

Report 3029



nps archaeology

## Archaeological Desk-Based Assessment of land at Old High Road, Yoxford, Suffolk

**Prepared for**  
Hopkins Homes Ltd  
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June 2012



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Location:	Old High Road, Yoxford, Suffolk
District:	Suffolk Coastal
Planning Ref.:	Pre-application
Grid Ref.:	TM 3944 6866
OASIS Ref.:	128330
Client:	Hopkins Homes Limited
Date of Fieldwork:	18 May 2012

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## **Summary**

*An archaeological desk-based assessment was conducted for Hopkins Homes Limited ahead of development of land off Old High Road, Yoxford in Suffolk.*

*The site lies in an area which was previously part of the parkland of, Grove Park, a large hall. The park was in existence by 1783 as it is depicted on Hodkinson's map of the same year. It is likely that it came into existence at around the same time as the hall, which is supposed to be of 16th-century date, with a major rebuild in the 1770s by Eleazar Davy. The form of the park appears not to have changed greatly for centuries; in the 1970s the land was claimed for arable use, and subdivided at that point. Grove Park still has some parkland associated with it, although this is now confined to the north-eastern side of the hall. The area still contains mature trees which were clearly planted as part of the parkland, and they appear to respect a former footpath, which bisected the site, running diagonally from the south-east corner of the Hall, down to the south-east corner of the development area. This footpath is visible as a cropmark on modern aerial mapping of the site.*

*Activity of prehistoric, Roman and Saxon date within the study area is scarce, although the village is in a prime location for settlement and occupation of many periods. Its location in the Yox valley, running down to the River Yox, to the north of the village would appear to be ideal for settlement, although there is little evidence at present for this. A Roman brooch was found in a field to the north of the site, and medieval and post-medieval metalwork was also found there.*

*The proposed development site lies reasonably close to the church and the likely historic core of the village, and therefore it is possible that activity of medieval date may be recovered from the area. The most impact on the site has been made in the post-medieval period.*

## **1.0 INTRODUCTION**

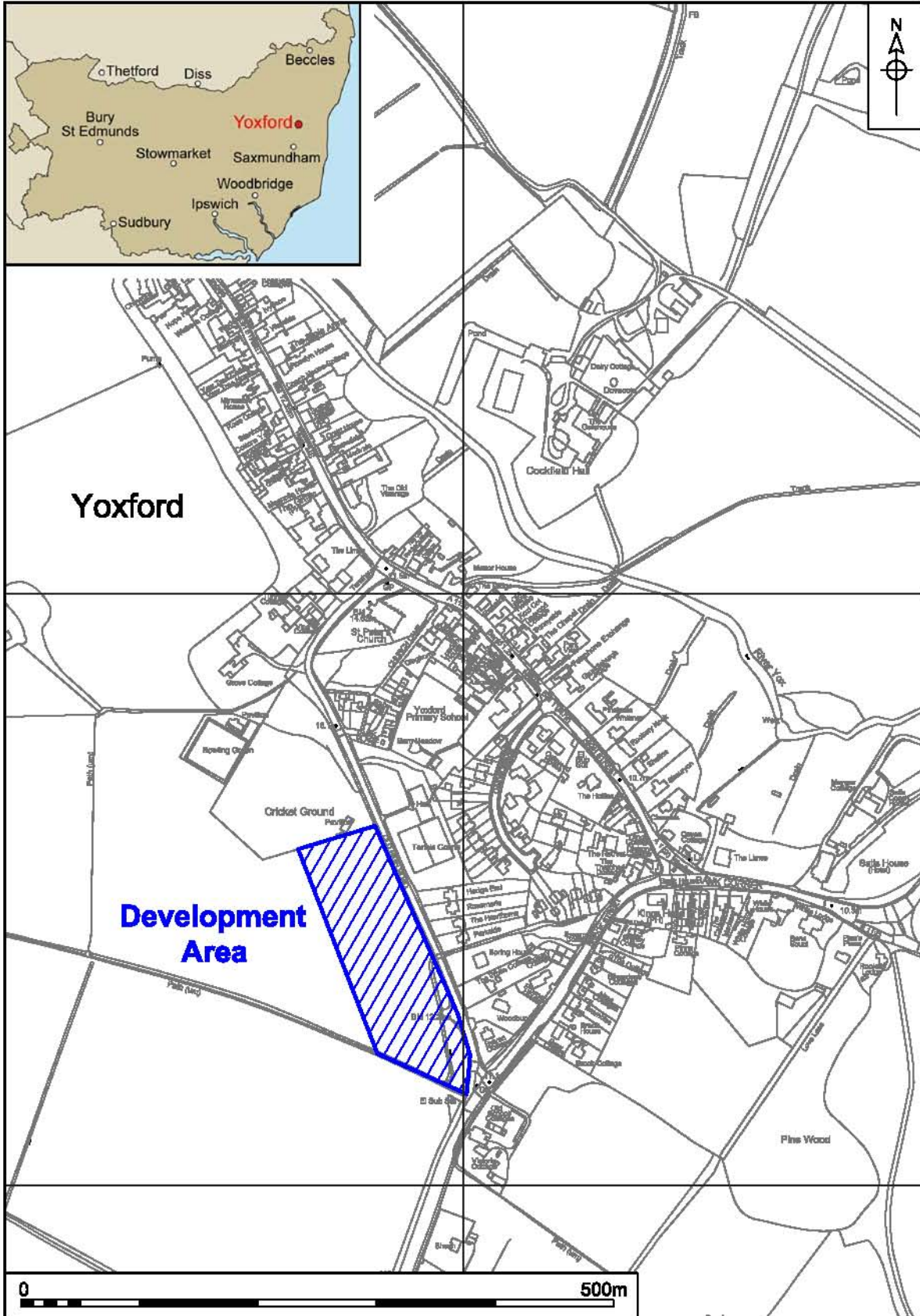
An archaeological desk-based assessment was required to assess the potential of a site at land at Old High Road, Yoxford, Suffolk (TM 3944 6866) (Fig. 1, Plate 1) and was undertaken to provide supporting information prior to submission of a planning application. The work was conducted in accordance with a Brief issued by Suffolk County Council Archaeological Service (J. Tipper 6 March 2012) and a Project Design and Method Statement prepared by NPS Archaeology (Ref. NAU/BAU3029/DW). This work was commissioned and funded by Hopkins Homes Limited.

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639500

639887.53

269500



269000

268500

268112.96

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Figure 1. Site location. Scale 1:5000





Plate 1. The site, looking north-west

This programme of work was designed to assist in defining the character and extent of any archaeological remains within the proposed development area, following the guidelines set out in the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The results will enable decisions to be made by the Local Planning Authority about the treatment of any archaeological remains found.

## **1.1 Aims of the Assessment and Assessment Methodology**

This assessment has a range of aims, but key among them is to provide information to support proposals for the development of the site. It will seek to provide that information in a way that allows an appropriate evaluation of the likely archaeological implications of the proposals and, where appropriate, to devise a programme of further evaluation and mitigation to manage and protect the heritage assets during the subsequent development.

Other aims of this assessment are a mix of general and more specific issues, such as identifying, if possible, areas of high, medium and low archaeological potential, identifying targets for further archaeological investigation and providing an overview of the historical development of the site in its local context and its broader position within the wider area.

In order to achieve the assessment aims a wide range of source material was examined. The material included unpublished reports on previous archaeological work, maps, published material, online material and information held in the Suffolk Historic Environment Record (SHER) and the Suffolk Record Office (SRO).

## **1.2 Abbreviations used in the text**

Previously known archaeological sites are identified by their unique Suffolk Historic Environment Record (SHER) reference number and located, where

appropriate, by their National Grid Reference (NGR). Mapping taken from the Suffolk Record Office (SRO) will be referenced by their unique identifying code.

References to previous archaeological reports and published works will be given in brackets throughout the text, with full bibliographic details listed in the sources.

## **2.0 GOVERNMENT POLICY**

### **2.1 The Regulatory and Advisory Framework for Cultural Heritage**

The treatment of archaeological remains and the Historic Environment is regulated by the *National Planning Policy Framework* (Department for Communities and Local Government 2012). This policy replaces *Planning Policy Statement 5: Planning for the Historic Environment* (2010) and provides advice to planners and developers alike on the treatment and consideration of Heritage Assets.

The *Framework* states that 'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment'.

It also states (Section 12.128):

'In determining applications...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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.'

The *Framework* goes on to discuss the importance of understanding the importance and impact a development may have on any archaeological remains or Heritage Assets within a site.

There is also some weight given to 'undesigned' assets, that is, those that are unknown and therefore not assigned a status, such as a Scheduled Monument or a Listed Building. Conservation is the great watchword with those which ARE designated.

'Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets (Section 12.139).'

### **2.2 Local Policy**

The planning policy of the Suffolk Coastal district is covered under its Local Plan, which contains a section on 'The Environmental Context'. As the site lies very close to the edge of a Conservation Area, some of the policy (AP1) on these may be relevant:

'To protect the character of the Conservation Areas...and to ensure that new buildings, alterations or other development preserve or enhance them, the District Council will, in the control of development within, or affecting, each Conservation Area, pay special attention to the following matters:



- (i) the building materials used, to ensure that they are consistent with the general character of the respective area;
- (ii) the form, scale, design and detailing of new buildings, alterations to existing buildings, and the space around buildings (including landscape schemes, roads and fencing), which should be in harmony with, and relate satisfactorily to, their surroundings;
- (iii) other development, including street furniture, road, footpath and other surfaces, lighting and advertisement displays, should be in keeping with the respective Conservation Area; wherever practicable, electricity, telephone and other cable systems should be placed underground, or in suitably concealed locations;
- (iv) natural features, including trees, should be preserved wherever possible; schemes of landscaping and tree planting will normally be required;
- (v) Supplementary Planning Guidance;
- (vi) the traffic implications arising from the proposed development.'

Also of interest is the section on 'Parks and Gardens of Special Historic or Landscape Interest', as the site itself once formed part of one of the parks listed in the plan. Although Grove Park is not registered on the list compiled by English Heritage of Parks and Gardens, it is important, and is listed by the council as still requiring safeguarding. Policy AP4 covers parks and gardens:

'The District Council will encourage the preservation and/or enhancement of parks and gardens of historic and landscape interest and their surroundings. Planning permission for any proposed development will not be granted if it would have a materially adverse impact on their character, features or immediate setting.'

The current development no longer forms part of the parkland of the Hall, although historically it did, and it still retains some landscape features of parkland.

Archaeology is covered under Policy AP7:

'In considering planning applications, outline or detailed, for development that might affect sites that are known or are likely to contain archaeological remains, the Council will require the following. Where necessary, these should be preceded by a professional archaeological assessment as to the likelihood that remains might be encountered and their importance.

- (i) a field evaluation in those cases where the assessment suggests that important archaeological remains may exist but it is unable to be precise about their nature or extent. The field evaluation shall be carried out by an approved archaeological contractor in accordance with a specification agreed with the Council;
  - (ii) the preservation of archaeological remains in situ where the assessment and/or field evaluation indicate that the remains are important. Even where lesser remains exist, consideration must be given to the desirability of preserving them in situ;
  - (iii) adequate arrangements for 'preservation by record' - a recording of the archaeological remains that would be lost in the course of works for which permission is being sought - in those cases where arguments in favour of the development outweigh the significance of the remains; and
  - (iv) a brief setting out the arrangements for recording remains, which shall include the following:
    - a timetable or phasing plan;
    - a specification to show how the work is to be undertaken;
    - arrangements for the deposit of finds and site records in a recognised museum;
    - arrangements for monitoring work;
    - arrangements for the production and publication of a report on the work within an agreed period;
- and
- arrangements for financing the archaeological work.'

### **3.0 LOCATION, GEOLOGY AND TOPOGRAPHY**

The area considered by this report lies in the Suffolk Coastal district, in the village of Yoxford, which lies around four miles north of Saxmundham and six miles south of Halesworth (Fig. 1). The site itself lies to the south-west of Old High Road, which loops around to the south of the main High Street (A1120) and joins the Main Road (the A12). The site is bounded by mature trees and hedgerow along

the line of the Old High Road and to the south, the cricket ground and bowling green lie to the north, with fields to the west. The site covers an area of 1.537ha (3.799 acres) and is currently under agricultural cultivation.

The River Yox runs to the north and east of the village, before becoming the Minsmere River which empties into the sea via a sluice.



Plate 2. The site from the Old High Road, looking north-west

The bedrock geology of the development area is Crag Group – sand and gravel, with a superficial geology varying between Head – clay, silt, sand and Gravel and Lowestoft Formation – sand and gravel<sup>1</sup>.

## **4.0 SOURCES USED IN THE ASSESSMENT**

### **4.1 SHER records**

The primary source for archaeological evidence in Suffolk is the Suffolk Historic Environment Record (SHER), which details archaeological discoveries and sites of historical interest. In order to best characterise the likely archaeological potential of the site data was collated from all SHER records that fell within a 1km radius, which recovered 58 records in total, being mainly listed buildings. The results are synthesised in Table 1, below.

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<sup>1</sup> <http://www.bgs.ac.uk/opengeoscience/>

Record type	No. within study area
Listed Buildings	42
Site of archaeologically or historically significant structure or place	15
Find Spot	1
<b>TOTAL</b>	<b>58</b>

Table 1. SHER records within 1km of the site

## 4.2 Historical Sources

The historical background of the parish can be of considerable help in reconstructing the early landscape of the site. The sources used in this section include any archaeological excavation reports, local histories and the 'History from the Sources' edition of the Domesday Book (Rumble 1986), which helps to chart population and landscape in the early medieval period.

## 4.3 Cartographic Sources

A range of maps were examined in order to establish the nature of more recent land-use within the proposed development area. The earlier maps were also of some use in tentatively reconstructing the character of the medieval and early post-medieval landscape.

Some maps were consulted at Old Maps (<http://www.old-maps.co.uk/maps.html>). Not all of the maps considered are reproduced within this report. The maps examined in detail are:

- Hodskinson's Map of Suffolk in 1783 (Dymond 2006)
- Tithe Map of 1839 (SRO Ref. P461/305)
- Ordnance Survey 2nd edition, 1904 (Sheets 39.13 & 50.1)
- Ordnance Survey maps to modern day (accessed online)

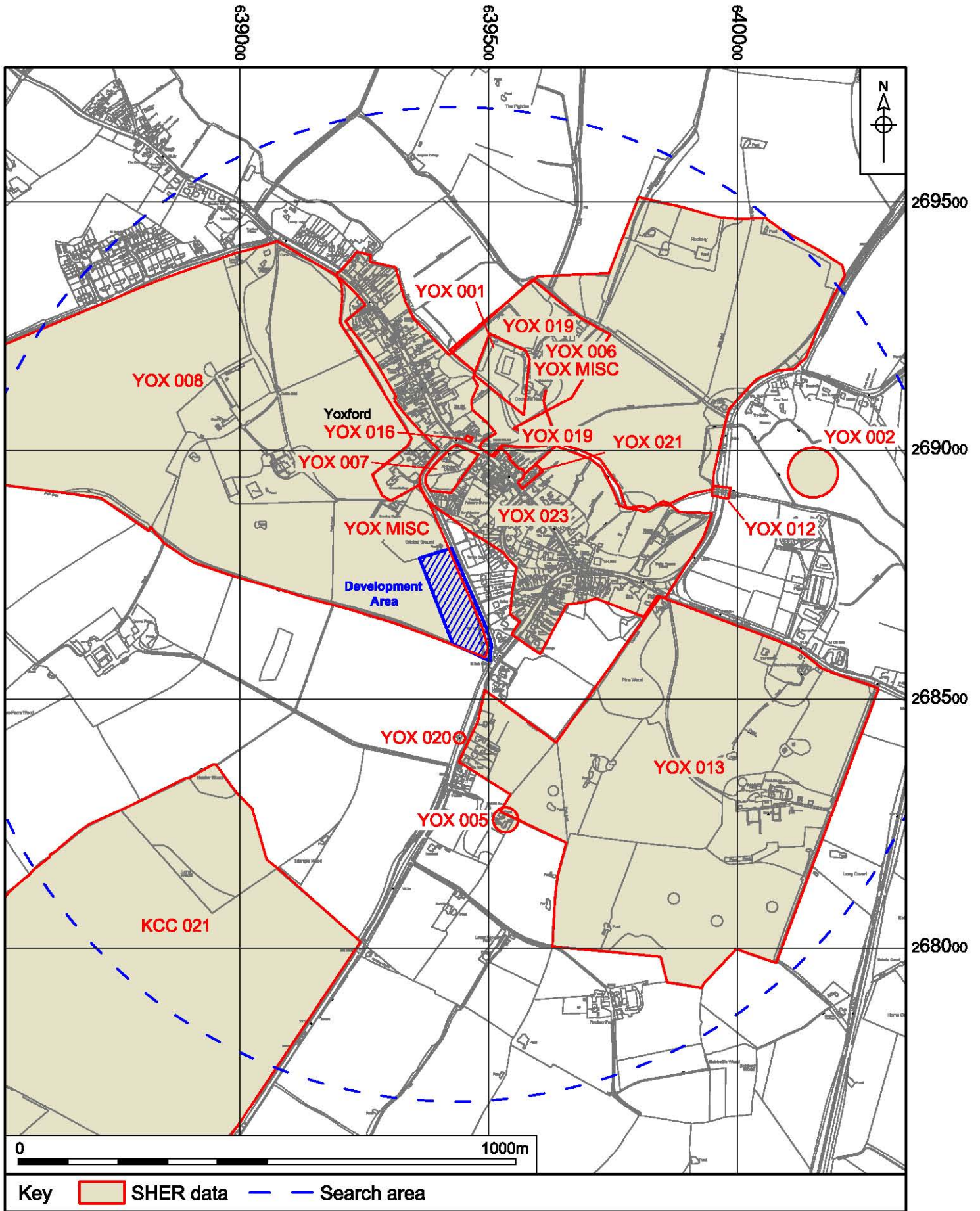
## 5.0 ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

### 5.1 Archaeological Evidence

(Appendix 1)

#### 5.1.1 Sites within the proposed development area

A single SHER record (YOX 008) covers the entire site and more besides (Fig. 2). The site is Grove Park which is depicted on Hodskinson's map of 1783 (Fig. 5), and includes a fish pond, ice-house, walled garden and coach house. The original house on the site was known as 'Burtons' and dates from c.1500; it was reputedly 'always one of the most important houses in the parish' and 'stood further south and west [from the current house], approximately where the present kitchen garden is now' (information from SHER). The park has been much reduced, and the site itself is now agricultural land, rather than parkland, although many mature trees are present in the field and which clearly date to this period, these trees respect a footpath which, although no longer visible on the ground, can be seen as a cropmark on modern aerial photographs.



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Figure 2. SHER data within 1km of the site. Scale 1:10,000



### **5.1.2 Sites within the study area (1km radius)**

Closest to the site is an area which has been metal-detected (YOX MISC) and has recovered metalwork. This lies immediately to the north of the proposed development area, on what is now the cricket ground and playing field. A Roman brooch was recovered here, along with late medieval and early post-medieval metalwork. The only other pre-medieval site in the area is that of an Iron Age weaving comb (YOX 002), made of deer antler, found on the bank of the River Yox during sewerage operations.

The historic settlement core of Yoxford (YOX 023) is recorded, although this is only indicative; it is listed as a Conservation Area by Suffolk Coastal District Council. The proposed development site lies just outside this boundary (Fig. 4). Part of the historic core is St. Peter's Church (YOX 007) which mainly dates from the 14th or 15th centuries, although 'a church and a half' were recorded here in Domesday Book. An earthwork site lies in the vicinity of Cockfield Hall, listed as a possible medieval moated site (YOX 001), although is more likely to be fish ponds associated with the hall. The 'moat' appears to be square with two arms remaining, and is located to the west of Cockfield Hall (YOX 006). Earlier mapping from 1836 onwards only shows the extant two arms suggesting these may be fish ponds or ornamental landscape features in the garden of the hall; detailed maps of 1792 and 1793 do not show these ponds. There appear to have been stew ponds to the west of the house which may have been in the same area as the existing ponds. Medieval documents refer to the mansion being within a square moat with other buildings outside the moat. Cockfield Hall itself (YOX 006) dates to around 1613 and is a Grade I listed building, with many listed ancillary buildings surrounding it, including the Grade II\* Tudor gatehouse. Monitoring of a drain excavation near to Cockfield Hall identified a single large feature which was possibly a pond, ditch or an early moat (YOX MISC). Further archaeological monitoring at Cockfield Hall (YOX 019) recorded two possible ditches and a small amount of medieval pottery (West 2009).

Cockfield Hall Park is the likely location of a bridge (YOX 012) shown spanning the River Yox on Hodkinson's 1783 map (Fig. 5) and possibly also on a 1755 map. The construction date of this bridge is unknown; a bridge still exists at this location. In 1996 a watching brief on the demolition and reconstruction of the 1950s bridge noted, before work began, a planked revetment running across the river some 4m west of the bridge, also a few medium-sized posts (c.200/300mm diameter) noted in the north bank, west of the bridge. There was no evidence for the date of this structure, or any indication that these timber structures might have been associated with each other. Also, prior to bridge demolition, an area measuring c.60m by 50m, just to the east of bridge, was scraped to form a temporary diversion. Here a few flint flakes were noted and a thin, desiccated peat layer was present, adjacent to the river.

Along the High Street, at the Old Butchers Shop, archaeological monitoring of construction work revealed extensive post-medieval disturbance and some ceramic evidence of medieval date (YOX 016). Yoxford town gas works is also recorded on the High Street (YOX 021). The gasometer and associated buildings are shown on the 1880s Ordnance Survey map, although the gasometer has disappeared by the 1900s; associated buildings survive as 'Park View' and 'Surgery' on modern mapping.

To the south of the site a milestone (YOX 020) is shown (not clearly) on Hodskinson's map of 1783 and later maps. The 1880s Ordnance Survey labels it as reading 'Lowestoft 20, Saxmundham 4', and it is still present on modern mapping.

Further south of the milestone is a large post mill (YOX 005) with a two storey roundhouse. It was built in the early 19th-century and was pulled down circa 1900. The roundhouse remains, and has been converted into a house. The site of another post mill can be seen nearby as a hollow in the ground.

The remaining entry for the area is another large landscape park, associated with a large house, Rookery Park (YOX 013). The park was probably in existence by the 17th century, and in 1796 the house was described as 'a large commodious mansion'. The Rookery Estate was first held by John Fox in 1647 and has been sold many times since then. The present house is a large early 19th-century building (not listed).

## 5.2 Historical Evidence

The name Yoxford supposedly denotes 'a ford that could be passed by a yoke of oxen' (Goult 1990) although it more likely refers to a fording place of the River Yox.

Little prehistoric, Roman or Saxon activity has been recorded within the study area, however, as Rolfe (2008, 37) suggests, the area's topography would make it a desirable settlement spot.

The first mention of the village is in the *Domesday Survey* of 1086. The village at this time is named as 'Gokesford' and 'Lokesfort' and was owned prior to the Conquest (1066) by Norman, a thane<sup>2</sup>, and Manni. Norman held a manor here consisting of 100 acres (40 hectares), and Manni, a smaller manor consisting of five carucates<sup>3</sup>. By the time of the Survey, Norman's lands had been redistributed to Hugh of Corbon, who held them under Roger Bigot; whilst Manni's lands were held by Robert of Tosny. The value of these lands in Yoxford appears to be reasonably high, with a reasonable amount of woodland, meadow and animals to their name. It is thought that Norman's lands formed part of the main manor of Yoxford, whilst Manni's were what became Cockfield Hall.

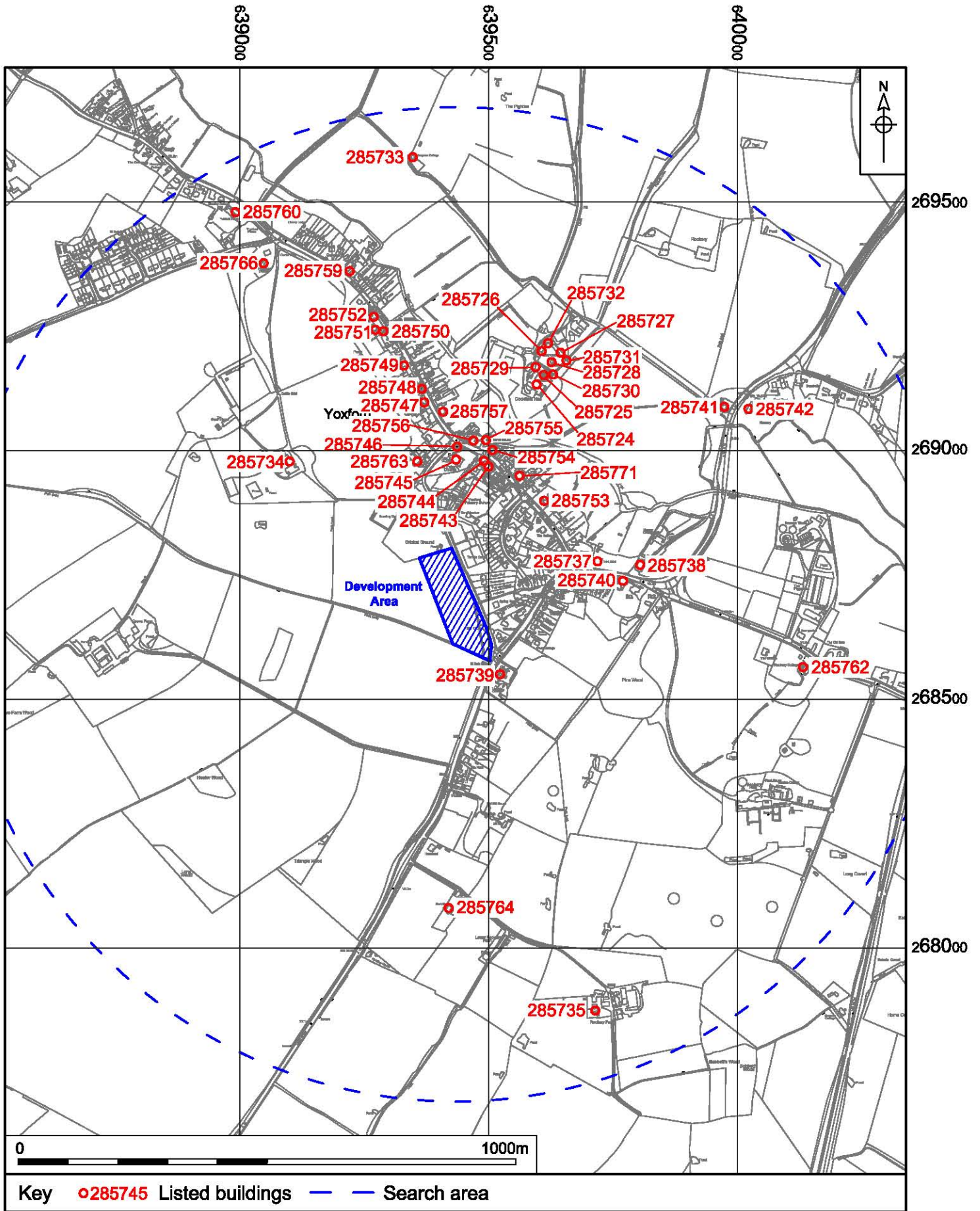
After Hugh de Corbon, Yoxford Manor was held by William de Pirrho in the 12th century. By the 13th century James de Creke was in possession and in 1294 Robert de Swillington held it (in between had been a reasonably rapid succession of lords of the manor).

Cockfield Hall manor was owned by Simon de Cokefeud in the 13th century. Other sub-manors are recorded in the area, including the vills of 'Hoppetuna' and 'Strickland', or 'Stikingland'. Many of these sub-manors were eventually absorbed into the main manor, enhancing its holdings.

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<sup>2</sup> Thane usually refers to a middle or lower ranking aristocrat retained by the king or a nobleman

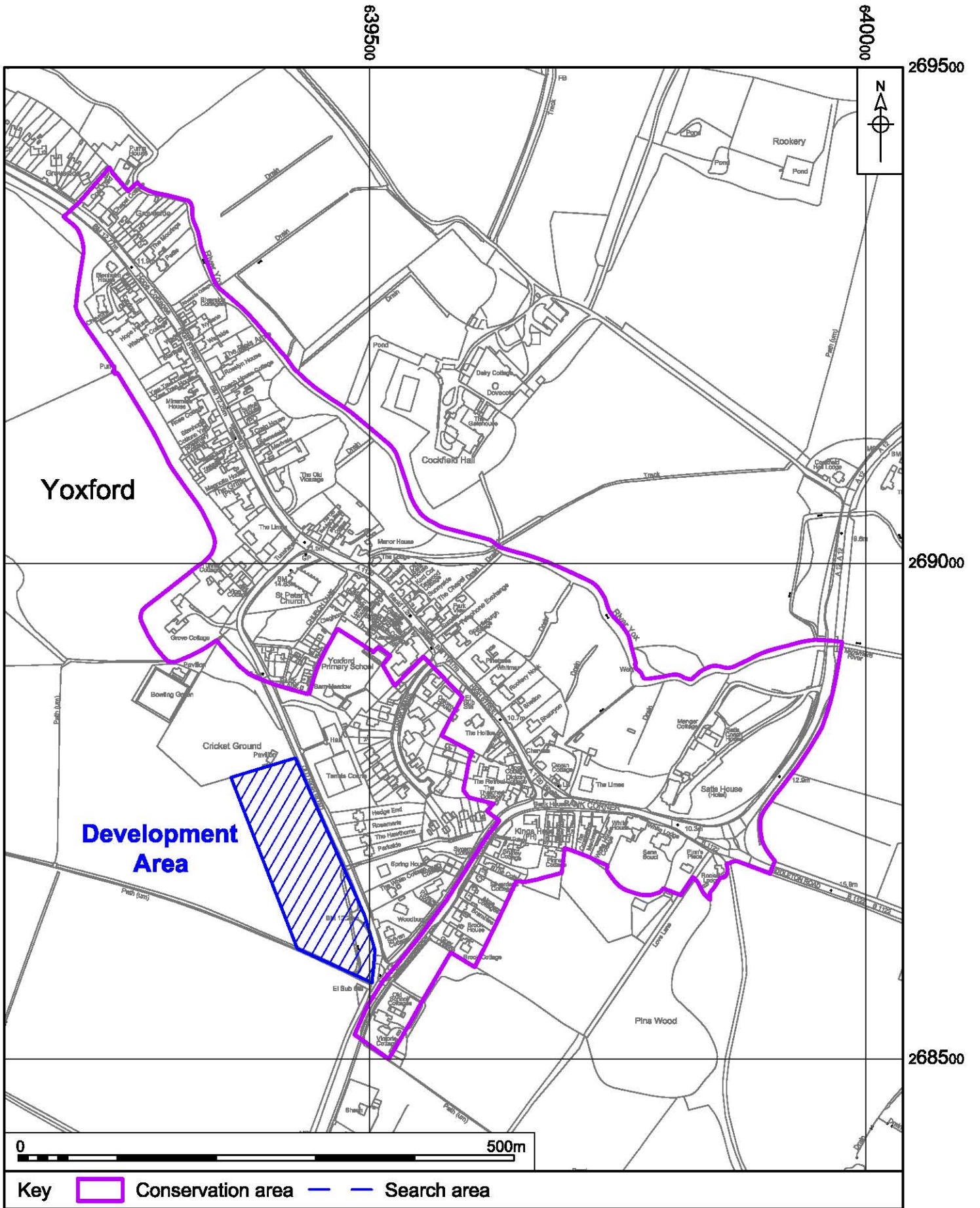
<sup>3</sup> Carucate is generally defined as an area of land that can be ploughed by a team of eight oxen in a year and a day (roughly equivalent to 120 acres or 49 hectares)



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Figure 3. Listed buildings within 1km of the site. Scale 1:10,000





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Figure 4. Yoxford Conservation Area. Scale 1:5000

At the time of the Survey the population of Yoxford is estimated to be around sixty-nine (Goult 1990), and by 1524 there are fifty-three taxpayers. Bailey (2007, 50) states that around 25% of the tenant population of Yoxford in the early 14th century were villeins i.e. 'un-free' inhabitants, dependent on and beholden to their respective lord. After the Black Death in the mid 14th century circumstances slowly began to change, and whilst in 1463 'a number' of deserted manorial sites are recorded in both Yoxford and Westleton (Bailey 2007, 238), there are also new ventures recorded. These include John Scothaugh of Yoxford, an entrepreneur who built up a sizeable dairy and cattle herd in the 15th century and diversified into tanning (Bailey 2007, 278).

The opening of the Ipswich to Great Yarmouth turnpike in 1785 now the modern A12 trunk road was a boost to Yoxford's development; evidenced by the number of listed buildings which date to around this period in the area. Grove Park was built c.1815 and probably incorporated an older house on the site. The park in which it lay is the location for the present development site. Yoxford is positioned between the boundaries of several large estates, most of which probably have medieval (if not earlier) origins. To the north is Cockfield Hall, to the east Rookery Park and to the west Grove Park. All of the main buildings of these estates lie within parkland, which is likely to have protected earlier remains that may be present in the vicinity.

The advent of the railway in the late 19th century, with a station at nearby Darsham, had an adverse impact on road use and the coaching trade. At the same time the beginnings of increased mechanisation of agricultural practices meant that many of those who had been previously reliant on farm work found that their labour was no longer required, and this formed part of the movement towards towns and cities - Ipswich being the nearest main centre. Yoxford's population declined by almost a quarter in 50 years (from 1,272 in 1851 to 988 in 1901) and it continued to decline throughout the 20th century. The village's population has increased during the late 20th and early 21st centuries to its early 20th-century level of around 1,000 inhabitants.

### **5.3 Listed Buildings**

(Appendix 2)

#### **5.3.1 *Listed buildings within the proposed development area***

There are no listed buildings within the development area

#### **5.3.2 *Listed buildings within the survey area (1km radius)***

A total of forty-two listed buildings are recorded within the survey area (Fig. 3) most of which are located away from the site of the proposed development site and will not be impacted upon by the current development.

The nearest building to the proposed development site is Old School Cottages (LB No. 285739), which is on Brook Street, the main A12 trunk road. These cottages are a timber-framed row of three, of late 17th- or early 18th-century date.

Grove Park (LB No. 285734) has an original late 16th century date but was rebuilt in the 1770s for Eleazar Davy, possibly by James Wyatt. The park is shown on Hodskinson's 1783 map (Fig. 5) and includes a fish pond, ice-house, walled garden and coach house. It is thought that the original house on the site which

dates from c.1500 was known as 'Burtons', and was 'always one of the most important houses in the parish' and 'stood further south and west, approximately where the present kitchen garden is now' (SHER information).

Cockfield Hall (LB No. 285724), to the north of the development area, is 16th-century Grade I listed building, with a north wing; the rest of the house was rebuilt around 1613 for Sir Robert Brooke. The Hall itself is surrounded by other listed buildings including a dovecote (LB No. 285728), the Tudor gatehouse (LB No. 285725), a dairy range and stabling (LB No. 285726), and various other boundary walls and gatehouses.

The remaining buildings within the survey area (apart from the medieval church) date from the 16th century through to the 19th century.

## 5.4 Cartographic Evidence

The earliest available map for the area is Hodskinson's map of 1783 (Fig. 5), which shows that the road layout of the time is similar to the present day. The Old High Road is clearly depicted, and the area between the High Street and the Old High Road contains the church and a windmill, and no other buildings. The site itself lies in the parkland associated with Grove Park, which was owned at the time by Eleazar Davy, whose name is printed over the area on the map. The park itself extends as far as the High Street to the north-east, Strickland Manor Hill to the north-west and a road or track to the south, which nowadays is represented by a field boundary.

The tithe map of 1839 (Fig. 6) shows that the site lies on the edge of parkland, as it did in 1783. The house itself, Grove Park, is numbered 75b on the tithe map, and belonged to 'Elisha Davey Davey', who was the nephew of the owner at the time of Hodskinson's map (Eleazar Davy). This is likely to actually be David Elisha Davy (1769-1851), a Suffolk antiquary and collector, who succeeded to his uncle's estate in 1803 ([http://en.wikisource.org/wiki/Davy,\\_David\\_Elisha\\_\(DNB00\)](http://en.wikisource.org/wiki/Davy,_David_Elisha_(DNB00))). The occupier of the property at the time of the tithe map is Thomas, Lord Manners. The area around the mansion is shown on the tithe apportionment as lawns and plantation. The parkland is divided by what appear to be tracks running across it, and each segment is given a separate number. The area over which much of the current site lies is numbered as 36 or 38 on the tithe map, relating to either 'Old Grass Lea' (36) or 'Barn Meadow' (38); both are owned and occupied by Robert Barker. The southern quadrant, in which a small part of the site lies, is numbered 52, which is listed as 'Thornton's Tithe Barn Field', and is apparently arable belonging to Davy but occupied by William Gobbitt. In the corners of this field are figures, which may read 76, although this is not entirely clear. The same number appears twice, and again further to the north, hence it is not very clear where the land divisions lie in this park, and what the numbers actually relate to. The word 'Mile' is apparent in the south-eastern corner of the site, and it is unclear what this actually relates to. It is not possible to discern any buildings on the site.

The 1884 OS map (not reproduced here) shows little change in the area from that depicted on the 1839 tithe map. The site is still within parkland, with the same criss-crossing footpaths running across it, and trees shown. The 1904 Ordnance Survey map (Fig. 7) shows the same layout.



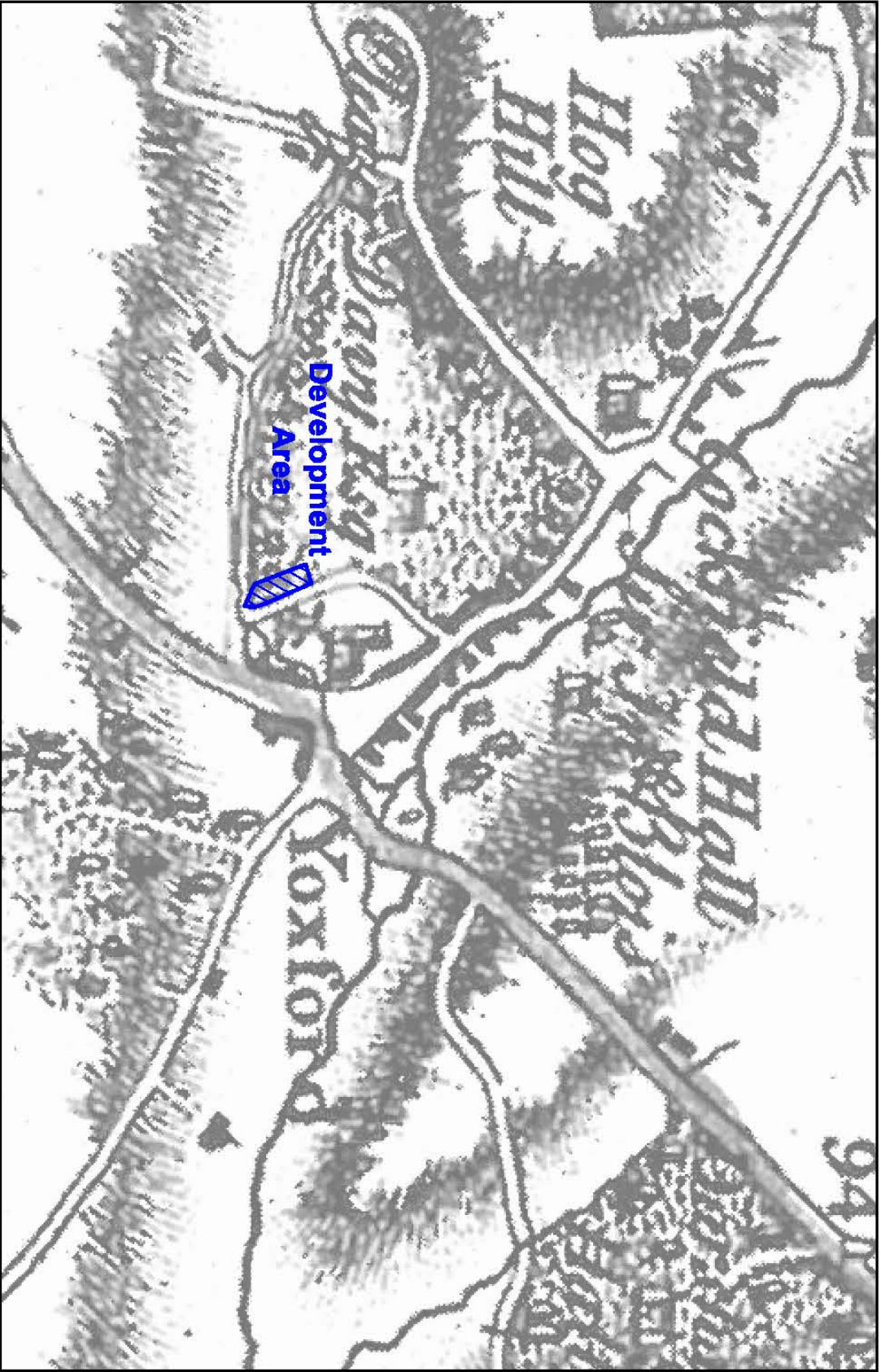


Figure 5. Hodskinson's Map of Suffolk, 1783

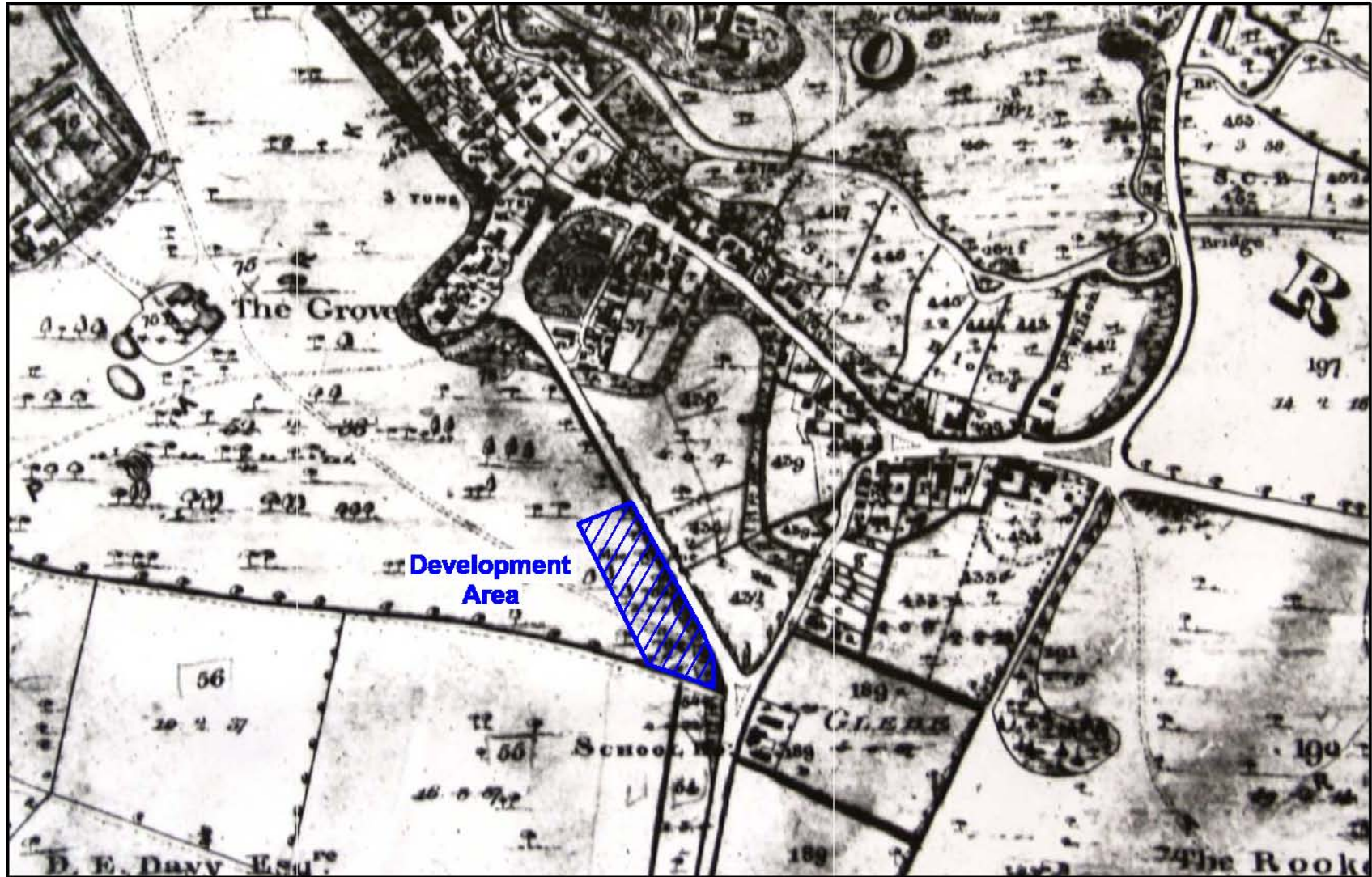


Figure 6. Tithe Map of Yoxford, 1839



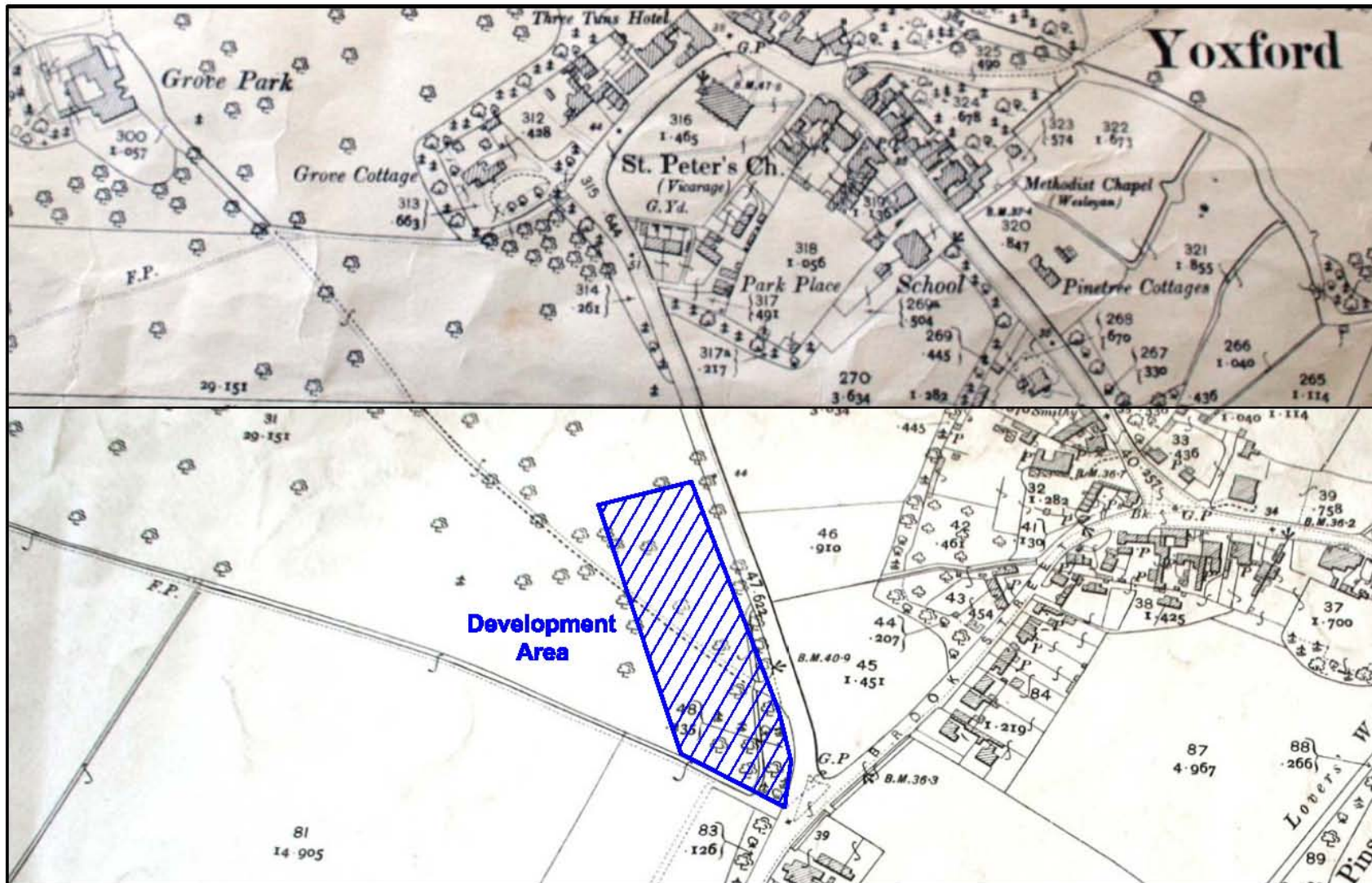


Figure 7. Ordnance Survey 2nd edition, 1904

Ordnance Survey mapping of 1947-51 shows no changes in site layout, although there is now a house depicted on the opposite side of the Old High Road. By the 1970s Ordnance Survey issue the site is no longer undivided parkland, and has been subdivided into smaller fields (Fig. 2), although the same alignment of foot paths can be seen bisecting the field in which the proposed development site lies. A cricket ground has been created to the north, and the village hall can be seen on the opposite side of Old High Road along with four houses further south (including Hedge End). The proposed development site has a small wooded area in the apex formed by the Old High Road and the track to the south.

The diagonal footpaths have disappeared by the time of the 1982-1991 Ordnance Survey map. Modern aerial mapping shows that Grove Park retains its parkland only to the north-east, with the rest having been usurped by arable land. The field in which the site lies is defined by trees only, and a parchmark depicting the former footpath which ran diagonally from the Hall to the south-east corner of the field can be seen. Mature trees within the field are clearly remnants of parkland trees and respect the previously mentioned footpath.

## **6.0 DISCUSSION**

### **6.1 Site Potential**

The site lies within an area which has been parkland for at least 300 years, and this characterises much of what is known of it. There has been little evidence of activity of prehistoric, Roman and Saxon date recovered from the area, although there was certainly a settlement at Yoxford in the Late Saxon period, as it is mentioned in the *Domesday Book*. The location of the village is good, being in a gentle valley with the River Yox to the north. The proposed development site is on a gentle slope overlooking the valley, and would have been ideal for settlement.

It is possible that medieval remains may be present within the proposed development site – remains of this date are the most common to be found during excavations in the village.

The church is located nearby, and the High Street, which was the main thoroughfare, is also close by. The creation of Grove Park probably happened towards the end of the medieval period, and into the post-medieval period, remaining in the same form for several centuries.

A footpath, which led from the hall down to the Old High Road, once bisected the site, and evidence of this is likely to be present in sub-surface deposits.

### **6.2 Valuing the Archaeological Resource**

The criteria used to assign a value to the archaeological resource are based on those outlined in the Department of Transport's *Design Manual for Roads and Bridges (DMRB) Volume 11 Section 3 Part 2 Cultural Heritage Interim Advice Note 92/07 (2007)* (see Table 2 below).



Value	Criteria
Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives. Listed Buildings (including proposed buildings).
Medium	Designated or undesignated assets that contribute to regional research objectives.
<b>Low</b>	<b>Designated and undesignated assets of local importance.</b> <b>Assets compromised by poor preservation and/or poor survival of contextual associations.</b> <b>Assets of limited value, but with potential to contribute to local research objectives.</b>
Negligible	Assets with very little or no surviving archaeological interest.

Table 2. Criteria for assigning a value to the archaeological resource

It is thought likely that any archaeological remains within the development area are likely to be designated and undesignated assets of local importance with potential to contribute to local research objectives and as such are considered to be of **low** value.

### 6.3 Likely condition of archaeological remains

It is important to consider the condition and stability of any archaeological remains that may be present within the development area.

The site has been parkland for many centuries and has been under arable cultivation since at least the 1970s. As a result it may have been affected by deep ploughing and invasive agricultural techniques, which could have truncated any sub-surface remains that may have been present.

### 6.4 Development Impacts

The extent of any likely impacts is set out in the table below. It is worth noting that the impacts can be either negative or beneficial and direct or indirect. The criteria for the impacts are taken from DMRB (2007).

Impact	Description
Major	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting
<b>Moderate</b>	<b>Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset</b>
Minor	Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting
Negligible	Very minor changes to archaeological materials, or setting
No Change	No change

Table 3. Criteria for assessing the magnitude of the impacts of the proposed development

Any below-ground disturbance associated with development of the site will have a direct affect on archaeological remains in the area, although inevitably, the extent

of the archaeological resource is currently unknown. However it is considered likely that the development will modify heritage assets and as such it is considered that it is likely to have a **moderate** impact on remains (should they be present).

It is considered that any adverse impact caused by the development on sub-surface remains can be mitigated by a programme of archaeological work approved by Suffolk County Council Archaeology Service (SSCAS).

### 6.5 Development Effects

An assessment of the significance of the effects of the development on the archaeological resource can be reached by combining the assessments of value (Table 2) and development impact (Table 3) using a matrix similar to that in DMRB (2007, 5/6) (Table 4, below).

The value of the archaeological resource is on balance considered to be **low** and the impact to be **moderate** resulting in a **slight** effect.

<b>Value</b>	<b>Very High</b>	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
	<b>High</b>	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
	<b>Medium</b>	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	<b>Low</b>	Neutral	Neutral/ Slight	Neutral/ Slight	<b>Slight</b>	Slight/ Moderate
	<b>Negligible</b>	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
		<b>No change</b>	<b>Negligible</b>	<b>Minor</b>	<b>Moderate</b>	<b>Major</b>
<b>Magnitude of Impact</b>						

Table 4. Significance of Effects Matrix

### 7.0 CONCLUSIONS

The proposed development site lies on the south-western fringe of Yoxford, in an area that had formed part of the parkland of a large hall, Grove Park. The park was in existence by 1783 - it is depicted on Hodkinson’s map of the same year. It is likely that the parkland came into existence at around the same time as the hall, which is originally supposed to be of 16th-century date, with a major rebuild in the 1770s by Eleazar Davy. The form of the park did not substantially change for centuries, until in the 1970s when the land was claimed for arable use and subdivided. Grove Park still has parkland associated with it, although this is now confined to the north-eastern side of the hall. The area still contains mature trees which clearly formed part of the parkland, and they appear to respect a former footpath which bisected the site (running diagonally from the south-east corner of the hall down to the south-east corner of the development area).

Activity of prehistoric, Roman and Saxon date is scarce in the study area, although this may reflect a paucity of archaeological work in the vicinity. Yoxford itself is in a prime location for settlement. Its location in the Yox valley, running down towards

the River Yox, to the north of the village would have been ideal for settlement and activity in the past, although there is little evidence to support this.

A Roman brooch was found in a field to the north of the site, and medieval and post-medieval metalwork were also found there. The site lies reasonably close to the medieval parish church and the likely historic core of the village. Yoxford was mentioned in the *Domesday Survey*, which implies a presence here at least as early as the Late Saxon period with a number of manors present in the area. It is thought likely that remains of any date may be encountered in the area but those of medieval date are perhaps the most probable, as the site lies close to the historic core of the village, and the creation of parkland in the post-medieval period almost precludes any other (later) kind of activity in the area.

Recommendations for further mitigation work (if required based on the evidence presented in this report) will be made by Suffolk County Council Archaeology Service.

## **Acknowledgements**

The author would like to thank Colin Pendleton of Suffolk Historic Environment Record for providing the HER data. The staff of the Suffolk Record Office in Ipswich and Lowestoft also should be acknowledged for their help with the cartographic evidence.

This report was illustrated and produced by David Dobson and edited by Jayne Bown.

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## Appendix 1: HER Listings

SHER No.	Description
KCC 021	Kelsale Park, former deer park N of Kelsale Hall
YOX 001	Moated site within grounds of Cockfield Hall
YOX 002	River Yox – Iron Age weaving comb made of deer antler found during sewerage operations
YOX 005	Round House – large post mill
YOX 006	Cockfield Hall and Park – house dates to around 1613, ground include possible earlier moated hall site (YOX 001)
YOX 007	St. Peter's Church, 14th-15th-century main building
YOX 008	Grove Park
YOX 012	Likely location of a bridge spanning River Yox seen on map of 1783
YOX 013	The Rookery, a large park probably in existence by 17th-century
YOX 016	Archaeological monitoring at Old Butchers Shop recovered extensive post-medieval disturbance and some medieval finds
YOX 019	Archaeological monitoring at Cockfield Hall recorded two possible ditches and medieval pottery
YOX 020	Milestone shown on Hodskinson's map of 1783 and later maps, also on modern maps
YOX 021	Gasworks site
YOX 023	Historic settlement core
YOX MISC	Monitoring of a drain excavation at Cockfield Hall recorded a single large feature, possibly a ditch, pond or earlier moat
YOX MISC	Metal-detected scatter of late medieval and early post-medieval metalwork and a Roman brooch, found whilst metal-detecting on the Playing Field

## Appendix 2: Listed Buildings

LB No.	Description
285724	Cockfield Hall – former manor house, mid 16th-century north wing, remainder rebuilt in early 17th-century (probably 1613) and later alterations
285725	The Gatehouse, Cockfield Hall – mid 16th-century
285726	Dairy range, Cockfield Hall – part former stabling, part residential, probably 16th-century, early to mid 19th-century façade
285727	Coach House and barn, Cockfield Hall – early to mid 19th-century
285728	Dovecote, Cockfield Hall – mid 19th-century
285729	Walling to N and W of Cockfield Hall gatehouse – mostly mid 16th-century, some later heightening, etc.
285730	Gateway 20m WNW of Cockfield Hall gatehouse (inc. adjoining walling) – early to mid 19th-century
285731	Gateway immediately SE of Coach House and barn, Cockfield Hall (inc. adjoining L-shaped section of walling to SE) – mid 16th-century
285732	Gateway immediately NW of Coach House and barn, Cockfield Hall (inc. adjoining walling) – early to mid 19th-century
285733	Keepers Cottage, Cockfield Hall – c. 1835
285734	Grove Park – rebuilt 1770s, originally a 16th-century mansion
285735	Rookery Farmhouse – farmhouse, now 2 dwellings, late 16th/early 17th-century
285737	The Limes – late 18th-early 19th-century façade, possibly earlier core
285738	Satis House – now a hotel, mid 18th-century with later alterations and extensions
285739	Old School Cottages- row of 3 cottages, late 17th/early 18th-century
285740	White Lodge and White House – formerly one house, now two, late 16th/early 17th-century core, early 19th-century façade
285741	Cockfield Hall Lodge – early 19th-century
285742	The Gables – late 16th-early 17th-century farmhouse, north end possibly earlier
285743	London House – house and shop, early-mid 19th-century, possibly earlier core
285744	Old Bakery – 16th-century house with 18th and early 19th-century extensions
285745	St. Peter's Church, 14th-15th-century main building
285746	Signpost 20m NE of St. Peter's Church tower – early to mid 19th-century
285747	Magnolia House – core probably 16th or early 17th-century, early-mid 19th-century façade
285748	Milestone 10m SW of Yoxholme – early 19th-century
285749	Minsmere House – house, 16th-century to rear, early 17th-century front range, early 19th-century façade
285750	Wisbech Cottage – was one house, now two, 16th-century, timber-framed

<b>LB No.</b>	<b>Description</b>
285751	Hope House – probably 16th-century to the rear, early 18th-century front range
285752	Caxtons – formerly two cottages, subsequently a beer house, now one house, 16th-century
285753	Pinetree Cottages – row of three cottages, early 18th-century
285754	The Lodge, Cockfield Hall – early 19th-century
285755	Manor House (east side) – shop, mid 19th-century
285756	Manor House (west side) – early-mid 17th-century, possibly earlier rear
285757	The Old Vicarage – probably 16th-century core, remodelled and extended 18th-century
285758	Yoxholme – house and shop, core probably 16th-century, mid 18th-century façade
285759	Two cottages 15m NW of Chapel Cottage – mid-late 17th-century
285760	Yoxford Place – core possibly 17th-century, rebuilt 1770 for Eleazar Davy
285762	Rookery Cottages – former farmhouse, now 3 cottages, probably early 17th-century
285763	Vine Cottage – early 19th-century house
285764	Bark Barn – farmhouse, late 16th/early 17th-century
285766	Strickland Manor Hill – probable 17th-century timber-framed house
285771	Methodist Chapel – dated 1888
435838	Barn about 50m WSW of Strickland Manor Farmhouse



**Appendix 3: OASIS Summary**

# OASIS DATA COLLECTION FORM: England

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**OASIS ID: norfolka1-128330**

## Project details

Project name	Yoxford
Short description of the project	An archaeological desk-based assessment was conducted for Hopkins Homes Limited ahead of development of land off Old High Road, Yoxford in Suffolk. The site lies in an area which was previously part of the parkland of, Grove Park, a large hall. The park was in existence by 1783 as it is depicted on Hodskinson's map of the same year. It is likely that it came into existence at around the same time as the hall, which is supposed to be of 16th-century date, with a major rebuild in the 1770s by Eleazar Davy. The form of the park appears not to have changed greatly for centuries; in the 1970s the land was claimed for arable use, and subdivided at that point. Grove Park still has some parkland associated with it, although this is now confined to the north-eastern side of the hall. The area still contains mature trees which were clearly planted as part of the parkland, and they appear to respect a former footpath, which bisected the site, running diagonally from the south-east corner of the Hall, down to the south-east corner of the development area. This footpath is visible as a cropmark on modern aerial mapping of the site. Activity of prehistoric, Roman and Saxon date within the study area is scarce, although the village is in a prime location for settlement and occupation of many periods. Its location in the Yox valley, running down to the River Yox, to the north of the village would appear to be ideal for settlement, although there is little evidence at present for this. A Roman brooch was found in a field to the north of the site, and medieval and post-medieval metalwork was also found there. The proposed development site lies reasonably close to the church and the likely historic core of the village, and therefore it is possible that activity of medieval date may be recovered from the area. The most impact on the site has been made in the post-medieval period.
Project dates	Start: 18-06-2012 End: 18-06-2012
Previous/future work	No / Not known
Any associated project reference codes	BAU3029 - Contracting Unit No.
Type of project	Desk based assessment
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Documentary Search", "Visual Inspection"
Development type	Rural residential

Prompt Direction from Local Planning Authority - PPS

### Project location

Country England  
Site location SUFFOLK SUFFOLK COASTAL YOXFORD Old High Road  
Study area 2.00 Hectares  
Site coordinates TM 3944 6866 52 1 52 15 47 N 001 30 33 E Point

### Project creators

Name of Organisation NPS Archaeology  
Project brief originator Suffolk County Council Archaeological Services  
Project design originator NPS Archaeology  
Project director/manager Nigel Page  
Project supervisor Rebecca Sillwood  
Type of sponsor/funding body Developer  
Name of sponsor/funding body Hopkins Homes Ltd

### Project archives

Physical Archive Exists? No

### Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)  
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Entered on 14 June 2012

## OASIS:

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**Appendix 4: Archaeological Specification**

Economy, Skills and Environment  
9–10 The Churchyard, Shire Hall  
Bury St Edmunds  
Suffolk  
IP33 1RX

## Brief for a Desk-Based Assessment

AT

### OLD HIGH ROAD, YOXFORD, SUFFOLK

<b>PLANNING AUTHORITY:</b>	Suffolk Coastal District Council
<b>PLANNING APPLICATION NUMBER:</b>	Pre application
<b>HER NO. FOR THIS PROJECT:</b>	To be arranged
<b>GRID REFERENCE:</b>	TM 394 686
<b>DEVELOPMENT PROPOSAL:</b>	Residential
<b>AREA:</b>	1.45ha.
<b>CURRENT LAND USE:</b>	Greenfield
<b>THIS BRIEF ISSUED BY:</b>	Jess Tipper Archaeological Officer Conservation Team Tel. : 01284 741225 E-mail: <a href="mailto:jess.tipper@suffolk.gov.uk">jess.tipper@suffolk.gov.uk</a>
<b>Date:</b>	6 March 2012

#### Summary

- 1.1 The developer has been advised that the location of the proposed development could affect important below-ground heritage assets of archaeological importance.
- 1.2 The applicant is required to undertake an adequate heritage asset assessment prior to consideration of the proposal, in accordance with a Written Scheme of Investigation. This information should be incorporated in the design and access statement, in accordance with policies HE6.1, HE6.2, HE6.3 and HE7.1 of PPS 5 *Planning for the Historic Environment*, in order for the LPA to be able to take into account the particular nature and the significance of any below-ground heritage assets at this location.
- 1.3 In this case, the applicant is required to undertake a desk-based assessment to establish the baseline information about this proposed development site. This is likely to lead to a programme of field evaluation (trial trenching) to establish the particular nature and the significance of any below-ground heritage assets at

this location, which will need to be the subject of a separate Written Scheme of Investigation (WSI).

- 1.4 This WSI is not a sufficient basis for the discharge of the planning condition. The archaeological contractor must submit a copy of their WSI or Method Statement, based upon this brief of minimum requirements, to the Conservation Team of Suffolk County Council's Archaeological Service (SCCAS/CT) for scrutiny; SCCAS/CT is the advisory body to the Local Planning Authority (LPA) on archaeological issues.
- 1.4 The WSI should be approved before costs are agreed with the commissioning client, in line with Institute for Archaeologists' guidance. Failure to do so could result in additional and unanticipated costs.
- 1.5 The WSI will *provide the basis for measurable standards* and will be used to establish whether the requirements of the brief will be adequately met. If the approved WSI is not carried through in its entirety (particularly in the instance of trenching being incomplete) the evaluation report may be rejected.

### **Requirements for Desk-Based Assessment**

- 2.1 Collation and assessment of the Suffolk HER to identify known sites and to assess the potential of the application area.
- 2.2 Collation and assessment of all cartographic sources, held in the Suffolk Record Office (and other appropriate documentary repositories) relevant to the site to identify historic (and current) landuse, the siting of old boundaries and any earlier buildings, as well as topography and geology. Copies of early maps should be included in the report.
- 2.3 Assess the potential for historic documentation that would contribute to the archaeological investigation of the site.
- 2.4 Re-assessment of aerial photographic evidence and, where relevant, replotting of archaeological and topographic information by a suitably qualified specialist with relevant experience at a scale of 1:2500 (residual errors of less than  $\pm 2\text{m}$ ). Rectification of extant mapped features such as field boundaries and buildings shall be undertaken in order to give additional indication of accuracy of the transcription.
- 2.5 Examination of available geotechnical information to assess the condition and status of buried deposits and to identify local geological conditions. Relevant geotechnical data should be included as appendices to the report.
- 2.6 Ascertain whether there are other constraints on the site (e.g. SSSI, County Wildlife Site, AONB, etc).
- 2.7 A site visit to determine any constraints to archaeological survival.

### **Objectives for the Investigation**

- 3.1 To collate and assess the existing information regarding archaeological and historical remains within and adjacent to the site. It is important that a sufficiently large area around the target area is studied in order to give adequate context and impact on the setting of any heritage assets; in this



instance an area with boundaries 500m beyond the parcel boundaries will be the minimum appropriate.

- 3.2 To identify any known archaeological sites which are of sufficient potential importance to require an outright constraint on development (i.e. those that will need preservation *in situ*).
- 3.3 To assess the potential for unrecorded archaeological sites within the application area.
- 3.4 To assess the likely impact of past land uses (specifically, areas of quarrying) and the potential quality of preservation of below ground deposits, and where possible to model those deposits.
- 3.5 To assess the potential for the use of particular investigative techniques in order to aid the formulation of any mitigation strategy.

### **Reporting and Archival Requirements**

- 4.1 A comprehensive list of all sources consulted (with specific references) should be included in the report.
- 4.2 An opinion as to the necessity for further evaluation and its scope may be given, although the final decision lies with SCCAS/CT. No site work should be embarked upon until the need for further work is established and until a Written Scheme of Investigation has been approved in writing.
- 4.3 Following approval of the report by SCCAS/CT, a single copy of the report should be presented to the Suffolk HER as well as a digital copy of the approved report.
- 4.4 All parts of the OASIS online form <http://ads.ahds.ac.uk/project/oasis/> must be completed and a copy must be included in the final report and also with the site archive. A digital copy of the report should be uploaded to the OASIS website.
- 4.5 This brief remains valid for 12 months. If work is not carried out in full within that time this document will lapse; the brief may need to be revised and re-issued to take account of new discoveries, changes in policy and techniques.

### **Standards and Guidance**

Standards, information and advice to supplement this brief are to be found in *Standards for Field Archaeology in the East of England*, East Anglian Archaeology Occasional Papers 14, 2003.

The Institute for Archaeologists' *Standards and Guidance for Archaeological Desk-Based Assessments* (1999) should be used for additional guidance in the execution of the project and in drawing up the report.

### **Notes**

The Institute for Archaeologists maintains a list of registered archaeological contractors ([www.archaeologists.net](http://www.archaeologists.net) or 0118 378 6446). There are a number of archaeological contractors that regularly undertake work in the County and SCCAS will provide advice on request. SCCAS/CT does not give advice on the costs of archaeological projects.