

ARCHAEOLOGICAL DESK BASED ASSESSMENT

SCCAS REPORT No. 2009/025

*Land at County Farm (East), Church Field
Road, Chilton, Sudbury*

J. A. Craven
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HER information

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Grid Reference: TL 8880 4246
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List of abbreviations used in the text

DBA	Desk Based Assessment
HER	Historic Environment Record
PDA	Proposed Development Area
PPG 16	Planning Policy Guidance 16
SAM	Scheduled Ancient Monument
SCCAS	Suffolk County Council Archaeological Service
SCCAS/CT	Suffolk County Council Archaeological Service / Conservation Team
SSSI	Site of Special Scientific Interest

Summary

This Desk Based Assessment (DBA) has set the Proposed Development Area (PDA) within the known archaeological landscape through an updated examination of the Historic Environment Record (HER), aerial photographs and documentary search, adding to the information known from a previous assessment in 1996.

The PDA of approximately 6.8ha lies to the north-east of Sudbury on an area of high ground, c.55-62m, overlying the Stour valley. The DBA shows that the site is of high potential for archaeological deposits of regional significance.

The PDA partially includes the site of a Late Bronze Age/Iron Age settlement enclosure of regional importance. This enclosure, where it lies within the site, has already been excavated in full although recent work to the south has demonstrated that settlement evidence extends beyond the confines of the enclosure. A prehistoric trackway which exits the enclosure also potentially crosses the PDA. This implies that the site as a whole has the potential for prehistoric deposits.

The PDA also lies in close proximity to the medieval Church of St Mary, an associated medieval green and Chilton Hall. Early medieval settlement evidence has been excavated in an adjacent field and a medieval trackway crosses part of the site. Documentary evidence shows that the PDA has been in agricultural use since at least the 16th century.

It is thought that there are generally no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important archaeological deposits within the PDA. However as the archaeological potential of the site is high, with archaeological remains being highly vulnerable to development, a program of archaeological evaluation by trial trenching is recommended as a first stage of archaeological mitigation works to meet any condition placed upon a future planning application.

Consultation with the SCCAS/CT is advised at the earliest possible opportunity as archaeological investigations can have considerable time and cost implications. This consultation will determine the program of archaeological works that will need to be carried out.

1. Introduction

1.1. Project Background

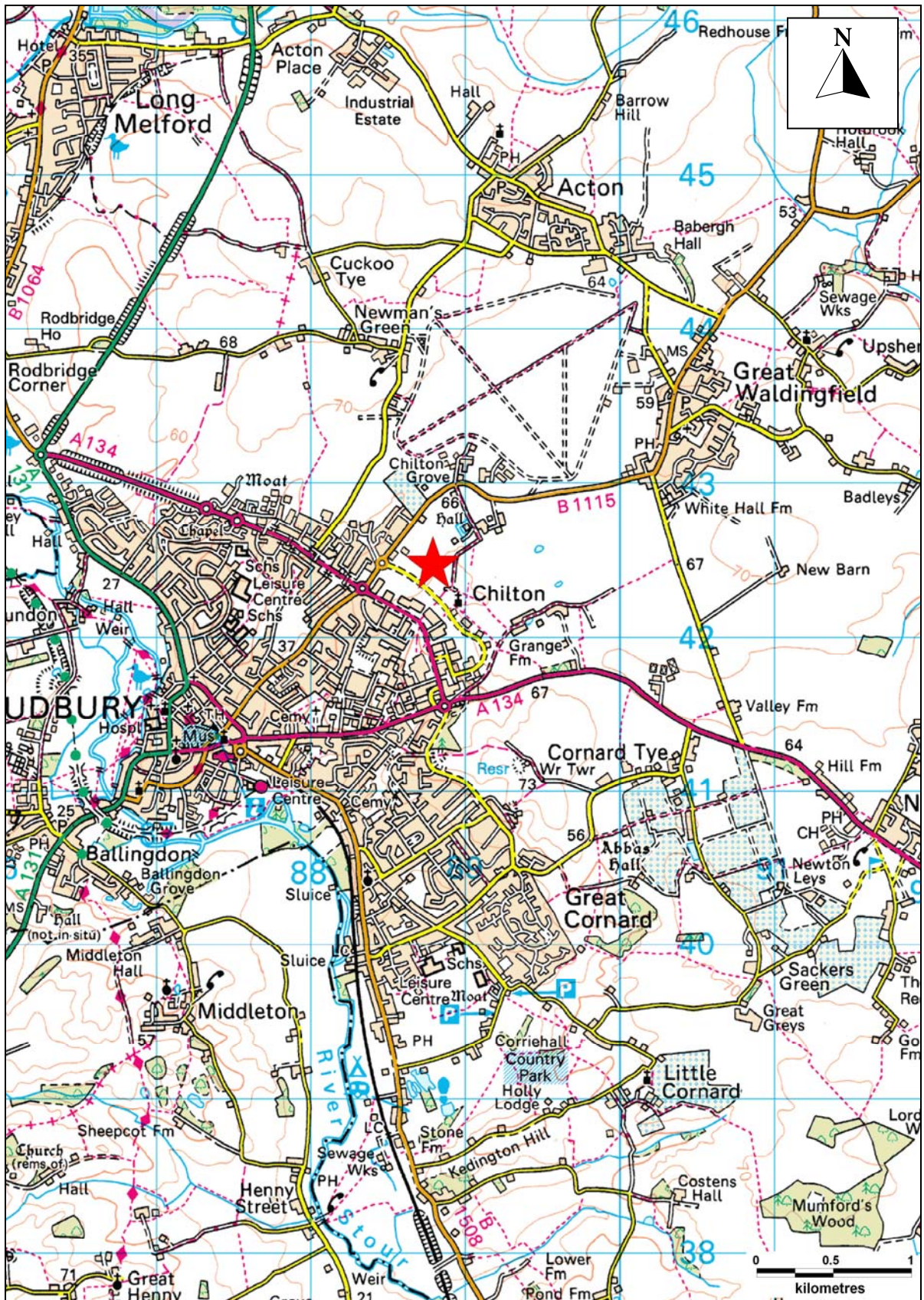
This archaeological Desk Based Assessment has been prepared by J. A. Craven of Suffolk County Council Archaeological Service Field Team for Nathaniel Lichfield and Partners on behalf of Highbridge Properties PLC and Promotional Logistics (PROLOG) Ltd.

This DBA is the first stage of a new programme of archaeological works to access the archaeological potential of the Proposed Development Area. The site has previously been the subject of a DBA, carried out in 1996, for an earlier planning application (Abbott 1996) and a portion of the site was subsequently subjected to archaeological fieldwalking, evaluation and excavation. Later archaeological work in the vicinity has emphasised the importance of the site and this DBA is primarily concerned with summarising archaeological developments in the area since 1996.

1.2. Site description

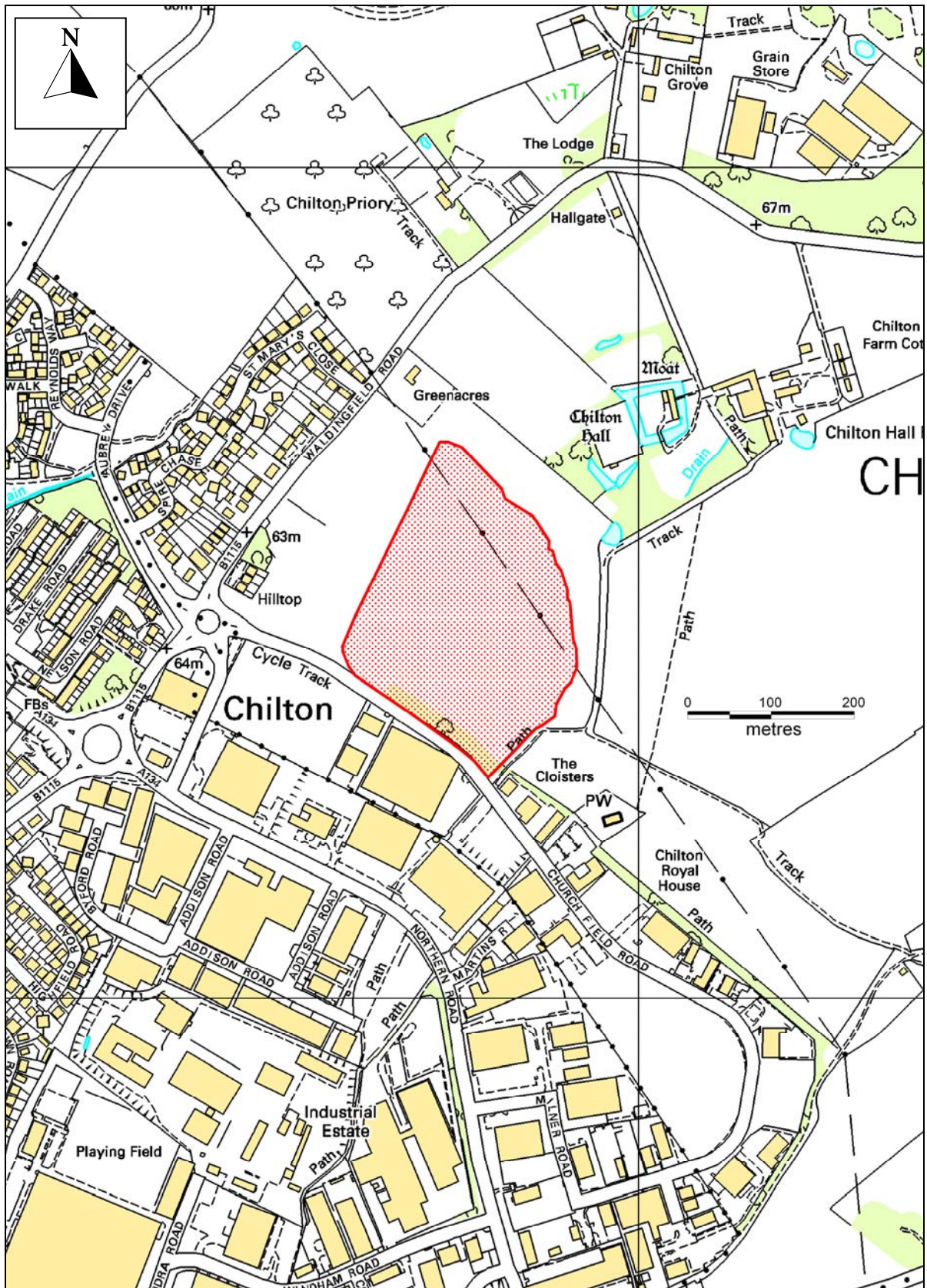
The Proposed Development Area of approximately 6.8ha is centred at TL 8880 4246, in the parish of Chilton (Figs. 1 and 2), on the north-east edge of modern Sudbury, c.1.5km from the town's historic core.

A site visit on 27th April 2009 showed the present land use of the PDA as undeveloped and unmanaged former farmland covered in low grass and scrub. The part of the site which had been archaeologically excavated has been levelled although the bund, which marked an unexcavated area underneath former overhead powerlines is still present. A strip of young trees lies along the southern edge. The area has been characterised as Ancient Rolling Farmlands in the Suffolk Landscape Character Assessment (<http://www.suffolklandscape.org.uk>) although it is now bounded to the south by Churchfield Road and a modern industrial estate, while to the west lie housing estates forming the northern fringe of Sudbury. To the east the PDA is still bordered by open farmland while to the north-east lies Chilton Hall.



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Figure 1. Location of the PDA

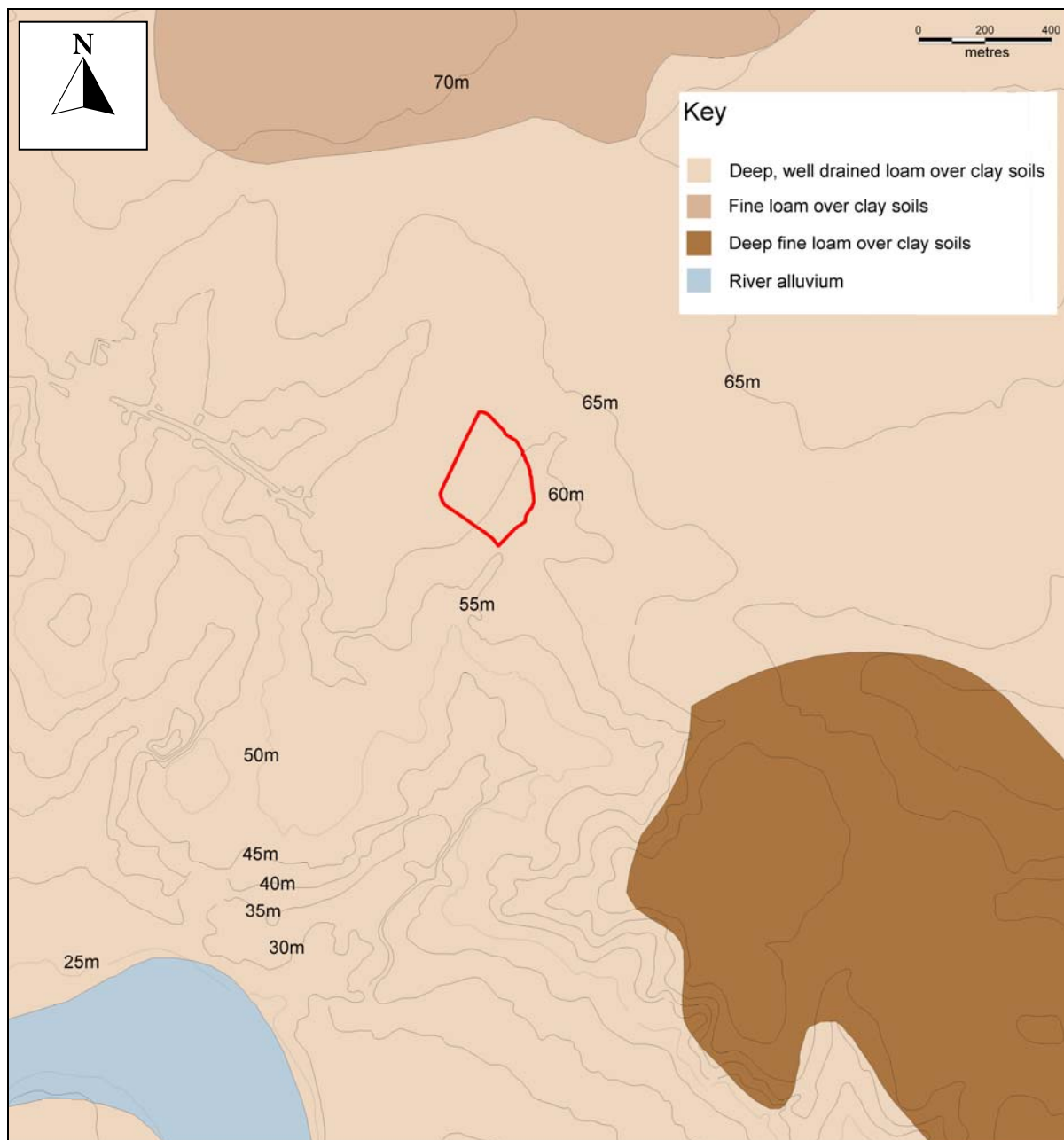


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Figure 2. Outline of PDA

1.3. Geology and topography

The Proposed Development Area is located 1.5km to the north-east of the River Stour. It overlooks the river valley at *circa* 55-62m above sea level. The localised topography of the PDA is broadly level high ground to the west which, from the centre of the site, then descends down an east facing slope to a low point in the southern corner. The PDA is on deep, well drained, fine loam over clay soils and the geological chalky till (Ordnance Survey 1983) (Fig. 3).



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Figure 3. Topography and geology of the PDA and surrounding area

1.4. Scope of this report

As stated above the Proposed Development Area has previously been the subject of a Desk Based Assessment, carried out in 1996, for an earlier planning application (Abbott 1996) and a portion of the site was subsequently subjected to archaeological fieldwalking, evaluation and excavation. Later archaeological work in the vicinity has emphasised the importance of the site and this DBA is primarily concerned with summarising archaeological developments in the area since 1996, combined with an enhanced documentary study.

In order to set the PDA in its archaeological context a study area of a 1km radius from its centre was selected for examination. A search for Listed Buildings within 1km of the PDA has not been carried out as this is being covered in the Environmental Statement by another consultant on behalf of the client.

In accordance with PPG16, the Government's guidance on archaeology and planning, (www.communities.gov.uk/publications/planningandbuilding/planningpolicyguidance9) and based on a Suffolk County Council Archaeological Service/Conservation Team specification, this assessment examines the available archaeological sources. These include the Suffolk Historic Environment Record, reports of any archaeological investigations, all readily available cartographic and documentary sources, and a previous aerial photographic survey.

1.5. Aims

To determine as far as reasonably practicable from the existing records, the previous landuse, the nature of the archaeological resource and the potential resource within the Proposed Development Area.

1.6. Methods

The methodology involved interrogating the following sources of data to meet the aims of this Desk Based Assessment.

- A search of the Suffolk HER for any records within 1km from the centre of the PDA. The results are described and mapped in the main body of the report, Section 2.2-2.4.
- An examination of the literature with reference to archaeological excavations within the study area.
- A historical documentary search was commissioned; the results have been included in Section 2.5.
- The results of an aerial photographic survey of archives held at Suffolk County Council HER and the National Monuments Record Office at Swindon, commissioned in 1996 (Abbott 1996), were reassessed. The results are summarised in the main report, Section 2.1.
- A site walkover was conducted on the 27/04/2009.

1.7. Legislative frameworks

Planning Policy Guidance 16 (November 1990) provides guidance for planning authorities, developers and others in the investigation of archaeological remains. This guidance advises developers to discuss their plans, preferably at a pre planning stage, with the County Archaeological Planning Officer for any possible archaeological constraints on their development proposal. The planning guidance sets out to protect nationally and locally important monuments and their settings. There will be a presumption in favour of preservation *in situ* of important remains. In certain circumstances field evaluation will be carried out to enable an informed decision to be made. On sites where there is no overriding case for preservation *in situ* provision will be made for their recording and excavation prior to development.

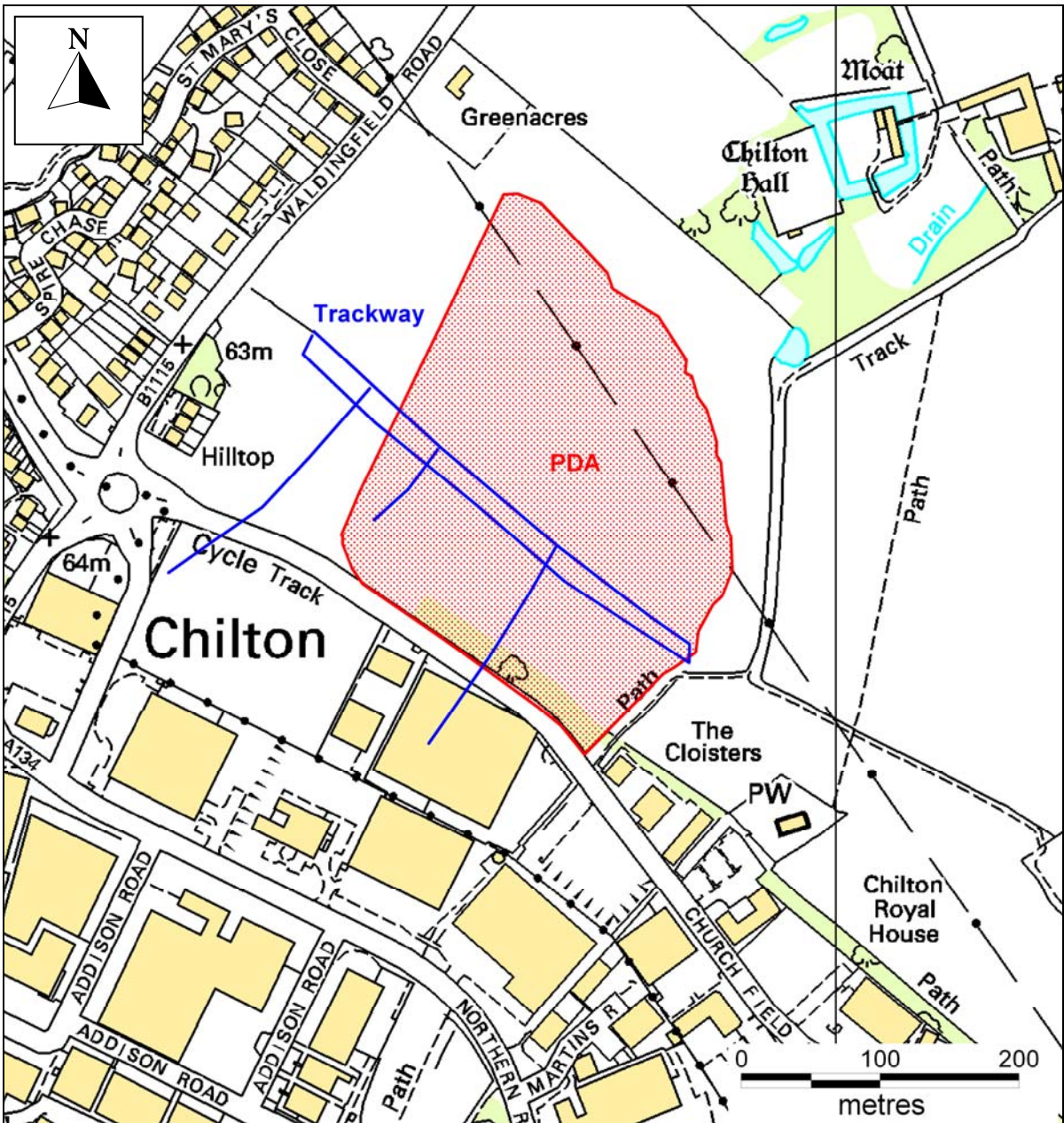
The Ancient Monuments and Archaeological Areas Act of 1979 statutorily protects Scheduled Ancient Monuments (SAMs) and their settings as nationally important sites. There are no SAMs within 1km of the Proposed Development Area.

A Site of Special Scientific Interest (SSSI) is an area that has been notified as being of special interest under the Wildlife and Countryside Act of 1981, due to its flora, fauna or geological or geomorphological features. There are no SSSI's within 1km of the PDA.

2. Results

2.1. Aerial photographic survey summary

The aerial photography search carried out in the previous Desk Based Assessment for the site (Abbott 1996) identified a double linear feature, CHT 010, possibly a trackway, running north-west to south-east across the southern part of the PDA towards Chilton church and Chilton Grange. Three single linear features, probably field ditches, extended to the south-west from the trackway itself (Fig. 4).



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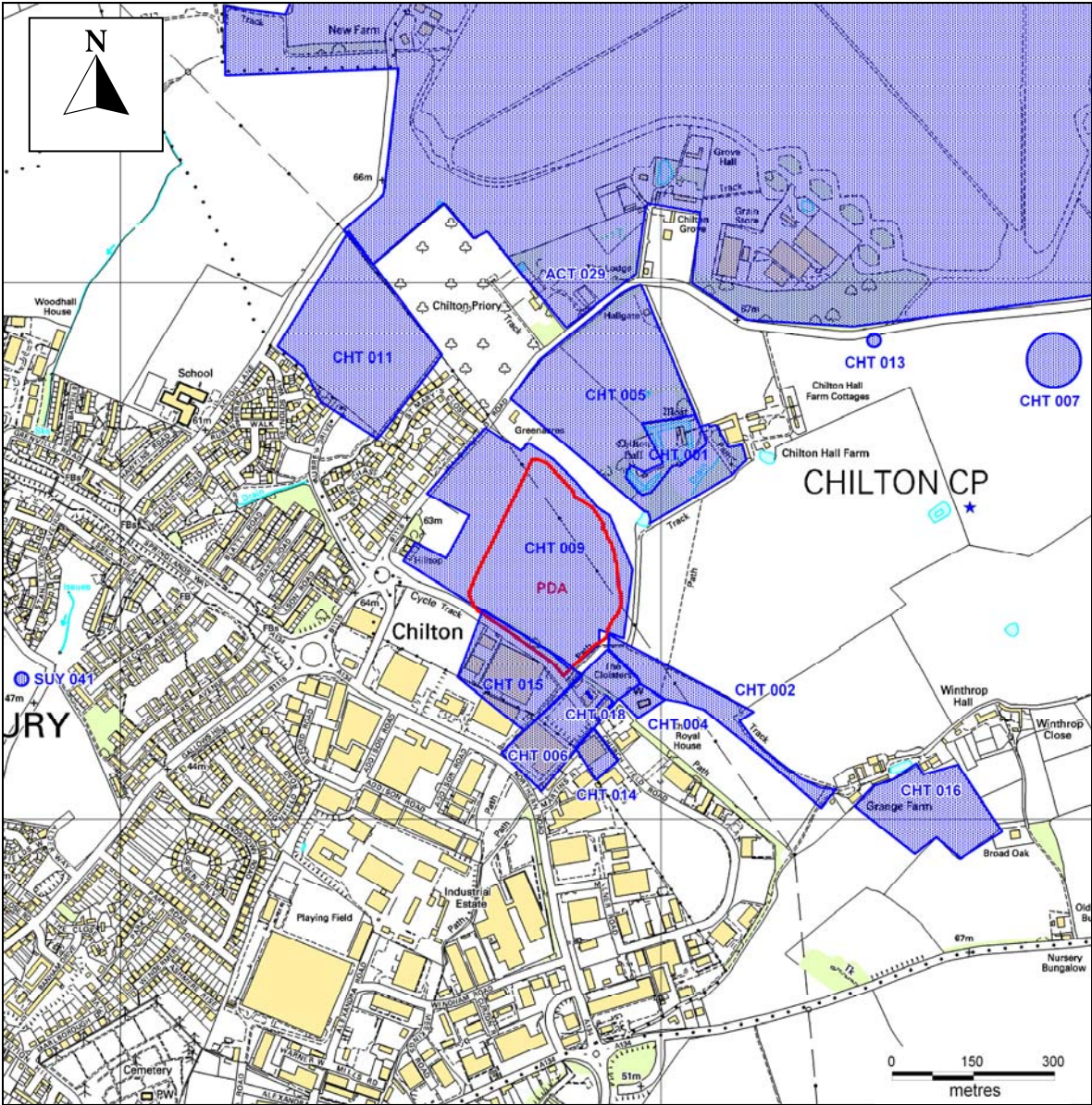
Figure 4. Features identified in aerial photographic survey of PDA

2.2. Suffolk Historic Environment Record search

The Historic Environment Record only represents the archaeological material that has been reported this is the 'known' resource. It is not therefore, a complete reflection of the whole archaeological resource of this area because other sites may remain undiscovered, this is considered as the 'potential' resource.

Five sites, CHT 015, 016, 017, 018 and 019, which have either not yet been completed or are in the current HER backlog, have been included in the search.

These sites have all been recorded since the previous DBA in 1996.

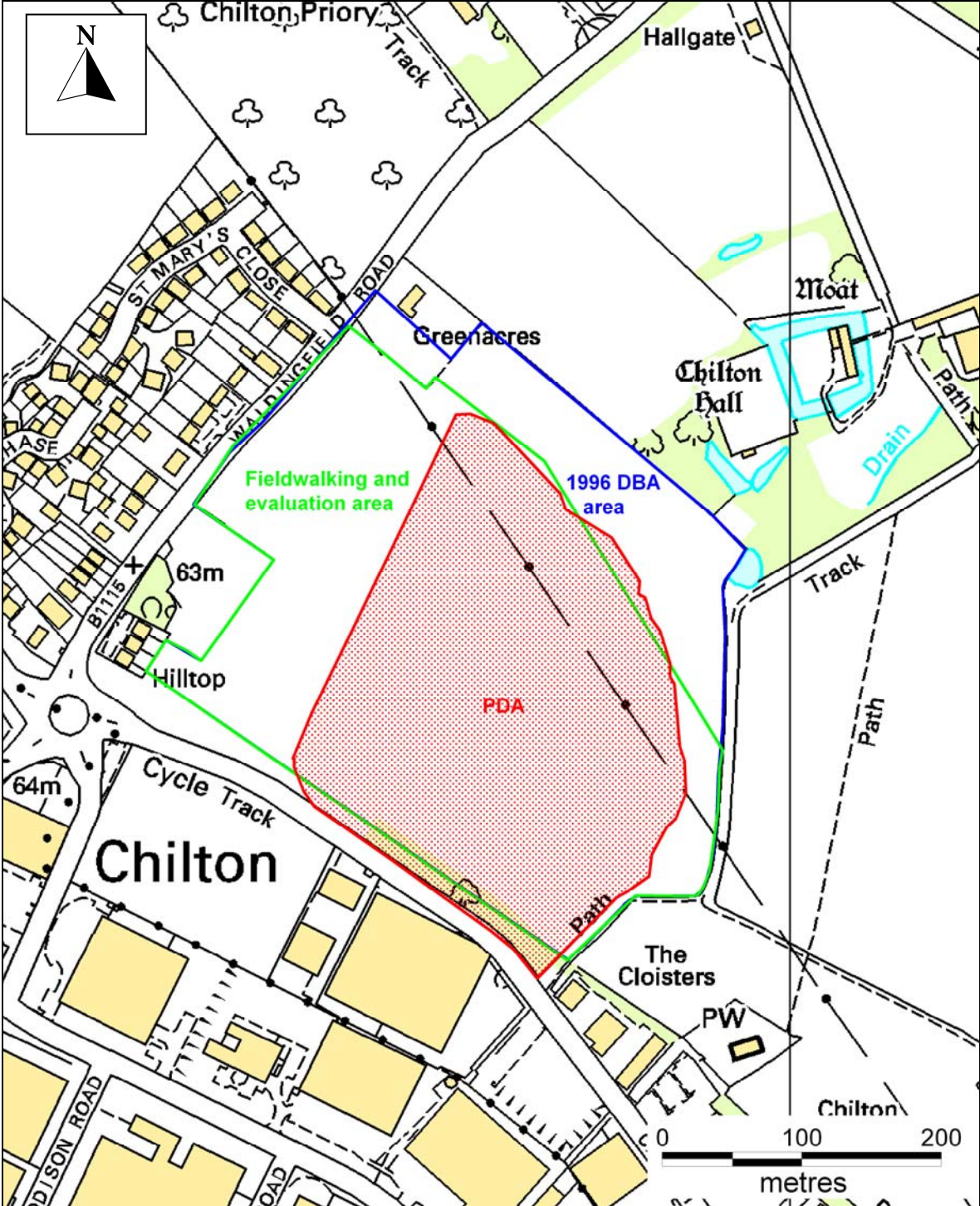


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Figure 5. Sites recorded on the County HER within 1km of the PDA

2.3. All known archaeological sites within the Proposed Development Area

The PDA was included in a fieldwalking survey (Abbot 1996b) and then a two stage archaeological evaluation by trial trenching, CHT 009 (Fig. 6 and Abbot 1996c and 1996d).



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Figure 6. CHT 009 fieldwalking and evaluation areas

The fieldwalking and auger survey of c.10 ha identified a scatter of burnt and worked flints, two sherds of prehistoric pottery, a thin scatter of abraded medieval pottery and assorted metalwork. The first evaluation then identified a series of field boundary/drainage ditches containing medieval pottery, of which several related to the potential trackway and field ditches, CHT 010.

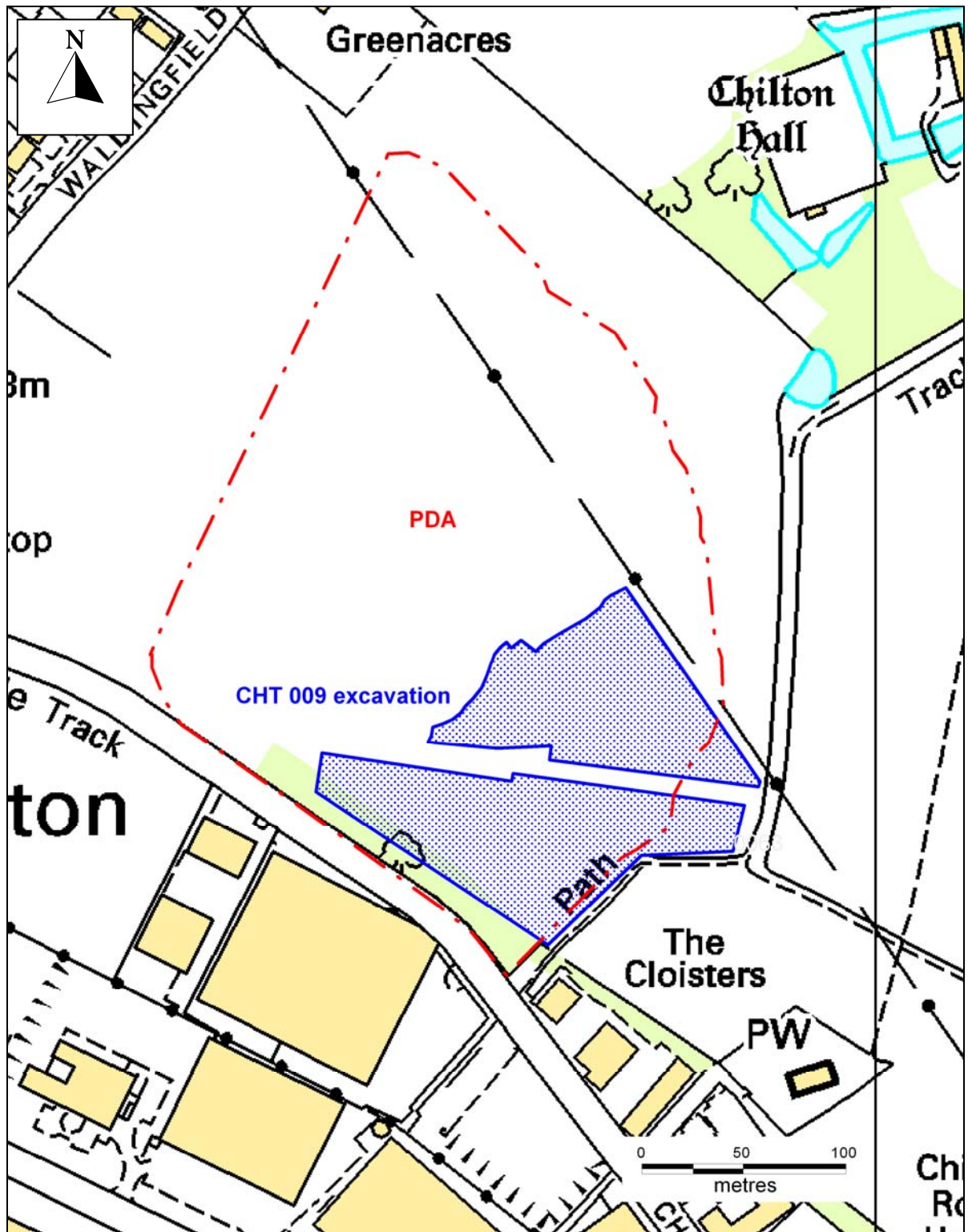
The principal feature identified was a substantial Iron Age ditch with bank and possible palisade appearing to enclose an area in the south-east part of the PDA where several postholes indicating possible structures were identified. This ditch broadly corresponded with the easternmost of the three south-west to north-east ditches identified in the aerial photographic survey. Further evaluation (Abbot 1996d) confirmed that the ditch turned to form two sides of an enclosure within which was evidence of settlement including a roundhouse.

SCCAS/CT subsequently recommended the internal area of the enclosure for open area excavation to ensure its preservation by record in advance of development. This was carried out in May/June 1997 with an investigation of 1.8ha in the south-eastern part of the PDA (Figs. 7 and 8). Excavation was not continued significantly beyond the extent of the enclosure ditch.

The excavation identified redeposited finds evidence of late Neolithic and Bronze Age activity in the vicinity indicating early origins for the enclosure. Activity peaked in the Late Bronze/Early Iron Age period with the construction of a substantial ditched enclosure of which the north-western and north-eastern sides were identified. Two entrances were seen through the north-western arm of the ditch with a trackway, complete with wheel ruts, running through the northern of the two and then offsite into the PDA. The majority of the features within the enclosed area where postholes, many relating to distinct linear structures or buildings including up to three round houses, other rectangular structures, two possible four-poster buildings and miscellaneous post-alignments. Other features consisted of possible rubbish or grain drying and storage pits

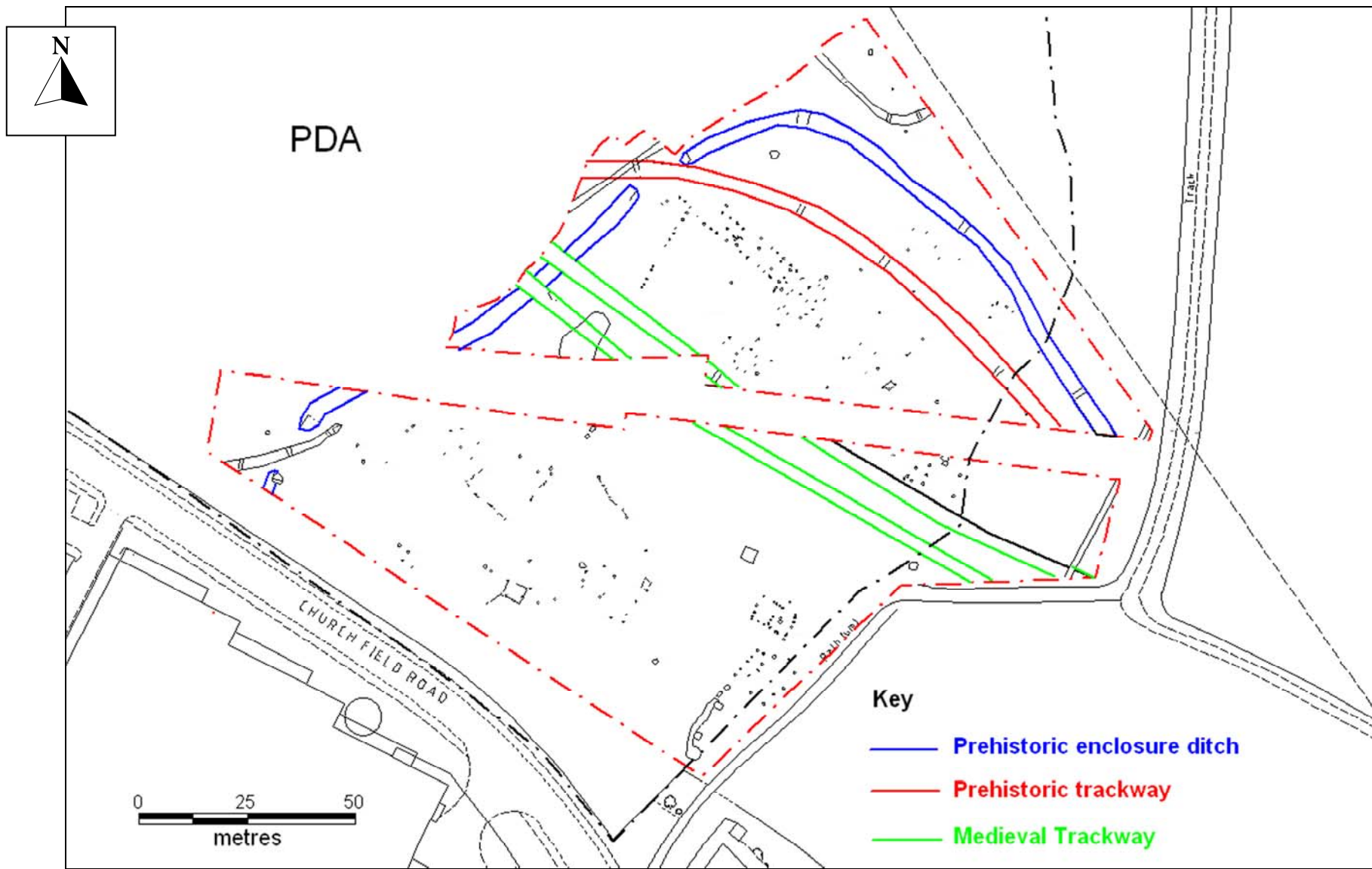
The medieval trackway, CHT 010, was clearly identified running across the enclosure with the southern of the ditches likely to have survived into the 19th

century where it was noted on the 1840 tithe map as a field boundary. Other evidence of medieval activity consisted of a two-roomed rectangular building and pit scatter.



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Figure 7. CHT 009 excavation outline



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Figure 8. CHT 009 excavation plan

2.4. All known archaeological sites within 1km from the centre of the PDA

Prehistoric

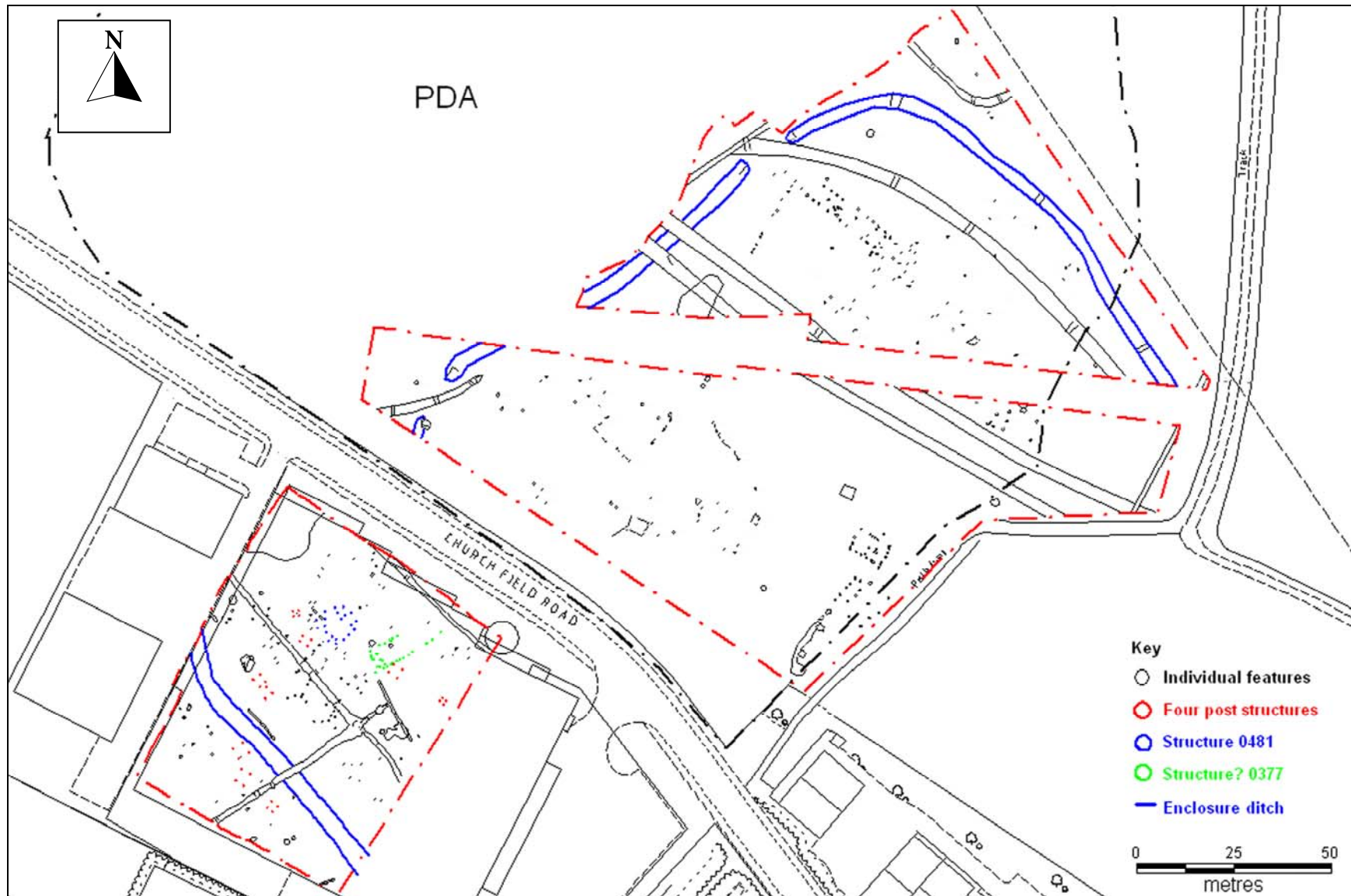
CHT 014: 24/25 Churchfield Road, single Iron Age ditch, remains of Early Bronze Age feature and undated pit revealed during monitoring of development (Caruth 2002).

CHT 015: An initial archaeological evaluation in the field to the south of the PDA in advance of development identified the south-western arm of the prehistoric enclosure seen in CHT 009 together with postholes, pits and a small ditch indicating occupation activity and a single burial of Roman date.

A full excavation of 0.52ha was subsequently carried out in May-July 2002 (Fig. 9, Craven in prep). This revealed a large part of the ditch, demonstrating that it formed three sides of a rectangular enclosure measuring c.250m by 120m. The fourth side of the enclosure, as yet unlocated, probably lay along the low ground to the south-east and may have simply been marked by a former natural watercourse.

Within the enclosure a similar pattern of posthole structures and miscellaneous pits and postholes to CHT 009 were seen. Structures consisted of a single roundhouse (0481), c.10m in diameter, consisting of two concentric rings of postholes, a rectilinear posthole building (0377) and at least six four-poster buildings, each c.2.5m-3m square. Of particular interest were three further four-poster buildings lying outside of the enclosure ditch to the south demonstrating that settlement activity was not confined to within the enclosure itself.

An undated ditch system, stratigraphically later than the final infilling of the enclosure ditch, may be further evidence of medieval field systems.



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Figure 9. CHT 015 excavation

Medieval

CHT 001: Chilton Hall, medieval square moat.

CHT 002: Former medieval green and greenside settlement, first ploughed in 1971.

CHT 004: St Mary's Church.

CHT 011: Acton Lane, field included in 1996 DBA (Abbott 1996a) and fieldwalking survey (Abbott 199d). Fieldwalking and auger survey of c.12 ha identified scatter of abraded medieval pottery, probably a manuring scatter.

CHT 016: Late Saxon and medieval metalwork found detecting in 2002-2003.

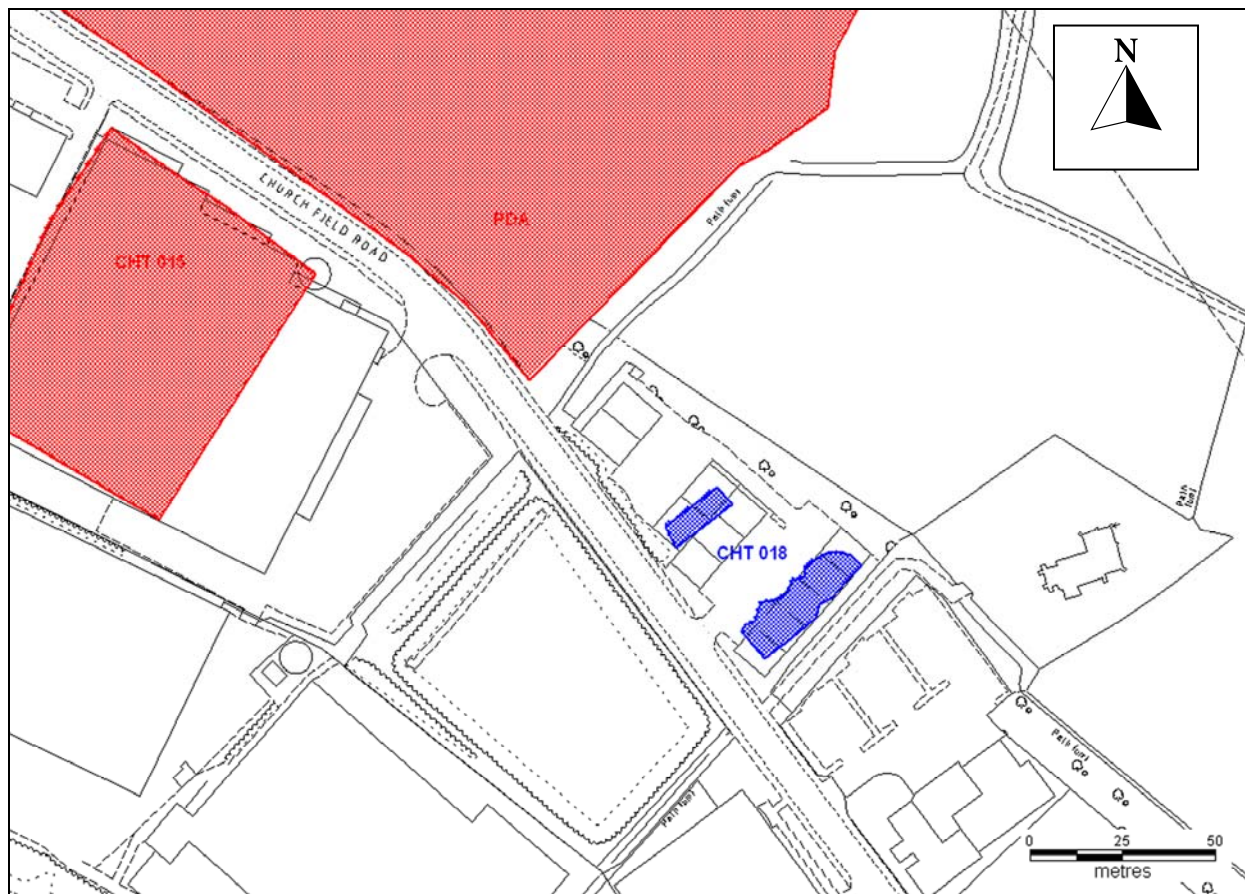
CHT 018: Churchfield Road - archaeological excavation of an area which lay adjacent to the medieval Church of St Mary's and the former medieval green. Evidence of early medieval and medieval settlement in the 11th - 14th centuries consisted of a scatter of features indicating that the area had been sub-divided into smaller plots or yards and may have contained one or two post and beam structures together with associated rubbish pits (Craven 2007).

Post-medieval

ACT 029: Sudbury airfield (World War II) of the 92nd Combat wing. In parishes of Acton, Chilton and Great Waldingfield.

CHT 005: Chilton Hall, post-medieval park/garden of special historic interest.

CHT 013: Milestone shown on 1955 and 1973 Ordnance Survey maps.



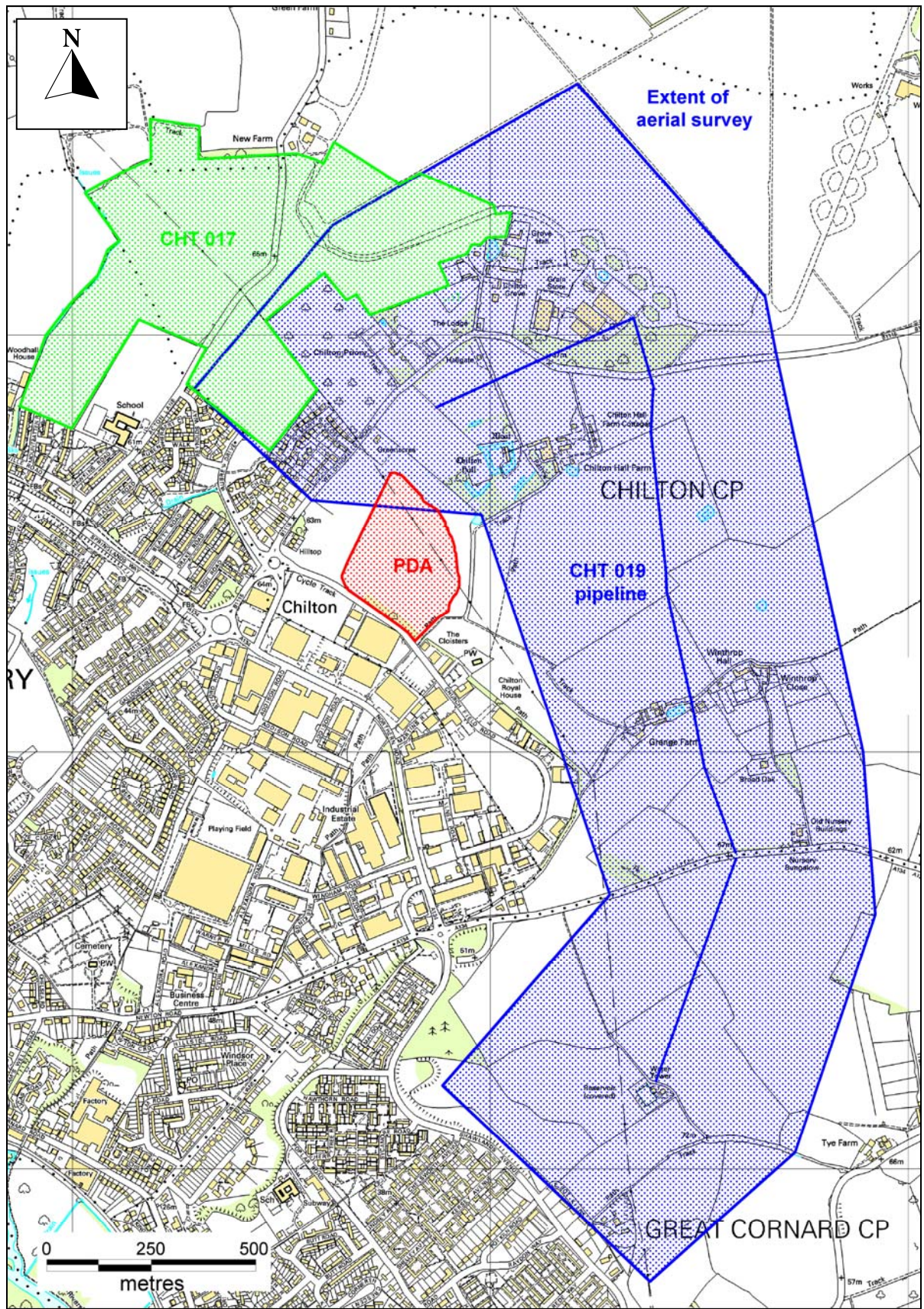
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Figure 10. CHT 018 location plan

Multi-period

CHT 017: Fieldwalking and documentary survey carried out in 2004 (Fig. 11), partially within 1km of the PDA and overlapping with later CHT 019 survey collected a low density scatter of prehistoric, Roman and medieval material (Everett 2004). Denser concentration of Roman material found in field to south-west of New Farm, just outside of PDA study area.

CHT 019: A field-walking survey was carried out on a 100m corridor along the route of a new 2.4km water pipeline (Fig. 11). Artefactual material was generally thinly dispersed along most segments of the route and generally consisted of burnt flint and brick/tile (Atfield 2008, p517). An aerial photographic survey (Palmer 2007) of a 500m wide corridor encompassed the area within 1km of the PDA to north and east and highlighted an area of ditch and banks to the north of Chilton Hall that are presumably associated with CHT 005.



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Figure 11. CHT 017 and CHT 019

Undated

CHT 006: Area of undated earthworks visible in pasture on 1955 aerial photograph. Possibly related to nearby church and deserted medieval village.

CHT 007: Undated large, wide, circular crop/soil mark, c.100m external diameter, 70m internal diameter.

SUY 041: Undated cropmark of ring ditch, c.18m diameter, on school playing fields.

2.6. Documentary study

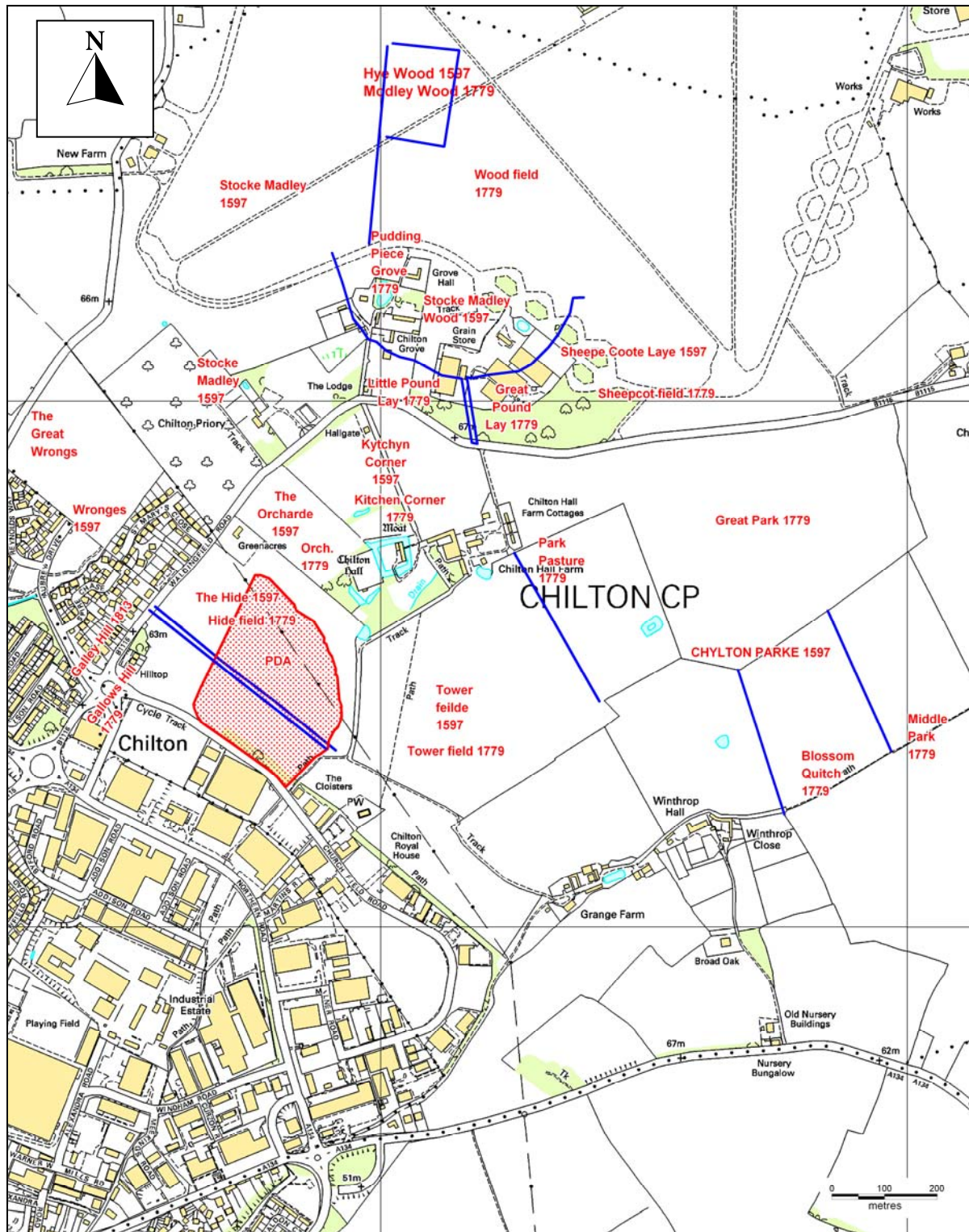
By Antony Breen

Introduction

Following preliminary field walking, an initial documentary study of this site based entirely on records held at the Suffolk Record Office in Bury St Edmunds was carried out in May 1996. The results of the study were incorporated in the original Desk Based Assessment (Abbott 1996a). The report divided the land of the County Farm, into two areas with this site in Area A. The further archaeological reports did not require additional documentary research though the line of two medieval track ways were identified and mapped (Abbot 1998). This is the first opportunity since 1996 to further collate and reassess the documentary sources for this site and to assist the potential of the documentary sources for the archaeological interpretation of the site. Since 1996 and in part due to the development of on-line indexes to archive collections further manuscript sources have been identified that were not available in 1996 and additional maps have been examined for this report with specific reference to this site.

The site is shown on detailed estate maps of 1597 and 1779 (Figs. 13 and 14), the 1840 tithe map (Figs. 15 - 18) and a sale plan of 1861(Figs 20 - 21), which is based on the tithe map of 1840. On each of these maps, the field is shown with the same field boundaries. The medieval trackway identified from aerial photographs, the 1996 evaluations and the 1998 excavation have been incorporated into this field

during the medieval period. Figure 12 shows the information collected on field names in relation to the modern Ordnance Survey.



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Figure 12. Historic field names and boundaries

Location of Records

The map card index at the record office in Bury lists only manuscript maps and not printed material such as sale plans and particulars. The references to these documents can now be found through the National Archives' Access to Archives (A2A) search engine. Amongst the sale particulars held at the record office in Bury St Edmunds, there is a map dated 1861 of the Chilton Hall estate (Figs. 20 - 21) and two other estates in Essex; Brundon Hall and Middleton Hall all sold on the orders of the Court of Chancery (ref. SROB HD 2129/1). This map is based on the 1840 tithe map of Chilton and map and sale particulars (Figs. 22 – 23) use the same apportionment numbers and descriptions of the fields. In August 1849 the land shown on earlier maps as part of this estate were sold at auction as 'Chilton Farm Estate' (ref. HD 1180/45) and in 1905 the lands forming 'Chilton Grange' were also sold (ref. 1432/131). There are sale plans attached to the sale particulars of 1849 (Fig. 19) and 1905 (Fig. 24).

During documentary research for a desk-based report on the Sudbury Western Bypass (Abbot & Breen 1996) a map held at the Suffolk Record Office in Ipswich and indexed in their manuscript indexes under 'Out of County Maps' was found to show three farms then part of the estates of William Windham. The map is dated 1779 and shows Middleton Hall Farm, 'Brunden' Hall Farm, both then in Essex, and 'Chilton Hall Farm' in Suffolk. The Bypass report noted that this map (SROI HD80/1/1/46) was 'contained within a volume of maps and plans of the Brooke family's estates at Ufford, but it is not known as to how this map was included in this collection as there are no accompanying papers'. Following the discovery of this map the Suffolk Archaeological Unit obtained a full photographic copy, held at their offices in Bury St Edmunds. These three estates were sold in 1861.

The earliest map of Chilton dated 1597 is held at the British Library (ref. Add. 70953). The map was purchased from an auction held at Sotheby's in February 1992. The on-line manuscript catalogue offers details of the context of this document: 'The survey was made on behalf of Dudley Fortescue (MP for the borough of Sudbury 1592-93) in August 1597. He was not the owner of the land, but the executor of the estate of Robert Crane, who had died in 1591, and trustee for his son ... or grandson ... also called Robert. There is evidence that Fortescue had

taken action to defend his trust in the form of Chancery proceedings against one Thomas Appleton 'to protect the plaintiff in the execution of his trust respecting the manor of Much Waldingham Hall al. Waldingfield Carbonells with Chilton, Butlers, Gibbes at the Barn, the advowson of the church of Chilton, the free warren there and the view of frankpledge and other lands in, late the estate of Robert Crane and devised in his will'. 'The younger Robert Crane was knighted in 1605 and created Baronet in 1627, and died without male issue in 1643. The manor passed to Sir Edmund Bacon, Bart, the husband of Sir Robert's fourth daughter Elizabeth'.

There are a number of subsidiary sources including various surveys or extents of the Chilton estate held at other archive repositories and these will be described later in this report.

The Site of Area A

In July 1861 under an order of the Court of Chancery the former Windham estates were sold at auction. This site was part of Lot 1 Chilton Hall Farm then consisting of 425 acres 2 roods and 37 perches. The farm had been tenanted to Henry Meeking and was then in the hands of his executors. The sale plan is based on the 1840 tithe map of Chilton and the lands forming the farm are listed in a schedule in the sale particulars, all the details were copied from the tithe apportionment of 1840. This field was in 1861 and in 1840 listed as 62 The Hithe. Measured at 22 acres 1 rood 25 perches it was then in arable use. The field to the southwest numbered 61 was then known as Second Henny Field and it too was in arable use. The field to the northeast numbered 69 was then known as 'Orchard Close' was pasture. In 1840 the land was part of the estate of William Howe Windham.

The 1779 map (Figs. 13 and 14) of 'The Estate of William Windham esq in Suffolk and Essex' (ref. SROI HD80/1/1/46) shows the same field boundaries. The field was then measured at 21 acres 3 roods and 16 perches. The fieldname 'Hide Field' was been added to this map at a later date.

The photocopies of the 1597 map of Chilton are available at the Suffolk Archaeological Service's offices in Bury. The right to reproduce images of these

map are reserved. The British Library catalogue description notes that 'The Field names are given in a neat italic hand, in English, with notes added in a secretary hand in Latin: many of these names are badly worn and almost illegible'. Secretary hand was a form of handwriting used for most documents in the sixteenth and seventeenth centuries. In relation to this site the fieldname can be read, though 'The Fylde' a contemporary spelling of 'Field' is totally unremarkable. The Latin inscription beneath the fieldname states that the land was part of the demesne and offers a measurement of the acreage at possibly 20 acres 1 rood. Demesne land was part of the possession of the lord of the manor and not in the hands of one of a tenant. As with the later maps much of Chilton was in the possession of the lords of the manor who were resident at Chilton Hall. On the 1597 the field to the northwest is labelled as 'The Orcharde'. There appears to have been no change in this field boundary from 1597 through to 1861.

Other Documents

The Windham family acquired these estates in 1774 in exchange for lands in the Norfolk parishes of Crownthorpe and Wicklewood. Documents relating to the exchange, including a valuation of the Chilton estate dated 1774, are in the Wodehouse of Kimberley Collection held at the Norfolk Record Office in Norwich (ref. KIM 3/19/5 & Kim 3/23/3). There are seventeenth century memoranda relating to Sir Robert Crane's estate at Chilton in this collection (ref. KIM 3/23/1). These include 'depositions of witnesses before a commission of the Court of Chancery concerning a dispute about tithes' in 1634.

The former estates of Sir Robert Crane were divided between his four daughters Ann the wife of Sir William Armin of Cagodby, Lincolnshire, Marie the wife of Sir Raph Hare of Stow Bardolph, Norfolk, Elizabeth the wife of Edmund Bacon of Redgrave, Suffolk and Susan the wife of Edward Walpole of Houghton, Norfolk in March 1653. Deeds relating to the division of the estate are amongst the King's Remembrancer records held at the National Archives (ref, E 214/1230). Prior to the division of the estates the lands were surveyed and a written extent prepared. A copy of this extent dated 1652 is held in the Gillingham Estate Collection at the Norfolk Record Office (ref. GIL 4/206 718X8).

The title deeds covering the years from the will of Sir Robert Crane dated 1642 through 1725 when the estate was acquired by Sir John Woodhouse are in the Windham Batt papers in Norwich (ref. MC 19/66 443X9). The Woodhouse family exchanged these lands for the estates at Crownthorpe and Wicklewood in 1774.

Annual farm accounts for the Windham estate covering the years 1834-1848 are in the Ketton-Cremer of Fellbrigg Hall Estate Records also held in Norwich (ref. WKC 5/309, 401X1).

Manorial Documents

Chilton Hall was part of the manor known by various titles as 'Chilton Manor alias Waldingfield Hall' or 'Carbonels with Chilton Manor' (Copinger 1905) or 'Carbonels with Chilton and Butlers' in Chancery records. The name Carbonels, also Carbonells comes from Gilbert Carbonel who is mentioned in a charter circa 1180 relating to land in Chilton. This document and other early records relating to Chilton are held at the Bodleian Library in Oxford (Copinger 1904). The Carbonel family held this manor until the death of John de Carbonel in 1333. On his death the manor passed to Ralph Boteler who was married to John's daughter Alice. The Boteler or Butler family held the manor until the death of Sir Andrew Boteler in 1429 when it passed to his daughter Margery who married William Crane of Stonham.

At the times of their deaths, inquisitions were taken for the lords of the manor listing their possessions to assess the revenues due to the crown. These inquisitions are now amongst the Chancery Records at The National Archives and include those of John Carbonel in 1333 (ref. C135/35/4 & C135/48/3) and Robert Crane in 1551 (ref. C142/94/84). The details of the dispute between Thomas Appleton and Robert Crane's executor Dudley Fortescue are also at The National Archives (ref. C2/Eliz/114/32). According to Copinger there are court rolls for this manor held at The National Archives and at the British Library.

Conclusion

Though there are extensive records sources for Chilton and many relevant to a study of the development of this estate, none need be examined for this particular site. The same field is shown on all the historic maps and had been part of the demesne whilst the Chilton Hall was occupied by the lords of the manor and later had been part of the farmlands leased with the hall.

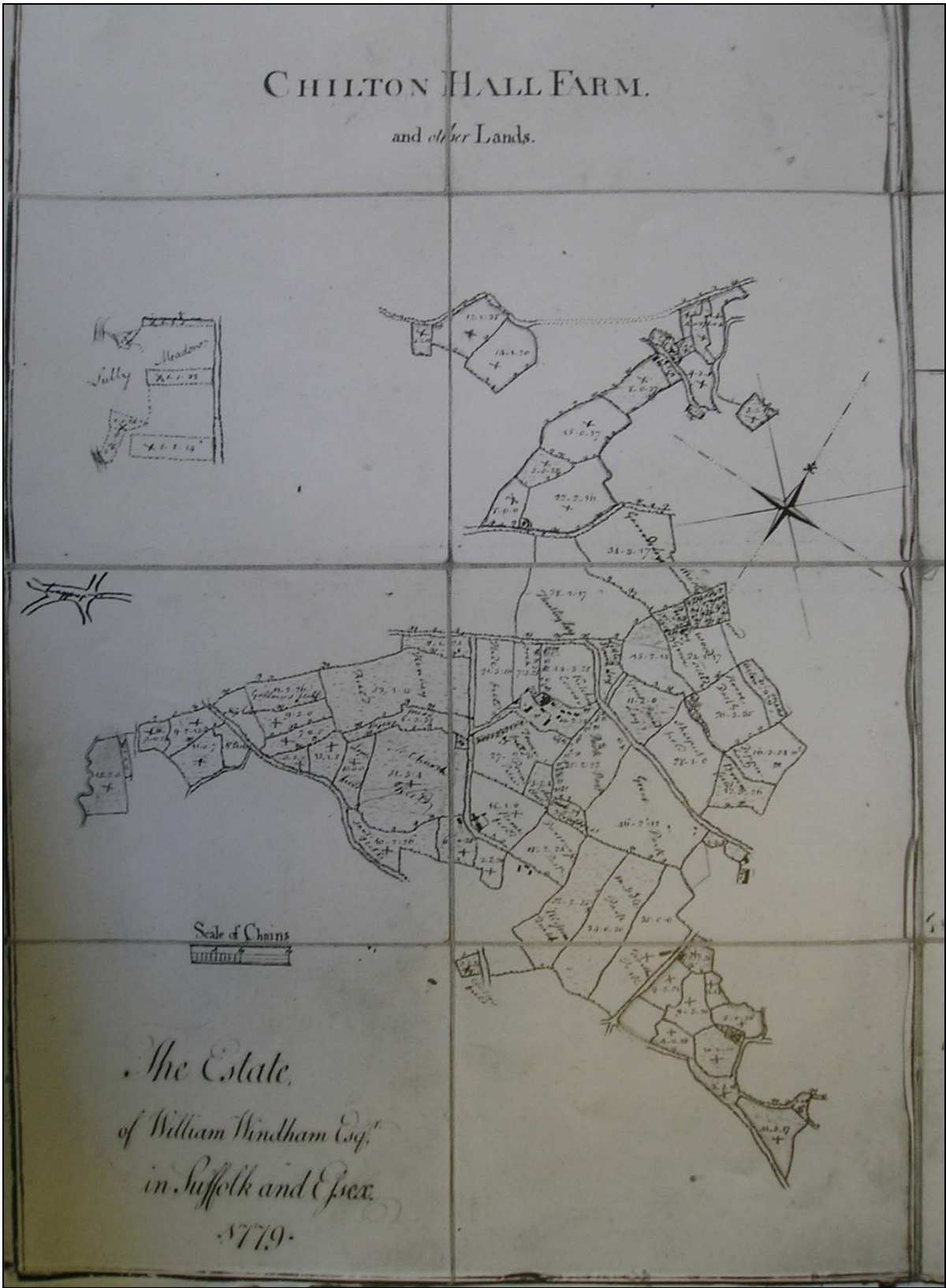


Figure 13. 1779 estate map



Figure 14. 1779 estate map detail, rotated to north

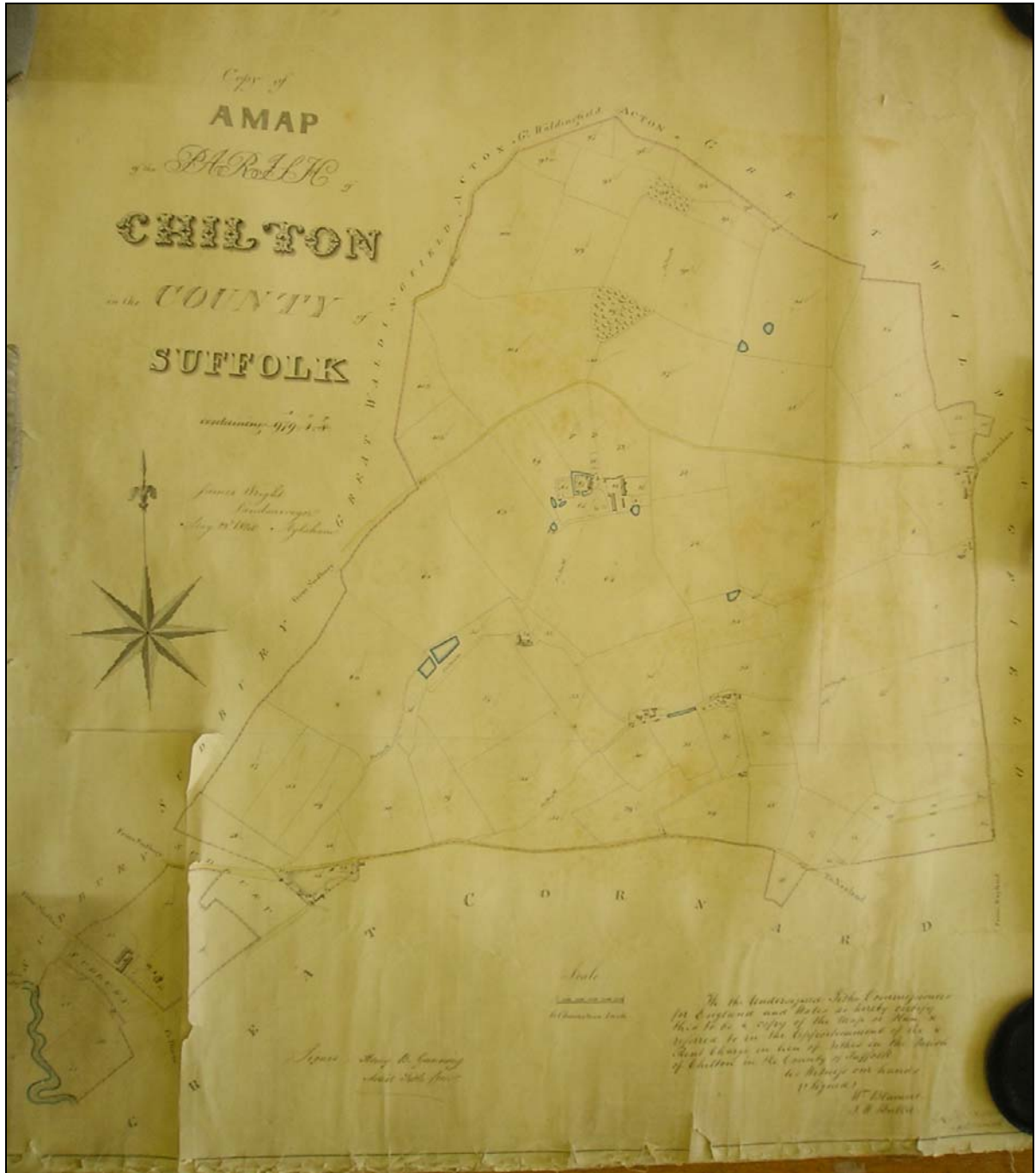


Figure 15. 1840 tithe map



Figure 16. 1840 tithe map, close up on PDA



Figure 17. 1840 tithe map, north close up

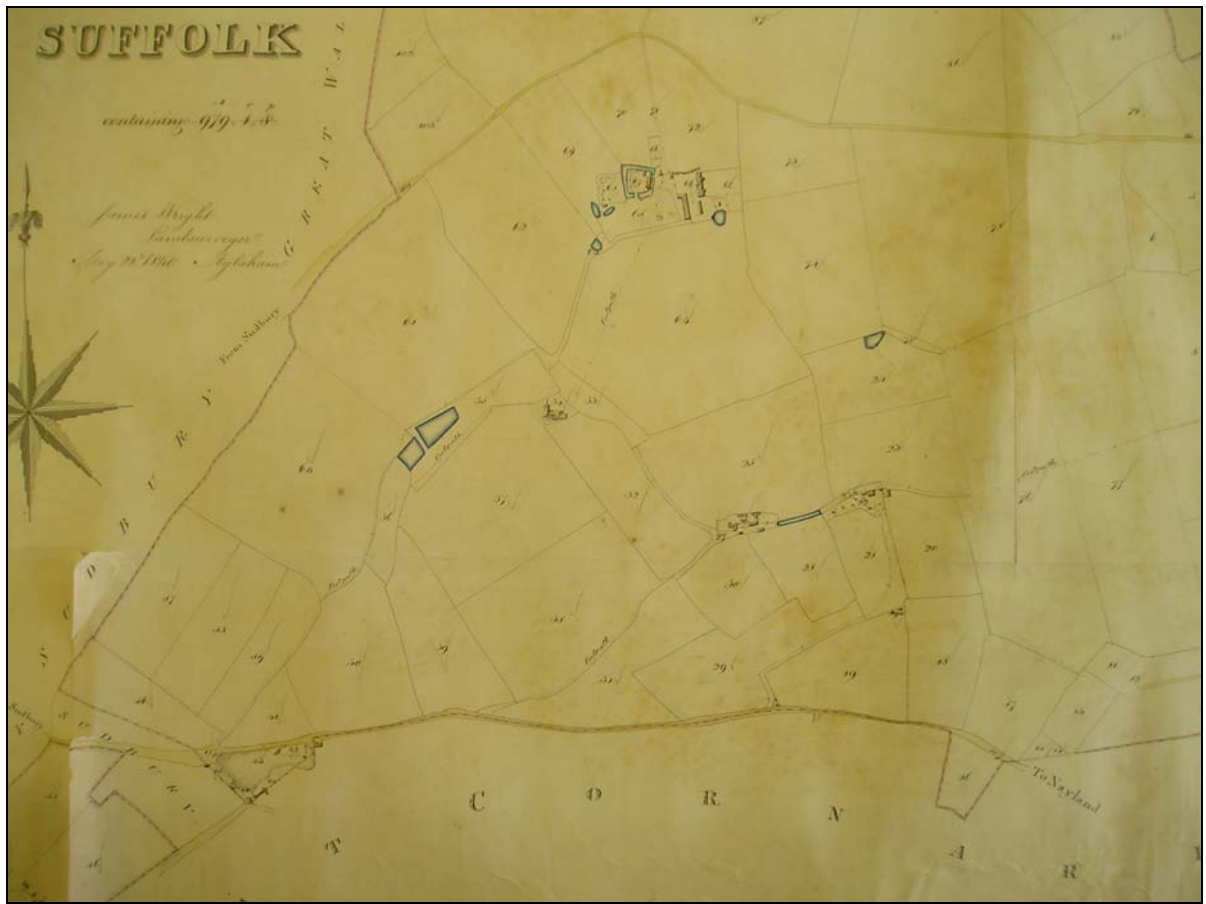


Figure 18. 1840 tithe map, south close up

L. 02. III.
M. J. F. & Goodley
 HD 1180/1145

SUFFOLK.

FREEHOLD LANDED ESTATE,
 NEAR THE TOWN OF SUFFOLK.

Particulars and Conditions of Sale
 OF THE
CHILTON FARM ESTATE,
 CAPITAL FREEHOLD PROPERTY,
 COMPRISING
210 ACRES OF LAND,
 AND PRODUCING
 FOUR HUNDRED POUNDS PER ANNUM;
 which will be sold by Auction,
BY MESSRS. BLAKE,

At Garraway's Coffee House, Change Alley, Cornhill,
 On FRIDAY, the 10th day of AUGUST, 1849,
 AT TWELVE O'CLOCK,
 (BY ORDER OF MESSRS. BLAKE.)

Messrs. Drummonds, Robinson, & Tilt,
 SOLICITORS,
 CROYDON.

J. A. WHEATY, PRINTER, CROYDON.

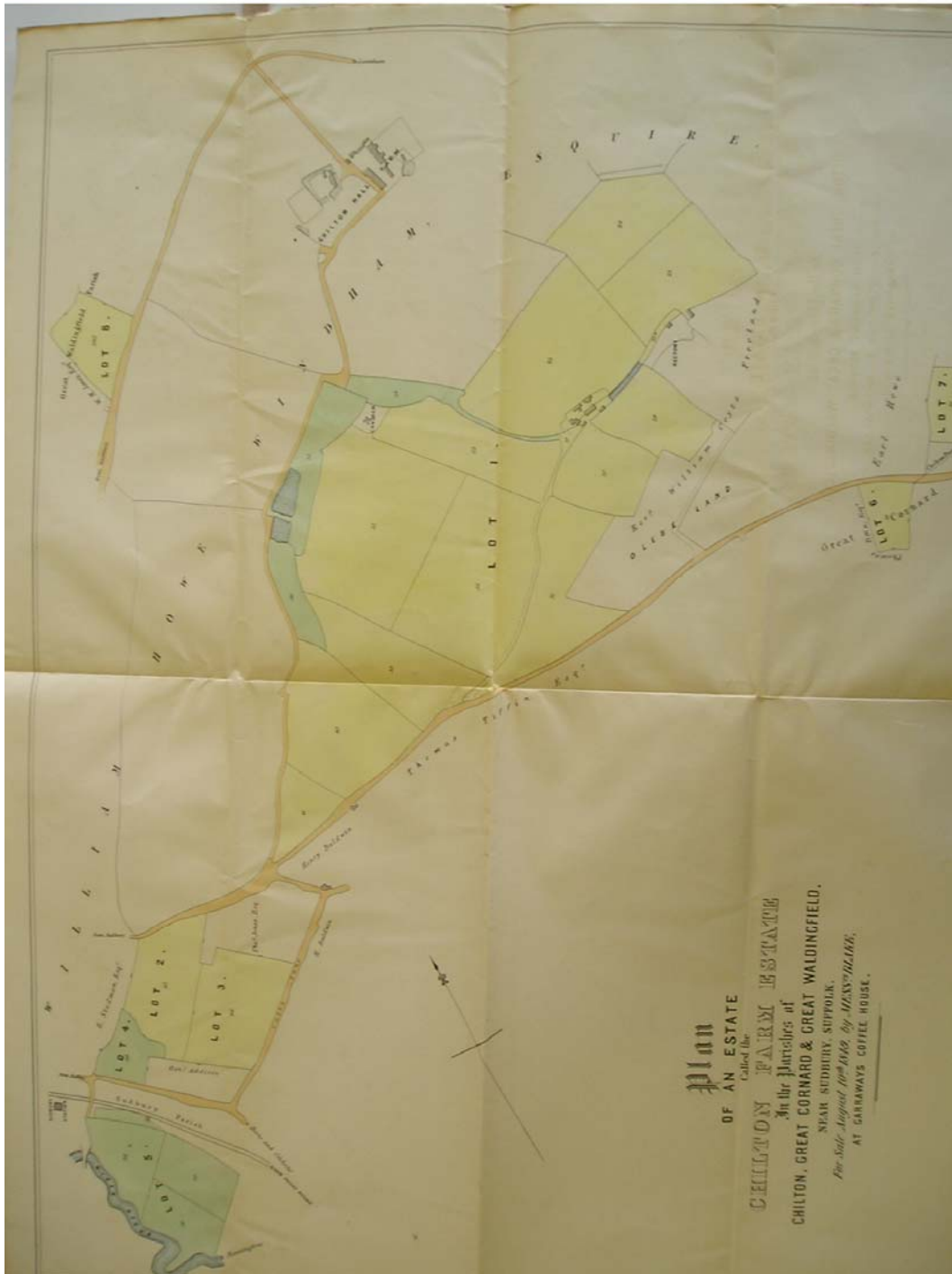


Figure 19. 1849 Chilton Farm Estate sale plan



Figure 20. 1861 Chilton Hall Estate sale map



Figure 21. 1861 Chilton Hall Estate sale map, detail of PDA

PARTICULARS.

LOT I.

A SINGULARLY COMPACT AND ELIGIBLE OCCUPATION, BEING PART OF THE

£ 17,050.

CHILTON HALL FARM,

COMPRISING

An Ancient Brick Built Residence,

SURROUNDED BY A MOAT,

Containing lofty Dining and Drawing Rooms, Study, Six Family Bed Rooms, Dressing Rooms, and Three Servants' Bed Rooms, spacious Kitchen, Store Room, Pantry, Dairy, Wash-house, Beer and Wine Cellars.

A Paved Yard, with Coal, Wood, and Knife Houses, &c.

A Range of Fowl Houses and Dog Kennel.

Riding Stable, with One Stall and Two Loose Boxes, and Chaise House.

Well-planted Garden and Pleasure Grounds, in which is a Summer House.

THE AGRICULTURAL PREMISES

Consist of Stabling for 25 Horses, Double Gig House and Granary, a newly-erected Slated Lodge for 24 Beasts, Turnip House, Piggeries, &c.

Stable for Four Horses, Loose Box, and Harness House; capital Board and Slated Double Barn, Eleven-bay Waggon Lodge; also a Barn 170 ft. in length, and 27 ft. in width.

Yardman's Cottage, and

425a. 2r. 37p.,

Of Fine ARABLE and OLD UPLAND PASTURE LAND, in the occupation of the Executors of the late Mr. HENRY MEERING.

Two Pieces of PLANTATION, containing together, 7a. 1r. 11p., in Hand.

And FIVE COTTAGES and GARDENS, containing 0a. 2r. 3p., occupied by Warren, Steed, Chinery, and two untenanted, at Rents amounting to £13. 0s. 0d.

No. on Plan.	Names of Fields.	Culture.	Contents.
<i>In the Occupation of the Executors of Mr. HENRY MEERING.</i>			
61	Second Henny Field (part of)		A. R. P.
62	The Hithe	Arable	33 0 0
63	The Drift	"	22 1 25
64	The Tower Field	Pasture	0 2 27
65	Fightle	Arable	34 3 14
66	Farm Yards, Cottage, &c.	Pasture	1 1 30
67	Chilton Hall and Garden	"	4 0 20
68	Garden	"	1 0 5
69	Orchard Close	"	1 0 37
	Orchard Close	"	8 2 37
	Carried forward		107 1 35

Figure 22. 1861 Chilton Hall Estate sale particulars, page 1

LOT 1.—(Continued.)

Nos. on Plan.	Names of Fields.	Culture.	Contents.		
			A.	R.	P.
<i>Brought forward</i>					
70	Middle Pasture	Pasture	107	1	35
71	Drift	"	8	0	32
72	Park Pasture	"	0	1	36
73	Park Eight Acres ..	"	8	3	0
74	Pasture Park	Arable	8	3	14
75	Drift	"	17	3	29
78	Great Park	Pasture	0	1	6
83	Brooms... ..	Arable	48	3	12
84	Pepper Lands	Pasture	11	1	4
85	Horse Pasture	Arable	19	1	15
86	Sheep Cote	"	28	0	13
87	Pound Lay	"	29	1	5
88	Driftway	"	28	1	22
90	Wood Field	Pasture	0	1	21
99	Little Goddard's Lay	Arable	32	2	34
100	Great Ditto	"	14	0	27
101	Thistley Lay	"	22	3	17
101a	Ditto	"	14	1	8
101b	Ditto	"	7	1	0
		"	16	3	27
<i>In Hand.</i>					
89	The Grove	Wood	4	3	15
95	Oak Plantation	"	2	1	36
<i>Cottages.</i>					
2	Cottage and Garden	Pasture	0	0	18
4	Cottages and Gardens	"	0	1	25
			Total 433 2 11		

	A.	R.	P.
Arable	379	0	22
Pasture	47	0	18
Wood	7	1	11
<hr/>			
433 2 11			

	A.	R.	P.
In the occupation of the Executors of Mr. Henry Meeking	425	2	37
In Hand	7	1	11
Cottages	0	2	3
<hr/>			
433 2 11			

Apportioned Tand Tax	£22	14	6
<hr/>			
Tithe Rent Charge to Rector of Chilton	£	67	5
" " Waldingfield	60	13	11
<hr/>			
£127 19 5			

The Purchaser of this Lot is to pay, in addition to his Purchase Money, the sum of £555 for the Timber and Trees growing thereon.

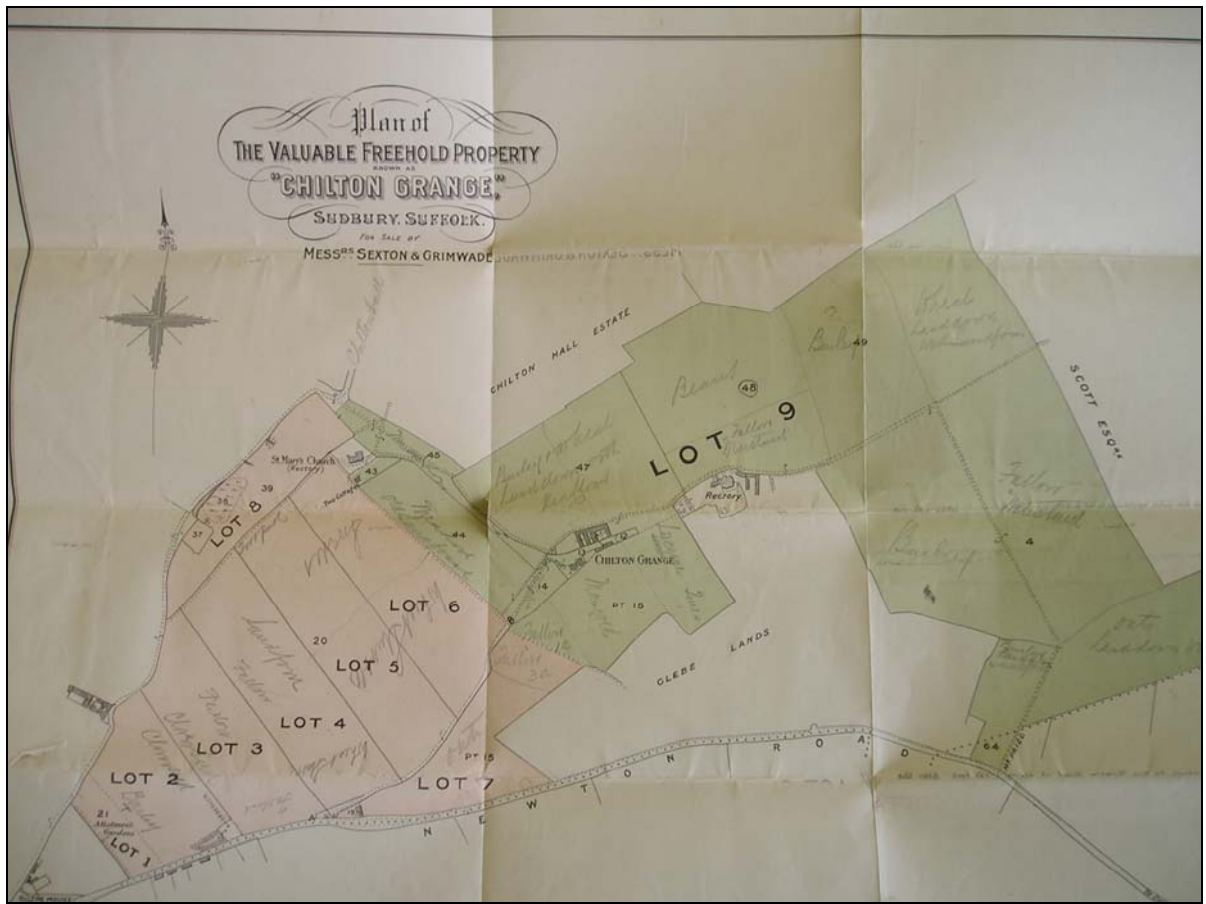


Figure 24. 1905 Chilton Grange sale plan

3. Assessment of impacts and effects

3.1. The archaeological potential of the PDA

The results of this Desk Based Assessment indicate that the Proposed Development Area has a high potential for archaeological deposits relating to two main phases of past human activity in the prehistoric and medieval periods.

The DBA has identified the presence within the PDA of a substantial Late Bronze/Early Iron Age settlement enclosure, CHT 009. An area of c.1.5ha of this enclosure within the PDA has previously been fully excavated. To the south, where the enclosure continues beyond Churchfield Road to the south, a further 0.52ha has been the subject of open area excavation, CHT 015. This is a site of regional importance for the study of settlement in the Late Bronze Age and Iron Age periods.

The previous excavation concentrated on the area within the enclosure ditch, as the limited evaluation had not identified contemporary evidence of settlement outside the ditch. However excavations at CHT 015 have clearly demonstrated the presence of structures extending beyond the confines of the enclosure, as well as emphasising its size and importance. The prehistoric trackway has also not been traced beyond the enclosure but clearly has potential to continue across the remainder of the PDA. Finally there is a 9m wide unexcavated strip, left because of overhead powercables which have since been removed, through the middle of the CHT 009 excavation. Together this means that there is high potential for further prehistoric archaeological remains throughout the remaining 5.3ha of the PDA.

Aerial photography and excavation have identified the presence of a double ditched medieval/post-medieval trackway, CHT 010, crossing the PDA. The documentary survey shows this surviving as a field boundary into the mid 19th century with its final removal being the sole significant change in the field layout of the PDA since the 16th century. With early medieval deposits identified in the adjacent former field to the east, CHT 018, and the PDA's close proximity to Chilton Hall, St Mary's Church and the associated deserted medieval village there is moderate potential for early medieval remains to exist throughout the PDA.

3.2. Potential of preserved archaeological remains within the PDA

Any archaeological material within the PDA has a moderate to high potential for survival. The documentary survey has demonstrated that the site has been in use for open farmland since the 16th century, with only minor changes to the field layout occurring. The main cause of damage therefore to archaeological remains will have been from agricultural ploughing, particularly in the past few decades.

The CHT 009 excavation of the south-east part of the PDA showed that archaeological deposits and the natural subsoil lay well below the level of plough damage, sealed by a layer of colluvium up to 0.7m thick (Abbott 1998). To the west of the excavation area, as ground levels rose, this colluvial layer thinned until archaeological deposits lay immediately below the 0.3m thick ploughsoil. This implies an unknown level of truncation to archaeological deposits in the western part of the excavated site, although probably minor as there was no significant change to the surviving depth of the enclosure ditch or quantity of surviving smaller features.

The 9m wide unexcavated strip through the centre of the CHT 009 excavation has also been protected by a bund for the last 13 years so potential deposits will be as well preserved as those seen to the north and south.

Within the PDA as a whole therefore the potential of preservation of archaeological deposits is high in the remaining south-eastern parts of the site, decreasing to moderate on the highest areas to the north and west.

3.3. Assessment of the impact of the development on the archaeological resource

The proposed development for the area, which consists of two industrial units, associated yards, car parks and landscaping is likely to have a severe impact upon the archaeological resource of the PDA. Potential deposits, which may lie at a depth of only 0.3m below groundlevel, are highly vulnerable to any construction works which will have a severe negative effect, either causing heavy damage or total destruction.

4. Mitigation measures

It is thought that there are generally no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important archaeological deposits within the PDA. However the development will negatively impact upon archaeological deposits and will require mitigation through a program of archaeological works, specified by SCCAS/CT, to fully record said deposits.

National guidance recommends that potential archaeological sites are evaluated (fieldwalking and/or geophysical survey and/or trenching) prior to the determination of any application (PPG16 paragraphs 8, 27 and 28). To an extent this has already taken place with a trial-trench evaluation across the PDA in 1996 (Abbott 1996c & 1996d). However this trial trenching, across the majority of the PDA, only covered 2% of the total area, with a second phase of additional trenching only covering the south-eastern part which was later totally excavated.

Standard practice now, particularly in areas with potential for deposits, is for trial trench evaluations to cover 5% of such rural sites. With prehistoric settlement deposits now being known to extend beyond the enclosure ditch, and other medieval deposits lying to the east it is thought that the first stage of any mitigation strategy should be a new evaluation of the PDA, consisting of an additional 3% trenching by area, with a layout incorporating the previous work. The 9m unexcavated strip within CHT 009 will also now require full excavation and is available as the overhead powerlines have been removed.

Based upon the results of this evaluation a decision will be made as to the need for further work. This is highly likely however to involve further open area excavation and a requirement for full publication of the results.

5. Conclusions / Recommendations

This Desk Based Assessment has set the Proposed Development Area within the known archaeological landscape through an updated examination of the Historic Environment Record, aerial photographs and a documentary search.

The PDA partially includes the site of a Late Bronze Age/Iron Age settlement enclosure of regional importance. It also lies upon the route of a medieval trackway and is in close proximity to known medieval settlement. The archaeological potential of the PDA therefore is high, with archaeological remains being highly vulnerable to development. A program of archaeological mitigation works will be required as part of any planning consent, the first stage of which, it is recommended, will be an evaluation by trial trenching and the excavation of the remaining uninvestigated 9m wide strip through the enclosure.

Consultation with the Suffolk County Council Archaeological Service/Curatorial Team is advised at the earliest possible opportunity as archaeological investigations can have considerable time and cost implications. This consultation will determine the program of archaeological works that will need to be carried out.

Disclaimer

Any opinions expressed in this report about the need for further archaeological work are those of the Field Projects Team alone. Ultimately 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 services cannot accept responsibility for inconvenience caused to the clients should the Planning Authority take a different view to that expressed in the report.

6. List of Contributors and Acknowledgements

This project was commissioned by Nathaniel Lichfield and Partners on behalf of Highbridge Properties PLC and Promotional Logistics (PROLOG) Ltd.

The desk based assessment was carried out by John Craven, of Suffolk County Council Archaeological Service (SCCAS) and the documentary study by Anthony M. Breen, a freelance local history researcher.

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