



LANWADES WOODLAND PARK, KENTFORD, SUFFOLK – EASTERN SITE

ARCHAEOLOGICAL DESK BASED ASSESSMENT



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FORMER ANIMAL HEALTH TRUST, KENTFORD, SUFFOLK – EASTERN SITE

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

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Abstract

In May 2024 Britannia Archaeology Ltd was commissioned by Lochailort Investments Ltd to undertake an archaeological desk-based assessment at the site of the Former Animal Health Trust, Kentford, Suffolk (TL69716629).

The objective of this assessment is to establish the likelihood of the presence of any existing heritage assets on the site as well as the likely potential for any previously unknown archaeological remains on the site.

Evidence of activity from the SHER (Suffolk Historical Environmental Record) shows relatively sparse archaeological activity for the prehistoric, Roman, Saxon and Medieval finds. Consequently, the potential for archaeological remains being present dating to these periods is low.

The SHER search, record office visit and assessment of cartographic sources indicate that the assessment site underwent development during the post-medieval period when it was occupied by Lanwades Hall and its associated structures, and later the Animal Health Trust (AHT). Therefore, the potential for post-medieval remains is considered to be moderate to high particularly for remains associated with Lanwades Hall and park.

If archaeological remains are present, the potential for actual preservation is considered to be moderate depending on how much damage occurred during the construction of the late post-medieval and modern buildings associated with the main AHT campus.

If archaeological remains were to be encountered during the development, the impact would be high if the proposed construction and demolition techniques used are industry standard. Foundation, service trenches, car park creation and landscaping will remove surviving subsurface remains.

The impact to setting is considered to be low to moderate.



1.0 INTRODUCTION

1.1 *Project Background*

In May 2024 Britannia Archaeology Ltd was commissioned by Lochailort Investments Ltd to undertake an archaeological desk-based assessment at the site of the Former Animal Health Trust, Kentford, Suffolk (TL69716629) (Fig. 1).

This assessment will accompany a detailed planning application for the residential re-development of the eastern half of the site only. A separate report has been commissioned by Lochailort Investments Ltd for an archaeological desk-based assessment at the site of the Former Animal Health Trust, Kentford, Suffolk (TL69716629) relating to the outline element of a hybrid planning application for the western half of the site. These two desk-based assessments should be read in conjunction with one another.

The objective of this assessment is to establish the presence of any existing heritage assets, the likely potential for any previously unknown archaeological remains on the site and to assess the likely impact of the proposed development on these assets. It will also consider the setting of the new development in relation to existing listed buildings and known archaeological sites within the immediate area of the assessment site.

The following aspects of the development may have an impact on buried heritage assets and will be assessed accordingly:

- Foundation trenches for all buildings/structures;
- Service runs;
- Landscaping and general ground reduction;
- Road and path construction;
- Building works compounds and vehicle tracking routes.



1.2 Site Description (Fig.1 and Fig.3)

The proposed site is located at the western end of the village of Kentford, Suffolk, less than 4 miles from Newmarket.

The assessment site comprises an irregular-shaped area and is occupied by the former Animal Health Trust (AHT), now permanently closed.

The main access to the site is via private access from Bury Road (B1506), which runs adjacent to and bounds the site to the north. The site is also served by Sire Lane, an access road from the B1506.

The AHT campus covers approximately 120 acres and occupies a semi-rural setting, surrounded by pasture and directly abuts new residential housing to the east.

The site comprises an extensive range of buildings including: the former John MacDougall Visitor Centre and lecture theatre, the Allen Centre for Vaccine Studies, the Centre for Equine Studies, the Centre for Small Animal Studies, several specialist buildings such as an outdoor all weather manège, MRI unit, hydrotherapy facilities and cancer centre, former extensive scientific, research and development laboratories, clinics, as well as multiple office buildings, former estate yard, and various ancillary buildings and general stores.

The range of buildings is considerable and extends to a campus of approximately 41 acres with a total floor space of approximately 110,000ft². The site is also served by an internal tarmac road network and includes 79 acres of established stud/pastureland.

The underlying geological bedrock is described as Holywell Nodular Chalk Formation and New Pit Chalk Formation - Chalk. This sedimentary bedrock formed between 100.5 and 89.8 million years ago during the Cretaceous period (BGS, 2024).

No superficial geology has been recorded on the site.



2.0 METHODOLOGY

2.1 *Aims & Scope*

This report aims to evaluate all known information relating to subsurface and above ground archaeological remains within a 1km radius centred on the assessment site, in order to identify the potential presence of archaeological remains that will be impacted upon during the development. It will also consider the impact of the development on the setting of existing archaeological sites and listed buildings in the immediate vicinity. This report will take into consideration existing truncation from previous developments and the potential impact caused by the implementation of the proposed development plans and construction methods within the assessment site.

2.2 *Research and Sources*

Historic Environment Record

The Suffolk County Council Historic Environment Record (SHER) was consulted and provided details of all data held within a 1km radius of the site. The SHER databases hold records of archaeological sites, scheduled monuments, listed buildings, find spots, registered parks and gardens and battlefields.

Documentary Sources

Primary and secondary documentary sources were consulted via the SHER and the Archaeology Data Service (www.archaeologydataservice.ac.uk). All sources consulted are listed in the bibliography.

Cartographic Sources

A search of primary and secondary cartographic sources was undertaken via Ordnance Survey. Additionally, a Tithe Map online resource was consulted. Maps held at the Suffolk Record Office and available online via the Suffolk County Council's Historic Maps website, as well as some available online via the British Library were also consulted where possible.



Site Visit

A site visit was conducted on the 22nd of May 2024 by Britannia Archaeology Ltd. The visit aimed to identify any existing earthworks or visible archaeological remains, establish the condition and character of the site and note its setting. Proposed site plans were consulted during the visit to assess areas most at risk from the development. Photographs were taken from various points around the site with the location being recorded on a site plan (Fig.24).

Presentation of Results

The results are presented by historical/archaeological period and are a synthesis of all data relevant to the site. Not all the data supplied by the SHER is referred to in the report, however Appendix 1 contains a full table and brief descriptions of the SHER search results which are also shown in full in Appendix 1.



3.0 PLANNING POLICIES

The archaeological Desk Based Assessment has been carried out at the request of the client and has been authored following guidance laid down by the *National Planning and Policy Framework* (NPPF, HMCLG September 2024).

3.1 *National Planning Policy Framework (NPPF, HMCLG September 2024)*

The NPPF recognises that 'heritage assets' are an irreplaceable resource and planning authorities should conserve them in a manner appropriate to their significance when considering development. It requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible, (NPPF, 2024 - 218). The key areas for consideration are:

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- The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

The NPPF asks that in determining planning applications the local planning authorities should take account of:

210.

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



4.0 ARCHAEOLOGICAL BACKGROUND

The following results are presented as a synthesis of all the data obtained from the sources detailed above (Section 2.0) and listed in the bibliography. Where possible, the SHER preferred reference has been used and corresponds with Figure 2.

The Animal Health Trust was founded in 1946 as the "Veterinary Education Trust" (V.E.T) by Walter Reginald Wooldridge. Renamed the "Animal Health Trust" (AHT) in 1948, it obtained royal charter status in 1963 and the Princess Royal as its president. The Trust was a large, national independent veterinary and scientific charity that studied and cured diseases in companion animals and advanced the teaching and practice of veterinary art and science (Bidwells).

Following fundraising difficulties and issues aggravated by the COVID-19 pandemic, the Animal Health Trust was forced into liquidation in July 2020.

4.1 *Summary of Site Heritage Status*

Four listed buildings were returned by the SHER search, primarily relating to Lanwades Hall.

Lanwades Hall and estate is thought to be named after a wading place through the river Kennet, which flows across Lanwades Stud directly to the south of the assessment site. Lanwades Stud, which was founded well before the 1880s, used to encompass, what is today, the Animal Health Trust (AHT) (Lanwades Stud, 2024).

In 1946, Lanwades Hall and estate of 140 acres, was sold to V.E.T (the forerunner of the AHT) to form the research and development campus for the charity.

Built in 1907, the original Lanwades Hall (275626), was constructed in celebration of the then owner, James Larnach, having won the 1898 Derby with Jeddah, who was eventually buried in the grounds (Lanwades Stud, 2024). However, in 2016, the Grade II listed Edwardian Hall, along with 11.4 acres of land and Grade II listed lodge cottages and gateway (2752690), was sold to a private buyer and is now used as a wedding and events venue. The walled garden, and garden cottage, illustrated on the 1893 OS map (Fig.5) were also sold, and today is a private residence (Fig.15: DP43).



A former stable block, and Grade II listed building (275628) remained part of the AHT, as the John Macdougall Visitors Centre. Built c.1907 with Lanwades Hall, the stable block consists of three ranges around a court, with a wall and gate enclosing the fourth side (Fig.15).

Approximately 600m to the northeast of the assessment site is Lanwade House (274630). Despite major 19th and 20th century alterations, the house retains an early 16th century timber-framed core.

4.2 *Prehistoric*

Only two prehistoric records were returned by the SHER search. These relate to findspots of a Neolithic sectioned stone axe, c.850m northeast of the assessment site (KTD 024) and a single Late Prehistoric struck flint identified during an archaeological evaluation (MUN 034/ESF20653/ESF19918) c.360m to the northeast.

During archaeological evaluations c.980m to the northeast of the assessment site (KTD 020/ESF25588/ESF26593), prehistoric material culture was recovered from a spread of alluvial and concluded that the area likely witnessed extensive and intensive activity throughout the prehistoric period.

4.3 *Medieval*

Evidence for Medieval activity is limited, with only three records of medieval date being returned by the SHER search. To the northeast of assessment site, c.800m, lies the historic settlement core of Kentford (KTD 017). Located within the settlement core is "The Old Roman Bridge" (KTD 012). Despite its name, the remains are of a medieval pack-horse bridge, where the Icknield Way crosses the river Kennett (Fig.23).

Approximately 825m south, a 13th century prick spur was recovered after subsoiling (MUN 059).



4.4 *Post – Medieval/Modern*

Post-medieval records returned by the SHER search, primarily relate to extant and non-extant domestic and industrial infrastructure. Examples include farmsteads Chain Farm (KTD 035), Lanwades Stud (MUN 063) and Stud Farm (MUN 064), Kennett Station (KTD 014) and the Bury St Edmunds to Newmarket railway line (SUF 071).

Further to the events above (KTD 020/ESF25588/ESF26593) archaeological features of post-medieval date were revealed during evaluation trenching c.980m to the northeast, in the form of ditches, terracing and a gravel extraction pit.

4.5 *Undated*

Records of undefined date, returned by the SHER search, primarily relate to undated archaeological features and cropmarks. Examples include an earthwork in the form of a linear depression (KTD 010) c.860m to the northeast, a ring ditch c.1km to the south (MUN 009) and archaeological features of undefined date during trenching (MUN 036/ESF20444) c.470m to the east and c.980m to the northeast (KTD 020/ESF25588/ESF26593).

4.6 *Cartographic Sources (Figs. 4 – 8)*

The earliest cartographic evidence which shows the location of Kentford/Moulton is Christopher Saxton's map of Suffolk dating to 1575, however it is at a scale with very little detail. This is also true for Blaeu's 1641 Map of Suffolk.

Therefore, the earliest detailed cartographic evidence for the assessment site is the 1836 Tithe Map (Fig.4). The Tithe Map reveals that the land on which the assessment site sits, 9, 9a, 10 & 15 is divided into four apportionments. Owned by Davison William, apportionments 9, 9a & 10 are described as "*nine acres of arable land*" (9), and "*allotments in Chippenham field*" (9a & 10) and were rented and occupied by James Holde (Fig.21 & 22). Owned by "*Rutland The Most Noble John Henry Duke of*", apportionment 15 is described as "*in Chippenham filed*" and was rented and occupied by Thomas Gardner (Table 1) (Fig.20). Approximately half of apportionment 15 is associated with the site of the former AHT, with land directly west of the assessment site (western site) under the same ownership today. Today, the bulk of the AHT campus is located in the centre of the assessment site, in what was formerly apportionment 15, "*arable field – in Chippenham*".

A collection of buildings, within apportionment 15 and just south of the assessment site, can be seen to occupy the field; this could mark the location, of what today is Lanwades Stud (Fig.4).

The adjoining land (6, 7 & 8) to the northeast of the assessment site, was also owned by Davison William and occupied by James Holder (Fig.4). Apportionment 6, which is described as "Farmhouse Yards etc." is today, occupied by Lanwade House (274630).

Table 1: Tithe Apportionments

Number	Landowner	Occupier	Description	Type	Quantities in Statute Measure			Rent – Charge Payable to Rector		
					A	R	P	£	s.	d.
6	Davison William	James Holder	Farmhouse yards etc.	-	-	2	38			
7	Davison William	James Holder	2 Acres	Grass	2	-	16			
8	Davison William	James Holder	4 Acres	Arable	4	1	27			
9	Davison William	James Holder	9 Acres	Arable	9	1	21			
9a	Davison William	James Holder	Allotment in Chippenham Field	Arable	7	3	36	2	11	-
10	Davison William	James Holder	Allotment in Chippenham Field	Arable	20	1	32			
15	Rutland the Most Noble John Henry Duke of	Thomas Gardner	In Chippenham Field	Arable	212	2	31			

At the time of the tithe and apportionment publication, Thomas Gardner held a total quantity of 361 acres, 3 rods and 38 perches and James Holder a total of 43 acres, 3 rods and 9 perches (Table 2).

Landowner	Occupier	Total Quantities in Statute Measure			Total Rent – Charge Payable to Rector		
		A	R	P	£	s.	d.
Davison William	James Holder	43	3	9	12	12	2
Rutland the Most Noble John Henry Duke of	Thomas Gardner	361	3	38	107	1	10

Table 2: Summary of Tithe Apportionments

By the time of the publication of the revised 1893 OS map, c.1910, the assessment site had seen a number of changes (Fig.5). The former apportionments/land on which the site sits remain the same but have some additional internal field divisions. By 1910, apportionment 9, is divided into two and apportionment 10, into three. We can also see that the southwestern corner of the site, that was formerly owned by the Duke of Rutland, has been internally divided to create another three distinct areas. In fact, the entirety of what was apportionment 15, displays a number of new boundaries and internal divisions, including the western section which today is stud and paddock land (western site).

The map also depicts Lanwades Hall and its associated structures (stable block and lodge cottages), to the west of the assessment site. Constructed c.1907, it is likely that these buildings were added retrospectively during the map's revision in 1910. The area is given the name *Lanwades Park*, and by this title we can assume that by c.1910 at the time of the map's publication, the assessment site, Lanwades Hall and its associated grounds to the west, are owned by one individual, James Larnach, who bought the land and constructed Lanwades Hall in c.1907. Of note, a single standalone structure, in the same northern field as the stables, is present on the 1893, 1937 and 1953 OS maps. Today however, this no longer exists (Fig.16: DP49).

It is notable that what is today "Lanwade House", is described as *Lanwade Stud Farm* on the map (Fig.5). Additionally, the structures that were present to the south in apportionment 15, are now more substantial and are given the name "*The Buildings*". Access can be seen, in the form of path or track, connecting "*The Buildings*" to "*Lanwades Park*". This trackway is still present today, in the form of a tarmacked road and track, however its connection to Lanwade Stud is unknown, though very likely.

The 1919 OS map depicts less detail than that of the 1893 OS map, however it is clear that the land divisions and internal boundaries remain the same (Fig.6).

The 1937 OS map is very similar to the 1893 OS map; field divisions and the presence/layout of structures largely remain the same (Fig.7). The 1937 OS map does however depict in greater detail access routes and internal trackways within the grounds of Lanwades Park.

By the 1953 OS map publication, the AHT had been established on this site for c.8 years (Fig.8). After WWII (where the ground of Lanwades Park were taken over by the Corps of Royal Electrical and Mechanical Engineers), the house and lands were sold by its current owner Major Matthews to the AHT (Murray, 2018). The 1953 OS map displays no notable differences to its former versions. Interestingly, there is no Sire Lane yet, which serves as access to the northeast of the assessment site, from the B1506 today.

4.7 Site Visit

A site visit was undertaken by the author of the 22nd of May 2024 to determine the current status of the assessment area, investigate the presence of any surface or potential sub-surface archaeological remains and to ascertain the current level of truncation.

Photographs were taken from various points around the site, however at the time of the visit, the buildings could not be accessed for an inside assessment.

The site is occupied by the former Animal Health Trust, an irregularly shaped, extensively developed campus with its own internal road network.

Externally, all buildings are of 20th and 21st century date and appear largely unchanged and close to their original form, with some later alterations and additions (Table 3).

Table 3: Examples of AHT Campus Buildings

Building	Construction Date	Comments
John MacDougall Visitor Centre and Grade II listed Stables	20 th Century c.1907	<ul style="list-style-type: none"> Converted to visitor centre – 1998. Lecture theatre – 2009
Allen Centre	20 th Century	
Centre for Equine Studies	20 th Century	
Centre for Small Animal Studies	20 th Century	
Laboratories	20 th Century	<ul style="list-style-type: none"> Refurbished/opened 2007
Cancer Centre + Hydrotherapy Facilities	21 st Century	
Wooldridge Building & Barnett House	21 st Century	<ul style="list-style-type: none"> Opened 2019

Allen Centre for Vaccine Studies (Fig.9: DP1 – 3)

Located in the east of the assessment site, the Allen Centre is a rectangular shaped building, with a red bricked ground floor and industrial steel cladded upper storey, with paddocks located at its rear. Externally, the building appears to be in its original form since its construction in the 20th century.



Wooldridge Building & Barnett House (Fig.9: DP5 & 6, Fig10: DP7 – 10 & Fig.18: DP68 & 69)

Opened in 2019 by Princess Anne, Wooldridge Building & Barnett House were some of the last buildings to be built at the AHT prior to its closure in 2020. Located at the centre of the assessment site, Wooldridge Building is T-shaped in plan and remains unchanged since its erection, acting as the head office for the AHT.

Named after Dr Keith Barnett, who established the Small Animal Referral Centre's Unit of Comparative Ophthalmology in 1975, Barnett House was an accommodation unit for vets enrolled in the charity's internship programme (Steward, 2019). Square in plan, like Wooldridge Building, Barnett House remains unchanged since its erection.

Estate Yard (Fig 11.)

The Estate Yard and associated outbuildings are located at the south of site, southeast of Woodbridge Building and Barnett House and east of the Laboratories and general stores. Part of the original Lanwades Estate, the yard comprises a number of wooden sheds/outbuildings, barn and a steel-framed lean-to. Although some buildings have seen some additions and alterations over the years, the structures remain largely unchanged.

Laboratories and General Stores (Fig 12.)

The laboratories and general stores are located at the south/southwest of the assessment site, with stud and paddock land to the west (western site), and the Estate Yard to its east.

The general stores comprise several 20th century brick, concrete and wooden outbuildings. The laboratories are made up of three rectangular brick buildings with cladding. Although refurbished in the early 2000's and re-opened in 2007, externally the laboratories remain largely unchanged since their construction in the 20th century.

Centre for Equine Studies (Fig 13: DP 29 & 30)

Opened in 1997, the Centre for Equine Studies is located in the centre of site, southwest of the Allen Centre, and south of the Centre for Small animal Studies. The centre comprises a rectangular multi-storey brick building, numerous stable blocks, brick outbuildings and a courtyard.



Centre for Small Animal Studies (Fig 13: DP33 and Fig.14: DP34)

Located to the west of the Wooldridge Building and Barnett House, and north of the Centre for Equine Studies, the Centre for Small Animal Studies was opened in 1969 (Bidwells). Fronted by its own carpark, the centre is a rectangular brick building with a Dutch roof.

The John MacDougall Visitor Centre and Lecture Theatre (Fig.14: DP39, Fig.15:DP45 – 48, Fig.16:DP52 and Fig.17:DP57)

Built in c.1907 with Lanwade Hall, this former stable block was converted into the AHT visitors centre in 1998.

Consisting of three ranges around a court with a wall and gate enclosing the fourth side, the block comprised a stable with a loft, and a groom's quarters above. The centre range comprises a coach-house for three coaches, with a stable on either side; the wings each have two further stables with haylofts above. The stable is constructed of red brick with parapet gables and a plain-tiled roof with open eaves and flat-roofed dormers to lofts. Over the coach house are three projecting tile-hung gables supported at the front on timber posts. A central copper-clad clock tower, with bell protected by a cupola on 8 columns, sits on the central range, and above it a weathervane.

In 2009, the visitor centre was further converted into a lecture theatre and conference centre. Being a Grade II listed building, the stable block will have experienced very few constructional modifications, both internally and externally.

Kennel Club Cancer Centre & Hydrotherapy Facility (Fig.16:DP55 & Fig.17:DP59 & 61.)

Built in the early 2000s', and officially opened in 2012, the Kennel Club Cancer Centre is located immediately to the northeast of the Centre for Small Animal Studies and west of Wooldridge Building and Barnett House. Square in plan with a number of adjoining outbuildings, the centre is constructed of 2,600 tonnes of concrete and has eight-feet wide solid concrete walls, which are externally clad in wood (Guthrie, 2012). The hydrotherapy facility is located to the rear of the Cancer Centre and was aesthetically designed in timber cladding to match other surrounding buildings.



*Other (**Figs 13, 14, 17, 18 & 19.**)*

The assessment site has its own internal road network and several car parks, surfaced predominately with tarmac where the main buildings are located.



5.0 DISCUSSION

5.1 *Archaeological Potential*

Cartographic evidence suggests that prior to Lanwade Hall/park, constructed c.1907, the land on which the assessment site sits were fields and arable pasture. Even after c.1907, up until the mid/late 1900s, most of the assessment site remained largely undeveloped.

The results of the HER and documentary sources indicate a **low** potential for features and finds dating to the prehistoric, Roman, Saxon and Medieval finds.

The assessment site underwent development during the post-medieval period when it was occupied by Lanwade Hall and its associated structures, and later the AHT. The potential for post-medieval remains is considered to be **moderate to high** particularly for remains associated with Lanwade Hall and park.

As the AHT campus expanded, these structures could potentially have impacted any below ground heritage assets; however, this impact is conjectural and would be entirely dependent upon the depth of heritage assets beneath the current assessment ground level.

5.2 *Existing and Proposed Impact*

Existing Impact

The greatest existing impact to subsurface archaeological remains is from the current AHT campus. The construction of these late post-medieval and modern buildings, as well as the internal road systems may have caused damage to below ground heritage assets; however, this cannot be confirmed without investigation into the depth and form of the foundations and if any overburden is present. In addition, the assessment site has been subject to heavy landscaping, which could also have had an effect on subsurface deposits.

Despite these post-medieval and modern developments, there is still a **moderate to high** potential for survival of archaeological deposits, if deep features are present and in areas which have experienced less landscaping.



Proposed Impact

The details of the development proposal can be seen in Figure 25.

If usual industry standard depths are followed (up to 1.00m for standard foundation runs), along with any associated landscaping would likely cause a significant and detrimental impact to any subsurface archaeological remains should they still be present.

Impact on Setting

The view of the assessment site is largely mitigated by the presence of existing woodland, hedges and trees along all boundaries. Additionally, like the AHT campus, the proposed development will sit back from the B1506 which runs along the northern boundary. Consequently, the impacting on setting is considered **low-moderate**.

However, should any existing woodland, hedges or trees be removed to facilitate development, then the housing development could become highly visible, particularly given the nature and size of the proposed development as well as its location immediately south of the B1506.



6.0 CONCLUSION AND RECOMMENDATIONS

6.1 Conclusions

Evidence of activity from the SHER shows relatively sparse archaeological activity for the Prehistoric, Roman, Saxon and medieval periods. Consequently, the potential for archaeological remains being present dating to these periods is considered low.

Documentary and cartographic evidence indicate that the assessment site underwent development during the post-medieval period when it was occupied by Lanwades Hall and its associated structures, and later the AHT. Consequently, the potential for post-medieval remains is considered to be **moderate to high** particularly for remains associated with Lanwades Hall and park.

If archaeological remains are present, the potential for actual preservation is considered to be **moderate** depending on how much damage occurred during the construction of the late post-medieval and modern buildings associated with the main AHT campus.

If archaeological remains were to be encountered during the development, the impact would be high if the proposed construction and demolition techniques used are industry standard. Foundation, service trenches, car park creation and landscaping will remove surviving subsurface remains.

The impact to setting will be **low to moderate**.

6.2 Recommendations

The Suffolk County Council planning officer in consultation with their archaeological advisor will have the final decision as to the necessity for any further archaeological work.

Any such archaeological intervention required could be undertaken as part of a planning condition attached to consent.



7.0 ACKNOWLEDGEMENTS

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Cartographic Sources Consulted

1836 Tithe Apportionment Map
1893 6" OS Map revised c.1910
1919 1:63K OS Map
1937 1:25k 6" OS Map
1953 1:63k 6" OS Map

APPENDIX 1 – HER DATA

Listed Buildings

DesigUID	PrefRef	NationalRe	Name	CuratorNot	Grade
DSF3432	275629	1193507	PAIR OF LODGE COTTAGES AND LINKING GATEWAY 250M NORTH OF LANWADES HALL	"Type and date: c1907 LODGE. Date: from 1902 to 1912	II
DSF3528	275630	1374806	LANWADES HOUSE	"Type and date: Early C16 TIMBER FRAMED HOUSE. Date: from 1500 to 1532	II
DSF3382	275628	1037683	STABLE BLOCK 200M NORTH EAST OF LANWADES HALL	"Type and date: c1905 STABLE. Date: from 1902 to 1912	II
DSF3430	275627	1193468	LANWADES HALL	"Type and date: c1907 COUNTRY HOUSE. Date: from 1902 to 1912	II

Events

EvUID	SMR number	Ref	Name	Description
ESF19918	MUN 034	OASIS-archaeol7-48028	Evaluation - Phases 1, 2 and 4, Kennett Park, Moulton	An evaluation comprising 13 trenches was undertaken in advance of revelopment proposals. A previous DBA had identified the potential for prehistoric and medieval remains, particularly along the northern edge of the site where Hodkinson's 1783 map had
ESF20444	MUN 036	OASIS-suffolkc1-62816	Kennet Park, Moulton	An archaeological evaluation of twenty-two linear trenches were excavated across the area; a ditch and posthole were recorded, the ditch was either prehistoric or post-medieval in date, the posthole was undated but might have been post-medieval. Modern construction debris was encountered in a number of trenches that probably related both to the construction of houses to the east of the development area and to development within the former Friskies Pet Care site with which the land had been associated. A small number of worked flints were recovered from the subsoil and topsoil that indicate a low level of background prehistoric activity within the vicinity of the development area.
ESF20653	MUN 034	OASIS-suffolkc1-26591	Land at Kennett Park, Moulton Road, Kentford, MUN 034, Archaeological Desk Based Assessment	This archaeological desk based assessment (DBA) has been undertaken prior to a proposal for the erection of a mixed-use development on the site of the Friskies Pet Care Centre and the two adjacent fields to the north and east of it in the parish of Moulton.
ESF21186	KTD 016		Monitoring - Adjacent to Ravensbury Lodge, Kentford	Monitoring of the footing trenches revealed no archaeological features or finds. Did confirm that the land had been built up in recent times to raise it above flood level.
ESF21590	MUN 038 MUN 039	OASIS-oxfordar3-99055	Excavation - Moulton Paddocks, Moulton	Between 1st November and 12th December 2010, Oxford Archaeology East carried out an Archaeological Excavation at Moulton Paddocks and a Strip, Map and Record at Moulton Gallop, Newmarket, Suffolk. The Paddocks site (Suffolk HER MUN038) uncovered a Late Neolithic pit situated to one side of a struck flint mound of the same date, with satellite pits containing either complete pottery vessels or cremations, dating to the Early Bronze Age. In addition, Early Iron Age storage pits containing large assemblages of pottery and re-worked Late Neolithic flint were recorded. Features on the site have been dated by finds assemblages and radiocarbon dates to the Late Neolithic, Early Bronze Age and Early Iron Age. A significant Late Neolithic lithic assemblage was also recovered. The Gallop site (Suffolk HER MUN039) revealed evidence of further Early Iron Age pits and two curvilinear pit-dug ditches which would most likely have formed a circle. This ring ditch monument contained struck flint dating to the Late Neolithic period, potentially contemporary with the Late Neolithic features from the Paddocks.
ESF22109	KTD 020	OASIS-stratasc1-145091	Geophysical Survey, Meddler Stud, Kentford	Geophysical Survey identified a number of anomalies that were of probable archaeological origin.
ESF22732	MUN 052	OASIS-preconst1-200093	Evaluation - Land at Lanwades Park, Kentford	An archaeological trial trench evaluation was carried out on land at Lanwades Park. A total of twelve trenches were excavated measuring between 30m and 50m long and 1.8m wide. No archaeological features or finds were identified.
ESF26593	KTD 020	OASIS-cfaarcha1-307842	Evaluation - Land at Meddler Stud, Kentford	Evaluation of 25 additional trenches. Four of the trenches measured 20m x 1.8m and the other 21 trenches measured 30m x 1.8m.



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Archaeological Desk Based Assessment

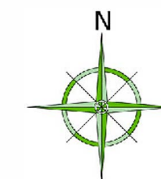
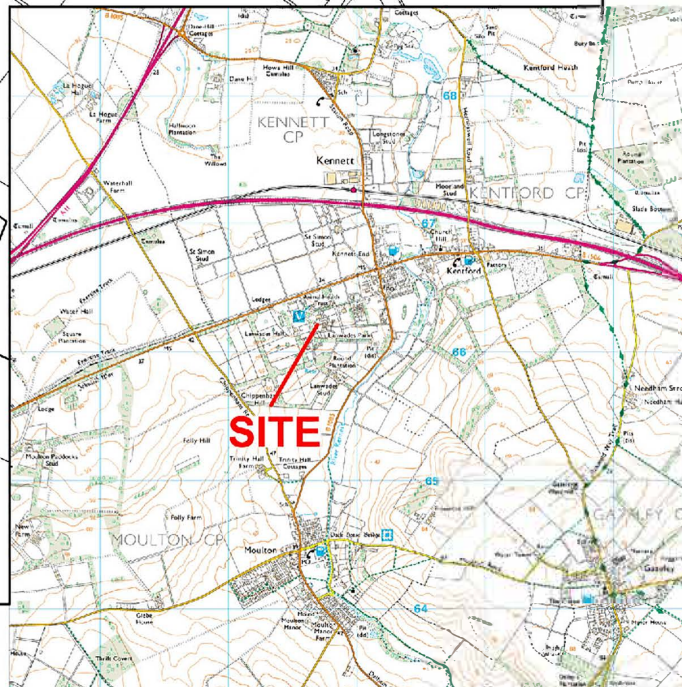
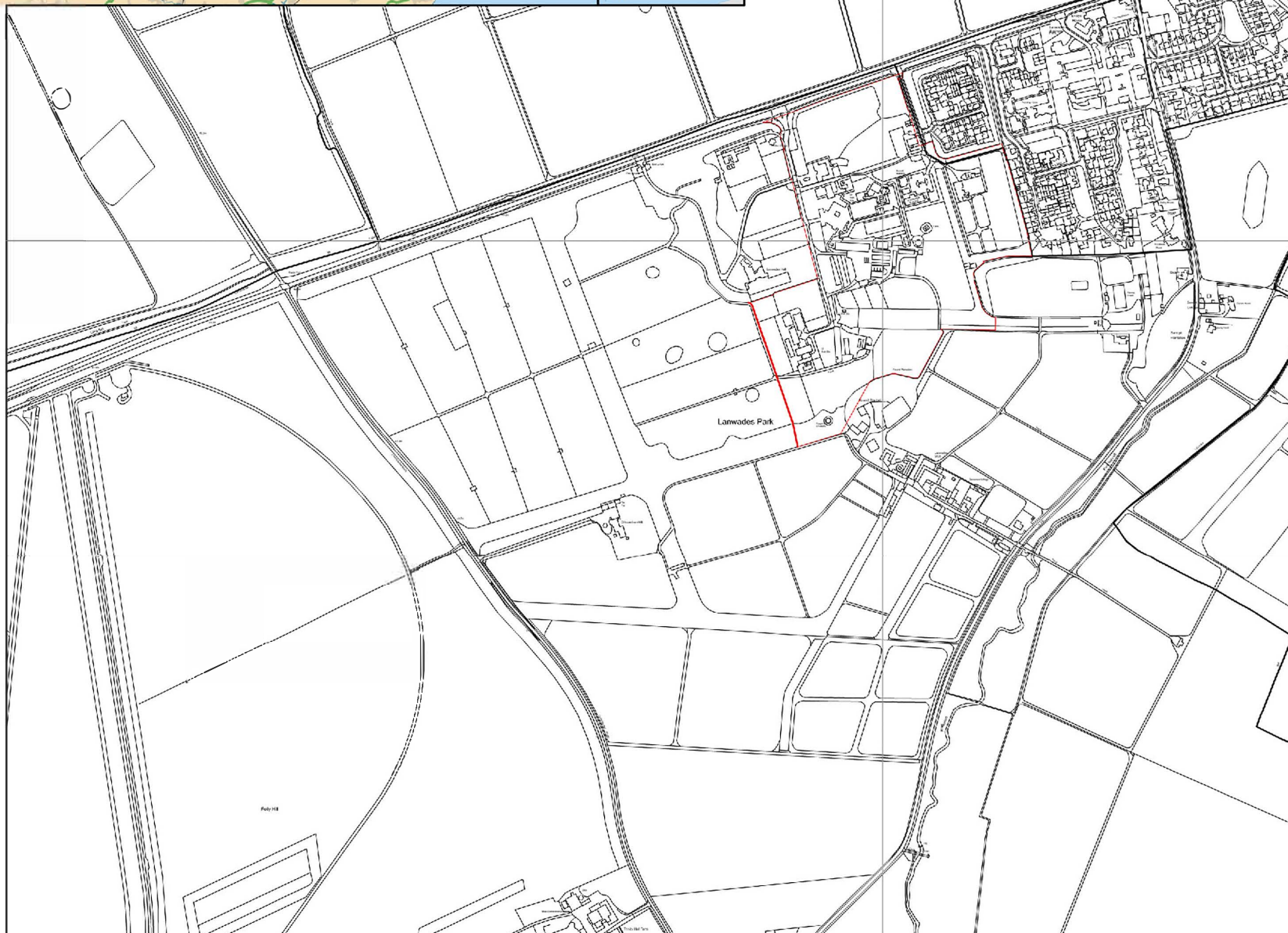
Monuments

MonUID	RecordType	Name	PrefRef	Summary	MonTypes	Period
MSF11505	MON	Meddler Stud	KTD 010	Earthwork in the form of a linear depression circa 2-3m wide with raised bankettes on either side circa 2m wide and 40cm high.	ROAD; FEATURE; HOLLOW WAY	Unknown
MSF14660	MON	Medieval bridge.	KTD 012	'The Old Roman Bridge', Kentford.	BRIDGE	Medieval
MSF6472	MON	House plots and gardens of unknown date.	KTD 007	Probably house plots, gardens etc.	SETTLEMENT	Medieval
MSF18276	MON	A45 (former); B1506	MUN 020	Milestone shown on OS map of 1983 (S1).	MILESTONE	Post Medieval
MSF6432	MON	Ring ditch of unknown date.	MUN 009	Ring ditch, circa 34m diameter (S1).	RING DITCH	Unknown
MSF24759	MON	Kennet Park, Moulton	MUN 036	Evaluation identified a ditch and posthole and a small number of worked flints were recovered, monitoring of area B identified no features or finds.	DITCH; POST HOLE	Unknown
MSF25675	MON	Kentford historic settlement core	KTD 017	Indicative area of the historic settlement core of Kentford.	VILLAGE	Medieval to IPS: Post Medieval
MSF29470	BLD	Kennett Station	KTD 014	19th century railway station with only a few remaining buildings.	RAILWAY STATION	19th century to IPS: Modern
MSF29470	BLD	Kennett Station	KTD 014	19th century railway station with only a few remaining buildings.	RAILWAY STATION	19th century to IPS: Modern
MSF29470	BLD	Kennett Station	KTD 014	19th century railway station with only a few remaining buildings.	RAILWAY STATION	19th century to IPS: Modern
MSF27326	MON	Natural and Post Medieval features at Meddler Stud, Kentford.	KTD 020	Features recorded during the geophysical survey where identified in the evaluation as post-medieval ditches and natural features.	DITCH; DITCH; BANK (EARTHWORK); EARTHWORK; PIT; GULLY; PIT; POST HOLE?; FEATURE	Medieval to IPS: Post Medieval
MSF41146	FMS	Farmstead: Chain Farm	KTD 035	Chain Farm is a farmstead visible on the 1st Ed Os map. The farmstead is laid out in a loose courtyard plan with the farmhouse detached and set away from the yards. The farmstead sits alongside a public road in a village location. Only the farmhouse remains.	FARMSTEAD; FARMHOUSE; LOOSE COURTYARD PLAN; BARN	19th century



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Archaeological Desk Based Assessment

MSF41281	FMS	Farmstead: Lanwades Stud (The Buildings)	MUN 063	The Buildings is a farmstead visible on the 1st Ed OS map. The farmstead is laid out in a regular U-plan with the farmhouse attached to the agricultural range. The farmstead sits alongside a private track in an isolated location. This farmstead survives intact with large scale modern infrastructure on site.	FARMSTEAD; FARMHOUSE; REGULAR COURTYARD U PLAN; BARN	19th century
MSF41282	FMS	Farmstead: Stud Farm	MUN 064	Stud Farm is a farmstead visible on the 1st Ed Os map. The farmstead is laid out in a regular U-plan with an additional T-plan range. The farmhouse is detached and set away from the yard. The farmstead sits alongside a public road in a village location.	FARMSTEAD; FARMHOUSE; REGULAR COURTYARD U PLAN; BARN; REGULAR COURTYARD T PLAN	16th century to 19th century
MSF30053	FS	A single Late Prehistoric struck flint at Kennett Park	MUN 034	A single Late Prehistoric struck flint at Kennett Park identified during an archaeological evaluation.	FINDSPOT	Later Prehistoric
MSF14641	FS	Findspot of a Neolithic sectioned stone axe	KTD 024	Sectioned stone axe, Group VI, from Kentford/Kennet (Cams)(S1). Formerly recorded as KTD MISC	FINDSPOT	Neolithic
MSF11012	MON	Trinity Farm (Un)	MUN 061	"R/B iron smelting furnaces" excavated (see below) by Bushnell and Cra'ster for Cambridge University Museum, circa 1962. Formerly recorded as MUN MISC	FEATURE; IRON WORKING SITE	Unknown
MSF6437	FS	Findspot of a Medieval prick spur	MUN 059	C13 prick spur found after subsoiling. Formerly recorded as MUN MISC	FINDSPOT	Medieval
MSF34995	MON	Bury St Edmunds to Newmarket railway line	SUF 071	Bury St Edmunds to Newmarket railway line. Opened March 1854.	RAILWAY	19th century to IPS: Modern



Site Boundary

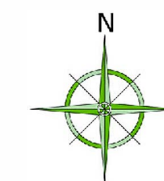
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- HER Search Area
- Site Boundary
- Undated Record
- Multi-period Record
- Modern Record
- Post-medieval Record
- Medieval Record
- Anglo Saxon Record
- Roman Record
- Iron Age Record
- Bronze Age Record
- Neolithic Record
- Mesolithic Record
- Palaeolithic Record
- Archaeological Event
- Scheduled Monument
- Conservation Area
- Registered Parks & Gardens

Listed Buildings

- Grade I
- Grade II*
- Grade II

NGR: 569756 266236 REF: R1381

PROJECT: LANWADES WOODLAND PARK: EASTERN SITE

DESCRIPTION: HER DATA - MONUMENTS, EVENTS, LISTED BUILDINGS, SCHEDULED MONUMENTS

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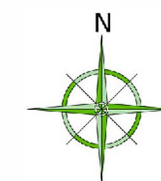
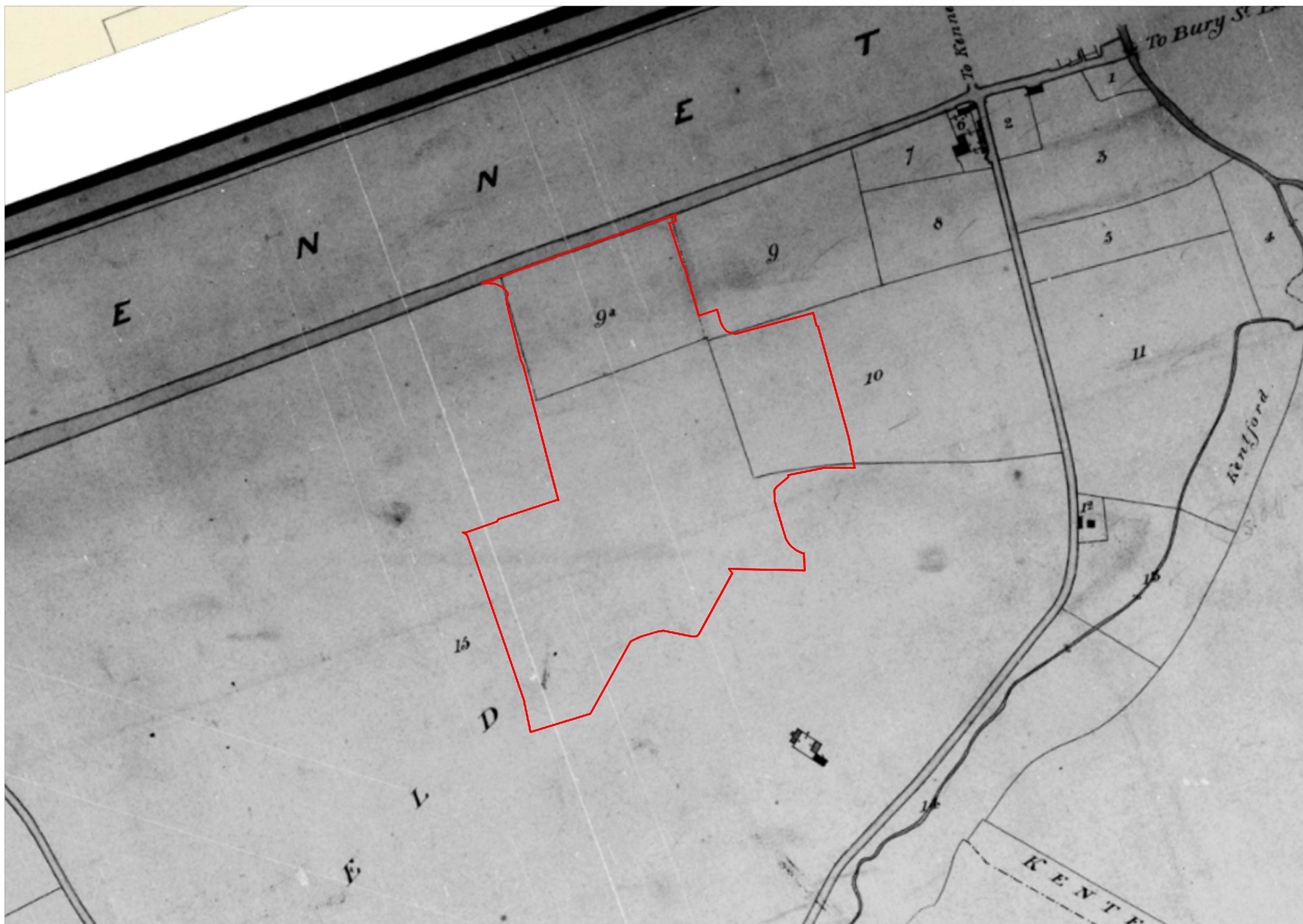
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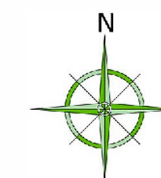
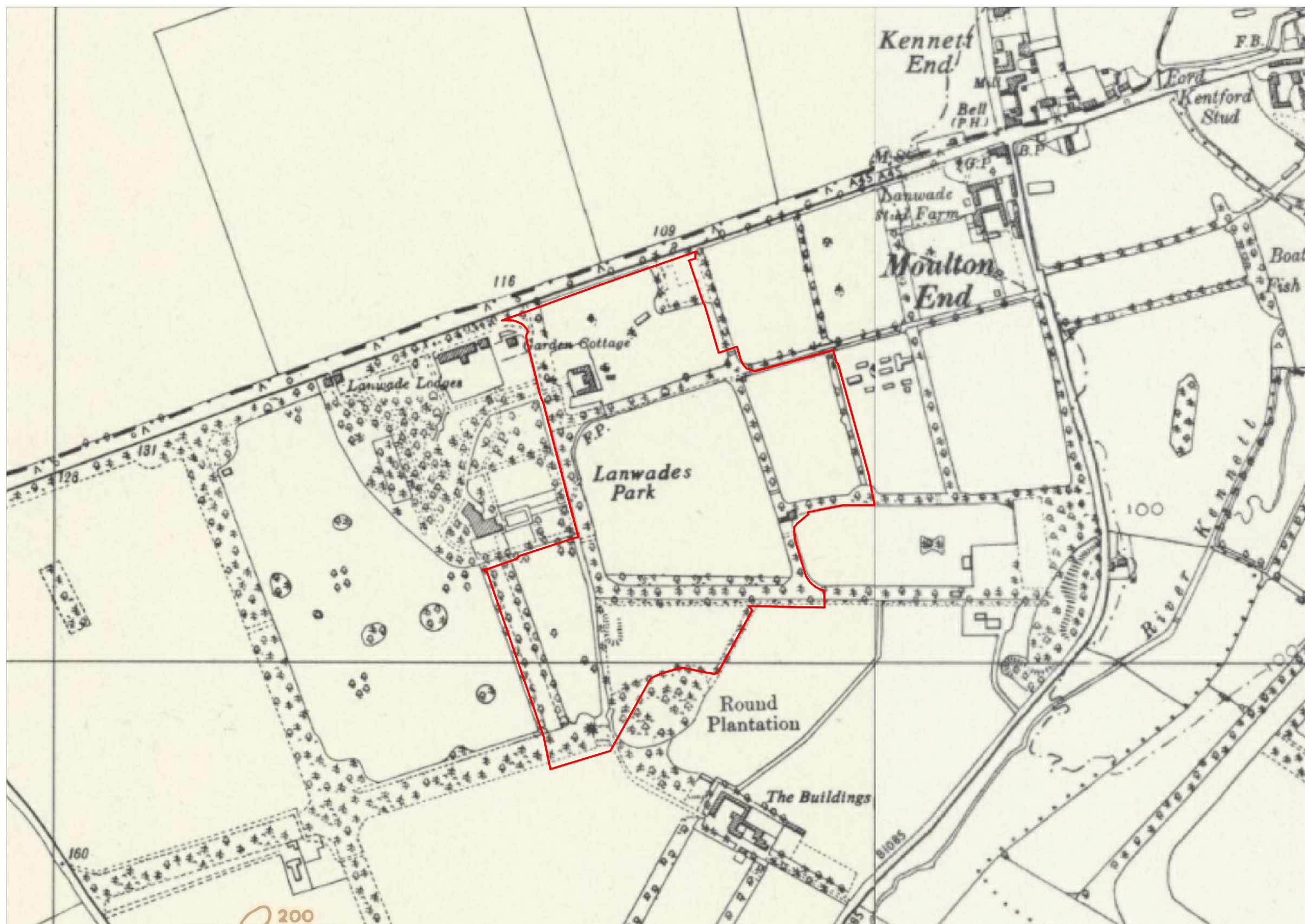


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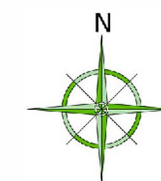
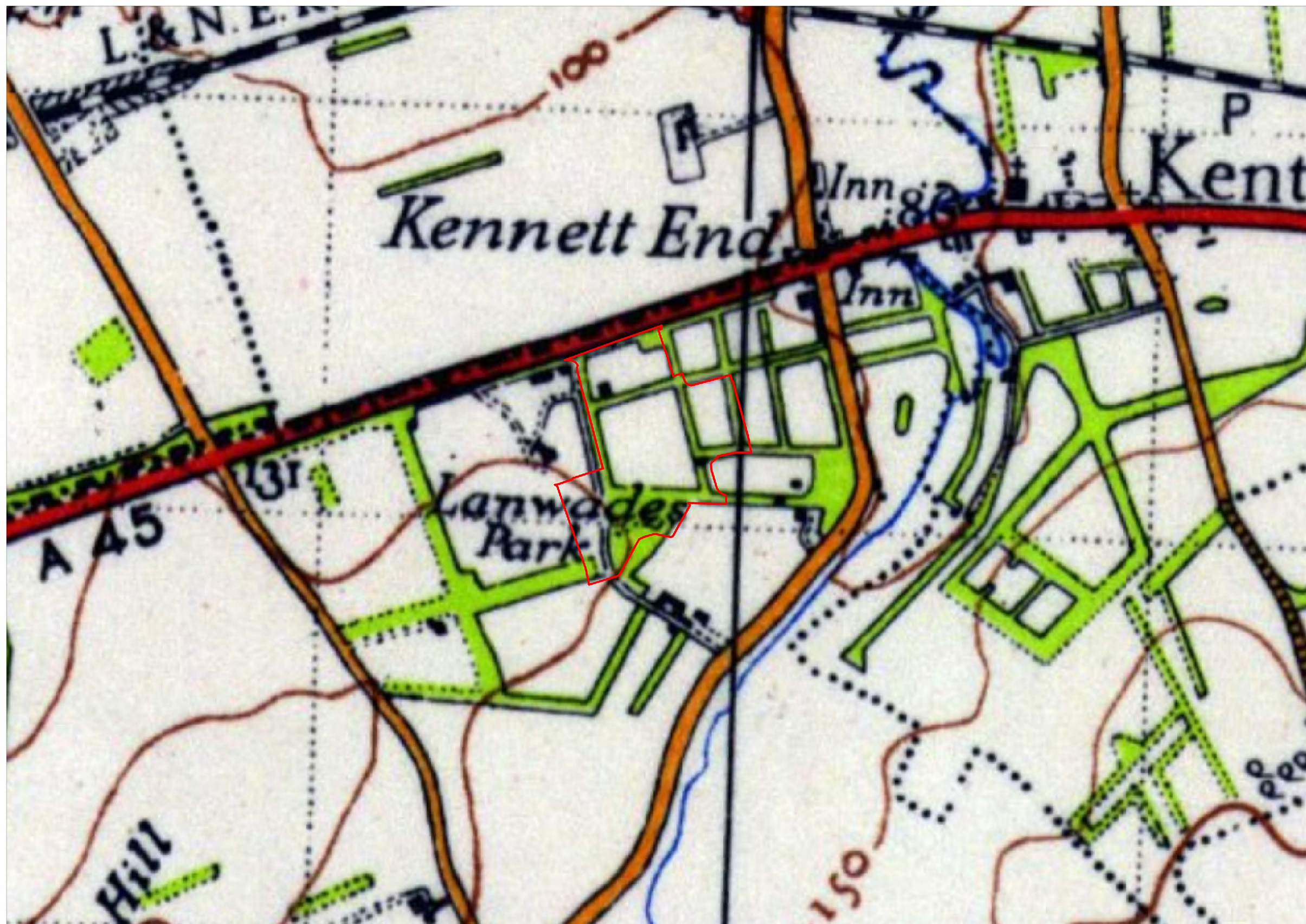
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FIGURE: 5

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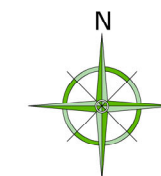
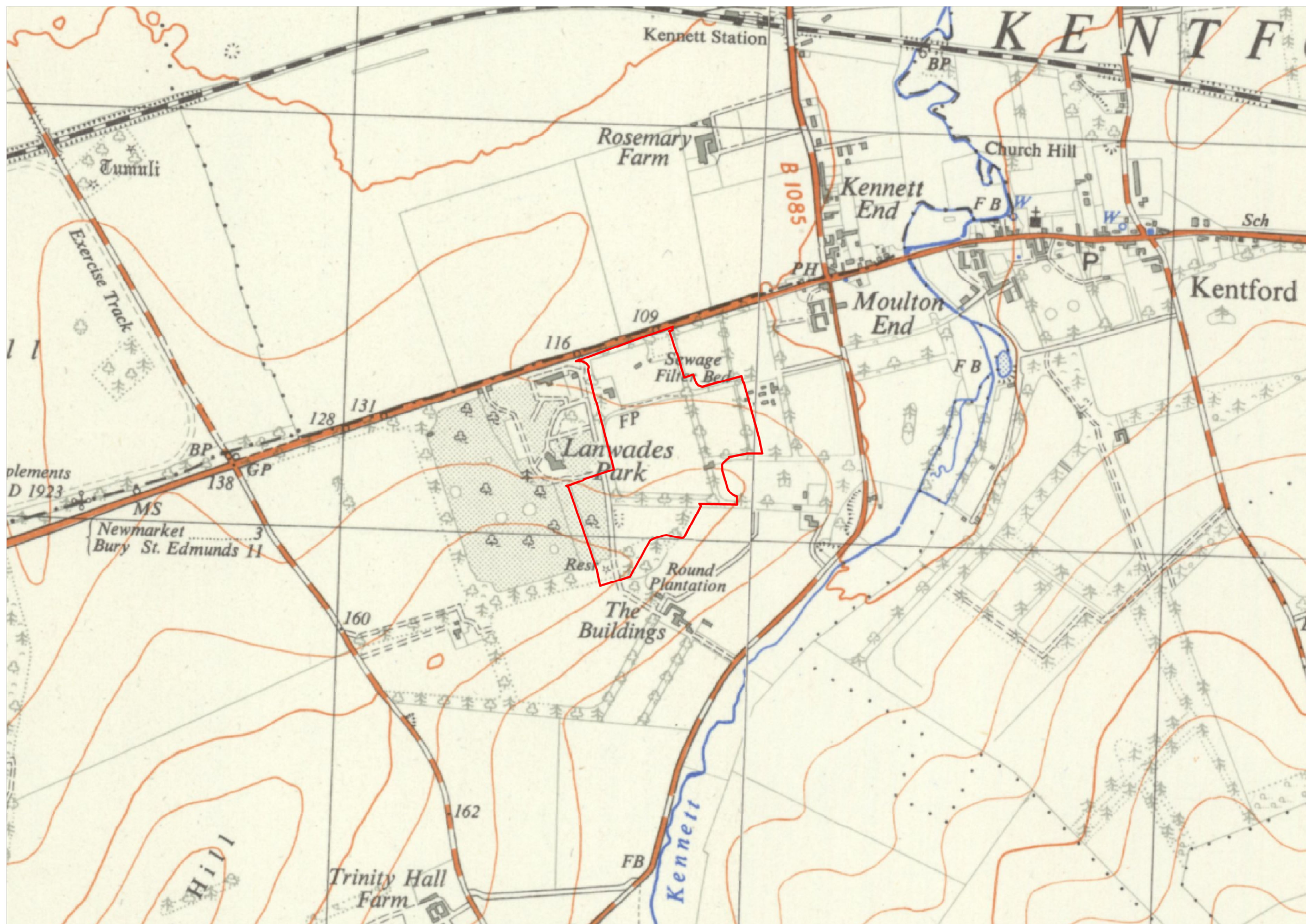
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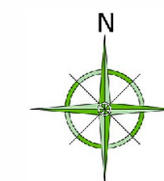
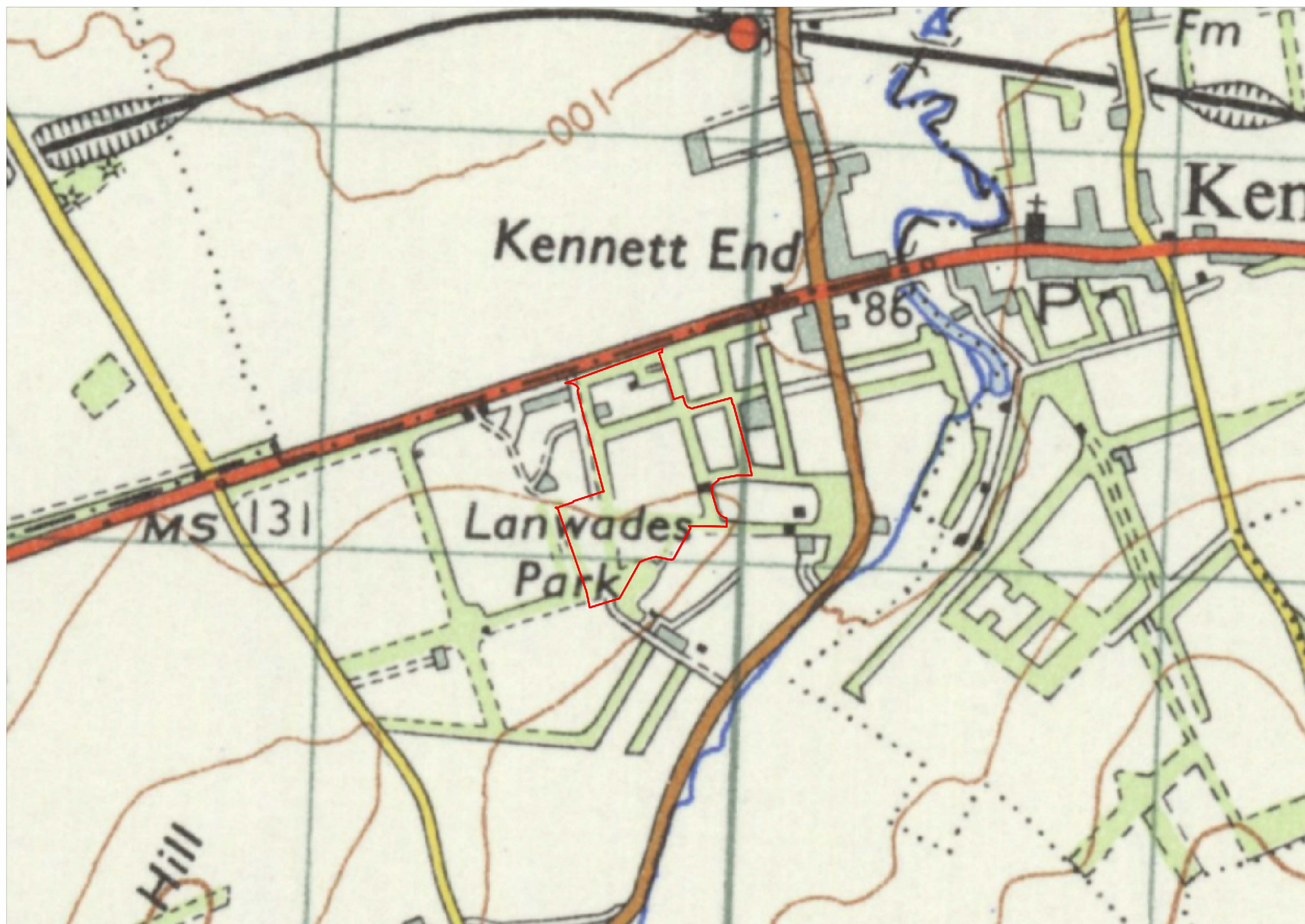


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APPROVED:	MB		



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DESCRIPTION:	SITE REDLINE OVER 1953 1:63K OS MAP		
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FIGURE:	8		

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DP 1



DP 2



DP 3



DP 4



DP 5



DP 6

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DESCRIPTION:	SITE PHOTOGRAPHS		
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DP 7



DP 8



DP 9



DP 10



DP 11



DP 12

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FIGURE:			10



DP 14



DP 15



DP 16



DP 17



DP 18



DP 19

NGR:	569756 266236	REF:	R1381
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DP 20



DP 21



DP 22



DP 23



DP 24



DP 25

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DP 26



DP 27



DP 29



DP 31



DP 32



DP 33

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DP 34



DP 35



DP 36



DP 37



DP 38



DP 39

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FIGURE:			14



DP 41



DP 43



DP 45



DP 46



DP 47



DP 48

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DP 49



DP 50



DP 52



DP 53



DP 54



DP 55

NGR:	569756 266236	REF:	R1381
PROJECT:	LANWADES WOODLAND PARK: EASTERN SITE		
DESCRIPTION:	SITE PHOTOGRAPHS		
CLIENT:	LOCHAILORT INVESTMENTS LTD		
BRITANNIA ARCHAEOLOGY LTD  UNIT 2 THE OLD WOOL WAREHOUSE ST ANDREWS STREET SOUTH BURY ST EDMUNDS SUFFOLK IP33 3PH T: 01284 630057 E: info@brit-arch.com W: www.britannia-archaeology.com © Copyright Britannia Archaeology Ltd 2024			
DATE:	MAY 2024	ALOT:	A3
VERSION:	1		
AUTHOR:	DPM		
APPROVED:	MB		
FIGURE:			16



DP 57



DP 59



DP 60



DP 61



DP 62



DP 63

NGR:	569756 266236	REF:	R1381
PROJECT:	LANWADES WOODLAND PARK: EASTERN SITE		
DESCRIPTION:	SITE PHOTOGRAPHS		
CLIENT:	LOCHAILORT INVESTMENTS LTD		
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DATE:	MAY 2024	ALOT:	A3
VERSION:	1		
AUTHOR:	DPM	FIGURE:	17
APPROVED:	MB		



DP 64



DP 66



DP 67



DP 68



DP 69

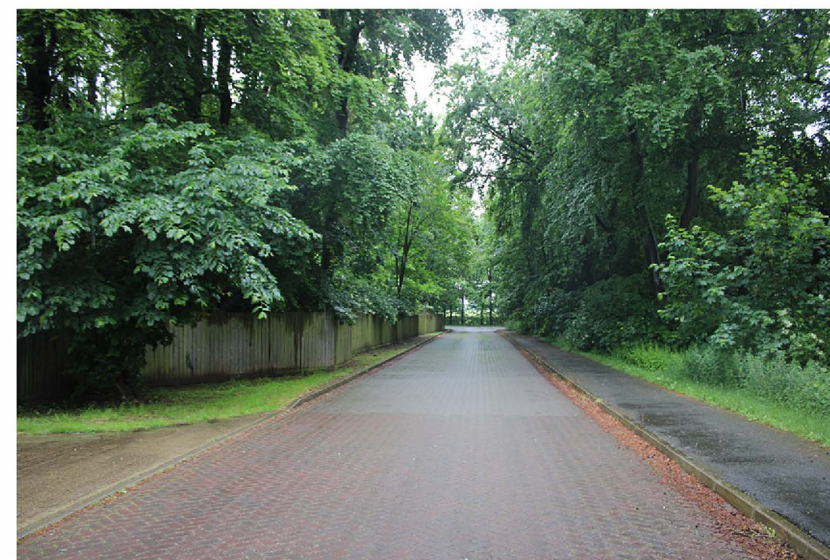


DP 70

NGR:	569756 266236	REF:	R1381
PROJECT:	LANWADES WOODLAND PARK: EASTERN SITE		
DESCRIPTION:	SITE PHOTOGRAPHS		
CLIENT:	LOCHAILORT INVESTMENTS LTD		
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DATE:	MAY 2024	ALOT:	A3
VERSION:	1		
AUTHOR:	DPM	APPROVED:	MB
FIGURE:			18



DP 71



DP 72



DP 73

NGR:	569756 266236	REF:	R1381
PROJECT:	LANWADES WOODLAND PARK: EASTERN SITE		
DESCRIPTION:	SITE PHOTOGRAPHS		
CLIENT:	LOCHAILORT INVESTMENTS LTD		
BRITANNIA ARCHAEOLOGY LTD  UNIT 2 THE OLD WOOL WAREHOUSE ST ANDREWS STREET SOUTH BURY ST EDMUNDS SUFFOLK IP33 3PH T: 01284 630057 E: info@brit-arch.com W: www.britannia-archaeology.com <small>© Copyright Britannia Archaeology Ltd 2024</small>			
DATE:	MAY 2024	ALOT:	A3
VERSION:	1		
AUTHOR:	DPM	FIGURE:	19
APPROVED:	MB		

LANDOWNERS.	OCCUPIERS.	Numbers referring to the Plan.	NAME AND DESCRIPTION of LANDS AND PREMISES.	STATE of CULTIVATION.	QUANTITIES in STATUTE MEASURE.			Amount of Rent-Charge apportioned upon the several Lands, and Payable to the Rector.			REMARKS.
					A.	R.	P.	£.	s.	d.	
Holland The Most Noble John Henry Duke of	William Napier	26	Heath by Newmarket	Grass	127	"	39				
		60	Bryms	Grass	2	1	17				
		103	Chase		"	"	138				
		106	The Heath	Arable	101	3	10				
		107	The Thurst	Grass	95	"	31				
		108	In Market Field	Arable	101	"	11				
		112	Plume Close	Arable	11	3	1				
		113	Moulton Hall Homestead		1	3	17				
		114	The Grove	Grass	3	1	31				
		115	Flott Close	Grass	8	3	21				
		116	Lovehouse Close	Grass	2	1	18				
		161	Benpre Hill Close	Arable	16	"	25				
		163	Church Close and Foxborough	Arable	22	1	5				
		177	In Lidgate Field	Arable & Grass	71	1	10				
		178	In Lidgate Field	Arable	15	2	33				
		179	In Lidgate and Market Fields	Arable	179	1	11				
					842	3	30	157	15	7	A.A. 1.
	Benjamin Tweed	64	Chamels	Arable	1	"	8				
		68	The Kings Head Public House		"	1	26				
		69	Part of the flight	Arable	"	1	39				
		70	The Close	Arable	1	"	5				
	Thomas Gardner				5	3	30	1	17		O.A. 1.
		11	In Chippinham Field by Moulton End	Arable & Grass	15	3	33				
		14	In Lammes Meadow	Grass	16	1	31				
		15	In Chippinham Field	Arable	212	2	31				
		16	In Chippinham Field	Grass	"	3	1				
		17	In Chippinham Field	Grass	2	3	8				
		18	In Chippinham Field and the Hall Heath	Grass & Arable	16	"	17				
		32	Bury Field	Arable	142	1	9				
		109	In Market Field and Crab tree Close	Arable	117	1	20				
		33	In Chippinham Field and Saint John Close Bury Yard	Arable	37	"	15				
		117	Home Close	Arable	3	2	31				
		118	French Hall Homestead		1	3	6				
		119	Lovehouse Close	Grass barren	1	2	13				
					547	2	29				

NGR:	569756 266236	REF:	R1381
PROJECT:	LANWADES WOODLAND PARK: EASTERN SITE		
DESCRIPTION:	1936 TITHE REGISTER PLOT 15		
CLIENT:	LOCHAILORT INVESTMENTS LTD		
BRITANNIA ARCHAEOLOGY LTD			
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VERSION:	1		
AUTHOR:	DPM	FIGURE:	20
APPROVED:	MB		

LANDOWNERS.	OCCUPIERS.	Numbers referring to the Plan.	NAME AND DESCRIPTION of LANDS AND PREMISES.	STATE of CULTIVATION.	QUANTITIES in STATUTE MEASURE.			Amount of Rent-Charge apportioned upon the several Lands, and Payable to the Rector.			REMARKS.
					A.	R.	P.	£.	s.	d.	
Wether William Esq ^r (continued)	William Wether Esq ^r (continued)	34	Plantation	Brought forward	32	"	39				
		35	Charway	Wood	"	1	26				
		36	House Yard Garden &c.		"	2	19				
		37	Paddock	Grass	3	1	0				
		38	Paddock	Grass	10	1	1				
		39	Plantation	Wood	8	3	5				
		40	Paddock	Woods	16	"	39				
					72	"	37	15	9	6	A
Wilson John	Benjamin and James Held	129	Cottages &c.				33				
Gunnell Revend George Hutton (Globe)	Revend George Hutton Gunnell	147	In Lammes Meadow		2	3	19				
		148	Rushford Close		1	2	10				
		149	In Bury Field		67	1	18				
		150	In Chippenhams Field		30	"	30				
		151	Church Yard		1	1	26				
		152	Rector's House and Garden		2	"	0				
		153	Boat and Yard		"	"	24				
		154	Attachment on the Green		"	1	38				
		155	Farmhouse and Buildings		"	2	31				
		156	Cottage and Garden		"	1	22				
		157	Close		3	"	33				
		158	Cottage & Garden		"	2	7				
		161	Plantation		1	"	12				
		162	Hill Close		5	1	30				
					170	2	3	20			AA3
Darwin William	James Holder	90	Attachment in Chippenhams Field	Woods	7	3	36	2	10	0	A
The Public	The Public	132	Recreation Ground		2	1	7				

LANDOWNERS.	OCCUPIERS.	Numbers referring to the Plan.	NAME AND DESCRIPTION of LANDS AND PREMISES.	STATE of CULTIVATION.	QUANTITIES in STATUTE MEASURE.			Amount of Rent-Charge apportioned upon the several Lands, and Payable to the Renter.			REMARKS.
					A.	R.	P.	£.	s.	d.	
Davison William	Stephen Piper	19	Heath	Grass and Wood	9		31				
		20	Cottage Barn and Yard				21				
		21	The Heath and Gammer Pond	Stable	103	2	5				
		23	The Heath	Grass	98	3	31				
		24	Plantation	Wood	6		9				
	James Holder	27			27	3	30	26	14	2	A
		6	Farm House Yard &c.			2	38				
		7	Five Acres	Grass	2		16				
		8	Four Acres	Stable	4	1	27				
		9	Nine Acres	Stable	9	1	21				
		10	Plotment in Chippenham Field	Stable	20	1	32				
		12	Cottage and Garden			1	29				
		13	Plotment in the Meadow	Grass	5	1	6				
					43	3	9	12	12	2	AA-21
Gee William	William Gee	54	Copper Close	Stable	1	2	11				
		55	Copper Close	Grass		3	31				
		74	House Yard Garden &c.			1	35				
		79	Close	Grass	1	2					
					1	1	36	1	7	2	AOA.1
George Ford	George Ford	11	Plotment in Chippenham Field	Stable	8	3	16				
		121	Barn Close	Stable	3	1	35				
		122	House Stable Yard Garden & Pughle &c.		1		10				
					13	1	21	3	17	4	A
Hammond Henry Helen Hammond the Guardian of	Helen Hammond	85	Paddock	Stable	14	2	36				
		86	Plantation	Wood	4	3	31				
		87	Paddock	Stable	19	1	12				
		88	Plantation	Wood	3	3					
		89	Paddock	Stable	12	3	51				
		90	Plantation	Wood	6		14				
		91	Plantation	Wood	2	1	33				
		92	House Yards &c.		1						
		93	Paddock	Grass		2	3				
		94	Plantation	Wood	1	1	36				
		96	Paddock	Grass	1	3	30				
		97	Paddock	Grass	5	2	27				
				Carriageway	76	2	36				2

NGR: 569756 266236REF: R1381

PROJECT: LANWADES WOODLAND PARK: EASTERN SITE

DESCRIPTION: 1936 TITHE REGISTER PLOT 10

CLIENT: LOCHAILORT INVESTMENTS LTD

UNIT 2
THE OLD WOOL WAREHOUSE
ST ANDREWS STREET SOUTH
BURY ST EDMUNDS
SUFFOLK
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DATE: MAY 2024PLOT: A3VERSION: 1

AUTHOR: DPMAPPROVED: MB

FIGURE: 22



15th century Pack-horse bridge, of which very few now remain. The dry bed is, after rain, filled with a swiftly flowing torrent. (E.A.D.T. photo.)

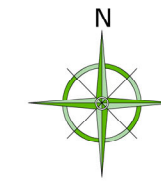
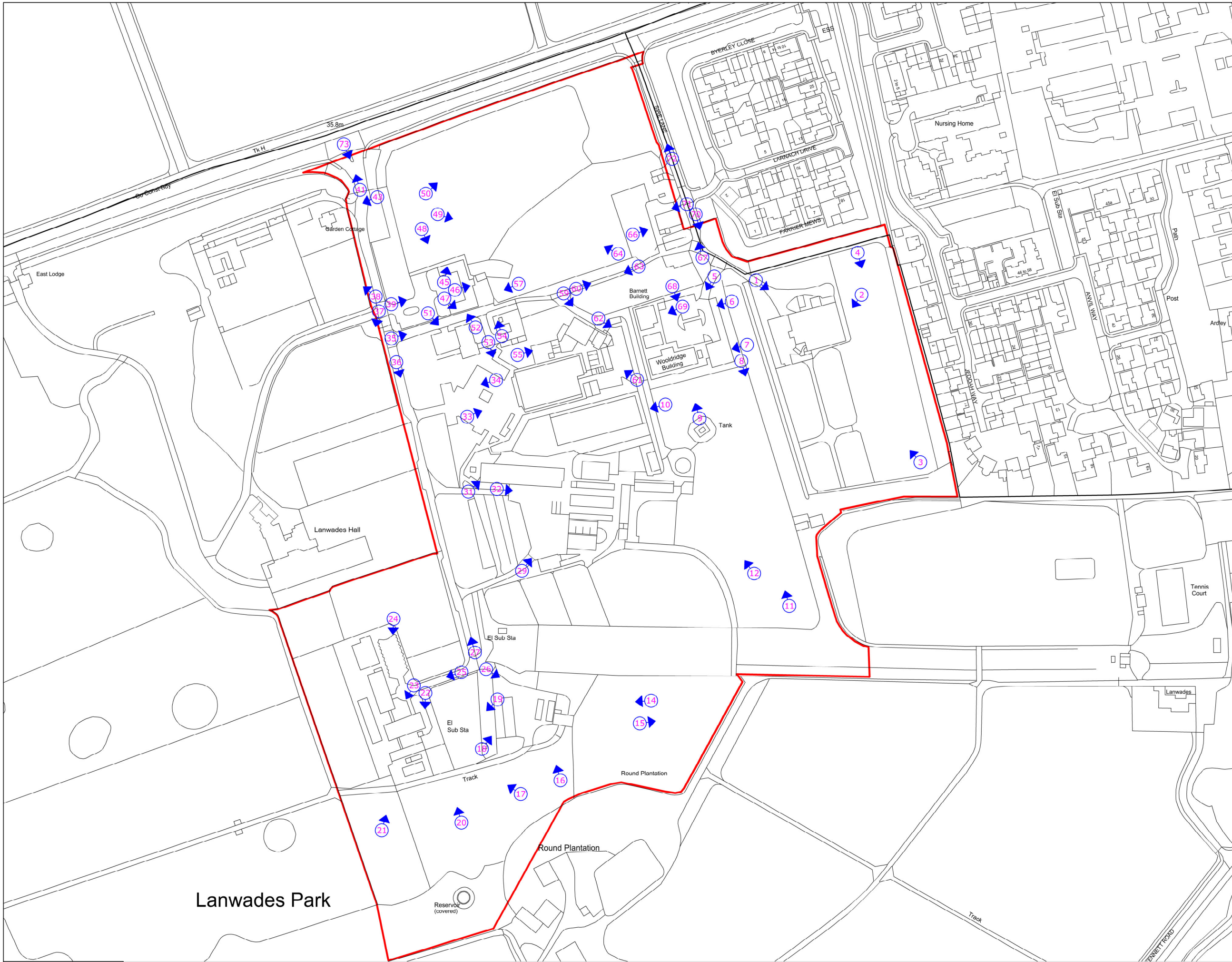
'Moulton, 1930'





Old and new together. A buttress of the ancient bridge beside the one now in use. (E.A.D.T. photo.)

'Kentford, 1934'

NGR:	569756 266236	REF:	R1381
PROJECT:	LANWADES WOODLAND PARK: EASTERN SITE		
DESCRIPTION:	HISTORIC PHOTOGRAPHS		
CLIENT:	LOCHAILORT INVESTMENTS LTD		
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VERSION:	1		
AUTHOR:	DPM	FIGURE:	23
APPROVED:	MB		

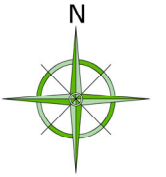


-  Site Boundary
-  Photo No. & Direction

NGR:	569756 266236	REF:	R1381
PROJECT:	LANWADES WOODLAND PARK: EASTERN SITE		
DESCRIPTION:	SITE REDLINE & PHOTOGRAPH LOCATION		
CLIENT:	LOCHAILORT INVESTMENTS LTD		
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AUTHOR:	DPM	VERSION:	1
APPROVED:	MB	FIGURE: 24	

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Site Boundary

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0 1:2500 100m

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PROJECT:	LANWADES WOODLAND PARK: EASTERN SITE		
DESCRIPTION:	PROPOSED SITE LAYOUT PLAN		
CLIENT:	LOCHAILORT INVESTMENTS LTD		
BRITANNIA ARCHAEOLOGY LTD			
			
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DATE:	FEB 2025	PLOT:	A3
AUTHOR:	DPM	VERSION:	1
APPROVED:	MB	FIGURE:	25