
ARCHAEOLOGICAL SERVICE

**Flixton Hall Farm, Flixton, Suffolk;
Record of an Archaeological Evaluation (FLN 087)**

SCCAS Report No. 2009/069; Oasis No. suffolkc1-55700



View of evaluation in progress

Stuart Boulter
Field Team
Suffolk C.C. Archaeological Service

© February 2009

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Acknowledgements

Thanks are extended to Jess Tipper (Suffolk County Council Archaeological Service Conservation Team), for providing the Brief and Specification and John Bailey (acting for the client).

Staff from Suffolk County Council's Archaeological Service Field Projects Team (Roy Damant & Steve Manthorpe) undertook the trenching evaluation under the direction of Stuart Boulter with a mechanical excavator provided by Les Cotton.

Funding was provided by F. W. Parsons & Sons.

Summary

Flixton, Flixton Hall Farm (TM 3065 8583; FLN 087) Trial-trenching within the footprint of a proposed new coloured water lagoon at Flixton Hall Farm revealed no archaeological deposits. Identified features were limited to a single modern pit, a field drain and mole drains. The only finds recovered were located by metal detector. These were all iron and recognisably modern and were not retained. (Stuart Boulter for Suffolk County Council & F. W. Parsons & Sons)

HER information

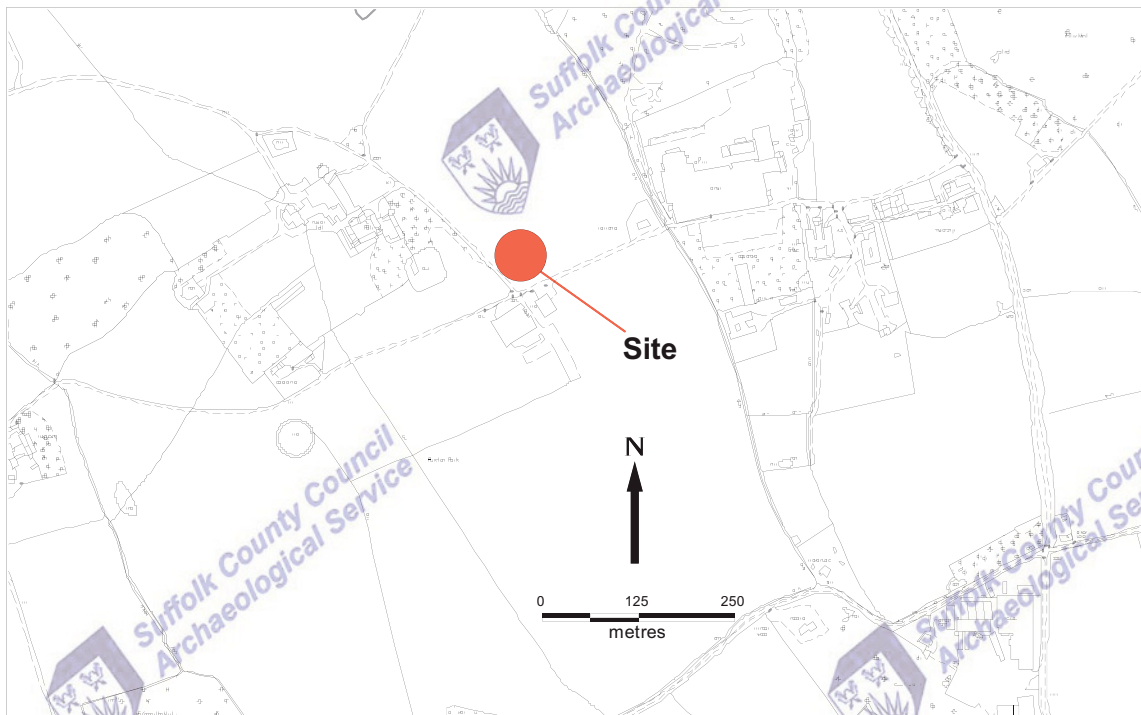
Planning application no:	DC/09/0062/FUL
Site HER code:	FLN 087
Date of fieldwork:	Evaluation 17/02/2009
Grid Reference:	TM 3065 8583
Commissioning body:	F. W. Parsons & Sons
SCCAS Rpt. No.	2009/069
Oasis No.	suffolkc1-55700

1. Introduction

1.1 Planning Background

Prior to the determination of Planning Application DC/09/0062/FUL, covering the construction of a new coloured water lagoon at Flixton Hall Farm, Flixton (Fig. 1) (TM 3065 8583), the local planning authority (Waveney District Council) were advised that an archaeological impact assessment should be provided by the applicant. In order to facilitate this, a Brief and Specification document was prepared by Jess Tipper of Suffolk County Council's Archaeological Service, Conservation Team (Appendix I) in which details of the required programme of archaeological works are outlined.

Subsequently, Suffolk County Council's Archaeological Service Field Team was commissioned by John Bailey (on behalf of F. W. Parsons & Sons) to undertake the evaluation, the fieldwork for which was carried out on 17th February 2009.



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Fig. 1 1:10,000 scale OS map extract showing the location of the site

1.2 Historical & Archaeological Background

The site lies within the area of high archaeological potential due to the presence of significant known archaeological deposits in the immediate vicinity that are recorded in the county Historic Environment Record (hereafter HER). Of particular relevance are FLN 005, FLN 006, FLN 030, FLN 036, FLN 048 and FLN 077 which relate to a series of, largely, undated cropmarks, some interpreted as a deserted medieval settlement and medieval finds scatters. There is also the potential for features associated with Flixton Hall with its

landscaped park that once included the evaluation area. Other activity relating to World Wars I and II are also known in the immediate vicinity.

1.3 Topographical Setting & Drift Geology

The site lies on the northern edge of the boulder clay plateau overlooking the gravel terraces that occupy the southern margins of the Waveney valley at this juncture. The present floodplain of the River Waveney lies 1.16 kilometres to the north west.

The site lies between the 30 and 35 metre contour lines and exhibits a gentle slope down towards the north west.

The underlying drift geology comprises a heavy glaciogenic deposit of chalky boulder clay till.

2. Methodologies

2.1 Fieldwork

A HER code FLN 087 was allocated to the site. Identified features and their stratigraphic elements were allocated OP/context numbers within a unique continuous numeric sequence under the HER code.

The trenches were opened using a 360° mechanical excavator equipped with a 2 metres wide toothless ditching bucket for a good clean cut.

A metal detector survey was undertaken during the evaluation with the exposed surface of the trenches and the upcast spoil examined.

A full photographic record, both monochrome prints and digital shots, was made.

2.2 Post-Excavation

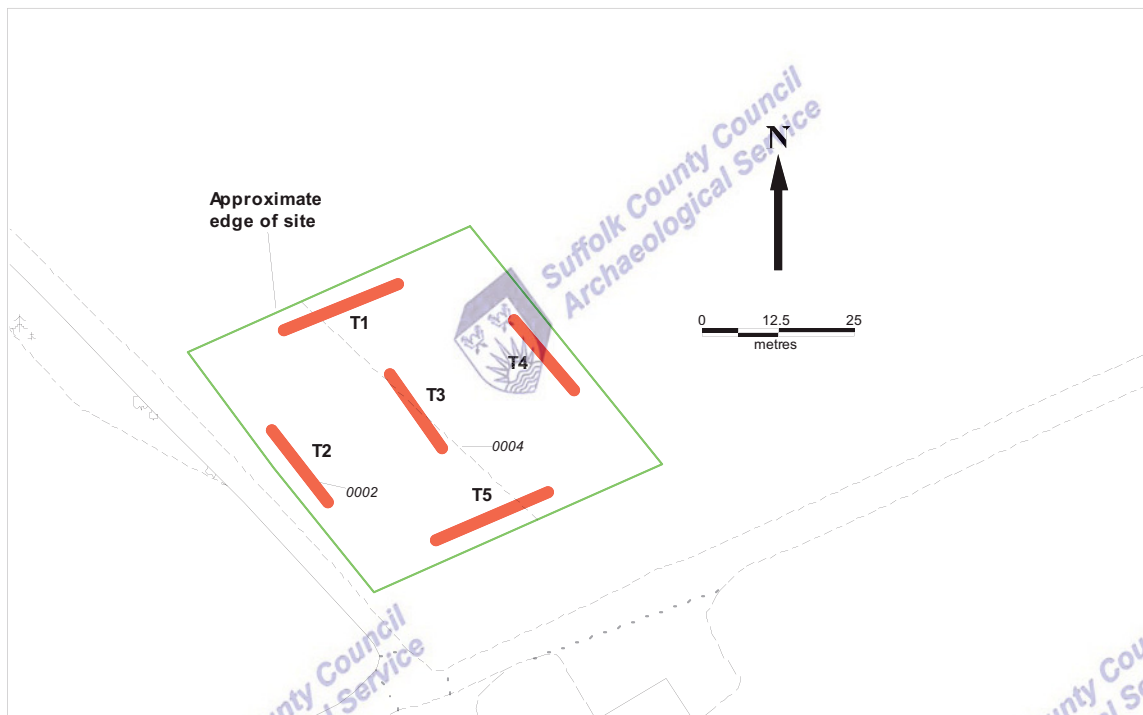
The site archive (including photographs, finds & other site records) was prepared and deposited in the county HER in Bury St. Edmunds. The information recorded during the project was compiled into a single coherent report (this document).

The report has also been submitted to OASIS, the online archaeological database, under the code suffolkc1-55700.

3. Results

3.1 Trial-trenching

The Brief and Specification (Appendix I) required that a 5% sample of the 50 x 50 metres (2,500 square metres) site, a total of 125 square metres in area, should be opened. With the 2 metres wide ditching bucket, this equated to a trench length of 62.5 metres. The actual length of trench opened was 85 metres (Fig. 1) which, using the 2 metre wide bucket, covered 6.8% of the total site area and comfortably fulfilled the requirements of the Brief and Specification.



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Fig. 2 1:1,250 scale OS map extract showing the location of the trial-trenches

Trench 1: Orientated from the west-south-west to east-north-east, Trench 1 measured 2 metres by 20 metres (40 square metres) and was positioned adjacent and parallel to the northern edge of the evaluation area (Fig. 2).

The overburden comprised a uniform 0.25 – 0.30 metres of heavy dark grey loam over c.0.15 metres of brown silty clay which, in turn, graded into the naturally occurring chalky clay till (Plates 1 & 2). Irregular patches of sandier material were identified as natural glacial features, possibly ice wedges.

One feature, a field drain (0004) was identified crossing the trench (Fig. 2). No finds were recovered from the upcast spoil.



Plate 1 Trench 1 from the NE



Plate 2 Trench 1 soil profile

Trench 2: One of three 2 metres by 15 metres (30 square metres) north-north-west to south-south-east orientated trenches, Trench 2 was located adjacent and parallel to the western edge of the evaluation area (Fig. 2).

Here, 0.25 metres of heavy loam topsoil gave way to 0.15 - 0.2 mixed brown silty clay which graded into the naturally occurring chalky clay till (Plates 3 & 4). Again, irregular patches of sandier material were identified as natural glacial features, possibly ice wedges.



Plate 3 Trench 2 from the NW



Plate 4 Trench 2 soil profile



Plate 5 Pit 0002

One incised feature was identified, a small pit (0002) c.5.3 metres from the southern end of the trench. Pit 0002 was oval in shape, measuring 0.75 metres by 0.5 metres with vertical sides and a depth in excess of 0.5 metres (Plate 5). Full excavation was not possible as water ingress was severe. The grey clay fill (0003) had a clear interface with the surrounding natural subsoil and there were inclusions of coal and clinker. On that

basis, pit 0002 was considered to be of relatively modern date.

Trench 3: Measuring 2 metres by 15 metres (30 square metres), north-north-west to south-south-east orientated Trench 3 was located central to the evaluation area (Fig. 2).



Plate 6 Trench 3 from the SE



Plate 7 Trench 3 soil profile

The overburden comprised 0.3 metres of dark grey heavy loam topsoil overlying 0.2 metres of homogenous brown mixed silt/clay which graded into the underlying naturally occurring chalky clay till subsoil with irregular sand patches (Plates 6 & 7).

One feature (0004) was recorded, a north-north-west to south-south-east orientated field drain which ran obliquely across the northern end of the trench (Fig. 2).

Trench 4: Measuring 2 metres by 15 metres (30 square metres), north-north-west to south-south-east orientated Trench 4 was located adjacent and parallel to the eastern edge of the evaluation area (Fig. 2).



Plate 8 Trench 4 from the SE



Plate 9 Trench 4 soil profile

At this juncture, the overburden comprised 0.2 metres of heavy loam topsoil overlying 0.2 metres of homogenous brown, stiff, mixed silt/clay which graded into the underlying naturally occurring chalky clay till subsoil which exhibited occasional irregular sandy patches (Plates 8 & 9).

No archaeological features were identified and no finds recovered from this trench.

Trench 5: Measuring 2 metres by 20 metres (40 square metres), west-south-west to east-north-east orientated Trench 5 was adjacent and parallel to the southern edge of the evaluation area (Fig. 2).

The overburden comprised 0.3 metres of dark grey heavy loam topsoil overlying 0.2 metres of homogenous brown mixed silt/clay which graded into the underlying naturally occurring chalky clay till subsoil with irregular sand patches (Plates 10 & 11). There was some evidence for mole-draining at the western end of the trench with traces of topsoil dragged along in thin south-west to north-east orientated cuts in the surface of the subsoil.

One feature, land drain 0004, previously recorded in Trenches 1 and 3, crossed the trench towards its eastern end (Fig. 2).



Plate 10 Trench 5 from the SE Plate 11 Trench 5 soil profile

3.2 Metal detector survey

The protracted period of bad weather prior to the evaluation fieldwork had left the site as a morass of standing water and mud which made the metal detector survey of the entire development area impossible. However, the exposed surfaces within the trenches were examined along with the upcast spoil.

A number of signals were recorded, although on examination all related to iron objects of clearly modern date (fence steels, bolts etc.). None of these were retained.

4. Discussion

The excavated trial-trenches exceeded by area the amount required in the Brief and Specification and were found to be devoid of archaeological features other than a relatively recent field drain and a small pit. While the metal detector survey was not extended to the whole area due to the condition of the site, the sampled area, effectively the upcast spoil and the surface of the exposed trenches, can be considered to be a representative sample.

These results suggest that the archaeology known from the HER to occur in the surrounding area, which informed the perceived potential of the site, does not extend into the evaluation area itself.

5. Recommendations for Further Archaeological Works

While the absence of archaeological features in the evaluation trenches does not definitely preclude their presence within the proposed area of the lagoon, it does suggest that there is no significant archaeology on the site. On that basis, it is unlikely that the archaeological planning advisor will require further archaeological works to be undertaken in conjunction with this development.

Disclaimer

Any opinions expressed in this report about the need for further archaeological work are those of the Field Projects Division alone. The need for further work will be determined by the Local Planning Authority and its archaeological advisors when a planning application is registered. Suffolk County Council's archaeological contracting service cannot accept responsibility for inconvenience caused to clients should the Planning Authority take a different view to that expressed in the report.





Appendix I

Brief and Specification



Environment and Transport Service Delivery
Shire Hall
Bury St Edmunds
Suffolk
IP33 2AR

Brief and Specification for Archaeological Evaluation

FLIXTON HALL FARM, FLIXTON HALL ESTATE, FLIXTON, SUFFOLK

The commissioning body should be aware that it may have Health & Safety responsibilities.

1. The nature of the development and archaeological requirements

- 1.1 A planning application (DC/09/0062/FUL) has been made for the construction of a farm dirty water lagoon reservoir on land at Flixton Hall farm, Flixton Hall Estate, Flixton (TM 306 858).
- 1.2 The Planning Authority (Waveney District Council) has been advised by Suffolk County Council Archaeology Service that this proposal lies in an area of high archaeological importance. In order to establish the archaeological implications of this application, the applicant should be required, prior to consideration of the application, to provide an archaeological impact assessment of the proposed site as suggested in DoE Planning Policy Guidance 16 (November 1990), para 21.
- 1.3 The proposed development area measures c. 50.00 x 50.00m in area, on the south side of, and above, the valley of the River Waveney and to the east of Flixton Hall Farm (see accompanying plan). It is situated on chalky till (deep loam to clay) at c. 30 - 35.00m AOD, sloping downwards south to north.
- 1.4 The proposed reservoir lies in an area of high archaeological importance recorded in the County Historic Environment Record, within and close to a large number of archaeological remains (FLN 005, FLN 006, FLN 030, FLN 036, FLN 077 and FLN 048). The site has good potential for the discovery of important hitherto unknown archaeological sites and features in view of its topographic location overlooking the valley of the River Waveney. There is high potential for archaeological deposits to be disturbed by this development and, in particular, the reservoir will cause total destruction to a large area.
- 1.5 In order to inform the archaeological mitigation strategy, and as a first part of a staged scheme of archaeological evaluation work, the following work is required:
 - non-intrusive field-walking and metal-detecting survey.
 - A linear trenched evaluation is required of the development area.
- 1.6 The results of this evaluation will enable the archaeological resource, both in quality and extent, to be accurately quantified, informing both development methodologies and mitigation measures. Decisions on the need for, and scope of, any further work should there be any archaeological finds of significance will be based upon the results of the evaluation and will be the subject of an additional brief.
- 1.7 All arrangements for the field evaluation of the site, the timing of the work, access to the site, the definition of the precise area of landholding and area for proposed development are to be defined and negotiated with the commissioning body.

- 1.8 Detailed 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.
- 1.9 In accordance with the standards and guidance produced by the Institute of Field Archaeologists this brief should not be considered sufficient to enable the total execution of the project. A Written Scheme of Investigation (WSI) based upon this brief and the accompanying outline specification of minimum requirements, is an essential requirement. This must be submitted by the developers, or their agent, to the Conservation Team of the Archaeological Service of Suffolk County Council (Shire Hall, Bury St Edmunds IP33 2AR; telephone/fax: 01284 352443) for approval. The work must not commence until this office has approved both the archaeological contractor as suitable to undertake the work, and the WSI as satisfactory. The WSI will provide the basis for measurable standards and will be used to satisfy the requirements of the planning condition.
- 1.10 Before any archaeological site work can commence it is the responsibility of the developer to provide the archaeological contractor with either the contaminated land report for the site or a written statement that there is no contamination. The developer should be aware that investigative sampling to test for contamination is likely to have an impact on any archaeological deposit which exists; proposals for sampling should be discussed with the Conservation Team of the Archaeological Service of SCC (SCCAS/CT) before execution.
- 1.11 The responsibility for identifying any constraints on field-work, e.g. Scheduled Monument status, Listed Building status, public utilities or other services, tree preservation orders, SSSIs, wildlife sites &c., ecological considerations rests with the commissioning body and its archaeological contractor. The existence and content of the archaeological brief does not over-ride such constraints or imply that the target area is freely available.
- 1.12 Any changes to the specifications that the project archaeologist may wish to make after approval by this office should be communicated directly to SCCAS/CT and the client for approval.

2. Brief for the Archaeological Evaluation

- 2.1 Establish whether any archaeological deposit exists in the area, with particular regard to any which are of sufficient importance to merit preservation *in situ*.
- 2.2 Identify the date, approximate form and purpose of any archaeological deposit within the application area, together with its likely extent, localised depth and quality of preservation.
- 2.3 Evaluate the likely impact of past land uses, and the possible presence of masking colluvial/alluvial deposits.
- 2.4 Establish the potential for the survival of environmental evidence.
- 2.5 Provide sufficient information to construct an archaeological conservation strategy, dealing with preservation, the recording of archaeological deposits, working practices, timetables and orders of cost.
- 2.6 This project will be carried through in a manner broadly consistent with English Heritage's *Management of Archaeological Projects*, 1991 (MAP2), all stages will follow a process of assessment and justification before proceeding to the next phase of the project. Field evaluation is to be followed by the preparation of a full archive, and an assessment of potential. Any further excavation required as mitigation is to be followed by the preparation of a full archive, and an assessment of potential, analysis and final report preparation may follow. Each stage will be the subject of a further brief and updated project design; this document covers only the evaluation stage.

- 2.7 The developer or his archaeologist will give SCCAS/CT (address as above) five working days notice of the commencement of ground works on the site, in order that the work of the archaeological contractor may be monitored.
- 2.8 If the approved evaluation design is not carried through in its entirety (particularly in the instance of trenching being incomplete) the evaluation report may be rejected. Alternatively the presence of an archaeological deposit may be presumed, and untested areas included on this basis when defining the final mitigation strategy.
- 2.9 An outline specification, which defines certain minimum criteria, is set out below.

3. Specification: Non-destructive Field Survey

- 3.1 A systematic field-walking and non-ferrous metal-detecting survey is to be undertaken across the entire area marked on the accompanying plan (0.25 ha. in extent). The strategy for assessing the artefact content of the topsoil must be presented in the WSI.

4. Specification: Trenched Evaluation

- 4.1 Trial trenches are to be excavated to cover 5% by area, which is c. 125.00m². These shall be positioned to sample all parts of the site. Linear trenches are thought to be the most appropriate sampling method. Trenches are to be a minimum of 1.80m wide unless special circumstances can be demonstrated; this will result in a minimum of 69.00m of trenching at 1.80m in width.
- 4.2 If excavation is mechanised a toothless 'ditching bucket' at least 1.80m wide must be used. A scale plan showing the proposed locations of the trial trenches should be included in the WSI and the detailed trench design must be approved by SCCAS/CT before field work begins.
- 4.3 The topsoil may be mechanically removed using an appropriate machine with a back-acting arm and fitted with a toothless bucket, down to the interface layer between topsoil and subsoil or other visible archaeological surface. All machine excavation is to be under the direct control and supervision of an archaeologist. The topsoil should be examined for archaeological material.
- 4.4 The top of the first archaeological deposit may be cleared by machine, but must then be cleaned off by hand. There is a presumption that excavation of all archaeological deposits will be done by hand unless it can be shown there will not be a loss of evidence by using a machine. The decision as to the proper method of excavation will be made by the senior project archaeologist with regard to the nature of the deposit.
- 4.5 In all evaluation excavation there is a presumption of the need to cause the minimum disturbance to the site consistent with adequate evaluation; that significant archaeological features, e.g. solid or bonded structural remains, building slots or post-holes, should be preserved intact even if fills are sampled. For guidance:
- For linear features, 1.00m wide slots (min.) should be excavated across their width;
- For discrete features, such as pits, 50% of their fills should be sampled (in some instances 100% may be requested).
- 4.6 There must be sufficient excavation to give clear evidence for the period, depth and nature of any archaeological deposit. The depth and nature of colluvial or other masking deposits must be established across the site.

- 4.7 Archaeological contexts should, where possible, be sampled for palaeoenvironmental remains. Best practice should allow for sampling of interpretable and datable archaeological deposits and provision should be made for this. The contractor shall show what provision has been made for environmental assessment of the site and must provide details of the sampling strategies for retrieving artefacts, biological remains (for palaeoenvironmental and palaeoeconomic investigations), and samples of sediments and/or soils (for micromorphological and other pedological/sedimentological analyses. Advice on the appropriateness of the proposed strategies will be sought from J. Heathcote, English Heritage Regional Adviser for Archaeological Science (East of England). A guide to sampling archaeological deposits (Murphy, P.L. and Wiltshire, P.E.J., 1994, *A guide to sampling archaeological deposits for environmental analysis*) is available for viewing from SCCAS.
- 4.8 Any natural subsoil surface revealed should be hand cleaned and examined for archaeological deposits and artefacts. Sample excavation of any archaeological features revealed may be necessary in order to gauge their date and character.
- 4.9 Metal detector searches must take place at all stages of the excavation by an experienced metal detector user.
- 4.10 All finds will be collected and processed (unless variations in this principle are agreed SCCAS/CT during the course of the evaluation).
- 4.11 Human remains must be left *in situ* except in those cases where damage or desecration are to be expected, or in the event that analysis of the remains is shown to be a requirement of satisfactory evaluation of the site. However, the excavator should be aware of, and comply with, the provisions of Section 25 of the Burial Act 1857.
- 4.12 Plans of any archaeological features on the site are to be drawn at 1:20 or 1:50, depending on the complexity of the data to be recorded. Sections should be drawn at 1:10 or 1:20 again depending on the complexity to be recorded. All levels should relate to Ordnance Datum. Any variations from this must be agreed with SCCAS/CT.
- 4.13 A photographic record of the work is to be made, consisting of both monochrome photographs and colour transparencies and/or high resolution digital images.
- 4.14 Topsoil, subsoil and archaeological deposit to be kept separate during excavation to allow sequential backfilling of excavations.
- 4.15 Trenches should not be backfilled without the approval of SCCAS/CT.

5. General Management

- 5.1 A timetable for all stages of the project must be agreed before the first stage of work commences, including monitoring by SCCAS/CT. The archaeological contractor will give not less than five days written notice of the commencement of the work so that arrangements for monitoring the project can be made.
- 5.2 The composition of the archaeology contractor staff must be detailed and agreed by this office, including any subcontractors/specialists. For the site director and other staff likely to have a major responsibility for the post-excavation processing of this evaluation there must also be a statement of their responsibilities or a CV for post-excavation work on other archaeological sites and publication record. Ceramic specialists, in particular, must have relevant experience from this region, including knowledge of local ceramic sequences.
- 5.3 It is the archaeological contractor's responsibility to ensure that adequate resources are available to fulfill the Brief.

- 5.4 A detailed risk assessment must be provided for this particular site.
- 5.5 No initial survey to detect public utility or other services has taken place. The responsibility for this rests with the archaeological contractor.
- 5.6 The Institute of Field Archaeologists' *Standard and Guidance for archaeological field evaluation* (revised 2001) should be used for additional guidance in the execution of the project and in drawing up the report.

6. Report Requirements

- 6.1 An archive of all records and finds must be prepared consistent with the principles of English Heritage's *Management of Archaeological Projects*, 1991 (particularly Appendix 3.1 and Appendix 4.1).
- 6.2 The report should reflect the aims of the WSI.
- 6.3 The objective account of the archaeological evidence must be clearly distinguished from its archaeological interpretation.
- 6.4 An opinion as to the necessity for further evaluation and its scope may be given. No further site work should be embarked upon until the primary fieldwork results are assessed and the need for further work is established.
- 6.5 Reports on specific areas of specialist study must include sufficient detail to permit assessment of potential for analysis, including tabulation of data by context, and must include non-technical summaries.
- 6.6 The Report must include a discussion and an assessment of the archaeological evidence, including an assessment of palaeoenvironmental remains recovered from palaeosols and cut features. Its conclusions must include a clear statement of the archaeological potential of the site, and the significance of that potential in the context of the Regional Research Framework (*East Anglian Archaeology*, Occasional Papers 3 & 8, 1997 and 2000).
- 6.7 The results of the surveys should be related to the relevant known archaeological information held in the County Historic Environment Record (HER).
- 6.8 A copy of the Specification should be included as an appendix to the report.
- 6.9 The project manager must consult the County HER Officer (Dr Colin Pendleton) to obtain an HER number for the work. This number will be unique for each project or site and must be clearly marked on any documentation relating to the work.
- 6.10 Finds must be appropriately conserved and stored in accordance with *UK Institute of Conservators Guidelines*.
- 6.11 The project manager should consult the SCC Archive Guidelines 2008 and also the County HER Officer regarding the requirements for the deposition of the archive (conservation, ordering, organisation, labelling, marking and storage) of excavated material and the archive.
- 6.12 The WSI should state proposals for the deposition of the digital archive relating to this project with the Archaeology Data Service (ADS), and allowance should be made for costs incurred to ensure the proper deposition (<http://ads.ahds.ac.uk/project/policy.html>).
- 6.13 Every effort must be made to get the agreement of the landowner/developer to the deposition of the finds with the County HER or a museum in Suffolk which satisfies Museum and Galleries Commission requirements, as an indissoluble part of the full site archive. If this is

not achievable for all or parts of the finds archive then provision must be made for additional recording (e.g. photography, illustration, analysis) as appropriate. If the County HER is the repository for finds there will be a charge made for storage, and it is presumed that this will also be true for storage of the archive in a museum.

- 6.14 The site archive is to be deposited with the County HER within three months of the completion of fieldwork. It will then become publicly accessible.
- 6.15 Where positive conclusions are drawn from a project (whether it be evaluation or excavation) a summary report, in the established format, suitable for inclusion in the annual 'Archaeology in Suffolk' section of the *Proceedings of the Suffolk Institute for Archaeology*, must be prepared. It should be included in the project report, or submitted to SCCAS/CT, by the end of the calendar year in which the evaluation work takes place, whichever is the sooner.
- 6.16 County HER sheets must be completed, as per the County HER manual, for all sites where archaeological finds and/or features are located.
- 6.17 Where appropriate, a digital vector trench plan should be included with the report, which must be compatible with MapInfo GIS software, for integration in the County HER. AutoCAD files should be also exported and saved into a format that can be imported into MapInfo (for example, as a Drawing Interchange File or .dxf) or already transferred to .TAB files.
- 6.18 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> must be initiated and key fields completed on Details, Location and Creators forms.
- 6.19 All parts of the OASIS online form must be completed for submission to the County HER. This should include an uploaded .pdf version of the entire report (a paper copy should also be included with the archive).

Specification by: Dr Jess Tipper

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Bury St Edmunds
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Email: jess.tipper@et.suffolccc.gov.uk



Tel:

01284 352197

Date: 12 February 2009

Reference: / FlixtonHallFarm-Flixton2009

This brief and specification remains valid for six months from the above date. If work is not carried out in full within that time this document will lapse, the authority should be notified and a revised brief and specification may be issued.

If the work defined by this brief forms a part of a programme of archaeological work required by a Planning Condition, the results must be considered by the Conservation Team of the Archaeological Service of Suffolk County Council, who have the responsibility for advising the appropriate Planning Authority.

