

Proposed Solar Power Station on Land West of Boxted, Suffolk

Heritage Assessment

by Dr Richard Hogget FSA MCIFA
for Save Glem Valley
February 2024



MOORHOUSE FARM

Richard Hoggett Heritage

9 Church Street, New Buckenham, Norwich, NR16 2BA
07855 383799 richard@richard-hoggett.co.uk

Contents

Table of Figures.....	ii
1. Introduction.....	1
2. Legislation, Policy and Guidance.....	2
2.1 Legislation.....	2
2.1.1 Planning (Listed Buildings and Conservation Areas) Act 1990	2
2.2 Planning Policy	3
2.2.1 National Planning Policy Framework	3
2.2.2 The Babergh and Mid Suffolk Joint Local Plan	5
2.2.3 National Planning Practice Guidance.....	6
2.2.4 Historic England Guidance.....	7
3. The Proposed Development Site and Scheme	9
4. Heritage Impact Assessment.....	13
4.1 Listed Buildings.....	13
4.1.1 Church of the Holy Trinity	15
4.1.2 Boxted Hall, Stables, Walls and Pavilion	17
4.1.3 Moorhouse Farm.....	19
4.1.4 Water Hall.....	23
4.1.5 Properties fronting onto The Street.....	24
4.1.6 Somerton Hall.....	25
4.1.7 Hare and Hounds.....	26
4.2 Hartest Conservation Area.....	29
4.3 Non-Designated Heritage Assets	31
4.3.1 Archaeological Features and Deposits.....	31
4.3.2 Boxted Manorial Landscape.....	33
5. Conclusions.....	40
6. Bibliography.....	44
7. About the Author	45
Appendix 1.....	46

Table of Figures

Figure 1. The location and landscape character of the proposed development site to the west of Boxted. Scale 1:7,500.....	8
Figure 2. Listed buildings surrounding the proposed development area. Scale 1:12,500.	12
Figure 3. Moorhouse Farm viewed from the north-east, showing the long approach drive and false-cresting of the house when viewed from the valley floor. The field in the foreground is part of the proposed development site.	22
Figure 4. Long view of Moorhouse Farm from across the Glem Valley, showing the house in its wider agricultural setting. All of the fields to the side and rear of the house are part of the proposed development site.	22
Figure 5. The spatial relationship between the Proposed Development Area and the Hartest Conservation Area. Scale: 1:20,000.	28
Figure 6. The spatial relationship between the proposed development area and the key features of the Boxted medieval manorial landscape. Scale: 1:10,000.....	34
Figure 7. Extract from the 1840 Boxted Tithe Map, showing field-names referred to in the text. (The National Archives IR 30/33/52)	35
Figure 8. Lidar plot showing the deep earthwork of the identified deer park boundary ditch to the north-west of Braggon's Hill, on the edge of the proposed development area.....	39

1. Introduction

- 1.1 This Heritage Assessment has been prepared by Dr Richard Hoggett FSA MCIFA on behalf of Save Glem Valley. Specifically, I have been commissioned to critically review the heritage impact of a planning application for the construction of a solar power plant with all associated works, equipment, necessary infrastructure and biodiversity net gains on a 44-hectare parcel of land situated to the west of Boxted, Suffolk, which has been submitted to Babergh District Council (Ref. DC/23/05127).
- 1.2 In preparing this report, I have reviewed all of the relevant submitted documents, with a particular emphasis on the submitted Design and Access Statement, Heritage Statement, Landscape and Visual Appraisal, and Landscape Masterplan, all prepared by Pegasus Group. In addition, I have consulted the National Heritage List for England (last accessed on 14th February 2024).
- 1.3 I undertook accompanied site visits with members of Save Glem Valley on 6th December 2023 and 12th January 2024 and have familiarised myself with the historic landscape within and around the proposed development area, and the heritage assets adjacent to the site. In doing so, I have paid particular attention to the contribution which the proposed development site makes to the setting of those heritage assets.
- 1.4 Section 2 of this report presents the framework of legislation, planning policy and guidance which applies to the application site. Section 3 summarises the historical development of the site and sets out the details of the proposed development. Section 4 critically reviews the submitted planning documents, identifies and assesses the designated and non-designated heritage assets which lie within and surround the site, and presents an assessment of the likely impact of the proposed development. Section 5 presents the conclusions of this report.

2. Legislation, Policy and Guidance

2.0.1 Where any development may affect designated or non-designated heritage assets, there is a framework of legislation, planning policy and guidance which ensures that development proposals are determined with due regard to their impact on the historic environment. The legislation, policy and guidance of relevance to the proposed development area are presented here.

2.1 Legislation

2.1.1 Planning (Listed Buildings and Conservation Areas) Act 1990

2.1.1.1 Legislation pertaining to buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) of the 1990 Act states that:

in considering whether to grant planning permission 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.

2.1.1.2 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage, National Trust and SSCLG [2014] EWCA Civ 137 at [24], Lord Justice Sullivan 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" when the decision-maker carries out the balancing exercise.

2.1.1.3 In a second 2014 Court of Appeal judgement in relation to Jones v Mordue, SOSCLG and South Northants Council [2015] ECA Civ 1243, Lord Justice Sales clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134, now paragraph 196 of the revised NPPF), this is in keeping with the requirements of the 1990 Act.

2.1.1.4 Section 71 of the 1990 Act concerns the formulation and publication of proposals for the preservation and enhancement of Conservation Areas and states that:

(1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.

(2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.

(3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.

2.1.1.5 Section 72 of the 1990 Act sets out the general duties in the exercise of planning functions with respect to Conservation Areas and states that:

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

(2) The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993.

(3) In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996.

(4) Nothing in this section applies in relation to neighbourhood development orders.

2.2 Planning Policy

2.2.1 National Planning Policy Framework

2.2.1.1 Designated and non-designated heritage assets are given protection under the National Planning Policy Framework (NPPF), the original version of which was published by the then Department for Communities and Local Government in March 2012. A revised version of the NPPF was published by the Ministry of Housing, Communities and Local Government (MHCLG) in July 2018, to which minor updates were made in February 2019, although these did not affect the sections pertaining to heritage. A second revised version of the NPPF was published by the MHCLG in July 2021, which preserved the approach to conserving and enhancing the historic environment presented in the previous iteration, and this was updated again by the Department for Levelling Up, Housing and Communities (DLUHC) in September 2023. A further updated version of the NPPF, revised in response to the Levelling-up and Regeneration Bill, was published by the DLUHC in December 2023. With regard to heritage, the latest iteration of the NPPF contains no substantive changes in planning policy, although the paragraph numbering has changed in response to earlier insertions made in the document.

- 2.2.1.2 Provision for the historic environment is considered in Section 16 of the NPPF, which directs Local Planning Authorities to set out 'a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats' (NPPF, para. 196). The aim is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.
- 2.2.1.3 Paragraph 200 of the NPPF states that 'In determining applications, local planning authorities should require an Applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'
- 2.2.1.4 Paragraph 201 of the NPPF instructs Local Planning Authorities to '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'.
- 2.2.1.5 Paragraph 205 of the NPPF states that '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 substantial harm, total loss or less than substantial harm to its significance'.
- 2.2.1.6 Paragraph 206 of the NPPF explains that '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'. As a corollary, paragraph 208 states that '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'.
- 2.2.1.7 In addition to the effects on designated heritage assets, paragraph 209 of the NPPF states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into 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'. A footnote to paragraph 206 of the NPPF makes it clear 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' (NPPF, footnote 72).

2.2.2 The Babergh and Mid Suffolk Joint Local Plan

2.2.2.1 The Babergh and Mid Suffolk Joint Local Plan provides a framework for shaping communities and guiding future development within the two districts until 2037. Part 1 of the Joint Local Plan was adopted by Mid Suffolk District Council on 20th November 2023 and by Babergh District Council on 21st November 2023. A revised Local Development Scheme, which was also brought into effect, sets out the planned timetable for the Joint Local Plan Part 2 Plan.

2.2.2.2 Policy LP19 of the local plan concerns the historic environment and states that:

1. Where an application potentially affects heritage assets, the Councils will require the applicant to submit a heritage statement that describes the significance of any heritage asset that is affected including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact.
2. In addition, where an application potentially affects heritage assets of archaeological interest, the heritage statement must:
 - a) Include an appropriate desk-based assessment and, where necessary, a field evaluation by a suitably qualified person; and
 - b) If relevant, demonstrate how preservation in situ of those archaeological assets can be achieved through the design of the development and safeguarding during construction.
3. The Councils will:
 - a. Support the re-use/ redevelopment of a heritage asset, including Heritage at Risk and assets outside settlement boundaries, where it would represent a viable use, and the proposal preserves the building, its setting and any features which form part of the building's special architectural or historic interest;
 - b. Support 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. Support 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 sustained; and

d. Take account of the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality.

4. In order to safeguard and enhance the historic environment, the Councils will have regard (or special regard consistent with the Councils' statutory duties) where appropriate to the historic environment and take account of the contribution any designated or non-designated heritage assets make 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.

5. When considering applications where a level of harm is identified to heritage assets (including historic landscapes) the Councils will consider the extent of harm and significance of the asset in accordance with the relevant national policies. Harm to designated heritage assets (regardless of the level of harm) will require clear and convincing justification in line with the tests in the National Planning Policy Framework.

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

7. Where development is otherwise considered acceptable, planning conditions/obligations will be used to secure appropriate mitigation measures and if appropriate a 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.'

2.2.3 National Planning Practice Guidance

2.2.3.1 The NPPF is complemented by a series of National Planning Practice Guidance documents, which include specific guidance on the application of the NPPF to the historic environment, published in 2014 and last updated in July 2019. Regarding how proposals can avoid or minimise harm to the significance of a heritage asset, the guidance states that 'analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance' (Paragraph: 008 Reference ID: 18a-008-20190723).

2.2.3.2 The guidance goes on to state that 'applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to

understand the potential impact of the proposal on its significance' (Paragraph: 009 Reference ID: 18a-009-20190723).

2.2.4 Historic England Guidance

2.2.4.1 Historic England's guidance document *Managing Significance in Decision-Taking in the Historic Environment* advises that significance should be assessed as part of the application process (Historic England 2015). It also advocates understanding the nature, extent, and level of significance of a heritage asset by considering the aesthetic, communal, historic and evidential values which a heritage asset may hold.

2.2.4.2 Historic England's most recent guidance document *Statements of Heritage Significance* advises using the terminology of the NPPF and Planning Practice Guidance, and indicates that significance should be considered to be derived from a heritage asset's archaeological, architectural, artistic and historic interest (Historic England 2019).

2.2.4.3 Historic England's Good Practice Advice in Planning Note 3 (GPA3) – *The Setting of Heritage Assets* – sets out a five-stage approach to assessing the potential impact which development proposals may have upon the settings of heritage assets (Historic England 2017). Specifically, these steps are:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

2.2.4.4 The structure of this report follows the steps set out by Historic England with regard to the possible impacts of the proposed development on surrounding heritage assets.



Figure 1. The location and landscape character of the proposed development site to the west of Boxted. Scale 1:7,500.

3. The Proposed Development Site and Scheme

- 3.1 The proposed development area comprises a 44-hectare parcel of land situated to the west of the village of Boxted, Suffolk (Figure 1). The site consists of five complete arable fields and most of a sixth, each of which is currently under active agricultural cultivation and the extents of most of which are defined by hedged boundaries. The northern boundary of the Applicant's Field 3 is an arbitrary line across an agricultural field. Topographically, the site occupies a north-facing slope on the southern side of the Glem valley. The south-western part of the site stands at a height of approximately 90m above Ordnance Datum and the land drops away steeply to the north and east, where the ground lies at approximately 45m aOD.
- 3.2 To the south, the site is bounded by agricultural land on higher ground and the wooded expanses of Park Wood and Lownage Wood, both of which are identified as Ancient Woodland, being defined as areas of woodland which have existed since at least AD 1600.
- 3.3 To the west and north-west, the site is bounded by further agricultural fields, while the central-northern part of the site wraps around three sides of Dripping Pan Wood, which is identified as a probable stand of Ancient Woodland. Immediately to the north of the site stands the Grade II-listed Moorhouse Farm and its associated complex of farm buildings, beyond which lies the wooded floor of the river valley.
- 3.4 To the north-east, the site is bounded by the long driveway to Moorhouse Farm and the wooded river valley, adjacent to which is Boxted's main street, on which stand a number of Grade II listed buildings, including 3 & 4 The Street and Thatched Cottages.
- 3.5 To the east, the site is bounded by the line of Braggon's Hill, the western side of which is lined by a very deep and very wide ditch, which probably relates to the boundary of a former medieval deer park associated with Boxted Hall. To the east of the road are further agricultural fields, beyond which is Boxted Park, which contains the Grade II*-listed Boxted Hall and associated Grade II-listed walls, pavilion and stables.
- 3.6 To the south-east of the site, further agricultural fields bound the site, beyond which the Grade I-listed church of the Holy Trinity stands in an elevated position overlooking Boxted Hall and set within the boundary of Boxted Park.
- 3.7 The submitted Heritage Statement by the Pegasus Group provides a brief overview of the historical development of the proposed development area, which highlights a number of significant connections between the land which makes up the proposed development site and the surrounding designated and non-designated heritage assets.

- 3.8 The Boxted Tithe Map of 1840 indicates that the site then comprised a mixture of smaller parcels of arable land, pasture and coppice, which were under various land ownerships and occupancies (see Heritage Statement, para. 5.31). These included 11 parcels of land owned by the Marquis of Downshire and occupied by John Spencer Westrup, the holding of which also included the Grade II-listed Moorhouse Farm, which is situated immediately to the north of the site.
- 3.9 The tithe map also indicates that the proposed development area included an area of woodland owned and occupied by George Weller Poley, who also owned and occupied the Grade II*-listed Boxted Hall to the east of the site, together with the historic parkland within which the Hall stands. Weller Poley also owned four additional land parcels within the proposed development area, which were occupied by John Smith. The tithe map therefore demonstrates that there are strong historical connections of ownership and occupancy between the land within the proposed development site and Boxted Hall, as well as long-standing connections between the proposed development site and the Moorhouse Farm complex.
- 3.10 Later historical mapping and aerial photographs indicate that, barring the loss of some internal field boundaries to create larger plots, the agricultural landscape character of the proposed development area has remained largely unchanged for several centuries (Heritage Statement, paras 5.34-41). This conclusion is also captured in the Suffolk Historic Landscape Characterisation (HLC) assessment, which identifies that the fields within the eastern half of the proposed development site, between Moorhouse Farm and Boxted Hall, represent the pre-18th-century of irregular co-axial fields. Likewise, the Suffolk HLC identifies the fields within the western half of the proposed development area as the result of the pre-18th-century enclosure of a more random arrangement of fields (Heritage Statement, para. 5.42).
- 3.11 Regarding the proposed scheme, the submitted plans indicate that the vast majority of the 44-hectare site will be given over to west-east aligned rows of photovoltaic panels, which will be mounted on 3.5m-high metal frames. These panels will be oriented southwards, i.e. up-slope, with the rear of the frame facing towards the Glem Valley. In addition to the panels, the scheme also incorporates a substation compound and six inverter and battery storage areas with associated hardstandings, all linked by a network of internal access tracks.
- 3.12 The substation compound comprises a series of buildings which are over 4m tall, with a communication mast rising to 5.2m. The inverter units are 3m high box-like structures, measuring 5m by 3m, and the battery storage enclosures are 12m long by 2.5m wide and 2.9m high. The submitted plans indicate that

the battery storage units will not be green, but will instead be white or light grey.

- 3.13 The perimeter of the site will be enclosed with 2.4m high deer fencing of high-tensile steel, interspersed at regular intervals with CCTV cameras mounted on 3.5m high steel poles. The site access is proposed off Braggon's Hill, but the Suffolk Fire and Rescue Service have indicated the need for an additional access, which it has been suggested might be achieved via Moorhouse Farm.
- 3.14 The fundamental change of landscape character of the site from its existing agricultural character to that of an industrialised energy-producing landscape will have a significant negative impact upon the site itself and its surroundings. The sloping topography of the site and elevated nature of the surrounding landscape greatly increase the visibility of the site and makes screening with the use of vegetation almost impossible when viewed from the opposite side of the valley. This is apparent from, but not fully acknowledged in, the Applicant's Landscape and Visual Impact Assessment, and is explicitly stated by the district council's advisors on landscape matters, Place Services, in their consultation response of 11th December 2023. The issue is explored further in the Landscape and Visual Review prepared by Carly Tinkler on behalf of Save Glem Valley.
- 3.15 It is clear that the agricultural landscape of the proposed development area preserves its late medieval character and has strong historical associations with the surrounding historical institutions, particularly Boxted Hall and Moorhouse Farm, and that these connections are still evident and can be clearly read in the present-day landscape. Despite this, the Applicant's Heritage Statement concludes that 'the legibility of any historic landscape is considered to be low'. I fundamentally disagree with this conclusion. Armed with this understanding of the historical character of the proposed development area and the changes which will be brought about by the proposed scheme, the next section of this report considers the heritage assets which are situated within and around the site and critically reviews the Applicant's assessment of the impacts which the proposed scheme will have upon them and their settings.

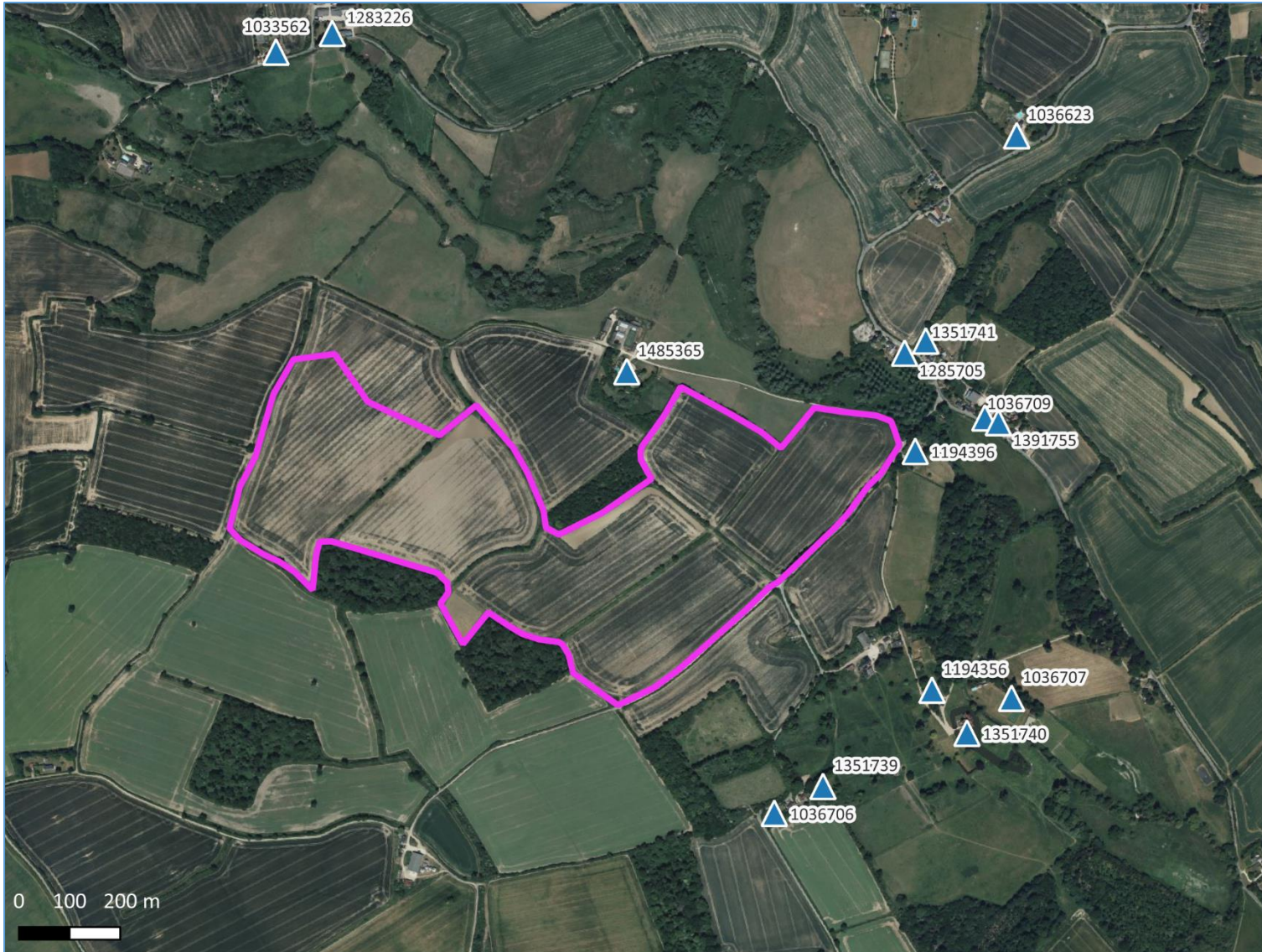


Figure 2. Listed buildings surrounding the proposed development area. Scale 1:12,500.

4. Heritage Impact Assessment

- 4.0.1 Having established the nature of the proposed outline development and the historical character of the proposed development site, this section considers the designated and non-designated heritage assets which lie within and surround the site and reviews the projected impact which the proposed development would have upon them and their settings.
- 4.0.2 The current application is supported by a Heritage Statement (HS) prepared by Pegasus Group, which identifies the designated and non-designated heritage assets within and surrounding the proposed development area and presents an assessment of the likely impact which the scheme will have upon them. The Heritage Statement is informed and supported by a geophysical survey of the site undertaken by Archaeological Services WYAS in August 2023.
- 4.0.3 This section presents a critical review of these assessments and identifies additional heritage assets which will also be impacted upon by the scheme.

4.1 Listed Buildings

- 4.1.0.1 There are no listed buildings within the proposed development area, but several clusters of listed buildings stand in close proximity to it. The site forms part of their setting and this, in tune, has the potential to contribute towards their significance (Figure 2).
- 4.1.0.2 Section 6 of the submitted HS identifies a list of 12 listed buildings which the Applicant considers include the proposed development site as part of their setting. However, no clear indication is given of the criteria or methodology which were applied as part of the selection process when assessing affected, or potentially affected listed buildings. At paragraph 3.7, the Heritage Statement simply states that 'heritage assets in the wider area were assessed as deemed appropriate'. At paragraph 6.4, this is augmented with the statement that relevant heritage assets were identified 'on the basis of distance, intervisibility and a historical functional association' with the proposed development site.
- 4.1.0.3 Specifically, the listed buildings identified and assessed by the Applicant are:
- Church of the Holy Trinity (Grade I; NHLE 1351740)
 - Boxted Hall (Grade II*; NHLE 1351740)
 - Stables at Boxted Hall (Grade II; NHLE 1194356)
 - Garden Walls and Pavilion to Boxted Hall (Grade II; 1036707)
 - Moorhouse Farm (Grade II; NHLE 1485365)
 - Water Hall (Grade II; NHLE 1194396)
 - 3 & 4 The Street (Grade II; NHLE 1285705)

- Thatched Cottages (1 & 2 The Street) (Grade II; NHLE 1351741)
- Street Farm Cottage (Grade II; NHLE 1036709)
- Street House (Grade II; NHLE 1391755)
- Somerton Hall (Grade II; NHLE 1283226)
- Hare and Hounds (Grade II; NHLE 1033562)

4.1.0.4 It should be noted that in the Applicant's own list (HS, para. 6.4), while the Grade II*-listed Boxted Hall is explicitly mentioned, the Grade II-listed stables, walls and pavilion are simply referred to as 'associated assets', with no indication given of their being separately listed, their number, grade or the nature of their relationship to Boxted Hall. Given the strong historical and spatial relationship between these listed buildings and the proposed development site, this conflation of three separately listed buildings creates a misleading impression and arguably underplays the overall significance of the Boxted Hall complex.

4.1.0.5 In addition, the HS identifies a number of additional listed buildings which while having some of these listed criteria, have been scoped out of further assessment. Hill House (Grade II; NHLE 1036706), which stands adjacent to Boxted parish church some 340m to the south-east of the site, was scoped out of the Applicant's assessment on the basis that the proposed development site is not part of the setting of the listed building and therefore does not contribute towards its significance (HS, para. 6.9). Similarly, the proposed development site was not considered to form part of the setting of the Grade II*-listed Fishers, which stands 795m to the south-west of the site (NHLE 1036708) and the Grade II-listed Trucketts Hall, which stands 865m to the south-west of the site (NHLE 1194317). Having considered these listed buildings during my own assessment and site visit, I agree with the Applicant's conclusions regarding these heritage assets.

4.1.0.6 The Applicant notes that the topography of the site enables long views to be obtained from the church towers of St Mary's church, Hawkedon, which stands 2.3km north-east of the site (Grade I; NHLE 1031651) and St James's church, Stanstead, which stands 2.4km to the south-east of the site (Grade II*; NHLE 1033528) (HS, para. 6.8). Such long-range views of church towers are commonplace, and the applicant scoped these two churches out of their assessment on this basis. I agree with their approach to these heritage assets, but this intervisibility is indicative of the very large geographical area over which the proposed development site will be visible. This is an issue which is explored more fully in the Applicant's submitted Landscape and Visual Impact Assessment and, in much greater depth, in the Landscape and Visual Review prepared by Carly Tinkler on behalf of Save Glem Valley. The conclusions of that Review should be read in conjunction with this report.

4.1.0.7 None of the identified listed buildings will be directly affected by the proposed development, but as the land within the site forms part of each of their settings there is the potential for the scheme to cause 'less than substantial harm' to the significance of each listed building by adversely affecting their setting. The rest of this section critically reviews the Applicant's assessment of the likely heritage impact on each of the listed buildings outlined above and offers my own conclusions on the level of 'less than substantial harm' which will be caused to each of these listed buildings. Under paragraph 208 of the NPPF, any identification of 'less than substantial harm' to a listed building needs to be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Under paragraph 205 of the NPPF, 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. Likewise, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and subsequent legal judgements (cited above, Section 2.1.1) indicate that this harm should be given 'considerable importance and weight' when the decision-maker carries out the balancing exercise.

4.1.1 Church of the Holy Trinity

4.1.1.1 The Grade I-listed church of the Holy Trinity stands 360m from the south-eastern extent of the proposed development area, from which it is separated by an agricultural field and part of the landscaped grounds of Boxted Park, within which it is set (NHLE 1351739; Figure 2). The list entry erroneously identifies the church as being dedicated to All Saints, a mistake which persists in the submitted HS.

4.1.1.2 The official list entry for the church describes it thus:

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.¹

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1351739>

- 4.1.1.3 Although primarily graded for its architectural and historical value, the setting of the church is important and does make a contribution towards its significance. The immediate setting of the church is its churchyard, which is currently bounded by thick vegetation, but the elevated position of the church and the height of its tower mean that the upper reaches of the church are still visible and appreciable across a wide part of the parish, including the land which lies within the proposed development site.
- 4.1.1.4 Also forming a part of the setting is the winding approach to the church, which is reached from the valley floor via Braggon's Hill. This road runs adjacent to the eastern boundary of the proposed solar power plant and is also the location of its principal access. The industrialised landscape character of the solar power plant will fundamentally change the approach to the church as it is currently experienced and the juxtaposition of the solar power plant to the west of the road and the landscape park at Boxted Hall to its east will serve to emphasise this change in character further.
- 4.1.1.5 Of crucial importance to the significance of the church is its spatial and historical relationship with the medieval manorial centre at Boxted Hall. As a consequence, in addition to its own Grade I-listed status, the church also has very strong group value as part of a high-status, medieval, manorial landscape. As is discussed further below, this incorporates the Grade II*-listed Boxted Hall, its associated Grade II-listed outbuildings, and the parkland within which they and the church are set, as well as the area of the former deer park to the west, which includes the former hunting lodge at Moorhouse Farm. Although not all of these landscape elements are intervisible, they are interconnected and the proposed development site forms an important part of their collective setting, occupying as it does most of the land between these features.
- 4.1.1.6 The Applicant's heritage impact assessment likewise concludes that setting does contribute towards the significance of the church, and highlights the churchyard, the relationship with Boxted Hall, and the church's wider relationship with the settlement of Boxted as key factors (HS, para. 6.119). Despite this, the applicant concludes that the views afforded of the church from within the proposed development site do not contribute to the significance of the church and that views from the church towards the site do not contribute towards its significance either (HS, para. 6.120). As such, the applicant concludes that that the proposed development would result in no harm to the significance of the Grade I-listed church (HS, para. 6.121). For the reasons set out above, I disagree with this conclusion.
- 4.1.1.7 My own assessment indicates that the proposed development site does form a part of the broader setting of the church, including the winding approach road to the church, and that the interconnected nature of the medieval

manorial landscape of which the church is a part makes an important contribution to the significance of the building. The fundamental change of landscape character brought about by the proposed scheme will result in harm to the significance of the building, which in planning terms will result in 'less than substantial harm' towards the lower end of the scale. This conclusion accords with the concerns expressed by Historic England in their consultation response dated 24th November 2023, and by the District Council's Principal Heritage Officer in their consultation response dated 13th December 2023.

4.1.2 Boxted Hall, Stables, Walls and Pavilion

4.1.2.1 The Grade II*-listed Boxted Hall stands 480m from the south-eastern extent of the proposed development area and 280m to the north-east of the Grade I-listed Holy Trinity church (NHLE 1351740; Figure 2). The Boxted Hall complex also includes the stables, located to the west of the Hall and separately listed at Grade II (NHLE 1194356; Figure 2), and the walls and pavilion to the north-east of the Hall, which are also listed at Grade II (NHLE 1036707; Figure 2). All of these listed buildings form a complex of interconnected designated heritage assets and they stand within the landscaped grounds of Boxted Park, which is not a Registered Park and Garden, but which is recorded in the Suffolk Historic Environment Record (SHER) and is considered to constitute a non-designated heritage asset in its own right (SHER BXT 025).

4.1.2.2 The official list entry for the Grade II*-listed Boxted Hall describes it thus:

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.²

4.1.2.3 The official list entry for the Grade II-listed stables describes them thus:

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

² <https://historicengland.org.uk/listing/the-list/list-entry/1351740>

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.³

4.1.2.4 The official list entry for the Grade II-listed garden walls and pavilion describes them thus:

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.⁴

4.1.2.5 The applicant assesses these three listed buildings under the single heading of 'Assets at Boxted Hall', although they are individually listed and each carries weight in its own right, as well as having group value with the other elements of the immediate Boxted Hall complex. As discussed above, the Grade II*-listed Boxted Hall also has very strong group value as part of a high-status, medieval, manorial landscape, which incorporates the Grade I-listed church, the parkland within which they are set and the area of the former deer park to the west, which includes Moorhouse Farm. The proposed development site forms an important part of their collective setting, occupying as it does most of the land between these features.

4.1.2.6 Although primarily graded for its architectural and historical value, the setting of the Grade II*-listed Boxted Hall and its Grade II-listed outbuildings is important and does contribute towards their significance, individually and as a group. The immediate setting of the Boxted Hall complex is the landscaped grounds of Boxted Park, itself a non-designated heritage asset, and the principal façade of the Hall faces south-west towards the elevated position of the Grade I-listed parish church, which increases their group value.

4.1.2.7 As discussed above, the 1840 Boxted Tithe Map demonstrates that the then owner of Boxted Hall, George Weller Poley, owned woodland and several parcels of agricultural land within the proposed development area. It is also apparent that the Grade II-listed Moorhouse Farm was constructed as a park lodge for Boxted Hall, although at the time that the Tithe Map was compiled,

³ <https://historicengland.org.uk/listing/the-list/list-entry/1194356>

⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1036707>

this was under separate ownership to the Hall. While the Applicant's assessment dismisses this as a 'minor historical functional association' (HS, para. 6.100), the proposed development site clearly lies within the setting of the Boxted Hall complex and contributes towards the significance of the listed buildings, individually and as a group.

4.1.2.8 Acknowledging that setting does contribute to the significance of Boxted Hall and the other listed buildings within the complex, the Applicant identifies their setting as the immediate gardens and grounds of the Hall, the wider extent of the Park and the other buildings within it, as well as the wider Glem Valley and, specially, Moorhouse Farm (HS, para. 6.109). Despite this assertion, the Applicant concludes that the land within the proposed development site does not contribute towards the significance of the Boxted Hall complex (HS, para. 6.110). As such, the applicant concludes that that the proposed development would result in no harm to the significance of the Grade II*-listed Boxted Hall, the Grade II-listed Stables or the Grade II-listed Wall and Pavilion (HS, para. 6.111). For the reasons set out above, I disagree with this conclusion.

4.1.2.9 My own assessment indicates that the proposed development sites does form a part of the broader setting of the Boxted Hall complex, which comprises Boxted Hall, the stables, wall and pavilion, and includes the wider Boxted Park non-designated heritage asset. The Hall, park and the proposed development site clearly share a long and interconnected manorial history, in addition to their physical proximity. The fundamental change of landscape character brought about by the proposed scheme will result in harm to the significance of all three listed buildings (one Grade II* and two Grade II), which in planning terms will result in 'less than substantial harm' towards the lower end of the scale. This conclusion accords with the concerns expressed by Historic England in their consultation response dated 24th November 2023, which raised the issue of the development on Boxted Park. It also accords with the District Council's Principal Heritage Officer in their consultation response dated 13th December 2023, which again disagreed with the Applicant's assessment and concluded that the proposed development would result in 'less than substantial harm'.

4.1.3 Moorhouse Farm

4.1.3.1 The Grade II-listed Moorhouse Farm stands 100m from the northern extent of the proposed development area, which abuts its grounds and part of its long private driveway, which links the building to the village centre (NHLE 148365; Figure 2). Moorhouse Farm was assessed by Historic England very recently and only added to the National Heritage List for England in April 2023. The list entry is consequently very long and detailed and is greatly informed by a Heritage Asset Assessment of the building undertaken by architectural

historian Leigh Alston in February 2023. A copy of this assessment is reproduced here as Appendix 1.

4.1.3.2 The official list entry for Moorhouse Farm describes the reasons for the designation of the listed building as follows:

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 [sic] 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.⁵

4.1.3.3 Although in part graded for its architectural and historical value, from this list description it is clearly apparent that the historical connections between Moorhouse Farm and Boxted Hall complex are considered to be a significant part of its grading, as is the group value which exists between them. The setting of this particular listed building is an important part of its significance. The immediate setting of Moorhouse Farm comprises the gardens and grounds which surround the house, but there are clear current and historical connections between the farmhouse and the surrounding agricultural landscape within which it is experienced. Of crucial importance is the relationship with the manorial centre at Boxted Hall as part of a high-status, medieval, manorial landscape. Although today not all of these landscape elements are intervisible, mainly due to the presence of intervening

⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1485365>

vegetation, they remain interconnected and the proposed development site forms an important part of their collective setting, occupying as it does most of the land between these features.

- 4.1.3.4 In addition to this medieval connection between Moorhouse Farm and the proposed development site, the 1840 Boxted Tithe Map indicates that by the 19th century 11 of the 16 land parcels which then made up the proposed development site were owned by the Marquis of Downshire and occupied by John Spencer Westrup. The same pair owned and occupied Moorhouse Farm, so there is a strong, demonstrable and wide-ranging connection between Moorhouse Farm and the proposed development site which has persisted for many hundreds of years. Although this connection has since been severed, this does not result in its being any less meaningful.
- 4.1.3.5 Given all of the above, the Applicant concedes that the land within the proposed development site is part of the setting of the listed building and does make a contribution to the overall significance of the Grade II listed building (HS, para. 6.29). The Applicant's assessment concludes that the proposed development will result in 'less than substantial harm' to the significance of the listed building, which they place at the lower end of the scale (HS, para. 6.31). I agree with this identification of 'less than substantial harm', but consider that the Applicant's conclusion underplays the severity of the harm to the significance of the listed building which will be caused by the proposed scheme.
- 4.1.3.6 Moorhouse Farm is very conspicuously located on a shoulder of land on the southern side of the Glem valley and, as such, is very visible from numerous locations within the surrounding landscape (Figures 3 and 4). Given the historical connection between Moorhouse Farm and Boxted Hall, with the former serving as a hunting lodge for a deer park associated with the latter, it is no surprise that, even with the modern tree planting in the gardens which now partly encloses it, the house is very visible, being false-crested against the skyline when viewed from the lower reaches of the valley which lie between the farmhouse and the Hall (Figure 3). This juxtaposition would have been deliberately created by those laying out the deer park, so that the presence and status of the lodge could be appreciated by those using the park. As a consequence, the long views of the farmhouse which can still be experienced from the valley floor, particularly as one progresses along the long approach driveway to the farmhouse, are a key part of the building's significance. The proposed development will bring the solar power plant to the immediate south of the driveway to Moorhouse Farm and the change of landscape character and visible presence of the solar power plant will clearly have a detrimental impact on the setting of the farmhouse. These long views will be severely impacted upon by the introduction of an industrialised element to the landscape and, at worst, will be severed completely.



Figure 3. *Moorhouse Farm viewed from the north-east, showing the long approach drive and false-cresting of the house when viewed from the valley floor. The field in the foreground is part of the proposed development site.*



Figure 4. *Long view of Moorhouse Farm from across the Glem Valley, showing the house in its wider agricultural setting. All of the fields to the side and rear of the house are part of the proposed development site.*

- 4.1.3.7 Moorhouse Farm is also a particularly prominent feature in the landscape when viewed from elevated positions on the northern side of the Glem valley, from which vantage points it is possible to experience the farmhouse within the wider agricultural setting which it has enjoyed for several hundred years (Figure 4). The fundamental change of landscape character from an agricultural landscape to an industrialised energy-producing landscape which will be brought about by the proposed scheme will clearly have a detrimental impact on the setting within which the farmhouse is appreciated, especially when viewed from the north.
- 4.1.3.8 My own assessment concludes that the proposed development will result in harm to the significance of the Grade II-listed Moorhouse Farm, which in planning terms will result in 'less than substantial harm'. Unlike the Applicant, I consider that the level of this harm lies towards the middle of the scale of 'less than substantial harm'. This conclusion accords with concerns raised by the District Council's Principal Heritage Officer in their consultation response dated 13th December 2023, which also disagreed with the Applicant's assessment and likewise concluded that the proposed development would result in a medium level of 'less than substantial harm'.

4.1.4 Water Hall

- 4.1.4.1 The Grade II-listed Water Hall stands 35m east of the easternmost extent of the proposed development area, opposite the entrance to Moorhouse Farm (NHLE 1194396; Figure 2). The official list entry describes Water Hall thus:

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

- 4.1.4.2 Although primarily listed for its architectural and historical value, setting also contributes to the significance of this heritage asset. The 1840 Boxted Tithe Map indicates that Water Hall and its landholding were owned by George Weller Poley (who also owned Boxted Hall and land within the proposed development area) and was occupied by Joseph Joslin. There is, therefore, an historical association between Water Hall and the wider Boxted Hall medieval manorial landscape discussed above.
- 4.1.4.3 The Applicant concludes that setting makes a minor contribution to the significance of Water Hall (HS, para. 6.43). As a result of the close proximity of the proposed development site, and the historical associations between it and Water Hall, the Applicant also concludes that the proposed development will result in 'less than substantial harm' at the low end of the scale. I agree

⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1194396>

with this conclusion, as does the District Council's Principal Heritage Officer in their consultation response dated 13th December 2023.

4.1.5 Properties fronting onto The Street

4.1.5.1 There are a number of Grade II-listed domestic dwellings which are concentrated within the main settlement core of Boxted, which focusses on The Street, situated 120m to the north-east of the proposed development area (Figure 2). Specifically, these properties are:

- 3 & 4 The Street (Grade II; NHLE 1285705)
- Thatched Cottages (1 & 2 The Street) (Grade II; NHLE 1351741)
- Street Farm Cottage (Grade II; NHLE 1036709)
- Street House (Grade II; NHLE 1391755)

4.1.5.2 The official list entry for 3 & 4 The Street describes the property thus:

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.⁷

4.1.5.3 The official list entry for Thatched Cottages (1 & 2 The Street) describes the property thus:

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 C20.⁸

4.1.5.4 The official list entry for Street Farm Cottage describes the property thus:

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.⁹

4.1.5.5 The official list entry for Street House describes the property thus:

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

⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1285705>

⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1351741>

⁹ <https://historicengland.org.uk/listing/the-list/list-entry/1036709>

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.¹⁰

4.1.5.6 The Applicant presents individual assessments of each of these Grade II-listed buildings in the submitted Heritage Statement, and in every instance concludes that the proposed development will result in no harm to the heritage significance of the listed building (HS, paras 6.56, 6.69, 6.81, 6.93). This conclusion is based upon the observation that the settings of these individual buildings are much more localised and tightly focussed than those buildings considered above, in that they are primarily domestic dwellings fronting onto The Street, rather than sharing a relationship with the wider agricultural landscape. I accept these arguments and agree with this tighter definition of setting, however the close proximity of the proposed development area and its rising topography mean that the site's currently open agricultural character forms a backdrop to the settlement and is therefore part of the setting within which this cluster of listed buildings is experienced. While the contribution which this setting makes to the overall significance of these properties is relatively low, the change of landscape character and the visible presence of the solar power plant will clearly have a detrimental impact on the surroundings within which these heritage assets are experienced. As such, I disagree with the Applicant's overall conclusions of heritage impact and consider that the proposed development would cause 'less than substantial harm' to the four listed buildings – 3 & 4 The Street, Thatched Cottages, Street Farm and Street Farm Cottages – and that this harm would lie at the lower end of the scale. A similar assessment is set out by the District Council's Principal Heritage Officer in their consultation response dated 13th December 2023.

4.1.6 Somerton Hall

4.1.6.1 The Grade II-listed Somerton Hall stands 630m to the north of the proposed development site, on the crest of the opposite side of the valley (NHLE 1283226; Figure 2).

4.1.6.2 The official list entry describes Somerton Hall thus:

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

¹⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1391755>

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.¹¹

4.1.6.3 Although primarily listed for its architectural and historical value, setting also contributes to the significance of this heritage asset. There is no known historical or functional association between the land within the site and the asset, but the Applicant identifies that there are long-distance views between Somerton Hall and parts of the proposed development site (HS, paras 6.139–140).

4.1.6.4 The Applicant concludes that, despite these views, the proposed development site does not contribute towards the heritage significance of the listed building, and that the proposed development would not result in harm to the significance of the Somerton Hall. I agree with this conclusion, but these long-distance views are indicative of the very large geographical area over which the proposed development site will be visible. This is an issue which is explored and critiqued more fully in the Landscape and Visual Review prepared by Carly Tinkler on behalf of Save Glem Valley, the conclusions of which should be read in conjunction with this report.

4.1.7 Hare and Hounds

4.1.7.1 The Grade II-listed Hare and Hounds stands 600m to the north of the proposed development site, on the crest of the opposite side of the valley (NHLE 1033562; Figure 2).

4.1.7.2 The official list entry describes the Hare and Hounds thus:

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.¹²

4.1.7.3 Although primarily listed for its architectural and historical value, setting also contributes to the significance of this heritage asset. There is no known historical or functional association between the land within the site and the asset, but the Applicant identifies that there are long-distance, glimpsed views between the Hare and Hounds and parts of the proposed development site (HS, paras 6.128 and 6.133).

¹¹ <https://historicengland.org.uk/listing/the-list/list-entry/1283226>

¹² <https://historicengland.org.uk/listing/the-list/list-entry/1033562>

4.1.7.4 The Applicant concludes that the proposed development site does not contribute towards the heritage significance of the listed building, and that the proposed development would not result in harm to the significance of the Hare and Hounds (HS, para. 6.134). I agree with this conclusion, but again this analysis serves to emphasise the large geographical area over which the proposed development area will be visible. While not necessarily resulting in heritage impact, the scale and implications of this visibility are explored and critiqued more fully in the Landscape and Visual Review prepared by Carly Tinkler on behalf of Save Glem Valley, the conclusions of which should be read in conjunction with this report.

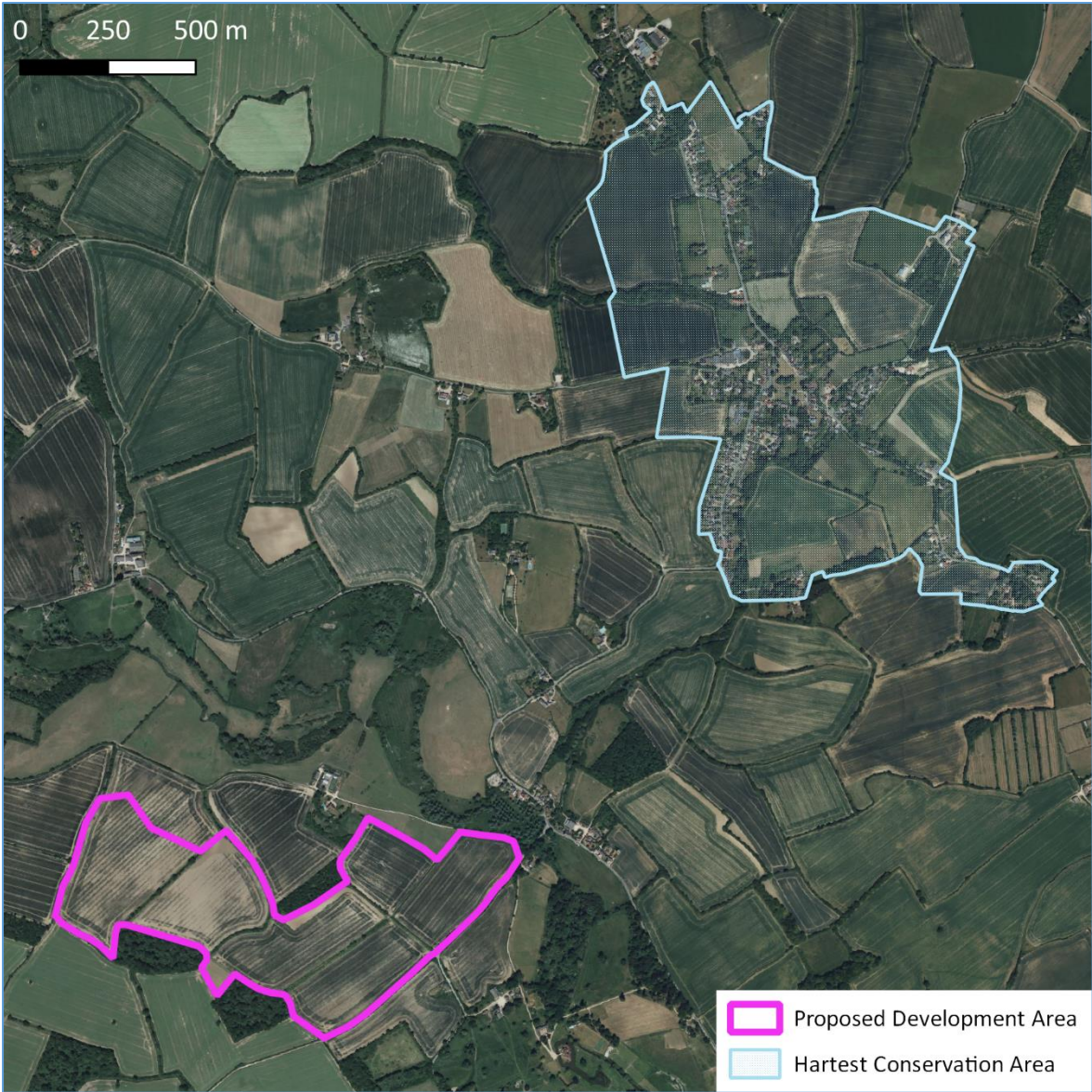


Figure 5. The spatial relationship between the Proposed Development Area and the Hartest Conservation Area. Scale: 1:20,000.

4.2 Hartest Conservation Area

- 4.2.1 In addition to the listed buildings detailed and discussed above, the Applicant also identifies the Hartest Conservation Area as another designated heritage asset which has the potential to be adversely affected by the proposed development. At its closest point, the Hartest Conservation Area lies 945m to the north-east of the proposed development site, from which it is separated by the wooded agricultural land of the Glem Valley (Figure 5). The Hartest 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 2013.¹³ As discussed in section 2.1.1, above, Sections 71 and 72 of the Planning (Listed Buildings and Conservation Areas Act 1990) emphasise the desirability of preserving and enhancing the character or appearance of Conservation Areas, requiring that local authorities pay special attention to these issues.
- 4.2.2 The Conservation Area Appraisal sets out that the area covers the main settlement of Hartest, which comprises a cluster of houses around a triangular village green, as well as the hamlets of Cross Green to the north and Hartest Hill to the south-east. The Conservation Area contains 48 Listed Buildings, of which the church of All Saints is the only one listed at Grade I, while the remainder are listed at Grade II. The Conservation Area Appraisal emphasises that these outlying areas are all on higher ground on the north-eastern shoulder of the Glem valley and also sets out how the Conservation Area boundary is very broadly drawn and, as such, incorporates large areas of agricultural land, predominantly to the east, south and west.
- 4.2.3 In the submitted Heritage Statement, the Applicant identifies that due to the topography of the landscape, there are long-distance views from within the south-eastern extent of the Conservation Area which extend across the Glem valley and incorporate the agricultural land within the proposed development site. Moorhouse Farm is clearly visible in these views, where it is experienced within its agricultural setting (see 4.1.3, above) (HS, para. 6.151). The Applicant also identifies that the proposed development site is visible in long-distance views from Public Rights of Way in the southern part of the Conservation Area (HS, para. 6.152). Examples of such views are included as Plates 65–70 within the Applicant's Heritage Statement and these views and others like them are explored more fully in the Applicant's submitted Landscape and Visual Impact Assessment and, in much greater depth, in the Landscape and Visual Review prepared by Carly Tinkler on behalf of Save Glem Valley. The conclusions of that Review should be read in conjunction with this report.

¹³ <https://www.babergh.gov.uk/documents/54707/127293/HARTEST.pdf>

- 4.2.4 The Applicant concludes that the setting of the Conservation Area does indeed contribute towards its significance, but reiterates that setting contributes less than the built form and the open spaces within the Conservation Area itself. More specifically, the Applicant describes the key parts of the setting as 'some of the immediately adjacent rural land with which it has clear visual relationship and proximity' (HS, para. 6.157). However, despite these conclusions, the Applicant proceeds to state that they do not consider that the land within the proposed development area contributes towards the significance of the Hartest Conservation Area and that the proposed solar power plant will therefore cause no harm to the significance to the Hartest Conservation Area (HS, para. 6.158–159). I disagree with this conclusion, which is at odds with the Applicant's own arguments.
- 4.2.5 The fundamental change of landscape character of the proposed development site from its existing agricultural character to that of an industrialised energy-producing landscape will have a significant negative impact upon the site itself and its surroundings. The sloping topography of the site and elevated nature of the surrounding landscape greatly increase the visibility of the site and make screening with the use of vegetation almost impossible when viewed from the opposite side of the valley, where it is visible in long views obtainable from within the Conservation Area. Although the contribution which the land within the proposed development makes to the setting and significance of the Conservation Area is limited, the solar development will have a detrimental impact upon the setting of the Conservation Area in this location. In particular, the proposed development will result in the erosion of the existing rural agricultural landscape to the south of the Conservation Area. I conclude that this would result in 'less than substantial harm' towards the lower end of the scale.
- 4.2.6 As with the listed buildings discussed above, under paragraph 208 of the NPPF, this harm needs to be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Under paragraph 205 of the NPPF, 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.

4.3 Non-Designated Heritage Assets

4.3.0.1 In addition to designated heritage assets, the NPPF also recognises the status of non-designated heritage assets, being assets which are not formally designated, but which are of archaeological, historical or architectural significance. Like designated heritage assets, non-designated heritage assets also have a setting and this, too, can be adversely affected and, in turn, result in harm to the significance of the heritage asset.

4.3.0.2 In determining applications which affect non-designated heritage assets, paragraph 209 of the NPPF states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into 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'. A footnote to paragraph 206 of the NPPF makes it clear 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' (NPPF, footnote 72).

4.3.1 Archaeological Features and Deposits

4.3.1.1 The Applicant's assessment of the archaeological potential of the proposed development area is set out in Section 5 of the submitted Heritage Statement and is informed by a data extract from the Suffolk Historic Environment Record (HER), the definitive database of known archaeological sites in the county. Their assessment is also informed and supported by a geophysical survey of the site undertaken by Archaeological Services WYAS in August 2023, which is included as Appendix 9 of the Heritage Statement.

4.3.1.2 Within the north-eastern extent of the site (Field 2), adjacent to Braggon's Hill and the driveway to Moorhouse Farm, the Suffolk HER records the circular cropmark of a possible Bronze Age round barrow (burial mound) measuring 29m in diameter (SHER BXT 060). The Applicant's geophysical survey identified parallel features which appear to link to the circular cropmark, and may represent a connected trackway (HS, para. 5.13 and Plate 9). This may indicate that the circular enclosure represents a Bronze Age or Iron Age settlement boundary, rather than a barrow. In either case, the archaeological potential of this part of the site is demonstrably very high and the character and depth of any archaeological features or deposits within this area remain untested by archaeological fieldwork.

4.3.1.3 Within the central part of the site (Field 5), on the hillside above Moorhouse Farm, the Suffolk HER records the cropmarks of a rectangular enclosure with a possible small expansion at its southern end (SHER BXT 021). The

Applicant's geophysical survey identified a large rectilinear enclosure measuring approximately 80m by 70m with an entrance in the southern corner of the enclosure. Smaller enclosures were recorded to the north-east and the south-east of the largest enclosure, one measuring 47m by 43m and the other 78m by 38m at their greatest extents. Internal features included pit-like anomalies and internal ditches. Based on the form of these anomalies, these are considered likely to be Bronze Age settlement features (HS, para. 5.14 and Plate 10). Again, the archaeological potential of this part of the site is demonstrably very high and the character and depth of any archaeological features or deposits within this area remain untested by archaeological fieldwork.

- 4.3.1.4 Within the western extent of the site (Field 3), the geophysical survey identified a previously unrecognised complex of archaeological features, comprising ring-ditches, enclosures and field systems. The largest enclosure measures approximately 85m by 72m and includes a ring-ditch approximately 18m in diameter. North-east of the ring-ditch, a rectangular anomaly was recorded, which may be a structural feature within the enclosure, together with other internal divisions. To the south, is a smaller enclosure which covers an area of approximately 97m by 37m and includes weaker internal responses. At the time of the geophysical survey, the surveyors identified a flint scatter in the general area of these responses and based on these features, a later Bronze Age or Iron Age date is likely (HS, para. 5.15 and Plate 11). As with the two areas discussed above, the archaeological potential of this part of the site is demonstrably very high and the character and depth of any archaeological features or deposits within this area remain untested by archaeological fieldwork.
- 4.3.1.5 Large parts of the proposed development area have been demonstrated to have high archaeological potential and contain archaeological features and deposits likely to date from the later prehistoric period. To date, although geophysical survey has been undertaken by the Applicant, no invasive fieldwork has been undertaken in order to ground-truth the results of the surveys and provide a better characterisation of the archaeological deposits and features which may lie buried beneath the site. The proposed construction of the solar power plant will have a direct and irreversible impact upon the archaeological deposits within the site, and this impact needs to be mitigated either via a programme of archaeological fieldwork which will result in the preservation of these features 'by record' or by the redesigning of the scheme in such a way as to enable the preservation of archaeological features *in situ*.
- 4.3.1.6 Given the archaeological sensitivity of the site and the demonstrable presence of extensive archaeological features, it would be appropriate for a programme of archaeological trial trenching to be undertaken before it is

possible to determine the application. Paragraph 200 of the NPPF requires that 'where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.' It is notable that in recent years, the determination of many similar solar power schemes across the eastern region has required an invasive fieldwork element to be undertaken prior to determination. This better enables the informed determination of the application and allows the applicant to better incorporate their archaeological mitigation strategies into their design and delivery phases.

- 4.3.1.7 This conclusion accords with the specialist archaeological advice given by Suffolk County Council Archaeological Service in their consultation response dated 14th November 2023, which recommended that a programme of archaeological trial-trenching evaluation should be undertaken before the application is determined. They also state that the results of the evaluation should be presented as part of the planning application, along with a detailed strategy for further investigation and appropriate mitigation. The fieldwork results should be fed back into the design of the proposed development in order to ensure the preservation *in situ* of any previously unknown nationally important heritage assets within the development area. Paragraph 7.8 of the submitted Heritage Statement indicates the Applicant's willingness to use above-ground foundations and cabling in areas identified to warrant *in situ* preservation, but without the full understanding of the depth and character of the archaeological deposits on the site which will be achieved via trial trenching it is not at present possible to identify these areas with certainty.

4.3.2 [Boxted Manorial Landscape](#)

- 4.3.2.1 As has been referred to several times in the analyses of individual listed buildings presented above, the land which forms the proposed development site is part of a larger medieval and post-medieval manorial complex centred on Boxted Hall. This manorial landscape incorporates several listed buildings, but also includes a number of non-designated heritage assets, too (Figure 6).
- 4.3.2.2 As discussed, the Grade II*-listed Boxted Hall complex has built up around a moated site located to the east of the of the proposed development area and shares a close spatial and historical connection with the neighbouring Grade I-listed parish church. The Hall and the church now sit within the landscaped grounds of Boxted Park, which is not a Registered Park and Garden, but which is recorded in the Suffolk Historic Environment Record and identified by all parties as a non-designated heritage asset. It is believed that, were the park to be formally assessed, it would be considered a suitable candidate to be added to the National Heritage List for England.

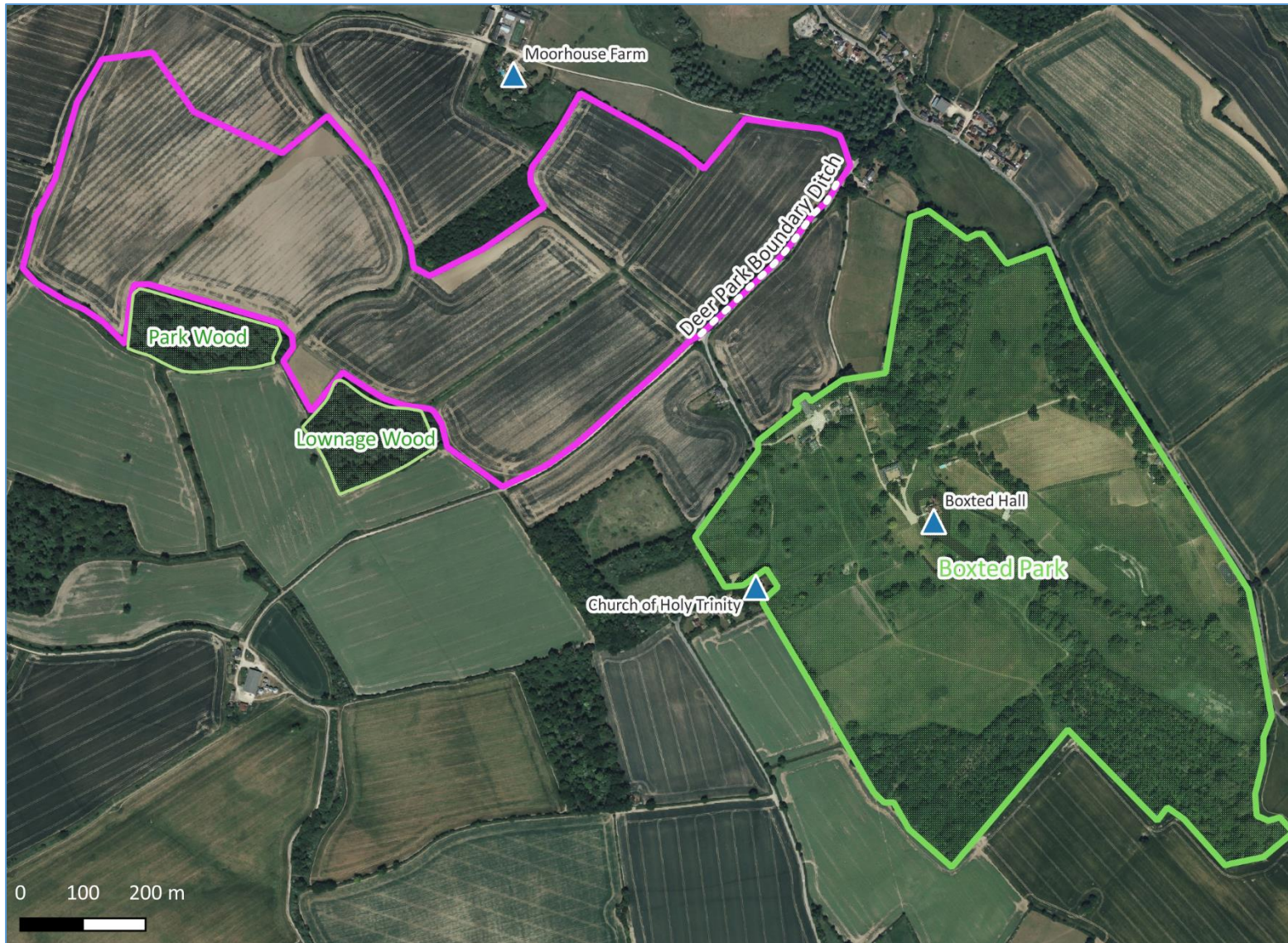


Figure 6. The spatial relationship between the proposed development area and the key features of the Boxted medieval manorial landscape. Scale: 1:10,000.



Figure 7. Extract from the 1840 Boxted Tithe Map, showing field-names referred to in the text. (The National Archives IR 30/33/52)

- 4.3.2.3 The official list entry from Moorhouse Farm records that Mores Manor, a sub-manor of Boxted, was owned by William Cressener and his family in the 15th and early 16th centuries. The manor was sold to Richard Poley of Boxted Hall in 1542, at which point it was absorbed into the main manor of Boxted. As discussed above, the present timber-framed house, now known as Moorhouse Farm, includes a large, high-status late-15th-century parlour cross-wing of five bays and a mid- to late-16th-century hall. It is likely that this mid- to late-16th-century structure was built by the Poleys as a park lodge, probably when Boxted Hall was rebuilt in or soon after 1561.
- 4.3.2.4 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. Venison was an elite meat and hunting deer was a potent symbol of aristocratic status. The creation and ownership of a deer park was a physical statement of power and authority, not least because deer parks of this kind were economically unviable exercises, costing more to create and maintain than they could ever recoup through their use. The creation of a park also took agricultural land out of production, and for these reasons was a sign of wealth, power and command expressed through the medium of conspicuous consumption.
- 4.3.2.5 The full extent of the deer park can no longer be discerned, although its former presence can be detected, but it would certainly have included the land between Moorhouse Farm and Boxted Hall which lies within the proposed development site. Bryant's Suffolk map of 1826 labels the dense woodland to the south-west of Moorhouse Farm as 'Boxted Park'. The Boxted Tithe Map of 1840 (Figure 7) shows that the woodland, by that time called 'Park Wood' (Plot 105), had been reduced in size with strips of arable introduced to the east (Plot 104, 'Piece East to Park'), north (Plot 6g, 'The Part from Park'), and north (Plot 106, 'Seven Acre Piece'). North of the wood and west of Moorhouse Farm, the tithe map records a field labelled 'Park Ley' (Plot 48), 'ley' meaning a wood or a clearing, again suggestive of the former extent of the woodland. The south-western extent of Park Wood still survives immediately outside the proposed development area, and is designated in Natural England's register of Ancient Woodland, defined as areas of woodland which have existed since at least 1600 and have been identified from a combination of historical, cartographic, toponymic and morphological factors.¹⁴ This woodland is recorded in the Suffolk Historic Environment

¹⁴ <https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::ancient-woodland-england/about>

Record (BXT 015) and is acknowledged as a non-designated heritage asset in the Applicant's submitted Heritage Statement (HS, para. 5.32). Spatially, Dripping Pan Wood appears to be another remnant of this woodland and is identified in the Suffolk HER as a probable piece of Ancient Woodland (SHER BXT 036). Following the same reasoning, it is likely that Lownage Wood, another stand of Ancient Woodland located immediately adjacent to the proposed development area, was also part of the former deer park. This is also included in the Suffolk HER (SHER BXT 016).

- 4.3.2.6 The full extent of the park would have been enclosed with a substantial bank and a ditch, topped with a pale, to prevent the deer escaping from the park. While many of these boundary ditches have since been filled in, it is possible that some of the features identified in the Applicant's geophysical survey may relate to the extent of the former park, and this needs to be tested as part of the required archaeological trial-trench evaluation discussed in the previous section. At least one stretch of the former park boundary apparently does still survive flanking the western side of Braggon's Hill as it rises south-westwards from Water Hall. Unfortunately, this ditch is obscured by the red site outline on all of the topographical Lidar images reproduced by the Applicant in Appendix 8 of their Heritage Statement, but can clearly be seen in Figure 8. This ditch is unusually wide and deep for a roadside drainage ditch and is lined with several veteran trees, suggesting that it is a boundary of some considerable importance and age. The dimensions of the ditch are consistent with a deer-park boundary, which given the leaping ability of deer needed to be very large.
- 4.3.2.7 In addition to deer, doves kept in a dovecote were also significant indicators of lordly status during the late medieval and post-medieval periods. Again, they were an elite meat and their ability to range freely and feed on the crops of other landowners was seen as a reminder of lordly superiority. Dovecotes, many of them significant architectural features in their own right, survive in many manorial centres, although Boxted Hall is not one of them. However, an indication of the former presence and location of a dovecote is offered by the fact that between Morehouse Farm and the wood was a pocket of land identified on the Tithe Map as 'Dovehouse Ley' (Plot 71). This is likely to have been the square building shown west of the farmhouse on the 1840 Tithe Map, the remnants of which may survive in the garden wall, and this feature is recorded in the Suffolk Historic Environment Record (SHER BXT 026). A pond in Dovehouse Ley, approximately 35m south-east of the farmhouse, possibly represents the remains of a medieval fishpond. Again, this evidence provides an important indication of the significant contribution which the landscape between Moorhouse Farm and Boxted Hall, including much of the proposed development site, made to the setting of the medieval manorial landscape.

4.3.2.8 It is apparent that, in addition to the impacts on the individual listed buildings discussed in the previous section, the proposed solar development will have an impact upon the historical, high-status, medieval, manorial landscape which formerly existed to the west of Boxted Hall, significant traces of which are still legible in the modern landscape. As discussed, this manorial landscape incorporates the Grade II*-listed Boxted Hall, its associated Grade II-listed outbuildings, and the parkland within which they and the church are set, as well as the area of the former deer park to the west, which includes the Grade II-listed former hunting lodge at Moorhouse Farm. As well as the farmhouse itself, the former presence of the deer park is indicated by surviving field-names and stands of Ancient Woodland, together with a surviving length of the deer park's boundary ditch. These additional features all constitute non-designated heritage assets and, although not all of these landscape elements are intervisible, they are interconnected and the proposed development site forms an important part of their collective setting, occupying as it does most of the land between these features. It is concluded that the fundamental change of landscape character brought about by the proposed solar development will have a detrimental impact upon the legibility of this medieval manorial landscape, which in planning terms equates to 'less than substantial harm' towards the middle of the scale. When determining this application, the NPPF requires that this harm to non-designated heritage assets also needs to be taken into account, together with the harm caused to the highly graded designated heritage assets which surround the site.

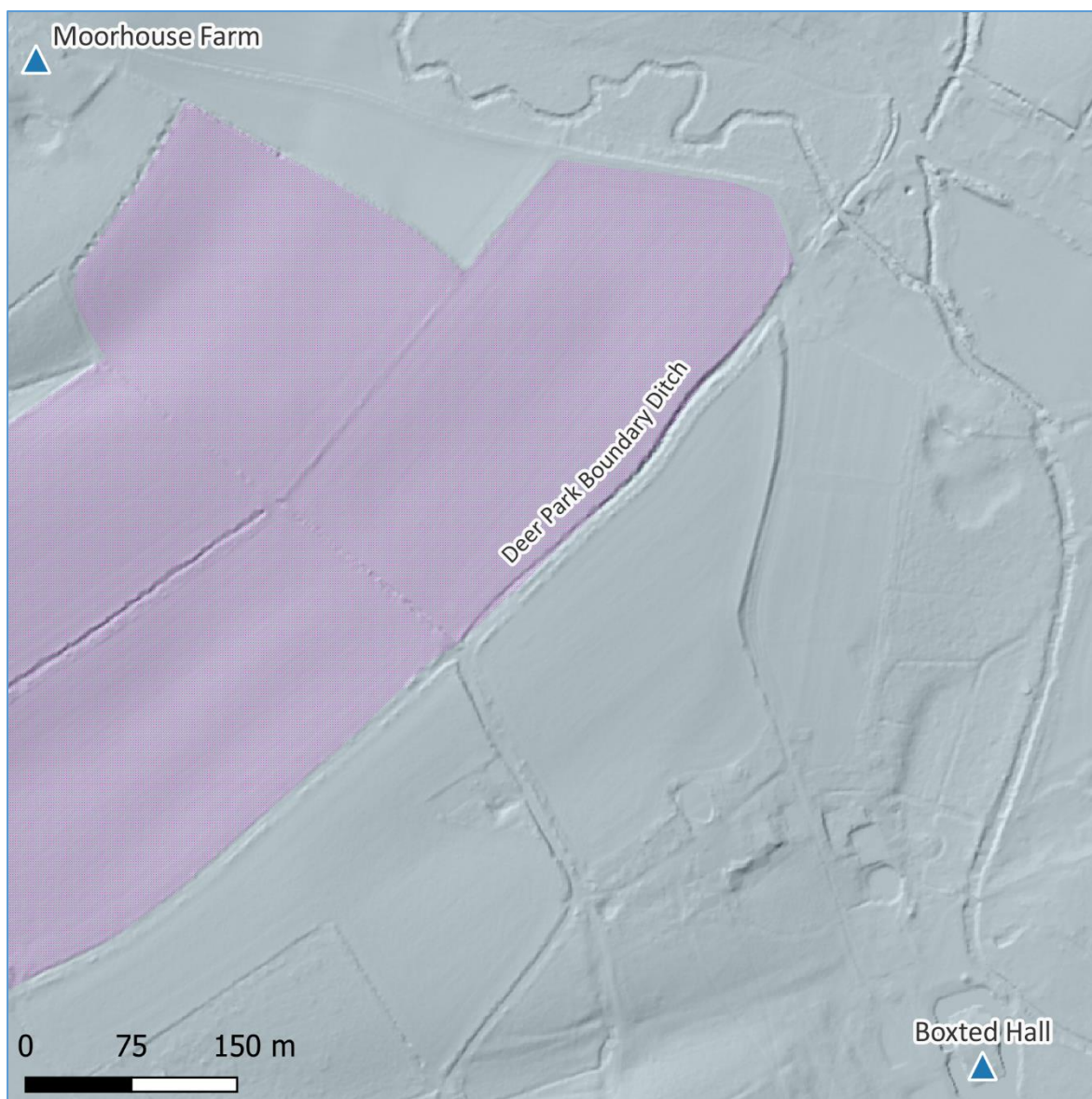


Figure 8. Lidar plot showing the deep earthwork of the identified deer park boundary ditch to the north-west of Braggon's Hill, on the edge of the proposed development area.

5. Conclusions

- 5.1 This Heritage Assessment has been prepared on behalf of Save Glem Valley and critically reviews the potential heritage impact of a planning application for the construction of a solar power plant with all associated works, equipment, necessary infrastructure and biodiversity net gains on a 44-hectare parcel of land situated to the west of Boxted, Suffolk, which has been submitted to Babergh District Council (Ref. DC/23/05127).
- 5.2 The proposed development area comprises a 44-hectare parcel of the land situated to the west of Boxted. The site consists of five complete arable fields and most of a sixth, each of which is currently under active agricultural cultivation and the extents of which are defined by hedged boundaries.
- 5.3 The submitted Heritage Statement by the Pegasus Group provides a brief overview of the historical development of the proposed development area, which highlights a number of significant connections between the land which makes up the proposed development site and the surrounding designated and non-designated heritage assets. It is clear that the agricultural landscape of the proposed development area preserves its late medieval character and has strong historical associations with the surrounding historical institutions, particularly Boxted Hall and Moorhouse Farm, and that these connections are still evident and can read in the present-day landscape.
- 5.4 The proposed solar development will have an impact upon the historical, high-status, medieval, manorial landscape which formerly existed to the west of Boxted Hall, significant traces of which are still legible in the modern landscape. This manorial landscape incorporates the Grade II*-listed Boxted Hall, its associated Grade II-listed outbuildings, and the parkland within which they and the church are set, as well as the area of the former deer park to the west, which includes the Grade II-listed former hunting lodge at Moorhouse Farm. As well as the farmhouse itself, the former presence of the deer park is indicated by surviving field-names and stands of Ancient Woodland, together with a surviving length of the deer park's boundary ditch. Although not all of these landscape elements are intervisible, they are interconnected and the proposed development site forms an important part of their collective setting, occupying as it does most of the land between these features. Despite this, the Applicant's Heritage Statement concludes that 'the legibility of any historic landscape is considered to be low'. I disagree with this conclusion.
- 5.5 The fundamental change of landscape character of the site from its existing agricultural character to that of an industrialised energy-producing landscape will have a significant negative impact upon the site itself and its surroundings. The sloping topography of the site and elevated nature of the surrounding landscape greatly increase the visibility of the site and make

screening with the use of vegetation almost impossible when viewed from the opposite side of the valley. This is apparent from, but not fully acknowledged in, the Applicant's Landscape and the issue is explored further in the Landscape and Visual Review prepared by Carly Tinkler on behalf of Save Glem Valley.

- 5.6 The submitted Heritage Statement identifies a list of 12 listed buildings which the Applicant considers include the proposed development site as part of their setting, as well as the Hartest Conservation Area. Of these, the Applicant concludes that the proposed development would only cause 'less than substantial harm' to the heritage significance of Water Hall (Grade II; NHLE 1194396) and Moorhouse Farm (Grade II; NHLE 1485365), and that in both cases this would be 'at the low end of the spectrum'. The Applicant concludes that none of the other identified designated heritage assets would be harmed. I disagree with these conclusions, regarding both the level of harm identified for Water Hall and Moorhouse Farm, and also the lack of harm caused to the other listed buildings.
- 5.7 My own analysis concludes that the Applicant's assessment consistently underrepresents the level of harm which will be caused by the proposed scheme. Rather than causing no harm, I conclude that the fundamental change in landscape character which will be brought about by the proposed solar development will cause 'less than substantial harm' at the lower end of the scale to the Grade I-listed church of the Holy Trinity (NHLE 1351740), the Grade II*-listed Boxted Hall (NHLE 1351740) and the Grade II-listed stables (NHLE 1194356) and Grade II-listed garden walls and pavilion (NHLE 1036707) which form the wider Boxted Hall complex. The proposed development will also cause 'less than substantial harm' at the lower end of the scale to Boxted Park, a non-designated heritage asset, which would warrant inclusion in the National Heritage List for England as a Registered Park and Garden. These conclusions accord with the concerns expressed by Historic England in their consultation response dated 24th November 2023, and by the District Council's Principal Heritage Officer in their consultation response dated 13th December 2023.
- 5.8 I disagree with the Applicant's conclusion that the proposed development will not cause harm to the significance of the listed properties which front on The Street in Boxted. Instead, I conclude that the change of landscape character and the visible presence of the solar power plant will clearly have a detrimental impact on the surroundings within which these heritage assets are experienced. As such, I conclude that the proposed development would cause 'less than substantial harm' to the four Grade II-listed buildings – 3 & 4 The Street (NHLE 1285705), Thatched Cottages (NHLE 1351741), Street Farm (NHLE 1391755) and Street Farm Cottages (NHLE 1036709) – and that this harm would lie at the lower end of the scale. I agree with the Applicant's

assessment that the proposed scheme would cause 'less than substantial harm' to the Grade II-listed Water Hall at the low end of the scale (NHLE 1194396).

- 5.9 My own assessment concludes that the proposed development will result in harm to the significance of the Grade II-listed Moorhouse Farm, which in planning terms will result in 'less than substantial harm'. Unlike the Applicant, I consider that the level of this harm lies towards the middle of the scale of 'less than substantial harm'. This conclusion accords with concerns raised by the District Council's Principal Heritage Officer in their consultation response dated 13th December 2023, which also disagreed with the Applicant's assessment and likewise concluded that the proposed development would result in a medium level of 'less than substantial harm'.
- 5.10 I also disagree with the Applicant's conclusion that the proposed development will not affect the significance of the Hartest Conservation Area. Although the contribution which the land within the proposed development makes to the setting and significance of the Conservation Area is limited, the solar development will have a detrimental impact upon the setting of the Conservation Area in this location. In particular, the proposed development will result in the erosion of the existing rural agricultural landscape to the south of the Conservation Area. I conclude that this would result in 'less than substantial harm' towards the lower end of the scale.
- 5.11 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 emphasises that local authorities 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. Subsequent legal judgements indicate that this harm to listed buildings should be given 'considerable importance and weight' when the decision-maker carries out the balancing exercise. Likewise, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a strong emphasis on the desirability of preserving or enhancing the character or appearance of Conservation Areas. Under paragraph 208 of the NPPF, any identification of 'less than substantial harm' to a listed building needs to be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Under paragraph 205 of the NPPF, 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.
- 5.12 Finally, large parts of the proposed development area have been demonstrated to have high archaeological potential and contain archaeological features and deposits likely to date from the later prehistoric period. To date, although geophysical survey has been undertaken by the

Applicant, no invasive fieldwork has been undertaken in order to ground-truth the results of the surveys and provide a better characterisation of the archaeological deposits and features which may lie buried beneath the site. The proposed construction of the solar power plant will have a direct and irreversible impact upon the archaeological deposits within the site, and this impact needs to be mitigated either via a programme of archaeological fieldwork which will result in the preservation of these features 'by record' or by the redesigning of the scheme in such a way as to enable the preservation of archaeological features *in situ*. Given the archaeological sensitivity of the site and the demonstrable presence of extensive archaeological features, it would be appropriate for a programme of archaeological trial trenching to be undertaken before it is possible to determine the application. The results of the evaluation should be presented as part of the planning application, along with a detailed strategy for further investigation and appropriate mitigation. This conclusion accords with the specialist archaeological advice given by Suffolk County Council Archaeological Service in their consultation response dated 14th November 2023, which recommended that a programme of archaeological trial-trenching evaluation should be undertaken before the application is determined.

6. Bibliography

Alston, L. 2023. *Moorhouse Farm: Heritage Asset Assessment*.

CIFA. 2017. *Standard and Guidance for historic environment desk-based assessment*. Chartered Institute for Archaeologists.

DCLG. 2021. *The National Planning Policy Framework*. Department of Communities and Local Government.

Historic England. 2015. *Managing Significance in Decision-Taking in the Historic Environment*. Historic Environment Good Practice Advice in Planning: 2.

Historic England. 2017. *The Setting of Heritage Assets*. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

Historic England. 2018. *Listed Buildings and Curtilage*. Historic England Advice Note 10.

Historic England. 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. Historic England Advice Note 12.

7. About the Author

Dr Richard Hoggett is a freelance heritage consultant with over 20 years' experience in the academic, commercial and local authority heritage sectors. A former Senior Archaeological Officer for Suffolk County Council, as a consultant he assesses the heritage implications of planning applications and provides specialist advice to Local Planning Authorities, developers and landowners across the eastern region. He is a Fellow of the Society of Antiquaries of London and a Member of the Chartered Institute for Archaeologists.

Appendix 1

Moorhouse Farm, Boxted: Heritage Asset Assessment

Moorhouse Farm Boxted, Suffolk

Heritage Asset Assessment



Leigh Alston MA (Oxon), Architectural Historian

**Leigh Alston MA (Oxon), FSA
4 Nayland Road
Bures St Mary
Suffolk CO8 5BX
Tel. 07905 808322
leighalston1@gmail.com**

February 2023

Content

Page

1	Summary
2	Documentary History and Map Regression
9	Building Analysis
	Site plan
	Introduction
	The Parlour Cross-Wing
10	Colour-coded original ground plan showing building phases
12	The Galleried Range
	Proportions and rear jetty
	The gallery and missing central chimney
	Layout
13	Lodging Ranges in Parks
14	Historic Significance
15	Illustrations
34-35	Appendix: The Standard Layout of Medieval & Tudor Houses

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

Moorhouse Farm, Boxted, Suffolk

Heritage Asset Assessment

This report provides an analysis at Historic England (2016) Level 2 of an unlisted former farmhouse at TL 82095 51287, and is intended to inform and accompany an application for listing. The site is recorded as a farmstead on Suffolk County Council's Historic Environment Record (BXT 057), and the property was inspected on 24th January 2023.

Summary

Moorhouse Farm lies on a ridge of high ground approximately 1 km north-west of the grade II*-listed moated Tudor mansion of the Poley family at Boxted Hall. The medieval manorial site commands fine views of the Hall and the Glem valley to the north, east and south. Moors Manor belonged to the wealthy Cressener family in the 15th century but was sold to Richard Poley in 1542. The present timber-framed house includes a large, high-status late-15th century parlour cross-wing of five bays to the right of its Victorian Mock Gothic facade. This wing initially adjoined an open hall on the left 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 entered from the corner of the hall and two further rooms with intact plain crown-post roofs project to the rear. The hall was replaced in the mid- to late-16th century by an exceptional timber-framed and brick-nogged structure of no less than 7 m or 23 ft in width that was jettied to the rear and included a rare ground-floor gallery or corridor beneath. 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 in a manner normally seen only in Tudor inns. A largely complete roof of wind-braced butt-purlins survives in the chambers above. This structure was undoubtedly built by the Poleys as a rare park lodge, possibly when the Hall was rebuilt in or soon after 1561, but appears to have been converted into a residence for a family member by the early-17th century. Its location on high ground is typical of such lodges, and early-19th century maps show a large wood known as 'Boxted Park' immediately to the rear with 'Park Ley' on the west. More evidence of its original layout and appearance is likely to remain hidden behind later plaster. As a rare and well preserved 16th century lodge that formed part of an important seigneurial landscape with the broadly contemporary Boxted Hall, the building in my view warrants listing at the same II* grade.

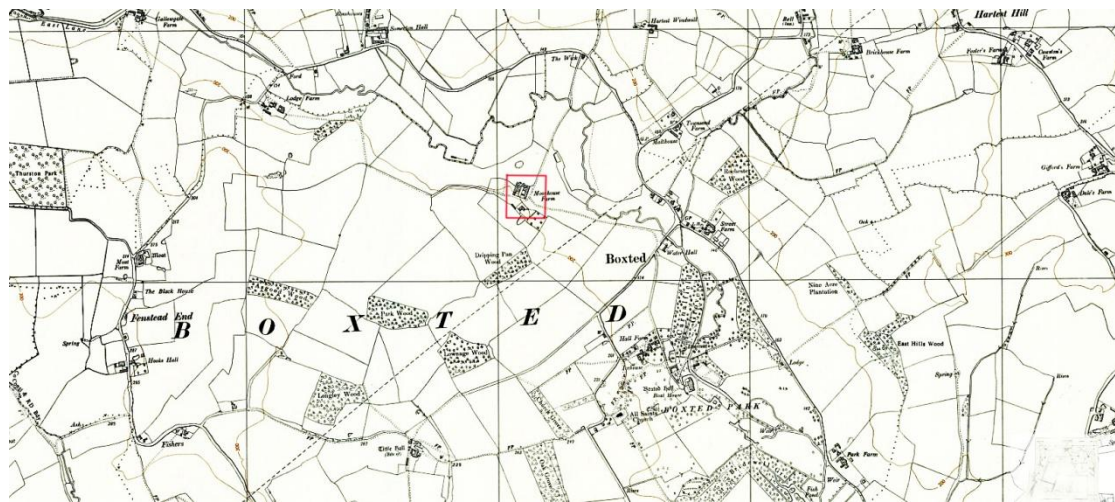


Figure 1. A location map showing the site overlooking the Glem valley to the north and east, roughly equidistant between low-lying Lodge Farm 1 km to the north-west and Boxted Hall to the south-east.

Documentary History and Map Regression



Figure 2. A current site plan highlighting the L-shaped house in red with its ostensibly mid-19th century farm complex to the north. Entrance tracks approach from the east, west and south. The River Glem is shown to the north-east.

Moorhouse Farm lies on a ridge of high ground in open countryside approximately 1 km north-west of the moated Tudor mansion of the Poley family at Boxted Hall. The medieval manorial site is reached by a long dedicated track and commands fine views of the Hall as well as the Glem valley to the north, east and south. The timber-framed and rendered house dates chiefly from the late-15th and 16th centuries and the property includes an ostensibly mid-19th century farm complex to the north, but no buildings are listed. The origin of the name is unclear, but probably derives from a medieval owner. Copinger traces the manor only from 1454 when it belonged to William Cressener, Esquire, and consisted of 78 acres of arable land, 82 acres of pasture and 8 acres of wood called Le Moore Smokelys ('Manors of Suffolk', 1909). It was also mentioned in his PCC will of the same year, and remained in the family's possession until its sale in 1542 to Richard Poley, Esquire, of Boxted Hall. Deer parks were at the height of fashion in Elizabethan Suffolk, and there is strong place-name evidence to suggest Moorhouse lay within a park at this period. Tudor parks were heavily wooded in contrast to those of today, and early-19th century maps show a large wood known as Boxted Park immediately behind the house, of which only fragments remain (i.e. to the south and south-west). The land immediately to the west was 'Park Ley' on the 1840 tithe survey, while the neighbouring farm to the north-west is Boxted Lodge or Lodge Farm. The latter is unlikely to have been a lodge in the normal sense as it lies on low ground by the river with no view of the park land. Lodges typically lie on high ground, and this farm may have been occupied by a keeper. The building is also hidden from the highway and unlisted. The presence of a rare gallery at Moorhouse Farm supports the topographical argument that it operated as a lodge, whether or not it was known as such. Like many others, the park may have been short-lived as no enclosures are indicated on Saxton or Speed's county maps of 1575 and 1611, and a 1601-dated portrait of 'Richard Poley of Moorhouse' hangs in the Hall (Farrer). Richard was a younger son of the family. Hodkinson's map of 1783 shows only the park surrounding the Hall, and the tithe survey records Moorhouse as a tenanted farm of 256 acres belonging to the Marquis of Downshire and occupied by John Spencer Westrup. How the property came into Downshire hands is unknown, but in 1872 it was sold back to the Weller Poley family and remained in their possession until the late-20th century (SRO HA 519/888). The great majority of the farmland has since been sold away from the house.



Figure 3. John Kirby's Suffolk map of 1736 with 'Boxstead' church and the Hall of John Pooley Esquire in the centre. Parks are indicated by stylised paling fences as at Melford Hall to the east, but nothing is shown at Boxted. The late-16th and early-17th century maps of Saxton and Speed also fail to show parks here.

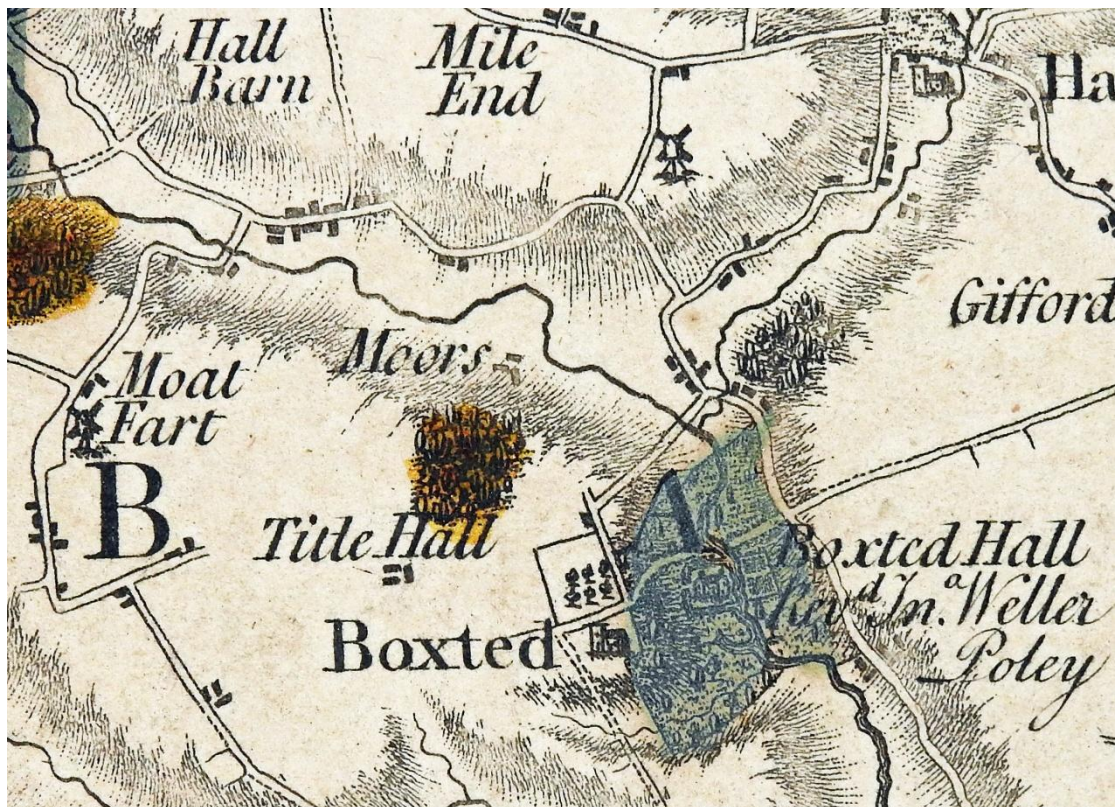


Figure 4. Hodskinson's map published in 1783 which names 'Moors' to the north of the unnamed Park Wood and shades the park land surrounding Boxted Hall in green. The name of Moat Farm to the west appears to be an unfortunate typographical error.

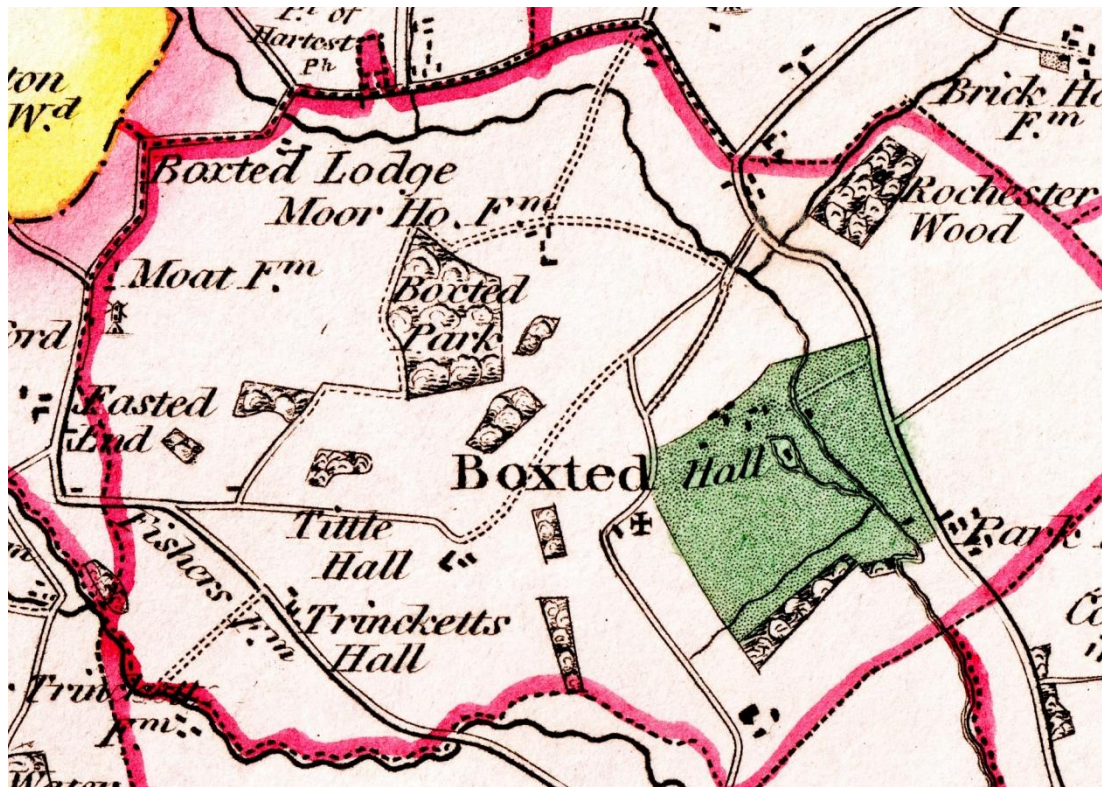


Figure 5. Bryant's map of 1826 showing the park of Boxted Hall in green. 'Boxted Lodge' is labelled to the west of 'Moor House Farm' which is accessed by a number of unmade tracks together with 'Boxted Park' wood to the south-west.



Figure 6a. The Boxted tithe map of 1840 (with a below). 'Park Wood' at plot 103 was held in hand by George Weller Poley at Boxted Hall but had been significantly reduced in size since 1826 and was surrounded by new linear arable fields leased with Tittle Hall Farm. Plot 69 on the north was named as 'the part from the park'. 'Dripping Pan Wood' to the north-east belonged to Moorhouse Farm along with the adjoining 'Wood Field' to the west and 'Park Ley' to the north-west (plots 103, 70 and 48 respectively).

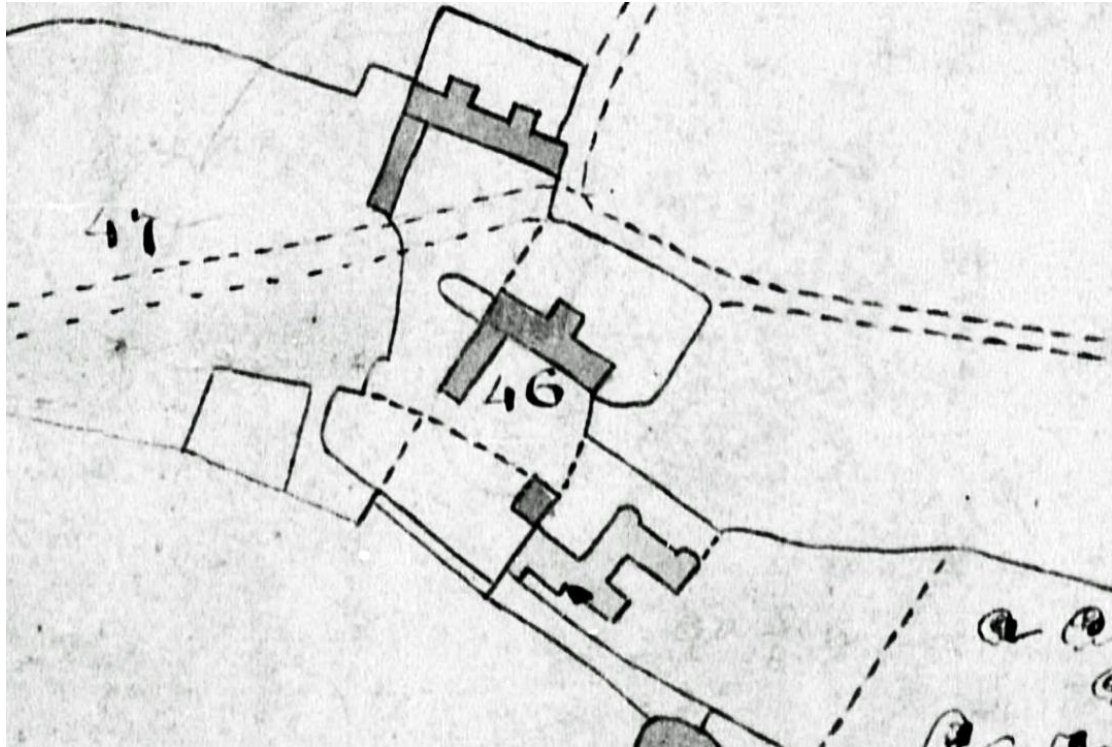


Figure 6b. A detail of the 1840 map. The ‘homestead’ at plot 46 consisted of what appears to be a double threshing barn with twin porches to the north along with a detached single threshing barn in the centre and the house to the south. Both ends of the latter’s north-eastern facade project in the manner of cross-wings and a series of service structures adjoin the south-western gable. Plot 47 was ‘Green Yard’ which abutted ‘Park Ley’ to the west and the field to the south was ‘Dovehouse Ley’ – indicating the sometime presence of a high-status dovecote (possibly the square building).

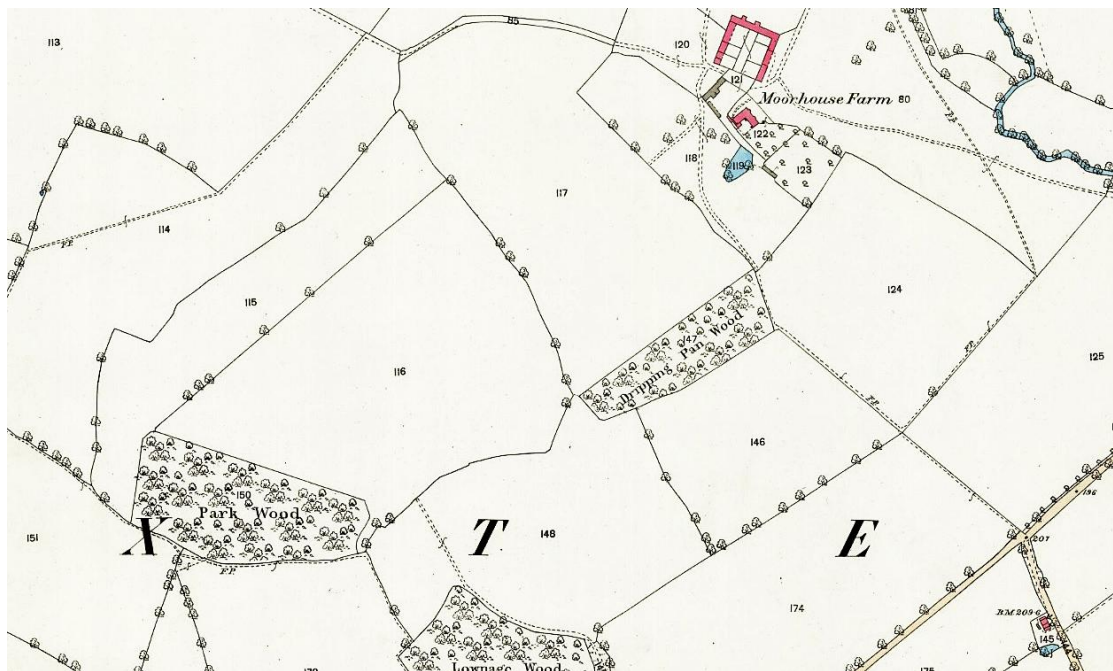


Figure 7a. The 25 inch Ordnance Survey of 1884. Park Wood had been further reduced to a fragment since 1849, but all three woods shown here still survive and are likely to have formed part of the park. All are identified as ancient woodland on the Suffolk HER (i.e. Dripping Pan Grove, Park Wood and Lownage Wood BXT 036, 015 & 016).

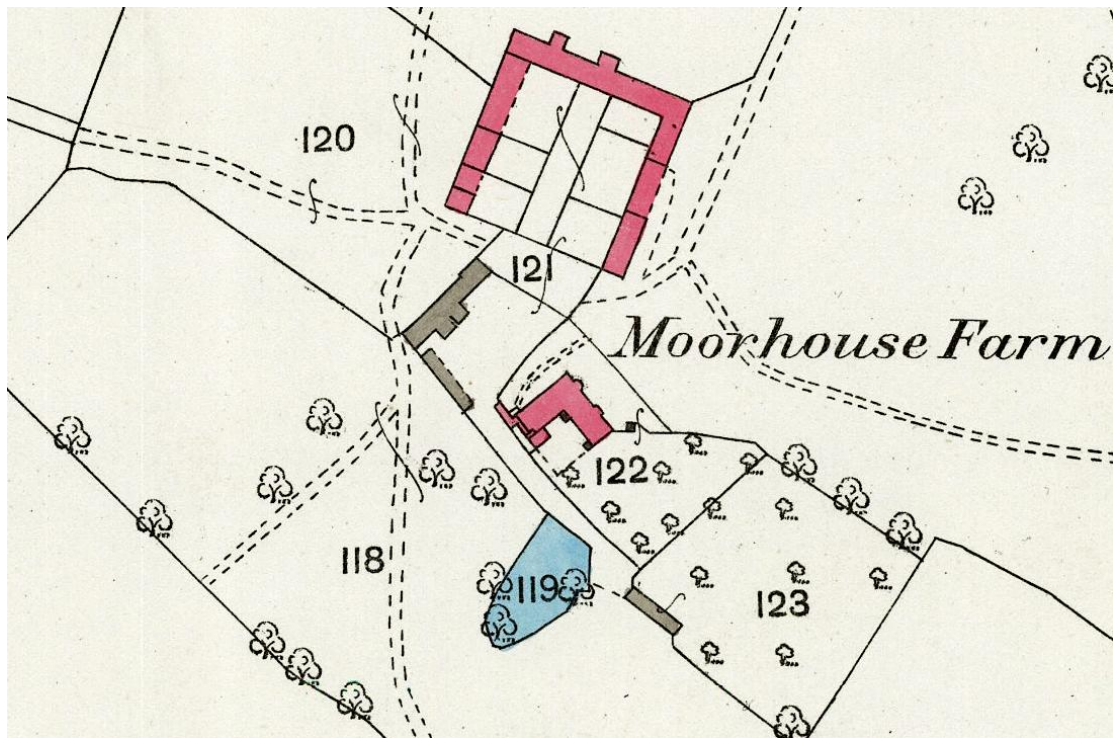


Figure 7b. A detail of the 1884 map. The farm buildings had been remodelled since 1840, with the central apparent barn demolished to accommodate a new range of cattle yards and sheds behind the northern double barn in the typical manner of High Victorian Farming. A new range of timber-framed outbuildings had appeared to the west. The structures adjoining the south-western gable of the house had been reduced in size and the projecting ends of the north-eastern facade had been removed – presumably when the present Mock Gothic facade was added.

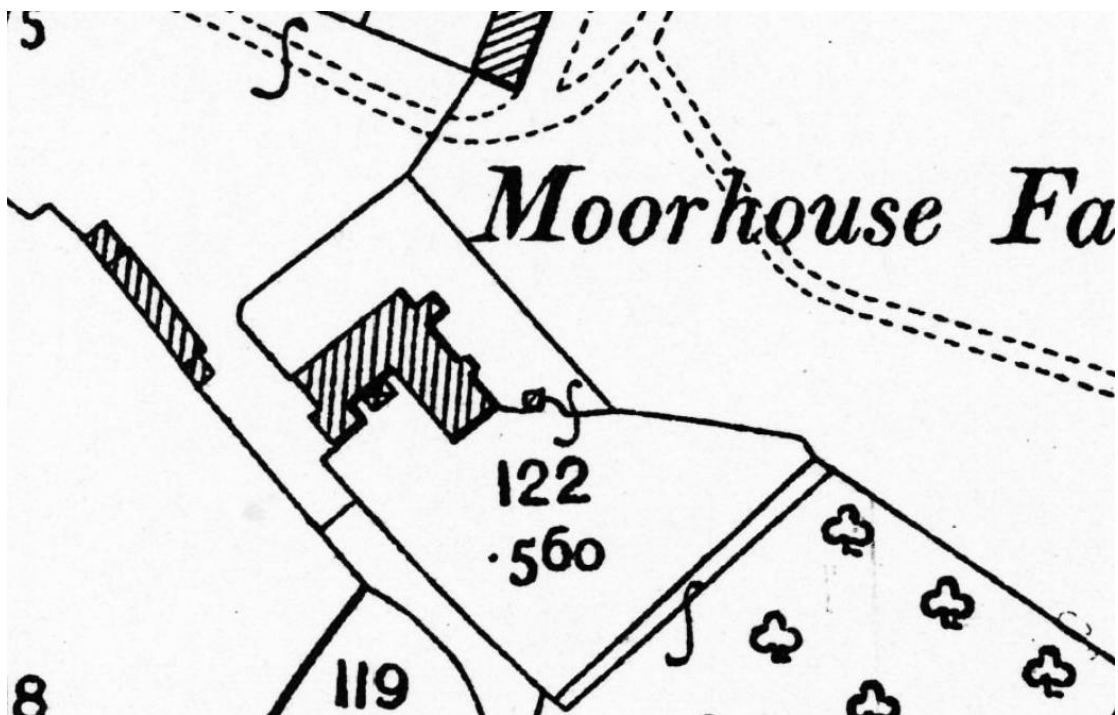


Figure 8. The 25 inch Ordnance Survey of 1902. The buildings adjoining the house to the south-west had been further reduced since 1884 and a new glazed conservatory added to the south-eastern wall of the rear wing.

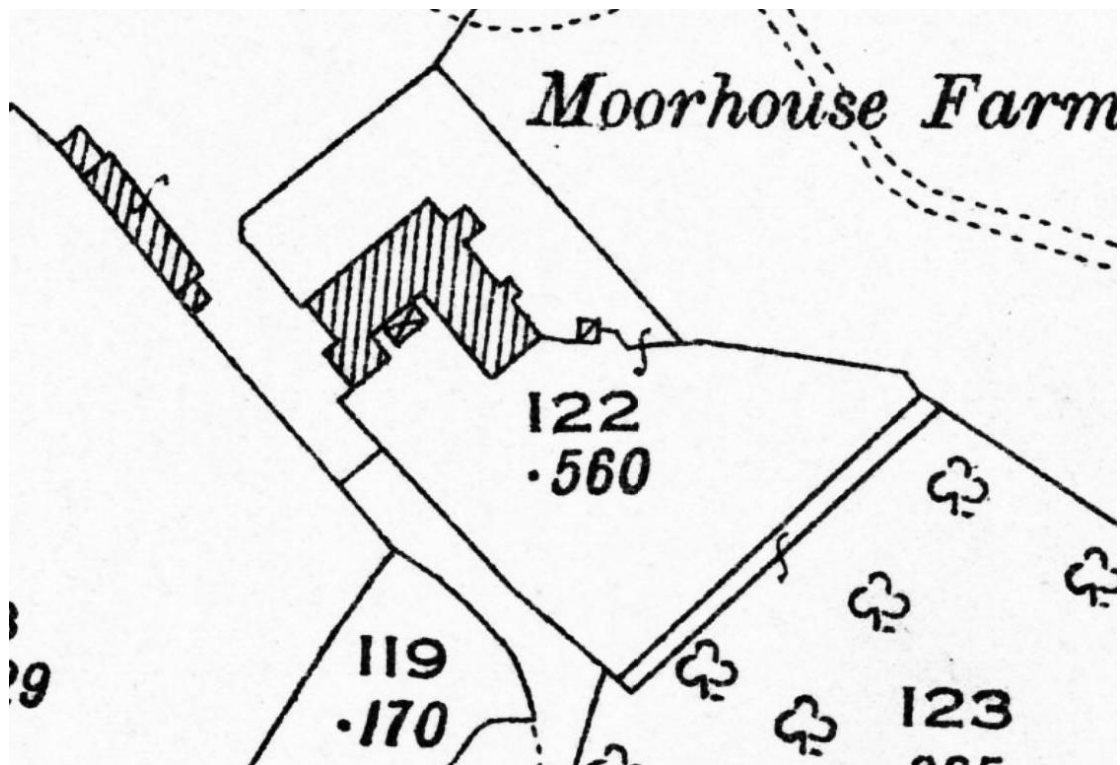


Figure 9. The 25 inch Ordnance Survey of 1924. The outline of the house was unchanged, and includes the present porch and one of the two bay windows. Neither is shown accurately or in its correct position, but the modern Ordnance Survey is much the same (figure 12). The conservatory has since been replaced by the present lean-to dining area in illustration 11.



Figure 10. An aerial view from the south in 2005 showing the circular cropmarks of Bronze Age burial mounds on both sides of the public road to the south of the farm drive. The house is visible to the north-west with part of Boxted Hall to the south-east.



Figure 11

The view from a public footpath on the northern side of the Glem valley illustrating the extent to which Moorhouse Farm in the centre commands the landscape to the east, west and north. The land behind the house all formed part of its park in the 16th century and the remaining fragment of Park Wood lies on the skyline with Dripping Pan Grove to the left. The latter takes its unusual name from its shape.

Building Analysis



Figure 12

The current Ordnance Survey site plan. The outline of the house includes the northern porch much as in 1884 (figure 7).

Introduction

The former farmhouse at Moorhouse Farm is a timber-framed and rendered structure built in two separate phases during the late-15th and mid- to late-16th centuries as indicated in figure 13. Fragments of what appear to be a 17th century brick wing adjoin its south-eastern gable, and the building's current appearance dates largely from a late-19th century refurbishment in the Victorian Mock Gothic style. Each phase is discussed in turn below, and the text is intended to be read in conjunction with the captions to the 38 illustrations which form part of the description. Reference is also made to the account of medieval houses in the Appendix.

The Parlour Cross-Wing

The gabled structure to the right of the facade in illustration 1 is a high-status late-medieval parlour cross-wing that reflects the standard domestic layout of its period. It extends to an impressive 15 m in length on a north-east/south-west axis by 5 m in total width (49 ft by 16.5), and has almost certainly lost a projecting jetty from its north-eastern facade. Most of the wall framing is concealed by later plaster, but the structure consists of five bays forming a two-bay front parlour with a fine ogee-moulded ceiling (illus. 7-8) and divided by a narrow stair bay of 1.4 m or 4.5 ft from two additional rooms to the rear. The internal partitions are now most obvious in the roof space which preserves a chamfered crown-post above the parlour chamber (illus. 18-21). The wing adjoined an open hall to the left (south-east), and the mortices in the storey post behind the stair bay probably relate to its missing back wall – although it is also possible they secured a small projection in the return angle of the hall and cross-wing that operated as a stair lobby in a manner sometimes found elsewhere. Instead of rising within the main parlour as usual, the stair was confined within a narrow bay that

offered greater privacy to the rooms on each side. The studs at bottom right in illustration 12 are insertions blocking the original stair door that was reached either from the corner of the hall or the outshot. The stair rose to a landing against the outer north-western wall of the cross-wing flanked by doors that opened into the chambers to front and rear. Illustrations 16 and 17 show the original carved head of the entrance to the parlour chamber which has been turned around for display purposes. At 2.75 m or 9 ft the height of the ground-floor ceilings hampers the identification of original doors as the presence of separate lintels removed the need for gaps in pattern of pegging visible in the exposed mid-rails – but the parlour was probably entered from the hall against the front wall as today. This hall was evidently heated by an open hearth of the kind described in the Appendix as light soot-encrustation is preserved on the studwork alongside the present cellar steps and the rafters of the parlour chamber are smoke-stained by leakage (illustrations 10 & 18). Open hearths were quickly replaced by chimneys during the latter part of the 15th century, but high-status rural households were more bound by tradition than others and often chose to retain them for longer. The quality of the carved decoration combines with the ceiling height and the sophisticated layout to indicate an owner of substance, and the structure is consistent with the principal residence of a member of the Cressener family. It is unlikely to significantly post-date the inheritance of John Cressener in 1497 as noted by Copinger, and may be a decade or two older. The knightly family's main seat moved to Clees Hall and Ferriers in Alphamstone and Bures Hamlet around this time.

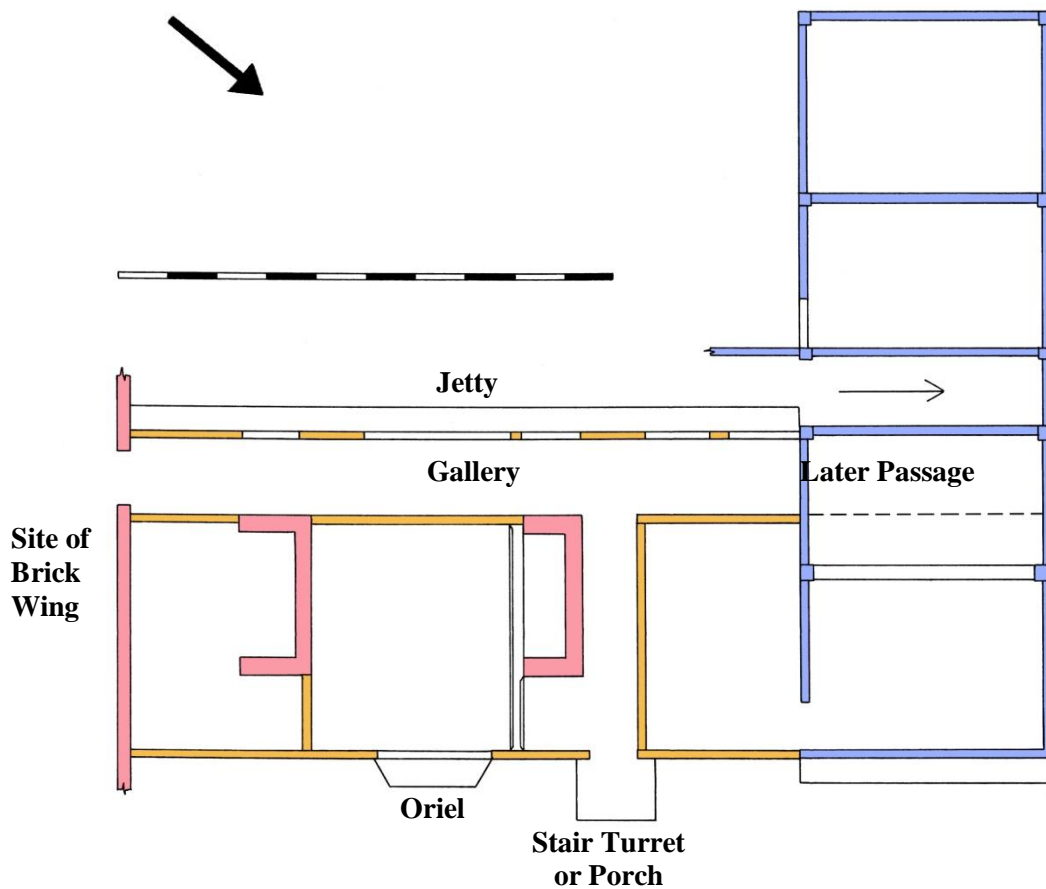


Figure 13

A reconstruction of the original ground plan highlighting the late-15th century parlour cross-wing in blue and the 16th century apparent lodging range that replaced its open hall in brown. Brickwork is shaded red, including the remaining wall of the ostensibly early-17th century brick wing. The plan shows only those doors and windows for which evidence is exposed. Scale in metres.

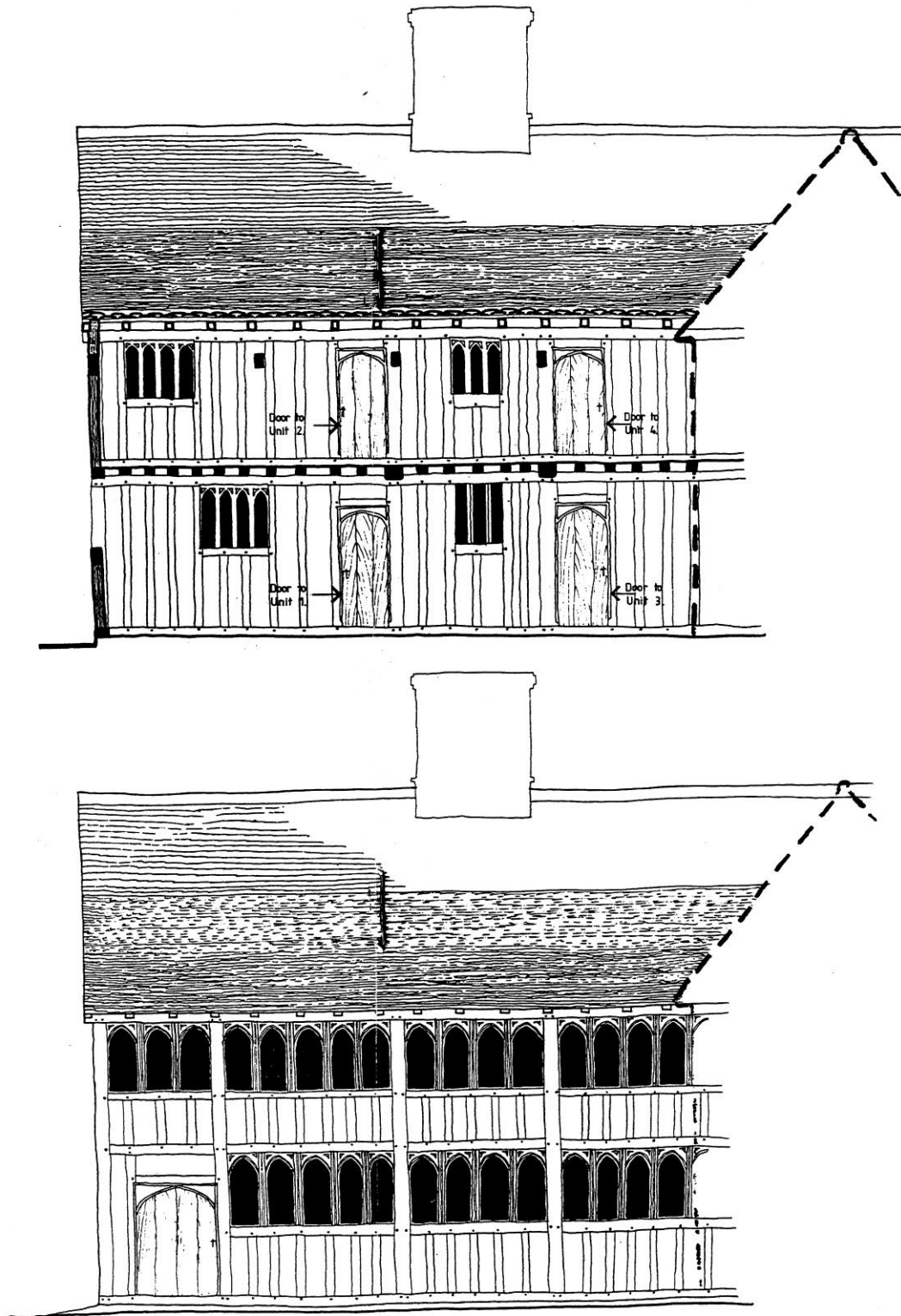


Figure 14
Reconstruction drawings of the galleried range at Lodge Farm, Chevington, with the galleries cut away at the top to show the entrance doors and windows of the four heated apartments (Philip Aitkens, 'Eavesdropper', the newsletter of the Suffolk Historic Buildings Group, no. 4, 1995). Believed to date from 1553, this was the park lodge of the Kitson family of Hengrave Hall.

The Galleried Range

Proportions and rear jetty

In contrast to the parlour wing, which reflects the late-medieval domestic norm, the building that replaced the open hall in the second half of the 16th century is highly unusual. The structure spans an exceptional 7 m in total width (23 ft), at a time when long timbers were expensive and even high-status merchants' houses rarely exceeded 5.5 m or 18 ft. It extends to 13.7 m or 45 ft in length on a south-east/north-west axis, and is jettied to the rear yard on the south-west rather than to the present north-eastern facade – although the building's orientation may have changed. Most remarkably, the ground-floor wall beneath this rear jetty formed an open arcade against an internal gallery or corridor of 1.5 m or 5 ft in width. The jetty has been under-built in what appears to be rendered masonry, concealing most of the evidence, but 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. It remains unclear whether this elevation possessed a low wall as in figure 14 or was completely open to the yard, but the former seems more likely as the plate contains a series of stud pegs immediately opposite the arched internal door in illustration 26 – suggesting a matching framed doorway to the yard between partly enclosed walls on each side.

The gallery and missing central chimney

Galleries were designed to give private access to individual rooms, and at the vernacular level are typically found only in public buildings such as inns during the 16th century. Great mansions might be provided with first-floor exercise galleries in the Elizabethan period, but they are rarely if ever seen in normal domestic contexts. Even first-floor corridors linking bedrooms are unusual features until the late-17th and 18th centuries. The example at Moorhouse Farm appears to have given access to a series of individual ground-floor suites or apartments in the manner of a lodging range, and there is no trace of the single, spacious hall that would be expected in a standard dwelling. Much evidence remains hidden by the internal and external plaster of later refurbishments, but the single arched internal door noted above remains intact and visible (illus. 26). It opened from the gallery into a narrow cross-passage opposite a matching door in the present front wall which can be seen from the exterior (illus. 2). A first-floor door immediately above is indicated by a peg in the roof-plate for a jamb against the storey post, and both doors must have opened either into a two-storied porch or a turret containing a stair or a pair of garderobes (privies). Given the sloping ground and the height of the external lintels a porch seems the least likely of these options, particularly as the ground-floor door is narrow at 3 ft to have formed the principal entrance of such a large property. The cross-passage was defined by a missing chimney that must have faced south-east to heat the modern sitting room in illustration 22. The position of this feature is indicated by the plain edge on the adjoining binding joist, which is chamfered elsewhere, and by the gap in the wall alongside the arched door (illus. 26). Identical arrangements are often seen in small early-16th century houses, where chimneys lie in the angles of front walls and cross-passages with their brickwork penetrating the wall. The presence of the chimney is confirmed by the timber-framed first-floor partition immediately above, which contains a central gap to accommodate the chimney (illus. 34-35). There is no obvious aperture in the roof structure, but Tudor flues were often timber-framed and could pass through rafters with little or no trace.

Layout

Having entered the central apartment via the chimney passage, a Tudor visitor would have found himself in a room of 4 m or 13 ft in length, well lit from the north-east by a large oriel window of some 1.8 m or 6 ft in width. The gap in the stud pegs that reveals this window is

reflected in both the upper edge of the mid-rail and the roof-plate, indicating that its first-floor counterpart descended to the floor. This evidence suggests an imposing two-storied oriel window that probably consisted wholly or partly of brick and projected outwards to afford panoramic views of the Glem valley. The position of the modern sitting room fireplace in illustration 22 was occupied by a chimney as shown by a corresponding gap in the stud pegs visible in the mid-rail above, but its fireplace must have faced the opposite direction to heat another apartment to the south-east. The 16th century frame appears to have been truncated in this direction by a 17th century brick wing that now survives only as a pair of corner buttresses and a frustratingly rendered gable. This truncation may have occurred when the lodge was converted into a house for 'Richard Poley of Moorhouse' and produced the improbably small room behind the sitting room chimney that lies beneath a 19th century lean-to roof disguised as a cross-wing (illus. 31). A deeply chamfered doorway in the early-17th century style linked the missing structure to the adjacent gallery which now continues to the present entrance door in the north-western side wall of the parlour wing. It is quite possible that the modern entrance passage was inserted into the earlier parlour when the 16th century range was first built, creating a third and perhaps even a fourth lodging unit in the parlour itself (heated by a predecessor of its 19th century side-chimney) and the present stair lobby. This lobby of 3 m or 10 ft in length was divided by a solid wall from the central cross-passage, as shown by stud pegs in the sitting room's north-western mid-rail, but there is no other evidence of its arrangement. The present stair is a Victorian insertion. The same bay on the upper storey was open to its neighbour to the south-east, forming one of two chambers divided by the partition flanking the missing central chimney but linked by a connecting door to the north-east. There is no evidence of corridors or galleries at this level, or of dormer windows in the wind-braced butt-purlin roof. The structure of this roof points towards a date in the third quarter of the 16th century while the unusual transitional scarf joint in illustration 33 is more consistent with the 1570s or 80s. The building is unlikely to post-date the manor's acquisition by the Poley family in 1542 by more than a generation, and it may be contemporary with Boxted Hall which according to Pevsner was rebuilt soon after 1561 (although its listing entry ascribes it to the 17th century) and provided with a Mock Gothic brick and timber facade between 1900 and 1905 (Nikolaus Pevsner and James Bettley, 2015).

Lodging Ranges in Parks

Deer parks were common features in Tudor Suffolk, with some parishes containing several as neighbouring gentry families sought to compete with each other. Many were provided with buildings known as lodges that provided a focal point for the entertainment on offer, which included fine dining and drinking as well as both watching and participating in the hunt. These buildings can be regarded as the forerunners of modern weekend cottages and party houses in the country, but often lay within sight of their owners' main residences. Survivors are rare, and they vary in appearance and layout, but they can be recognised by key differences from the domestic norm. Almost all lie on high ground from which their windows could command good views of the park; most lack the usual household offices such as service rooms as they were not intended for permanent occupation, and some contain suites of lodgings in the manner of inns to accommodate overnight guests. The famous late-15th century moated example at Letheringham Lodge was built around a central chimney that heated identical suites of apartments on each storey, and Lodge Farm in Chevington some 9 km to the north-west preserves evidence of ground and first-floor galleries similar to the example here (figure 14). The latter was built in 1553 and hosted many enjoyable visits by its owners, the Kitson family of Hengrave Hall (Aitkens). Parallels can also be drawn with Elizabethan loggias such as the example added to Otley hall in the 1580s and used to stage plays and general entertainments. Most structures of this kind were converted for more prosaic purposes during the 17th century and park lodges were either demolished or remodelled as farmhouses.

Historic Significance

Given the clear field-name evidence of a large park surrounding Moorhouse Farm and its striking similarity to other members of this intriguing group of buildings there can be no real doubt that it too was designed as a lodge. As such, it is of national historic significance and in my view warrants listing at grade II* rather than grade II to afford the best protection and to ensure that any future opportunities will be taken to record currently hidden features that might be revealed during remedial work or remodelling. Its current omission from Historic England's schedule is a clear error explained by its isolated location and Victorian facade, but is sadly typical of the inadequate list for Babergh District Council's area which has not been resurveyed since the 1970s when internal inspection was discouraged. The property's relationship to the possibly contemporary and grade II*-listed Boxted Hall is also of special historic interest, with the two buildings forming part of an exceptionally well preserved Elizabethan seigneurial landscape.

+++++

Illustrations follow on pages 15-30

Illustrations (pages 14-30)



Illus. 1. The north-eastern facade of the house, with the late-medieval parlour crossing on the right and the highly unusual late-16th century range on the left. The false matching gable to the extreme left was probably added as part of a late-19th century Mock Gothic refurbishment that included the porch. Some of the exposed framing survives from the 16th century and the ghosts of internally hidden, closely-spaced studs can be seen through the first-floor render.



Illus. 2. A detail of the facade in illustration 1 showing the pegged lintel of an original ground-floor door that was matched by another on the first floor immediately above. These doors would have opened either into an entrance porch with a first-floor chamber or a turret containing a stair or privies. The brick infill dates only from the Mock Gothic remodelling but replicates the original nogging (illustration 27).



Illus. 3. The buttness of 17th century brickwork to the left of the facade, which is matched by another to the rear (illustration 5). The bricks are broken at the left-hand edge, indicating its present shape is secondary, and these features probably represent the remains of a large brick wing that projected to front and rear.



Illus. 4. The house from the south-east showing the rendered brickwork of the gable with the 20th century glazed lean-to dining area against the parlour wing in the rear. The ground-floor gable window occupies the position of a late-16th or early-17th century doorway with chamfered jambs at the end of the gallery, suggesting it opened into a missing structure in the foreground of which the brickwork presumably forms a part. More evidence of the building's arrangement is likely to be revealed if the render is ever renewed.



Illus. 5. The render of the south-western wall conceals a jettied upper storey that originally projected from a ground-floor wall that formed an open arcade or balustrade against the internal gallery in illustrations 29-30. The jetty appears to have been under-built in brick, but the lower wall may include some repositioned original timbers.



Illus. 6. The north-western side wall of the late-15th century five-bay parlour cross-wing, which retains its original crown-post roof throughout. The wing is highly likely to have been jettied to its north-eastern facade on the left, but any such feature has been cut off rather than under-built. The present corner post dates from the late-Victorian refurbishment, as does the brick nogging and most but not all the studwork to the left of the ostensibly 19th century chimney.



Illus. 7. The two-bay front parlour as seen from its north-eastern facade. The fireplace in the external chimney shown in illustration 6 on the right is modern. This room initially extended to the south-western wall of the present entrance passage, which is visible through the open door in the rear. This passage aligns with the Tudor gallery and may represent a contemporary insertion.



Illus. 8. A detail of the front parlour ceiling in illustration 7 showing its ogee-moulded principal and common joists, with the former supported by a shaped corbel block on the storey post. The joints are simple soffit tenons. Mouldings of this form are typical of the late-15th and early-16th centuries, and are common in local towns such as Lavenham, but at 2.75 m or 9 ft the impressive height of the ceiling indicates exceptional status.



Illus. 9. The south-eastern end of the present entrance passage showing the door to the cellar under the Victorian main staircase on the left and the entrance to the modern kitchen lean-to on the right. This end of the passage lies in the 16th century gallery, and the original jetty-plate of its south-western external wall is exposed below the ceiling to the right. It contains pegs for two central studs flanked by open sections that may have contained balusters or arches in the manner of an inn gallery. The studwork of the original internal wall probably survives behind the plaster on the left but is hidden.



Illus. 10. A detail of the parlour wing's external studs exposed on the cellar steps with the pine boards of the 19th century main staircase on the right. These timbers are soot-encrusted beneath their later whitewash and evidently faced an open hall on the site of the 16th century galleried range. The cellar is a small 17th or 18th century insertion.



Illus. 11. The south-eastern external wall of the parlour cross-wing seen from its 20th century lean-to addition. Its junction with the jettied 16th century range is visible in the rear. The wall of the rear bay on the extreme left has been removed entirely to create an open-plan kitchen/dining room and the internal ceiling joists and wall studs of both rear bays are hidden.



Illus. 12. The external wall of the parlour wing in illustration 11 showing the narrow stair bay on the right. The studs beneath the mid-rail of this bay are later insertions that block a stair door in the rear corner of the missing open hall. Two mortices in the adjoining storey post secured either the latter's back wall or a corner outshot and pegs for an external window sill with moulded mullions indicated by rectangular mortices can be seen to its left. Pegs for a matching first-floor window sill are visible above.



Illus. 13. The small exposed section of 16th century jetty bressumer in illustration 11, overlapping the narrow stair bay of the earlier parlour wing on the left. The bressumer is largely concealed by a later horizontal timber, but the twin pegs of the Tudor range's corner post are clearly visible. The equivalent of this timber in the opposite wall is shown in illustration 32 and forms a single storey-post rising from the ground sill.



Illus. 14. The upper storey of the parlour cross-wing showing the present attic staircase that still occupies the same narrow bay as the 15th century main stair (looking north-east towards the sub-divided front parlour chamber with the internal hatch window in illustration 12 on the right). The timbers of the existing door are unpegged insertions.



Illus. 15. The inserted first-floor door from the narrow stair bay of the parlour wing to the rear parlour chamber, with the internal hatch in illustration 12 on the left. The doorway cuts an original wall brace as the original stair rose from the ground beneath to the arched door against the north-western side-wall in illustration 16. The upper storey would have been open to its rafters initially, with no need for an attic stair.



Illus. 16. The rear wall of the front parlour chamber showing the arched door in its north-western corner that opens into the narrow stair bay. This two-bay room was spanned by the tie-beam and crown-post in illustration 18 but its original fabric is currently hidden elsewhere. Much of the plaster in the house may preserve early decorative surfaces such as 16th and 17th century wall paintings.



Illus. 17. A detail of a finely carved foliate spandrel to the arched door head in illustration 16. Its counterpart on the right differs slightly. This arch does not fit its current position and is secured by new oak pegs. Its hollow chamfer matches that of the opposite internal edges of its jambs and the timber has been turned around so the carving can be seen from the parlour chamber instead of the stair landing from which it would have been approached initially. A second doorway would have opened from the same landing into the rear parlour chamber.



Illus. 18. The neatly chamfered crown post of the front parlour chamber, above the ogee-moulded ceiling in illustration 7. The chamfers are broach-stopped at the bottom and step-stopped at the top. The roof timbers are smoke-stained due to leakage from the open hall and the once jettied front (north-eastern) gable has been truncated and rebuilt as there are no mortices for collar braces in either the purlin or its central stud.



Illus. 19. The narrow stair bay, as seen from the roof, with the studs of the front parlour chamber on the right and those of the central chamber retaining their original wattle-and-daub on the left. This area lay above the stair landing which now forms a shower room entered by the arched door in illustration 16.



Illus. 20. The roof of the single-bay central parlour chamber showing its original crown-post structure with inserted through-purlins supported by raking struts. The original brace survives but has fallen out of its mortice in the collar purlin and is suspended by a peg from the crown stud. Fragments of original lime plaster adhere to the wattle-and-daub. This space was formerly open to the first-floor room beneath.



Illus. 21. The roof of the rear parlour chamber showing the probably 17th century lath-and-plaster of the south-western gable in the rear (as seen from the hole in the partition to the right in illustration 20). The vertical supports are modern. Although the collar purlin is jointed, all five bays of the wing appear to be contemporary.



Illus. 22. The modern sitting room in the 16th century range looking south-east towards its 20th century fireplace with the jettied gallery on the right. Pegs for vertical studs are visible in the binding joist above the 18th century-style shelf unit to the left but their absence elsewhere indicates a chimney always occupied this position (but faced south-east as this room was heated by a missing chimney in the foreground).



Illus. 23. The front (north-eastern) wall of the sitting room, with the position of the blocked door visible externally on the left (illustration 2). The exposed mid-rail of the internal wall against the present stair lobby to the extreme left contains an uninterrupted series of pegs for a solid wall, and the position of any door is unclear. A wide gap in the stud pegs in both the upper and lower edges of the mid-rail above the present window indicate a large original bay window, probably of brick, that extended to the upper storey.



Illus. 24. The sitting room from the south-east with the gallery on the left. An apparent cross-passage between the missing chimney and the solid wall in the rear linked the external door on the right and the gallery door to the left.



Illus. 25. The closely-spaced studs of the partition between the present sitting room and the jettied 'rear' gallery. The narrow doorway of 0.9 m or 3 ft to the right is an original feature, although its arch cuts its jambs and was inserted after a narrower original door was widened. The wide arch on the left is also a later insertion and there is no evidence of either an original door or window in this bay.



Illus. 26. A detail of the partition in illustration 25. The three studs between the post on the left and the door jamb are later nailed insertions that block a wide former aperture respected by a sharp edge to the binding joist at top left. The door jamb is grooved for brick infill like the other original studs and suggests a chimney once occupied this position, backing onto a cross-passage as often seen in early-16th century houses.



Illus. 27. A detail of the gallery framing showing the V-shaped grooves in the sides of all the original timbers but absent from the three insertions. These grooves were designed to secure infill panels of brick rather than wattle-and-daub, while the insertions contain the typical holes and notches for horizontal wattle staves.



Illus. 28. The gallery terminates at a doorway with broad chamfers to its jambs and lintel that terminate well above the ground in the manner of the early-17th century. The fabric is hidden elsewhere in this south-eastern gable but it appears to consist of rendered early brickwork as noted in illustrations 3-5. This doorway presumably opened into a missing brick wing at the end of the gallery that was probably added when the building was converted into a house for a member of the Poley family.



Illus. 29. The gallery from the north-west showing the widened original door on the left and the window that replaced the doorway in illustration 28 at its far end to the right.



Illus. 30. The gallery from the south-east, showing the thickness of the apparently brick wall that replaced the jetty on the left. The exposed inner jetty plate contains pegs for a seemingly solid wall opposite the arched door in the rear, but in fact almost certainly for a section of framing above a matching external door. Wide gaps in the mortice pegs elsewhere in this plate indicate the presence of arches or balusters. The underside of the plate may retain rebates or mortices for these features, and it is possible that some original elements of the missing wall were re-used in the later fabric.



Illus. 31. The narrow room behind the present chimney in illustration 22, with the brick south-eastern gable to the right. The ceiling joist adjoining the corner of the chimney contains stud mortices but may be a re-used timber and the original configuration of this space is unclear. Scars in the render to the left are consistent with a blocked fireplace in the opposite direction to the sitting room fireplace, but the original chimney has probably been rebuilt.



Illus. 32. The first-floor landing of the late-19th century main staircase, showing the latter's stripped pine balustrade and handrail in the foreground. The framing of the cross-wing on the left is hidden by plaster, but the corner post of the 16th century range contains an empty mortice for an arch-brace to its tie-beam demonstrating that the later structure was open-framed against the earlier.



Illus. 33. A detail of the unusual scarf joint in the north-eastern roof-plate in illustration 32, which appears to be edge-halved and bladed rather than face-halved in the usual manner of the late-16th and early-17th centuries. It indicates a transitional date in the mid- to late-16th century when traditional edge-halved and bridled joints were becoming outmoded.



Illus. 34. The bedroom above the north-western bay of the ground-floor sitting room, looking south-east towards the wall above its open truss. The tie-beam contains pegs for a solid wall above the jetty and ground-floor gallery to the right of the central ceiling joist, but both its chamfer and pegs then terminate where the timber was adjoined by a missing chimney (illus. 35). At least some of the exposed joists appear to be insertions.



Illus. 35. A detail of the tie-beam in illustration 34 showing the end of its stud pegs and chamfer with a gap to the left that corresponds with the apparent chimney aperture on the ground floor. The ground-floor binding joist beneath lacks a chamfer where it abutted the missing brickwork in the same way.



Illus. 36. A detail of the north-eastern roof plate to the right in illustration 32. A stud peg to the right of the jowled storey post indicates the position of a first-floor door immediately above the external door in illustration 2. The post to the right contains a mortice for a door lintel behind the missing apparent chimney, but the unpegged mortice in the post to the left may represent an insertion as there are no stud mortices for a corresponding partition in the tie-beam above.



Illus. 37. The south-eastern wall of the bedroom above the sitting room, showing an inserted door arch to the right of the present chimney which is hidden by render at this level.



Illus. 38. The roof structure of the 16th century range looking towards the chimney at its south-eastern gable. The hip rafters beyond this chimney are re-used, narrow-sectioned timbers that are likely to date only from the late-19th century refurbishment. The linear butt-purlin roof was fully wind-braced, although only a small number of these curved timbers survive. There is no evidence of original dormer windows and the rafters may have been exposed to the first-floor chambers initially (as in the earlier parlour wing).

Appendix

The Standard Room Plan of Medieval and Tudor Houses

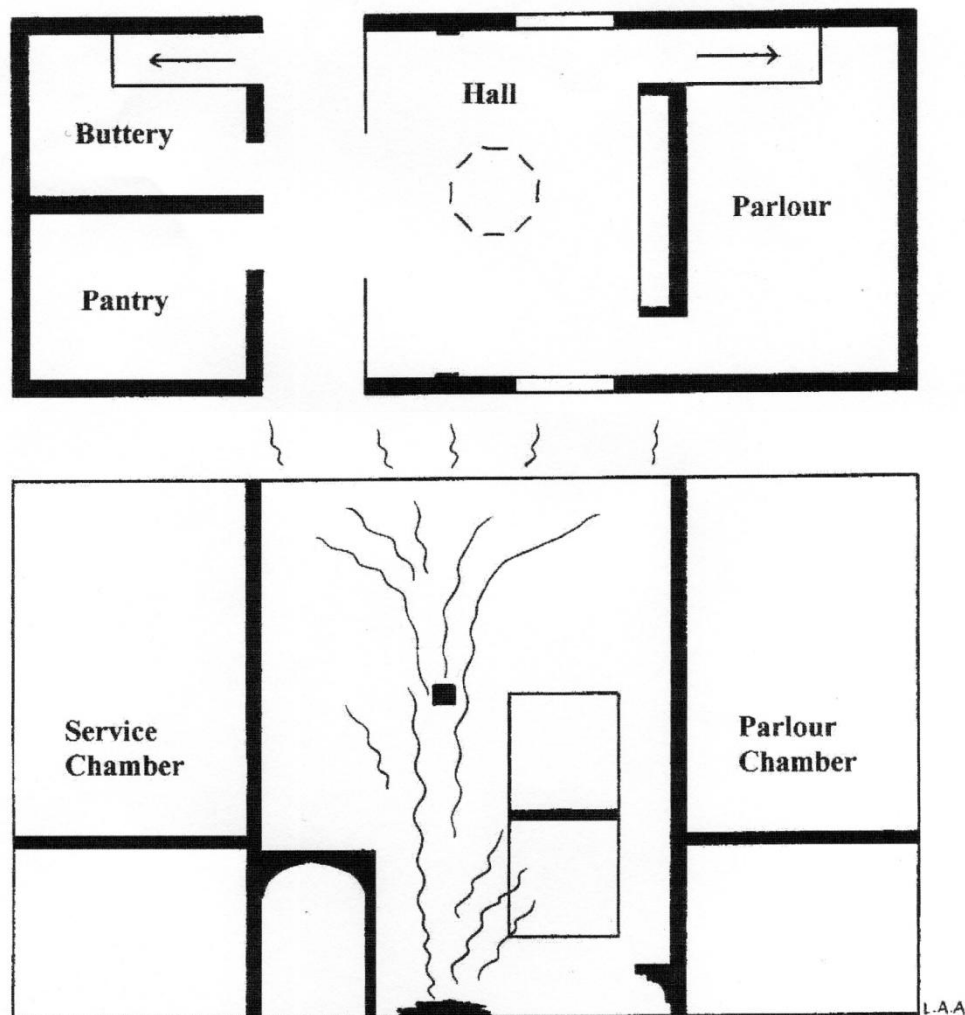
Although identical houses are rare, almost all domestic buildings constructed between the mid-13th and the early-17th centuries reflect the same room layout (see accompanying diagram). Until the opening decades of the 16th century the only heated space in a typical house comprised an open hall with an open hearth akin to a bonfire burning on its floor. In the absence of a chimney the hall, as its name suggests, was open to its roof in the manner of a barn to allow smoke to escape through the roof covering and through tall, unglazed windows which rose from normal sill height to eaves level. The hall was a communal space with little or no fixed furniture, and was used as a dining room, a dormitory for household servants and apprentices, and as a kitchen and general purpose working area at varying times of the day. The hall was also designed to display the wealth and status of its owner, and at meal times was arranged like a modern college dining hall, with the head of the household sitting with his immediate family behind the 'high table' at one end, while his servants and employees were arranged in order of precedence at secondary tables along the side walls. The lower an individual's status in the household, the further he sat from the 'high' end of the hall. The high table was often raised on a platform or dais, but contemporary references to the high and low ends of houses relate rather to social than physical hierarchy. Halls were usually divided into two structural bays, separated by a pair of principal posts carrying a tie-beam that spanned the walls at eaves level, with the great windows in the high-end bay towards the dais. Fixing pegs for the high-end bench, which was often attached to the wall, can sometimes be seen in surviving examples. The front and back doors of the house (which often stood open for ventilation purposes) lay opposite each other at the low end of the hall, forming a cross-passage that was partly screened by boarded partitions to exclude the weather.

The open hall in the middle of the typical medieval house was flanked by additional rooms that were usually floored over. Beyond the high end of the hall lay a single room known as a parlour, that served as the main bedroom for family members and guests and contained at least one bed (perhaps consisting of nothing more than a straw mattress) and perhaps a few pieces of furniture that normally included a storage chest. The parlour was entered by a door to one side of the high-end bench, and sometimes a second door on the opposite side of the bench opened onto a stair to the solar (upper room) above. Medieval living took place primarily on the relatively warm ground-floor, and the two solars of the house were used chiefly for storage purposes. An increasing demand for domestic privacy during the later 16th century saw the provision of additional bedrooms on the first floor, and the 'parlour chamber', as the room over the parlour came to be known, was often provided with its own fireplace. Principal bedrooms, used more and more for sitting and entertaining as well as sleeping, remained downstairs until well into the 17th century.

Beyond the low end of the hall lay two service or storage rooms termed butteries and pantries (or collectively as 'spences', i.e. dispensing rooms). As their names suggest, these were used for storing wet and dry goods respectively, and represent the household larder. The front service rooms of town houses often contained shops, and the buttery sometimes served as a dairy in rural contexts. Two doorways lying side by side in the middle of the low-end wall gave access to these rooms, usually in conjunction with a third door against the back wall that opened onto a stair to the service chamber above. Although the original arches of these doorways have frequently been removed, their position may be revealed by the distribution of peg holes used to secure the mortise and tenon joints of the wall timbers.

The tripartite plan described here is found in both large manor houses and small peasant cottages in the countryside, but is sometimes condensed in towns where houses consisting of only a hall and subdivided parlour (or occasionally a hall with service rooms) may be found. Houses of high status might also possess rear courtyards, containing additional

accommodation or perhaps bake-houses and workshops, but rarely add to the tripartite arrangement in their main ranges. Rectangular houses under a single roof are common, but more ostentatious town houses frequently contain their parlour and service rooms in relatively expensive cross-wings with jettied gables built at right-angles to their halls. From the beginning of the 16th century chimney stacks were inserted into open halls, and new houses built with ceilings throughout, but the standard layout endured. By the end of the same century fireplaces were typically provided in parlours as well as halls, and often the parlour chamber was also heated (but rarely the hall chamber). Not until the second quarter of the 17th century did the cross-passage plan begin to disappear from new houses, to be gradually replaced by a number of different layouts of which the 'lobby-entrance', where the main door opens into a narrow 'lobby' in front of a chimney stack between the hall and parlour, was the most common.



The Standard Medieval House Plan

The late-medieval house reflected this arrangement, albeit with a larger and more sophisticated parlour cross-wing that included an enclosed stair and two rear parlours that extended behind its open hall. The galleried 16th century replacement of the hall differs dramatically from the norm, although its central hearth passage can be found in early-16th century domestic contexts.