⁷ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HEAN:12) (Swindon, October 2019).

- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment.*⁸

Consideration of Harm

- 3.12. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "substantial harm" or "less than substantial harm" to the identified designated heritage assets, in the context of paragraphs 201 and 202 of the *NPPF*.⁹ With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 203 of the *NPPF*.¹⁰
- 3.13. The *PPG* clarifies that within each category of harm ("less than substantial" or "substantial"), the extent of the harm may vary and should be clearly articulated.¹¹

- 3.14. The guidance set out within the *PPG* also clarifies that "substantial harm" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development which is to be assessed.¹² In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."¹³

⁸ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

⁹ DLUHC, *NPPF*, paras. 201 and 202.

¹⁰ DLUHC, *NPPF*, para. 203.

¹¹ DLUHC, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹² DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹³ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

4. Policy Framework

Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹⁴
- 4.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹⁵
- 4.3. Full details of the relevant legislation are provided in **Appendix 4**.

National Planning Policy Guidance

- 4.4. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework* (NPPF), an updated version of which was published in September 2023. The NPPF is also supplemented by the national *Planning Policy Guidance* (PPG) which comprises a full and consolidated review of planning practice guidance

documents to be read alongside the NPPF and which contains a section related to the Historic Environment.¹⁶ The PPG also contains the *National Design Guide*.¹⁷

- 4.5. Full details of the relevant national policy guidance is provided within **Appendix 4**.

The Development Plan

- 4.6. Applications for Planning Permission are currently considered against the policy and guidance set out within Babergh District Council Local Plan Alteration No. 2 (adopted June 2006).
- 4.7. On 31st March 2021 the Babergh and Mid Suffolk Joint Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government for independent examination. The draft document contains the relevant policies pertaining the historic environment. In September 2023 the Appointed Inspector published their Examination report that concludes that the Joint Local Plan, with its recommended Main Modifications, is sound and capable of adoption. Part 1 of the Joint Local Plan will be considered for adoption at Full Council in November 2023.

¹⁴ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

¹⁵ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

¹⁶ Department for Levelling Up, Housing and Communities (DLUHC), *Planning Practice Guidance: Historic Environment* (PPG) (revised edition, 23rd July 2019),

<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

¹⁷ Department for Levelling Up, Housing and Communities (DLUHC), *National Design Guide* (London, January 2021).



- 4.8. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

5. The Historic Environment

5.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.

5.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix ESF and HER 'monument' numbers have the prefix MSF and are referred using their 'PrefRef', mainly commencing BXT.

5.3. A gazetteer of relevant heritage data is included as **Appendix 1**. Designated heritage assets and HER records are illustrated on Figures 1-4 in **Appendix 2**.

Previous Archaeological Works

5.4. A geophysical survey was undertaken within the site in August 2023 (ESF29602). Two areas containing features of definite and possible archaeological origin were identified, comprising enclosures, ditches, ring ditches and field systems, one of which was recorded on the HER. (MSF45774, BXT060). A further ring ditch was also identified in the eastern extent of the site. Former field boundaries, modern ploughing and field drains were also recorded. A full copy of the geophysical survey report is included in **Appendix 9**.

5.5. Previous archaeological works undertaken in the wider surrounds of the site are depicted on Figure 2 and comprise the following:

- Monitoring along the AWA Rede Area Hartest and Boxted pipeline located along the south-eastern site boundary in 1992 (ESF27167);
- Heritage Statement at The Hare and Hounds c. 450m north of the site in 2014 (ESF24172);
- Metal detecting at Glemsford c. 735m south-west of the site in 2011 (ESF21408); and
- Historic Building Recording at Hooks Hall c. 860m west of the site in 2008 (ESF20407).

5.6. The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Topography and Geology

5.7. The topography of the site varies from approximately 45m aOD in the north-eastern extent and rises up to approximately 90m aOD in the south-western extent.

5.8. The solid geology of the majority of the site is mapped as Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation and Culver Chalk Formation, comprising chalk formed between 93.9 and 72.1 million years ago during the Cretaceous period. Crag Group comprising sand formed between 5.333 million and 11.8 thousand years ago during the Neogene and Quaternary periods was mapped as extending into the south-western extent of the site.

5.9. The superficial geology of the majority site is mapped as Lowestoft Formation comprising Diamicton formed between 480 and 423 thousand years ago during the Quaternary period. Small areas of sand and gravel Lowestoft Formation and Head comprising clay, silt, sand and gravel, also formed during the Quaternary period, are mapped within the site.¹⁸

5.10. The soils within the site are characterised as lime-rich, loamey and clayey soils with impeded drainage.¹⁹

Archaeological Baseline

Prehistoric (pre-43 AD)

Within the site

5.11. The findspot of a barbed and tanged arrowhead of Bronze Age date was recorded within the eastern extent of the site on the field surface in 1999 (MSF18659, BXT027).

5.12. The geophysical survey within the site identified anomalies of both definite and possible archaeological origin of likely prehistoric date (MSF47226, BXT063, ESF29602).

5.13. The location of a probable Bronze Age ring ditch was recorded by the HER as a cropmark within the eastern extent of the site within Field 2 (MSF45774, BXT060, A3 on Plate 9). The barrow measures approximately 29m in diameter and is visible on aerial images of the site from 2005. The geophysical survey also identified parallel

trends P7 which appear to lead to the barrow on a north-east to south-west orientation, and may represent part of a trackway to the feature, or may suggest that it could be a banjo enclosure, rather than a barrow, and therefore may be of Iron Age date rather than Bronze Age.

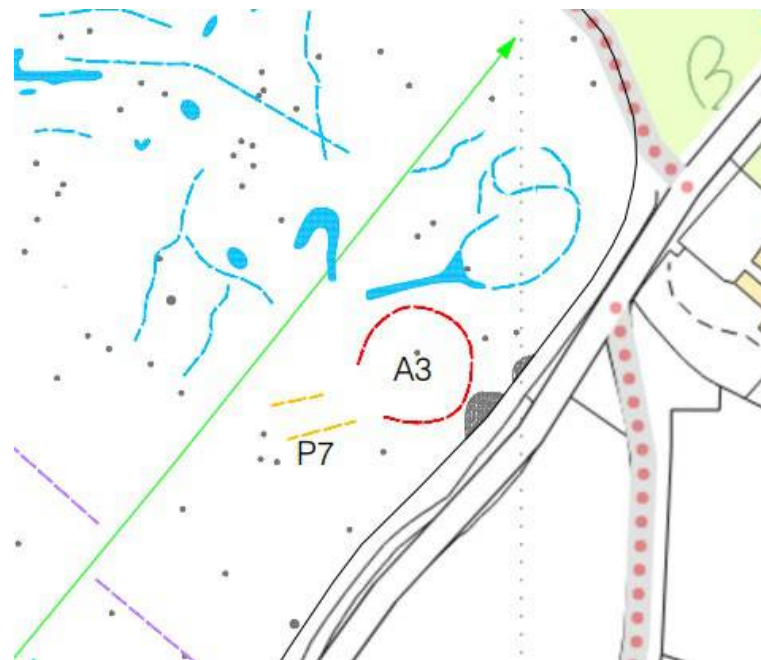


Plate 9: Geophysical survey results in the eastern extent of the site (Field 2) showing a ring ditch and parallel trends

¹⁸ British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

¹⁹ Cranfield University, *Soilscapes*, <http://www.landis.org.uk/soilscapes/>.

- 5.14. A rectangular enclosure cropmark with a possible small expansion at its southern end was identified within the central area of the site in Field 5 as cropmarks on the HER (MSF17092, BXT021, A2 on Plate 10). The geophysical survey identified a large rectilinear enclosure measuring approximately 80m by 70m with an entrance in the southern corner of the enclosure which leads to an additional ditch (A2a and A2b). Smaller enclosures were recorded to the north-east and the south-east of the largest enclosure, measuring 47m by 43m (A2c) and 78m at its longest point and 38m at its widest point respectively (A2d). Internal features included pit-like anomalies in A2c and two internal ditches in A2d. It is possible that A2d extends beyond former boundary FB5, as the magnetically weaker P4 may be associated, as well as P5. Based on the form of these anomalies, these are likely to be of Bronze Age date.

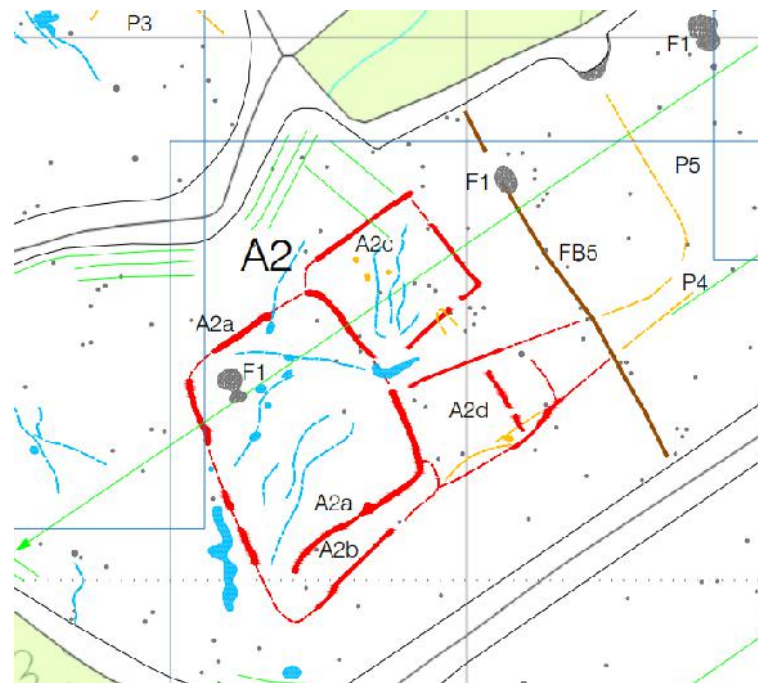


Plate 10: Geophysical survey results in the central extent of the site (Field 5) showing a complex of rectangular enclosures

- 5.15. A complex series of responses was identified on high ground in the western extent (Field 3) of the site (A1 on Plate 11). At the time of the geophysical survey, the surveyors identified a flint scatter in the general area of these responses. The largest enclosure (A1a) measures approximately 85m by 72m and includes a ring ditch approximately 18m in diameter (A1b). North-east of the ring ditch, a rectangular anomaly was recorded, which was given a possible archaeological origin due to its weak magnetic strength (P1). A1c looks to be an internal division of enclosure A1a. To the south of A1a is a smaller enclosure (A1d) which covers an area of approximately 97m by 37m and includes weak internal responses. A1e lies to the east of A1a which may represent further sections of enclosures or field systems. Based on the form of these features, a later prehistoric date is likely.

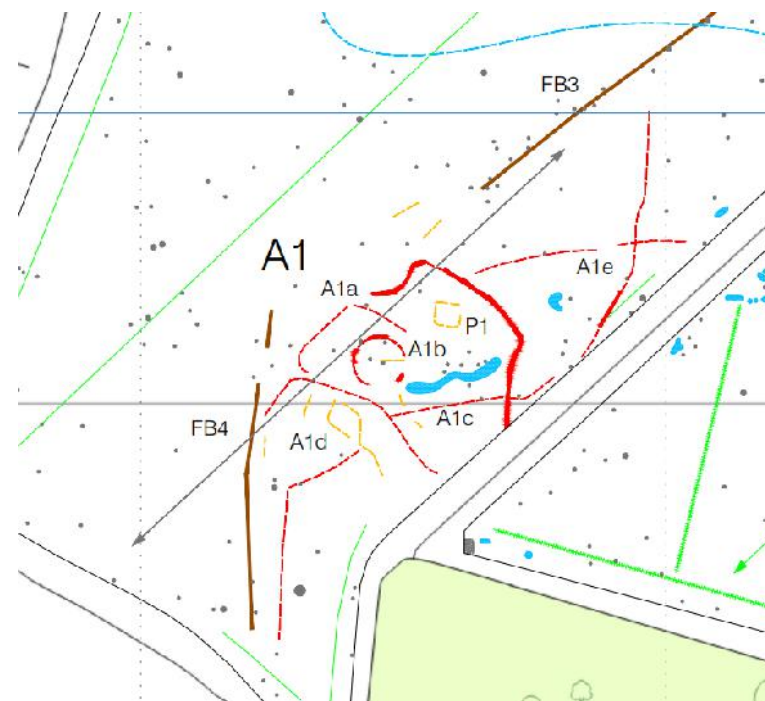


Plate 11: Geophysical survey results in the western extent of the site (Field 3) showing a complex of enclosures

- 5.16. To the north of A1 in the northern extent of the site, a group of responses indicative of parallel linear trends, possibly representing a trackway, have been recorded (P2).

The wider area

- 5.17. The findspot of a Neolithic artefact scatter, comprising fragments of three flint axes, was recorded c. 760m south-east of the site over a length of time (MSF11816, BXT011).

5.18. Cropmarks of other probable Bronze Age round barrows have also been identified in the wider surrounds of the site, including c. 55m south of the site (MSF45773, BXT059), c. 490m west of the site (MSF17093, BXT022), c. 545m west of the site (MSF45777, BXT061), c. 625m south of the site (MSF6167, BXT007), c. 640m south-east of the site (MSF6162, BXT003), c. 695m south of the site (MSF6168, BXT008) and a mound c. 815m east of the site (MSF18546, BXT024).

5.19. The findspot of a prehistoric artefact scatter was recorded along the Hartest and Boxted pipeline c. 140m north-east of the site (MSF13696, BXT013, ESF27167). Approximately six struck flints and a small sherd of prehistoric pottery were identified during the stripping of soil.

5.20. The findspot of a Bronze Age axe was recorded c. 395m south of the site (MSF16133, BXT019). According to the record, the axe was very battered and pitted with corrosion. The findspot of a second Bronze Age axe was also recorded c. 760m south-east of the site (MSF11817, BXT011).

Romano-British (AD 43 – 410)

5.21. No anomalies indicative of features of Romano-British date were recorded within the site during the geophysical survey within the site, although it may be that the features of later prehistoric date within the site continued in use into the Roman period (MSF47226, BXT063, ESF29602).

5.22. A black soil feature containing pottery of Romano-British date was recorded during the construction of an artificial

pond c. 995m north of the site (MSF6169, SMT001). These features may have represented possible pottery kilns.

5.23. The findspot of a Roman artefact scatter comprising pottery, tile and coins was recorded c. 760m south-east of the site, although these were recovered over a broad area (MSF11609, BXT011). The findspot of a pottery scatter of 1st-century date was recorded c. 990m south of the site (MSF6166, BXT006).

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

5.24. The findspot of a Saxon bronze strap end was recorded c. 395m south of the site during metal detecting in the area (MSF16134, BXT019).

5.25. Boxted was recorded as a settlement during the Domesday Survey of 1086, in the hundred of Babergh. It had a recorded population of 25 households at this time. The site was historically located within the parish of Boxted and most likely formed part of the agricultural hinterland to this settlement during the medieval period.

5.26. No anomalies indicative of features of medieval date were recorded within the site during the geophysical survey (MSF47226, BXT063, ESF29602).

5.27. A number of buildings in the wider surrounds of the site originated during the medieval period and comprise the following:

- The Church of All Saints c. 340m south of the site (MSF1684, BXT009);

- Tittle Hall c. 365m south of the site (MSF6165, BXT005);
- Boxted Hall c. 415m south of the site (MSF6163, BXT004);
- 16th century inn c. 600m north of the site (MSF35044, SMT013);
- Moat Farm c. 685m west of the site (MSF6160, BXT001); and
- Trickett's Hall c. 830m south-west of the site (MSF6161, BXT002).

5.28. Thurston Park, a former deer park, was recorded as an area by the HER c. 775m west of the site, which was associated with Thurston Hall located over 2km north-west of the site (MSF15043, HWNO10). The park was first depicted on a map as existing prior to 1536, although it had been reduced significantly by the mid-19th century.

Post-medieval (1540 – 1750), Early Modern (1750 – 1901), Modern (1901 – present)

5.29. The approximate location of the site is shown on Hodgkinson's Map of Suffolk of 1783 (Plate 12). An area of woodland was shown within the central area of the site, which the HER has approximately mapped as a former area of ancient woodland (MSF15972, BXT016). Park Wood forms part of this area of former woodland.

5.30. Boxted Park lies c. 125m south of the site and was first shown on this mapping from the late 18th century (MSF18547, BXT 025). The park includes the Hall, a walled garden, ornamental ponds and associated structures including an icehouse and dovecote c. 230–330m south of the site (MSF11267, BXT010, MSF18548, BXT026, MSF6164, BXT004).



Plate 12: Extract from Hodgkinson's Map of Suffolk of 1783

- 5.31. The site is depicted on the Bosted Tithe Map of 1840 (Plate 13). The site comprised a mixture of arable land, pasture and coppice, under various ownerships and occupancies, including 11 land parcels which were under the ownership of the Marquis of Downshire and the occupancy of John Spencer Westrup who also owned and occupied Moorhouse Farm to the east of the site, a single area of woodland which was under the ownership and occupancy of George Weller Poley, who owned and occupied Bosted Hall and the associated parkland to the south of the site, and four land parcels which were under the ownership of Weller Poley, although under the occupancy of John Smith.
- 5.32. The geophysical survey identified former field boundaries which are visible on the Bosted Tithe Map. The woodland is still shown within the site. Other ancient woodland areas include Lownage Wood to the south of the site (MSF15973, BXT016) and Dripping Pan Grove to the north (MSF26040, BXT036) and are considered to be non-designated heritage assets identified by the HER. Other woodlands are mapped on Figure 3.
- 5.33. Field names noted on the Tithe Map include Dovehouse Leys c. 125m north of the site (MSF17036, BXT046).

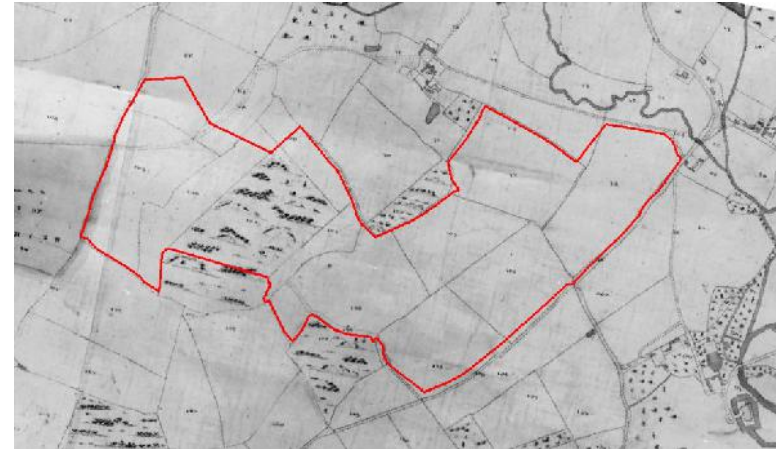


Plate 13: Extract from the Bosted Tithe Map of 1840

- 5.34. The site is depicted on the Ordnance Survey Map of 1884 (Plate 14). The woodland in the western extent of the site appears to have been removed, although has been retained adjacent to the southern site boundary, labelled as *Park Wood*. Some of the field boundaries within the site have been removed, forming larger land parcels, and some of the retained field boundaries are shown as tree-lined. PRowS are shown as crossing various areas of the site.
- 5.35. To the north of the site at Moorhouse Farm, the outbuildings shown on the Tithe Map north of the farmhouse were demolished and replaced by a U-Shaped outbuilding.
- 5.36. Woodland to the south-east of the site associated with Boxted Hall was shown to be extensive.

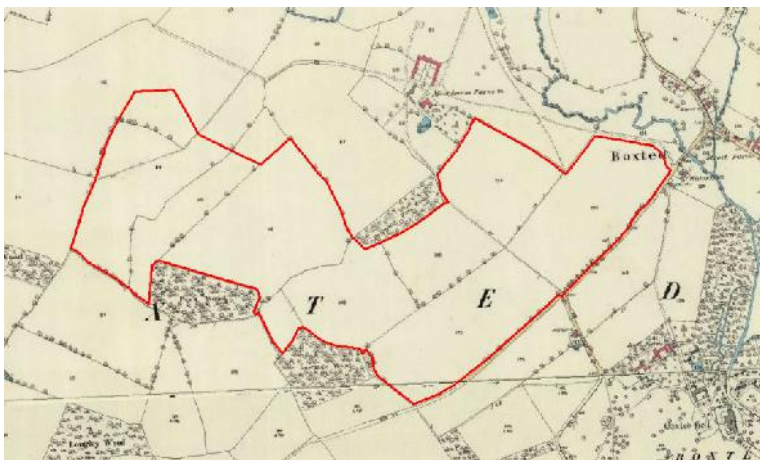


Plate 14: Extract from the Ordnance Survey Map of 1884

- 5.37. No major changes are depicted on the Ordnance Survey Map of 1904 (Plate 15). The PRowS in the western extent of the site appear to have been removed, although PRowS are still apparent in the eastern extent of the site.

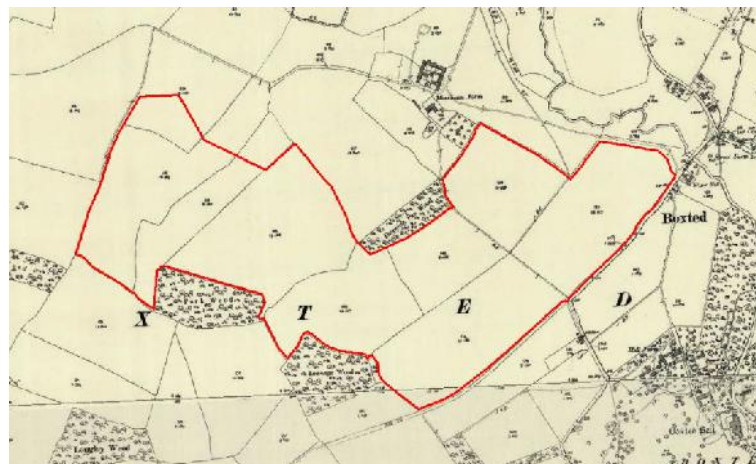


Plate 15: Extract from the Ordnance Survey Map of 1904

- 5.38. The site is depicted on the Ordnance Survey Map of 1924 (Plate 16). No major changes are shown on this mapping within the site or in the wider area.

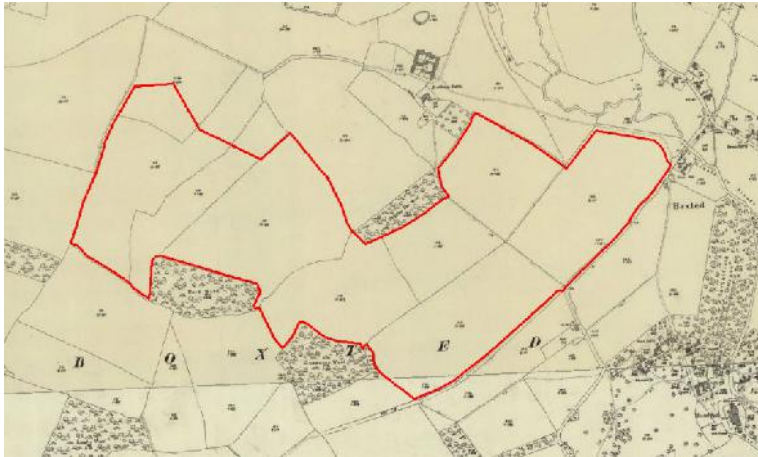


Plate 16: Extract from the Ordnance Survey Map of 1924

- 5.39. The site is depicted on the Ordnance Survey Map of 1959 (Plate 17). Some of the field boundaries within the site had been removed, and the fields amalgamated into larger land parcels.

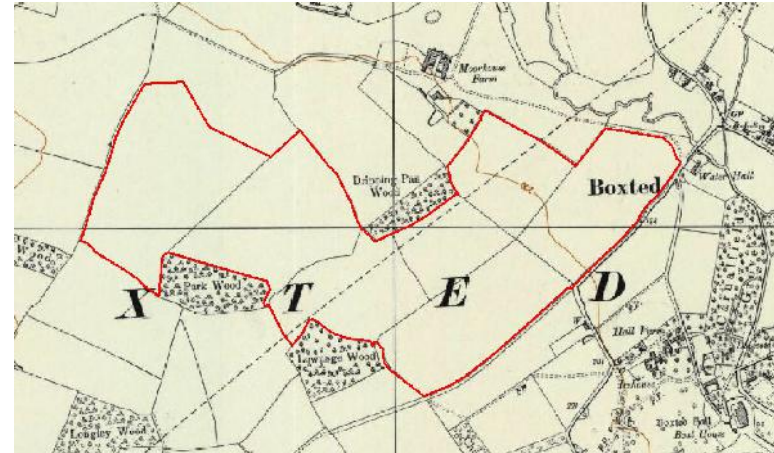


Plate 17: Extract from the Ordnance Survey Map of 1959

- 5.40. The geophysical survey also identified parallel linear trenches within all areas associated with modern ploughing regimes which respect modern field boundaries.

- 5.41. The modern aerial image of the site shows that the site formed part of six, large, arable land parcels (Plate 18).



Plate 18: Modern aerial image of the site

- 5.42. Historic Land Characterisation (HLC) notes that the fields in the eastern extent of the site were pre-18th-century enclosure comprising irregular co-axial fields, and the fields in the western extent of the site were pre-18th-century enclosure comprising random fields. The HLC also notes Meadow or managed wetland in the eastern extent of the site, in closest proximity to the River Glem. Woodland was noted to the south of the site at Park Wood and Lownage Wood.
- 5.43. The historic map regression above notes that the internal field boundaries within the site have been removed, and there has been significant internal boundary loss since the mapping from the 18th century compared to modern day. Therefore, the legibility of any historic landscape is considered to be low. The hedgerows within the site will largely be retained, with the access tracks using existing

gaps in the hedgerow and only limited loss of hedgerows occurring. The proposals also include the gapping up of hedgerows where necessary.

The wider area

- 5.44. A number of buildings and structures in the wider surrounds of the site were constructed during the post-medieval and modern periods, mainly comprising farmsteads and mills, which were located in the wider landscape. Details of these can be found in the Gazetteer in Appendix 2 and shown on Figure 3.

Undated

- 5.45. An incomplete inhumation was recorded during the excavation of a trench at The Old School House adjacent to the church c. 340m south of the site (MSF19545, BXT028). The skeleton was of a mature male with joint problems and the skull was missing.
- 5.46. Earthworks associated with a hollow way extending between Moat Farm and Lodge Farmhouse was recorded c. 495m north-west of the site (MSF23411, SMT006). Side banks were also identified.
- 5.47. The findspot of a bronze, decorated strip of unknown date was recorded during metal detecting c. 200m south of the site (MSF17756, BXT040).
- 5.48. The findspot of gold coins was recorded at Boxted Hall c. 345m south of the site in 1859 (MSF1279, BXT049).

Statement of Archaeological Potential and Significance

Prehistoric

- 5.49. There is some evidence for finds of Neolithic date in the study area, including a findspot of a barbed and tanged arrowhead within the site itself.
- 5.50. The geophysical survey within the site has identified anomalies suggestive of features of later prehistoric date based on their form and nature, comprising ring ditches associated with possible round barrows of likely Bronze Age date or occupation activity in the form of roundhouses of potential Iron age date, as well as occupation activity in the form of enclosures of potential Bronze Age to Iron Age date.
- 5.51. On this basis, the potential for archaeological remains of later prehistoric date within the eastern, central and north-western extents of the site is considered to be high. The potential for significant archaeological remains of prehistoric date within the remainder of the site is considered to be low.
- 5.52. With regards to significance, round barrows are noted as occurring in large numbers across the country by Historic England, who also recognise that not all such remains are of Schedulable significance. The *Scheduling Selection Guide for Funerary and Commemorative remains* states that:
- "where they survive, and especially as groups, as good upstanding earthworks and retain archaeological potential, they will generally be designated."***

- 5.53. These ring ditches could also represent the remains of roundhouses of later prehistoric date. With regards to Historic England's Scheduling Selection Guide Settlement Sites to 1500, this covers prehistoric settlements and states the following:

"Because of their rarity most prehistoric settlement sites of Bronze Age and earlier date will be reckoned of national importance and strong candidates for scheduling. With later prehistoric settlement sites, some types, such as Iron Age farmsteads in the east midlands, are relatively common; while many are likely to be assessed as nationally significant, here there will need to be discrimination in scheduling recommendations and considerations such as condition, group value and potential will need evaluation."

- 5.54. The ring ditches within the site do not survive as upstanding remains and they are not considered to be rare or complex forms, therefore the remains present (and any associated contemporary remains) are not considered to be of a significance commensurate with a Scheduled Monument, but rather are likely to comprise non-designated heritage assets, of **local value**.
- 5.55. The enclosure features within the site are also not considered to be of a significance commensurate with a Scheduled Monument, but rather are likely to comprise non-designated heritage assets, of **local value**.
- 5.56. As part of the development of the site, panels are proposed in the areas of identified archaeology within the site. In line with ongoing discussions with the County Archaeologist, if these features are considered to be of a significance to warrant preservation *in situ* following

recording, the client will use above ground foundations and cabling to achieve this.

Romano-British

- 5.57. There is scarce evidence for Romano-British finds and features in the wider surrounds of the site, mainly comprising an area of black soil and residual finds. No anomalies indicative of features of Romano-British date were recorded within the site during the geophysical survey within the site, although it may be likely that the features of later prehistoric date within the site may have continued in use into the Roman period. On this basis, the potential for significant archaeological remains of Romano-British date within the site is considered to be **low to moderate**.

Medieval

- 5.58. Medieval activity was focussed to the east of the site within the settlement at Boxted, where some buildings originated at this time. No anomalies indicative of features of medieval date were recorded within the site during the geophysical survey. On this basis, the potential for significant archaeological remains of medieval date within the site is considered to be **low**.

Post-Medieval and Modern

- 5.59. During the mid-19th century, the land within the site comprised a mixture of predominantly arable land and pasture, with an area of coppice known as *Park Wood*. The woodland was removed from within the site by the late 19th century. The potential for significant archaeological remains of post-medieval to modern date within the site is considered to be **low**.

Designated Heritage Assets

- 5.60. No designated heritage assets have been recorded within the site.
- 5.61. The Grade II Listed Water Hall lies c. 35m east of the site (1194396) and the Grade II Listed Moorhouse Farm lies c. 100m north of the site (1485365).
- 5.62. Approximately 200m north-east of the site is the settlement of Boxted which contains four Grade II Listed Buildings: Street Farm Cottage (1036709), 3 and 4 The Street (1285705), Street House (1391755) and Thatched Cottages (1351741).
- 5.63. The parkland of Boxted Hall lies c. 200m south of the site, and although not Registered or Locally Listed, it does contain the Grade II* Listed Boxted Hall c. 470m south of the site (1351740) and the associated Grade II Listed Stables (1194356) and garden wall and pavilions (1036707), as well as the Grade I Listed Church of All Saints (1351739) and the Grade II Listed Hill House (1036706).
- 5.64. A group of three Grade II Listed Buildings lie c. 600m north of the site and comprise Somerton Hall (1283226), Hall Cottages (1033563) and Hare and Hounds (1033562).
- 5.65. Hartest Conservation Area lies c. 1.4km north-east of the site. The Conservation Area contains 46 Listed Buildings, one of which is Grade I Listed and the remainder are Grade II Listed Buildings.
- 5.66. Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

6. Setting Assessment

- 6.1. Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.²⁰
- 6.2. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3. Consideration was made as to whether any of the heritage assets present within or beyond the study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 6.4. Assets in the vicinity identified for further assessment on the basis of distance, intervisibility and a historical functional association comprise:
- The Grade II Listed Water Hall c. 35m east of the site (1194396);
 - The Grade II Listed Moorhouse Farm c. 100m north of the site (1485365);
 - The Grade II Listed 3 and 4 The Street c. 130m north-east of the site (1285705);
 - The Grade II Listed Thatched Cottages c. 170m north-east of the site (1351741);
 - The Grade II Listed Street Farm Cottage c. 180m north-east of the site (1036709);
 - The Grade II Listed Street House c. 205m north-east of the site (1391755);
 - The Grade I Listed Church of All Saints c. 360m south of the site (1351739);
 - The Grade II* Listed Boxted Hall c. 475m south of the site (1351740) and associated assets;
 - The Grade II Listed Hare and Hounds c. 600m north of the site (1033562);
 - The Grade II Listed Somerton Hall c. 630m north of the site (1283226); and
 - The Hartest Conservation Area c. 945m north-east of the site.
- 6.5. Due to a historical and functional association between the land within the site and Moorhouse Farm, as well as on account of the distance and intervisibility between the site and the asset, this Grade II Listed Building will be assessed first, followed by an assessment of Water Hall and the four assets located within the settlement of

²⁰ Historic England, *GPA:3*, p. 4.

Boxted (3 and 4 The Street, Thatched Cottages, Street Farm Cottage and Street House).

- 6.6. Following this, an assessment of Boxted Hall and associated assets will be undertaken, followed by an assessment of the Church of All Saints, which lies adjacent to Boxted Park.
- 6.7. Finally, an assessment of Hare and Hounds, Somerton Hall and Hartest Conservation Area will follow.
- 6.8. Due to the topography of the site and the surrounding landscape, there are views from within the site towards the church towers of the Grade I Listed Church of St Mary at Hawkedon (1031651) located over 2.3km north-west of the site and the Grade II* Listed Church of St James at Stanstead (1033528) located over 2.4km south-east of the site. These assets principally derive their significance through their physical fabric, and the elements of their setting which are considered to contribute comprise their associated churchyards and the settlements which they serve. Long-range landscape views towards churches are common and these are not considered to be key views towards the assets. Therefore, these assets have not been taken forward for further consideration.
- 6.9. The Grade II Listed Hill House lies c. 340m south of the site (1036706). The asset principally derives its significance from its physical fabric, and the elements of its setting which contribute to its significance comprise its associated garden plot, views to the asset from along Braggon's Hill, adjacent residences and the Church of All Saints and immediately adjacent agricultural land which emphasises the historic rural location of the asset. The land within the site is not considered to contribute to the

heritage significance of Hill House and therefore the asset has not been considered for further assessment.

- 6.10. The Grade II* Listed Fishers lies c. 795m south-west of the site (1036708). The asset principally derives its heritage significance through its historic fabric, although the elements of its setting which contribute to its significance comprise its associated garden plot, views towards the asset from the road, and the immediately adjacent agricultural land which allows the historic rural setting of the asset to be understood. The land within the site is not considered to contribute to the heritage significance of Hill House and therefore the asset has not been considered for further assessment.
- 6.11. The Grade II Listed Trucketts Hall lies c. 865m south-west of the site (1194317). The asset principally derives its significance from its physical fabric, and the elements of its setting which contribute to its significance comprise its associated garden plot, views to the asset from along the road and immediately adjacent agricultural land which emphasises the historic rural location of the asset. The land within the site is not considered to contribute to the heritage significance of Trucketts Hall, and therefore the asset has not been considered for further assessment.

Moorhouse Farm

- 6.12. The Grade II Listed Moorhouse Farm lies c. 100m north of the site (1485365). The asset was added to the National List on 17th April 2023 with the following description and reasons for designation:

"Moorhouse Farm, a timber-framed house comprising a late-C15 parlour cross-wing and a mid- to late-C16

range, partially remodelled in the mid- to late C19, is listed at Grade II for the following principal reasons:

Architectural interest:

** for the varied vernacular architecture of this evolved historic dwelling, the various phases of which contribute to rather than detract from its special interest;*

** for the high proportion of survival of the late-C15 parlour cross-wing, which retains a fine ogee-moulded ceiling in its front parlour, a decorated crown-post in the chamber above, and a high proportion of its original roof structure and floor plan;*

** for the architectural interest of the mid- to late-C16 range which retains evidence of an internal gallery (suggesting the former use of the building as a park lodge), a high proportion of its original wind-braced roof structure, and interior fixtures and fittings of note.*

Historic interest:

** evidence strongly suggests Moorhouse Farm served as a park lodge for Boxted Hall, and as such, it was a key building in the important seigneurial landscape of the manor;*

** for the evolution of this multi-phased building over more than 500 years, the historic phases of which remain legible.*

Group value:

** for the strong historic group it forms with the Church of All Saints at Boxted (listed at Grade I), Boxted Hall (listed at Grade II*), and the stables and garden wall and pavilions at Boxted Hall (both listed at Grade II), all within 1km of Moorhouse Farm."*

6.13. A full copy of the List Entry is included in **Appendix 7**.



Plate 19: The Grade II Listed Moorhouse Farm

6.14. The principal elevation of the asset faces to the north-east and was remodelled during the mid to late 19th century with the addition of a gable, two dormers, decorative bargeboards, and porch. The asset lies within an associated garden plot which includes a swimming pool and mature vegetation. A range of associated outbuildings and a tennis court lie to the north of the asset beyond the track.

- 6.15. Land to the south-east of the asset has been retained within its ownership and is utilised for the grazing of horses. The outbuildings to the north are in equestrian use.
- 6.16. At the time of the Boxted Tithe Map of 1840, 11 of the 16 land parcels which made up the site were under the ownership of the Marquis of Downshire and the occupancy of John Spencer Westrup. The Marquis and Westrup also owned and occupied Moorhouse Farm to the north. There is also a historical association between some of the land within the site and Boxted Hall to the south, due to five of the land parcels being under the ownership of George Weller Poley, who occupied Boxted Hall and the associated parkland, although four were tenanted by John Smith and the remaining single parcel was woodland at this time. The historic association between the land within the site and Moorhouse Farm has since been severed and the land within the site is under a different ownership and occupancy.
- 6.17. The List Entry suggests that Moorhouse Farm served as a park lodge for Boxted Hall, located to the south. The location of the asset on high ground and similarities with other lodges in the area makes this a possibility. As shown on early 19th-century mapping, woodland was present in the central area of the site, known as *Park Wood* which was under the ownership and occupancy of George Weller Poley, who lived at Boxted Hall. As noted above, Weller Poley also owned four further land parcels within the site, although they were tenanted by John Smith
- 6.18. Whilst the two buildings are contemporary in some of their elements, the landscape of the surrounds of the lodge must be greatly changed since the 15th and 16th

centuries, with the wider park now agricultural land with remnants of woodland, and the lodge (if it were such) converted to a farmhouse.

- 6.19. There is no fenestration on the south-eastern elevation of the asset which faces the site, however, it is anticipated that there will be peripheral views from the main north-eastern elevation of the asset which include the site at the south-eastern extent, from the second storey windows. The land within the easternmost extent of the site and the asset are co-visible when seen in views from the driveway to Moorhouse Farm and the trackway which continues (Plate 20).



Plate 20: View south-east from the trackway beyond Moorhouse Farm where the land in the eastern extent of the site (Field 2) and the asset are co-visible (eastern extent of site outlined in red)

6.20. There are views from within the eastern extent of the site towards Moorhouse Farm, comprising its ridgelines and chimney stacks (Plates 21-24). There are no clear views from within the site of elevations or elements which help to understand the overall heritage significance of the asset. Such views of the upper elements of the asset include those from within both Fields 1 and 2 as depicted on Plate 2. There are no clear views towards the asset from elsewhere within the site, and this is anticipated to be the same during the winter months.



Plate 21: View north from within Field 1 of the site towards the Moorhouse Farm



Plate 22: Zoomed in version of Plate 21



Plate 23: View north from within the eastern extent of Field 2 within the site towards Moorhouse Farm



Plate 24: Zoomed in version of Plate 23

- 6.21. The asset is best appreciated in views from its associated garden plot from where the main façade of the asset is visible and its architectural and historic interest can be experienced (Plate 25), the principal elements which contribute to the significance of the asset.



Plate 25: Moorhouse Farm as seen from its associated garden plot

- 6.22. Views from along the long trackway leading to the farmhouse allow its topographic location to be understood. The site is visible in the foreground of these views, as well as pasture located to the south of the asset.
- 6.23. There is no intervisibility between Moorhouse Farm and Boxted Hall due to the large amount of intervening agricultural land and extensive woodland along the western edge of the parkland of Boxted Hall. The land within the eastern extent of the site lies between the two.
- 6.24. As a Grade II Listed Building, Moorhouse Farm is considered to be a designated heritage asset of less than the highest significance, as defined by the NPPF.

6.25. Moorhouse Farm principally derives its significance through its built form, which has architectural and historic interest as an example of a farmstead with late 15th-century origins, which may have been used as a park lodge.

6.26. As well as this, the asset also derives some of its significance through setting. The main elements of the setting which are considered to contribute to its overall heritage interest comprise:

- Its associated garden plot from where the architectural and historic interest of the asset can be best experienced;
- Outbuildings located on the opposite side of the track which allow the former agricultural nature of the asset to be understood;
- Views towards the asset from along its driveway and which allow its topographic location to be understood;
- Agricultural land in the immediate surrounds of the asset which has remained in the same ownership (not including the land within the site); and
- Historically and former historically associated land in the vicinity which maintains a visual link with the asset.

6.27. The land within the site lies to the south-east and south-west of Moorhouse Farm. At the time of the Tithe Apportionment in 1840, the majority of the land within the site was under the same ownership and occupancy as Moorhouse Farm, although this association has since

been severed and many of the contemporary field boundaries have been removed. The asset may have been constructed as a park lodge associated with Boxted Hall to the south, which was owned and occupied by the Weller Poley family, but this relationship has been severed and the site has been in arable use since the late 19th century, and the building converted to a farmhouse.

6.28. The land within the eastern extent of the asset is intervisible with Moorhouse Farm, and is visible in views from along the driveway to the asset in dynamic views which then take in the asset.

6.29. As formerly historically associated land in the wider vicinity of the asset, potentially in both the lodge and farmhouse phases of the Listed Building, which has limited intervisibility and co-visibility in peripheral views and visible in dynamic views from the driveway of the asset, and which lies between Moorhouse Farm and Boxted Hall, the land of the site is considered to make a contribution to the overall heritage significance of the asset through setting.

6.30. The proposals comprise the construction of a solar farm with associated infrastructure, planting and open space. The proposals have been heritage-led and designed in order to set back panels from the driveway to Moorhouse Farm to conserve the current views. There will be an alteration to the wider surrounds of the asset to the south-east and south-west due to the development of the site. The site no longer has a parkland character, as this was previous replaced by agricultural land. Those elements of the landscape which engender an understanding of the former park character of the area comprising the areas of woodland will remain. The field

boundaries of the site which give legibility to the formerly associated field pattern will also remain.

- 6.31. The proposed development within the site will result in **less than substantial harm at the low end of the spectrum** to the overall heritage significance of the Grade II Listed Moorhouse Farm, through changes to setting.

Water Hall

- 6.32. The Grade II Listed Water Hall lies c. 35m east of the site (1194396). The asset was added to the National List on 9th February 1978 with the following description:

"A C17-C18 timber-framed and plastered house. 1 storey and attics. Small casement windows. Roof thatched, with 1 sloping roofed dormer with a tiled roof and some tiling on the main roof. There is a central square chimney stack."

- 6.33. A full copy of the List Entry is included in **Appendix 7**.
- 6.34. The main façade of the asset faces north-west and it lies within an associated garden plot which includes mature boundary vegetation (Plate 26).



Plate 26: The Grade II Listed Water Hall, roof just visible

- 6.35. At the time of the Boxted Tithe Map of 1840, Water Hall and its small associated landholding was under the ownership of George Weller Poley and the occupancy of Joseph Joslin. George Weller Poley also owned some of the land within the site, but also owned a lot of the land within the parish and resided at Boxted Hall. On this basis, some of the land within the site and Water Hall have a minor historical functional association, although this relationship has since been severed.

- 6.36. Due to the proximity of the land within the site and the asset, there are likely to be views from Water Hall in the direction of the site, which are anticipated to be clearer in the winter months, although these would be seen in association with existing mature boundary vegetation (Plate 27).



Plate 27: View north from the driveway of Water Hall towards the site

- 6.37. Current views towards the asset from within the site are possible, particularly from Fields 1 and 2, and are towards the roofscape and chimneys (Plates 28–31). There are no clear views of the fenestration of the asset, although again, these may become clearer in the winter months.



Plate 28: View east from within Field 2 of the site towards Water Hall



Plate 29: Zoomed in version of Plate 28



Plate 30: Glimpsed view of Water Hall from Field 1



Plate 31: Zoomed in version of Plate 30

6.38. The asset is best appreciated and understood from its associated garden plot, where the main façade of Water Hall is most visible and its architectural and historic interest can be experienced, the elements which make the largest contribution to significance.

6.39. As a Grade II Listed Building, Water Hall is considered to be a designated heritage asset of less than the highest significance, as defined by the NPPF.

6.40. The heritage interest of Water Hall is primarily derived from its built form which has architectural and historic interest as an example of a timber-framed and plastered house which originated during the 17th to 18th century.

6.41. As well as this, the asset also derives some of its heritage significance through setting. The main elements of the setting which are considered to contribute to its overall heritage interest comprise:

- Its associated garden plot from where it can be best appreciated;
- Mature vegetation located within its plot and along the boundaries, including along the north-western boundary adjacent to the road; and
- Immediately adjacent agricultural land which allows the historic rural setting of the asset to be understood.

6.42. The land within the eastern extent of the site lies to the west of Water Hall. There are glimpsed views towards the asset from within the site, which will become clearer during the winter months, and there is anticipated intervisibility with the asset. The land within the eastern

extent of the site forms part of the wider surrounds of the asset which allow its historic rural setting to be understood, and, on this basis, the land within the eastern extent of the site is considered to make a minor contribution to the heritage significance of the Grade II Listed Water Hall as part of its historic rural setting to the west.

- 6.43. The proposals include the installation of a solar farm with associated infrastructure, open space and planting. Panels have been set back from the eastern boundary and Water Hall by approximately 95m and they are set back from the driveway to Moorhouse Farm. Based on the development parameters, there will be an alteration to the wider surrounds of the asset to the west due to the development of the site. The land within the eastern extent of the site is considered to make a **minor contribution to the heritage significance of the asset.**
- 6.44. The proposed development within the site will result in **less than substantial harm at the low end of the spectrum** to the overall heritage significance of the Grade II Listed Water Hall.

3 and 4 The Street

- 6.45. The Grade II Listed 3 and 4 The Street lies c. 130m north-east of the site (1285705). The asset was added to the National List on 10th January 1953, with the most recent amendment on 9th February 1978, and the following description:
- "A C17 timber-framed and plastered house with later alterations. There is a 2-storeyed cross-wing with attics at the south-east end. The main block is 1 storey and attics. Casement windows with glazing bars on the***

front. Roof tiled, with a large gabled dormer to the main block, with a moulded bressummer to the gable. The gable is slightly jettied, on 3 curved brackets. The main block has a central stack with 3 diagonally set shafts. At the south-east end there is a large external chimney stack with tabled offsets."

- 6.46. A full copy of the List Entry is included in **Appendix 7.**



Plate 32: The Grade II Listed 3 and 4 The Street

- 6.47. The principal elevation of 3 and 4 The Street faces in a north-easterly direction and fronts on to the B1066. The asset lies within an associated garden plot which extends to the rear and includes several outbuildings.

- 6.48. At the time of the Boxted Tithe Apportionment of 1840, 3 and 4 The Street was known as *Two Cottages and Gardens* under the ownership of George Weller Poley and the occupancy of Henry Johnson and William Game. As noted above, some of the land within the site was also under the ownership and occupancy of George Weller Poley, who owned and occupied a large amount of land in the parish. On this basis, the land within the site and 3 and 4 The Street have a minor historical due to their association with the Weller Poles, although this relationship has since been severed.
- 6.49. At the time of the site visit, there were no clear ground-level views in the direction of the site from adjacent to the asset (Plate 33), however, there are anticipated to be views out from the rear elevation of the asset into the south-eastern extent of the site, seen in association with intervening mature planting, and smaller, newer planting.



Plate 33: View south-west from along the B1066 adjacent to 3 and 4 The Street in the direction of the site

6.50. These views from the rear of 3 and 4 The Street include fields 3–6 where the topography rises. There are also glimpsed views from within the site to the rear façade of the asset, seen in association with these trees, which may become clearer during the winter months (Plates 34–35).



Plate 34: View north-east from within Field 2 of the site towards the rear south-western elevation of the asset



Plate 35: Zoomed in version of Plate 34

- 6.51. The asset is best appreciated from views within its associated garden plot and from along the B1066 where its main elevation is visible and its architectural and historic interest can be understood.
- 6.52. As a Grade II Listed Building, 3 and 4 The Street is considered to be a designated heritage asset of less than the highest significance.
- 6.53. As well as this, the asset also derives some of its significance through setting. The main elements of the setting which are considered to contribute to its overall heritage interest comprise:
- Its associated garden plot from where the asset can be best experienced;
 - Views towards the main façade of the asset from along the B1066; and

- The settlement of Boxted within which the assets was deliberately constructed, forming part of the growing settlement.

6.54. The land within the site lies to the south of the asset, beyond intervening mature vegetation and the very minor historical association between the two has been severed. There are views between the land within the site and the rear façade of the asset, seen in association with intervening mature and new vegetation, although these are not considered to be key views of the asset which contribute to its overall heritage significance. On this basis, the land within the site is not considered to contribute to the overall heritage significance of 3 and 4 The Street.

6.55. The proposed development within the site comprises a solar farm and association infrastructure located to the south-west of the asset. Panels are proposed c. 185m to the south-west of the asset, beyond intervening mature vegetation, new vegetation and open space. Although there is anticipated intervisibility between the rear elevation of the asset and the land within the site, these are not considered to be key views which contribute to the overall heritage significance of the Listed Building.

6.56. On this basis, the proposed development within the site is considered to result in **no harm to the heritage significance** of the Grade II Listed 3 and 4 The Street.

Thatched Cottages

6.57. The Grade II Listed Thatched Cottages lies c. 170m north-east of the site (1351741). The asset was added to the National List on 9th February 1978 with the following description:

"A C17-C18 timber-framed and plastered house. 1 storey and attics. Small casement windows with glazing bars. 2 doorways. Roof thatched, with 3 dormer windows and a central chimney stack. Renovated C20."

6.58. A full copy of the List Entry is included in **Appendix 7**.

6.59. The main façade of the asset faces to the south-west and is set back from the B1066 by a large front garden. The remainder of the garden of the asset extends to the south-east. Thatched Cottages is the last dwelling on the north side of the B1066 and therefore agricultural land is located to the north and west of the asset.



Plate 36: The Grade II Listed Thatched Cottages

- 6.60. The Bosted Tith of 1840 indicates that Thatched Cottages was located in a large land parcel known as *Six Cottages and Gardens* which was under the ownership of George Weller Poley, and the occupancy of Daniel Theobald and five others. Weller Poley owned and occupied a large amount of land in the parish. On this basis, the land within the site and Thatched Cottages have a minor historical association, although this relationship has since been severed.
- 6.61. Due to the presence of intervening vegetation and built form between the asset and the site, it was noted during the site visit that there were no clear views from the vicinity of the asset in the direction of the site, although these views may become clearer during winter months (Plate 37).



Plate 37: View south-west from the bottom of the driveway of Thatched Cottages in the direction of the site

- 6.62. There are no clear views from within the site towards Thatched Cottages due to the presence of the intervening mature and new vegetation in the vicinity of the River Glem, and existing boundary vegetation associated with the asset. However, views may become clearer in the winter months (Plate 38).



Plate 38: View north-east from Field 2 within the site in the direction of Thatched Cottages (no visibility)

- 6.63. The asset is best experienced from within its associated garden plot and views north from the B1066 where its main façade can be seen.
- 6.64. As a Grade II Listed Building, Thatched Cottages is considered to be a designated heritage asset of less than the highest significance, as defined by the NPPF.

- 6.65. Thatched Cottages principally derives its significance from its physical fabric, which has architectural and historical interest as an example of a 17th to 18th century timber framed and plaster house.

- 6.66. As well as this, the asset also derives some of its significance through setting. The main elements of the setting of Thatched Cottages which contributes to its overall heritage significance comprise the following:

- The asset's associated garden plot from where it can be best experienced;
- Views towards the main façade of the asset from the B1066;
- The settlement of Boxted; and
- Agricultural land to the north and west which allows the edge of settlement location of Thatched Cottages to be understood.

- 6.67. The site lies to the south-west of the asset, beyond intervening woodland and residences and the very minor historical association between the two has been severed. There are no clear views between the land within the site and the asset due to the presence of mature and new vegetation, and although views may become clearer during the winter months, any views between the two are not considered to be key views which contribute to its overall heritage significance of the asset. On this basis, the land within the site is not considered to contribute to the overall heritage significance of Thatched Cottages.

- 6.68. The proposed development within the site comprises a solar farm and association infrastructure located to the

south-west of the asset beyond intervening mature vegetation, new vegetation and open space. The land within the site is not considered to contribute to the heritage significance of the asset through setting.

- 6.69. On this basis, the proposed development within the site is considered to result in **no harm to the heritage significance** of the Grade II Listed Thatched Cottages.

Street Farm Cottage

- 6.70. The Grade II Listed Street Farm Cottage lies c. 180m north-east of the site (1036709). The asset was added to the National List on 9th February 1978 with the following description:

"A C19 timber-framed and plastered cottage. 1 storey and attics. 2 window range, 2-light casements with glazing bars. Central doorway. The windows and doorway have square plaster hood moulds. Roof tiled, with 1 gabled dormer."

- 6.71. A full copy of the List Entry is included in **Appendix 7**.
- 6.72. The main façade of Street Farm Cottage faces in a south-westerly direction, and fronts onto a small garden with the B1066 beyond. The main garden extends to the west of the asset. Residential development lies either side of the asset, with farm outbuildings located to the rear.



Plate 39: The Grade II Listed Street Farm Cottage

- 6.73. At the time of the Bosted Tithe Map of 1840, Street Farm Cottage was located within a larger land parcel described as *Three Cottages, Blacksmith's Shop and Gardens* which was under the ownership of George Weller Poley and the occupancy of William Watts and three others. Weller Poley owned and occupied and large amount of land in the parish. On this basis, the land within the site and Street Farm Cottage has a minor historical association, although this relationship has since been severed.

- 6.74. As mentioned above, the main façade of Street Farm cottage faces the south-west and looks out on to agricultural land. At the time of the site visit, there was no clear intervisibility between the asset and the land within the site due to the presence of intervening agricultural land and mature woodland (Plates 40–41).



Plate 40: View south-west from adjacent to Street Farm Cottage in the direction of the site



Plate 41: View south-east from within Field 5 in the direction of Street Farm Cottage (no visibility, roofscape of dwellings further to the east of Street House visible)

- 6.75. The asset is best appreciated from its associated garden plot and views from the B1066, where the main façade of the Listed Building is visible, and it is seen in association with adjacent dwellings in Boxted.
- 6.76. As a Grade II Listed Building, Street Farm Cottage is considered to be a designated heritage asset of less than the highest significance, as defined by the NPPF.
- 6.77. Street Farm Cottage principally derives its significance from its physical fabric, which has architectural and historic interest as an example of a 19th-century timber-framed and plastered cottage.

6.78. As well as this, the asset also derives some of its significance through setting. The main elements of the setting of the asset which are considered to contribute to its overall heritage significance comprise the following:

- The asset's associated garden plot from where it can be best experienced;
- Views towards the main façade of the asset from the B1066;
- The settlement of Boxted; and
- Immediately adjacent agricultural land to the south-east of the asset which it looks onto from its principal façade.

6.79. The site lies to the south-west of the asset, beyond intervening agricultural land and mature vegetation. The minor historical association between the land within the site has been severed. There are no clear views between the two and the land within the site is not considered to contribute to the heritage significance of the asset through setting.

6.80. The proposed development comprises the contraction of a solar farm with associated infrastructure, planting and open space located beyond intervening agricultural land and vegetation to the west. The land within the site is not considered to contribute to the heritage significance of the asset.

6.81. Based on the development parameters, the proposed development within the site will result in **no harm to the heritage significance** of the Grade II Listed Street Farm Cottage.

Street House

6.82. The Grade II Listed Street House lies c. 205m north-east of the site (1391755). The asset was added to the National List on 15th September 2006 with the following description:

"Farmhouse, circa 1600 with later additions. The house is of timber box-frame construction: the close studded frame sits on a low brick plinth and is concealed externally with plaster, except for the front of the house where it is cased in C19 brick. There are four units, two to either side of a massive brick chimney stack. The entrance is to the front of the stack, giving a lobby entry plan. A second lateral brick chimney stack heats the rooms at the south-east end of the building. The house is of one and a half storeys under a plain tiled pitched roof, originally thatched. The roof was not fully inspected but appears to be of simple collar rafter construction. To the rear of the house, the pitched roof was converted to a catslide roof when the outshut or aisle was added, probably in the C18. The outshut extends along most of the rear of the building, excluding the northernmost bay. The front of the house faces the lane and comprises a centrally placed panelled door inline with the chimney stack behind, with two windows to either side, all three light casements with multiple leaded panes. Above them is a hound's tooth eaves course. The upper floor has two dormer windows with two-light casements. All windows are C19 or C20.

INTERIOR: Inside much of the timber box-frame is exposed, including wall-plates, corner posts, tension braces and studs. The massive centrally placed brick stack provided flues for back-to-back inglenooks, the

one in the kitchen being wider to contain a bake oven, though the back of the oven has been removed. The inglenook in the former parlour has a substantial bressumer with runout and bar chamfer stops. The fireplace itself is a relatively recent insertion. The ceiling has bridging beams with step and runout chamfer stops. These continue through to the room beyond, which retains its original fireplace. To the rear is the outshut which contains the rear hall, staircase and a store, formerly used as a cellar, with re-used C17 panelling on one wall. A narrow door with similar panelling gives access to the main parlour from the outshut and appears to have been inserted into the original rear wall of the house. Where enclosed by the outshut, the timber-framing of this former exterior wall is exposed. At ground-floor level, close studding and tension bracing is visible and overlooking the staircase is a four light timber mullioned window with diamond stanchions. This ceased to function as a window when the outshut was built against the rear wall of the house.

HISTORY: *Street House was originally the farmhouse to Street Farm until the mid-C19 when it was converted into the Kings Head public house. It continued in this use until the mid-C20 before being converted back into a house. It is marked as part of Street Farm on the 1843-1894 OS map, which appears to show the house divided into two, with the smaller left hand block perhaps functioning as a separate cottage.*

SUMMARY OF IMPORTANCE: *Street House fulfils the criteria for listing as a relatively intact example of a lobby entry farmhouse of c.1600, possibly earlier. It is suggested that the house was once the farmhouse of*

Street Farm before being converted to a public house in the mid C19. Although concealed by brick and plaster, much of the original timber box-frame is exposed inside the house."

- 6.83. A full copy of the List Entry is included in **Appendix 7**.
- 6.84. The main façade of Street House faces in a south-westerly direction, and fronts onto a front garden extending to the east with the B1066 beyond. Outbuildings lie to the rear of the asset with agricultural land beyond.



Plate 42: The Grade II Listed Street House

- 6.85. At the time of the Bosted Tithe Map of 1840, Street House described as *Homestead* which was under the ownership of George Weller Poley and the occupancy of Joseph

Hale. Weller Poley owned and occupied and large amount of land in the parish. On this basis, the land within the site and Street House have a minor historical association, although this relationship has since been severed.

- 6.86. As mentioned above, the main façade of Street House faces the south-west and looks out on to agricultural land. At the time of the site visit, there was no clear intervisibility between the asset and the land within the site due to the presence of intervening agricultural land and mature woodland (Plates 43–44).



Plate 43: View south-west from the public highway adjacent to Street House in the direction of the site (no visibility)



Plate 44: View north-east from within Field 5 of the site in the direction of Street House (no visibility, roofscape of dwellings to east of Street House visible)

- 6.87. The asset is best appreciated from its associated garden plot and views from the B1066, where the main façade of the Listed Building is visible, and it is seen in association with adjacent dwellings in Boxted.
- 6.88. As a Grade II Listed Building, Street House is considered to be a designated heritage asset of less than the highest significance, as defined by the NPPF.
- 6.89. Street House principally derives its significance from its physical fabric, which has architectural and historic interest as an example of an early 17th-century farmhouse with later additions and alterations.

6.90. As well as this, the asset also derives some of its significance through setting. The main elements of the setting of the asset which are considered to contribute to its overall heritage significance comprise the following:

- The asset's associated garden plot from where it can be best experienced;
- Associated outbuildings located to the rear of the asset which allow its use as a farmhouse to be understood;
- Views towards the main façade of the asset from the B1066;
- The settlement of Boxted; and
- Immediately adjacent agricultural land to the south-east of the asset which it looks onto from its principal façade.

6.91. The site lies to the south-west of the asset, beyond intervening agricultural land and mature vegetation. The minor historical association between the land within the site has been severed. There are no clear views between the two and the land within the site is not considered to contribute to the heritage significance of the asset through setting.

6.92. The proposed development comprises the construction of a solar farm with associated infrastructure, planting and open space located beyond intervening agricultural land and vegetation to the west. The land within the site is not considered to contribute to the heritage significance of the asset.

6.93. Based on the development parameters, the proposed development within the site will result in **no harm to the heritage significance** of the Grade II Listed Street House.

Assets at Boxted Hall

6.94. The Grade II* Listed Boxted Hall lies c. 475m south of the site (1351740). The asset was added to the National List on 10th January 1953, with the date of the most recent amendment on 9th February 1978, and the following description:

"A large C16 timber-framed moated house, with exposed timber-framing and brick nogging. The house which is surrounded by a well kept moat was built by William Poley to replace an earlier house which was the home of the Poley family from the C14. It stands in a park of 90 acres. 2 storeys and attics. The west block has a much altered front with 3 gables. 5 window range double-hung sashes with glazing bars. The 1st storey windows under the outer gables are 3-light and the ground storey has 3 windowed brick bays. A porch projects in the centre. The east front has 8 window range, double-hung sashes with glazing bars. The east wing extends to the north and has 3-light windows with pilasters and open pediments. Roofs tiled, with a number of hipped dormers and original chimney stacks with 2, 3 and 4 octagonal shafts on rectangular bases."

- 6.95. The Grade II Listed Stables at Boxted Hall lies c. 370m south of the site (1194356). The asset was added to the National List on 10th January 1953, with the date of the most recent amendment on 9th February 1978, and the following description:

"The stables stand approximately 50 yds to the north of Boxted Hall. C19 red brick buildings built on a half H plan with an open courtyard facing south. There is a panel with the initials J G W P and the date 1851. 2 storeys. The main block breaks forward slightly in the centre and is gabled, with a lantern with a clock face on the south, a pyramid roof and a weathervane. On the ground storey there are wide carriage entrance doors, with a cornice on console brackets. The windows are double-hung sashes with glazing bars in shallow reveals and with segmental heads. Some are 3-light. The side wings have 3-light casements and segmental windows above. Roofs slate, hipped."

- 6.96. The Grade II Listed Garden Wall and Pavilions to Boxted Hall lies c. 490m south of the site (1036707). The asset was added to the National List with the following description:

"A brick wall approximately 100 yds in length with end pavilions built some 100 yds north-east of Boxted Hall on the north side of the river Glem. The pavilions are in C18 style with rusticated quoins, pediment with a segmental window in the tympanum and a rusticated arch with columns to the south-east pavilion and a rusticated doorway to the north-west pavilion. Roofs tiled."

- 6.97. Full copies of the List Entries are included in **Appendix 7**.



Plate 45: The Grade II* Listed Boxted Hall, including the stables and garden wall, view from PRoW to south



Plate 46: Zoomed in version of Plate 45

- 6.98. The main façade of Boxted Hall faces to the south-west and looks out across its associated parkland to the south.
- 6.99. The HER has mapped the parkland associated with Boxted Hall as extending to c. 125m south of the site, with the element is closest proximity to the site comprising woodland.
- 6.100. At the time of the Tithe Apportionment in the mid-19th century, Boxted Hall was under the ownership and occupancy of George Weller Poley. George Weller Poley also owned and occupied *Park Wood* within the central area of the site, and also owned four land parcels within the site, although they were tenanted by John Smith. Poley owned and occupied a lot of land within the wider parish. On this basis, the land within the site and Boxted Hall have a minor historical functional association.
- 6.101. Moorhouse Farm located to the north of the site is suggested to have been constructed as a park lodge to Boxted Hall. At the time of the Tithe Apportionment, Moorhouse Farm was under a separate ownership and occupancy to Boxted, and farmed some of the arable land within the site.
- 6.102. Due to the topography of the parkland, the house sits low in the valley of the River Glem at approximately 45m aOD. The surrounding land rises in all directions, which results in the screening of the asset, particularly to the west where woodland and Hall Farm block its view.
- 6.103. At the time of the site visit, it was ascertained that there is no clear intervisibility between the land within the site and the asset, and there are not anticipated to be views even in the winter months (Plates 47-48).



Plate 47: Panoramic view from the PRoW crossing the parkland in a broadly north to south orientation



Plate 48: View east from within Field 5 of the site in the direction of the parkland of Boxted Hall (no visibility of the Hall or parkland)

- 6.104. Boxted Hall is best experienced from its associated parkland, which has clear views towards its main south-western façade as seen in Plates 45-46 from the PRoW.

6.105. As a Grade II* Listed Building, Boxted Hall is considered to be a designated heritage asset of the highest significance, as defined by the NPPF. The Stables and Garden Wall and Pavilions are Grade II Listed and are therefore considered to be designated heritage assets of less than the highest significance.

6.106. Boxted Hall principally derives its significance from its physical fabric, which has architectural, historical and artistic interest as an example of a timber-framed moated house which was constructed in the 16th century.

6.107. The Stables principally derive their significance from their physical fabric, which has architectural and historic interest as an example of 19th-century outbuildings constructed to be used as part of the Boxted Hall complex.

6.108. The Garden Wall and Pavilions principally derive their significance from their physical fabric, which has architectural and historic interest as an example of brick walls and pavilions constructed out of brick in an 18th-century style.

6.109. As well as this, these assets also derive some of their heritage significance through setting. The main elements of their setting which contribute to their overall heritage significance comprise the following:

- The immediately adjacent gardens and grounds where the assets can be best experienced;
- The associated wider parkland at Boxted as defined by the HER, which the assets have views across;

- Other historic buildings located within the parkland which form part of the Boxted Hall complex;
- The valley of the River Glem where the assets were deliberately constructed to have views across;
- Moorhouse Farm to the north of Boxted Hall which may have been a former park lodge and remnants of woodland to the north.

6.110. The site lies to the north-west of the assets at Boxted Hall and there is no intervisibility between the two. The land within the site was historically associated with Boxted Hall and is now in use as agricultural land rather than having a parkland or woodland type character. The land within the site is not considered to contribute to the overall heritage significance of the assets at Boxted Hall.

6.111. The proposals for solar development within the site will include panels, associated infrastructure, planting and open space to the north of the Boxted Hall complex and in its wider surrounds. The land within the site is not considered to contribute to the heritage significance of the assets at Boxted Hall and on this basis, the proposed development within the site will result in **no harm to the heritage significance** of the Grade II* Listed Boxted Hall, the Grade II Listed Stables and the Grade II Listed Garden Wall and Pavilions at Boxted Hall.

Church of All Saints

- 6.112. The Grade I Listed Church of All Saints lies c. 360m south of the site (1351739). The asset was added to the National List on 23rd March 1961 with the most recent amendment on 9th February 1978 and the following description:

"A small but interesting church built of flint and stone, mainly of the C15. The west tower has stone rusticated quoins and a castellated parapet. The chancel has interesting Jacobean hammer beam roof trusses and there is a fine octagonal pulpit with tester and a parclose screen with balusters, arches and achievements, of the same period. The communion rail is 3 sides with twisted balusters. The church contains many fine monuments including painted wood effigies on a table tomb and memorials to members of the Poley family of Boxted Hall, in the C18 north-east chapel. These include an alabaster monument erected in 1725 to Sir John Poley d 1638 and Dame Abigail, it has full size standing figures in niched arches and pediments. At the west end of the nave there are 2 C16 pews. Graded for its architectural and historical value."

- 6.113. A full copy of the List Entry is included in **Appendix 7**.
- 6.114. The church lies within an associated churchyard, at the western edge of the parkland associated with Boxted Hall. The current surrounds of the site include the parkland, agricultural land and residential development to the west.



Plate 49: The Grade I Listed Church of All Saints

- 6.115. Due to the presence of mature boundary vegetation and extensive intervening agricultural land, there are no clear views from within the churchyard of the asset towards the site (Plate 50).



Plate 50: View north from the churchyard of the asset in the direction of the site (no visibility)

- 6.116. Due to the topography of the site and the location of the church on the higher ground, there are glimpsed, distant views towards the church tower, seen in association with intervening agricultural land and vegetation, particularly from Fields 5 and 6 within the site (Plates 51-52).



Plate 51: View south from within Field 5 of the site towards the tower of the Church of All Saints



Plate 52: Zoomed in version of Plate 51

- 6.117. The asset is best appreciated from its associated churchyard, where it can be best experienced. Views towards the church are also possible from the PRoW through the parkland associated with Boxted Hall, and from Boxted Hall itself.
- 6.118. As a Grade I Listed Building, the Church of All Saints is considered to be a designated heritage asset of the highest significance, as defined by the NPPF.
- 6.119. The Church of All Saints primarily derives its significance from its physical fabric which has historic and architectural interest as an example of a church with 15th century origins. As well as this, the asset also derives some of its significance through setting. The main elements of the setting of the asset which are considered to contribute to its overall heritage significance are the following:
- The location and position of the asset within the defined churchyard and the experience and appreciation of the asset from this location;
 - The relationship between the asset and Boxted Hall and the association with the Weller Poley family who are buried at within the churchyard; and
 - The relationship between the asset and the settlement of Boxted, which the church is isolated from.
- 6.120. The church is located within an associated churchyard which includes mature vegetation and ensures that the asset is well-screened. Views towards the church from within the site are not considered to be key views and do not contribute to the significance of the church, and

views towards the site from the church are also not considered to contribute to its significance. Therefore, the land within the site is not considered to make a contribution to the overall heritage significance of the church.

- 6.121. The proposed development within the site will result in the construction of a solar farm. The land within the site is not considered to contribute to the overall heritage significance of the asset through setting and therefore the proposed development of the site will result in **no harm to the heritage significance** of the Grade I Listed Church of All Saints.

Hare and Hounds

- 6.122. The Grade II Listed Hare and Hounds lies c. 600m north of the site (1033562). The asset was added to the National List on 9th February 1978 with the following description:
- "Formerly an Inn and last used as such in 1950. Now a private dwelling. Earlier it was known as "The Kicking Dickey". A C16 timber-framed and plastered building with a cross wing at the west end. Altered in the C18 when the cross wing was given a mansard roof. 1 storey and attics. Casement windows. Roof tiled, with a gabled dormer to the main block. The east end of the roof is of C20 pantiles and a modern wing extends to the south. The interior has exposed timber-framing."***
- 6.123. A full copy of the List Entry is included in **Appendix 7**.

- 6.124. The main façade of the Listed Building faces south towards the road and it lies within an associated garden plot which mainly extends to the north and includes associated outbuildings. The immediate surrounds of the Listed Building include agricultural land and a single residence to the west. The remainder of the settlement of Somerton lies to the east.



Plate 53: The Grade II Listed Hare and Hounds

- 6.125. The asset was shown on the Hartest Tithe Map of 1839, and was under the ownership and occupancy of Reverend Henry Mears. As stated above, the land within the site was located within the parish of Boxted. There is no known historical or functional association between the land within the site and the asset.

- 6.126. Ordnance Survey Maps indicate that the asset was in use as a public house during the late 19th and early to mid 20th-centuries.



Plate 54: The Grade II Listed Hare and Hounds from the settlement of Somerton to the east

- 6.127. Due to the presence of mature vegetation on the road boundary opposite the Hare and Hounds, ground-level views towards the site from the asset are limited (Plate 55). There are anticipated to be views from the upper storeys of the asset in the direction of the site, which include a large amount of intervening agricultural land and mature vegetation.



Plate 55: View south from adjacent to the asset in the direction of the site

- 6.128. There are glimpsed views from adjacent to Field 4 of the site towards the upper storey of the Hare and Hounds, again seen in association with vegetation and agricultural land (Plates 56–57).



Plate 56: View north from adjacent to Field 4 of the site towards the Hare and Hounds



Plate 57: Zoomed in version of Plate 56

6.129. The asset is best experienced from its associated garden plot and views towards its principal southern façade from the road.

6.130. As a Grade II Listed Building, the Hare and Hounds is considered to be a designated heritage asset of less than the highest significance, as defined by the NPPF.

6.131. The Hare and Hounds principally derives its significance from its physical fabric which has architectural and historic interest as an example of a 16th-century former public house which has since been converted into a residential dwelling.

6.132. As well as this, the asset also derives some of its significance through setting. The main elements of the setting of the asset which are considered to contribute to its heritage significance comprise the following:

- The roadside location of the former Hare and Hounds on the route of Somerton, situated in order to attract passing trade;
- The edge of settlement location, at the south-western extent of Somerton; and
- Views towards the main southern elevation of the asset from its associated plot and the adjacent road.

6.133. The land within the site lies a distance from the asset, with agricultural land and vegetation located between the two. Although there is intervisibility between the land within the site and the asset, these are not considered to be key views which contribute to the overall heritage significance of the asset, rather they are considered to be incidental views. The land within the site is not

considered to contribute to the heritage significance of the asset through setting.

6.134. The proposed development includes open space in the northern extent of Field 1, which has intervisibility with the asset. Panels will be setback from this northern area, as well as a small set back in Field 2, which will limit views south from the asset towards the panels. The land within the site is not considered to contribute to the overall heritage significance of the asset, and on this basis, the proposed development within the site will result in **no harm to the heritage significance** of the Grade II Listed Hare and Hounds, through changes to setting.

Somerton Hall

6.135. The Grade II Listed Somerton Hall lies c. 630m north of the site (1283226). The asset was added to the National List on 9th February 1978 with the following description:

"An early C19 grey gault brick house. 3 storeys. 5 window range, double-hung sashes with glazing bars, in plain reveals. The centre part, of 1 window range breaks forward slightly and there are end pilasters. Stone bands extend across the outer ranges of windows, between the storeys. A central doorway with a rectangular fanlight has a stucco doorcase with plain Doric columns in antis, and a cornice. Roof slate, hipped. A single storey range of outbuildings extend to the east, with 5 segmental arched blank arches. The centre part with 3 smaller arches and rectangular panels above breaks forward slightly. A short wing extends to the south at the east end, with 4 semi-circular open arches. Roofs slate. The front has 2 large octagonal gate piers with stone caps."

- 6.136. A full copy of the List Entry is included in **Appendix 7**.
- 6.137. The main façade of Somerton Hall faces in a southerly direction and fronts onto the road. The asset lies at the southern extent of the settlement of Somerton, and includes a number of outbuildings to the north. Agricultural land lies to the east, south and west of the asset.



Plate 58: The Grade II Listed Somerton Hall

- 6.138. At the time of the Somerton Tithing Map of 1840, Somerton Hall was under the ownership and occupancy of Joseph Eaton Hale. As stated above, the land within the site was located within the parish of Boxted. There is no known historical or functional association between the land within the site and the asset.

- 6.139. There are views between Somerton Hall and the northern extents of Fields 3 and 4 within the site, as seen from adjacent to the asset, seen in association with intervening agricultural land and planting (59–60).



Plate 59: View south from the asset in the direction of the site, northernmost elements of Field 3 visible beyond vegetation



Plate 60: Zoomed in version of Plate 59 showing elements of the site which are visible

- 6.140. Similarly, there are views north from the northern areas of Field 3 within the site towards the main elevation of the asset, with intervening agricultural land and planting in the foreground (61-62).



Plate 61: View north from the northern extent of Field 3 towards the asset



Plate 62: Zoomed in version of Plate 61

- 6.141. The asset is best experienced from its associated plot and where the main southern elevation is visible.
- 6.142. As a Grade II Listed Building, Somerton Hall is considered to be a designated heritage asset of less than the highest significance, as defined by the NPPF.
- 6.143. Somerton Hall principally derives its significance from its physical fabric which has architectural and historic interest as an example of grey brick hall which was constructed during the early 19th century.
- 6.144. As well as this, the asset also derives some of its significance through setting. The main elements of the setting of the asset which are considered to contribute to its heritage significance comprise the following:

- The associated garden plot which extends to the west of the asset and from where it can best be experienced;
- Associated outbuildings to the east and rear of the asset which allow its use as a farmstead to be understood;
- Agricultural land to the south of the asset which it directly fronts on to; and
- Associated and intervisible land in the vicinity of the asset.

6.145. The land within the site lies a distance from the asset, with agricultural land and vegetation located between the two. Although there is intervisibility between the land within the site and the asset, including views to the main southern façade of the asset, these are not considered to be key views which contribute to its overall heritage significance. The land within the site is not considered to contribute to the heritage significance of the asset through setting.

6.146. The proposed development includes open space in the northern extent of Field 1, which has intervisibility with the asset. Panels will be setback from this northern area, as well as a small set back in Field 2, which will limit views south from the asset towards the panels. The land within the site is not considered to contribute to the overall heritage significance of the asset, and on this basis, the proposed development within the site will result **in no harm to the heritage significance** of the Grade II Listed Somerton Hall, through changes to setting.

Hartest Conservation Area

6.147. Hartest Conservation Area lies c. 945m north-east of the site. The Conservation Area was originally designated by West Suffolk County Council in 1973, and was inherited by Babergh District Council in 1974. A Conservation Area Appraisal was produced for Hartest in 2013.

6.148. The Conservation Area covers the main settlement of Hartest, as well as the hamlets of Cross Green to the north and Hartest Hill to the south-east. The Conservation Area includes 48 Listed Buildings, including the Grade I Listed Church of All Saints and the remainder are Grade II Listed Buildings, as well as a number of non-designated heritage assets. The Conservation Area also includes large areas of agricultural land in the vicinity of the asset, predominantly land to the east, south and west.

6.149. The wider surrounds of the Conservation Area comprises mainly agricultural land with woodland to the north.

6.150. The Conservation Area Appraisal notes that *'the centre of Hartest is essentially an historic cluster of houses around a triangular village green, formed where a minor road from Shimpling approaches from the south-east, crossing the river to join the north-south B1066 road through the village.'* Plates 63 and 64 show the village green which is the centre of the Conservation Area and forms an important open space.



Plate 63: 'Important Vista' north-east across the green as noted in the Conservation Area Appraisal



Plate 64: View east across the green within the Conservation Area

- 6.151. Due to the topography of the landscape, there are distant views from Hartest Hill in the south-eastern extent of the Conservation Area, across the Glem Valley towards the land within the site, where Fields 3-6 are visible (Plates 65-66 and 67-68). Moorhouse Farm is also visible in these views as is its surrounding vegetation. A large amount of intervening fields are also visible, as area the fields and woodland in the surrounds of the site.



Plate 65: Distant view south-west from the south-eastern extent of the Hartest Conservation Area towards the site



Plate 66: Zoomed in version of Plate 65



Plate 67: Distant view south-west from the PRoW along the southern boundary of the Conservation Area at Hartest Hill towards the site



Plate 68: Zoomed in version of Plate 67

- 6.152. Long-distance views towards the site are also possible from the PRoWs in the southern extent of the Conservation Area, where the arable land within the site is visible (Plate 69).



Plate 69: View south from the southern extent of the Conservation Area

- 6.153. The views in the direction of the site from the Conservation Area have not been identified within the Appraisal as 'Important Vistas'.
- 6.154. Views in the direction of the Conservation Area from within the site are predominantly from the higher topographical areas of the site and do not focus on anything in particular within the Conservation Area (Plate 70) nor are they illustrative of the elements which

contribute to the special character of the Conservation Area.



Plate 70: View north-east from within the northern extent of Field 5 in the direction of the Hartest Conservation Area

- 6.155. As a Conservation Area which contains one Grade I Listed Building and a number of Grade II Listed Buildings, Hartest Conservation Area is considered to be a designated heritage asset of the highest significance, as defined by the NPPF.
- 6.156. The significance of Hartest Conservation Area is primarily derived from the buildings and open spaces within it, particularly the historic settlement and the historic buildings within it. Open spaces also contribute to the character and appearance of the Conservation Area,

creating breaks in the built form and allowing views across the area. Hartest Conservation Area also includes a large amount of arable farmland in the vicinity of the site. Elements within the Conservation Area are also of archaeological and artistic interest.

- 6.157. The setting of the Conservation Area also contributes to its significance, although significance derived from setting is less than that from the built form an open spaces which it contains. The elements of the surrounds of the Conservation Area which are considered to contribute to its overall heritage significance are some of the immediately adjacent rural land with which it has clear visual relationship and proximity.
- 6.158. The site comprises agricultural fields located c. 945m to the south-west of the Conservation Area boundary,

beyond intervening agricultural land. There are views between some of the land within the site and the asset due to the topography of the site and the wider landscape in the Glem Valley, although these are not considered to be key views which contribute to the heritage significance of the Conservation Area. The land within the site is not considered to contribute to the heritage significance of the Hartest Conservation Area.

- 6.159. On this basis, the proposed solar development within the site will result in **no harm to the overall heritage significance** of the Hartest Conservation Area.

7. Conclusions

Archaeological resource

Prehistoric

- 7.1. There is some evidence for finds of Neolithic date in the study area, including a findspot of a barbed and tanged arrowhead within the site itself.
- 7.2. The geophysical survey within the site has identified anomalies suggestive of features of later prehistoric date based on their form and nature, comprising ring ditches associated with possible round barrows of likely Bronze Age date or occupation activity in the form of roundhouses of potential Iron age date, as well as occupation activity in the form of enclosures of potential Bronze Age to Iron Age date.
- 7.3. On this basis, the potential for archaeological remains of later prehistoric date within the eastern, central and north-western extents of the site is considered to be high. The potential for significant archaeological remains of prehistoric date within the remainder of the site is considered to be low.
- 7.4. With regards to significance, round barrows are noted as occurring in large numbers across the country by Historic England, who also recognise that not all such remains are of Schedulable significance. The *Scheduling Selection Guide for Funerary and Commemorative remains* states that:

"where they survive, and especially as groups, as good upstanding earthworks and retain archaeological potential, they will generally be designated."

- 7.5. These ring ditches could also represent the remains of roundhouses of later prehistoric date. With regards to Historic England's Scheduling Selection Guide Settlement Sites to 1500, this covers prehistoric settlements and states the following:

"Because of their rarity most prehistoric settlement sites of Bronze Age and earlier date will be reckoned of national importance and strong candidates for scheduling. With later prehistoric settlement sites, some types, such as Iron Age farmsteads in the east midlands, are relatively common; while many are likely to be assessed as nationally significant, here there will need to be discrimination in scheduling recommendations and considerations such as condition, group value and potential will need evaluation."
- 7.6. The ring ditches within the site do not survive as upstanding remains and they are not considered to be rare or complex forms, therefore the remains present (and any associated contemporary remains) are not considered to be of a significance commensurate with a Scheduled Monument, but rather are likely to comprise non-designated heritage assets, of **local value**.
- 7.7. The enclosure features within the site are also not considered to be of a significance commensurate with a

Scheduled Monument, but rather are likely to comprise non-designated heritage assets, of **local value**.

- 7.8. As part of the development of the site, panels are proposed in the areas of identified archaeology within the site. In line with ongoing discussions with the County Archaeologist, if these features are considered to be of a significance to warrant preservation *in situ* following recording, the client will use above ground foundations and cabling to achieve this.

Romano-British

- 7.9. There is scarce evidence for Romano-British finds and features in the wider surrounds of the site, mainly comprising an area of black soil and residual finds. No anomalies indicative of features of Romano-British date were recorded within the site during the geophysical survey within the site, although it may be likely that the features of later prehistoric date within the site may have continued in use into the Roman period. On this basis, the potential for significant archaeological remains of Romano-British date within the site is considered to be **low to moderate**.

Medieval

- 7.10. Medieval activity was focussed to the east of the site within the settlement at Boxted, where some buildings originated at this time. No anomalies indicative of features of medieval date were recorded within the site during the geophysical survey. On this basis, the potential for significant archaeological remains of medieval date within the site is considered to be **low**.

Post-Medieval and Modern

- 7.11. During the mid-19th century, the land within the site comprised a mixture of predominantly arable land and pasture, with an area of coppice known as *Park Wood*. The woodland was removed from within the site by the late 19th century. The potential for significant archaeological remains of post-medieval to modern date within the site is considered to be **low**.

Setting

- 7.12. No designated heritage assets lie within the site.
- 7.13. Following a review of designated heritage assets in the surrounds of the site, it is concluded that the proposed development will result in the following impact to designated heritage assets:
- **Less than substantial harm at the low end of the spectrum** to the Grade II Listed Moorhouse Farm, via an alteration to setting;
 - **Less than substantial harm at the low end of the spectrum** to the Grade II Listed Water Hall, via a change to setting;
 - **No harm** to the Grade II Listed 3 and 4 The Street;
 - **No harm** to the Grade II Listed Thatched Cottages;
 - **No harm** to the Grade II Listed Street Farm Cottage;
 - **No harm** to the Grade II Listed Street House;
 - **No harm** to the Grade I Listed Church of All Saints;



- **No harm** to the Grade II* Listed Boxted Hall, Grade II Listed Stables and Grade II Listed Garden Wall and Pavilions;
- **No harm** to the Grade II Listed Hare and Hounds;
- **No harm** to the Grade II Listed Somerton Hall; and
- **No harm** to the Hartest Conservation Area.

Sources

Legislation
UK Public General Acts, Ancient Monuments and Archaeological Areas Act 1979.
UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.
UK Public General Acts, Planning and Compulsory Purchase Act 2004.

Policy and Guidance
Chartered Institute for Archaeologists (CIfA), <i>Standard and Guidance for Historic Environment Desk-Based Assessment</i> (revised edition, October 2020).
Department for Levelling Up, Housing and Communities (DLUHC), <i>National Planning Policy Framework (NPPF)</i> (London, July 2021).
Department for Levelling Up, Housing and Communities (DLUHC), <i>Planning Practice Guidance (PPG)</i> (revised July 2019).
English Heritage, <i>Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment</i> (London, April 2008).
Historic England, <i>Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1</i> (2 nd edition, Swindon, February 2019).

Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

Court and Appeal Decisions

Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137.

Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin).

Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697.

Jones v Mordue [2015] EWCA Civ 1243.

Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin).

Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.

R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).



Cartographic Sources	
1783	Hodgkinson's Map of Suffolk
1840	Boxted Tithe Map
1885	Ordnance Survey Map
1904	Ordnance Survey Map
1926	Ordnance Survey Map
1959	Ordnance Survey Map



Appendix 1: Gazetteer

Heritage Data

HER Event Data

Ev UID	SMR Number	Name
ESF29602	BXT 063	Geophysical Survey - Land at Boxted, Sudbury
ESF27167		Monitoring? AWA Rede Area Hartest & Boxted pipeline, Boxted,
ESF21408	GFD 072	Metal Detector Rally, March 2011
ESF24172	SMT 013	Heritage Statement - The Hare and Hounds
ESF20407	BXT 029	Historic Building Recording, Barn at Hooks Hall, Fenstead End, Boxted

HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MSF17004	HRT 040	Great Mill Field (1841 tithe)	WINDMILL	Unknown
MSF17032	BXT 042	Mill Field (1839 tithe)	WINDMILL	Unknown
MSF17034	BXT 044	Mill Meadow & Mill Field (1839 tithe)	WATERMILL	Unknown



MSF17036	BXT 046	Dovehouse Ley (1839 Tithe)	DOVECOTE	Unknown
MSF17756	BXT 040	Findspot of a bronze, decorated strip of unknown date.	FINDSPOT	Unknown
MSF17035	BXT 045	Dovehouse Field (Tithe 1840)	DOVECOTE	Unknown
MSF1279	BXT 049	English gold coins, Boxted Hall	ARTEFACT SCATTER	Unknown
MSF20477	SPL 040	For pre 1800 maps of Shimpling see listed sources	LANDSCAPE FEATURE	16th century to 19th century
MSF45773	BXT 059	Probable Bronze Age round barrow visible as a cropmark	ROUND BARROW; RING DITCH	Bronze Age
MSF45774	BXT 060	A probable Bronze Age round barrow site	ROUND BARROW; RING DITCH	Bronze Age
MSF45777	BXT 061	Cropmark of a possible Bronze Age ring ditch	ROUND BARROW; RING DITCH	Bronze Age
MSF47226	BXT 063	Outline Record- Land at Boxted, Sudbury (GEO) ASWYAS		Unknown
MSF18545	BXT 023	Nine Acre Plantation	WOOD; WOOD BANK; DITCH; EARTHWORK	Unknown
MSF18547	BXT 025	Boxted Park	RABBIT WARREN; PARK; GARDEN; GARDEN HOUSE	17th century to 19th century



MSF18659	BXT 027	Findspot of a Bronze-Age barbed and tanged flint arrowhead.		Unknown
MSF19545	BXT 028	The Old School House, Boxted	INHUMATION	Unknown
MSF6161	BXT 002	Truckett's Hall	MOAT; HOUSE	Medieval to IPS: Post Medieval
MSF11267	BXT 010	Boxted Park	ICEHOUSE	Post Medieval
MSF11609	BXT 011	Roman artefact scatter of pottery, tile and coins. (Rom)	ARTEFACT SCATTER	Roman
MSF11817	BXT 011	Braggon's Farm (BA)	FINDSPOT	Bronze Age
MSF13696	BXT 013	AWA Rede Area Hartest & Boxted pipeline, Boxted, (Prehistoric)	ARTEFACT SCATTER	Prehistoric
MSF14824	HRT 005	Hartest Mill	WINDMILL	18th century to 20th century
MSF15043	HWN 010	Thurston Park	DEER PARK	Medieval
MSF15970	HWN 012	Thurston Park; Thurston Park Wood (1839)	WOOD; EARTHWORK	Unknown
MSF15971	BXT 014	Longley Wood	WOOD; EARTHWORK	Unknown
MSF15972	BXT 015	Ancient woodlands of unknown date.	WOOD; EARTHWORK	Unknown



MSF15973	BXT 016	Lownage Wood	WOOD; EARTHWORK	Unknown
MSF15974	BXT 017	Oak Grove	WOOD; EARTHWORK	Unknown
MSF15975	BXT 018	Rochester Wood	WOOD; EARTHWORK	Unknown
MSF16133	BXT 019	Findspot of a Bronze-Age bronze axe. (BA)	FINDSPOT	Bronze Age
MSF16134	BXT 019	Findspot of an Anglo Saxon bronze strap end. (Sax)	FINDSPOT	Saxon
MSF1684	BXT 009	Church of All Saints	CHURCH	Medieval
MSF17031	BXT 020	Black House; Fen Street End	WINDMILL	18th century to 20th century
MSF17092	BXT 021	Sub-rectangular enclosure of unknown date, visible as a cropmark.	SUBRECTANGULAR ENCLOSURE	Unknown
MSF17093	BXT 022	Ring ditch of unknown date, visible as a cropmark.	RING DITCH	Unknown
MSF6160	BXT 001	Moat Farm	MOAT	Medieval
MSF6162	BXT 003	Barrow of unknown date.	BARROW	Unknown
MSF6163	BXT 004	Boxted Hall (Med)	MOAT; BRIDGE	Medieval
MSF6165	BXT 005	Tittle Hall (site of)	MOAT	Medieval

MSF6167	BXT 007	Boxted Park	RING DITCH; CONCENTRIC RING DITCH; CIRCULAR ENCLOSURE	Unknown
MSF6168	BXT 008	Boxted Park	RING DITCH	Unknown
MSF6169	SMT 001	Black soil feature(s) with pottery (? late C1) found in construction of artificial pond.	FEATURE; POTTERY KILN; ARTEFACT SCATTER	Roman
MSF18545	BXT 023	Nine Acre Plantation	WOOD; WOOD BANK; DITCH; EARTHWORK	Unknown
MSF18548	BXT 026	Dovecote (site of), Boxted Park	DOVECOTE	19th century to 20th century
MSF6164	BXT 004	Boxted Hall and park (PMed)	GREAT HOUSE; PARK; AVENUE (LANDSCAPE FEATURE)	Post Medieval
MSF11816	BXT 011	Braggon's Farm (Neo)	ARTEFACT SCATTER	Neolithic
MSF11609	BXT 011	Roman artefact scatter of pottery, tile and coins. (Rom)	ARTEFACT SCATTER	Roman
MSF6166	BXT 006	Braggon Farm	ARTEFACT SCATTER	Roman
MSF23411	SMT 006	Curving hollow way earthworks extending most of the way between Moat Farm, Boxted (BXT 001) and Lodge Farmhouse (& ford over River Glem to Somerton H...	HOLLOW WAY	Unknown



MSF18546	BXT 024	Nine Acre Plantation	ROUND BARROW; MOUND; WINDMILL MOUND	Bronze Age
MSF25171	GFD 043	First Wood Field, Further Wood Field	WOOD	Unknown
MSF26036	BXT 031	Brindle Grove	WOOD; EARTHWORK	Unknown
MSF26037	BXT 032	Church Grove	WOOD; EARTHWORK	Unknown
MSF26038	BXT 034	Grove	WOOD; EARTHWORK	Unknown
MSF26039	BXT 035	Park Ley	WOOD; EARTHWORK	Unknown
MSF26040	BXT 036	Dripping Pan Grove	WOOD; EARTHWORK	Unknown
MSF26042	BXT 033	Otley's Wood	WOOD; EARTHWORK	Unknown
MSF26041	BXT 037	Great Wood Field; Little Wood Field	WOOD; EARTHWORK	Unknown
MSF26043	BXT 038	Asgood Wood	WOOD; EARTHWORK	Unknown
MSF26044	STS 021	East Hills Wood	WOOD; EARTHWORK	Unknown
MSF35044	SMT 013	16th century former Inn	INN; FARM; HOUSE	16th century to IPS: Modern
MSF40161	HRT 058	Farmstead: Townsend Farm	FARMSTEAD; FARMHOUSE; REGULAR COURTYARD U PLAN; BARN	19th century



MSF42374	BXT 050	Outfarm: Moat Farm	OUTFARM; REGULAR COURTYARD U PLAN; BARN	19th century
MSF24678	BXT 029	Farmstead: Hooks Hall	FARMSTEAD; FARMHOUSE; REGULAR COURTYARD F PLAN; BARN; BARN	19th century
MSF42375	BXT 051	Farmstead: Trickett's Hall	FARMSTEAD; FARMHOUSE; REGULAR COURTYARD U PLAN; BARN	16th century to 19th century
MSF42376	BXT 052	Farmstead: Tittle Hall	FARMSTEAD; FARMHOUSE; REGULAR COURTYARD FULL PLAN; BARN	19th century
MSF42377	BXT 053	Farmstead: Braggin's Farm	FARMSTEAD; FARMHOUSE; LOOSE COURTYARD PLAN; BARN	19th century
MSF42379	BXT 055	Farmstead: Hall Farm	FARMSTEAD; FARMHOUSE; REGULAR COURTYARD U PLAN; BARN	19th century
MSF42380	BXT 056	Farmstead: Street Farm	FARMSTEAD; FARMHOUSE; REGULAR COURTYARD U PLAN; BARN	17th century to 19th century
MSF42381	BXT 057	Farmstead: Moorhouse Farm	FARMSTEAD; FARMHOUSE; MODEL FARM; BARN	19th century
MSF42382	BXT 058	Farmstead: Lodge Farm	FARMSTEAD; FARMHOUSE; DISPERSED PLAN; BARN	19th century
MSF45008	SMT 023	Outfarm: Unnamed outfarm	BARN; OUTFARM; LOOSE COURTYARD PLAN (TWO SIDED)	19th century



MSF45009	SMT 024	Farmstead: Somerton Hall	BARN; FARMSTEAD; REGULAR COURTYARD U PLAN; FARMHOUSE	19th century
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Historic England Data

Historic England Listed Buildings

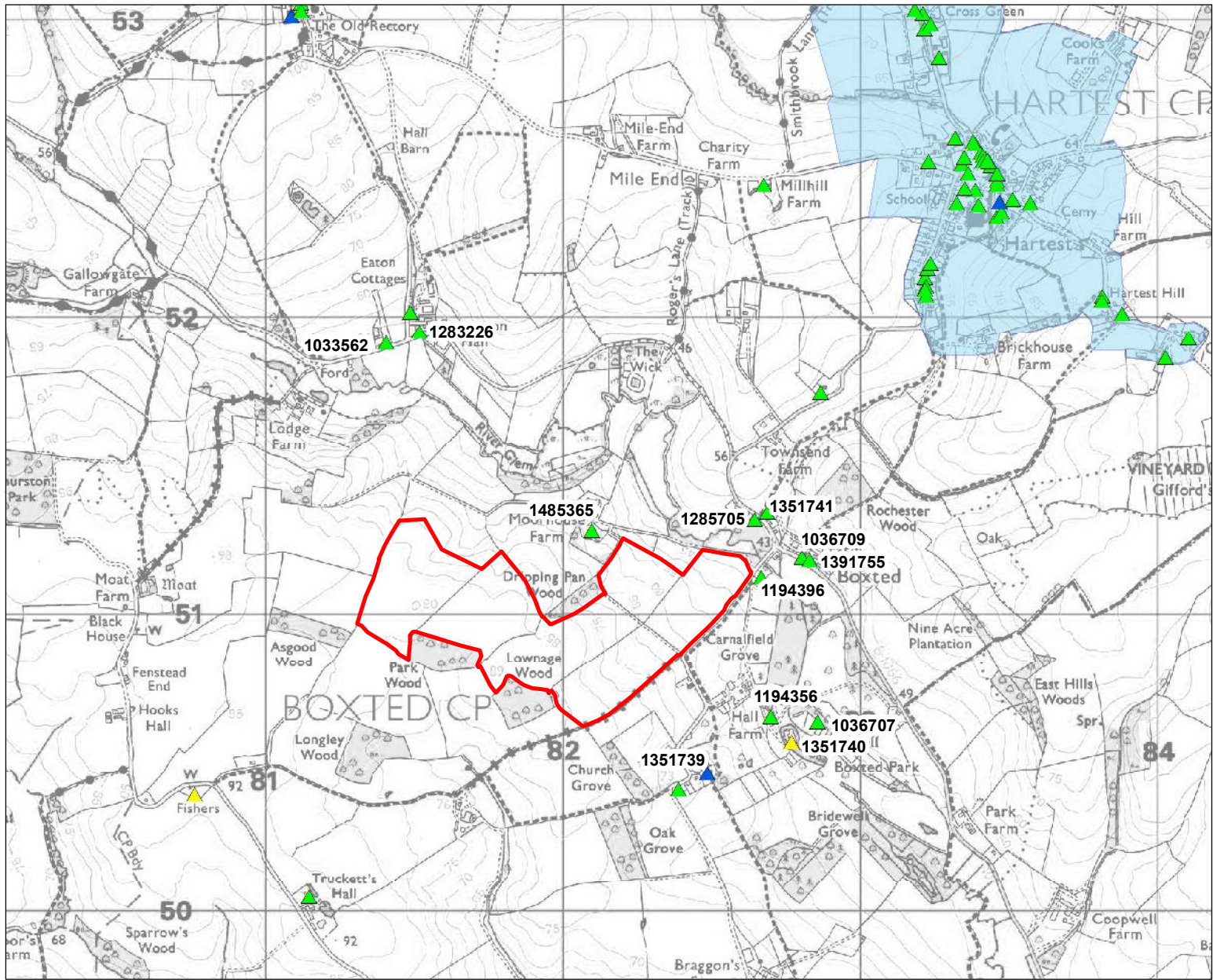
List Entry	Name	Grade	Eastings	Northings
1033562	HARE AND HOUNDS	II	581405	251914.36084392
1033563	HALL COTTAGES	II	581486	252018.36084391
1036623	DOWSETTS	II	582866	251749.36084392
1036706	HILL HOUSE	II	582388	250412.36084392
1036707	GARDEN WALL AND PAVILIONS TO BOXTED HALL	II	582856	250639.36084392
1036708	FISHERS	II*	580760	250394.36084392
1036709	STREET FARM COTTAGE	II	582803.278699875	251192.563901901
1194317	TRUCKETTS HALL	II	581145	250050.36084392
1194356	STABLES AT BOXTED HALL	II	582699	250655.36084392
1194396	WATER HALL	II	582665.94	251126.61371892
1283226	SOMERTON HALL	II	581516	251951.36084392
1285705	3 AND 4, THE STREET	II	582645	251320.36084392



1351739	CHURCH OF ALL SAINTS	I	582484	250465.36084392
1351740	BOXTED HALL	II*	582768	250570.36084391
1351741	THATCHED COTTAGES	II	582686.731801987	251344.36084938
1391755	STREET HOUSE	II	582829.93	251183.30834392
1485365	Moorhouse Farm	II	582097.718000412	251287.29802872



Appendix 2: Figures



KEY

- Site
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Hartest Conservation Area

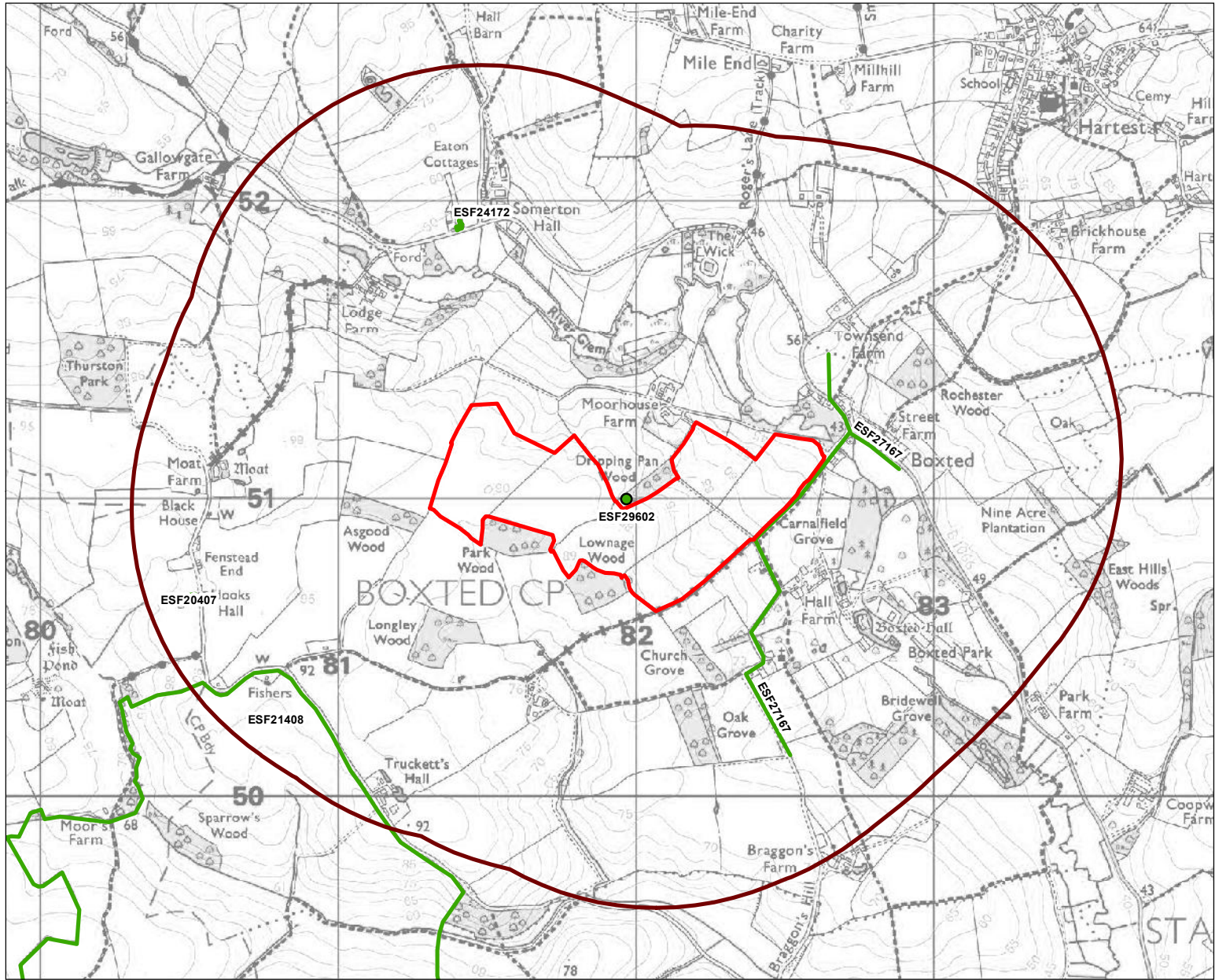
Revisions:
 First Issue- 11/10/2023 RW
 Second Issue- 24/10/2023 RW - red line alteration

Figure 1: Designated Heritage Assets

Land at Boxted Solar Farm

Client: RES Ltd
 DRWG No: P22-1221 Sheet No: - REV: -
 Drawn by: RW Approved by: GST
 Date: 24/10/2023
 Scale: 1:20,000 @ A3





KEY

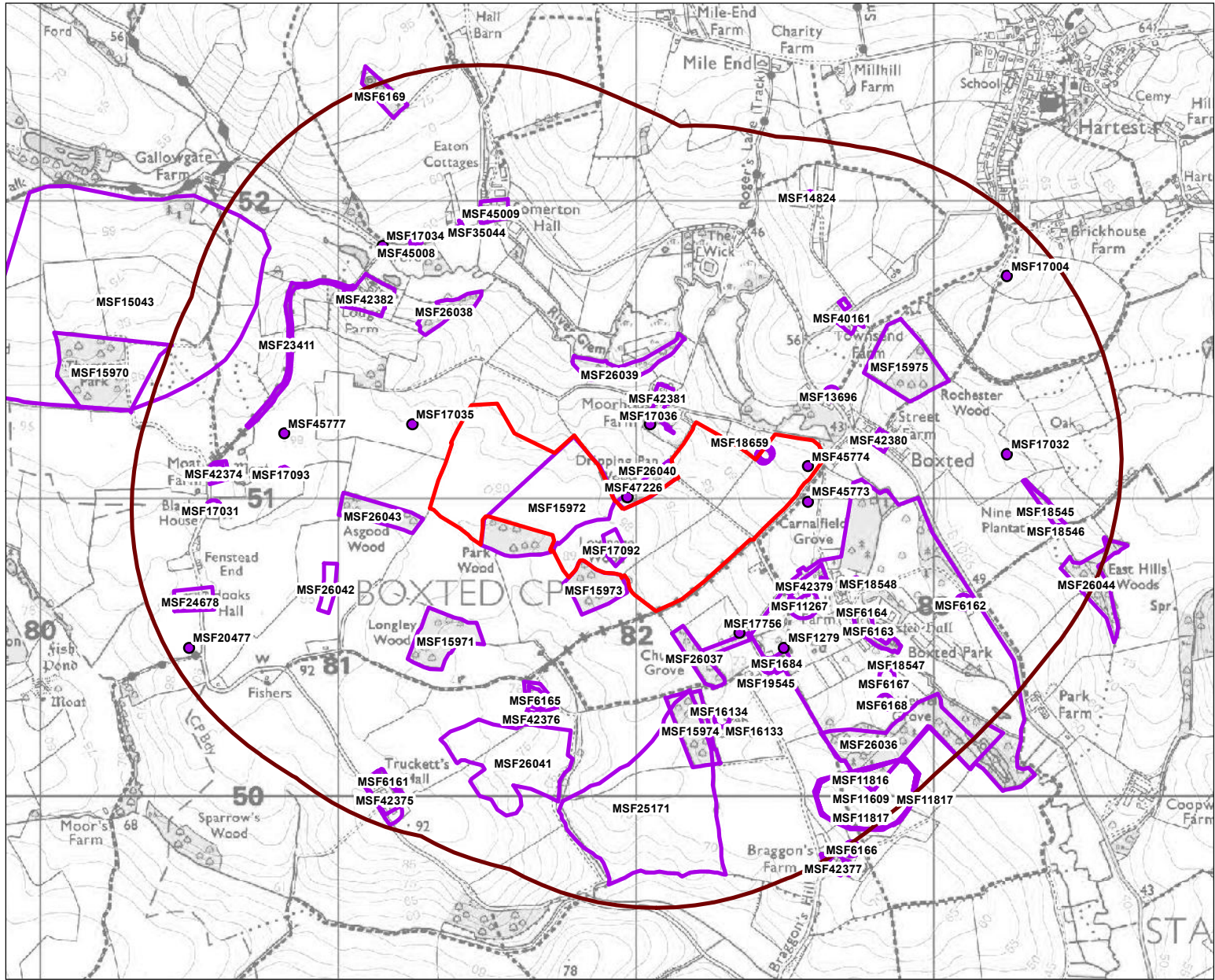
- Site
- Study Area
- HER Event Point
- HER Event Line
- HER Event Polygon

Revisions:
 First Issue- 11/10/2023 RW
 Second Issue- 24/10/2023 RW - red line alteration

Figure 2: Suffolk HER Event Data

Land at Boxted Solar Farm

Client: RES Ltd
 DRWG No: P22-1221 Sheet No: - REV: -
 Drawn by: RW Approved by: GST
 Date: 24/10/2023
 Scale: 1:20,000 @ A3



KEY

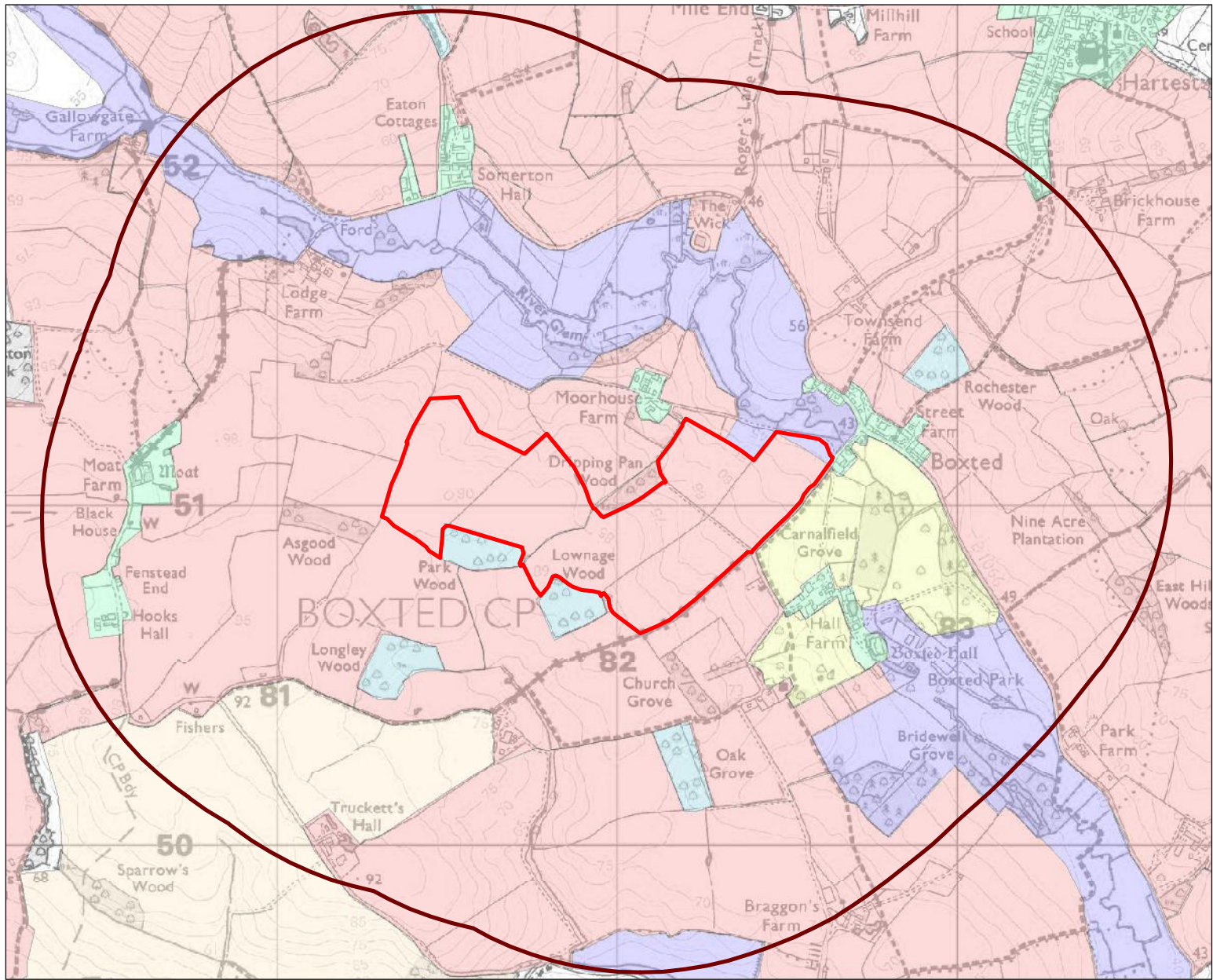
- Site
- Study Area
- HER Monument Point
- HER Monument Polygon

Revisions:
 First Issue- 11/10/2023 RW
 Second Issue- 24/10/2023 RW - red line alteration

Figure 3: Suffolk HER Monument Data

Land at Boxted Solar Farm

Client: RES Ltd
 DRWG No: P22-1221 Sheet No: - REV: -
 Drawn by: RW Approved by: GST
 Date: 24/10/2023
 Scale: 1:20,000 @ A3



KEY

- Site
- Study Area
- Built up area
- Meadow or managed wetland
- Post-1950 agricultural landscape
- Post-medieval park and leisure
- Pre-18th-century enclosure
- Woodland

Revisions:
 First Issue- 11/10/2023 RW
 Second Issue- 24/10/2023 RW - red line alteration

Figure 4: Historic Landscape Characterisation Data

Land at Boxted Solar Farm

Client: RES Ltd
 DRWG No: P22-1221 Sheet No: - REV: -
 Drawn by: RW Approved by: GST
 Date: 24/10/2023
 Scale: 1:17,500 @ A3



Appendix 3: Assessment Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”²¹

Historic England’s *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.²²

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage’s *Conservation Principles*.²³ These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.²⁴

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** *As defined in the Glossary to the National Planning Policy Framework, there will*

be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.²⁵

Significance results from a combination of any, some, or all of the interests described above.

²¹ DLUHC, *NPPF*, pp. 72–73.

²² Historic England, *GPA:2*.

²³ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

²⁴ DLUHC, *NPPF*, p. 72; DLUHC, *PPG*, Annex 2.

²⁵ DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

The most-recently issued Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.²⁶

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”²⁷

Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”²⁸

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.²⁹

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at

²⁶ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

²⁷ DLUHC, *NPPF*, p. 73.

²⁸ DLUHC, *NPPF*, p. 72.

²⁹ Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”³⁰

³⁰ Catesby Estates Ltd. v Steer [2018] EWCA Civ 1697, paras. 25 and 26.

³¹ DLUHC, NPPF, para. 200 and fn. 68.

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 200 of the NPPF, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 68 of the NPPF;³¹
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 200 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);³² and

³² DLUHC, NPPF, para. 200.

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *“buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”*.³³

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *“have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”*,³⁴ and

- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”³⁵

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *“preserving”* means doing *“no harm”*.³⁶

³³ DLUHC, PPG, paragraph 039, reference ID: 18a-039-20190723.

³⁴ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

³⁵ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

³⁶ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Preservation does not mean no change, it specifically means no harm. *GPA:2* states that “*Change to heritage assets is inevitable but it is only harmful when significance is damaged*”.³⁷ Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above.

Fundamental to this methodology is a consideration of “*what matters and why*”.³⁸ Of particular relevance is the checklist given on page 13 of *GPA:3*.³⁹

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”⁴⁰

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.⁴¹

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a

Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁴²

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix 5**, the *NPPF* (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁴³

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 to 203.⁴⁴

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be

³⁷ Historic England, *GPA:2*, p. 9.

³⁸ Historic England, *GPA:3*, p. 8.

³⁹ Historic England, *GPA:3*, p. 13.

⁴⁰ Historic England, *GPA:3*, p. 4.

⁴¹ Historic England, *GPA 3*, p. 8.

⁴² *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

⁴³ *DLUHC, NPPF*, paras. 201 and 202.

⁴⁴ Including – *Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); *DLUHC, NPPF*, paras. 201 and 203.



of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.***⁴⁵

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁴⁵ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁴⁶ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”⁴⁷

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight”

⁴⁶ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴⁷ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

when the decision-maker carries out the balancing exercise.”⁴⁸

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 202 of the current, revised NPPF, see **Appendix 5**), this is in keeping with the requirements of the 1990 Act.⁴⁹

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁵⁰

⁴⁸ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

⁴⁹ Jones v Mordue [2015] EWCA Civ 1243.

⁵⁰ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

Appendix 5: National Policy Guidance

The National Planning Policy Framework (September 2023)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in September 2023. This replaced and updated the previous *NPPF 2021*. The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

the overall scale, type or distribution of development in the plan area; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***

For decision-taking this means:

- a. approving development proposals that accord with an up-to-date development plan without delay; or***
- b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
 - i. the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”⁵¹***

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.”⁵² (our emphasis)

The NPPF continues to recognise that the planning system is planned and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”⁵³

⁵¹ DLUHC, NPPF, para. 11.

⁵² DLUHC, NPPF, para. 11, fn. 7.

⁵³ DLUHC, NPPF, p. 68.

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”⁵⁴

As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”⁵⁵

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 195 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”⁵⁶

Paragraph 197 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”⁵⁷***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to

⁵⁴ DLUHC, NPPF, p. 67.

⁵⁵ DLUHC, NPPF, pp. 72–73.

⁵⁶ DLUHC, NPPF, para. 195.

⁵⁷ DLUHC, NPPF, para. 197.

substantial harm, total loss or less than substantial harm to its significance.”⁵⁸

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁵⁹**

Section b) of paragraph 200, which describes assets of the highest significance, also includes footnote 68 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 201 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities

should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁶⁰**

Paragraph 202 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”⁶¹

With regards to non-designated heritage assets, paragraph 203 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into

⁵⁸ DLUHC, NPPF, para. 199.

⁵⁹ DLUHC, NPPF, para. 200.

⁶⁰ DLUHC, NPPF, para. 201.

⁶¹ DLUHC, NPPF, para. 202.

account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁶²

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities (DLUHC)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁶³

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which

⁶² DLUHC, NPPF, para. 203.

⁶³ DLUHC, PPG, paragraph 007, reference ID: 18a-007-20190723.

harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.⁶⁴ (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

"When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape."⁶⁵

"Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way."⁶⁶

It goes on to state that:

"Well-designed places and buildings are influenced positively by:

- ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***
- ***the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;***
- ***the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.***

Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."⁶⁷

⁶⁴ DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁶⁵ DLUHC, NDG, para. 46.

⁶⁶ DLUHC, NDG, para. 47.

⁶⁷ DLUHC, NDG, paras. 48–49.

Appendix 6: Relevant Development Plan Policies

Applications for Planning Permission within Boxted are currently considered against the policy and guidance set out within the District Council Local Plan Alteration No. 2 (adopted June 2006). This contains the following relevant policies:

"CNO5 – Listed Buildings

Listed building consent will only be granted in exceptional circumstances to demolish in whole or in part a listed building and where the criteria of paragraph 3.19 of PPG15 has been considered and met."

"CNO6 – Listed Buildings

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

- preserve the historic fabric of the building, and ensure that all proposals to remove by demolition, or alter any part of the building are justified in terms of preserving the special character of the building and will cause the minimum possible impact;***
- retain all elements, components, and features which form part of the building's special interest and***

respect the original scale, form, design and purpose of the architectural unit;

- not conceal features of importance or special interest;***
- be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting;***
- retain a curtilage area and/or setting which is appropriate to the listed building and the relationship with its surroundings;***
- include fenestration which respects the character of the building;***
- retain traditional thatch roof coverings;***
- use materials and components which are natural or handmade, and which complement or harmonise with those on the building and the area. This will include: lime plasters and lime mortars; natural clay or slate roofs; bricks; handmade timber windows and doors;***
- use appropriate detailing, finishes, and colours, both internally and externally;***
- respect those features which contribute positively to the setting of a listed building including space, views from and to the building and historic layout; and***

- **comply with Annex C of PPG 15."**

"CN17 – Archaeology

- a) If research indicates that archaeological remains exist a developer will be required to submit a comprehensive evaluation of these remains, using an agreed methodology, before planning permission is determined.**
- b) Where nationally important sites, whether scheduled or not, and their settings are affected by proposed development, there will be a presumption in favour of their preservation.**
- c) Where there is an overriding case for preservation, the impact of proposed development on important archaeological remains and their setting will be mitigated by encouraging a suitable design of the development and, if necessary, proposals may need to be modified to increase physical preservation in preference to recording and excavations.**
- d) On sites where there is no overriding case for preservation, development will not be permitted unless agreement has been reached to provide for their recording and, where desirable, their excavation prior to development commencing.**
- e) If development proposals are considered acceptable, the agreed measures for conservation and preservation will be secured by a condition of planning permission or a Planning Obligation."**

On 31st March 2021 the Babergh and Mid Suffolk Joint Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government for independent examination. The draft document contains the relevant policy pertaining the historic environment:

"Policy LP21 – The Historic Environment

1. Where an application potentially affects heritage assets, the Councils will:

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

b. Where development includes (or has the potential to include) heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation by a suitably qualified person is required.

2. The Councils will support:

a. The re-use/ redevelopment of a heritage asset, including Heritage at Risk, where it would represent optimal viable use, including assets in isolated locations, and the proposal preserves the building, its setting and any features which form part of the building's special interest and complies with the relevant policies of the Plan;

b. Development proposals that contribute to local distinctiveness, respecting the built form and scale of the heritage asset, through the use of appropriate design and materials;

c. Proposals to enhance the environmental performance of heritage assets, where the special characteristics of the heritage asset are safeguarded and a sensitive approach to design and specification ensures that the significance of the asset is not compromised by inappropriate interventions.

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

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

b. Have regard to the planning balance whilst considering the extent of harm and significance of the asset in accordance with the relevant national policies.

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

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

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

In September 2023 the Appointed Inspector published their Examination report that concludes that the Joint Local Plan, with its recommended Main Modifications, is sound and capable of



adoption. Part 1 of the Joint Local Plan will be considered for adoption at Full Council in November 2023.



Appendix 7: Designation Descriptions

Moorhouse Farm

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1485365**

Date first listed: **17-Apr-2023**

List Entry Name: **Moorhouse Farm**

Statutory Address 1: **Boxted, Bury St Edmunds, IP29 4JR**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **Boxted, Bury St Edmunds, IP29 4JR**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Boxted**

National Grid Reference: **TL8209851284**

Summary

Timber-framed house, comprising a late-C15 parlour cross-wing, and a mid- to late-C16 hall, partially remodelled in the mid- to late C19.

Reasons for Designation

Moorhouse Farm, a timber-framed house comprising a late-C15 parlour cross-wing and a mid- to late-C16 range, partially remodelled in the mid- to late C19, is listed at Grade II for the following principal reasons:

Architectural interest: * for the varied vernacular architecture of this evolved historic dwelling, the various phases of which contribute to rather than detract from its special interest; * for the high proportion of survival of the late-C15 parlour cross-wing, which retains a fine ogee-moulded ceiling in its front parlour, a decorated crown-post in the chamber above, and a high proportion of its original roof structure and floor plan; * for the architectural interest of the mid- to late-C16 range which retains evidence of an internal gallery (suggesting the former use of the building as a park lodge), a high proportion of its original wind-braced roof structure, and interior fixtures and fittings of note.

Historic interest: * evidence strongly suggests Moorhouse Farm served as a park lodge for Boxted Hall, and as such, it was a key building in the important seigneurial landscape of the manor; * for the evolution of this multi-phased building over more than 500 years, the historic phases of which remain legible.

Group value: * for the strong historic group it forms with the Church of All Saints at Boxted (listed at Grade I), Boxted Hall (listed at Grade II*), and the stables and garden wall and pavilions at Boxted Hall (both listed at Grade II), all within 1km of Moorhouse Farm.

History

Mores Manor, a sub-manor of Boxted, was owned by William Cressener (around 1392-1454) and his family in the C15 and early C16. At that time the manor comprised 78

acres of arable, 82 acres of pasture, one and half acres of meadow and 8 acres of wood called Le Moore Smokelys. It was sold to Richard Poley of nearby Boxted Hall (located under 1km to the south-east) in 1542 and absorbed into the main manor. The present timber-framed house, now known as Moorhouse Farm, includes a large, high-status late-C15 parlour cross-wing of five bays, and a mid- to late-C16 hall; its façade was partially remodelled in the mid- to late C19.

The late-C15 parlour cross-wing originally adjoined an open hall on its left (east) side and preserves a fine ogee-moulded ceiling in its front parlour with a decorated crown-post in the chamber above. A narrow stair bay was originally entered from the corner of the hall and there are two further rooms with intact crown-post roofs to the rear. The adjoining open hall was replaced in the mid- to late-C16 by a timber-framed structure of no less than 7m in width that was jettied to the rear with an internal gallery under the jetty. It appears that the gallery was divided from the rear yard by an open arcade that probably contained arches or turned balusters, and gave access to a number of small, heated rooms. A largely complete roof structure of wind-braced butt-purlins survives in the chambers above. This mid- to late-C16 structure was possibly built by the Poleys as a park lodge, probably when Boxted Hall was rebuilt in or soon after 1561. Moorhouse Farm appears to have been converted into a residence, possibly for a family member, by the early C17; a portrait of 'Richard Poley of Moorhouse', dated 1601, hangs in nearby Boxted Hall.

Deer parks were at the height of fashion in Elizabethan Suffolk, and surviving field names, the location of Moorhouse Farm on high ground, and similarities with other lodges and hospitality buildings, strongly suggest that Moorhouse Farm was used as a park lodge. Lodges provided a focal point for entertainment, which included fine dining and drinking as well as both watching and participating in the hunt.

Hodskinson's map of 1783 shows a small group of structures at 'Moors' and a dense

woodland approximately 800m to the south-west. Bryant's map of 1826 labels the structures as 'Moor House Farm' and the dense woodland to the south-west as 'Boxted Park'. The tithe apportionment of 1841 records Moorhouse as a tenanted farm of 256 acres belonging to the Marquis of Downshire and occupied by John Spencer Westrup. The associated tithe map, dated 1840, shows that the woodland, by that time called 'Park Wood', had been reduced in size with strips of arable introduced to the east, west and north. North of the wood and west of the homestead, the tithe map shows a field labelled 'Park Ley' ('ley' meaning a wood or a clearing). Between the homestead and the wood was a pocket of land known as 'Dovehouse Ley', indicating the former presence of a high-status dovecote, likely the square building shown west of the house on the tithe map, the remnants of which may survive in the garden wall. A pond in Dovehouse Ley, approximately 35m south-east of the house, possibly represents the remains of a medieval fishpond. The tithe map shows two large detached structures north of the homestead, likely a double threshing barn with two porches, and a single threshing barn, however these were replaced by a U-plan range of model farm buildings in the mid- to late C19, as shown on the 1884 Ordnance Survey map. The front (north-east) façade of the house was also remodelled in the mid- to late C19, with the addition of a gable, two dormers, decorative bargeboards, and porch. The single-storey extension to the south-east corner of the late-C15 wing was probably added in the C19, and a glazed lean-to was added to the south-east side of the cross-wing in the late C20.

Details

Timber-framed house, comprising a late-C15 parlour cross-wing, and a mid- to late-C16 hall, partially remodelled in the mid- to late C19.

MATERIALS: The late-C15 parlour cross-wing and mid- to late-C16 hall are timber-

framed and rendered, with exposed brick nogging to the ground floor of the front elevation.

PLAN: The building is roughly L-shaped on plan, comprising a rectangular-plan late-C15 parlour cross-wing laid out on a north-east – south-west axis, measuring approximately 5m in width and 15m in length, and a perpendicular rectangular-plan mid- to late-C16 hall aligned on a north-west - south-east axis, measuring approximately 7m in width and 13.7m in length.

EXTERIOR: The late-C15 parlour cross-wing is a two-bay structure with a pitched plain tile roof gabled to the north-east and south-west. The timber-framed walls are mostly rendered, and it is likely the front (north-east) gable was jettied over the ground floor, however the jetty appears to have been lost. The north-west side is two storeys in height and has a projecting mid- to late-C19 chimneybreast, four bays of irregularly-spaced windows mostly containing two-over-two pane sash windows, and a half-glazed door in the left bay. The south-west gable is constructed of red brick laid in stretcher bond, with a central projecting chimneybreast, and a casement window to the left at ground floor level, and to the right at first floor level. A single-storey gabled extension was added to the south-east corner, probably in the C19, and also has a plain tile roof covering. The south-east side has a glazed C20 lean-to extension, over which the plain tile roof continues. The perpendicular hall, added to the east side of the late-C15 cross-wing in the mid- to late C16, is approximately 1.5 metres taller than the cross-wing. It has a pitched roof with a plain tile covering, and a rendered brick stack on the south-east gable; a short extension to the south-east gable, probably the remains of an early-C17 range, has a C19 lean-to roof with a plain tile covering. The front (north-east) elevation is two and half storeys in height and four bays in width, with rendered timber-framed walls to the first floor, and exposed timber framing and brick nogging to the ground floor over a plinth. The outer bays each have a large

gable with a scalloped bargeboard and pointed finial added in the mid- to late C19; the left gable appears to have been added in the C19 to visually balance the right C15 gable. Two gabled dormers were added to the roof in the mid- to late-C19, also with scalloped bargeboards and pointed finials. On the ground floor the second bay from right has a projecting open porch, added in the mid- to late C19, flanked by a canted bay window on each side; the canted bay to the left of the porch may originally have been two storeys high. The porch has a pitched plain tiled roof, scalloped bargeboard with a pointed finial, and half-glazed door; behind the left side of the porch, a pegged lintel shows the location of a former door opening. The mid- to late-C19 windows contain two-over-two timber sashes in moulded architraves throughout. The south-east elevation has a red brick buttress projecting from each end, indicating the former presence of a C17 brick-built range to the south-east. On the left side of the ground floor, a two-over-two sash window occupies the position of an early-C17 doorway, indicating it opened into the demolished structure. The rear (south-west) elevation is two storeys in height and three bays in width. The render appears to conceal the presence of a former jetty over the ground floor which had an open arcade to an internal gallery or corridor; the inner jetty plate remains exposed in the ground floor drawing room. The first floor has three two-over-two sash windows, and the ground floor has a two-over-two sash window to the right side, and late-C20 glazed double doors to left of centre.

INTERIOR: The interior of the late-C15 parlour cross-wing was formed of five bays, comprising a two-bay parlour at the north-east end, a narrow stair bay, and two additional rooms to the rear (south-west). The internal partitions are now most obvious in the roof space which preserves a chamfered crown-post above the parlour chamber, and two plain crown posts to the rear; the front roof shows signs of smoke leakage from the former adjoining open hall to the south-east (replaced in the C16). The ground floor parlour was probably entered from the adjoining hall, as it is today,

and retains a fine ogee-moulded ceiling of principal and common joists, the former supported by a shaped corbel block on the storey post. The mouldings are typical of the late-C15 and early-C16, and their quality and height indicate the high social status of the building's occupants. The fireplace was replaced in the late C20. A later passage was inserted in the rear bay of the parlour, aligning with the rear gallery of the mid- to late-C16 hall, and now forms the side entrance passage. To the rear of the side passage, a cloakroom and WC have been added within the former stair bay, and a utility room and straight stair, and kitchen in the two rooms to the rear, accessed by a C20 lean-to off the south-east side. The south-east elevation of the cross-wing and return of the mid- to late-C16 hall are preserved within this C20 lean-to. The south-east elevation of the cross-wing shows evidence of a blocked door opening into the former stair bay, and an outshot in the return of the two wings that acted as a stair lobby. The stair rose to a landing flanked by doors that opened into the chambers to front and rear; the ornate carved lintel of the front chamber is now situated in a bathroom, following the subdivision of the former parlour chamber into multiple washrooms and a bedroom, and the lintel turned around so it can be seen. The plan forms of the rear rooms largely survive; the second last room has been reduced in size and a corridor and straight stair to the kitchen inserted on the south-east side. Both the late-C15 cross-wing and mid- to late-C16 hall retain mid- to late-C19 four-panel doors and moulded architraves throughout.

The perpendicular hall, built in the mid- to late C16 replacing an earlier open hall, is rectangular on plan, and south-east of the parlour contains an entrance hall, a drawing room, a small room at the south-east end, and internal gallery which runs the length of the south-west side. On the ground floor, the entrance hall features a mid- to late-C19 stair; to the rear of the entrance hall an extension to the side passage (formerly part of the internal gallery) provides access to a cellar under the stair and a connection through to the C15 cross-wing. Light soot encrustation on the studwork to

the left side of the cellar stair (on the side of the late-C15 parlour) indicates the studwork faced an open hearth within the former open hall. The cellar may be a C17 or C18 insertion, and has brick walls, a later brick-covered floor, and a later stair. The drawing room retains a high degree of timber framing, including a chamfered binding joist. The room was formerly heated by a fireplace on the north-west side (where it meets the chamfered binding joist), however the fireplace was removed, and a fireplace added on the south-east wall flanked by C18 cupboards with shelved niches in round-arched classical surrounds. The south-west wall has a screen of open studwork and an internal gallery beyond, 1.5m wide, which formerly ran the length of the mid- to late-C16 hall. The internal gallery had a jetty over, the depth of which can be observed in the door and window reveals on the south-west wall. The inner jetty plate remains exposed and contains a series of wide gaps between its stud pegs that were probably filled either with turned balusters or Tudor arches. At the north-west end of the gallery, the narrow, arched doorway is an original feature, although its arch cuts its jambs after the earlier opening was widened. Many of the studs and the door jamb are grooved, indicating former brick infill. A wider opening near the centre of the screen is a later insertion. At the south-east end of the gallery an improbably small room to the rear of the drawing room fireplace likely represents part of the demolished C17 extension. At the south-east end of the gallery, the chamfered jambs of an early-C17 doorway indicate it opened into the demolished brick structure; the doorway was infilled by a window in the mid- to late-C19. On the first floor, the landing of the C19 stair provides a connection northwest through to the stair hall of the late-C15 cross-wing. A room off the south-east corner of the landing has a partly chamfered binding joist, indicating the former presence of a chimney which has been removed. A corridor runs along the front of the building, probably introduced in the C18 or C19, and provides access to the parlour chamber of the late-C15 cross-wing, a large bedroom to the south and a bathroom at the south-east end. To the right of the parlour chamber door, the corner post of the mid- to late C16 range contains an

empty mortice for an arch brace to its tie beam, demonstrating that it was open-framed on the first floor against the earlier range. Along the corridor, stud pegs and mortices provide evidence of former door openings. The structure of the wind-braced purlin roof and an unusual transitional scarf joint point towards a construction date around the 1570s or 1580s. A small number of wind braces were removed from the front slope when two dormer windows were added in the mid- to late C19.

Sources

Websites

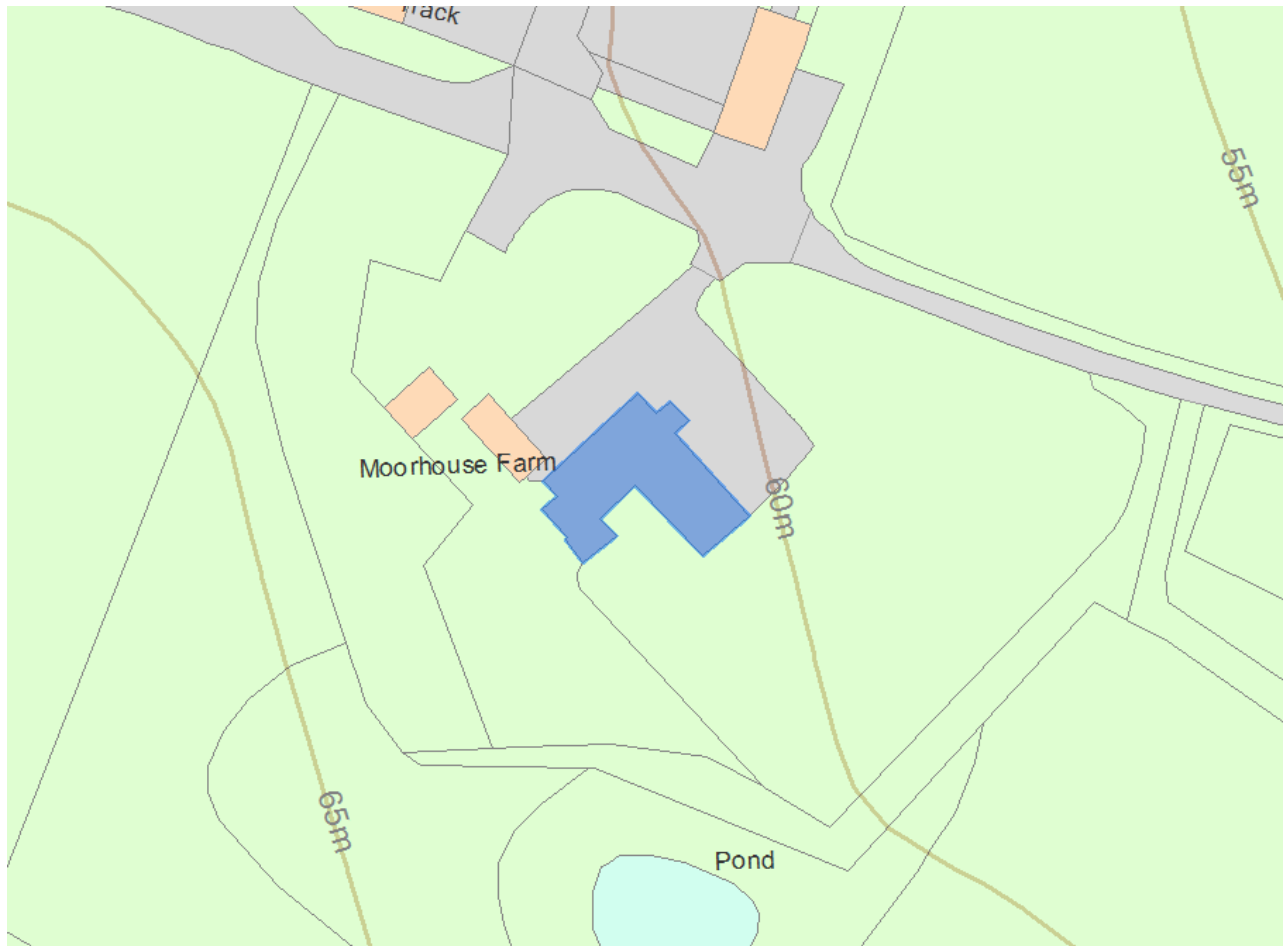
Suffolk Heritage Explorer, 'Farmstead: Moorhouse BXT 057, accessed 16 February 2023 from <https://heritage.suffolk.gov.uk/Monument/MSF42381>
(<https://heritage.suffolk.gov.uk/Monument/MSF42381>)

Other

Alston, Leigh, 'Moorhouse Farm, Boxted, Suffolk, Heritage Asset Assessment', February 2023

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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WATER HALL

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1194396**

Date first listed: **09-Feb-1978**

List Entry Name: **WATER HALL**

Statutory Address 1: **WATER HALL, GLEMSFORD ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

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[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **WATER HALL, GLEMSFORD ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Boxted**

National Grid Reference: **TL 82666 51126**

Details

GLEMSFORD ROAD 1. 5377 Boxted Water Hall TL 85 SW 3/69 II

2. A C17-C18 timber-framed and plastered house. 1 storey and attics. Small casement windows. Roof thatched, with 1 sloping roofed dormer with a tiled roof and some

tiling on the main roof. There is a central square chimney stack.

Listing NGR: TL8267151132

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **277866**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas)

Act 1990 as amended for its special architectural or historic interest.



Map

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3 AND 4, THE STREET

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1285705**

Date first listed: **10-Jan-1953**

Date of most recent amendment: **09-Feb-1978**

List Entry Name: **3 AND 4, THE STREET**

Statutory Address 1: **3 AND 4, THE STREET**

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(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **3 AND 4, THE STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Boxted**

National Grid Reference: **TL 82645 51320**

Details

THE STREET 5377 Boxted Nos 3 and 4 TL 85 SW 3/72 II

2. A C17 timber-framed and plastered house with later alterations. There is a 2-

storeyed cross-wing with attics at the south-east end. The main block is 1 storey and attics. Casement windows with glazing bars on the front. Roof tiled, with a large gabled dormer to the main block, with a moulded bressummer to the gable. The gable is slightly jettied, on 3 curved brackets. The main block has a central stack with 3 diagonally set shafts. At the south-east end there is a large external chimney stack with tabled offsets.

Listing NGR: TL8264551320

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **277869**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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THATCHED COTTAGES

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1351741**

Date first listed: **09-Feb-1978**

List Entry Name: **THATCHED COTTAGES**

Statutory Address 1: **THATCHED COTTAGES, 1 AND 2, THE STREET**

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Location

Statutory Address: **THATCHED COTTAGES, 1 AND 2, THE STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Boxted**

National Grid Reference: **TL8268751344**

Details

THE STREET 1. 5377 Boxted Thatched Cottages (Nos 1 and 2) TL 85 SW 3/70 II

2. A C17-C18 timber-framed and plastered house. 1 storey and attics. Small casement windows with glazing bars. 2 doorways. Roof thatched, with 3 dormer windows and a

central chimney stack. Renovated C20.

Listing NGR: TL8268751344

Legacy

The contents of this record have been generated from a legacy data system.

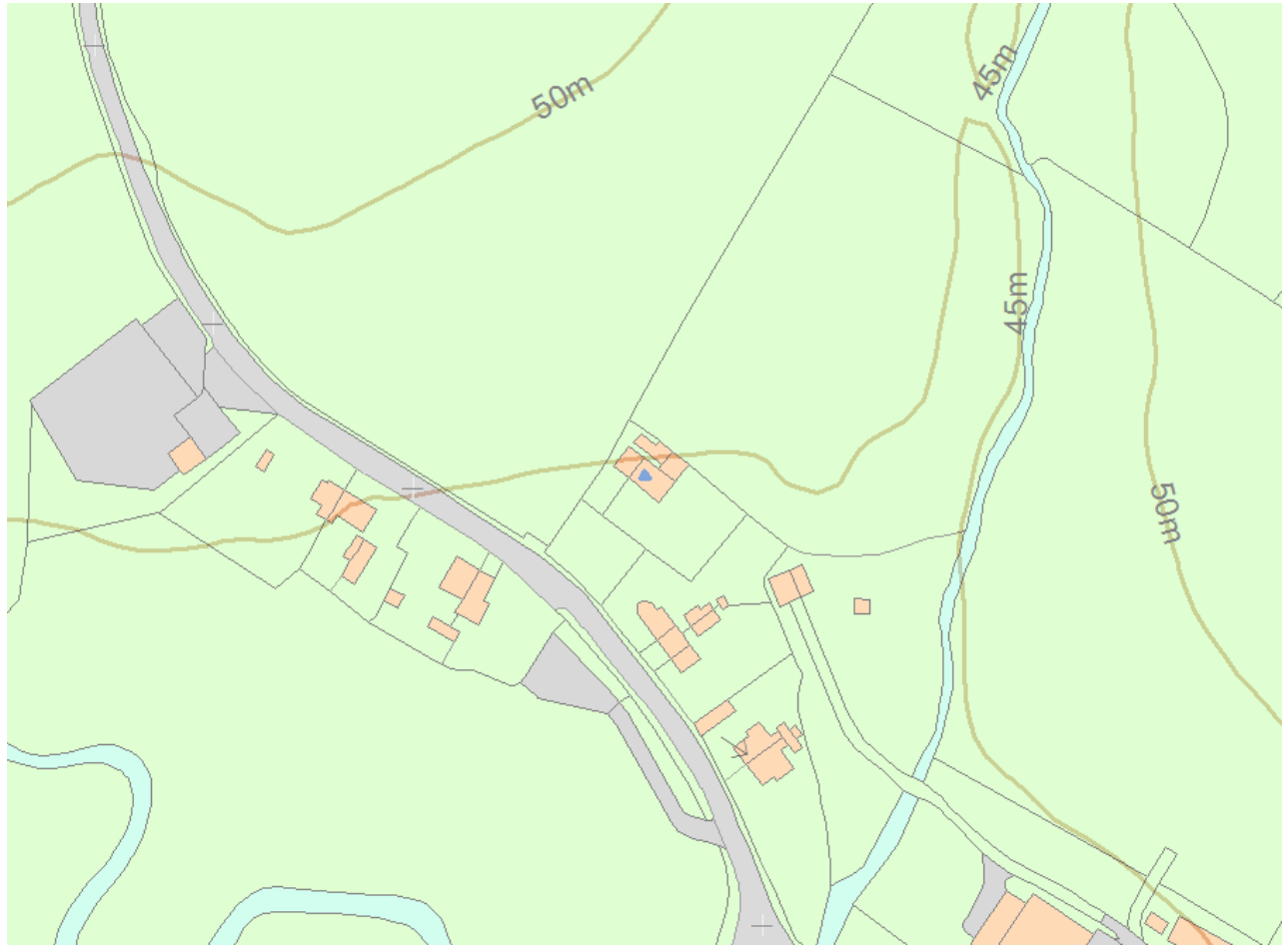
Legacy System number: **277867**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas)

Act 1990 as amended for its special architectural or historic interest.



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STREET FARM COTTAGE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1036709**

Date first listed: **09-Feb-1978**

List Entry Name: **STREET FARM COTTAGE**

Statutory Address 1: **STREET FARM COTTAGE, THE STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **STREET FARM COTTAGE, THE STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Boxted**

National Grid Reference: **TL8280351193**

Details

THE STREET 1. 5377 Boxted Street Farm Cottage TL 85 SW 3/71 II

2. A C19 timber-framed and plastered cottage. 1 storey and attics. 2 window range, 2-light casements with glazing bars. Central doorway. The windows and doorway have

square plaster hood moulds. Roof tiled, with 1 gabled dormer.

Listing NGR: TL8280351193

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **277868**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas)

Act 1990 as amended for its special architectural or historic interest.



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STREET HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1391755**

Date first listed: **15-Sep-2006**

List Entry Name: **STREET HOUSE**

Statutory Address 1: **STREET HOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **STREET HOUSE**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Boxted**

National Grid Reference: **TL 82830 51183**

Details

BOXTED

922/0/10071 STREET HOUSE 15-SEP-06

II Farmhouse, circa 1600 with later additions. The house is of timber box-frame construction: the close studded frame sits on a low brick plinth and is concealed externally with plaster, except for the front of the house where it is cased in C19 brick. There are four units, two to either side of a massive brick chimney stack. The entrance is to the front of the stack, giving a lobby entry plan. A second lateral brick chimney stack heats the rooms at the south-east end of the building. The house is of one and a half storeys under a plain tiled pitched roof, originally thatched. The roof was not fully inspected but appears to be of simple collar rafter construction. To the rear of the house, the pitched roof was converted to a catslide roof when the outshut or aisle was added, probably in the C18. The outshut extends along most of the rear of the building, excluding the northernmost bay. The front of the house faces the lane and comprises a centrally placed panelled door inline with the chimney stack behind, with two windows to either side, all three light casements with multiple leaded panes. Above them is a hound's tooth eaves course. The upper floor has two dormer windows with two-light casements. All windows are C19 or C20.

INTERIOR: Inside much of the timber box-frame is exposed, including wall-plates, corner posts, tension braces and studs. The massive centrally placed brick stack provided flues for back-to-back inglenooks, the one in the kitchen being wider to contain a bake oven, though the back of the oven has been removed. The inglenook in the former parlour has a substantial bressumer with runout and bar chamfer stops. The fireplace itself is a relatively recent insertion. The ceiling has bridging beams with step and runout chamfer stops. These continue through to the room beyond, which retains its original fireplace. To the rear is the outshut which contains the rear hall, staircase and a store, formerly used as a cellar, with re-used C17 panelling on one wall. A narrow door with similar panelling gives access to the main parlour from the outshut and appears to have been inserted into the original rear wall of the house. Where enclosed by the outshut, the timber-framing of this former exterior wall is

exposed. At ground-floor level, close studding and tension bracing is visible and overlooking the staircase is a four light timber mullioned window with diamond stanchions. This ceased to function as a window when the outshut was built against the rear wall of the house.

HISTORY: Street House was originally the farmhouse to Street Farm until the mid-C19 when it was converted into the Kings Head public house. It continued in this use until the mid-C20 before being converted back into a house. It is marked as part of Street Farm on the 1843-1894 OS map, which appears to show the house divided into two, with the smaller left hand block perhaps functioning as a separate cottage.

SUMMARY OF IMPORTANCE: Street House fulfils the criteria for listing as a relatively intact example of a lobby entry farmhouse of c.1600, possibly earlier. It is suggested that the house was once the farmhouse of Street Farm before being converted to a public house in the mid C19. Although concealed by brick and plaster, much of the original timber box-frame is exposed inside the house.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **494809**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

BOXTED HALL

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1351740**

Date first listed: **10-Jan-1953**

Date of most recent amendment: **09-Feb-1978**

List Entry Name: **BOXTED HALL**

Statutory Address 1: **BOXTED HALL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within

the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **BOXTED HALL**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Boxted**

National Grid Reference: **TL 82768 50570**

Details

Boxted 1. 5377 Boxted Hall (formerly listed as Boxted Hall and Stables) TL 85 SW 3/65

10.1.53. II*

2. A large C16 timber-framed moated house, with exposed timber-framing and brick nogging. The house which is surrounded by a well kept moat was built by William Poley to replace an earlier house which was the home of the Poley family from the C14. It stands in a park of 90 acres. 2 storeys and attics. The west block has a much altered front with 3 gables. 5 window range double-hung sashes with glazing bars. The 1st storey windows under the outer gables are 3-light and the ground storey has 3 windowed brick bays. A porch projects in the centre. The east front has 8 window range, double-hung sashes with glazing bars. The east wing extends to the north and has 3-light windows with pilasters and open pediments. Roofs tiled, with a number of hipped dormers and original chimney stacks with 2, 3 and 4 octagonal shafts on rectangular bases.

Listing NGR: TL8276850570

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **277862**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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STABLES AT BOXTED HALL

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1194356**

Date first listed: **10-Jan-1953**

Date of most recent amendment: **09-Feb-1978**

List Entry Name: **STABLES AT BOXTED HALL**

Statutory Address 1: **STABLES AT BOXTED HALL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within

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For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **STABLES AT BOXTED HALL**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Boxted**

National Grid Reference: **TL 82699 50655**

Details

Boxted 1. 5377 Stables at Boxted Hall (formerly listed as Boxted Hall and Stables) TL

85 SW 3/66 10.1.53. II

2. The stables stand approximately 50 yds to the north of Boxted Hall. C19 red brick buildings built on a half H plan with an open courtyard facing south. There is a panel with the initials J G W P and the date 1851. 2 storeys. The main block breaks forward slightly in the centre and is gabled, with a lantern with a clock face on the south, a pyramid roof and a weathervane. On the ground storey there are wide carriage entrance doors, with a cornice on console brackets. The windows are double-hung sashes with glazing bars in shallow reveals and with segmental heads. Some are 3-light. The side wings have 3-light casements and segmental windows above. Roofs slate, hipped.

Listing NGR: TL8269950655

Legacy

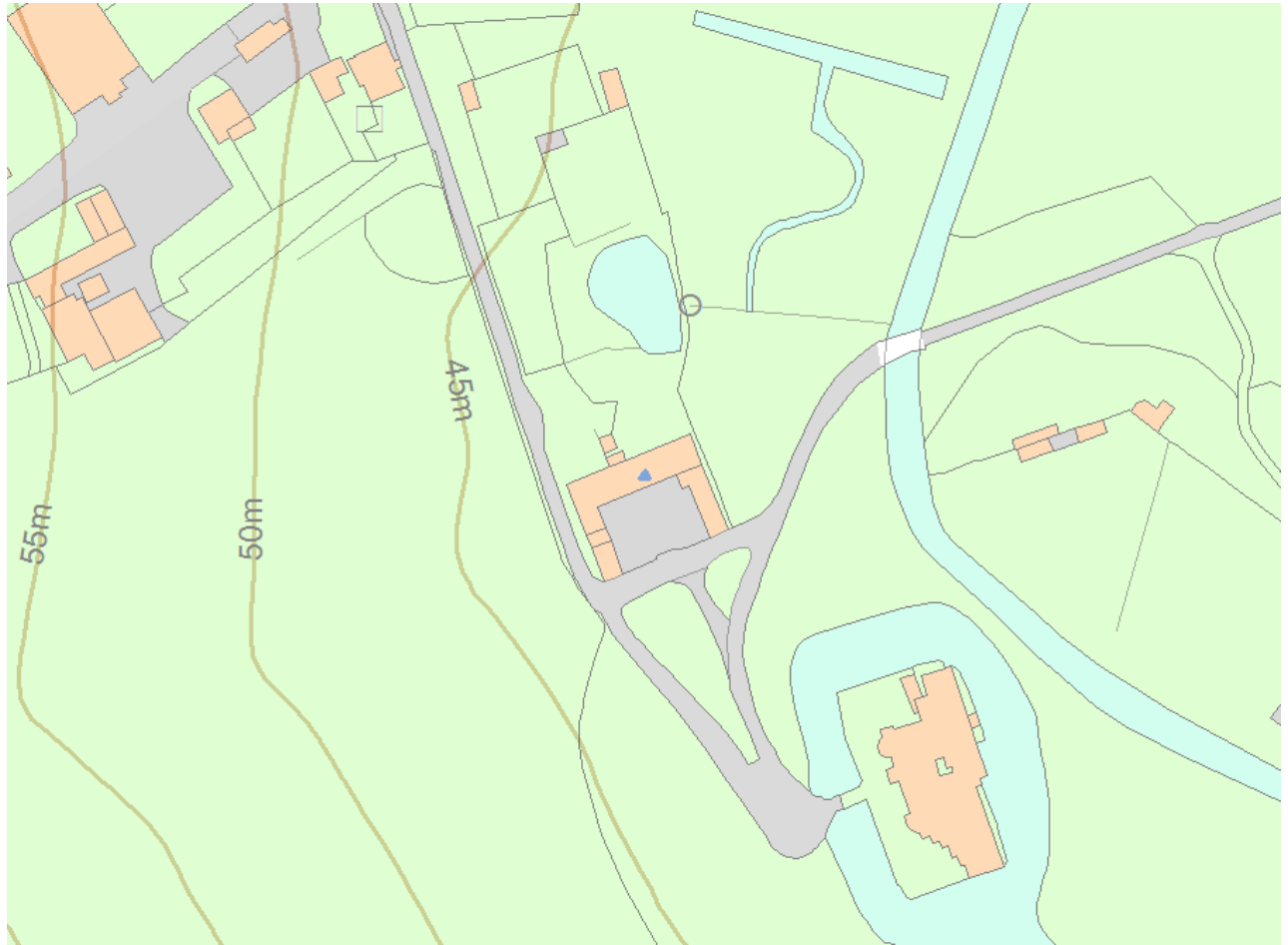
The contents of this record have been generated from a legacy data system.

Legacy System number: **277863**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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GARDEN WALL AND PAVILIONS TO BOXTED HALL

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1036707**

Date first listed: **09-Feb-1978**

List Entry Name: **GARDEN WALL AND PAVILIONS TO BOXTED HALL**

Statutory Address 1: **GARDEN WALL AND PAVILIONS TO BOXTED HALL, BOXTED**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **GARDEN WALL AND PAVILIONS TO BOXTED HALL, BOXTED**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Boxted**

National Grid Reference: **TL 82856 50639**

Details

Boxted 1. 5377 Garden wall and Pavilions to Boxted Hall TL 85 SW 3/67 II

2. A brick wall approximately 100 yds in length with end pavilions built some 100 yds north-east of Boxted Hall on the north side of the river Glem. The pavilions are in C18 style with rusticated quoins, pediment with a segmental window in the tympanum and a rusticated arch with columns to the south-east pavilion and a rusticated doorway to the north-west pavilion. Roofs tiled.

Listing NGR: TL8285650639

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **277864**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas)

Act 1990 as amended for its special architectural or historic interest.



Map

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CHURCH OF ALL SAINTS

Official list entry

Heritage Category: **Listed Building**

Grade: **I**

List Entry Number: **1351739**

Date first listed: **23-Mar-1961**

Date of most recent amendment: **09-Feb-1978**

List Entry Name: **CHURCH OF ALL SAINTS**

Statutory Address 1: **CHURCH OF ALL SAINTS**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within

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[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHURCH OF ALL SAINTS**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Boxted**

National Grid Reference: **TL 82484 50465**

Details

Boxted 1. 5377 Church of All Saints TL 85 SW 3/62 23.3.61. I

2. A small but interesting church built of flint and stone, mainly of the C15. The west

tower has stone rusticated quoins and a castellated parapet. The chancel has interesting Jacobean hammer beam roof trusses and there is a fine octagonal pulpit with tester and a parclose screen with balusters, arches and achievements, of the same period. The communion rail is 3 sides with twisted balusters. The church contains many fine monuments including painted wood effigies on a table tomb and memorials to members of the Poley family of Boxted Hall, in the C18 north-east chapel. These include an alabaster monument erected in 1725 to Sir John Poley d 1638 and Dame Abigail, it has full size standing figures in niched arches and pediments. At the west end of the nave there are 2 C16 pews. Graded for its architectural and historical value.

Listing NGR: TL8248450465

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **277859**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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HARE AND HOUNDS

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1033562**

Date first listed: **09-Feb-1978**

List Entry Name: **HARE AND HOUNDS**

Statutory Address 1: **HARE AND HOUNDS, LOWER STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **HARE AND HOUNDS, LOWER STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Somerton**

National Grid Reference: **TL 81405 51914**

Details

LOWER STREET 1. 5377 Somerton Hare and Hounds TL 85 SW 3/778 II

2. Formerly an Inn and last used as such in 1950. Now a private dwelling. Earlier it was known as "The Kicking Dickey". A C16 timber-framed and plastered building with a

cross wing at the west end. Altered in the C18 when the cross wing was given a mansard roof. 1 storey and attics. Casement windows. Roof tiled, with a gabled dormer to the main block. The east end of the roof is of C20 pantiles and a modern wing extends to the south. The interior has exposed timber-framing.

Listing NGR: TL8140551914

Legacy

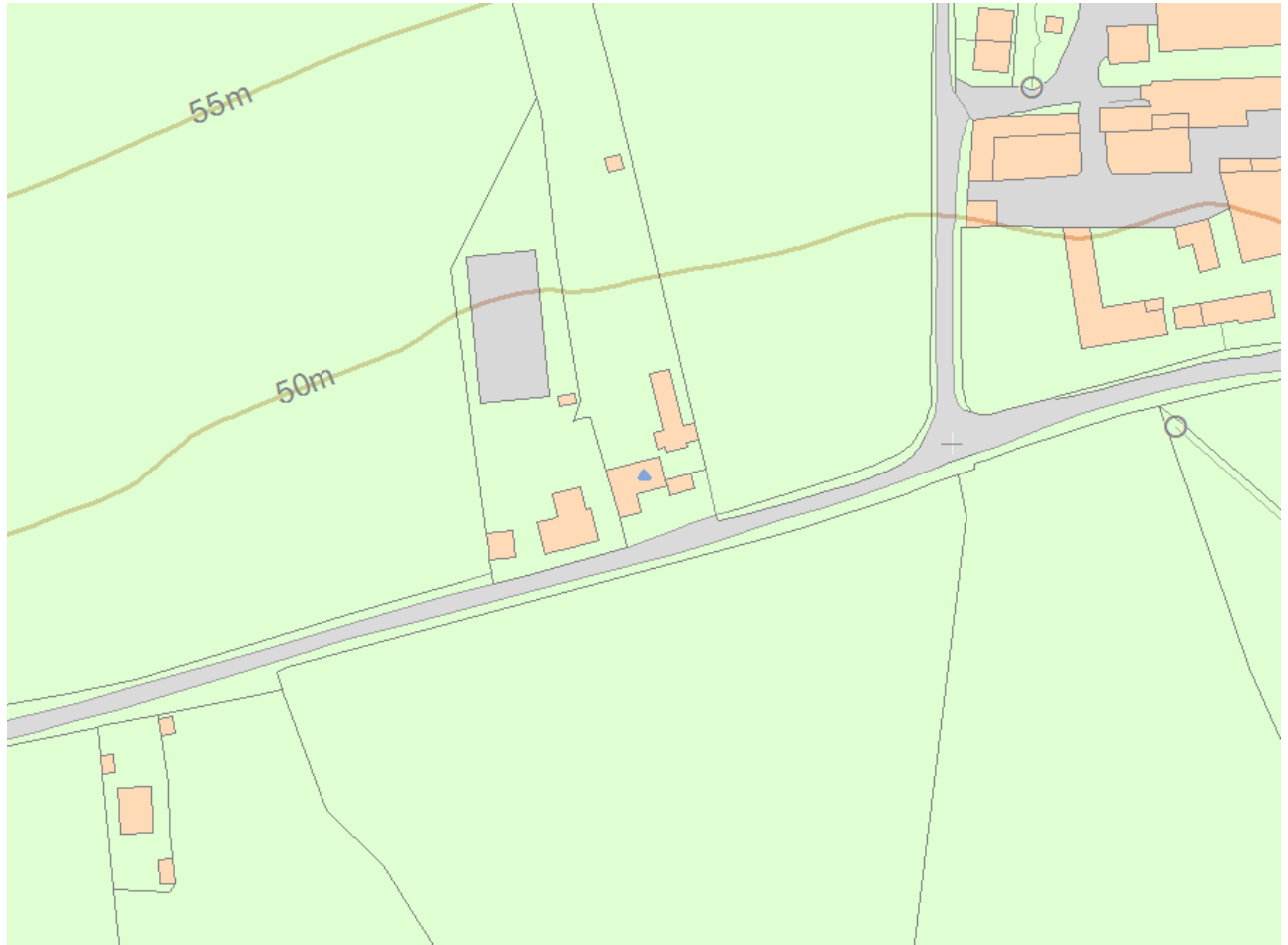
The contents of this record have been generated from a legacy data system.

Legacy System number: **278522**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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SOMERTON HALL

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1283226**

Date first listed: **09-Feb-1978**

List Entry Name: **SOMERTON HALL**

Statutory Address 1: **SOMERTON HALL, LOWER STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **SOMERTON HALL, LOWER STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Suffolk**

District: **Babergh (District Authority)**

Parish: **Somerton**

National Grid Reference: **TL 81516 51951**

Details

LOWER STREET 1. 5377 Somerton Somerton Hall TL 85 SW 3/779 II

2. An early C19 grey gault brick house. 3 storeys. 5 window range, double-hung sashes with glazing bars, in plain reveals. The centre part, of 1 window range breaks forward

slightly and there are end pilasters. Stone bands extend across the outer ranges of windows, between the storeys. A central doorway with a rectangular fanlight has a stucco doorcase with plain Doric columns in antis, and a cornice. Roof slate, hipped. A single storey range of outbuildings extend to the east, with 5 segmental arched blank arches. The centre part with 3 smaller arches and rectangular panels above breaks forward slightly. A short wing extends to the south at the east end, with 4 semi-circular open arches. Roofs slate. The front has 2 large octagonal gate piers with stone caps.

Listing NGR: TL8151651951

Legacy

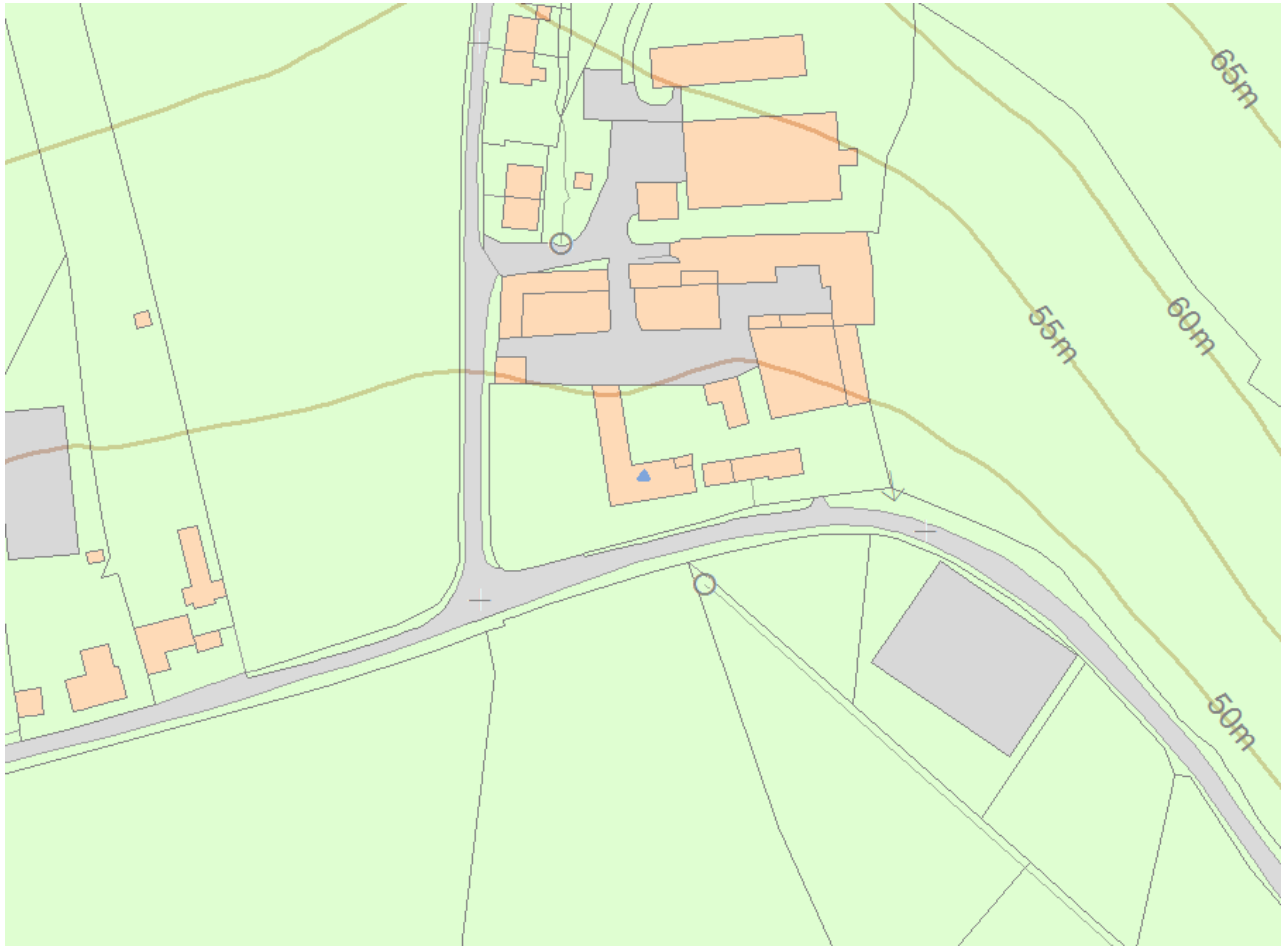
The contents of this record have been generated from a legacy data system.

Legacy System number: **278523**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



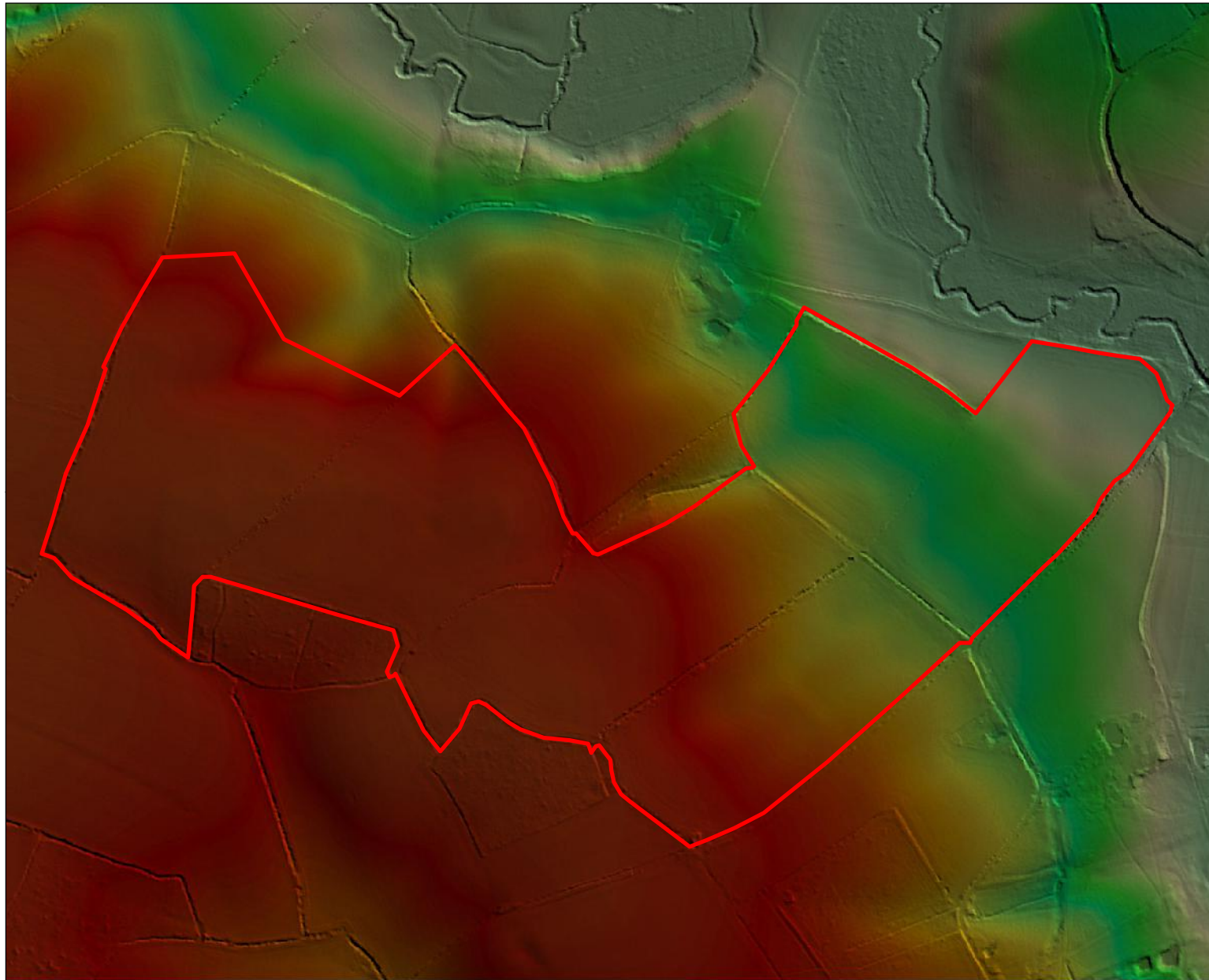
Map

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Appendix 8: LiDAR Data



KEY

 Site

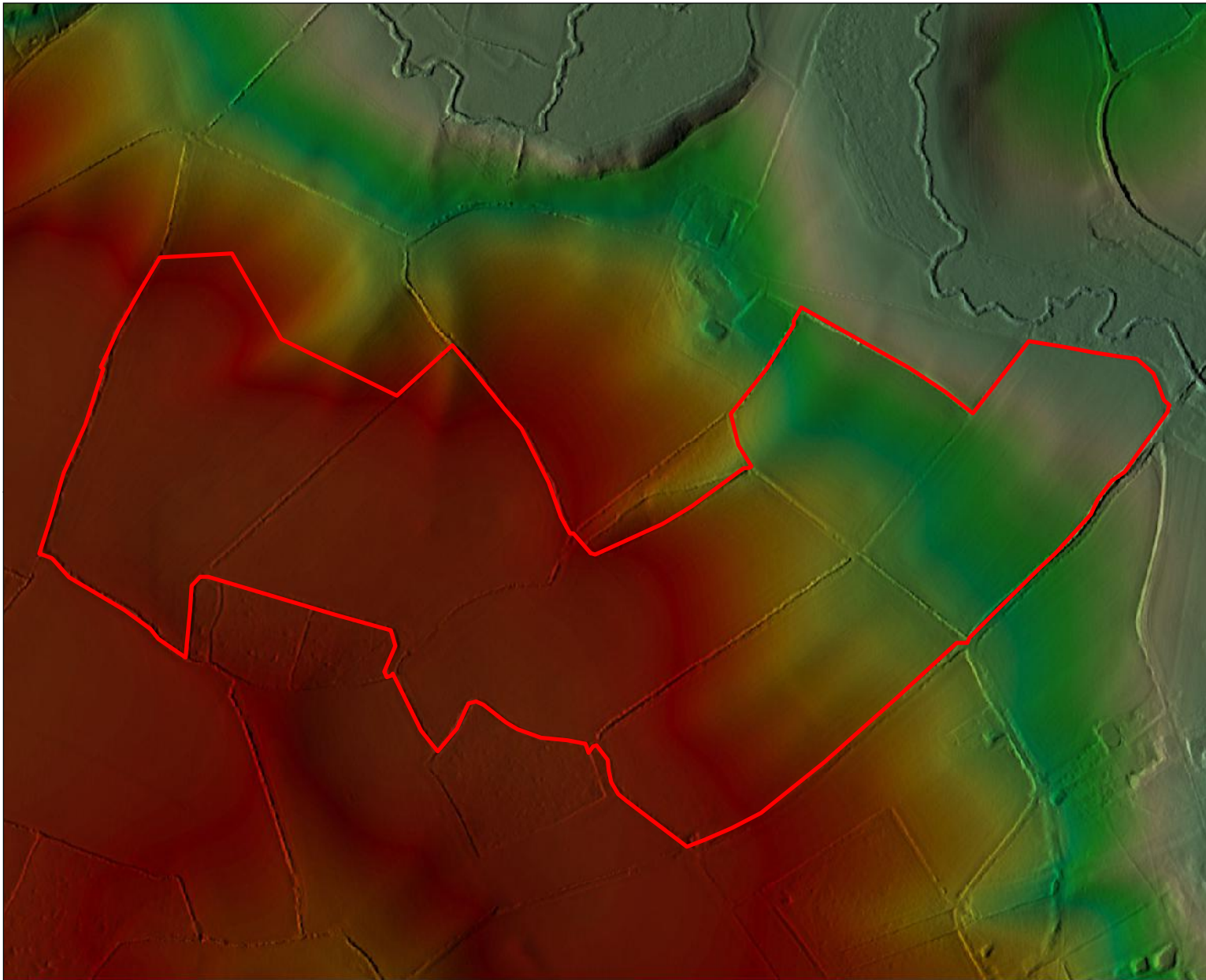
Revisions:
 First Issue- 11/10/2023 RW
 Second Issue- 24/10/2023 RW - red line alteration

**LiDAR 45 degree interval
 Land at Boxted Solar Farm**

Client: RES Ltd
 DRWG No: P22-1221 Sheet No: - REV:-
 Drawn by: RW Approved by: GST
 Date: 24/10/2023
 Scale: 1:7,000 @ A3

0 0.325 km





KEY

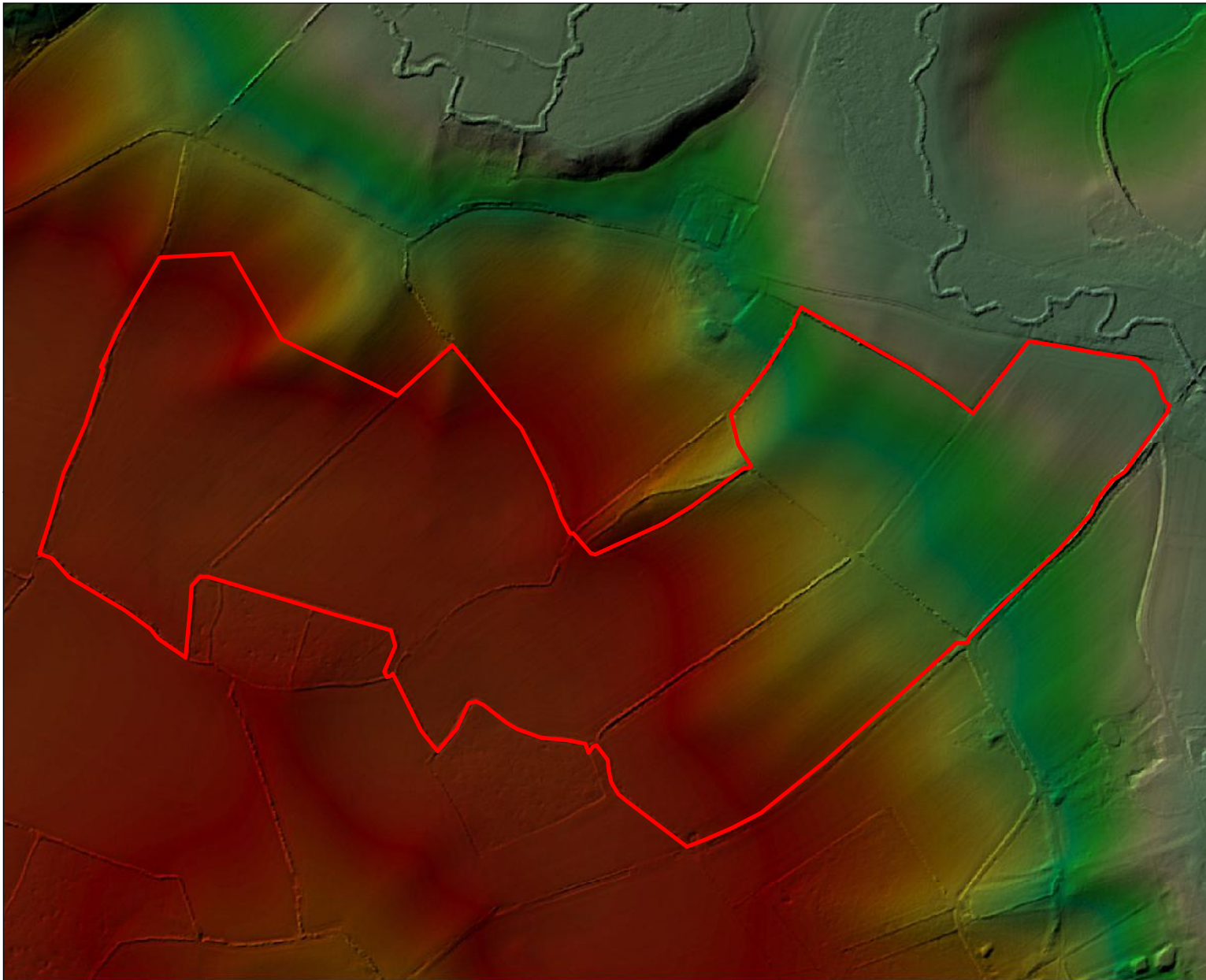
 Site

Revisions:
 First Issue- 11/10/2023 RW
 Second Issue- 24/10/2023 RW - red line alteration

**LiDAR 90 degree interval
 Land at Boxted Solar Farm**

Client: RES Ltd
 DRWG No: P22-1221 Sheet No: - REV:-
 Drawn by: RW Approved by: GST
 Date: 24/10/2023
 Scale: 1:7,000 @ A3





KEY

 Site

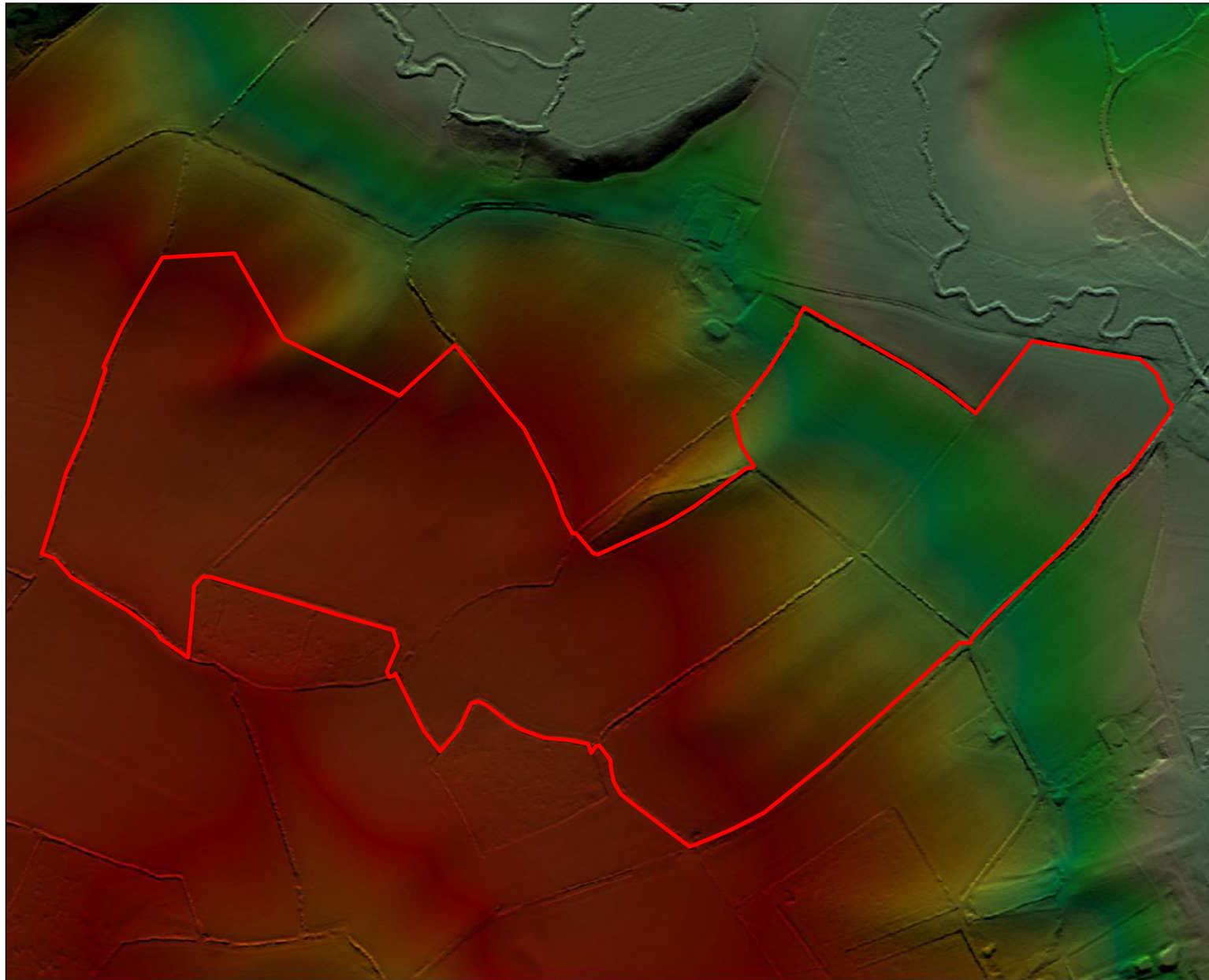
Revisions:
 First Issue- 11/10/2023 RW
 Second Issue- 24/10/2023 RW - red line alteration

**LiDAR 135 degree interval
 Land at Boxted Solar Farm**

Client: RES Ltd
 DRWG No: P22-1221 Sheet No: - REV:-
 Drawn by: RW Approved by: GST
 Date: 24/10/2023
 Scale: 1:7,000 @ A3

0 0.325 km



KEY

 Site

Revisions:
 First Issue- 11/10/2023 RW
 Second Issue- 24/10/2023 RW - red line alteration

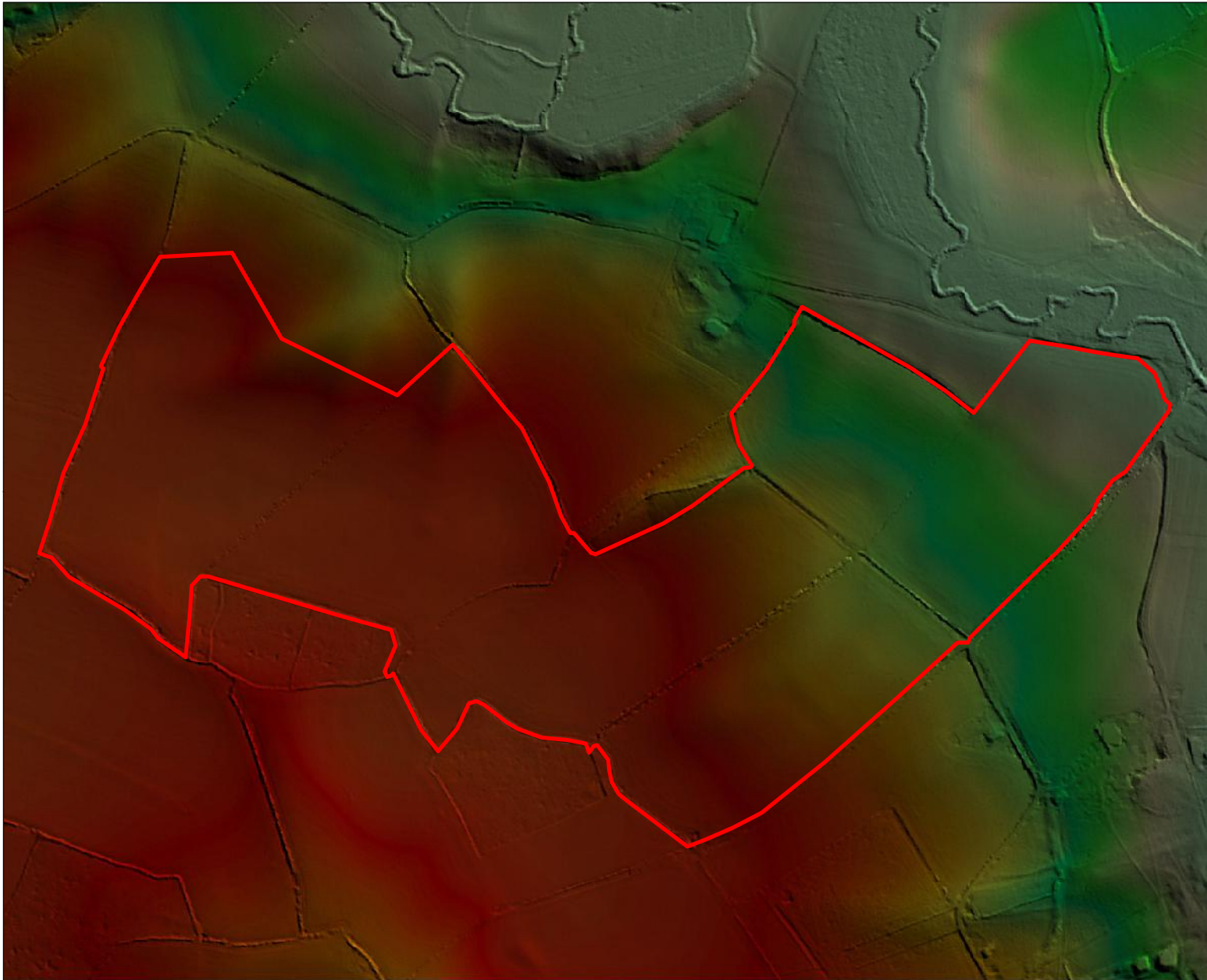
LiDAR 180 degree interval

Land at Boxted Solar Farm

Client: RES Ltd
 DRWG No: P22-1221 Sheet No: - REV:-
 Drawn by: RW Approved by: GST
 Date: 24/10/2023
 Scale: 1:7,000 @ A3

0 0.325 km





KEY

 Site

Revisions:
First Issue- 11/10/2023 RW
Second Issue- 24/10/2023 RW - red line alteration

LiDAR 225 degree interval

Land at Boxted Solar Farm

Client: RES Ltd

DRWG No: P22-1221 Sheet No: - REV:-

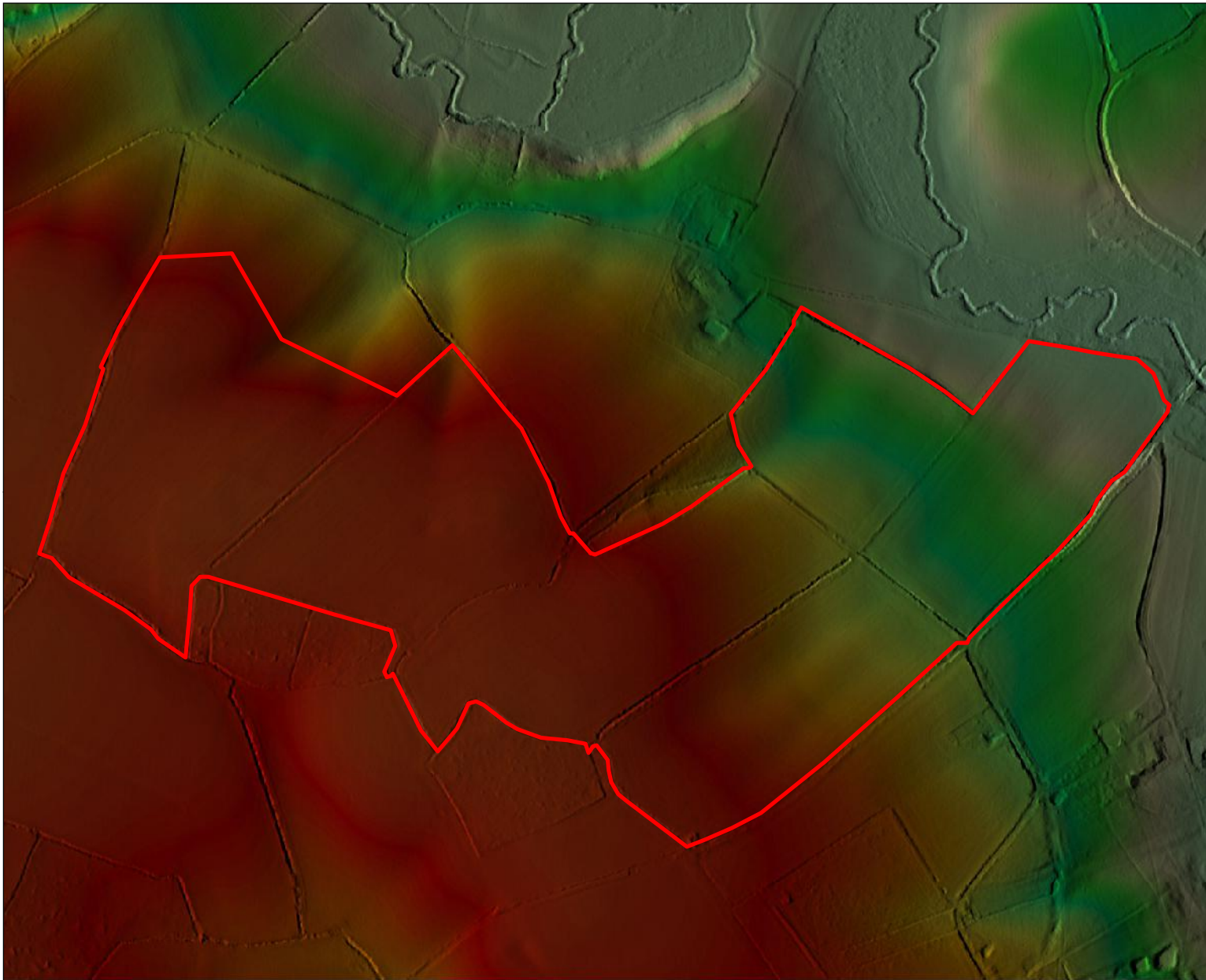
Drawn by: RW Approved by: GST

Date: 24/10/2023

Scale: 1:7,000 @ A3

0 0.325 km





KEY

 Site

Revisions:
First Issue- 11/10/2023 RW
Second Issue- 24/10/2023 RW - red line alteration

LiDAR 270 degree interval

Land at Boxted Solar Farm

Client: RES Ltd

DRWG No: P22-1221 Sheet No: - REV:-

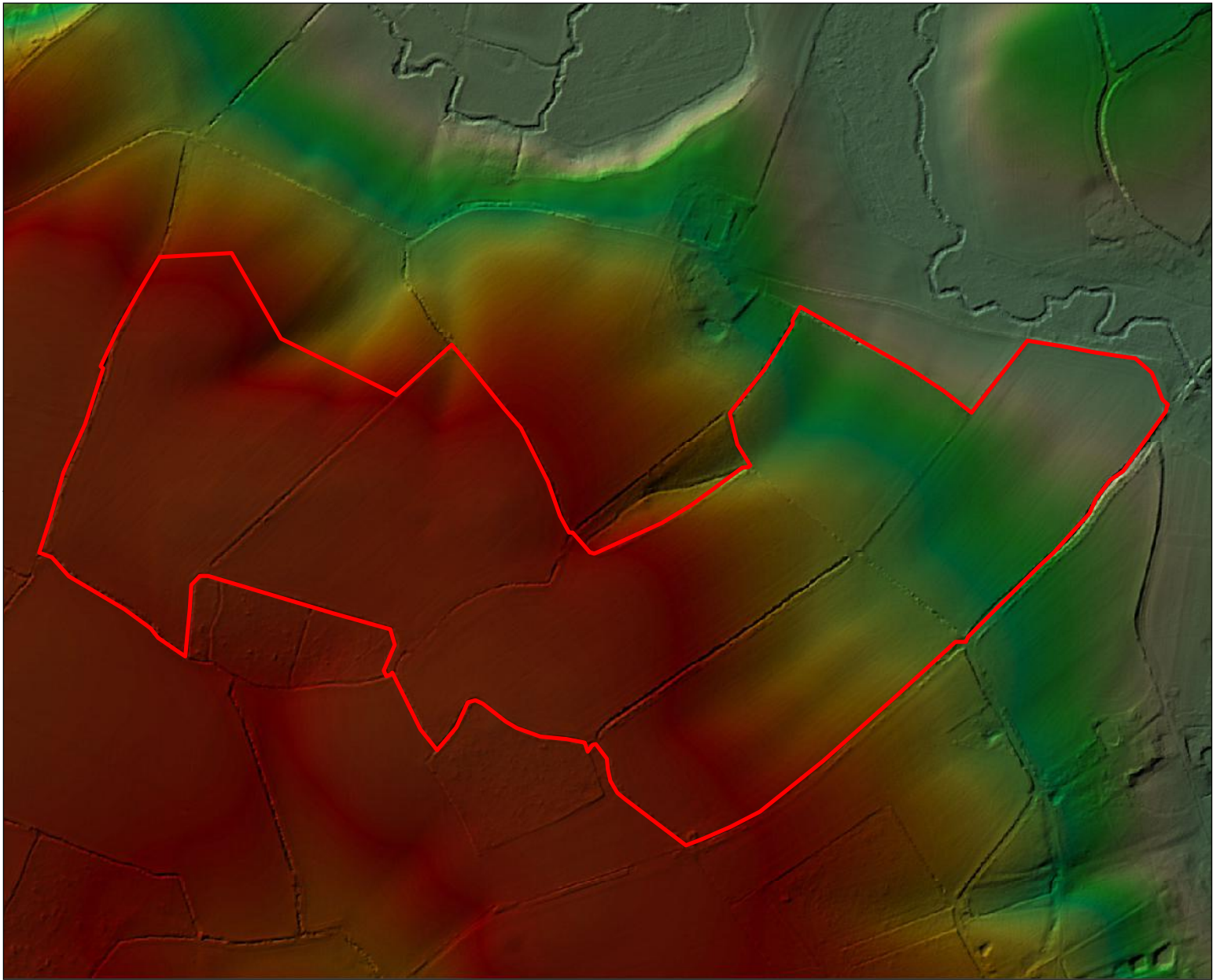
Drawn by: RW Approved by: GST

Date: 24/10/2023

Scale: 1:7,000 @ A3

0 0.325 km





KEY

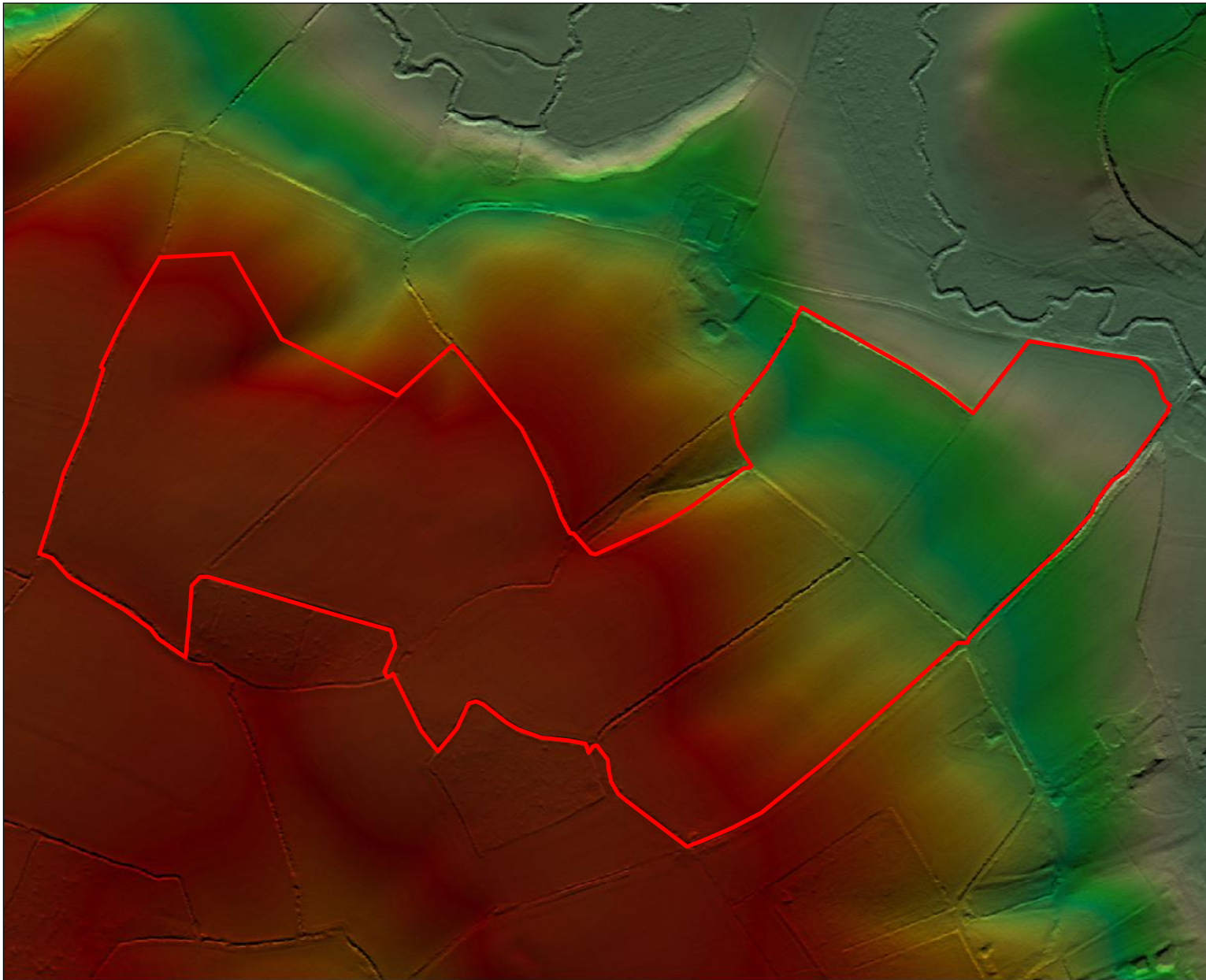
 Site

Revisions:
 First Issue- 11/10/2023 RW
 Second Issue- 24/10/2023 RW - red line alteration

LiDAR 315 degree interval
Land at Boxted Solar Farm

Client: RES Ltd
 DRWG No: P22-1221 Sheet No: - REV:-
 Drawn by: RW Approved by: GST
 Date: 24/10/2023
 Scale: 1:7,000 @ A3





KEY

 Site

Revisions:
 First Issue- 11/10/2023 RW
 Second Issue- 24/10/2023 RW - red line alteration

LiDAR 360 degree interval

Land at Boxted Solar Farm

Client: RES Ltd
 DRWG No: P22-1221 Sheet No: - REV:-
 Drawn by: RW Approved by: GST
 Date: 24/10/2023
 Scale: 1:7,000 @ A3

0 0.325 km






Appendix 9: Geophysical Survey Report



WYAS
**Archaeological
Services**

Land at Boxted

Sudbury

Suffolk

Geophysical Survey

Report no. 4034
HER Parish ref. BXT 063
September 2023

Client: RES Group



Land at Boxted, Sudbury, Suffolk

Geophysical Survey

Summary

A geophysical (magnetometer) survey was undertaken on approximately 48 hectares of land located to the west of Boxted, Sudbury, Suffolk. Anomalies of both a definite and a possible archaeological origin have been detected including a number of magnetic anomalies associated with two separate groups of features consisting of enclosures, ditches, ring ditches and field systems, one of which is recorded in the HER. A further ring ditch recorded as a barrow on the HER has also been identified in the northeast of the Site. Former field boundaries, modern ploughing and field drains have also been recorded. Geological responses can be seen throughout and uncertain anomalies within the dataset may have an archaeological origin although a geological cause is also likely. Based on the geophysical survey, the archaeological potential of this Site is deemed to be high.

Report Information

Client: RES Group
Report Type: Geophysical Survey
Location: Sudbury
County: Suffolk
Grid Reference: TL 82019 50935
Period(s) of activity: Prehistoric
Report Number: 4034
Project Number: XJ47
Site Code: BOX23
HER Parish Ref: BXT 063
OASIS ID: archaeol11-517648
Date of fieldwork: August 2023
Date of report: September 2023
Project Management: Emma Brunning BSc MCIfA
Fieldwork: Jake Freeman BA
Jacob Hurst-Myszor BA
Illustrations: Emma Brunning
Photography: Jake Freeman
Research: Amy Chatterton
Report: Emma Brunning

Authorisation for
distribution: -----



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Contents

Report information	ii
Document Issue Record	iii
Contents.....	iii
List of Figures	iv
List of Plates	iv
1 Introduction	1
Site location, topography and land-use	1
Soils and geology.....	1
2 Archaeological Background.....	2
3 Aims, Methodology and Presentation	3
Magnetometer survey	4
Reporting	4
4 Results and Discussion.....	4
Ferrous anomalies and magnetic disturbance	4
Geological anomalies.....	5
Agricultural anomalies.....	5
Uncertain anomalies	6
Possible and definite archaeological anomalies.....	6
5 Conclusions.....	8

Figures

Plates

Appendices

Appendix 1: Magnetic survey - technical information

Appendix 2: Survey location information

Appendix 3: Geophysical archive and metadata

Appendix 4: Oasis form

Bibliography

List of Figures

- 1 Site location (1:50000)
- 2 Survey location showing processed greyscale magnetometer data (1:5000 @ A3)
- 3 Overall interpretation of magnetometer data (1:5000 @ A3)
- 4 Processed greyscale magnetometer data; Sector 1 (1:1500 @ A3)
- 5 XY trace plot of minimally processed magnetometer data; Sector 1 (1:1500 @ A3)
- 6 Interpretation of magnetometer data; Sector 1 (1:1500 @ A3)
- 7 Processed greyscale magnetometer data; Sector 2 (1:1500 @ A3)
- 8 XY trace plot of minimally processed magnetometer data; Sector 2 (1:1500 @ A3)
- 9 Interpretation of magnetometer data; Sector 2 (1:1500 @ A3)
- 10 Processed greyscale magnetometer data; Sector 3 (1:1500 @ A3)
- 11 XY trace plot of minimally processed magnetometer data; Sector 3 (1:1500 @ A3)
- 12 Interpretation of magnetometer data; Sector 3 (1:1500 @ A3)
- 13 Processed greyscale magnetometer data; Sector 4 (1:1500 @ A3)
- 14 XY trace plot of minimally processed magnetometer data; Sector 4 (1:1500 @ A3)
- 15 Interpretation of magnetometer data; Sector 4 (1:1500 @ A3)
- 16 Processed greyscale magnetometer data; Sector 5 (1:1500 @ A3)
- 17 XY trace plot of minimally processed magnetometer data; Sector 5 (1:1500 @ A3)
- 18 Interpretation of magnetometer data; Sector 5 (1:1500 @ A3)

List of Plates

- 1 General view of Field 1, looking south
- 2 General view of Field 1, looking northeast
- 3 General view of Field 2, looking northeast
- 4 General view of Field 2, looking southeast
- 5 General view of Field 3, looking east
- 6 General view of Field 3, looking west
- 7 General view of Field 4, looking northeast
- 8 General view of Field 4, looking southeast
- 9 General view of Field 5, looking northwest
- 10 General view of Field 5, looking southeast
- 11 General view of Field 6, looking northwest
- 12 General view of Field 6, looking southwest

1 Introduction

Archaeological Services ASWYAS has been commissioned by Pegasus Group on behalf of RES Group to undertake a geophysical survey at land at Boxted, Sudbury, Suffolk. This was undertaken in line with current best practice (CifA 2020: Schmidt *et al.* 2015 and the Suffolk County Council standard requirements for geophysical survey (SCCAS 2023). The survey was carried out between 7th and 9th August 2023 to provide additional information on the archaeological resource of the Site.

Site location, topography and land-use

The Site is located at TL 82019 50935 (approximate centre), comprising c. 48ha over six fields situated to the west of Boxted, Suffolk (see Fig. 1). At the time of survey, the crop had recently been harvested and consisted of stubble (see Plates 1-12).

The Site is bounded to the east by an unnamed road, and partly bounded to the north by a farm track, Moorhouse Farm, and Dripping Pan Wood. The northwest, west, and south is bounded by further agricultural fields and Park Wood and Lownage Wood. Fields at the Site are divided by hedgerows and ditches. The elevation across Site varies from 88m above Ordnance Datum (aOD) at the western boundary, descending to 70m aOD to the northwest. The eastern side of site ranges from 82m aOD to the south, descending to 47m aOD to the northeast.

Soils and geology

The recorded bedrock geology across the majority of Site comprises Lewes Nodular Chalk formation, a chalk sedimentary bedrock formed between 93.9 and 72.1 million years ago during the Cretaceous period. The bedrock geology to the west and southwest boundaries of Site comprises Crag Group, a sand sedimentary bedrock formed 5.3 million and 11.8 thousand years ago during the Neogene and Quaternary periods. Superficial deposits across the majority of Site are recorded as Lowestoft Formation – diamicton, a sedimentary superficial deposit formed between 480 and 423 thousand years ago during the Quaternary period. Small areas to the southwest and west of Site are of the same Lowestoft formation but are sands and gravels. To the east of Site there is a narrow band of Head – clay, silt, sand, and gravel. This superficial sedimentary deposit formed between 2.58 million years ago and the present during the Quaternary period (BGS 2023).

Soils at the Site principally comprise of the Hanslope (411d) soil association described as lime-rich, loamy and clayey soils with impeded drainage (Soilscape 9). The north-eastern extent of Site has soils of the Ludford (571x) association described as freely draining slightly acidic loamy soils (Soilscape 6) (SSEW 1983, CSAI 2023).

2 Archaeological Background

The following archaeological background summary has been provided by Pegasus Group for known heritage assets within a 1km search radius of the Site.

A findspot of a flaked flint axe, probably of tranchet type, has been recorded as being discovered on farmland in the Boxted area (MSF11820; BXT047). The location is poorly recorded, but the find is likely from Braggon's Farm, southeast of Site. The flaked axe is of mottled black and white flint and is probably dated to the late Mesolithic.

Fragments of three Neolithic flint axes have been found on farmland at Braggon's Farm, 700m southeast of Site (MSF11816; BXT011). These include the blade end of a part-polished light brown flint axe, the butt end of a mottled grey flint polished axe with battering marks on one side, and the butt end of a black flint polished axe.

In 1992, soil stripping in advance of laying a water pipeline uncovered prehistoric artefacts in a small outcrop of silty gravel immediately northeast of Site on the northern bank of the river Glem. Finds included six struck flints and multiple small sherds of hand-made pottery (MSF13696; BXT013). No other worked items were found along the rest of the excavated pipeline route.

A probable Bronze Age round barrow site is located within the northeast field, visible as cropmarks in aerial photographs taken in 2005 (MSF45774; BXT060). The feature comprises an incomplete circular ring-ditch which probably indicates a Bronze Age monument such as a round barrow. A barbed and tanged flint arrowhead dating to the early Bronze Age was also discovered in the northeast field as a surface find (MSF18659; BXT027).

Another probable Bronze Age barrow is located to the immediate south of site, also identified during 2005 aerial photography (MSF45773; BXT059).

Further finds at Braggon's Farm to the southeast of Site indicate multiple periods of reoccupation of the area. A stone battle axe, with hourglass perforation and roughly shaped butt has been identified as possibly originating from the southern Lake District due to the identifiable light grey fine-grained, slightly micaceous greywacke stone type of Bronze Age date (MSF11817; BXT011).

A fragment of an early Bronze Age flat axe was found by metal detectorists in 1995 in a field 400m south of Site (MSF161333; BXT019). The surviving blade is very battered and pitted with corrosion. The detectorist also found in the area a bronze strap end that had decorative panels and an animal head terminus, which has been dated as possibly Middle Saxon (MSF16134).

Aerial photographs have revealed cropmarks indicating a sub-rectangular enclosure, with a possible later addition to the north of Lownage Wood, within the survey area (MSF17092; BXT021). This 100m long feature possibly dates to the late Bronze Age/early Iron Age.

A Roman find scatter was found approximately 760m to the southeast of Site in 1990 (MSF11609). The pottery includes Samian, probably Colchester Coated (dating to the 2nd and 3rd century), and one Nene Valley sherd with white paint (possibly dating to the 3rd century). Finds also included large fragments of roof tile, tegula, and possible small fragments of box tile. Twelve coins were found ranging from the 1st century to the 4th century (with a distinct absence of early to mid-4th century), with Nero (54-68) and Valentinian (364-378) coins identified amongst them. An additional investigation in 1990 discovered items including a bronze handle and terminal knob, and a 4th-century coin dating to 353-354. Metal detecting in 1994 revealed six further coins, a ring key, and a stud.

An undated bronze decorated strip (MSF17756; BXT040) was found to the south of Site near Holy Trinity Church. The strip is bent and is a plain band with a broad flute at each edge. It is possibly similar to other early Roman bracelets that have been identified but could also be decorative binding for a shaft handle.

A 1992 survey by the Nature Conservancy Council identified an area of Ancient Woodland across the western side of Site stretching from Park Wood to the area of Moorhouse Farm (MSF15972; BXT015). Park Wood is the only remaining standing area of woodland from this ancient wood. Longley Wood to the southwest of Site was also identified as an area of Ancient Woodland (MSF15971; BXT014), as was Lownage Wood (MSF15973; BXT016), Oak Grove (MSF15974; BXT017), Church Grove (MSF26037; BXT032), Otley's Wood (MSF26042; BXT033) and Park Ley (MSF26039; BXT035).

3 Aims, Methodology and Presentation

The aims and objectives of the programme of geophysical survey were to gather sufficient information to establish the presence/absence, character and extent, of any archaeological remains within the specific area and to inform an assessment of the archaeological potential of the site. To achieve this aim, a magnetometer survey covering all amenable parts of the Site was undertaken (see Fig. 2).

The general aims of the geophysical survey were:

- to provide information about the nature and possible interpretation of any magnetic anomalies identified;
- to therefore determine the presence/absence and extent of any buried archaeological features; and

- to prepare a report summarising the results of the survey.

Magnetometer survey

The cart-based survey was undertaken using an eight channel SenSYS MX V3 system containing eight FGM650 sensors. Readings are taken every 20MHz (between 0.05 and 0.1m). Data were recorded onto a device, using a Carlson GNSS Smart antenna, for centimetre accuracy. These readings were stored in the memory of the instrument and downloaded for processing and interpretation. DLMGPS and MAGNETO software, alongside bespoke in-house software was used to process and present the data. Further details are given in Appendix 1.

Reporting

A general site location plan, incorporating the 1:50000 Ordnance Survey (OS) mapping, is shown in Figure 1. Figure 2 displays processed magnetometer data at a scale of 1:5000 whilst Figure 3 shows an overview of the interpretation at the same scale. Processed and minimally processed data, together with interpretation of the survey results are presented in Figures 4 to 18 inclusive at a scale of 1:1500.

Technical information on the equipment used, data processing and survey methodologies are given in Appendix 1. Technical information on locating the survey area is provided in Appendix 2. Appendix 3 describes the composition and location of the archive. A copy of the completed OASIS form is included in Appendix 4.

The survey methodology, report and any recommendations comply with guidelines outlined by the European Archaeological Council (Schmidt *et al.* 2015), the SCCAS standard requirements for geophysical survey (SCCAS 2023) and by the Chartered Institute for Archaeologists (CIfA 2020). All figures reproduced from Ordnance Survey mapping are with the permission of the controller of Her Majesty's Stationery Office (© Crown copyright).

The figures in this report have been produced following analysis of the data in processed formats and over a range of different display levels. All figures are presented to most suitably display and interpret the data from this site based on the experience and knowledge of Archaeological Services staff.

4 Results and Discussion (see Figures 4 to 18)

Ferrous anomalies and magnetic disturbance

Ferrous anomalies, as individual 'spikes', or as large discrete areas are typically caused by ferrous (magnetic) material, either on the ground surface or in the plough-soil. Little importance is normally given to such anomalies, unless there is any supporting evidence for

an archaeological interpretation, as modern ferrous debris or material is common on rural sites, often being present as a consequence of manuring or tipping/infilling. There is no obvious pattern or clustering to their distribution in this survey to suggest anything other than a random background scatter of ferrous debris in the plough-soil.

Circular ferrous responses (**F1**) in Fields 3 and 5 correspond to *in situ* electricity pylons.

Magnetic disturbance along the limits of the survey areas is due to metal fencing within the field boundaries and interference from the adjacent tracks.

Geological anomalies

The survey has detected a number of anomalies that have been interpreted as geological in origin. It is thought that the responses have been detected because of variation in the composition and depth of the deposits of superficial material in which they derive. The geological responses in the north of Field 6 may indicate a former water course associated with the river Glem to the immediate north.

To some degree, ploughing has also spread magnetic material across the site making it difficult to determine any coherent patterns. Fragmented, linear responses have also been interpreted as geological in origin. They likely represent desiccation cracks in the subsurface due to evaporated water that was once deposited in the soil.

Agricultural anomalies

Former field boundaries (**FB1** - **FB5**) have been detected in Fields 1 and 3 which correspond to historic Ordnance Survey (OS) mapping published 1905 (NLS 2023). In Field 1, **FB1** and **FB2** represent the same boundary and **FB3** and **FB4** also form a second boundary. It is likely that modern ploughing has masked or destroyed parts of these boundaries where they have not been detected. Both these boundaries are no longer shown on historic mapping published 1959 (NLS 2023).

Boundary **FB5** in Field 3 is recorded bisecting the field on a northwest to southeast orientation and is still shown on the mapping published 1959 (NLS 2023).

Field drains have been recorded in Field 2. They are not magnetically strong and therefore are likely to be of a non-fired clay construction.

Parallel linear trends can be seen within all areas and are associated primarily with modern ploughing regimes which respect modern and 20th-century field boundaries. Only a selection of these have been highlighted on the interpretation diagrams to show the direction of the plough lines.

Uncertain anomalies

Magnetically weak linear responses (**U1**) in Field 1 have been recorded to the northwest of possible archaeological anomalies. Whilst an archaeological origin is also possible with **U1**, the proximity of geological responses has to be taken into consideration, hence the uncertain interpretation.

Linear trend **U2** in Field 6 represents a change in the background magnetic levels and may be associated with a former field division as it roughly aligns with the current field boundary to the west. Further linear responses (**U3** and **U4**) have also been highlighted within this field. Trend **U3** is on the same alignment as the ploughing but has a greater magnetic strength. The southern end also appears to stop at **U4** which suggests that both these trends may be associated with former boundaries or a former field system. None of these possible boundaries are shown on the available historic mapping, hence the uncertain interpretation.

Possible and definite archaeological anomalies

Anomalies of both a definite and possible archaeological origin have been recorded within the dataset in two clear zones within Fields 1 and 3. The complex of responses (**A1**) in Field 1 consist of irregular-shaped enclosures with internal and external features. This complex of features is situated on high ground and at the time of survey, it was noted that this area was scattered with flint. The elevation and topography of the field in this area has caused some interference within the sensors resulting in a striping effect.

The largest enclosure (**A1a**) covers an area of at least 85m by 72m. Circular anomaly **A1b** measures approximately 18m in diameter and represents a ring ditch within enclosure **A1a**. To the northeast of the ring ditch, anomaly **P1** has been recorded which has a rectangular appearance. This feature has been interpreted as possible archaeology due to its weak magnetic strength which is just visible within the strong ploughing trends/interference. Linear trend **A1c** appears to be an internal division of the enclosure.

Appending **A1a** to the south, a smaller enclosure (**A1d**) has been detected covering an area of at least 97m by 37m. This enclosure is magnetically weaker than the aforementioned enclosure, but internal features are also present.

To the northeast of **A1a** magnetically weak ditch-like responses (**A1e**) can be seen which may represent prehistoric field systems or be sections of further enclosures. It is difficult to ascertain a likely date for these features but due to the surrounding archaeological anomalies an Iron Age date is possible.

In the northwest of Field 1 a group of responses (**P2**) may be of archaeological interest. The southernmost of these responses appear to indicate parallel linear trends, possibly indicating a trackway.

Linear responses (**P3**) have been recorded in the northeast of Field 2 and may be related to former boundaries or field systems.

The second complex of archaeological responses (**A2**) lies within Field 3 and corresponds to the HER entry MSF17092; BXT021 (sub-rectangular enclosure, with a possible later addition to the north of Lownage Wood). The complex includes a large rectilinear enclosure (**A2a**) measuring approximately 80m by 70m. There appears to be an entrance in the southern corner of the enclosure which leads to an additional ditch (**A2b**). Smaller enclosures have been recorded appending to the northeast (**A2c**) and to the southeast (**A2d**) of **A2a**. The HER records this as late Bronze Age/early Iron Age in date.

Enclosure **A2c** measures approximately 47m by 43m and **A2d** measures 78m along its longest length by 38m at its widest length. A handful of pit-like anomalies have been recorded within **A2c** and two internal ditches have been recorded within enclosure **A2d**. It is possible that the outer ditches of **A2d** extend to the east past the former field boundary **FB5** as magnetically weaker trends **P4** may be connected.

Linear trend **P5** also within Field 3, has been recorded on the same alignment as the former boundary **FB5** suggesting a further boundary which predates the historic mapping. There is also a possibility that it is connected to **P4** which may indicate a prehistoric field system.

Linear trend **P6** within Field 4 is likely to be a former field boundary as lies on the same alignment as a current boundary to the southeast. The boundary is also clearly visible as a cropmark on Google imagery from 2007 and 2018 (GE 2023). This response is not shown on any available historic mapping and is therefore likely to predate 1905.

Circular response (**A3**) in the northeast of Field 6 is associated with the HER entry MSF45774; BXT060 which describes a round barrow. The barrow measures approximately 29m in diameter and has a relatively weak magnetic strength. Aerial images from 2005 show part of the barrow clearly (HE 2023). Parallel trends **P7** appear to lead to the barrow on a southwest to northeast orientation and may indicate part of a trackway or suggest that this feature is in fact a banjo enclosure rather than a barrow and therefore may be of an Iron Age date rather than Bronze Age.

5 Conclusions

The geophysical survey has detected a number of magnetic anomalies associated with archaeological and possible archaeological origins in the forms of two separate groups of features consisting of enclosures, ditches, ring ditches and field systems, one of which is noted in the HER. A further ring ditch recorded as a barrow, also on the HER has also been identified in the northeast of the Site.

Former field boundaries have been recorded with some corresponding to historic mapping. Modern ploughing trends can be seen throughout the dataset with field drains being recorded in one of the fields.

Geological anomalies have been recorded throughout due to variations within the soils and possible association with the adjacent river in the north. Uncertain anomalies within the dataset may have an archaeological origin although a geological cause is also likely.

Based on the geophysical survey, the archaeological potential of this Site is deemed to be high.

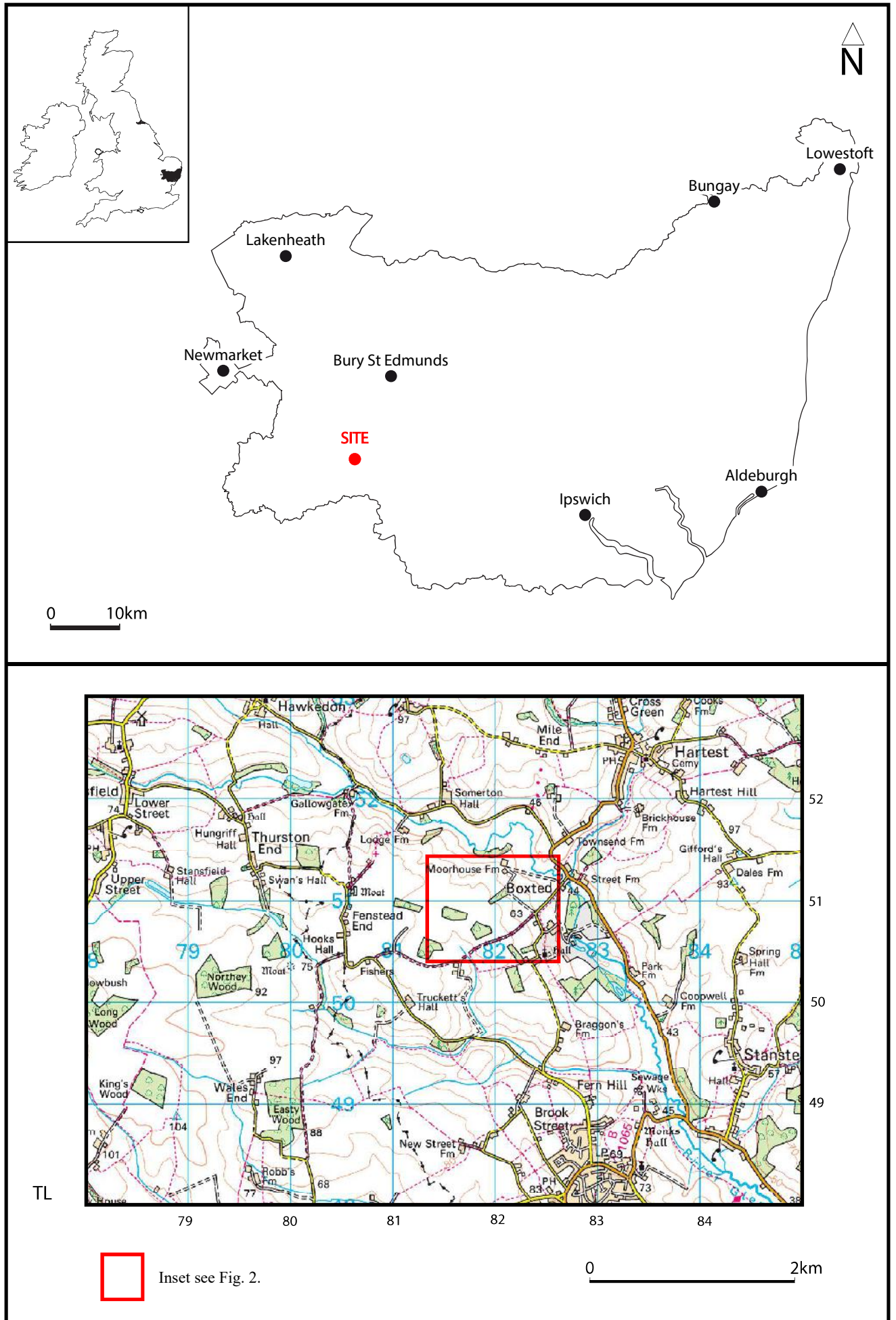
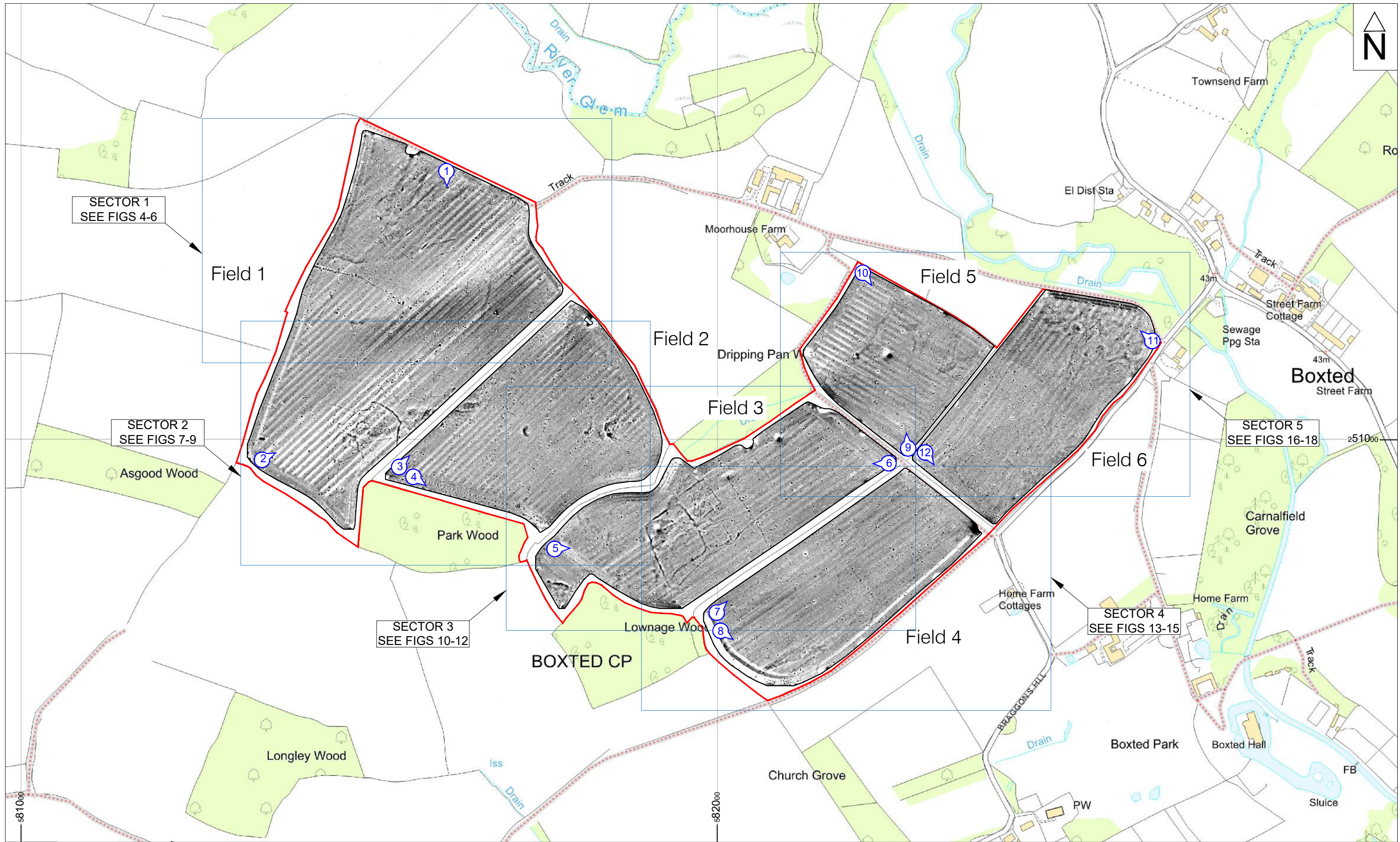



Fig. 1. Site location







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Processed greyscale magnetometer data; Sector 1

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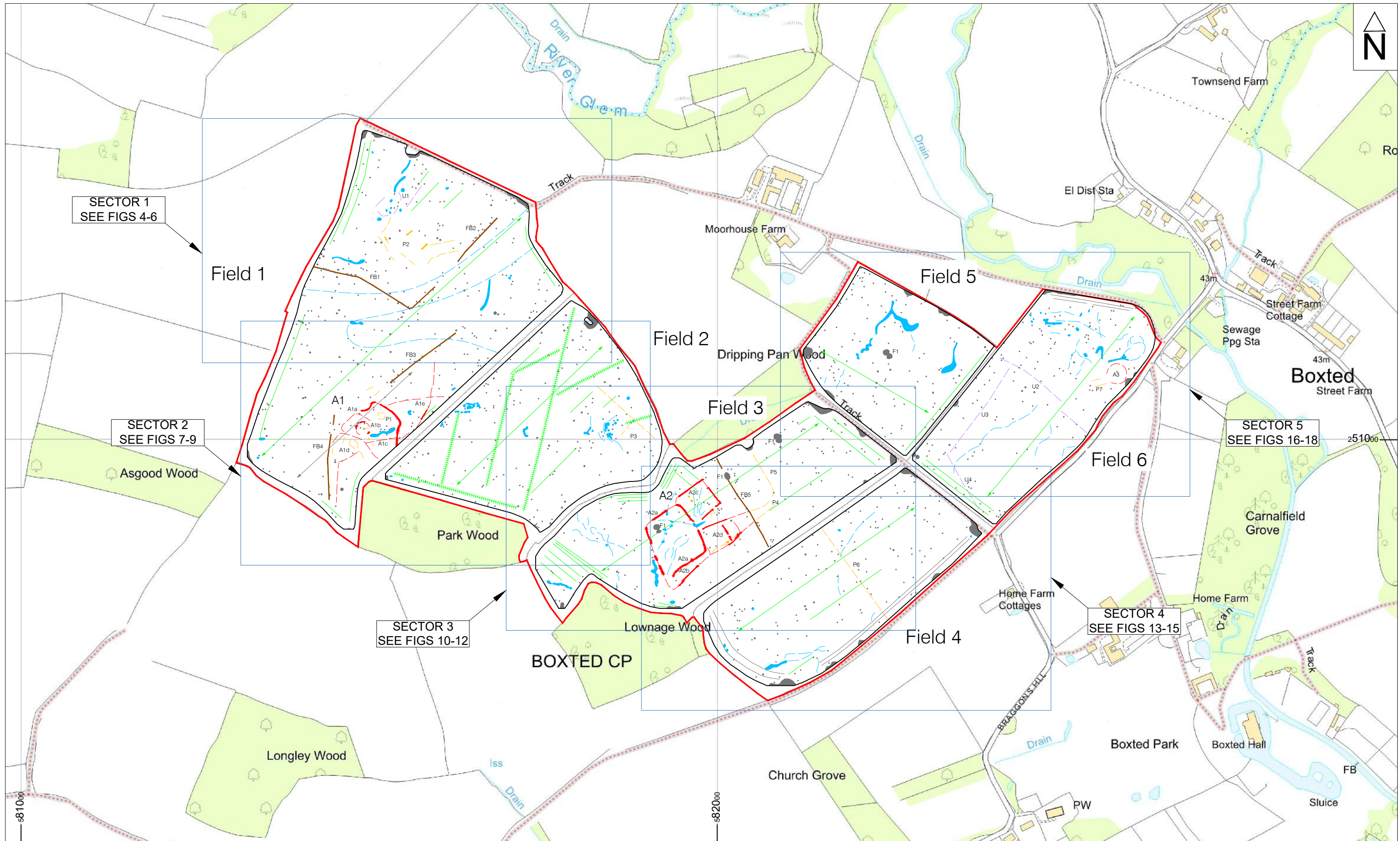
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	SURVEY AREA
	SECTOR BOUNDARY
	PHOTO LOCATIONS



1:5000 @ A3

Fig. 2
















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Overall interpretation of magnetometer data

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Title	
	SURVEY AREA
	SECTOR BOUNDARY

Interpretation			
	FERROUS		AGRICULTURAL
	MAGNETIC DISTURBANCE		FORMER FIELD BOUNDARY
	FIELD DRAIN		GEOLOGY
	UNCERTAIN		ARCHAEOLOGY?
	ARCHAEOLOGY		CART INTERFERENCE

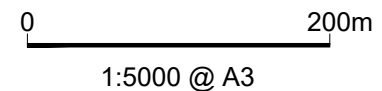
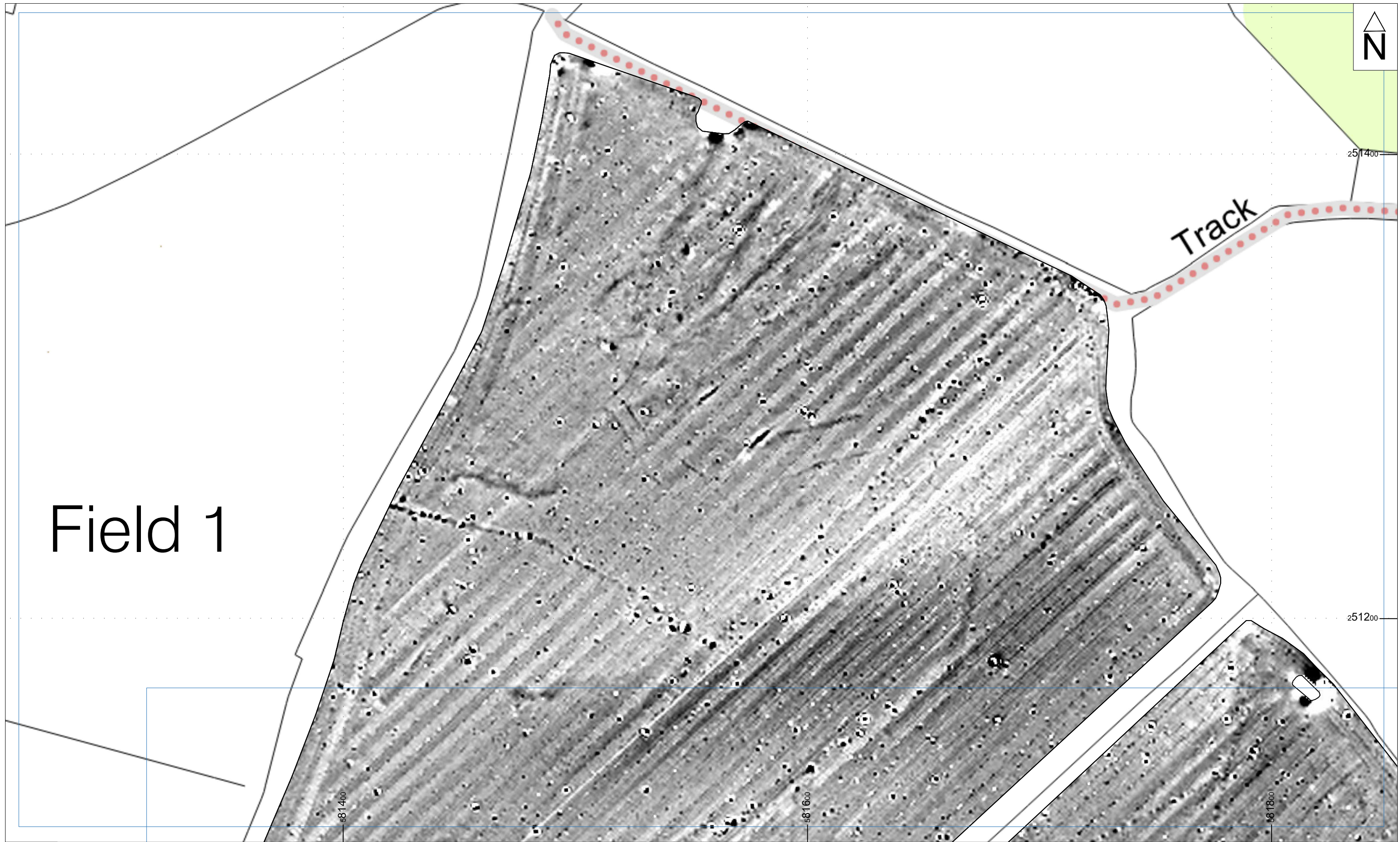



Fig. 3



Field 1



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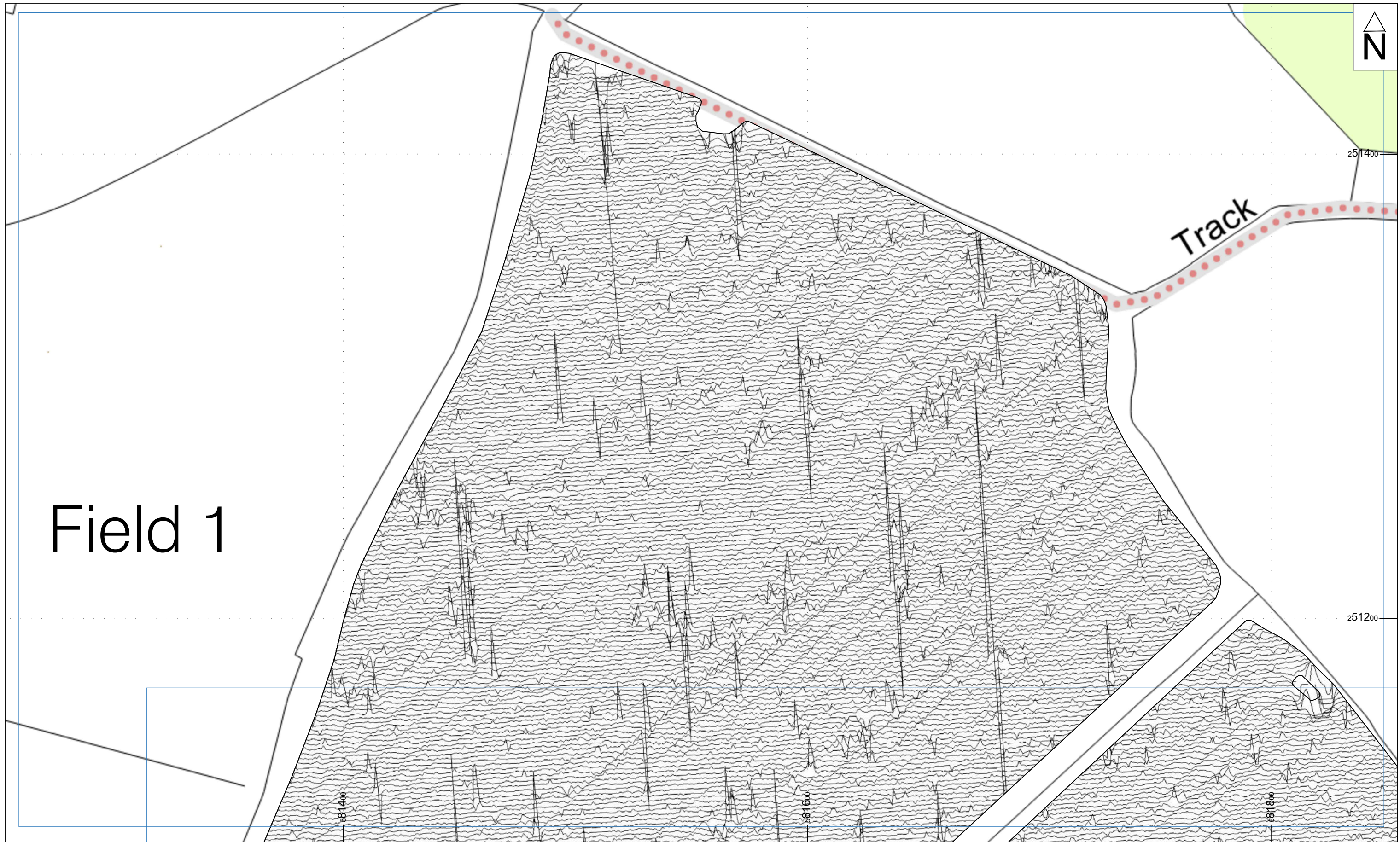
Title


 SECTOR BOUNDARY



1:1500 @ A3

Fig. 4




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XY trace plot of minimally processed magnetometer data;
Sector 1

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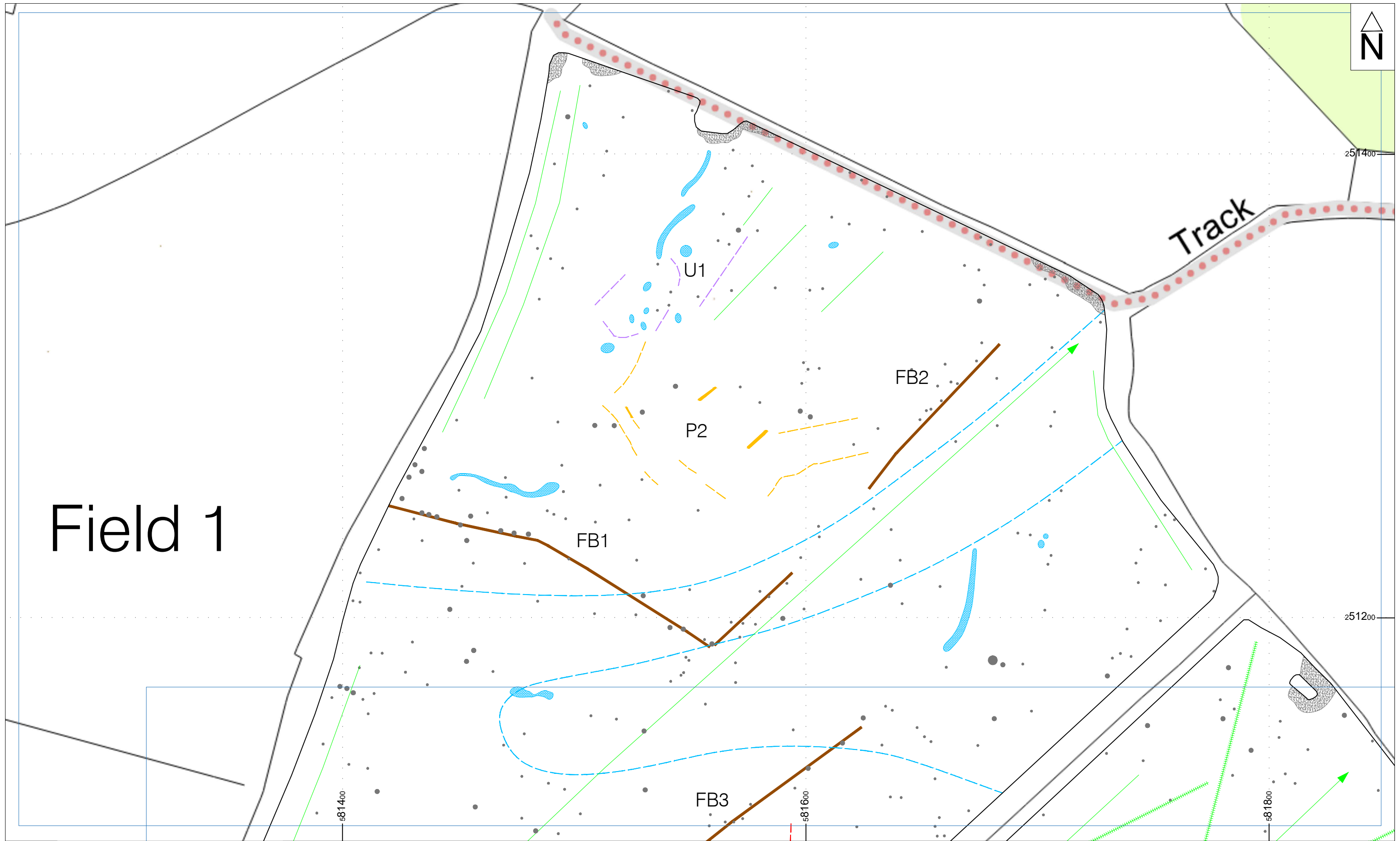
 SECTOR BOUNDARY

Fig. 5



Field 1

Track

U1

FB2

P2

FB1

FB3



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Fig. 6

Title

SECTOR BOUNDARY


Interpretation

	FERROUS		AGRICULTURAL		UNCERTAIN
	MAGNETIC DISTURBANCE		FORMER FIELD BOUNDARY		ARCHAEOLOGY?
	FIELD DRAIN		GEOLOGY		ARCHAEOLOGY

0 50m

1:1500 @ A3




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 SECTOR BOUNDARY




0 50m

1:1500 @ A3

Fig. 7

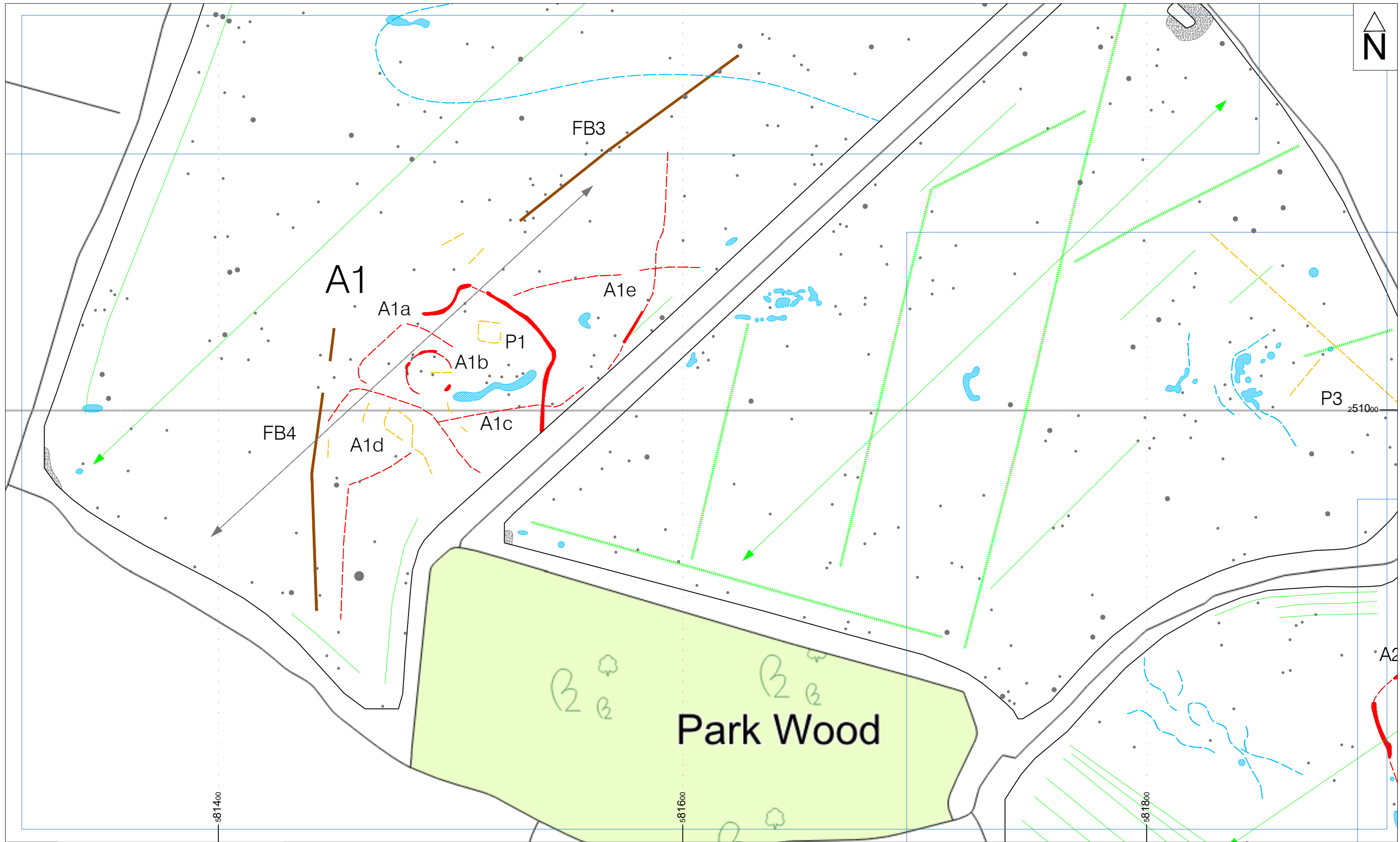



Title
 SECTOR BOUNDARY

15.0 nT/cm

0 50m
 1:1500 @ A3

Fig. 8





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Interpretation of magnetometer data; Sector 2

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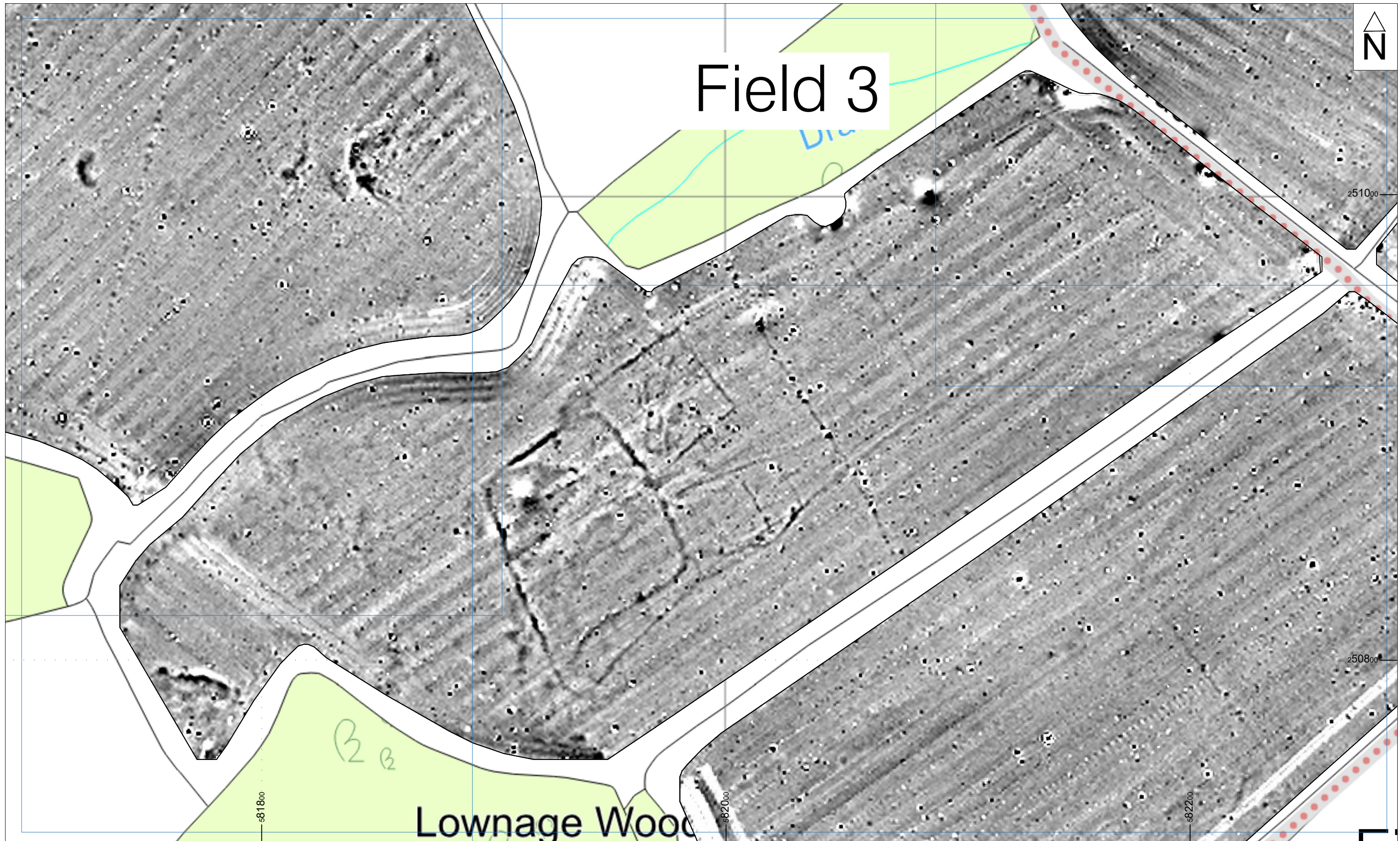
 SECTOR BOUNDARY


Interpretation

 FERROUS	 AGRICULTURAL	 UNCERTAIN	 CART INTERFERENCE
 MAGNETIC DISTURBANCE	 FORMER FIELD BOUNDARY	 ARCHAEOLOGY?	
 FIELD DRAIN	 GEOLOGY	 ARCHAEOLOGY	

0 50m
 1:1500 @ A3

Fig. 9





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Processed greyscale magnetometer data; Sector 3

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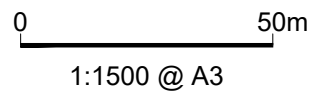
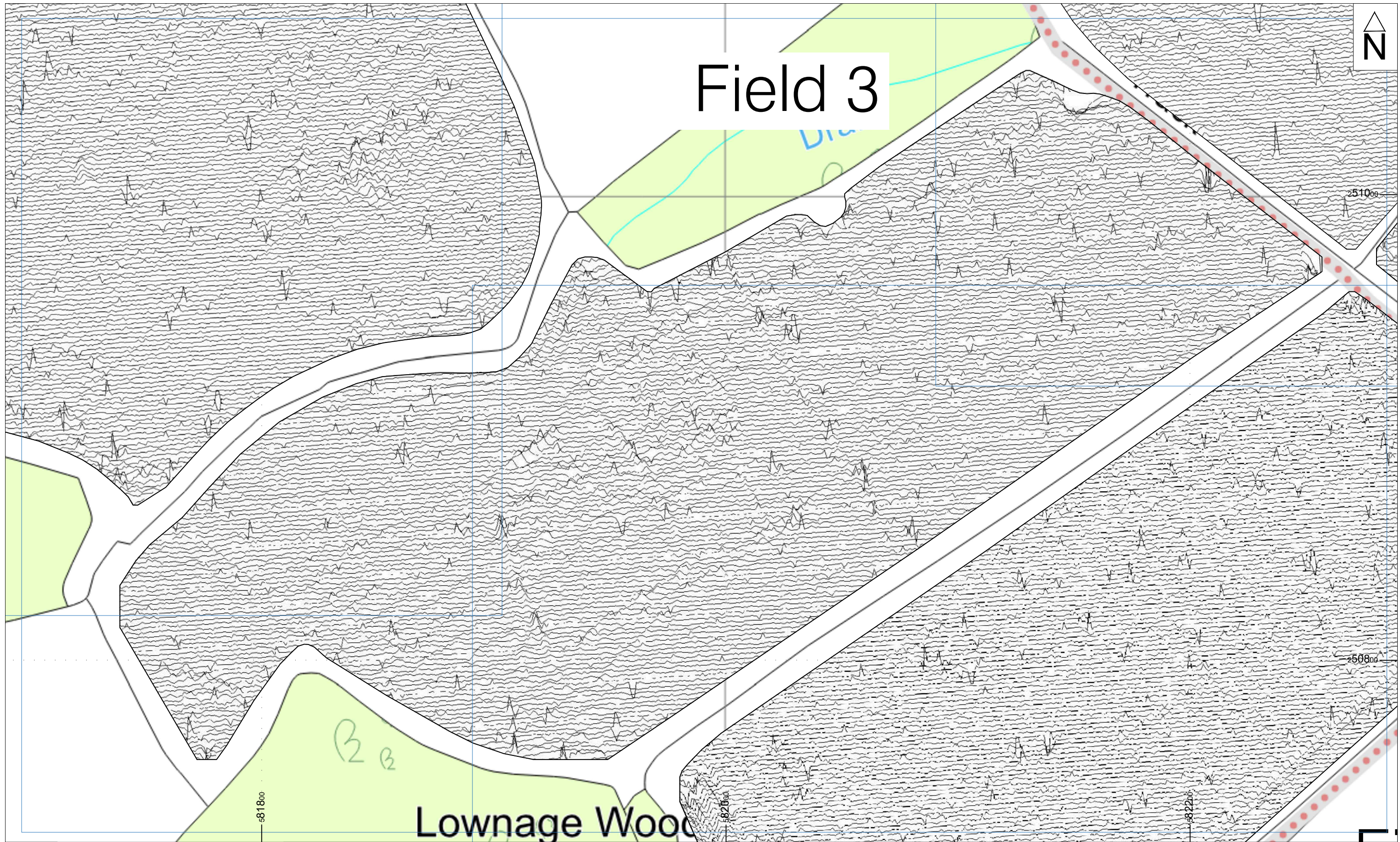




Fig. 10




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 XY trace plot of minimally processed magnetometer data;
 Sector 3

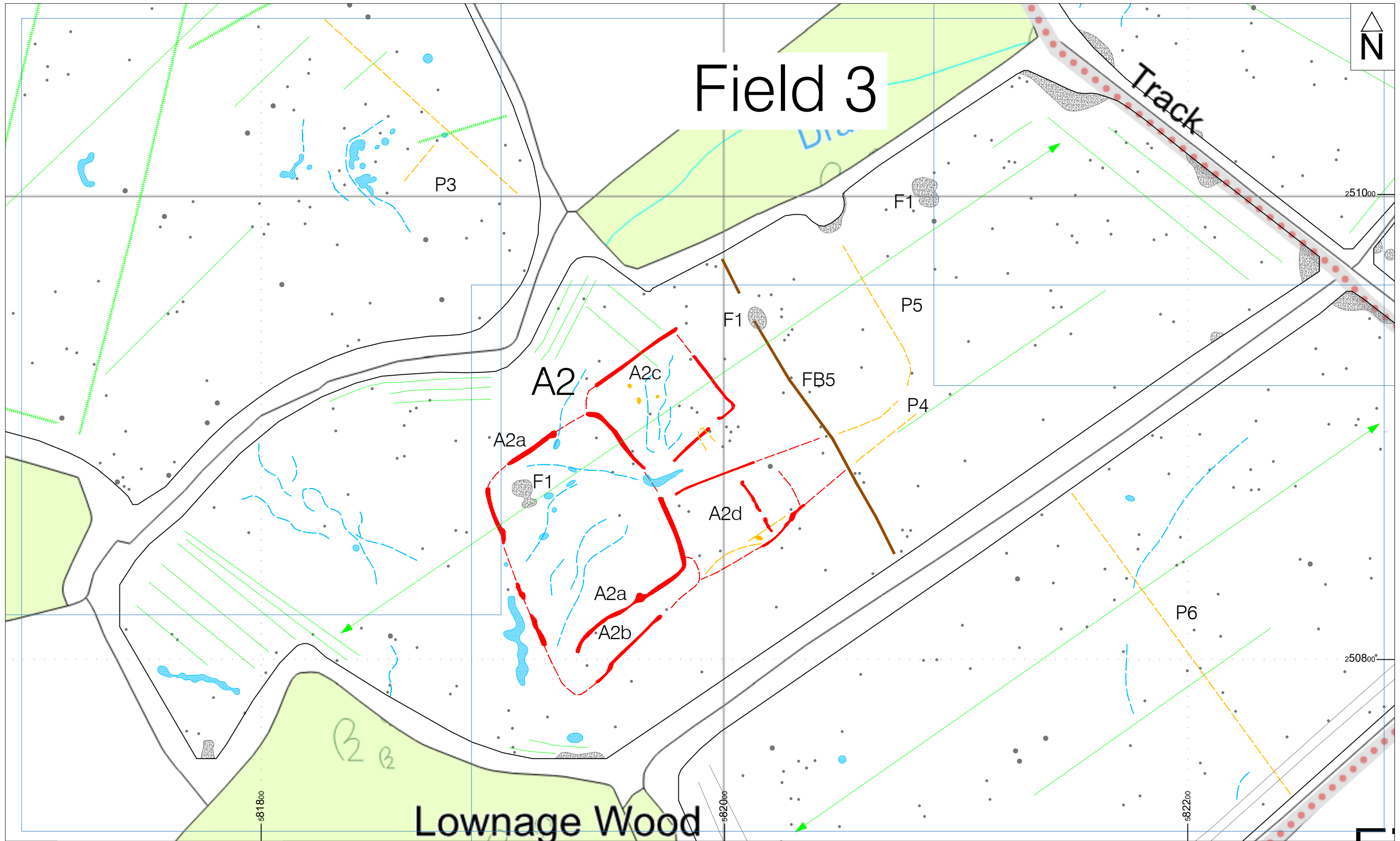
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Title
 SECTOR BOUNDARY

15.0 nT/cm

0 50m
 1:1500 @ A3

Fig. 11





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

Interpretation of magnetometer data; Sector 3

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Title

	SECTOR BOUNDARY
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Interpretation

	FERROUS		AGRICULTURAL		UNCERTAIN		CART INTERFERENCE
	MAGNETIC DISTURBANCE		FORMER FIELD BOUNDARY		ARCHAEOLOGY?		
	FIELD DRAIN		GEOLOGY		ARCHAEOLOGY		

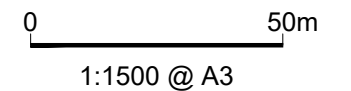
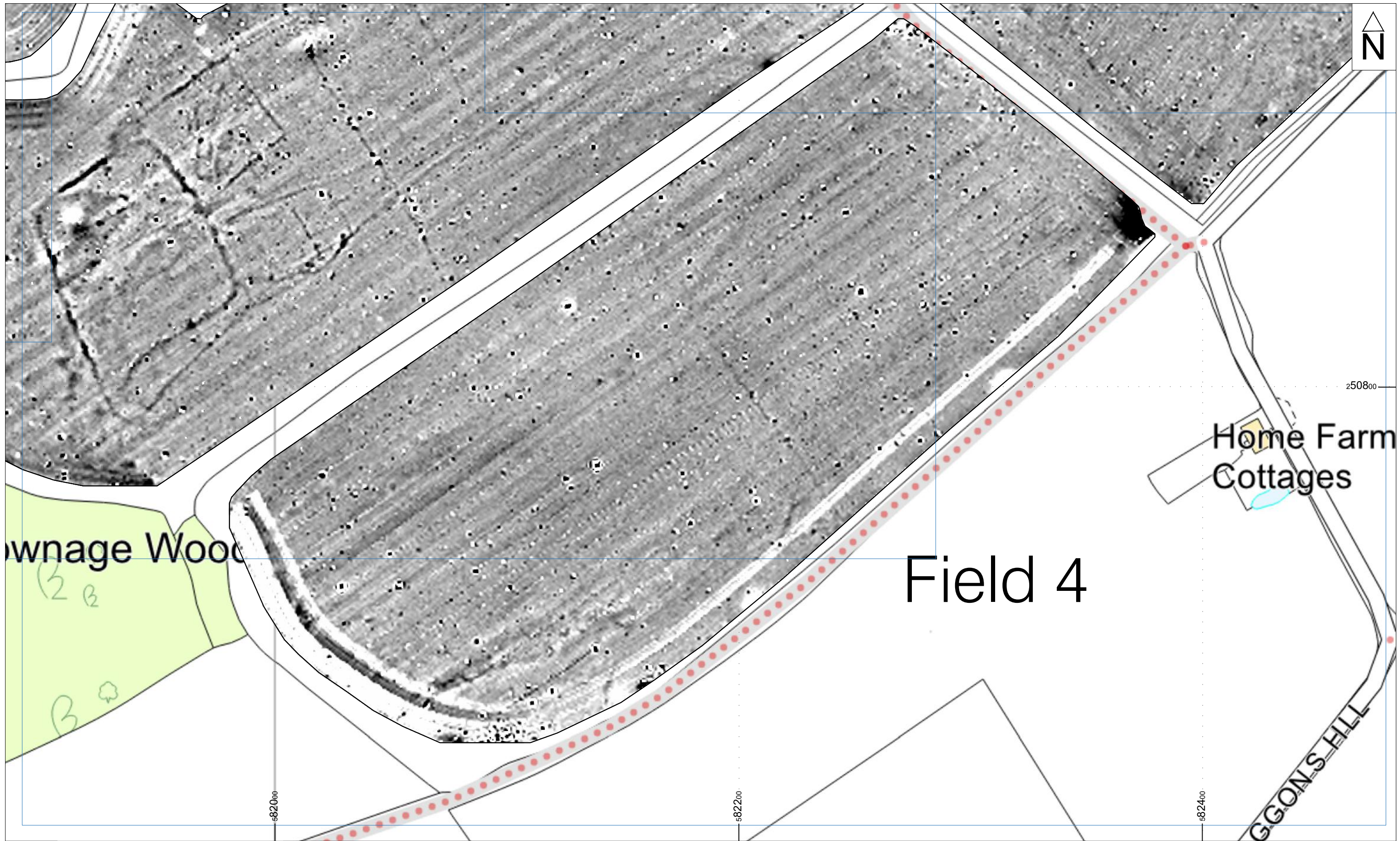




Fig. 12




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Title
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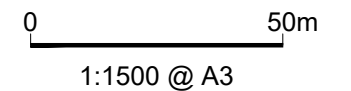
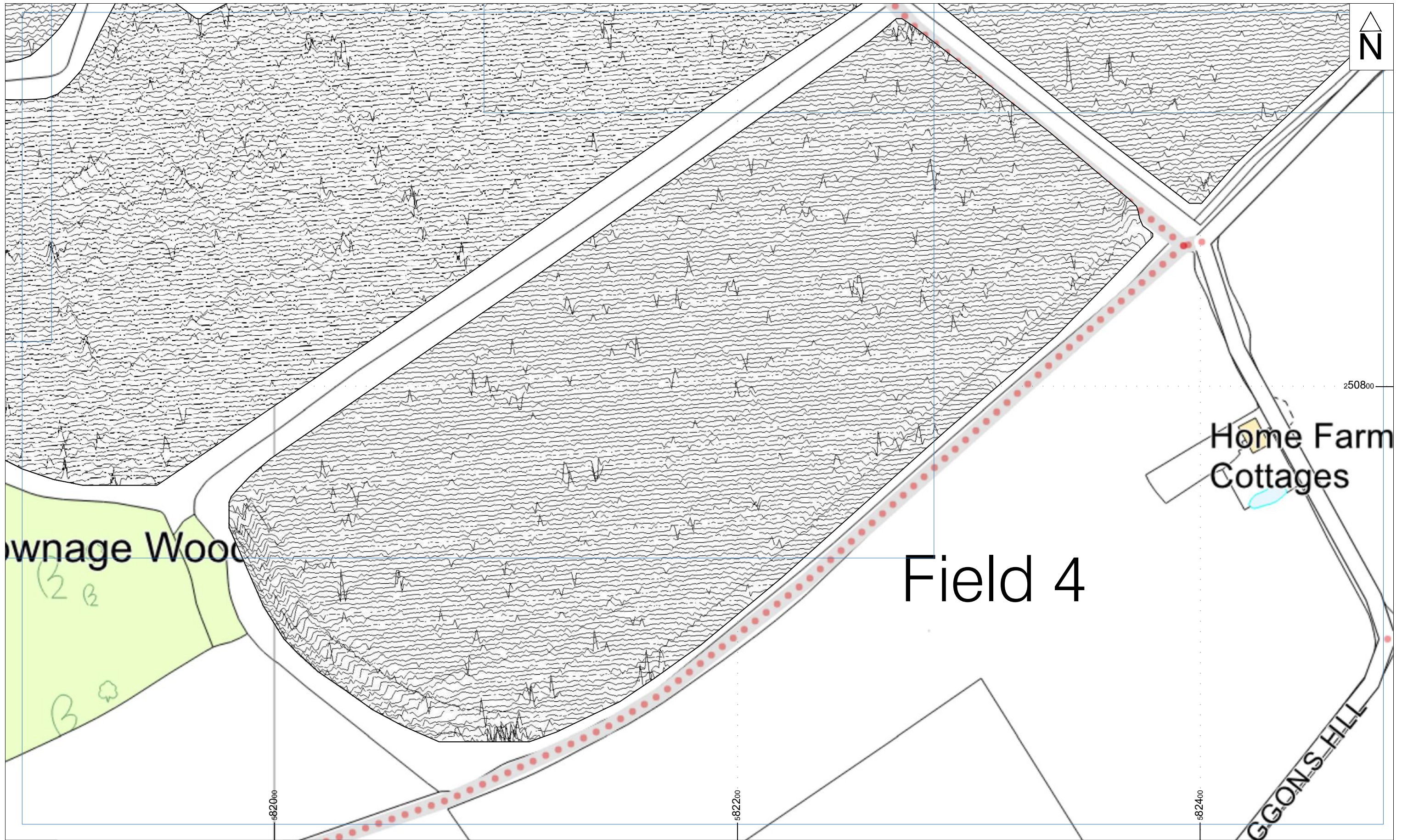




Fig. 13




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Project ID: XJ47_BOX23
 XY trace plot of minimally processed magnetometer data;
 Sector 4

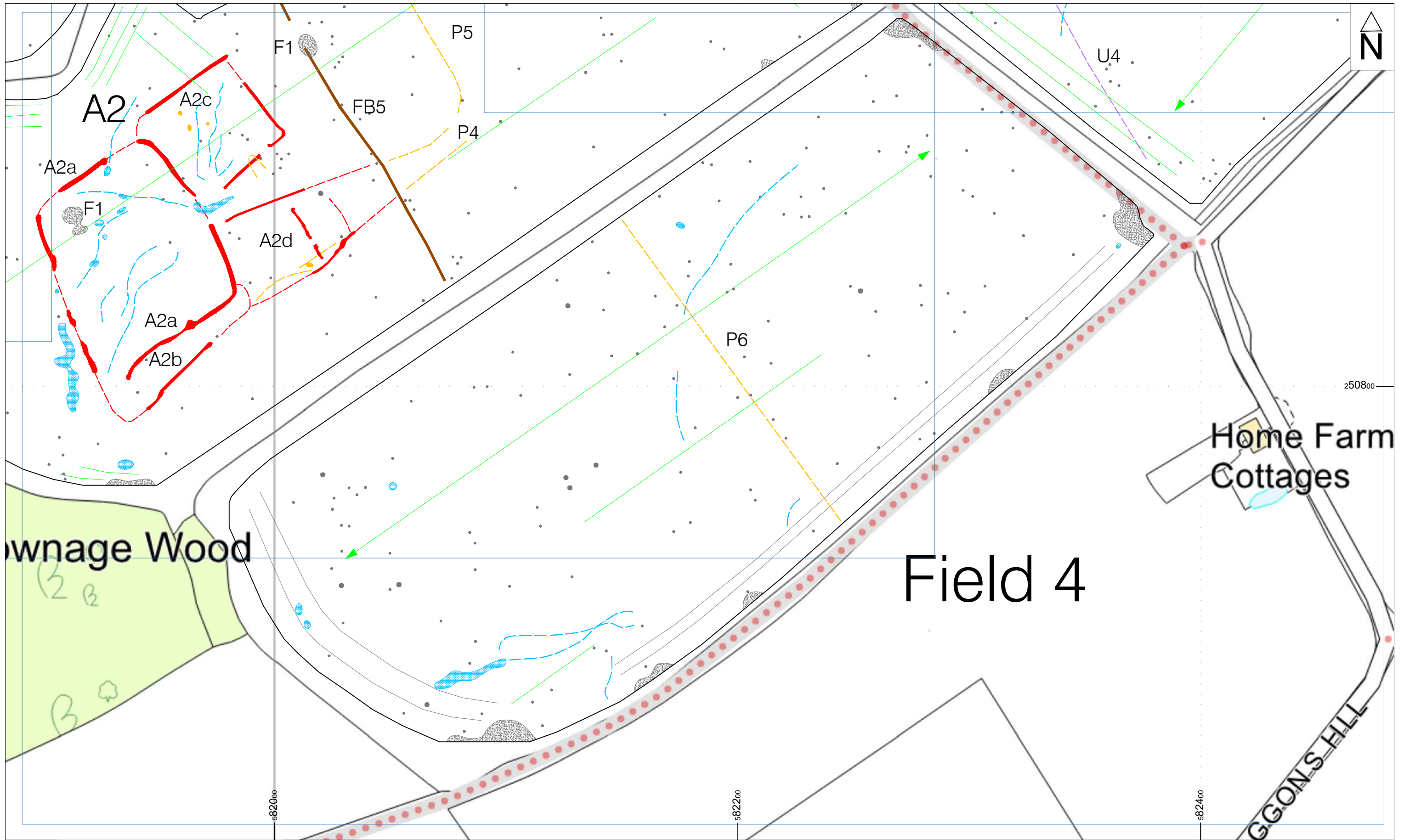
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Title
 SECTOR BOUNDARY


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0 50m
 1:1500 @ A3

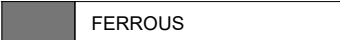
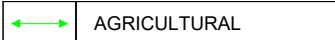







Fig. 14




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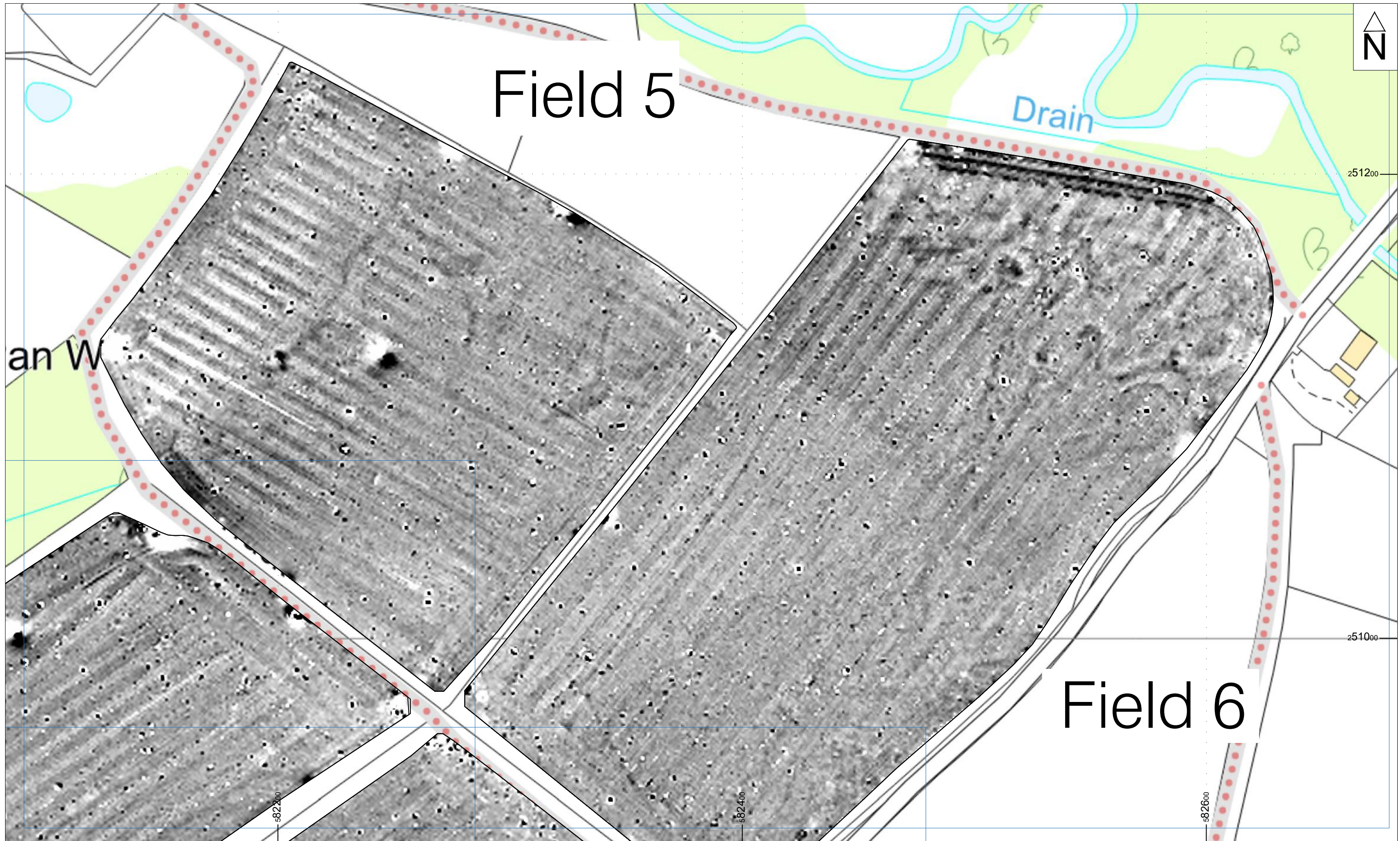
Title
 SECTOR BOUNDARY


Interpretation

 FERROUS	 AGRICULTURAL	 UNCERTAIN
 MAGNETIC DISTURBANCE	 FORMER FIELD BOUNDARY	 ARCHAEOLOGY?
 CART INTERFERENCE	 GEOLOGY	 ARCHAEOLOGY

0 50m
 1:1500 @ A3

Fig. 15





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Processed greyscale magnetometer data; Sector 5

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Title

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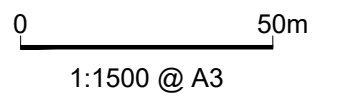
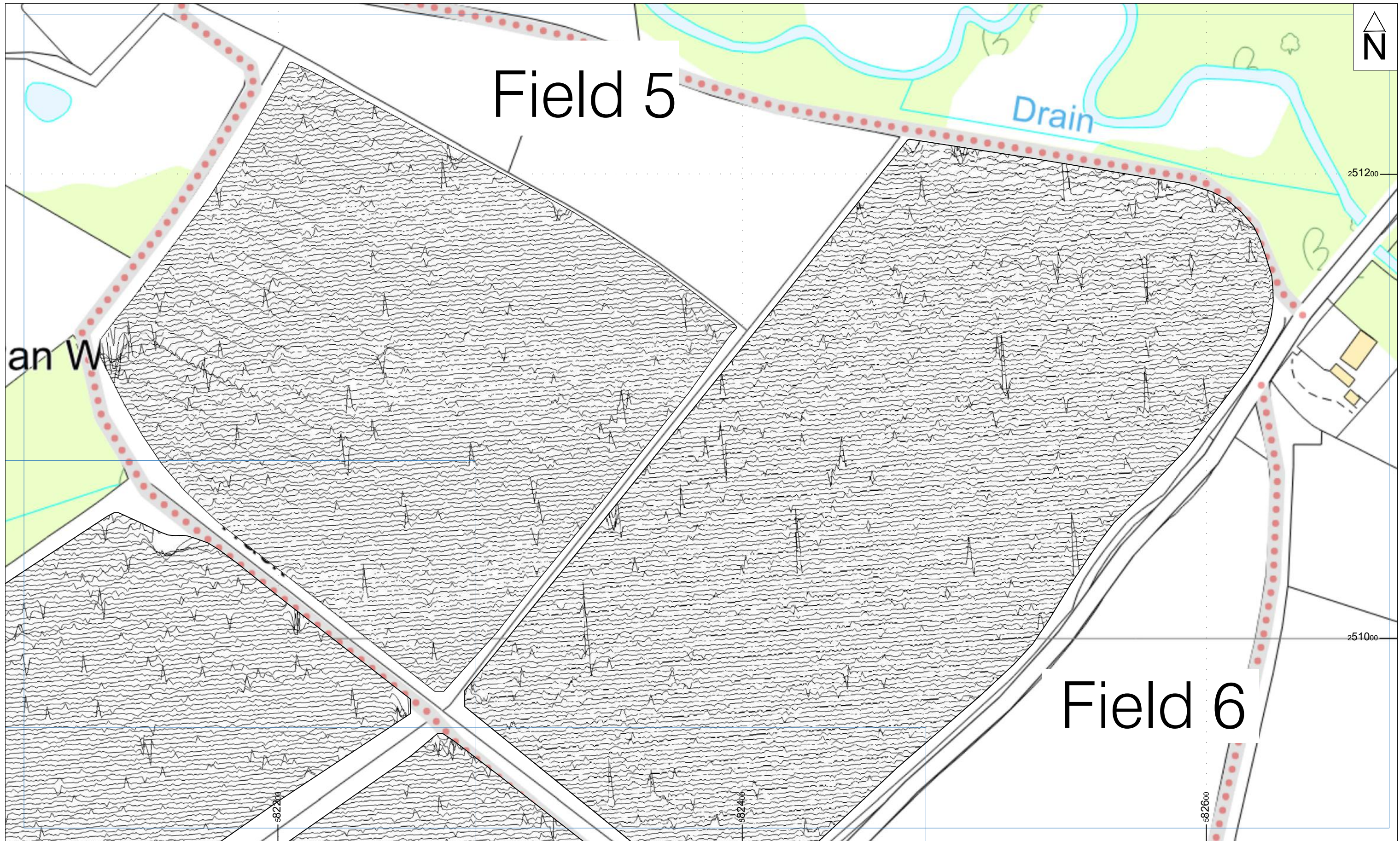




Fig. 16




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 XY trace plot of minimally processed magnetometer data;
 Sector 5

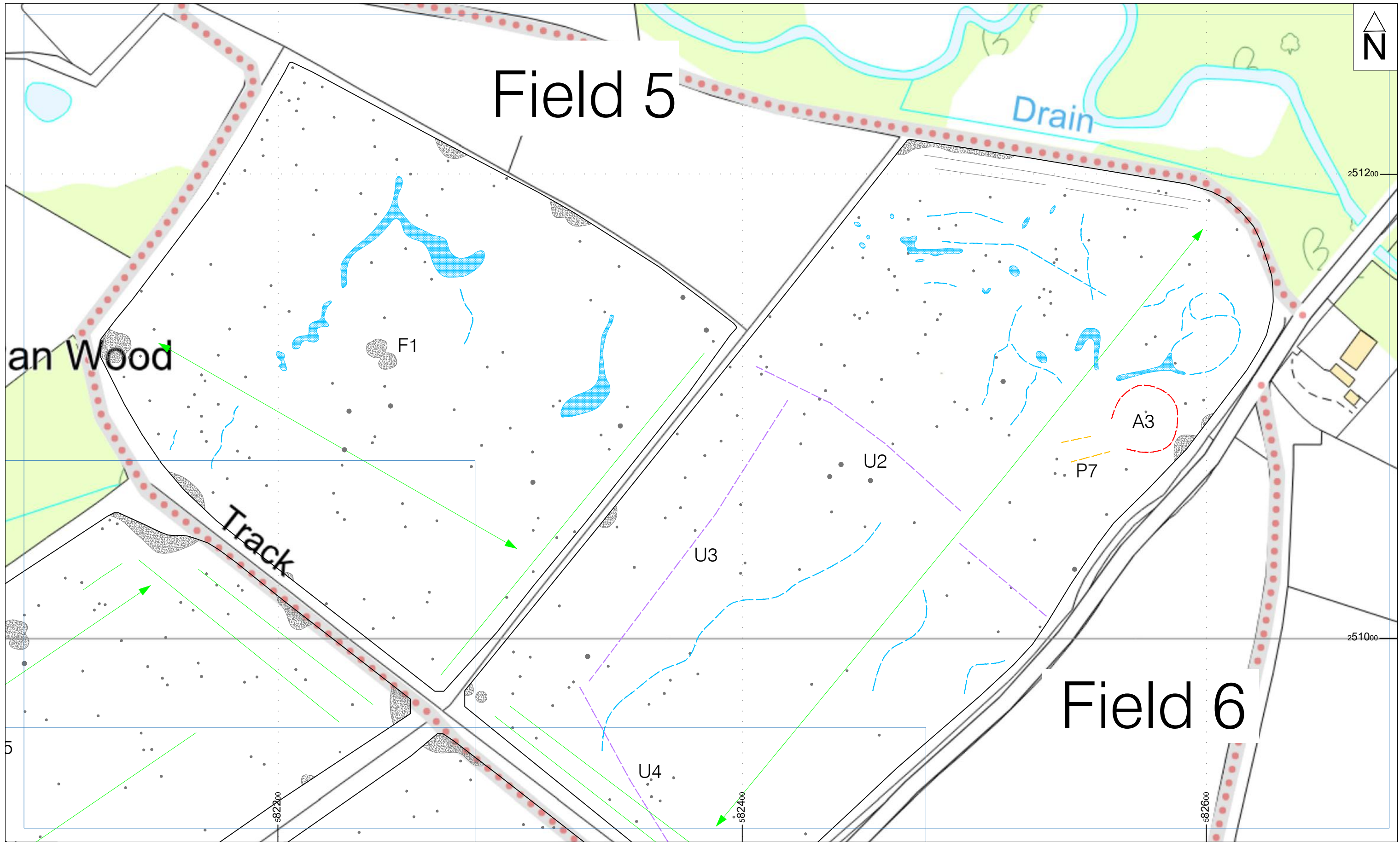
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Fig. 17





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Interpretation of magnetometer data; Sector 5

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Title

 SECTOR BOUNDARY

Interpretation

 FERROUS	 AGRICULTURAL	 UNCERTAIN
 MAGNETIC DISTURBANCE	 GEOLOGY	 ARCHAEOLOGY?
 CART INTERFERENCE		


 0 50m
 1:1500 @ A3

Fig. 18



Plate 1. General view of Field 1, looking south



Plate 2. General view of Field 1, looking northeast



Plate 3. General view of Field 2, looking northeast



Plate 4. General view of Field 2, looking southeast



Plate 5. General view of Field 3, looking east



Plate 6. General view of Field 3, looking west



Plate 7. General view of Field 4, looking northeast



Plate 8. General view of Field 4, looking southeast



Plate 9. General view of Field 5, looking northwest



Plate 10. General view of Field 5, looking southeast



Plate 11. General view of Field 6, looking northwest



Plate 12. General view of Field 6, looking southwest

Appendix 1: Magnetic survey - technical information

Magnetic Susceptibility and Soil Magnetism

Iron makes up about 6% of the Earth's crust and is mostly present in soils and rocks as minerals such as maghaemite and haemetite. These minerals have a weak, measurable magnetic property termed magnetic susceptibility. Human activities can redistribute these minerals and change (enhance) others into more magnetic forms. Areas of human occupation or settlement can then be identified by measuring the magnetic susceptibility of the topsoil because of the attendant increase (enhancement) in magnetic susceptibility. If the enhanced material subsequently comes to fill features, such as ditches or pits, localised isolated and linear magnetic anomalies can result whose presence can be detected by a magnetometer (fluxgate gradiometer).

In general, it is the contrast between the magnetic susceptibility of deposits filling cut features, such as ditches or pits, and the magnetic susceptibility of topsoils, subsoils and rocks into which these features have been cut, which causes the most recognisable responses. This is primarily because there is a tendency for magnetic ferrous compounds to become concentrated in the topsoil, thereby making it more magnetic than the subsoil or the bedrock. Linear features cut into the subsoil or geology, such as ditches, that have been silted up or have been backfilled with topsoil will therefore usually produce a positive magnetic response relative to the background soil levels. Discrete feature, such as pits, can also be detected. The magnetic susceptibility of a soil can also be enhanced by the application of heat and the fermentation and bacterial effects associated with rubbish decomposition. The area of enhancement is usually quite large, mainly due to the tendency of discard areas to extend beyond the limit of the occupation site itself, and spreading by the plough.

Types of Magnetic Anomaly

In the majority of instances anomalies are termed 'positive'. This means that they have a positive magnetic value relative to the magnetic background on any given site. However some features can manifest themselves as 'negative' anomalies that, conversely, means that the response is negative relative to the mean magnetic background.

Where it is not possible to give a probable cause of an observed anomaly a '?' is appended.

It should be noted that anomalies interpreted as modern in origin might be caused by features that are present in the topsoil or upper layers of the subsoil. Removal of soil to an archaeological or natural layer can therefore remove the feature causing the anomaly.

The types of response mentioned above can be divided into five main categories that are used in the graphical interpretation of the magnetic data:

Isolated dipolar anomalies (iron spikes)

These responses are typically caused by ferrous material either on the surface or in the topsoil. They cause a rapid variation in the magnetic response giving a characteristic 'spiky' trace. Although ferrous archaeological artefacts could produce this type of response, unless there is supporting evidence for an archaeological interpretation, little emphasis is normally given to such anomalies, as modern ferrous objects are common on rural sites, often being present as a consequence of manuring.

Areas of magnetic disturbance

These responses can have several causes often being associated with burnt material, such as slag waste or brick rubble or other strongly magnetised/fired material. Ferrous structures such as pylons, mesh or barbed wire fencing and buried pipes can also cause the same disturbed response. A modern origin is usually assumed unless there is other supporting information.

Linear trend

This is usually a weak or broad linear anomaly of unknown cause or date. These anomalies are often caused by agricultural activity, either ploughing or land drains being a common cause.

Areas of magnetic enhancement/positive isolated anomalies

Areas of enhanced response are characterised by a general increase in the magnetic background over a localised area whilst discrete anomalies are manifest by an increased response on two or three successive traverses. In neither instance is there the intense dipolar response characteristic exhibited by an area of magnetic disturbance or of an 'iron spike' anomaly (see above). These anomalies can be caused by infilled discrete archaeological features such as pits or post-holes or by kilns. They can also be caused by pedological variations or by natural infilled features on certain geologies. Ferrous material in the subsoil can also give a similar response. It can often therefore be very difficult to establish an anthropogenic origin without intrusive investigation or other supporting information.

Linear and curvilinear anomalies

Such anomalies have a variety of origins. They may be caused by agricultural practice (recent ploughing trends, earlier ridge and furrow regimes or land drains), natural geomorphological features such as palaeochannels or by infilled archaeological ditches.

Methodology: Gradiometer Survey

The main method of using the fluxgate gradiometer for commercial evaluations is referred to as *detailed survey* and requires the surveyor to walk at an even pace carrying the instrument within a grid system. A sample trigger automatically takes readings at predetermined points, typically at 0.25m intervals, on traverses 1m apart. These readings are stored in the memory of the instrument and are later dumped to computer for processing and interpretation.

During this survey an eight channel Sensys MX V3 system containing eight FGM650 sensors was also used which was towed across the area using an ATV. Readings were taken every 20MHz (between 0.05 and 0.1m). Data was be recorded onto a device, using a Carlson GNSS Smart antenna, for centimetre accuracy. These readings were stored in the memory of the instrument and downloaded for processing and interpretation.

The gradiometer data have been presented in this report in processed greyscale format. The data in the greyscale images have been interpolated and selectively filtered to remove the effects of drift in instrument calibration and other artificial data constructs and to maximise the clarity and interpretability of the archaeological anomalies.

Appendix 2: Survey location information

Data was recorded onto a device, using a Carlson GNSS BRx7 Smart antenna, for centimetre accuracy. These readings were stored in the memory of the instrument and downloaded for processing and interpretation. The accuracy of the BRx7 is between 0.15cm – 0.8cm. The BRx7 has a built-in tilt sensor to correct collected point coordinates to within 2cm.

The survey data were then super-imposed onto a base map provided by the client to produce the displayed locations. However, it should be noted that Ordnance Survey positional accuracy for digital map data has an error of 0.5m for urban and floodplain areas, 1.0m for rural areas and 2.5m for mountain and moorland areas. This potential error must be considered if co-ordinates are measured off hard copies of the mapping rather than using the digital co-ordinates.

Archaeological Services WYAS cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party.

Appendix 3: Geophysical archive and metadata

The geophysical archive comprises:-

- an archive disk containing compressed (WinZip 8) files of the raw data, report text (Microsoft Word 2003), and graphics files (Adobe Illustrator CS6 and AutoCAD 2017) files; and
- a full copy of the report.

At present the archive is held by Archaeological Services WYAS although it is anticipated that it may eventually be lodged with the Archaeology Data Service (ADS). Brief details may also be forwarded for inclusion on the English Heritage Geophysical Survey Database after the contents of the report are deemed to be in the public domain (i.e. available for consultation in the Suffolk Historic Environment Record).

Appendix 4: Oasis form

OASIS Summary for archaeol11-517648

OASIS ID (UID)	archaeol11-517648
Project Name	Geophysical Survey at Land at Boxted, Sudbury
Sitename	Land at Boxted, Sudbury
Sitecode	BOX23
Project Identifier(s)	
Activity type	Geophysical Survey, MAGNETOMETRY SURVEY
Planning Id	
Reason For Investigation	Planning: Pre application
Organisation Responsible for work	Archaeological Services WYAS
Project Dates	07-Aug-2023 - 09-Aug-2023
Location	Land at Boxted, Sudbury NGR : TL 81973 51007 LL : 52.12740806090069, 0.657008159464009 12 Fig : 581973,251007
Administrative Areas	Country : England County : Suffolk District : Babergh Parish : Boxted
Project Methodology	The cart-based survey was undertaken using an eight channel SenSYS MX V3 system containing eight FGM650 sensors. Readings are taken every 20MHz (between 0.05 and 0.1m). Data were recorded onto a device, using a Carlson GNSS Smart antenna, for centimetre accuracy. These readings were stored in the memory of the instrument and downloaded for processing and interpretation. DLMGPS and MAGNETO software, alongside bespoke in-house software was used to process and present the data.
Project Results	A geophysical (magnetometer) survey was undertaken on approximately 48 hectares of land located to the west of Boxted, Sudbury, Suffolk. Anomalies of both a definite and a possible archaeological origin have been detected including a number of magnetic anomalies associated with two separate groups of features consisting of enclosures, ditches, ring ditches and field systems, one of which is recorded in the HER. A further ring ditch recorded as a barrow on the HER has also been identified in the northeast of the Site. Former field boundaries, modern ploughing and field drains have also been recorded. Geological responses can be seen throughout and uncertain anomalies within the dataset may have an archaeological origin although a geological cause is also likely. Based on the geophysical survey, the archaeological potential of this Site is deemed to be high.
Keywords	Rectangular Enclosure - IRON AGE - FISH Thesaurus of Monument Types Ring Ditch - BRONZE AGE - FISH Thesaurus of Monument Types Field Boundary - UNCERTAIN - FISH Thesaurus of Monument Types
Funder	Private or public corporation RES Group
HER	Suffolk HER - unRev - STANDARD
Person Responsible for work	Emma Brunning
HER Identifiers	HER Event No - BXT063

Report generated on: 12 Sep 2023, 20:29

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Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
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